

**NOTICE OF PLANNING & ZONING COMMISSION BRIEFING SESSION  
FEBRUARY 26, 2019  
CITY COUNCIL CONFERENCE ROOM  
401 S. ROGERS  
WAXAHACHIE TEXAS  
6:15 P.M.**

**Agenda**

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

1. Call to Order
2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting
3. Adjourn

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

***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.***



# **A G E N D A**

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, February 26, 2019 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

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

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

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

- a. Minutes of the regular Planning & Zoning Commission meeting of February 12, 2019
  - b. Minutes of the Planning and Zoning Commission briefing of February 12, 2019
  - c. Minutes of the City Council and Planning and Zoning Commission Joint Work Session of February 12, 2019
  - d. Minutes of the City Council and Planning and Zoning Commission Joint Work Session of February 4, 2019
4. ***Public Hearing*** on a request by Todd Wintters, Engineering Concepts & Design LP, for a Zoning Change from a Future Development and Single Family-1 zoning district to Planned Development-Single Family-3, with Concept Plan, located at the NW corner of Marshall Road and Ovilla Road (Property IDs 195446, 191103, 191114, 191113, 191112, 191111, 182906, 182907, 200367, 180351, 200379, 200380) - Owner: ARBORS DEVELOPMENT LLC (PD-18-0210)
5. ***Consider*** recommendation of Zoning Change No. PD-18-0210
6. ***Public Hearing*** on a request by Howard Baskin for a Specific Use Permit (SUP) for **Private Club** use within a Central Area zoning district, located at 109 N Rogers (Property ID 170393) – Owner: NOEL & ANJANETTE NALLS (SU-19-0008)
7. ***Consider*** recommendation of Zoning Change No. SU-19-0008



8. **Public Hearing** on a request by Marquita Cooper, Future Generations Christian Childcare Center, for a Zoning Change from a Single Family-3 zoning district to **Planned Development-Neighborhood Service, with Concept Plan, restricting uses to Church, Rectory, or Temple and Child Daycare Center**, located at 1415 Dr Martin Luther King Jr Blvd (Property ID 175041) – Owner: STRAIGHTWAY NONDENOMINATIONAL (PD-19-0009)
9. **Consider** recommendation of Zoning Change No. PD-19-0009
10. **Consider** request by David Hargrove, Legacy Grove Development, for a **Final Plat with Landscape Plan** of Buffalo Ridge Phase 4 for 84 lots, being 26.033 acres situated in the W.C. Calder Survey, Abstract 235 and the W. Dunn Survey, Abstract 303 (Property ID 273404) – Owner: LEGACY GROVE DEVELOPMENT LLC (FP-19-0010)
11. **Consider** request by Michael James for a **Preliminary Plat** of Peaceful Prairie Estates for 3 lots, being 11.071 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256277 and 252892) in the Extra Territorial Jurisdiction – Owner: MICHAEL & JAYA JAMES and GREGORY & ALLISON JAMES (PP-19-0011)
12. **Consider** request by Michael James for a **Final Plat** of Peaceful Prairie Estates for 3 lots, being 11.071 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256277 and 252892) in the Extra Territorial Jurisdiction – Owner: MICHAEL & JAYA JAMES and GREGORY & ALLISON JAMES (FP-19-0012)
13. **Consider** request by Cody Johnson, Cody Johnson Studio, for a **Landscape Plan** for Buffalo Ridge Phase 5 as a companion to PP-17-0029 – Owner: GRBK EDGEWOOD LLC (LP-19-0013)
14. **Consider** request by David Teeter for a Replat of Lot 11R, Block B and Lot 15R, Block A, Mustang Meadows Phase 1, for 2 lots, being 7.181 acres situated in the J.B. and Ann Adams Survey, Abstract 5 (Property ID's 207729 and 239996) – Owner: DAVID & CHRISTY TEETER (RP-19-0016)
15. **Public Hearing** regarding the update of the Thoroughfare Plan (an Amendment of the Comprehensive Plan).
16. **Consider** recommendation of update to the Thoroughfare Plan (an Amendment of the Comprehensive Plan).
17. **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.
18. 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  
February 12, 2019

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

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

Members Absent: Melissa Ballard, Vice Chairman  
Betty Square Coleman

Others Present: Shon Brooks, Director of Planning  
Colby Collins, Senior Planner  
James Gaertner, City Engineer  
Tommy Ludwig, Assistant City Manager  
Amber Villarreal, Assistant City Secretary  
Mary Lou Shipley, Council Representative

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

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

3. **Consent Agenda**

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

**Action:**

*Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Mr. David Hudgins seconded, All Ayes.*

4. **Continue Public Hearing on a request by Alan Lauhoff, Atlas Associates, Inc., for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single Family-3 and General Retail, with Concept Plan, located South of Blue Bonnet Trails Phases 1 & 2 being 290 B B DAVIS 9.31 AC and 290 B B DAVIS 40.469 ACRES (Property ID 264992 and 182275) - Owner: BLUE BONNET TRAILS LLC (PD-18-0119)**

Chairman Keeler announced the applicant withdrew case PD-18-0119 until further notice.

5. **Consider recommendation of Zoning Change No. PD-18-0119**

**Action:**

*None. Applicant withdrew the case.*



- 6. Consider request by Robert C. Morgan, Grantava Holdings LLC, for a Replat of Lot 3A, Block 184, Town Addition, to create Lots 1 through 9, Block A, Wyatt Heights, 2.512 acres (Property ID 270088) – Owner: GRANTAVA INC (RP-19-0003)**

Senior Planner Colby Collins reviewed RP-19-0003 noting staff recommended approval per the following comments:

1. Formatting issues remain outstanding.
2. Drainage must be towards the street, not lot to lot.

**Action:**

*Mr. Jim Phillips moved to approve a request by Robert C. Morgan, Grantava Holdings LLC, for a Replat of Lot 3A, Block 184, Town Addition, to create Lots 1 through 9, Block A, Wyatt Heights, 2.512 acres (Property ID 270088) – Owner: GRANTAVA INC (RP-19-0003), subject to Staff Comments. Mr. David Hudgins seconded, All Ayes.*

- 7. Consider request by Robert C. Morgan, Grantava Holdings LLC, for a Preliminary Plat of Morgan Estate for 1 lot, being 2.566 acres situated in the J.C. Armstrong Survey, Abstract 6 (Property ID 179112) – Owner: GRANTAVA INC (PP-19-0004)**

Mr. Collins reviewed PP-19-0004 noting staff recommended approval per the following comments:

1. Formatting issues remain outstanding.
2. Dunaway Street should be a fifty (50) foot ROW. Dedication is required.

**Action:**

*Mr. David Hudgins moved to approve a request by Robert C. Morgan, Grantava Holdings LLC, for a Preliminary Plat of Morgan Estate for 1 lot, being 2.566 acres situated in the J.C. Armstrong Survey, Abstract 6 (Property ID 179112) – Owner: GRANTAVA INC (PP-19-0004), subject to Staff Comments. Ms. Bonney Ramsey seconded, All Ayes.*

- 8. Consider request by Robert C. Morgan, Grantava Holdings LLC, for a Final Plat of Morgan Estate for 1 lot, being 2.566 acres situated in the J.C. Armstrong Survey, Abstract 6 (Property ID 179112) – Owner: GRANTAVA INC (FP-19-0005)**

Mr. Collins reviewed FP-19-0005 noting staff recommended approval per the following comments:

1. Formatting issues remain outstanding.
2. Dunaway Street should be a fifty (50) foot ROW. Dedication is required.
3. Fees must be paid and infrastructure installed before the plat is filed.

**Action:**

*Ms. Bonney Ramsey moved to approve a request by Robert C. Morgan, Grantava Holdings LLC, for a Final Plat of Morgan Estate for 1 lot, being 2.566 acres situated in the J.C. Armstrong*



*Survey, Abstract 6 (Property ID 179112) – Owner: GRANTAVA INC (FP-19-0005), subject to Staff Comments. Mr. Erik Test seconded, All Ayes.*

- 9. Public Hearing on a request by Isabel Bewley for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-43-Single Family-3 zoning district, located at 3016 Coventry Lane (Property ID 205613) – Owner: ISABEL C BEWLEY (SU-19-0007)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reviewed SU-19-0007 noting staff recommended approval as presented.

There being no others to speak for or against SU-19-0007, Chairman Keeler closed the Public Hearing.

- 10. Consider recommendation of Zoning Change No. SU-19-0007**

**Action:**

*Mr. Erik Test moved to approve a request by Isabel Bewley for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-43-Single Family-3 zoning district, located at 3016 Coventry Lane (Property ID 205613) – Owner: ISABEL C BEWLEY (SU-19-0007). Ms. Bonney Ramsey seconded, All Ayes.*

- 11. Consider request by James R. Henry for a Preliminary Plat of Crooked Creek Farms for 3 lots, being 94.996 acres situated in the S.M. Durrett Survey, Abstract 272 (Property IDs 257995 and 182121) – Owner: JAMES R HENRY and LINDA S OSBORN (PP-19-0002)**

Mr. Collins reviewed PP-19-0002 noting staff recommended approval per the following comments:

1. Establish a private easement for access and utilities that may be utilized by the city for meter reading and maintenance that addresses access for the lots and contains the private water line.
2. Water must be provided with a separate meter to each lot prior to the plat being filed.

**Action:**

*Mr. Jim Phillips moved to approve a request by James R. Henry for a Preliminary Plat of Crooked Creek Farms for 3 lots, being 94.996 acres situated in the S.M. Durrett Survey, Abstract 272 (Property IDs 257995 and 182121) – Owner: JAMES R HENRY and LINDA S OSBORN (PP-19-0002), subject to Staff Comments. Mr. David Hudgins seconded, All Ayes.*

- 12. Public Hearing on a request by James R. Henry for a Zoning Change from a Future Development zoning district to Planned Development-Future Development, with Concept Plan, located at 2801 Howard Road (Property IDs 257995 and 182121) - Owner: JAMES R HENRY and LINDA S OSBORN (PD-19-0001)**



Chairman Keeler opened the Public Hearing.

Mr. Collins reviewed the following concerns for PD-19-0001 noting staff requested additional consideration:

1. Staff believes that creating a Planned Development could potentially limit the maximum use of the property, and is not necessary to meet the request of the applicant.
2. This request functionally only memorializes the continued use of the existing gravel driveway which would not be impacted by the development of the lots.

Mr. James Henry, 2801 Howard Road, Waxahachie, explained the reasons he requested a PD for the property. He noted he wanted to maintain the integrity of the memorandum signed in 2008 with the city.

There being no others to speak for or against PD-19-0001, Chairman Keeler closed the Public Hearing.

### **13. Consider recommendation of Zoning Change No. PD-19-0001**

#### **Action:**

*Mr. Jim Phillips moved to approve a request by James R. Henry for a Zoning Change from a Future Development zoning district to Planned Development-Future Development, with Concept Plan, located at 2801 Howard Road (Property IDs 257995 and 182121) - Owner: JAMES R HENRY and LINDA S OSBORN (PD-19-0001) with the gravel driveway to remain and Lot Number 3 to be a minimum of 350 feet deep. Mr. David Hudgins seconded, **All Ayes.***

### **14. Public Comments**

Mr. Jim Phillips thanked city staff for their work on Emory Lakes.

### **15. Adjourn**

There being no further business, the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary



Planning and Zoning Commission  
February 12, 2019

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, February 12, 2019 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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

Members Absent: Melissa Ballard, Vice Chairman  
Betty Square Coleman

Others Present: Shon Brooks, Director of Planning  
Colby Collins, Senior Planner  
James Gaertner, City Engineer  
Tommy Ludwig, Assistant City Manager  
Amber Villarreal, Assistant City Secretary  
Mary Lou Shipley, Council Representative

**1. Call to Order**

Chairman Rick Keeler called the meeting to order.

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

Senior Planner Colby Collins reviewed the following cases:

- PD-18-0119, withdrew per applicant
- PD-19-0001 and PP-19-0002, companion cases; applicant is requesting PD to allow for continuous use of gravel driveway
- PP-19-0004 and FP-19-0005, companion cases and staff recommended approval
- RP-19-0003, small formatting issues and staff recommended approval
- SU-19-0007, rooftop solar panel system; staff recommended approval

**3. Adjourn**

There being no further business, the meeting adjourned at 6:53 p.m.

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary



City Council and Planning & Zoning Commission  
February 12, 2019

A Joint Work Session of the Mayor and City Council and Planning & Zoning Commission of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers on Tuesday, February 12, 2019 at 5:00 p.m.

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

Council Member Absent: Chuck Beatty, Councilmember

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

Planning & Zoning  
Members Absent: Melissa Ballard, Vice Chairman  
Betty Square Coleman

Others Present: Michael Scott, City Manager  
Albert Lawrence, Assistant City Manager  
Tommy Ludwig, Assistant City Manager  
Amber Villarreal, Assistant City Secretary  
Shon Brooks, Director of Planning  
Colby Collins, Senior Planner

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

Mayor Kevin Strength called the City Council meeting to order.

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

## **2. Hear presentation regarding proposed planned development district and public improvement district for the Emory Lakes development**

City Manager Michael Scott stated the property is approximately 2,800 acres and the applicant is presenting a revised presentation after comments from council and the commission from the last joint work session in August 2018. The Walton Group would like to receive additional feedback from City Council, Planning and Zoning Commission and city staff.

Mr. Aaron Duncan, Walton Group introduced the project team for the Emory Lakes Development. Mr. Duncan stated they will be requesting a zoning change amending the existing Planned Development to add the recently annexed property. He reported there will be three (3) different Zoning Districts being Residential District, Neighborhood Village District, and Mixed Use



District. He reviewed the lot sizes and lot mix, sufficiency of amenity package, PID justification, and amount of commercial property. He explained the proposal is for enhanced architectural design, 9,875 total residential units, 100 acres zoned for commercial, greater mix of lot types, enhanced landscape buffers and vegetative screening, at least 15% open space, developed neighborhood parks within ½ mile of every resident, at least 4 community amenity centers, and 4 unique zoning districts.

Chairman Keeler inquired about the responsibility of the ongoing maintenance of the amenity centers and the applicant noted the Homeowner's Association will pay the maintenance fees after the PID is completed. He explained the Planning and Zoning Commissions' duty is to the city as a whole and they rely on the Zoning Ordinance and Comprehensive Plan to direct their decisions and those requirements have been relayed to the developer.

Mayor Strength expressed concerns with the PID tax noting the proposed number is half of the city tax. The applicant noted the proposed rate is the max that the market can handle according to their financial advisors. They believe if the customers are getting their value for that tax then they won't have issues selling lots.

The applicant explained the proposed \$125,000,000 PID will be used for water, sanitary sewer, utilities, roadways, and landscape and then will be turned over to the city for ongoing maintenance. Councilmember Melissa Olson asked if the city is responsible for the bond debt if the project defaults and a legal representative of the applicant advised the city to consult with the city attorney and finance director, but typically if the project defaults the city will have to foreclose the property and will not be responsible for the debt.

The applicant noted the team has been working on this project for about 2 ½ years and Chairman Keeler noted little progress has been made to adhere to city comments.

Mr. Jim Phillips confirmed 85% of the total master planned community is smaller than the minimum city requirements and voiced his support for the developer adhering to the city's development standards.

Discussion was held and the city continued to express concern over the density of the area, the high PID tax, and the minimum city development standards not being met.

### **3. Adjourn**

*There being no further business, Councilmember Melissa Olson moved the City Council meeting adjourn at 6:33 p.m. Councilmember Mary Lou Shipley seconded, All Ayes.*

*There being no further business, Mr. Jim Phillips moved the Planning and Zoning Commission meeting adjourn at 4:48 p.m. Mr. Erik Test seconded, All Ayes.*

Respectfully submitted,  
Amber Villarreal, Assistant City Secretary



City Council and Planning & Zoning Commission  
February 4, 2019

A Joint Work Session of the Mayor and City Council and Planning & Zoning Commission of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers on Monday, February 4, 2019 at 5:30 p.m.

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

Planning & Zoning  
Members Present: Rick Keeler, Chairman  
Betty Square Coleman  
Bonney Ramsey  
Jim Phillips  
Erik Test

Planning & Zoning  
Members Absent: Melissa Ballard, Vice Chairman  
David Hudgins

Others Present: Michael Scott, City Manager  
Albert Lawrence, Assistant City Manager  
Tommy Ludwig, Assistant City Manager  
Robert Brown, City Attorney  
Lori Cartwright, City Secretary  
Shon Brooks, Director of Planning  
Colby Collins, Senior Planner  
James Gaertner, City Engineer

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

Mayor Kevin Strength called the City Council meeting to order.

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

## **2. Discussion of proposed Thoroughfare Plan amendments**

City Manager Michael Scott stated a lot has happened since the last update in 2016 and it comes imperative to meet the requirements of the current developments. He stated the City Engineer, James Gaertner, will review modifications of the 2016 update noting in 2020 there will most likely be a complete overhaul of the Comprehensive Plan.

Mr. James Gaertner, City Engineer, stated the purpose of the Thoroughfare Plan is to look at major streets and see how we can move people around the city and handling growth while keeping our city unique. He stated every time a plan is reviewed the Thoroughfare Plan is looked at to see how it can handle traffic with a proposed development. Mr. Gaertner reviewed the existing Thoroughfare Plan and the proposed changes. He focused on the outside four quadrants due to



developments. Discussion was held and it was determined the proposed revisions to the Thoroughfare Plan will be limited to the following sections of the city:

- Southwest of Interstate Highway 35 East (IH-35E) and Highway 287
- Northwest of Interstate Highway 35 East (IH-35E) and Highway 287
- Around Dove Hollow Subdivision
- North Grove Boulevard and Garden Valley Parkway

**3. Adjourn**

There being no further business, the meeting adjourned at 6:25 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary





## Memorandum

To: Planning and Zoning Commission  
From: Shon Brooks, Director of Planning  
Thru: Michael Scott, City Manager  
Date: February 22, 2019  
Re: PD-18-0210 Lonesome Dove

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The Public Hearings for Case PD-18-0210 Lonesome Dove are currently scheduled for the February 26, 2019 Planning and Zoning Commission meeting and the March 4, 2019 City Council meeting.

However, Planning Department staff has received a written request from the applicant's representative to continue the Public Hearings to the March 26, 2019 Planning and Zoning Commission meeting and the April 1, 2019 City Council meeting.

As a result:

1. Staff will update the "Current Cases" map on the City website to reflect the new meeting dates.
2. Staff will update the "Notice of Public Hearing" signs that are currently posted at the subject property to reflect the new meeting dates.
3. Staff is not required to send written notification to property owners that the case has been continued.
4. Any letters of support/opposition received thus far for this case will be included in the agenda packets for the new meeting dates. Therefore, property owners need not submit a second letter.



# Planning & Zoning Department

## Zoning Staff Report

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**Case: SU-19-0008**

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### MEETING DATE(S)

*Planning & Zoning Commission:* February 26, 2019

*City Council:* March 4, 2019

### CAPTION

**Public Hearing** on a request by Howard Baskin for a Specific Use Permit (SUP) for **Private Club** use within a Central Area zoning district, located at 109 N Rogers (Property ID 170393) – Owner: NOEL & ANJANETTE NALLS (SU-19-0008)

### CASE INFORMATION

*Applicant:* Howard Baskin

*Property Owner(s):* Noel & Anjanette Nalls

*Site Acreage:* .054 acres

*Current Zoning:* Central Area

*Requested Zoning:* Central Area with SUP

### SUBJECT PROPERTY

*General Location:* 109 N Rogers

*Parcel ID Number(s):* 170393

*Existing Use:* Vacant Building

*Development History:* N/A

*Adjoining Zoning & Uses:*

Direction	Zoning	Current Use
North	CA	Parking Lot
East	CA	Office
South	CA	Restaurant
West	CA	Office

*Future Land Use Plan:* Private Club

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



*Thoroughfare Plan:*

The site is accessible via N. Rogers St.



*Site Image:*

### **PLANNING ANALYSIS**

The applicant intends to operate an event center, or Private Club per the Zoning Ordinance, in an existing 1,840 sq. ft. building within the Central Area zoning district. The property is located at 109 N. Rogers St. According to the applicant, the business will host events such as birthday parties, showers, and other small gatherings.

### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **16** notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 02/06/19.

### **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.

### **ATTACHED EXHIBITS**

1. Submitted floor plan
2. Site photos

### **APPLICANT REQUIREMENTS**

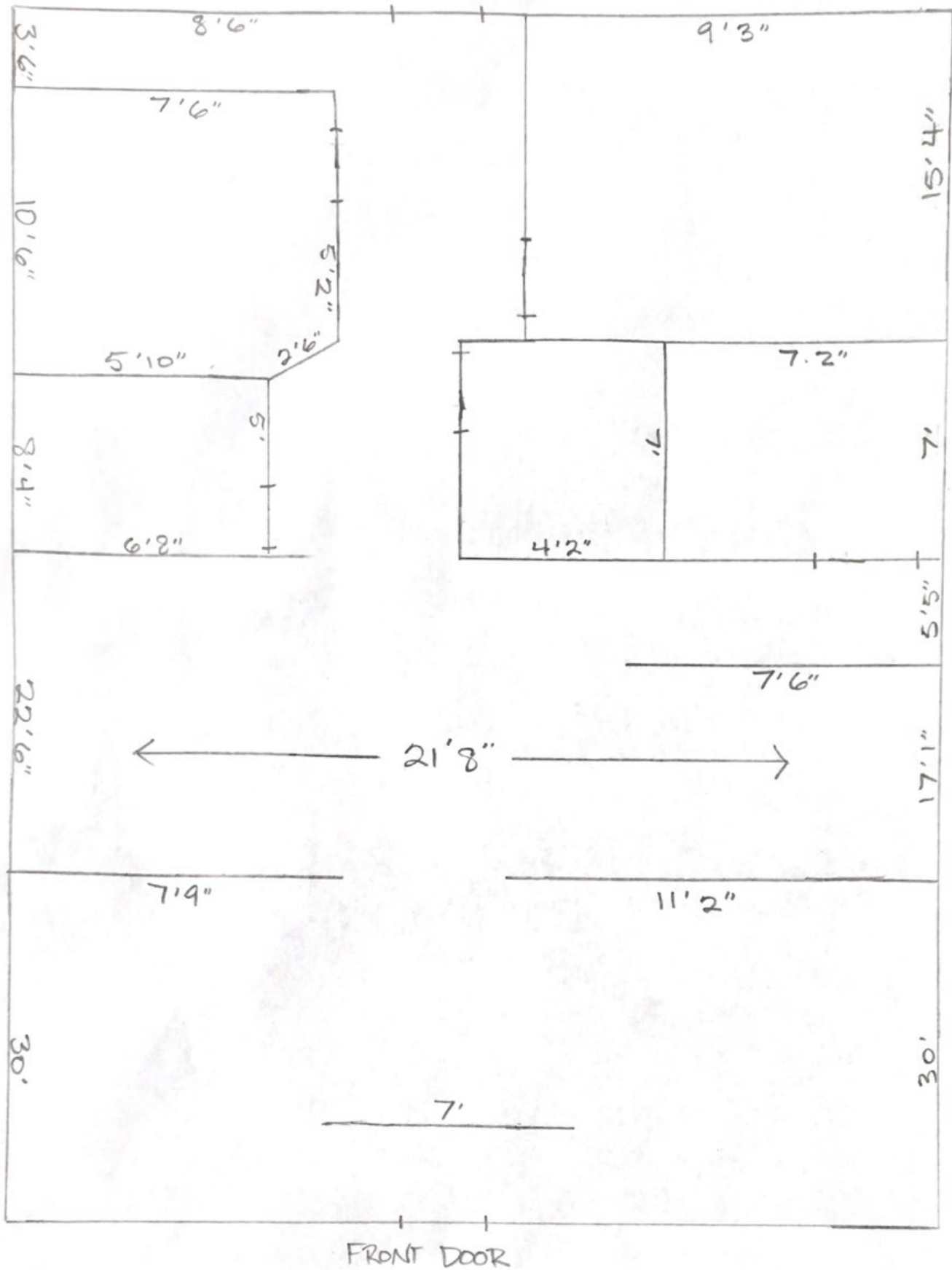
1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

### **STAFF CONTACT INFORMATION**

*Prepared by:*  
Colby Collins  
Senior Planner  
[ccollins@waxahachie.com](mailto:ccollins@waxahachie.com)

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



















# Planning & Zoning Department

## Zoning Staff Report

Case: PD-19-0009



### MEETING DATE(S)

*Planning & Zoning Commission:* February 26, 2019

*City Council:* March 4, 2019

### CAPTION

**Public Hearing** on a request by Marquita Cooper, Future Generations Christian Childcare Center, for a Zoning Change from a Single Family-3 zoning district to **Planned Development-Neighborhood Service, with Concept Plan, restricting uses to Church, Rectory, or Temple and Child Daycare Center**, located at 1415 Dr. Martin Luther King Jr Blvd (Property ID 175041) – Owner: STRAIGHTWAY NONDENOMINATIONAL (PD-19-0009)

### CASE INFORMATION

*Applicant:* Marquita Cooper, Future Generations Christian Childcare Center

*Property Owner(s):* Straightway Nondenominational

*Site Acreage:* 0.282 acres

*Current Zoning:* Single Family-3

*Requested Zoning:* Planned Development-Neighborhood Service

### SUBJECT PROPERTY

*General Location:* 1415 Dr. MLK Jr. Blvd.

*Parcel ID Number(s):* 175041

*Existing Use:* Waxahachie Life Church

*Development History:* N/A

### Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-3/LI-1	Community Funeral Home
East	SF-3	Single Family Residential
South	SF-3	Single Family Residential
West	SF-3	Single Family Residential

*Future Land Use Plan:* Low Density Residential



*Comprehensive Plan:*

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

*Thoroughfare Plan:*

The site is accessible via Dr. Martin Luther King Jr. Blvd. and Graham St.

*Site Image:*



**PLANNING ANALYSIS**

The purpose of the proposed Planned Development (PD) is to allow a child daycare center within an existing church (Waxahachie Life Church). The day care facility will operate 6:00am – 6:30pm, Monday through Friday. The proposed age range for the day care is six (6) weeks to twelve (12) years old, and breakfast and lunch will also be served to the children who attend the day care.

Due to the daycare being located within the church, there will be no exterior alterations made to the building. The building will remain consistent with the Single Family-3 zoning district (*see below*).

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **21** notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 02/06/19.

**STAFF CONCERNS**

1. There are minor formatting issues that remain outstanding.

**APPLICANT RESPONSE TO CONCERNS**

1. The applicant is aware of the formatting issues that need to be addressed. Before final approval of the plan, the applicant must address all of staff's concerns.



**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. Floor Plan
2. PD Provisions
3. PON Response

**APPLICANT REQUIREMENTS**

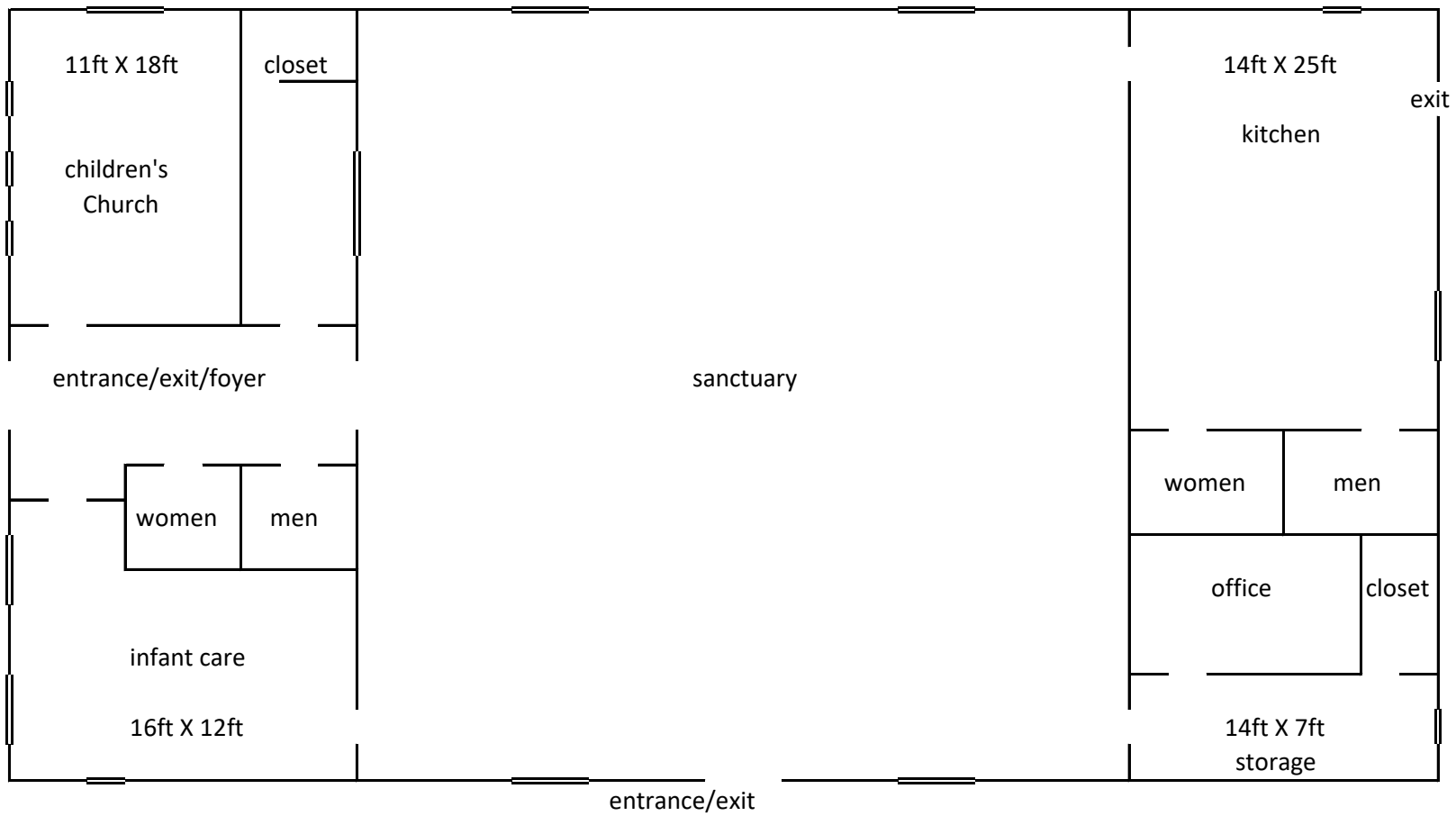
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
  - a. If comments were not satisfied, 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  
Senior Planner  
[ccollins@waxahachie.com](mailto:ccollins@waxahachie.com)

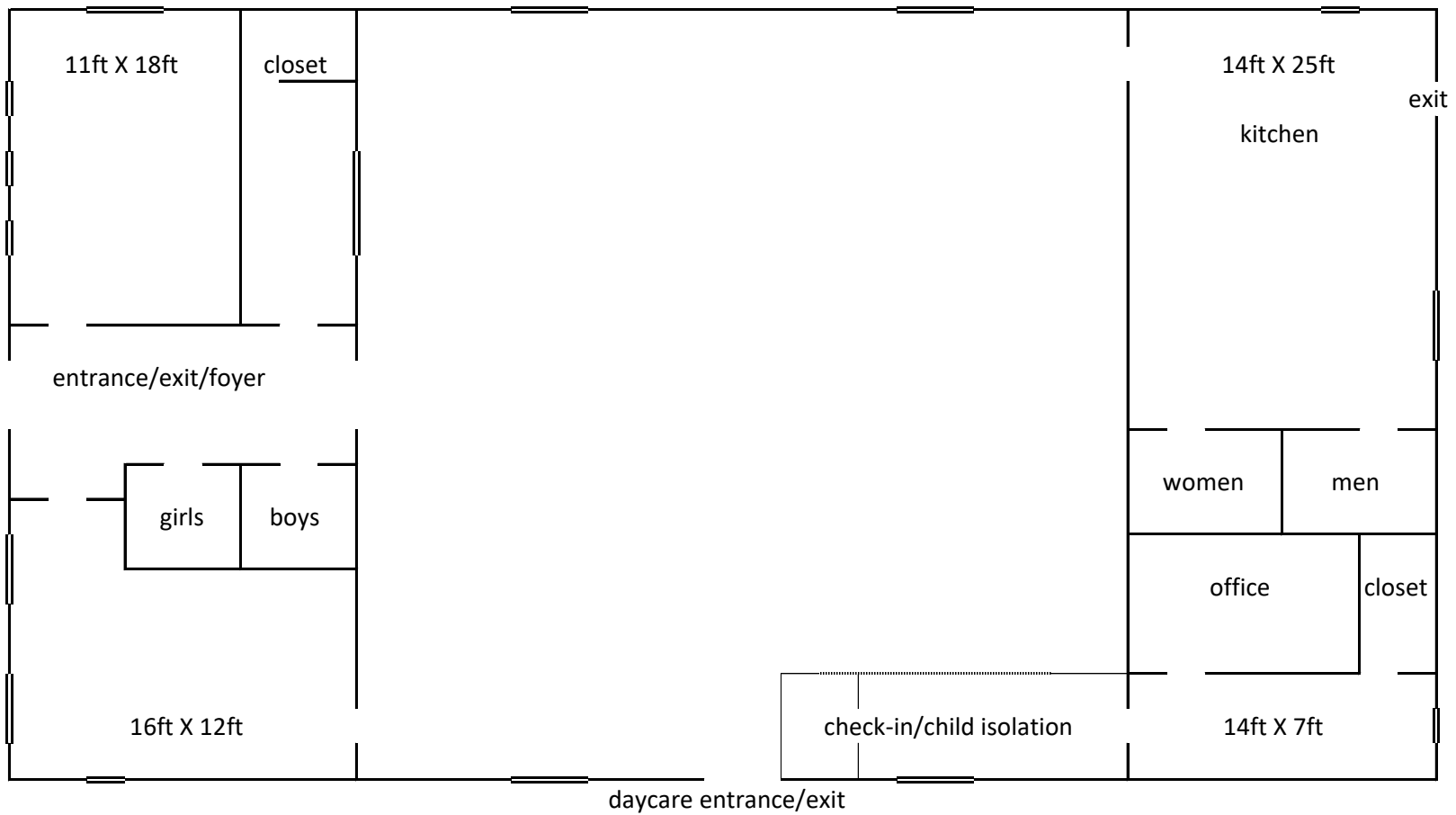
*Reviewed by:*  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)





PD-19-0009  
1415 MLK - Church  
12,283.92 Sq. Ft  
0.282 Acres  
Waxahachie, TX  
Ellis County





PD-19-0009  
1415 MLK - Child Day Care Center  
12,283.92 Sq. Ft  
0.282 Acres  
Waxahachie, TX  
Ellis County



## **EXHIBIT B**

### **CONCEPT PLAN PROVISIONS**

#### Purpose and Intent

The purpose and intent of this Planned Development (PD) is to allow a Child Daycare Center within an existing church facility. Any conditions found within the Neighborhood Services (NS) 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 (NS) is the intended base zoning classification underlying this PD. The NS zoning district as herein established have been made in accordance with an adopted comprehensive plan for the purpose of promoting the public health, safety, morals and general welfare, convenience, and protecting and preserving places and areas of historical, cultural or architectural importance and significance in the City. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic and other dangers; to ensure adequate light and air; to prevent the over-crowding of land, to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, wastewater treatment, schools, parks, and other public requirements. They have been made with reasonable consideration, among other things, for the character of the district, and its peculiar suitability for the particular uses specified; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city.

#### PD District Development Standards

##### ***Description of Request***

The purpose and intent of this Planned Development (PD) is to allow a Child Daycare Center within an existing church facility on 0.282 acres.

##### ***Proposed Use of Property***

The proposed use for the Planned Development (PD) is to allow a Child Daycare Center within an existing church facility.

- The day care facility will be open from 6:00am to 6:30pm Monday-Friday.
- Age range for the day care will be from 6 weeks to 12 years old
- Breakfast and lunch will be served daily.

There will be no exterior changes to the existing building. The day care facility will be located within the church building.



### ***General Development Requirements***

The proposed Planned Development shall comply with the existing Neighborhood Services zoning requirements. The proposed child daycare center will not alter the exterior of the existing building in any way.

### ***Proposed Planned Development Standards (NS Base Zoning)***

<b>Standard</b>	<b>Neighborhood Services (NS)</b>	<b>Meets</b>
Min Lot Area SF	7,000 SF	Meets
Min DU Size (Sq Ft)	N/A	Meets
Min Lot Width	60 ft	Meets
Min Lot Depth	100 ft	Meets
Front Yard Setback	25 ft	Meets
Rear Yard Setback	20 ft	Meets
Side Yard Setback	10 25 (ROW)	Meets
Max Lot Coverage	2 Stories	Meets
Max Building Height	40%	Meets



## **CASE PD-19-0009**

Request by Marquita Cooper, Future Generations Christian Childcare Center, for a Zoning Change from a Single Family-3 zoning district to **Planned Development-Neighborhood Service, with Concept Plan, restricting uses to Church, Rectory, or Temple and Child Daycare Center**, located at 1415 Dr Martin Luther King Jr Blvd (Property ID 175041) – Owner: STRAIGHTWAY NONDENOMINATIONAL (PD-19-0009)

### **INSIDE REQUIRED 200' NOTIFICATION AREA**

- 1 Support
- 0 Oppose

### **SUPPORT**

1. Maggie Jones, 722 Perry Avenue, Waxahachie, TX 75165





City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: **PD-19-0009**

RECEIVED  
2/20/19

JONES PERRY & MAGGIE LACEY  
722 PERRY AVE  
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 26, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, March 4, 2019 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 Marquita Cooper, Future Generations Christian Childcare Center, for a Zoning Change from a Single Family-3 zoning district to **Planned Development-Neighborhood Service, with Concept Plan, restricting uses to Church, Rectory, or Temple and Child Daycare Center**, located at 1415 Dr Martin Luther King Jr Blvd (Property ID 175041) – Owner: STRAIGHTWAY NONDENOMINATIONAL (PD-19-0009)

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: [planningandzoning@waxahachie.com](mailto:planningandzoning@waxahachie.com) for additional information on this request.

Case Number: **PD-19-0009**

☒ SUPPORT

☐ OPPOSE

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

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, FEBRUARY 20, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [planningandzoning@waxahachie.com](mailto:planningandzoning@waxahachie.com).

Maggie Lacey  
Signature  
Maggie Jones Resident  
Printed Name and Title

2-19-19  
Date  
722 PERRY Wax TX 75165  
Address



# Planning & Zoning Department

## Plat Staff Report

---

**Case: FP-19-0010**

---



### MEETING DATE(S)

*Planning & Zoning Commission:* February 26, 2019

*City Council:* March 4, 2019

### CAPTION

**Consider** request by David Hargrove, Legacy Grove Development, for a **Final Plat** of Buffalo Ridge Phase 4 for 84 lots, being 26.033 acres situated in the W.C. Calder Survey, Abstract 235 and the W. Dunn Survey, Abstract 303 (Property ID 273404) – Owner: LEGACY GROVE DEVELOPMENT LLC (FP-19-0010)

### CASE INFORMATION

*Applicant:* David Hargrove, Legacy Grove Development

*Property Owner(s):* Legacy Grove Development LLC

*Site Acreage:* 26.033 acres

*Number of Lots:* 84 lots

*Number of Dwelling Units:* 84 units

*Park Land Dedication:* The cash in lieu of park land dedication for this case is estimated at \$33,600.00 (84 residential dwellings at \$400.00 per dwelling).

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

### SUBJECT PROPERTY

*General Location:* SW corner of Broadhead Road at Garden Valley Parkway

*Parcel ID Number(s):* 273404

*Current Zoning:* Planned Development-Single Family-2 (Ordinances 2218, 2937, and 2979)

*Existing Use:* Undeveloped Land

*Platting History:* Abstract 303 W T DUNN/ 235 W C CALDER



*Site Aerial:*



### **RECOMMENDATION**

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
  1. The plat cannot be filed until a Letter of Acceptance of Public Infrastructure has been received in the Planning Department.

### **ATTACHED EXHIBITS**

1. Final Plat
2. Landscape Plan

### **APPLICANT REQUIREMENTS**

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

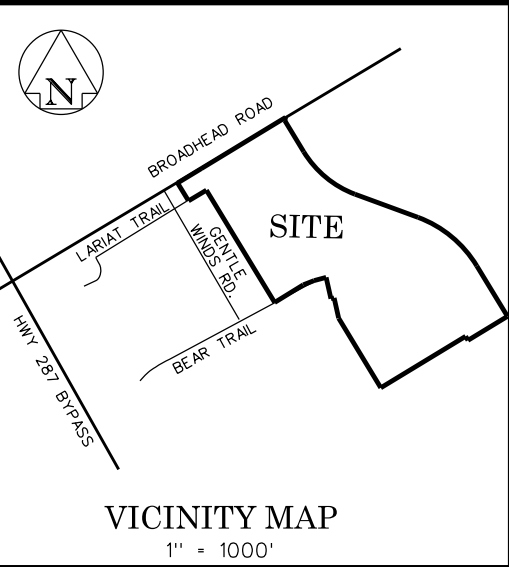
### **STAFF CONTACT INFORMATION**

*Prepared by:*  
Colby Collins  
Senior Planner  
[ccollins@waxahachie.com](mailto:ccollins@waxahachie.com)

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



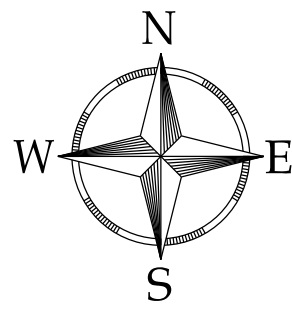
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Copyright © 2019 Peloton Land Solutions, Inc.  
TBLPS Firm Reg. No. 10177700



VICINITY MAP  
1" = 1000'

Point of Beginning

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	38° 27' 57"	600.00'	402.81'	S 50° 30' 13" E	395.29'
C2	20° 19' 49"	600.00'	212.90'	S 59° 34' 17" E	211.78'
C3	18° 14' 05"	600.00'	190.95'	S 40° 17' 20" E	190.15'
C4	14° 40' 32"	786.00'	201.32'	S 38° 36' 30" E	200.77'
C5	07° 03' 12"	786.00'	96.76'	S 49° 28' 22" E	96.70'
C6	23° 41' 52"	307.00'	126.98'	S 41° 09' 02" E	126.07'
C7	17° 25' 16"	307.00'	93.35'	S 20° 35' 28" E	92.99'
C8	00° 34' 25"	425.00'	4.25'	S 12° 10' 02" E	4.25'
C9	18° 43' 01"	425.00'	138.84'	S 21° 48' 45" E	138.22'
C10	90° 00' 15"	50.00'	78.54'	S 76° 10' 23" E	70.71'
C11	36° 41' 49"	425.00'	272.21'	N 58° 56' 29" E	267.58'
C12	11° 40' 22"	675.00'	137.52'	S 49° 58' 55" W	137.28'
C13	87° 07' 20"	50.00'	76.03'	S 12° 15' 27" W	68.91'



1" = 100'

Land Use Table

Right-of-way	8.107 Acres
Private Open Space	0.344 Acres
Residential	17.582 Acres
Total	26.033 acres

Lot Tabulation

Block A	10 Lots	(1 Open Space)
Block J	21 Lots	(1 Open Space)
Block K	16 Lots	(1 Open Space)
Block L	3 Lots	(1 Open Space)
Block Q	12 Lots	
Block R	26 Lots	
Total		
84 Lots	Residential	
4 Lots	Open Space	

Δ = 38° 27' 57"  
R = 560.00'  
L = 375.96'  
LC = 550° 30' 13"E  
368.94'

W.C. CALDER SURVEY  
ABSTRACT NUMBER 235

GRBK Edgewood, LLC.  
Inst# 1830884  
C.R.E.C.T.

Δ = 38° 33' 54"  
R = 640.00'  
L = 430.78'  
LC = 550° 27' 14"E  
422.69'

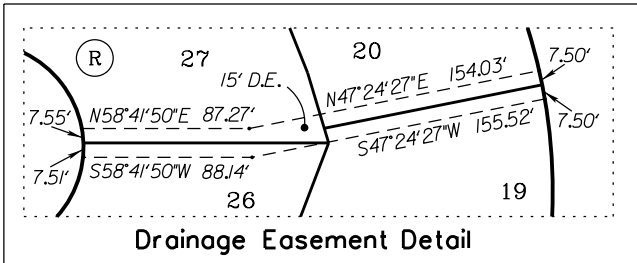
W. DUNN SURVEY  
ABSTRACT NUMBER 303

GRBK Edgewood, LLC.  
Inst# 1830884  
C.R.E.C.T.

Legend

- IRF = Iron Rod Found
- IRS = Iron Rod Set
- B.L. = Building Line
- U.E. = Utility Easement
- D.E. = Drainage Easement
- RP = Radius Point
- SQ.FT. = Square Feet
- W.M.E. = Wall Maintenance Easement

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 76° 16' 15" E	18.38'
L2	S 13° 41' 46" W	25.87'
L3	S 76° 17' 17" E	25.86'
L4	N 13° 42' 43" E	18.39'
L5	S 76° 17' 17" E	18.38'
L6	S 00° 12' 24" W	18.73'
L7	N 87° 59' 47" E	18.76'
L8	N 12° 15' 27" E	34.46'
L9	N 76° 58' 42" W	19.31'
L10	N 18° 22' 26" E	19.31'
L11	N 57° 17' 43" W	18.25'
L12	S 32° 42' 17" W	18.52'
L13	S 59° 34' 20" E	19.01'
L14	N 30° 07' 43" E	18.00'
L15	N 76° 10' 23" W	30.86'
L16	S 76° 10' 23" E	18.38'
L17	N 13° 49' 37" E	18.39'
L18	S 76° 10' 23" E	25.87'
L19	S 13° 49' 37" W	25.87'
L20	N 85° 36' 00" E	25.99'
L21	S 04° 24' 48" E	25.99'
L22	N 20° 15' 49" E	0.69'
L23	S 31° 18' 13" E	6.51'



APPROVED BY: Planning and Zoning Commission City of Waxahachie

Chairperson	Date
APPROVED BY: City Council City of Waxahachie	
Mayor, City of Waxahachie	Date
Attest: City Secretary	Date

Owner\Developer

Legacy Grove Development, LLC  
101 Valley Ridge Drive  
Red Oak, Texas 75154

## A Final Plat of Buffalo Ridge Phase IV

Situated in the W.C. Calder Survey, Abstract  
Number 235 and the W. Dunn Survey,  
Abstract Number 303, City of Waxahachie,  
Ellis County, Texas

Date of Preparation: February 2018

84 Residential Lots \ 26.033 Acres

A Final Plat of  
Buffalo Ridge  
Phase IV

**PELTON**  
LAND SOLUTIONS

1  
PAGE #

Situated in the W.C. Calder Survey, Abstract Number 235 and the W. Dunn Survey,  
Abstract Number 303, City of Waxahachie, Ellis County, Texas

JOB #:	LGD 18001
DRAWN BY:	D. Freeman
CHECKED BY:	T. Bridges
DATE:	02-23-18
REVISIONS:	



DESCRIPTION

WHEREAS LEGACY GROVE DEVELOPMENT, LLC, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE W.C. CALDER SURVEY, ABSTRACT NUMBER 235 AND THE W. DUNN SURVEY, ABSTRACT NUMBER 303, ELLIS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO LEGACY GROVE DEVELOPMENT, LLC., RECORDED IN INSTRUMENT NUMBER 1812679, COUNTY RECORDS, ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHWEST CORNER OF SAID LEGACY GROVE DEVELOPMENT TRACT, BEING THE MOST NORTHERLY NORTHEAST CORNER OF BUFFALO RIDGE ADDITION, PHASE IIA, AN ADDITION TO THE CITY OF WAXAHACHIE RECORDED IN INSTRUMENT NUMBER 1628792, SAID COUNTY RECORDS AND BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BROADHEAD ROAD (A 110 FOOT RIGHT-OF-WAY):

THENCE N 58°29'03"E, 155.51 FEET, WITH THE NORTH LINE OF SAID LEGACY GROVE DEVELOPMENT TRACT AND SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

THENCE N 58°43'43"E, 547.01 FEET, CONTINUING WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE NORTHEAST CORNER OF SAID LEGACY GROVE DEVELOPMENT TRACT, BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO GRBK EDGEWOOD, LLC., RECORDED IN INSTRUMENT NUMBER 1830884, SAID COUNTY RECORDS:

THENCE DEPARTING SAID COMMON LINE, WITH THE EAST LINE OF SAID LEGACY GROVE DEVELOPMENT TRACT AND THE WEST LINE OF SAID GRBK EDGEWOOD TRACT THE FOLLOWING COURSES AND DISTANCES:

S 13°43'45"W, 18.38 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

S 31°16'14"E, 203.50 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 375.96 FEET, THROUGH A CENTRAL ANGLE OF 38°27'57", HAVING A RADIUS OF 560.00 FEET, THE LONG CHORD WHICH BEARS S 50°30'13"E, 368.94 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

S 69°44'11"E, 373.45 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 430.78 FEET, THROUGH A CENTRAL ANGLE OF 38°33'54", HAVING A RADIUS OF 640.00 FEET, THE LONG CHORD WHICH BEARS S 50°27'14"E, 422.69 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

S 31°10'17"E, 328.53 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE SOUTHEAST CORNER OF SAID LEGACY GROVE DEVELOPMENT TRACT:

THENCE WITH THE SOUTH LINE OF SAID LEGACY GROVE DEVELOPMENT TRACT AND CONTINUING WITH THE WEST LINE OF SAID GRBK EDGEWOOD TRACT THE FOLLOWING BEARINGS AND DISTANCES:

S 58°49'43"W, 256.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

N 31°10'17"W, 25.06 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

S 58°49'23"W, 551.31 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE SOUTHWEST CORNER OF SAID LEGACY GROVE DEVELOPMENT TRACT, BEING IN THE EAST LINE OF BUFFALO RIDGE ADDITION, PHASE IIB, AN ADDITION TO THE CITY OF WAXAHACHIE RECORDED IN INSTRUMENT NUMBER 1628790, SAID COUNTY RECORDS:

THENCE N 31°10'20"W, WITH THE WEST LINE OF SAID LEGACY GROVE DEVELOPMENT TRACT AND THE EAST LINE OF SAID PHASE IIB, AT 127.02 FEET THE NORTHEAST CORNER OF SAID PHASE IIB, BEING THE SOUTHEAST CORNER OF BUFFALO RIDGE ADDITION, PHASE IIA, AN ADDITION TO THE CITY OF WAXAHACHIE RECORDED IN INSTRUMENT NUMBER 802178, SAID COUNTY RECORDS, CONTINUING WITH THE EAST LINE OF SAID PHASE IIA, IN ALL 451.97 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

THENCE CONTINUING WITH SAID WEST LINE AND THE EAST AND NORTH LINES OF SAID PHASE IIA THE FOLLOWING BEARINGS AND DISTANCES:

N 12°38'44"W, 115.06 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

S 77°21'16"W, 17.94 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" FOUND:

N 12°38'44"W, 121.38 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" FOUND:

S 75°11'40"W, 69.59 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" FOUND:

S 67°59'46"W, 64.79 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" FOUND:

S 58°41'04"W, 186.52 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE SOUTHEAST CORNER OF BUFFALO RIDGE ADDITION, PHASE IIB, AN ADDITION TO THE CITY OF WAXAHACHIE RECORDED IN INSTRUMENT NUMBER 1502166, SAID COUNTY RECORDS:

THENCE N 31°18'16"W, DEPARTING SAID COMMON LINE WITH THE WEST LINE OF SAID LEGACY GROVE DEVELOPMENT TRACT AND THE EAST LINE OF SAID PHASE IIB, AT 203.00 FEET THE NORTHEAST CORNER OF SAID PHASE IIB, BEING THE SOUTHEAST CORNER OF AFOREMENTIONED BUFFALO RIDGE ADDITION, PHASE IIA, CONTINUING WITH THE EAST LINE OF SAID PHASE IIA, IN ALL 730.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:

THENCE S 58°41'44"W, 116.00 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND:

THENCE N 31°18'16"W, 116.22 FEET, WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 1,134.013 SQUARE FEET OR 26.033 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT LEGACY GROVE DEVELOPMENT, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BUFFALO RIDGE, PHASE IV, 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 \_\_\_\_\_, 2019.

BY: LEGACY GROVE DEVELOPMENT, LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

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

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

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

CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN NOVEMBER, 2018, AND THAT ALL CORNERS ARE AS SHOWN.

TODD A. BRIDGES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4940

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD A. BRIDGES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

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

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

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

GENERAL NOTES.

1. THE BEARING BASE FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE 4202.
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAWS AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.
3. NO RESIDENTIAL DRIVEWAY IS TO BE LOCATED CLOSER THAN 30 FEET FROM A RESIDENTIAL -RESIDENTIAL OR RESIDENTIAL-COLLECTOR INTERSECTION.
4. NO DRIVEWAY IS TO BE LOCATED CLOSER THAN 100 FEET FROM A RESIDENTIAL- MAJOR INTERSECTION.
5. ALL PERIMETER CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" SET, UNLESS OTHERWISE NOTED.
6. THIS PROPERTY IS DESIGNATED AS ZONE X AREA OUTSIDE OF THE FLOODPLAIN PER FEMA FIRM PANEL 48139C0200F, EFFECTIVE DATE JUNE 3, 2013.
7. SCREENING WALL ALONG BROADHEAD ROAD AND GARDEN VALLEY PARKWAY TO BE MAINTAINED BY HOA

A Final Plat of  
Buffalo Ridge  
Phase IV

JOB #:	LGDI8001
DRAWN BY:	D. Freeman
CHECKED BY:	T. Bridges
DATE:	02-23-18
REVISIONS:	

PELTON

LAND SOLUTIONS

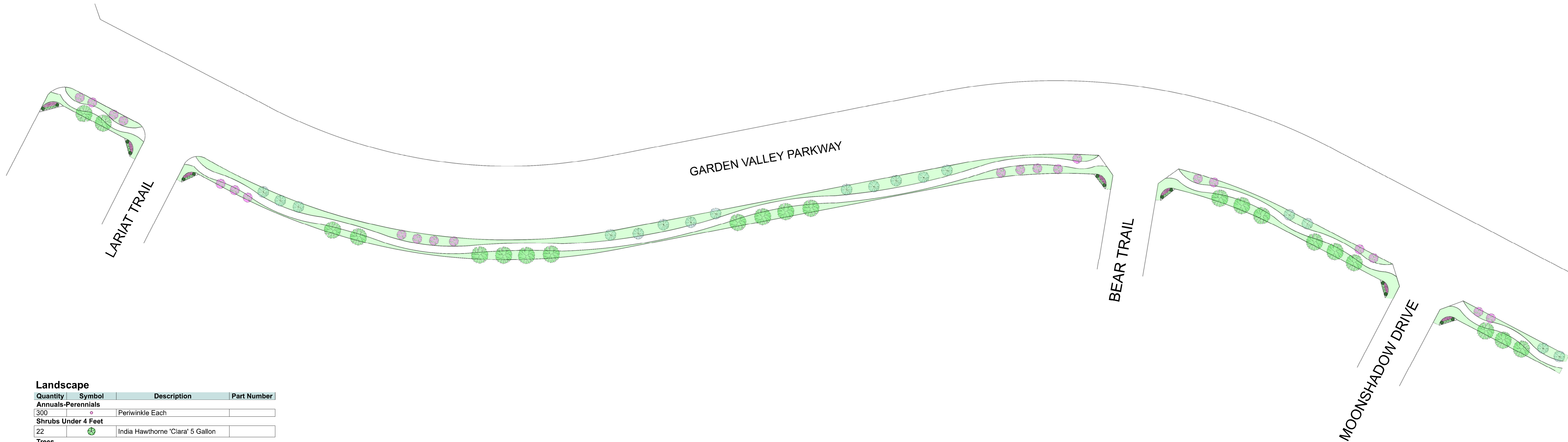
9800 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177 PH# 817-562-3350

Situated in the W.C. Calder Survey, Abstract Number 235 and the W. Dunn Survey, Abstract Number 303, City of Waxahachie, Ellis County, Texas

Owner\Developer  
Legacy Grove Development, LLC  
101 Valley Ridge Drive  
Red Oak, Texas 75154

A Final Plat of  
Buffalo Ridge  
Phase IV  
Situated in the W.C. Calder Survey, Abstract  
Number 235 and the W. Dunn Survey,  
Abstract Number 303, City of Waxahachie,  
Ellis County, Texas  
84 Residential Lots \ 26.033 Acres

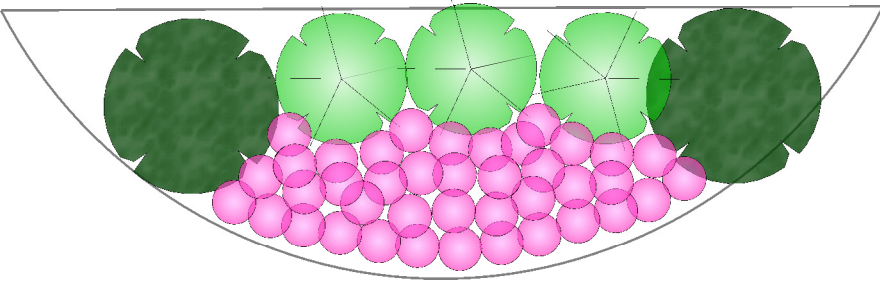




Landscape			
Quantity	Symbol	Description	Part Number
Annuals-Perennials			
300	◦	Periwinkle Each	
Shrubs Under 4 Feet			
22	⊗	India Hawthorne 'Clara' 5 Gallon	
Trees			
22	⊗	Crape Myrtle - Sioux Pink 45 Gallon	
17	⊗	Crape Myrtle 95 gallon	
14	●	Holly, Oak Leaf 15 Gallon	
21	⊗	Oak, Live 65 Gallon	

20,800 SQUARE FEET OF TIFF 419 BERMUDA SOD

ALL LANDSCAPING TO BE COMPLETELY IRRIGATED  
WITH AN AUTOMATIC IRRIGATION SYSTEM



PLANTER BED DETAIL

COMPANY:  
NORTH TEXAS IRRIGATION & LANDSCAPE  
1254 N. PRATT ROAD  
RED OAK, TX 75154

SHEET DESCRIPTION:  
LANDSCAPE DESIGN  
BROADHEAD ELEMENT

PROJECT:  
BISON RANCH  
HARGROVE - LEGACY DEVELOPMENT  
GARDEN VALLEY PARKWAY - BROADHEAD

REVISIONS:  
None

DATE:  
01/23/19  
JOB NUMBER:

DRAWN BY:  
ROBERT CASEY  
L18259  
CHECKED BY:  
ROBERT CASEY  
L18259

SCALE:  
1" = 50'

SHEET:  
1 of 1



GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
- TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF WAXAHACHIE ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
- ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
- CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
- TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
- UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

# HARDSCAPE PLANS

# FOR

# SCREENING AND BUFFERING

## ~BUFFALO RIDGE PHASE FOUR~

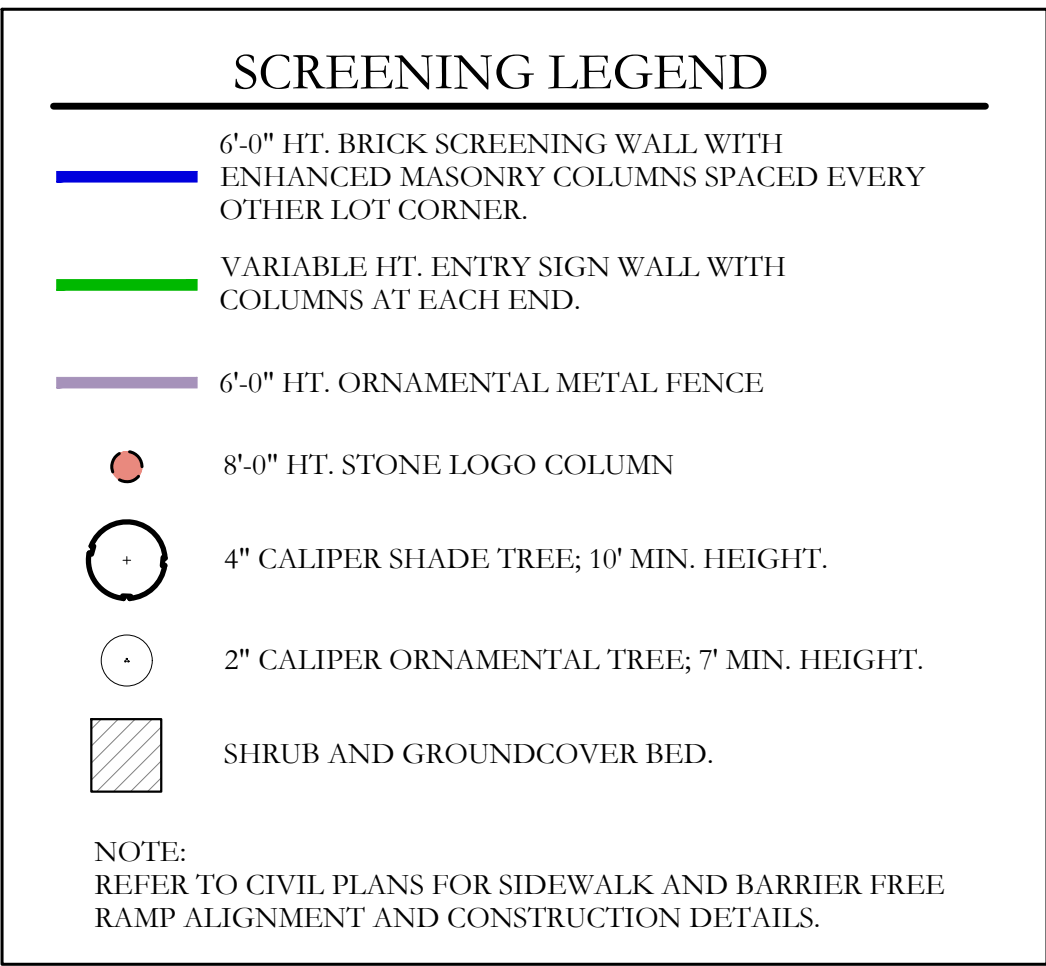
### CITY OF WAXAHACHIE

### ELLIS COUNTY, TEXAS

SUBMITTAL DATE January 25, 2019



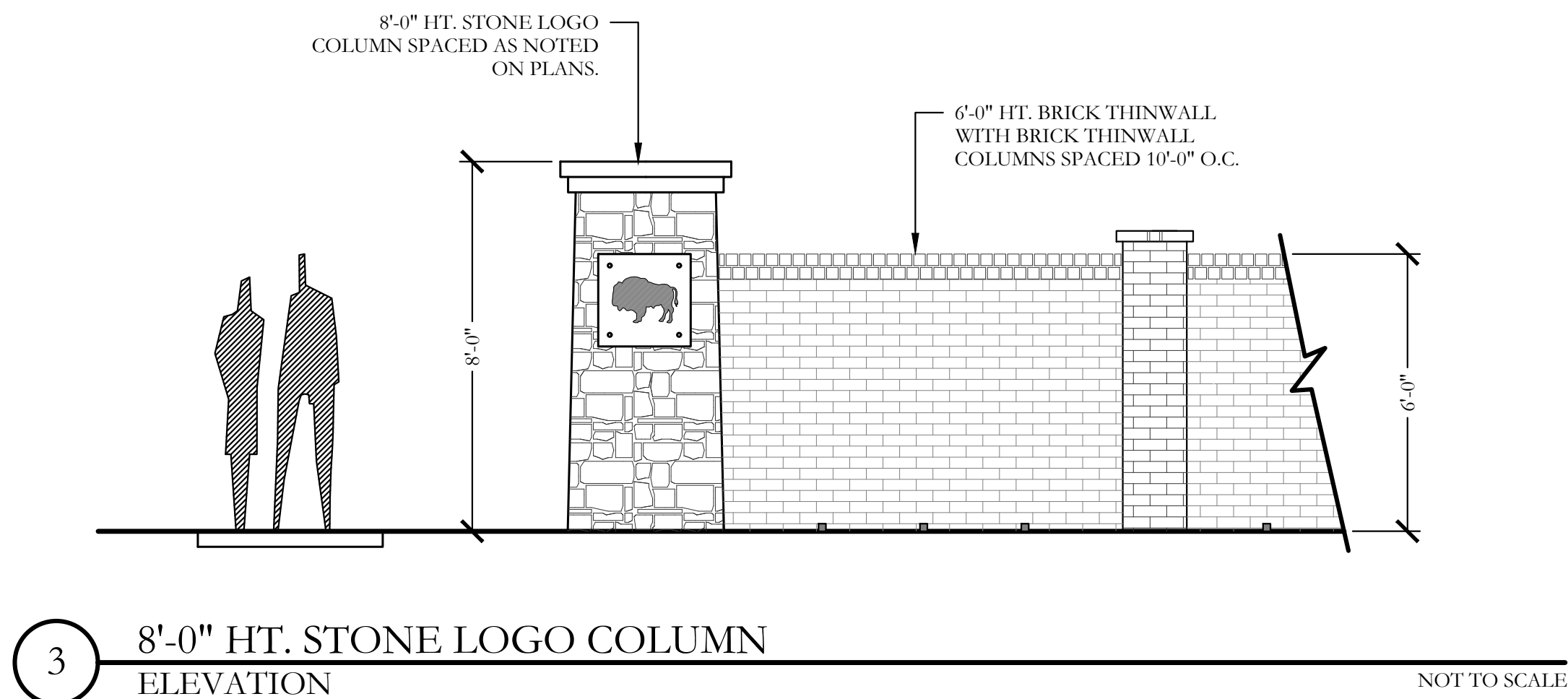
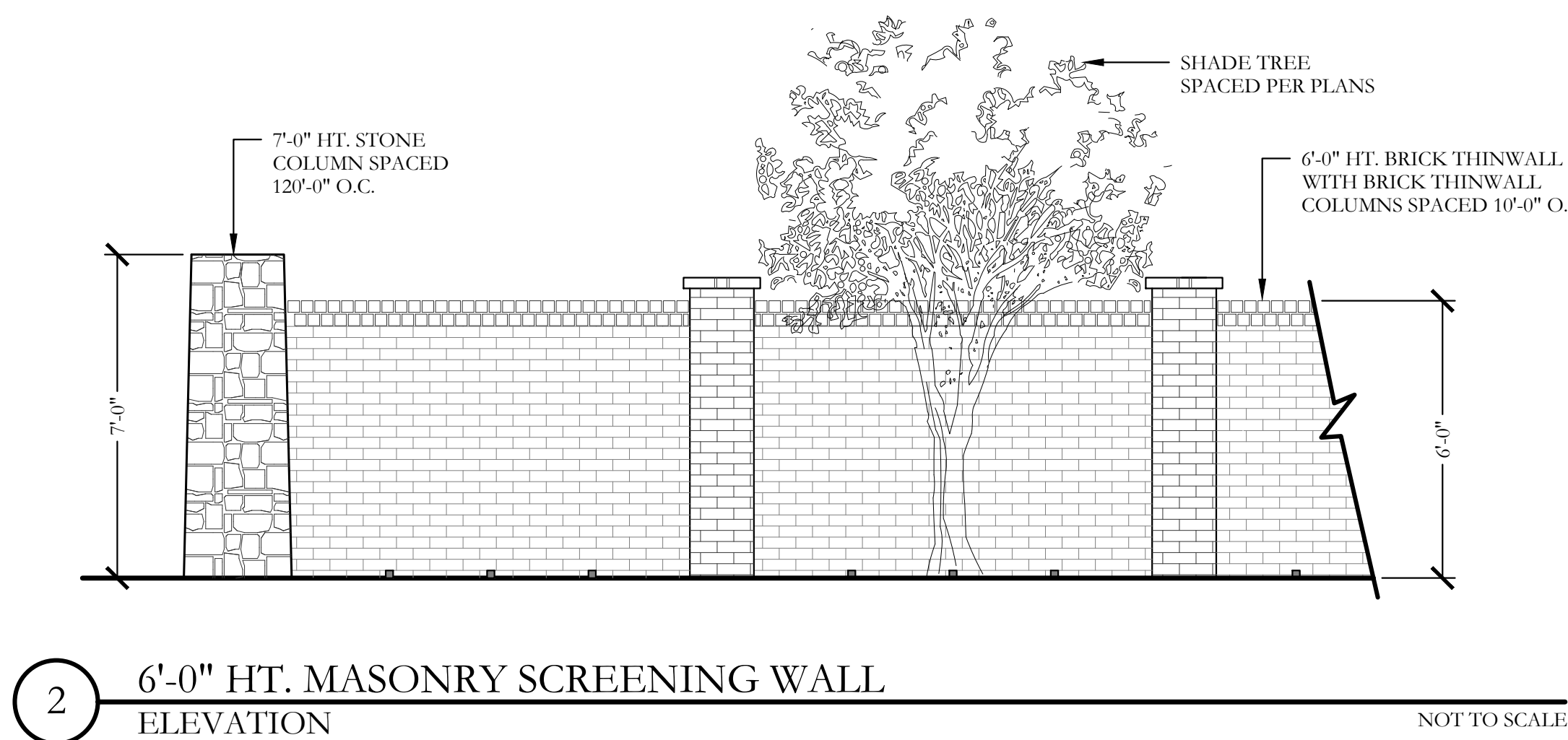
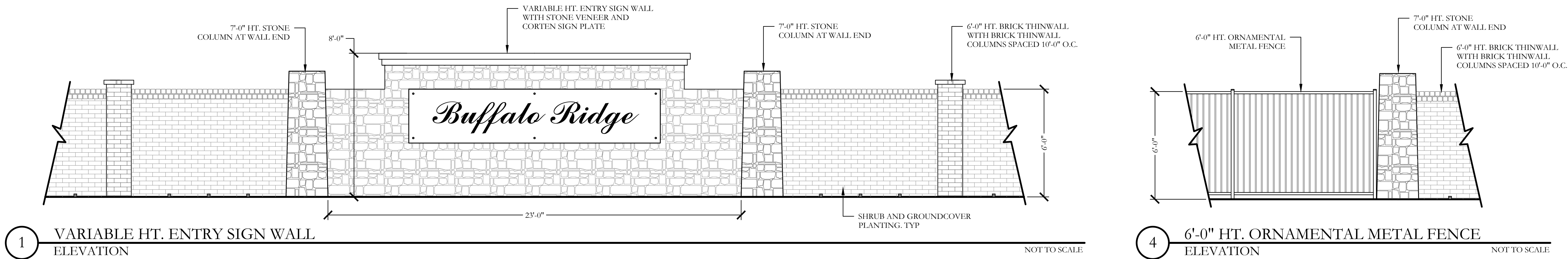




1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNER'S ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.W. LINES AND EASEMENTS.
4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCUR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN MUST BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES, TRENCHING AND OTHER MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.
10. THE CONTRACTOR SHALL PROVIDE ENGINEERED PLANS FOR SCREENING WALL AND COLUMN STRUCTURAL DESIGN AND DETAILING PRIOR TO SUBMITTING FOR CONSTRUCTION PERMIT.
11. LANDSCAPE PLANTING IS SHOWN FOR DIAGRAMMATIC PURPOSES ONLY. OWNER SHALL FURNISH FINAL LANDSCAPE AND IRRIGATION PLANS FOR CONSTRUCTION PURPOSES.

## City of Waxahachie, Ellis County, Texas





#### WALL LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNER'S ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.W. LINES AND EASEMENTS.
4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCUR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES TRENCHING AND OTHER MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.
10. THE CONTRACTOR SHALL PROVIDE ENGINEERED PLANS FOR SCREENING WALL AND COLUMN STRUCTURAL DESIGN AND DETAILING PRIOR TO SUBMITTING FOR CONSTRUCTION PERMIT.
11. LANDSCAPE PLANTING IS SHOWN FOR DIAGRAMMATIC PURPOSES ONLY. OWNER SHALL FURNISH FINAL LANDSCAPE AND IRRIGATION PLANS FOR CONSTRUCTION PURPOSES.

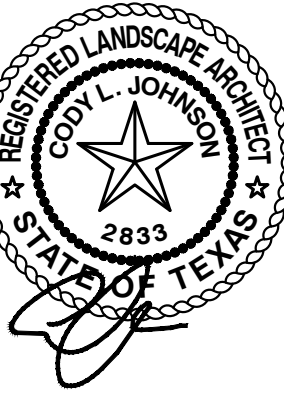
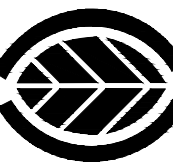
#### WALL NOTES

1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S, MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
14. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 30 FEET MAXIMUM.
15. CLEAN STONWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4" X 4" MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNER'S REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

#### BRICK THIN-WALL NOTES

1. MORTAR SHALL BE TYPE S WITH WELL GRADED SAND.
2. BRICK PANEL REINFORCING WIRE SHALL BE 1/4" INCH CENTER TO CENTER 9 GAGE HOT DIPPED GALVANIZED JOINT REINFORCING AT SPECIFIED JOINT SPACING.
3. GROUT FILL SHALL BE PEA GRAVEL AND PORTLAND CEMENT MIX. GROUT SHALL BE VIBRATED TO ASSURE ALL VOIDS ARE FILLED.
4. BRICK SHALL BE GRADE SW (SEVERE WEATHERING) RATED BRICK.
5. CONCRETE FOR PIERS AND MOW STRIP SHALL BE 3000 PSI COMPRESSIVE STRENGTH NORMAL WEIGHT PORTLAND MIX CONCRETE.
6. WIRE TIES AT COLUMNS SHALL BE HOT DIPPED GALVANIZED JOINT REINFORCING AT SPECIFIED JOINT SPACING.
7. SPACING BETWEEN COLUMNS SHALL NOT EXCEED 12 FEET.
8. CONTRACTOR SHALL LEAVE EVERY FIFTH BRICK ON BOTTOM COURSE OFF OF WALL TO ALLOW DRAINAGE TO PASS THROUGH THE WALL.
9. THE OWNER SHALL MAINTAIN THIS OPENING TO ALLOW FOR PROPER DRAINAGE AT ALL TIMES.

CODY JOHNSON  
s.t.u.d.i.o



January 25, 2019

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

Hardscape Details

Buffalo Ridge - Phase Four

City of Waxahachie, Ellis County, Texas

CJS PROJECT NO.

GBP026A

SHEET NO.

HS2 of 2



# Planning & Zoning Department

## Plat Staff Report

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**Case: PP-19-0011**

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### MEETING DATE(S)

*Planning & Zoning Commission:* February 26, 2019

*City Council:* March 4, 2019

### CAPTION

**Consider** request by Michael James for a **Preliminary Plat** of Peaceful Prairie Estates for 3 lots, being 11.071 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256277 and 252892) in the Extra Territorial Jurisdiction – Owner: MICHAEL & JAYA JAMES and GREGORY & ALLISON JAMES (PP-19-0011).

### CASE INFORMATION

*Applicant:* Michael James

*Property Owner(s):* Michael & Jaya James and Gregory & Allison James

*Site Acreage:* 11.071 acres

*Number of Lots:* 3 lots

*Number of Dwelling Units:* 3 units

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

*Adequate Public Facilities:* Sardis-Lone Elm Water Supply has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements.

### SUBJECT PROPERTY

*General Location:* 147 Lone Elm Road

*Parcel ID Number(s):* 256277 and 252892

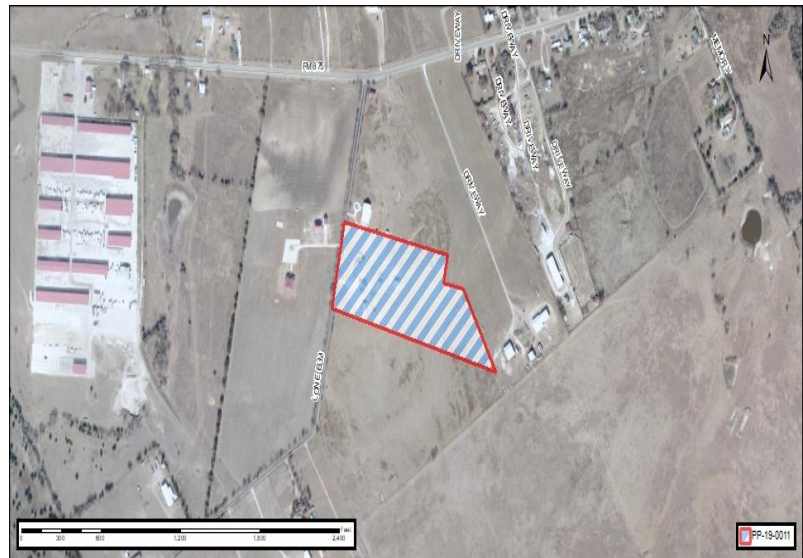
*Current Zoning:* N/A (ETJ)

*Existing Use:* There is a single family residence

*Platting History:* J. Barker Survey, Abstract 40



*Site Aerial:*



### **RECOMMENDATION**

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

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

### **ATTACHED EXHIBITS**

1. Plat drawing
2. Water Utility Provider's Endorsement

### **APPLICANT REQUIREMENTS**

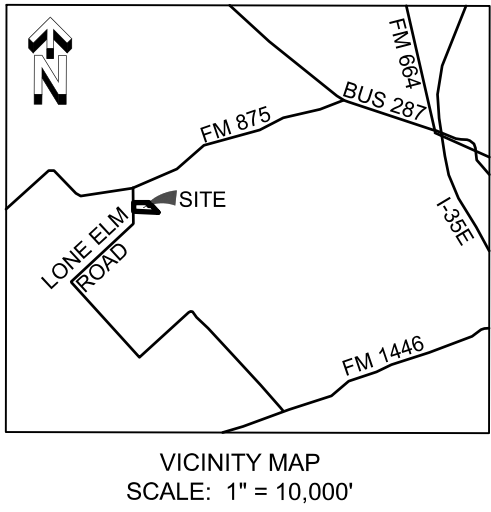
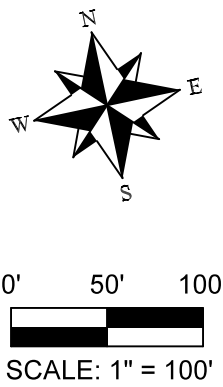
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
  - a. If comments were not satisfied,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

### **STAFF CONTACT INFORMATION**

*Prepared by:*  
Colby Collins  
Senior Planner  
[ccollins@waxahachie.com](mailto:ccollins@waxahachie.com)

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

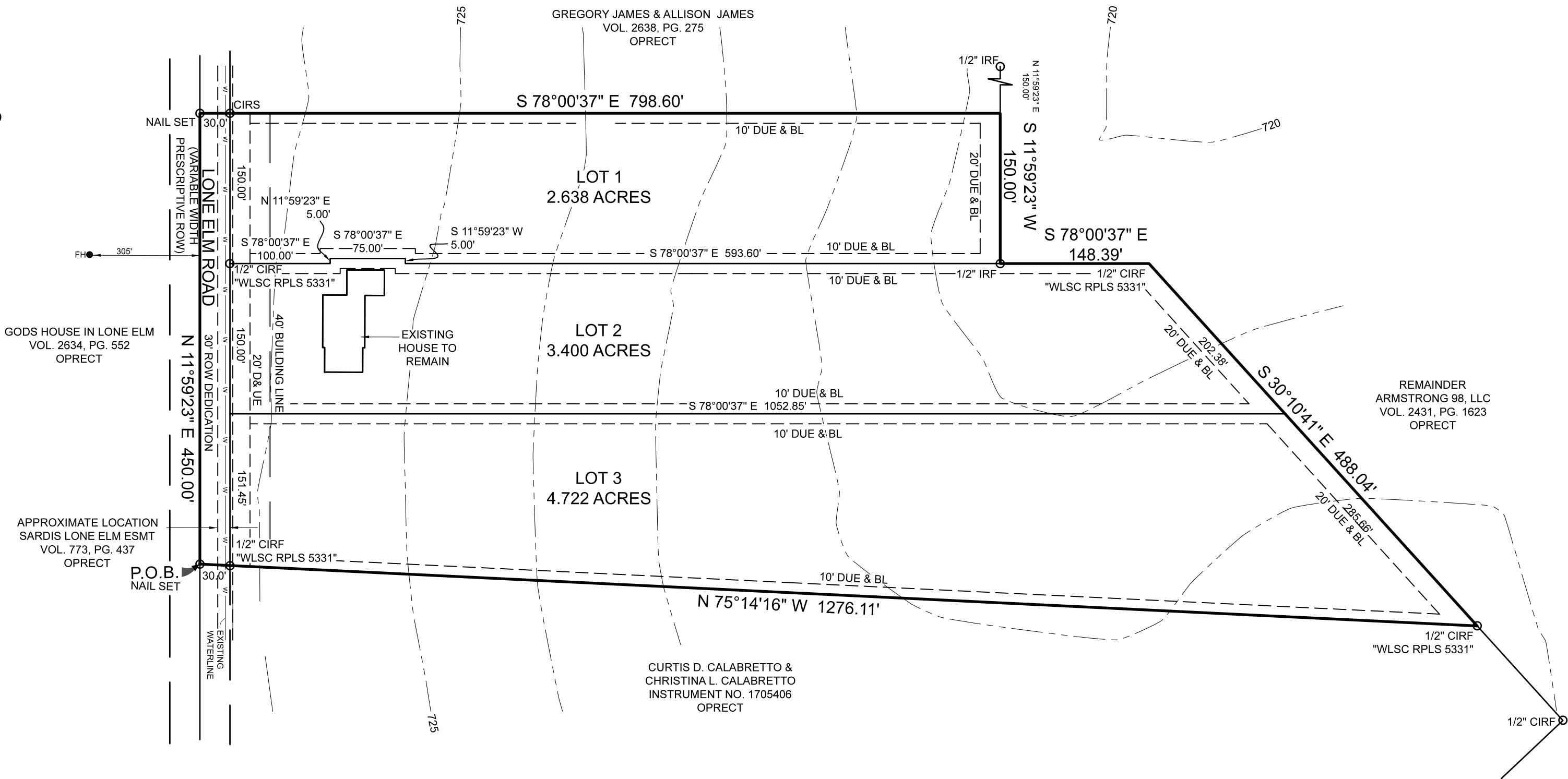




LEGEND:

CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET

IRF = IRON ROD FOUND



CITY APPROVAL OF PRELIMINARY PLAT

APPROVED FOR PREPARATION OF THE FINAL PLAT

APPROVED BY THE PLANNING AND ZONING COMMISSION

DATE

APPROVED BY CITY COUNCIL  
CITY OF WAXAHACHIE

DATE

OWNER'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF ELLIS:

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS MICHAEL JAMES AND JAYA JAMES, AND GREGORY JAMES AND ALLISON JAMES ARE THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE J. BARKER SURVEY, ABSTRACT NO. 40, IN THE ETJ OF THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO MICHAEL JAMES, RECORDED IN VOLUME 2638, PAGE 280, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO AND GREGORY JAMES AND ALLISON JAMES, RECORDED IN VOLUME 2638, PAGE 275, OPRECT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET FOR THE SOUTHWEST CORNER OF SAID MICHAEL JAMES TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CURTIS D. CALABRETTO AND CHRISTINA L. CALABRETTO, RECORDED IN INSTRUMENT NO. 1705406, OPRECT, IN THE APPROXIMATE CENTERLINE OF LONE ELM ROAD (A VARIABLE WIDTH PRESCRIPTIVE ROW);

THENCE N 11°59'23" E, ALONG THE WEST LINE OF SAID MICHAEL JAMES TRACT AND THE WEST LINE OF SAID GREGORY JAMES TRACT AND THE APPROXIMATE CENTERLINE OF SAID LONE ELM ROAD, DISTANCE OF 450.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF SAID GREGORY JAMES TRACT AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JOHN PETER JAMES AND ELIANA PASTORA JAMES, RECORDED IN VOLUME 2705, PAGE 71, OPRECT;

THENCE S 78°00'37" E, ALONG THE NORTH LINE OF SAID GREGORY JAMES TRACT AND THE SOUTH LINE OF SAID JOHN PETER JAMES TRACT, PASSING AT A DISTANCE OF 30.00 FEET A 1/2" IRON ROD FOUND FOR WITNESS, A TOTAL DISTANCE OF 798.60 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID GREGORY JAMES TRACT AND THE SOUTHEAST CORNER OF SAID JOHN PETER JAMES TRACT;

THENCE S 11°59'23" W, ALONG THE EAST LINE OF SAID GREGORY JAMES TRACT, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID GREGORY JAMES TRACT IN THE NORTH LINE OF SAID MICHAEL JAMES TRACT;

THENCE S 78°00'37" E, ALONG THE NORTH LINE OF SAID MICHAEL JAMES TRACT, A DISTANCE OF 148.39 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WLSC RPLS 5331" FOUND FOR THE NORTHEAST CORNER OF SAID MICHAEL JAMES TRACT;

THENCE S 30°10'41" E, ALONG THE EAST LINE OF SAID MICHAEL JAMES TRACT, A DISTANCE OF 488.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WLSC RPLS 5331" FOUND FOR THE SOUTHEAST CORNER OF SAID MICHAEL JAMES TRACT AND THE COMMON NORTHEAST CORNER OF SAID CALABRETTO TRACT;

THENCE N 75°14'16" W, ALONG THE SOUTH LINE OF SAID MICHAEL JAMES TRACT AND THE NORTH LINE OF SAID CALABRETTO TRACT, PASSING AT A DISTANCE OF 1246.07 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WLSC RPLS 5331" FOUND, CONTINUING FOR A TOTAL DISTANCE OF 1276.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.071 ACRES MORE OR LESS.

MICHAEL JAMES, JAYA JAMES, GREGORY JAMES AND ALLISON JAMES, HEREBY ACKNOWLEDGE THIS DOCUMENT AS THE OFFICIALLY APPROVED PRELIMINARY PLAT:

MICHAEL JAMES

DATE

JAYA JAMES

DATE

GREGORY JAMES

DATE

ALLISON JAMES

DATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

TIMOTHY L. JACKSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NUMBER 5644

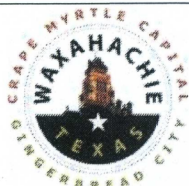
OWNER:  
GREGORY JAMES &  
ALLISON JAMES  
2919 E MENLO ST  
MESA, AZ 85213  
480.227.9589

OWNER:  
MICHAEL JAMES &  
JAYA JAMES  
147 LONE ELM DR  
WAXAHACHIE, TEXAS 75165  
480.227.9589

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

PRELIMINARY PLAT  
**PEACEFUL PRAIRIE  
ESTATES**  
11.071 ACRES  
SITUATED IN THE  
J. BARKER SURVEY,  
ABSTRACT NO. 40  
ETJ OF THE CITY OF WAXAHACHIE,  
ELLIS COUNTY, TEXAS  
3 RESIDENTIAL LOTS





## WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Michael James Parcel ID #: 256277, 252892  
Subdivision Name: Peaceful Prairie Estates

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

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

Contact Information:

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

To be completed by the water utility provider:

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

Paul Tischler

Print Name of General Manager of water provider or Designee

Signature of General Manager of water provider or Designee

Sardis Lone Elm WSC

Name of water provider company

1-17-19

Date



# Planning & Zoning Department

## Plat Staff Report

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**Case: FP-19-0012**

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### MEETING DATE(S)

*Planning & Zoning Commission:* February 26, 2019

*City Council:* March 4, 2019

### CAPTION

**Consider** request by Michael James for a **Final Plat** of Peaceful Prairie Estates for 3 lots, being 11.071 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256277 and 252892) in the Extra Territorial Jurisdiction – Owner: MICHAEL & JAYA JAMES and GREGORY & ALLISON JAMES (FP-19-0012).

### CASE INFORMATION

*Applicant:* Michael James

*Property Owner(s):* Michael & Jaya James and Gregory & Allison James

*Site Acreage:* 11.071 acres

*Number of Lots:* 3 lots

*Number of Dwelling Units:* 3 units

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

*Adequate Public Facilities:* Sardis-Lone Elm Water Supply has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements.

### SUBJECT PROPERTY

*General Location:* 147 Lone Elm Road

*Parcel ID Number(s):* 256277 and 252892

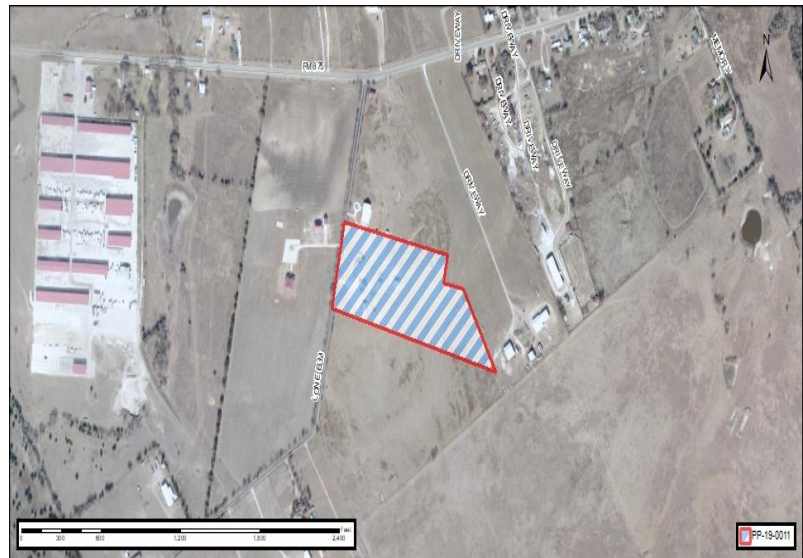
*Current Zoning:* N/A (ETJ)

*Existing Use:* Single family residence

*Platting History:* Companion case no. PP-19-0011 is being run concurrently.



*Site Aerial:*



### **RECOMMENDATION**

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

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

### **ATTACHED EXHIBITS**

1. Plat drawing
2. Water Utility Provider's Endorsement

### **APPLICANT REQUIREMENTS**

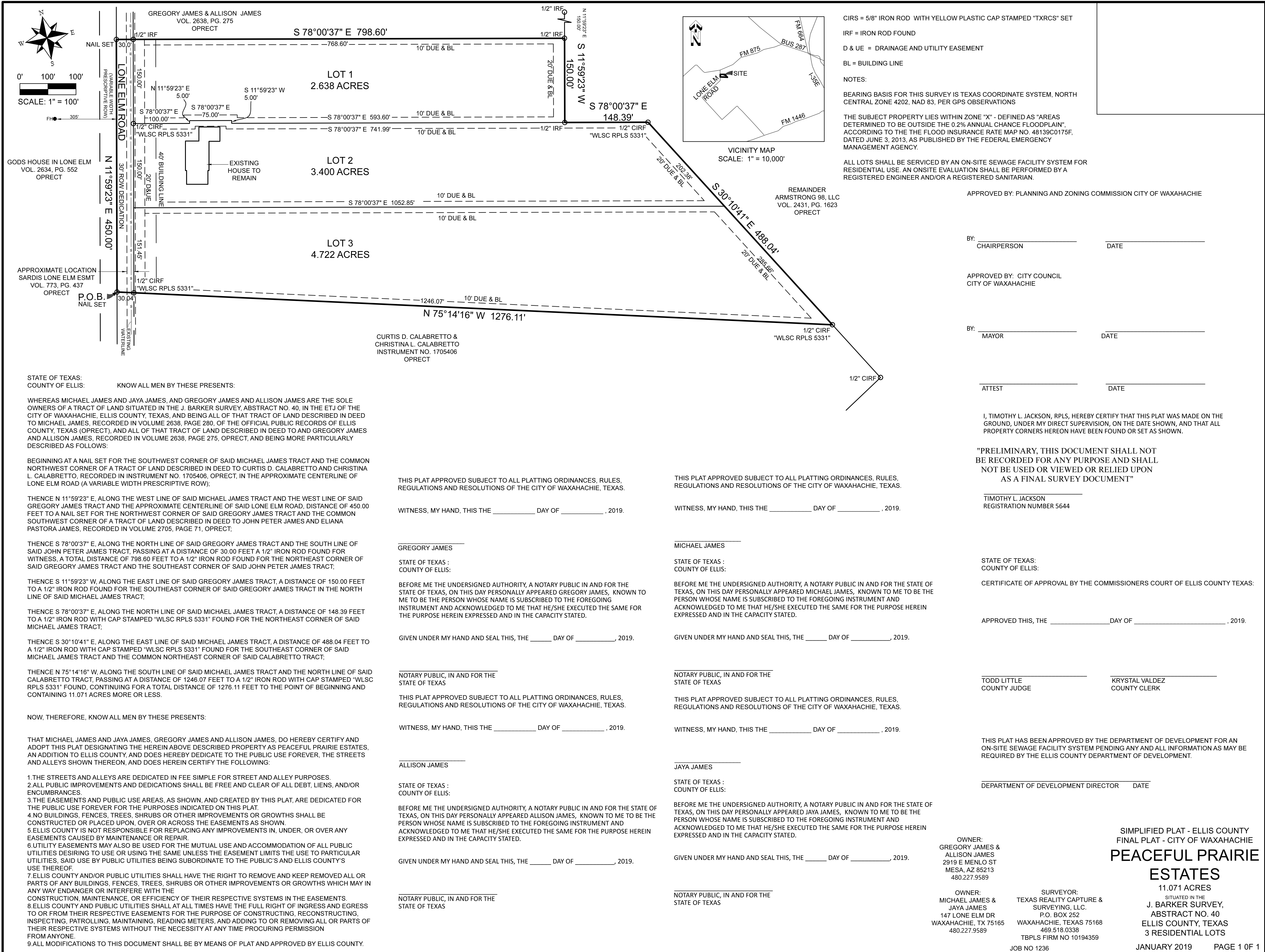
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
  - a. If comments were not satisfied,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

### **STAFF CONTACT INFORMATION**

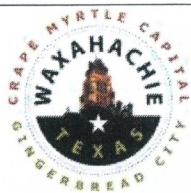
*Prepared by:*  
Colby Collins  
Senior Planner  
[ccollins@waxahachie.com](mailto:ccollins@waxahachie.com)

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









## WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Michael James Parcel ID #: 256 277, 252 892  
Subdivision Name: Peaceful Prairie Estates

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.

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Carroll Water Company	(972) 617-0817
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Nash Foreston WSC	(972) 483-3039

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Paul Tischler

Print Name of General Manager of water provider or Designee

[Signature]

Signature of General Manager of water provider or Designee

Sardis Lone Elm WSC

Name of water provider company

1-17-19

Date





## Memorandum

To: Planning and Zoning Commission  
From: Shon Brooks, Director of Planning  
Thru: Michael Scott, City Manager  
Date: February 22, 2019  
Re: LP-19-0013 Buffalo Ridge Phase 5

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This Landscape Plan is a companion case to PP-17-0029 Buffalo Ridge which was approved by City Council on May 1, 2017.

Staff recommends approval of the Landscape Plan as presented.



GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
- TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF WAXAHACHIE ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TxDOT SPECIFICATIONS, TxDOT STANDARD DRAWINGS.
- ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TxDOT BARRICADE AND CONSTRUCTION STANDARDS.
- CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
- TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
- UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

CONSTRUCTION PLANS  
FOR  
SCREENING AND BUFFERING

~BUFFALO RIDGE PHASE ONE~

CITY OF WAXAHACHIE  
ELLIS COUNTY, TEXAS

SUBMITTAL DATE January 11, 2019



LOCATION MAP  
NOT TO SCALE

SHEET INDEX	
HS1	OVERALL LAYOUT PLAN
HS2-HS10	HARDSCAPE PLANS
HS11-HS14	HARDSCAPE DETAILS
L1-L9	LANDSCAPE PLANS
L10	LANDSCAPE DETAILS

GENERAL LANDSCAPE NOTES:

- INSPECTIONS:
- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
  - THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
  - THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

- LANDSCAPE STANDARDS:
- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
  - A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
  - STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
  - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
  - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
  - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
  - TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
  - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
  - ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
  - NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

- IRRIGATION STANDARDS:
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
  - CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
  - IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
  - MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
  - ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
  - VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
  - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
  - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
  - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

- MAINTENANCE STANDARDS:
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
  - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
  - NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
  - TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
  - TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

- TREE PROTECTION NOTES:
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
  - ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
  - PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
  - NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
  - NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
  - VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
  - GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
  - NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
  - ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
  - ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

OWNER / DEVELOPER:

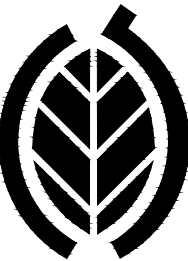
GRBK EDGEWOOD LLC  
2805 N. DALLAS PKWY  
SUITE 400  
PLANO, TEXAS 75093  
PH. (469) 450-5585  
CONTACT: BOBBY SAMUEL

CIVIL ENGINEER:

STANTEC  
12222 MERIT DRIVE  
SUITE 400  
DALLAS, TEXAS 75251  
PH. (972) 991-0011  
CONTACT: JOSHUA MILLSAP, PE

LANDSCAPE ARCHITECT:

CODY JOHNSON STUDIO, LLC  
9720 COIT ROAD SUITE 220-333  
PLANO, TEXAS 75025  
PH. (903) 570-0162  
CONTACT: CODY JOHNSON, RLA, ASLA, LI



CODY JOHNSON  
s · t · u · d · i · o

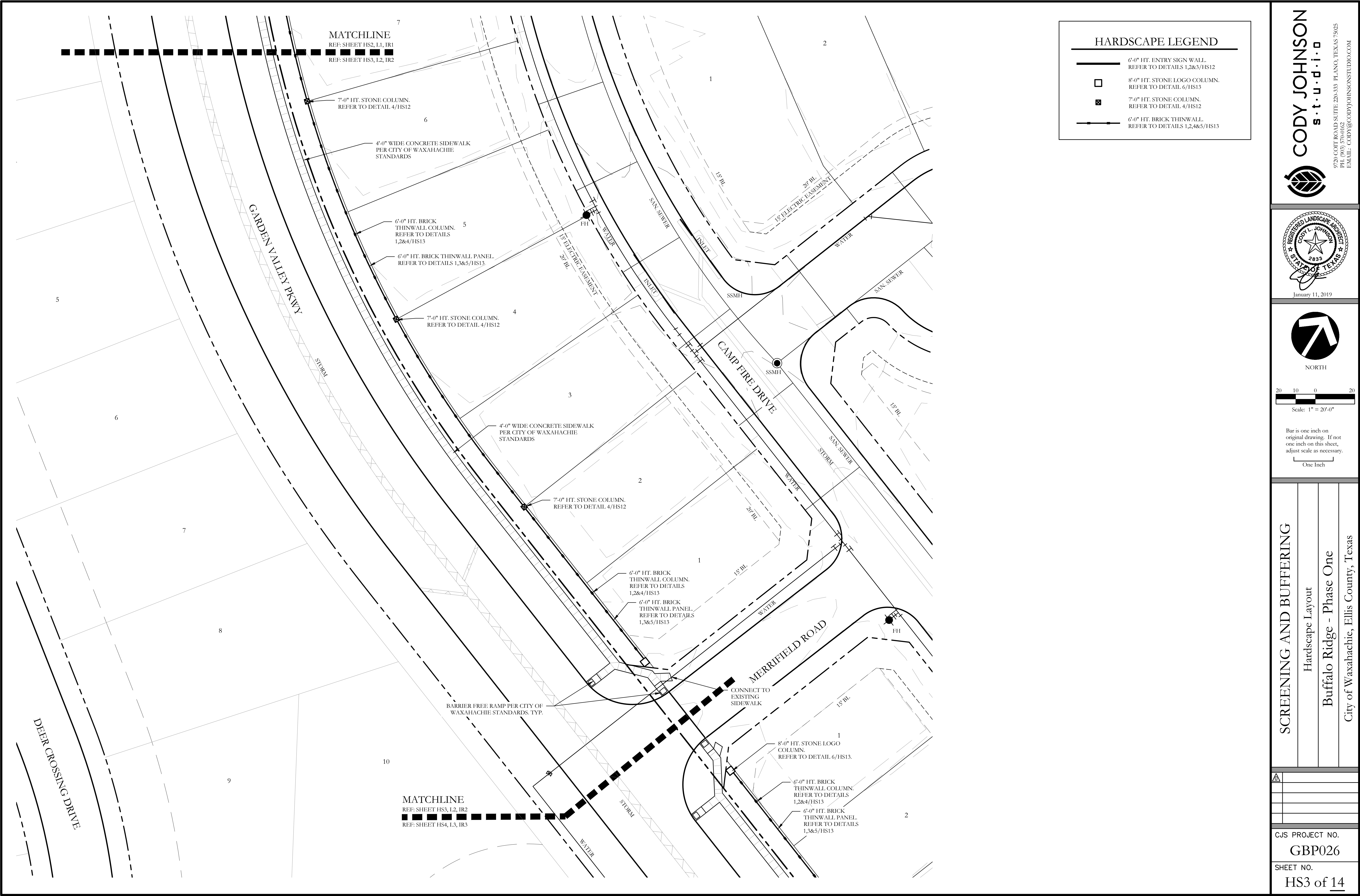












HARDSCAPE LEGEND

6'-0" HT. ENTRY SIGN WALL.  
REFER TO DETAILS 1,2&3/HS12

8'-0" HT. STONE LOGO COLUMN.  
REFER TO DETAIL 6/HS13

7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 4/HS12

6'-0" HT. BRICK THINWALL.  
REFER TO DETAILS 1,2,4&5/HS13

CODY JOHNSON

s.t.u.d.i.o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025  
PH: (972) 570-0162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT

CODY L. JOHNSON

2935

STATE OF TEXAS

January 11, 2019

NORTH

20 10 0 20

Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

Hardscape Layout

Buffalo Ridge - Phase One

City of Waxahachie, Ellis County, Texas

CJS PROJECT NO.  
GBP026

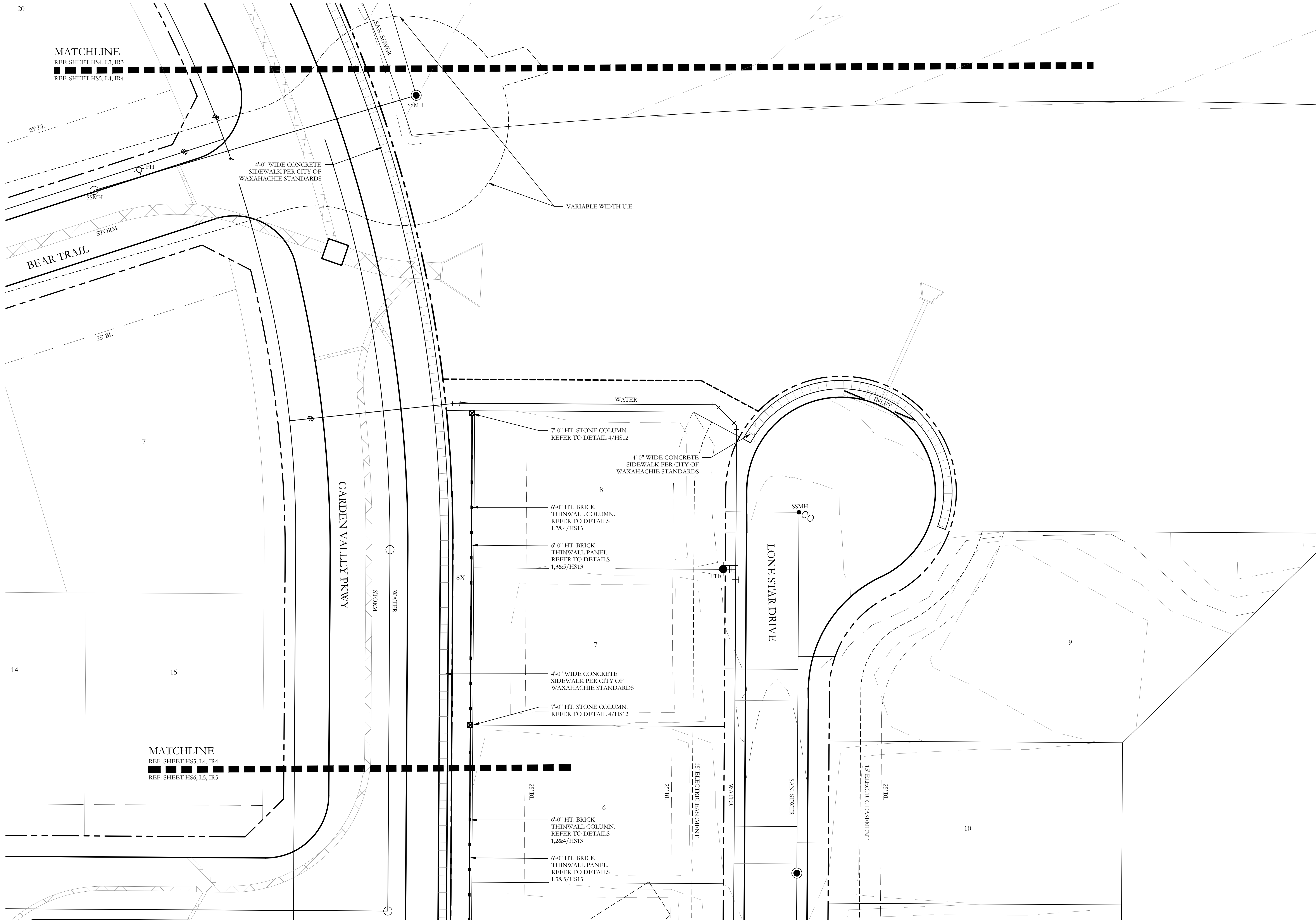
SHEET NO.  
HS3 of 14







MATCHLINE  
REF: SHEET HS4, L3, IR3  
REF: SHEET HS5, L4, IR4



MATCHLINE  
REF: SHEET HS5, L4, IR4  
REF: SHEET HS6, L5, IR5

CODY JOHNSON  
s.t.u.d.i.o

REGISTERED LANDSCAPE ARCHITECT  
CODY L. JOHNSON  
2013  
STATE OF TEXAS

January 11, 2019

NORTH

20 10 0 10 20

Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

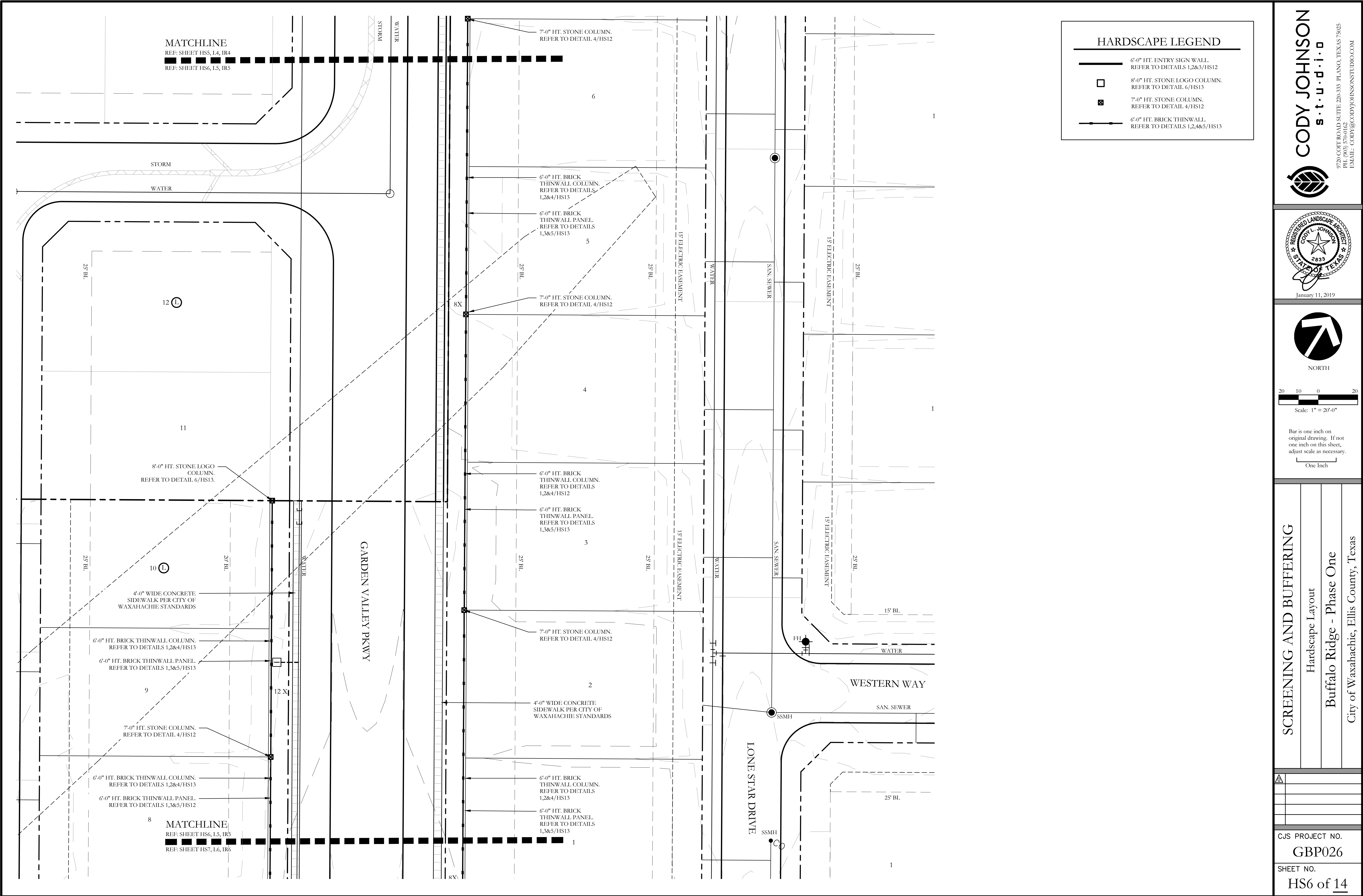
Hardscape Layout

Buffalo Ridge - Phase One

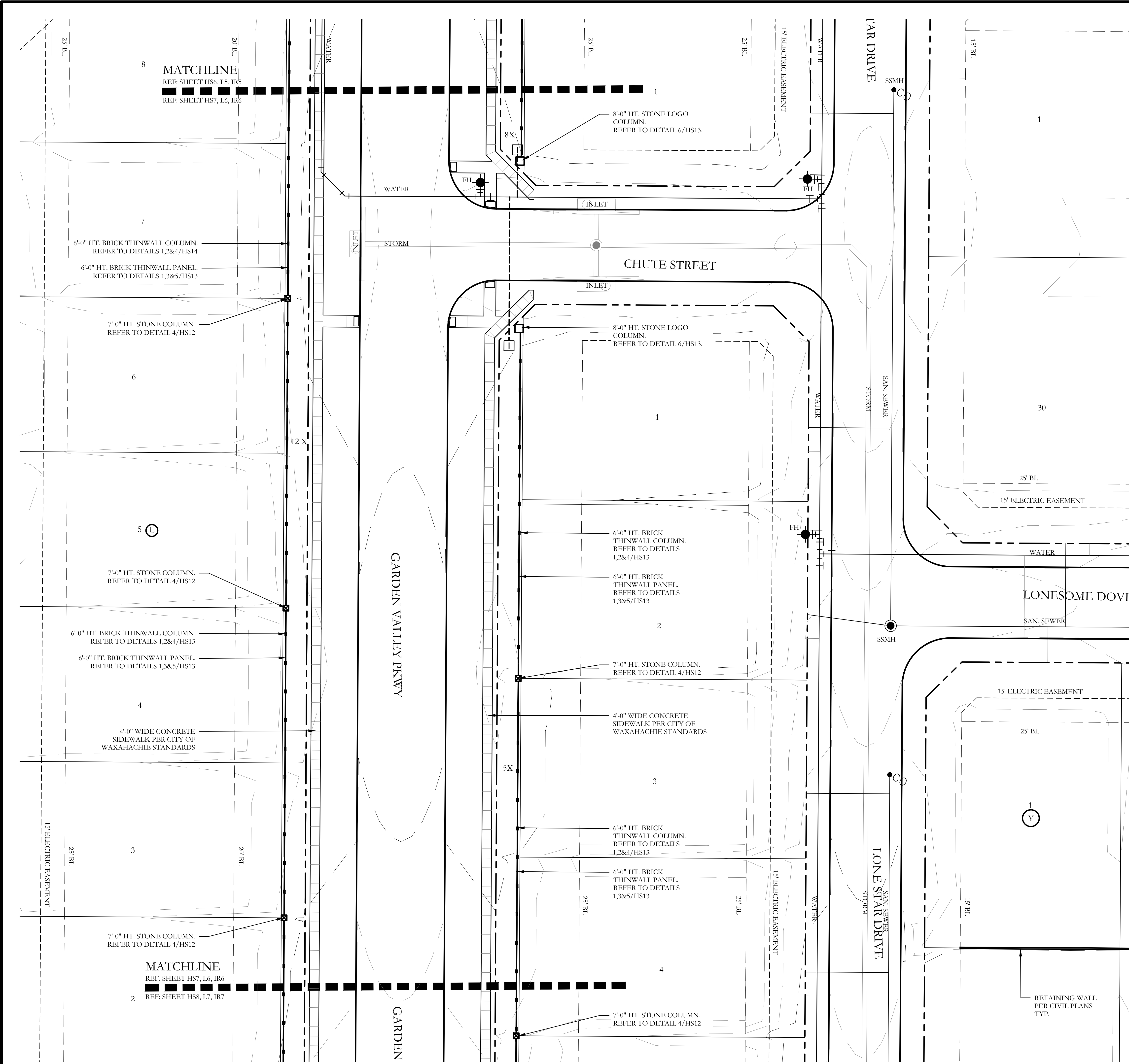
City of Waxahachie, Ellis County, Texas

CJS PROJECT NO. GBP026
SHEET NO. HS5 of 14









HARDSCAPE LEGEND

6'-0" HT. ENTRY SIGN WALL.  
REFER TO DETAILS 1,2&3/HS12

8'-0" HT. STONE LOGO COLUMN.  
REFER TO DETAIL 6/HS13

7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 4/HS12

6'-0" HT. BRICK THINWALL.  
REFER TO DETAILS 1,2,4&5/HS13

CODY JOHNSON

s.t.u.d.i.o

REGISTERED LANDSCAPE ARCHITECT

CODY L. JOHNSON

2033

STATE OF TEXAS

January 11, 2019

NORTH

20 10 0 10 20

Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

Hardscape Layout

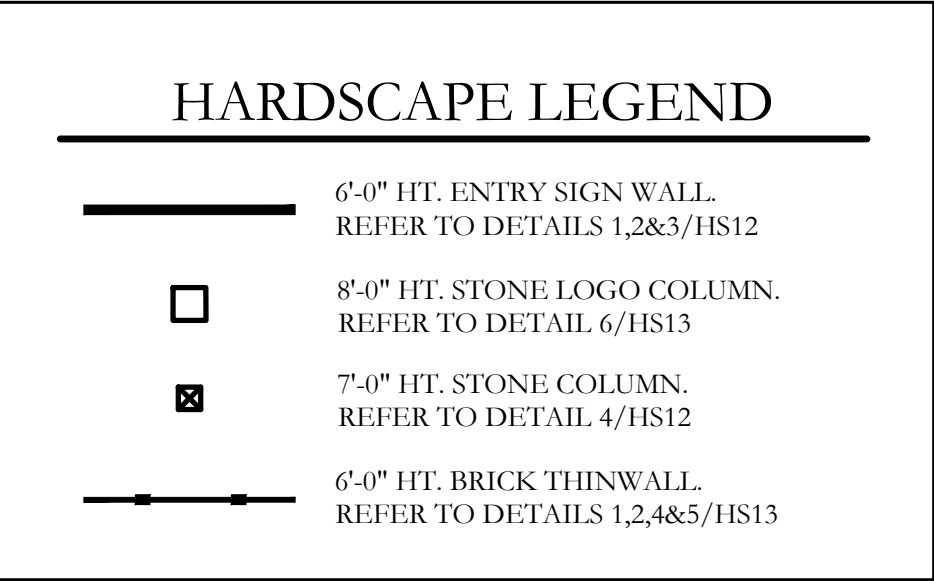
Buffalo Ridge - Phase One

City of Waxahachie, Ellis County, Texas

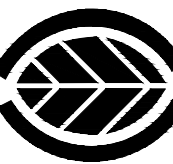
CJS PROJECT NO.  
GBP026

SHEET NO.  
HS7 of 14

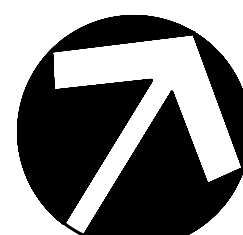




CODY JOHNSON  
s.t.u.d.i.o



January 11, 2019



NORTH



Scale: 1" = 20'-0"

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One Inch

# SCREENING AND BUFFERING

## Hardscape Layout

## Buffalo Ridge - Phase One

City of Waxahachie, Ellis County, Texas



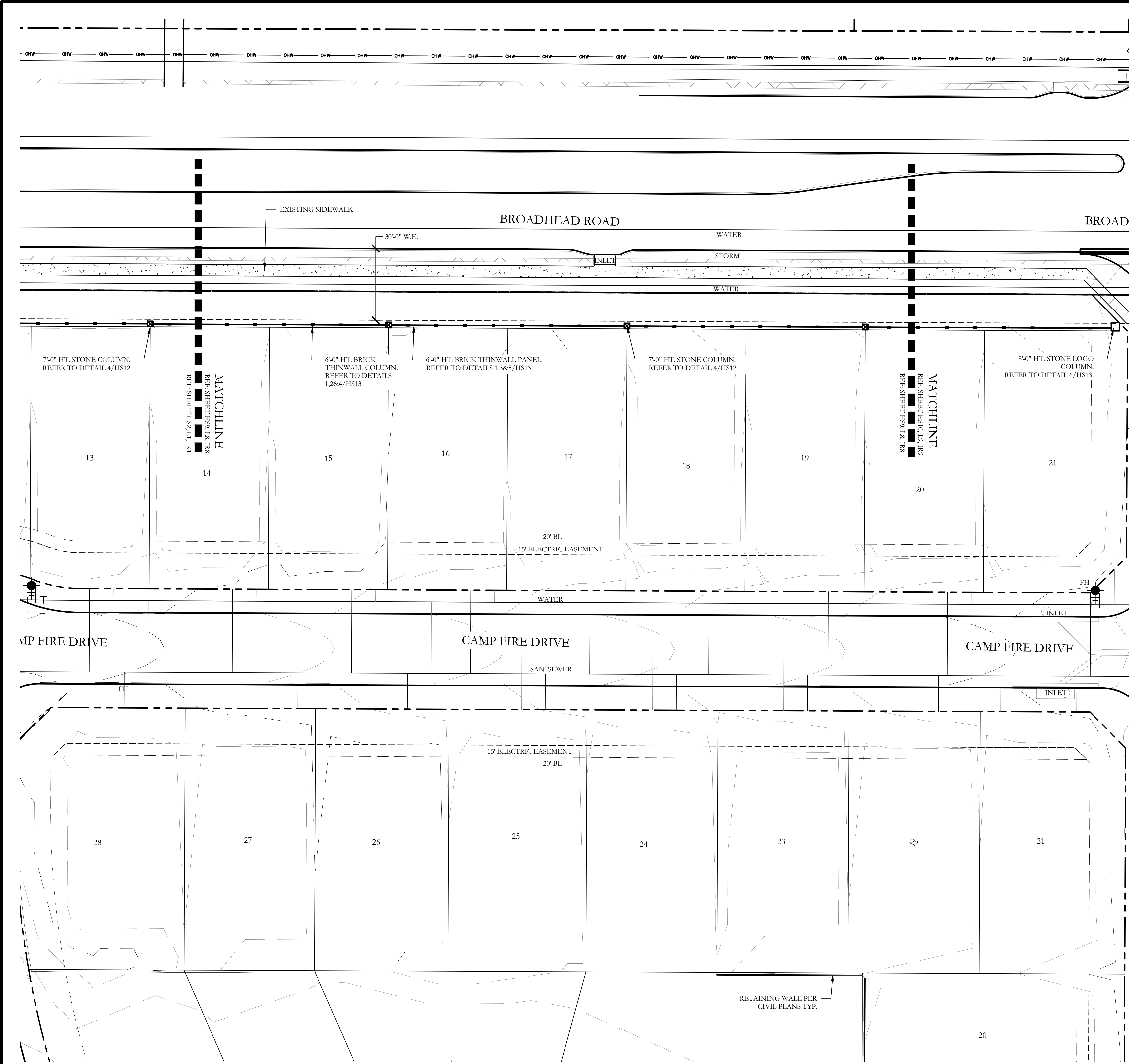
CJS PROJECT NO.

GBP026

SHEET NO.

HS8 of 14





**HARDSCAPE LEGEND**

- 6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS12
- 8'-0" HT. STONE LOGO COLUMN. REFER TO DETAIL 6/HS13
- 7'-0" HT. STONE COLUMN. REFER TO DETAIL 4/HS12
- 6'-0" HT. BRICK THINWALL. REFER TO DETAILS 1,2,4&5/HS13

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NORTH

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One Inch

SCREENING AND BUFFERING

Hardscape Layout

Buffalo Ridge - Phase One

City of Waxahachie, Ellis County, Texas

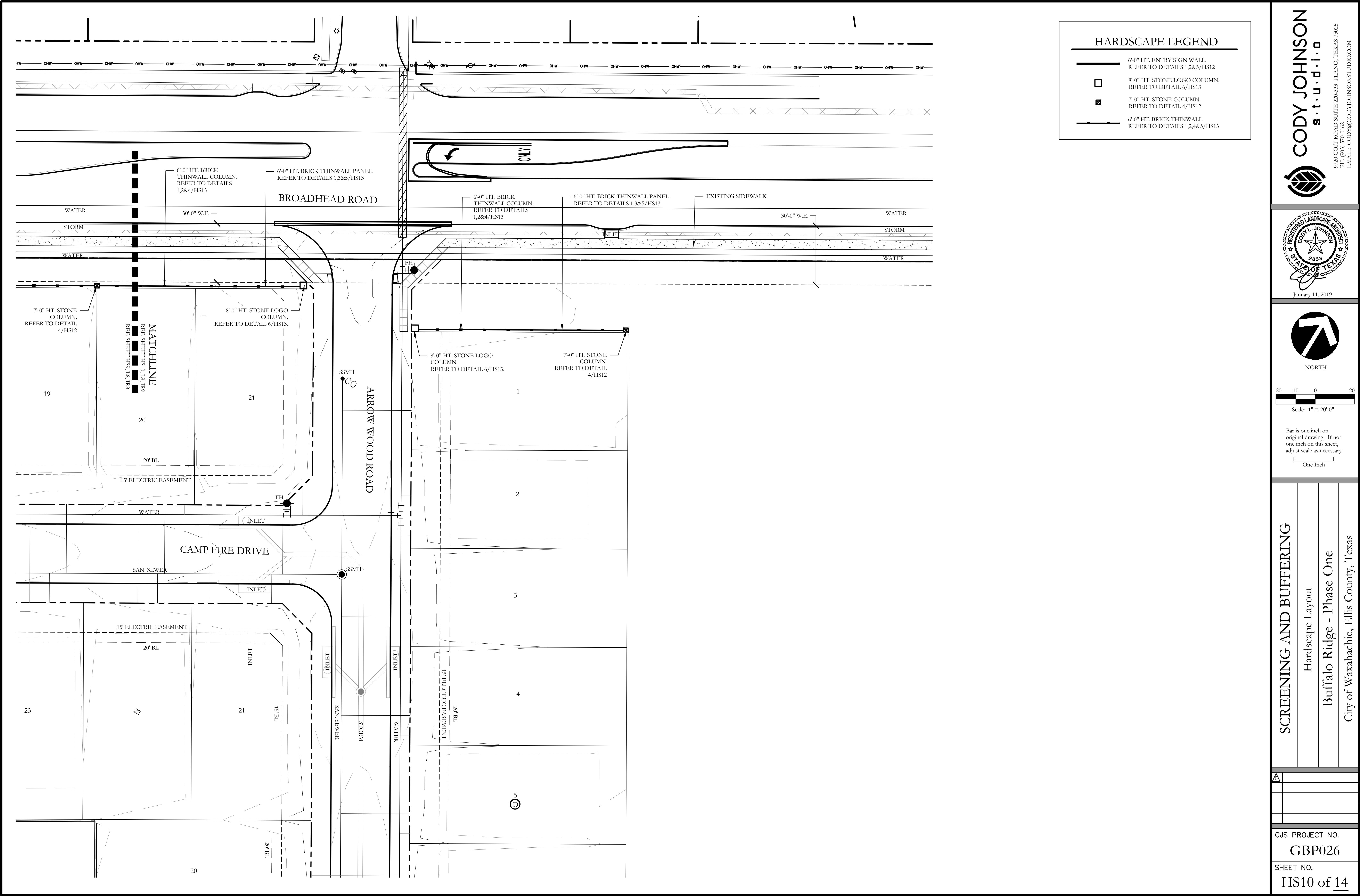
CJS PROJECT NO.

GBP026

SHEET NO.

HS9 of 14





HARDSCAPE LEGEND

6'-0" HT. ENTRY SIGN WALL.  
REFER TO DETAILS 1,2&3/HS12

8'-0" HT. STONE LOGO COLUMN.  
REFER TO DETAIL 6/HS13

7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 4/HS12

6'-0" HT. BRICK THINWALL.  
REFER TO DETAILS 1,2,4&5/HS13

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REGISTERED LANDSCAPE ARCHITECT  
CODY L. JOHNSON  
2935  
STATE OF TEXAS

January 11, 2019

NORTH

20 10 0 20

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One Inch

SCREENING AND BUFFERING

Hardscape Layout

Buffalo Ridge - Phase One

City of Waxahachie, Ellis County, Texas

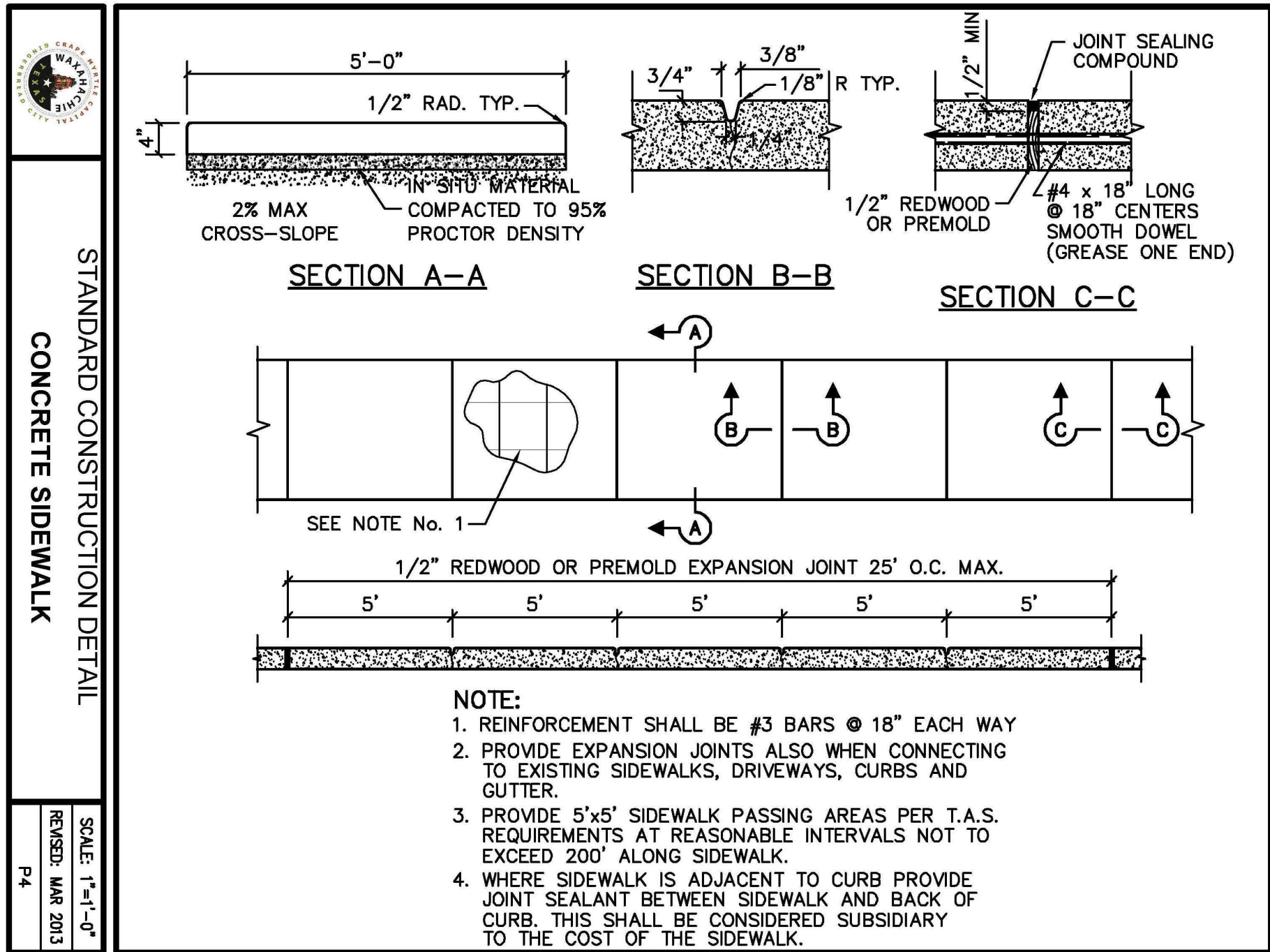
CJS PROJECT NO.

GBP026

SHEET NO.

HS10 of 14





WALL NOTES

1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
6. ALL REINFORCING SHALL BE NEW RIBLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNERS REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
14. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
15. CLEAN STONWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

GENERAL NOTES - HARDSCAPE CONSTRUCTION

- CAST-IN-PLACE CONCRETE
1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
  2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
  3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
  4. CHLORIDES SHALL NOT BE USED.
  5. MAXIMUM AGGREGATE SIZE = 1".

- CONCRETE REINFORCING STEEL
1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
  2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
    - 2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
    - 2.2. CONCRETE EXPOSED TO EARTH OF WEATHER:
      - 2.2.1. (A) BARS LARGER THAN NO. 5: 2 INCHES
      - 2.2.2. (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES.
    - 2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
      - 2.3.1. SLABS, WALLS AND JOISTS
        - 2.3.1.1. (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
        - 2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES.
      - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
      - 2.3.3. SHELLS AND FOLDED PLATES
        - 2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES.
        - 2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.
  3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

- DRILLED PIERS
1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
  2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
  3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
  4. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
  5. PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

- STRUCTURAL CONCRETE MASONRY UNIT
1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
  2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
  3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
  4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
  5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
  6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
  7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
  8. LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
  9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
  10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

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CODY L. JOHNSON  
2035  
STATE OF TEXAS

January 11, 2019

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One Inch

SCREENING AND BUFFERING

Hardscape Details

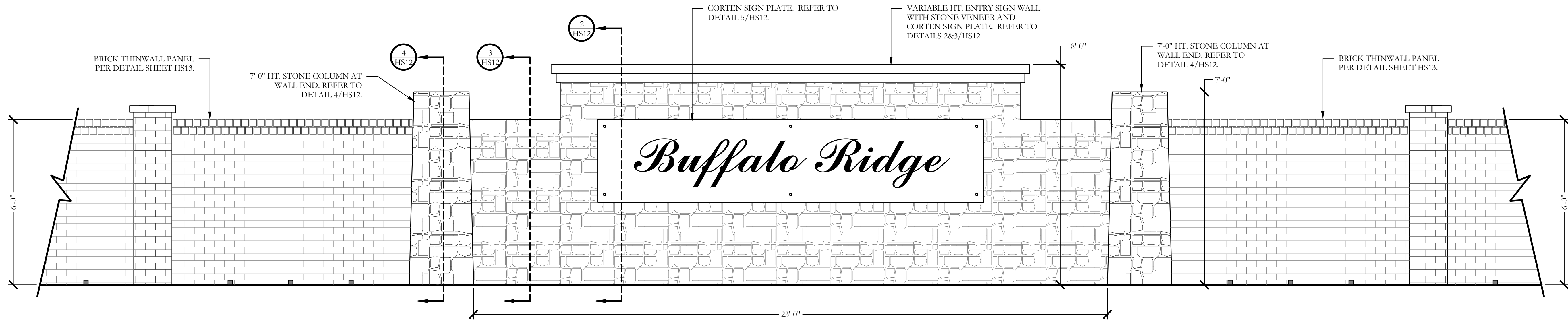
Buffalo Ridge - Phase One

City of Waxahachie, Ellis County, Texas

CJS PROJECT NO.  
GBP026

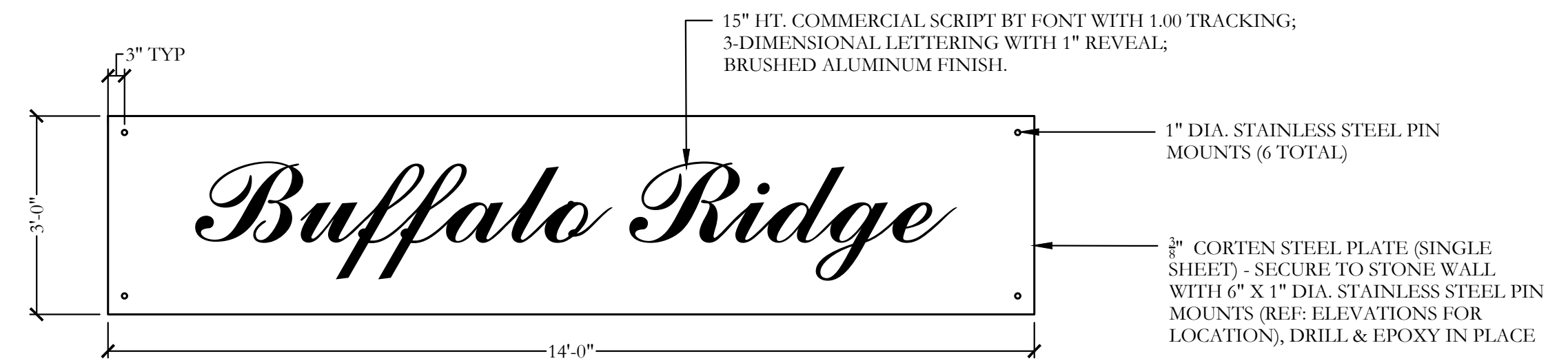
SHEET NO.  
HS11 of 14





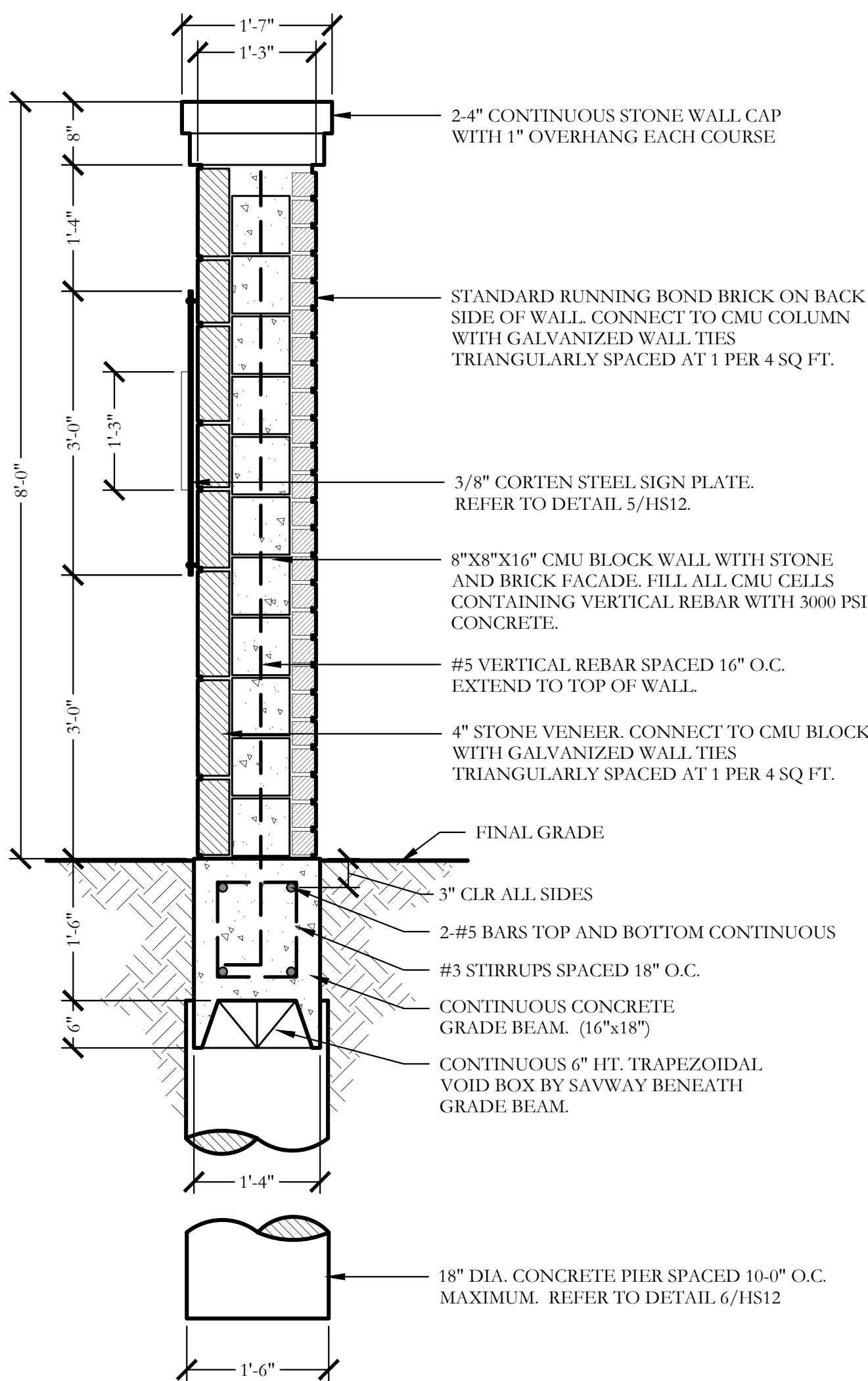
1 VARIABLE HT. ENTRY SIGN WALL  
ELEVATION

SCALE: 1/2" = 1'-0"



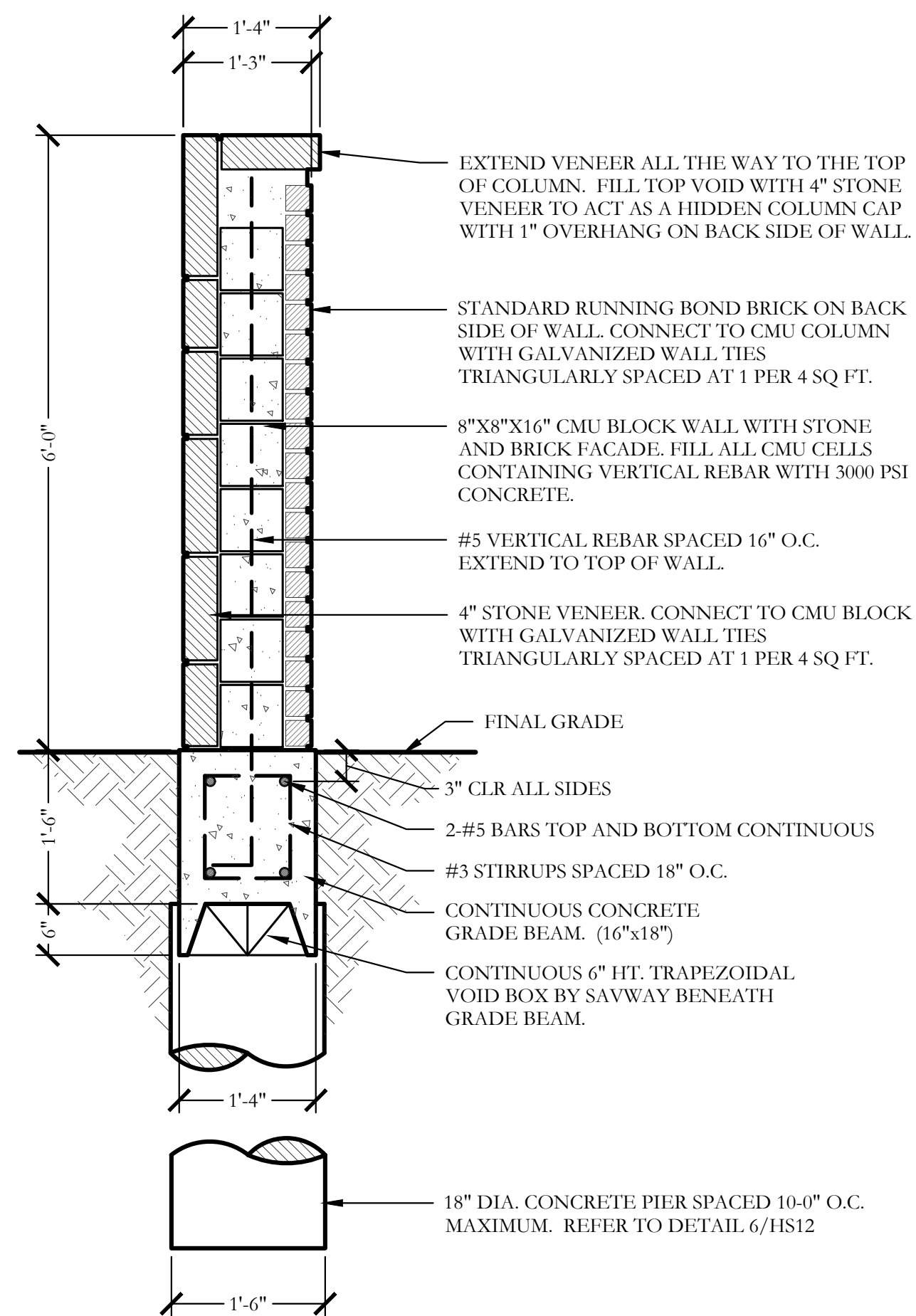
5 CORTEN STEEL SIGN PANEL  
ELEVATION

SCALE: 1/2" = 1'-0"



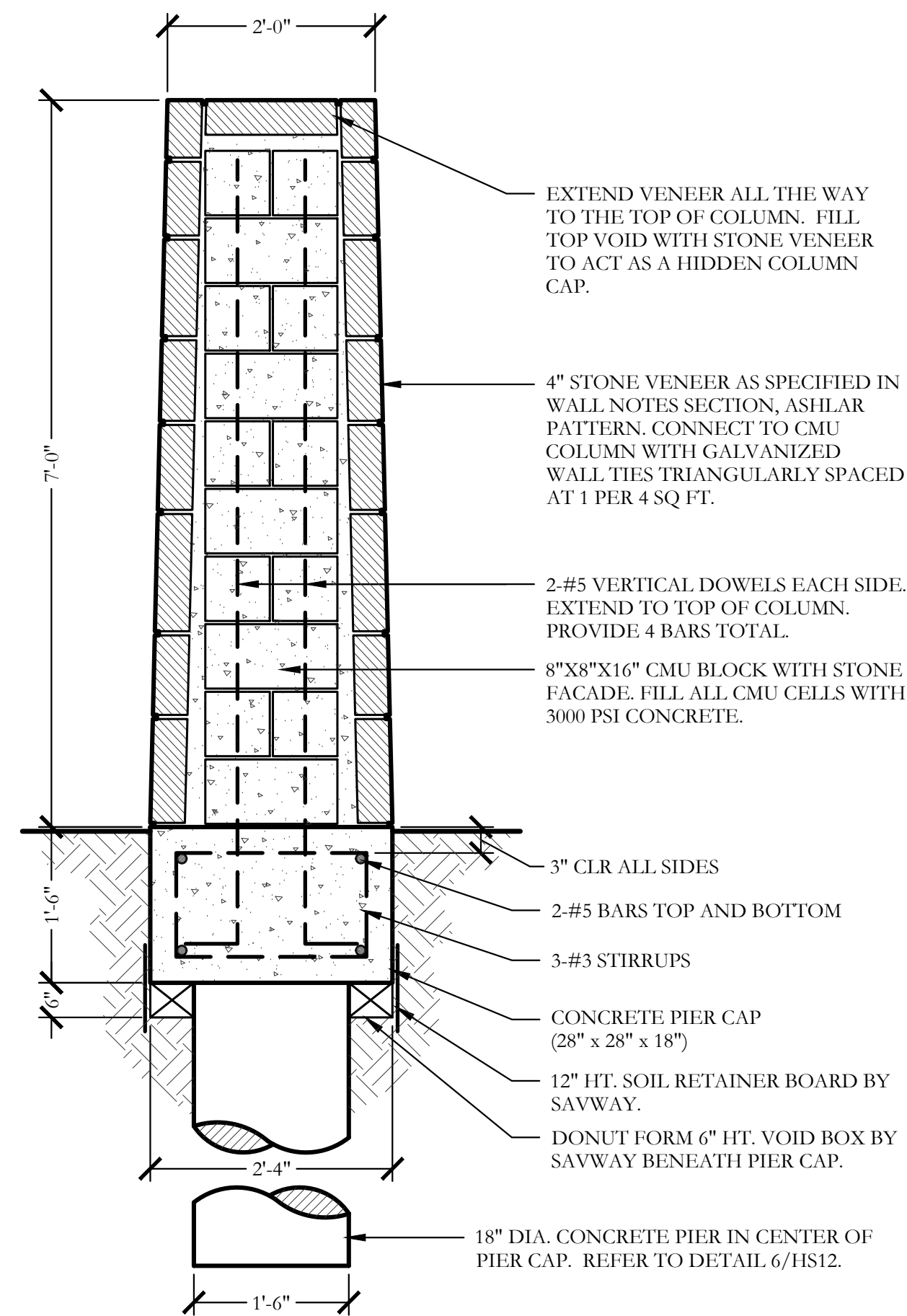
2 8'-0" HT. ENTRY SIGN PANEL  
SECTION

SCALE: 3/4" = 1'-0"



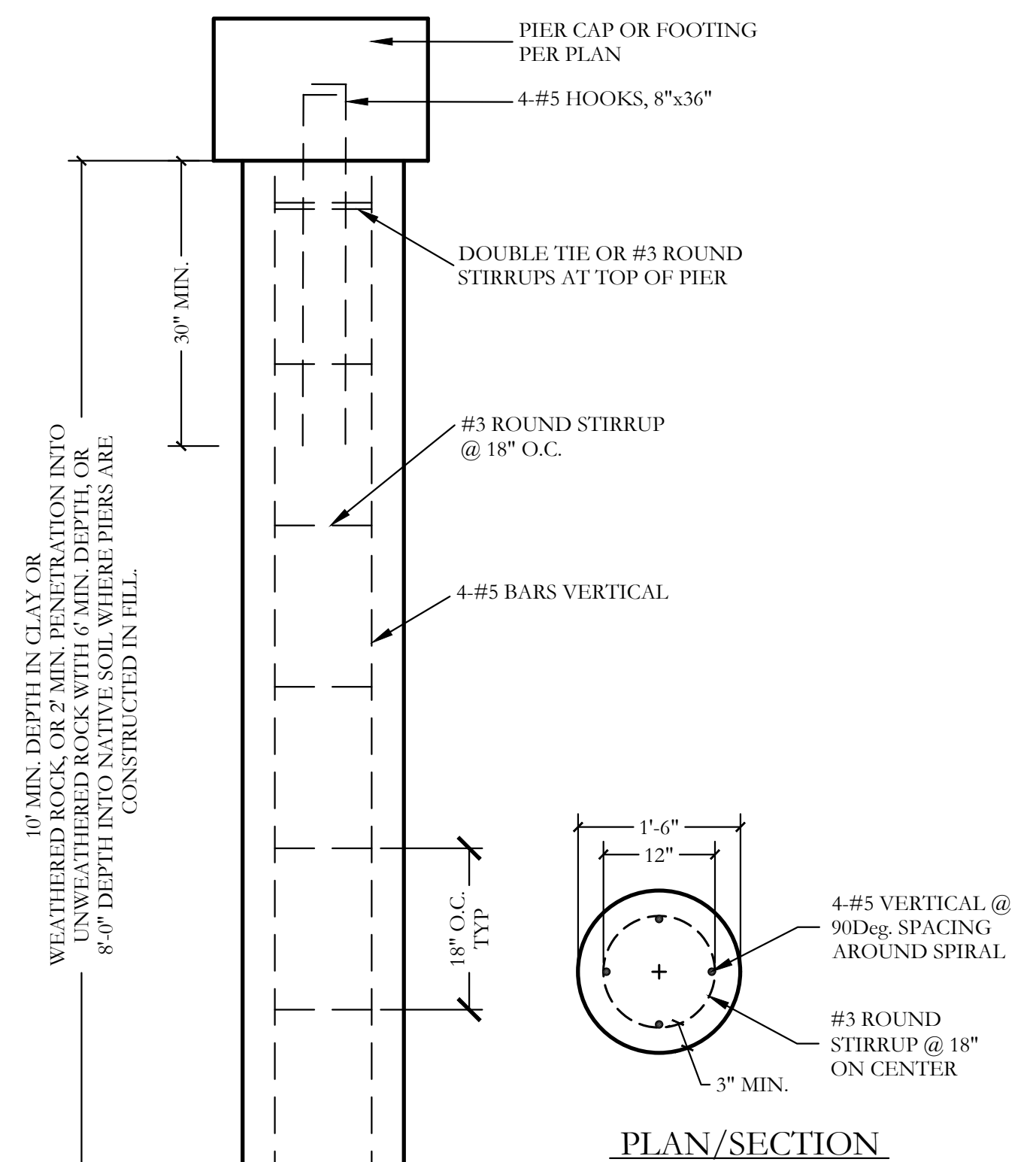
3 6'-0" HT. ENTRY SIGN PANEL  
SECTION

SCALE: 3/4" = 1'-0"



4 7'-0" HT. STONE COLUMN  
SECTION

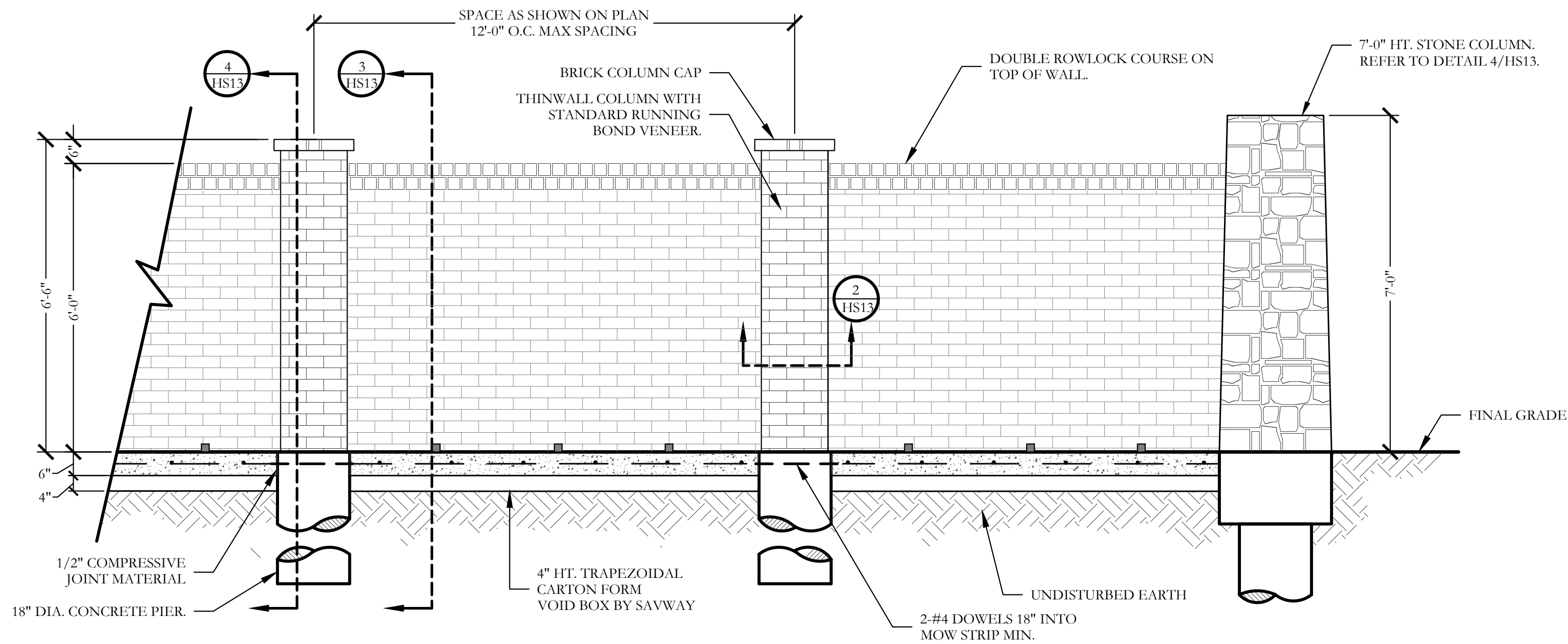
SCALE: 3/4" = 1'-0"



6 PIER (18" DIA.)  
SECTION

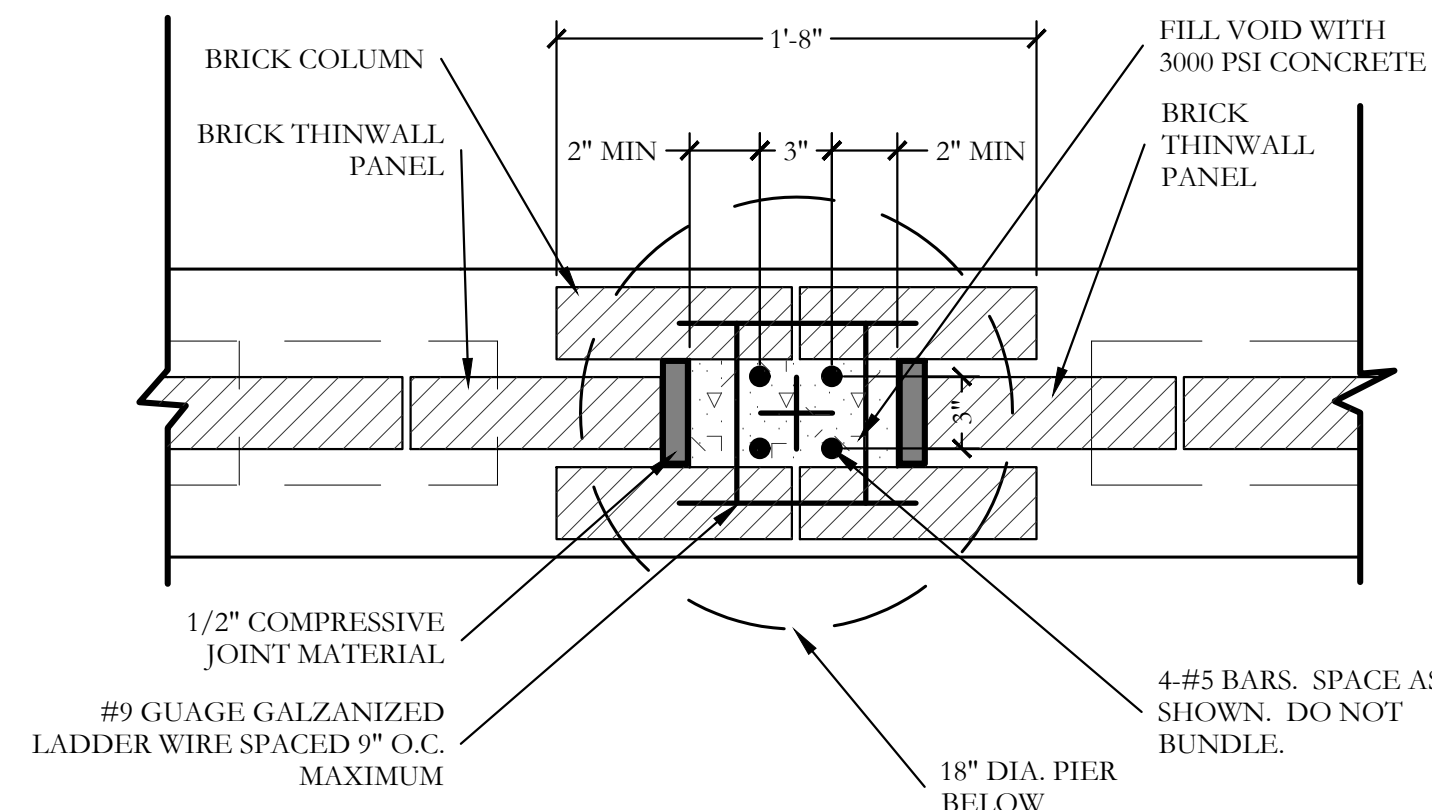
SCALE: 3/4" = 1'-0"





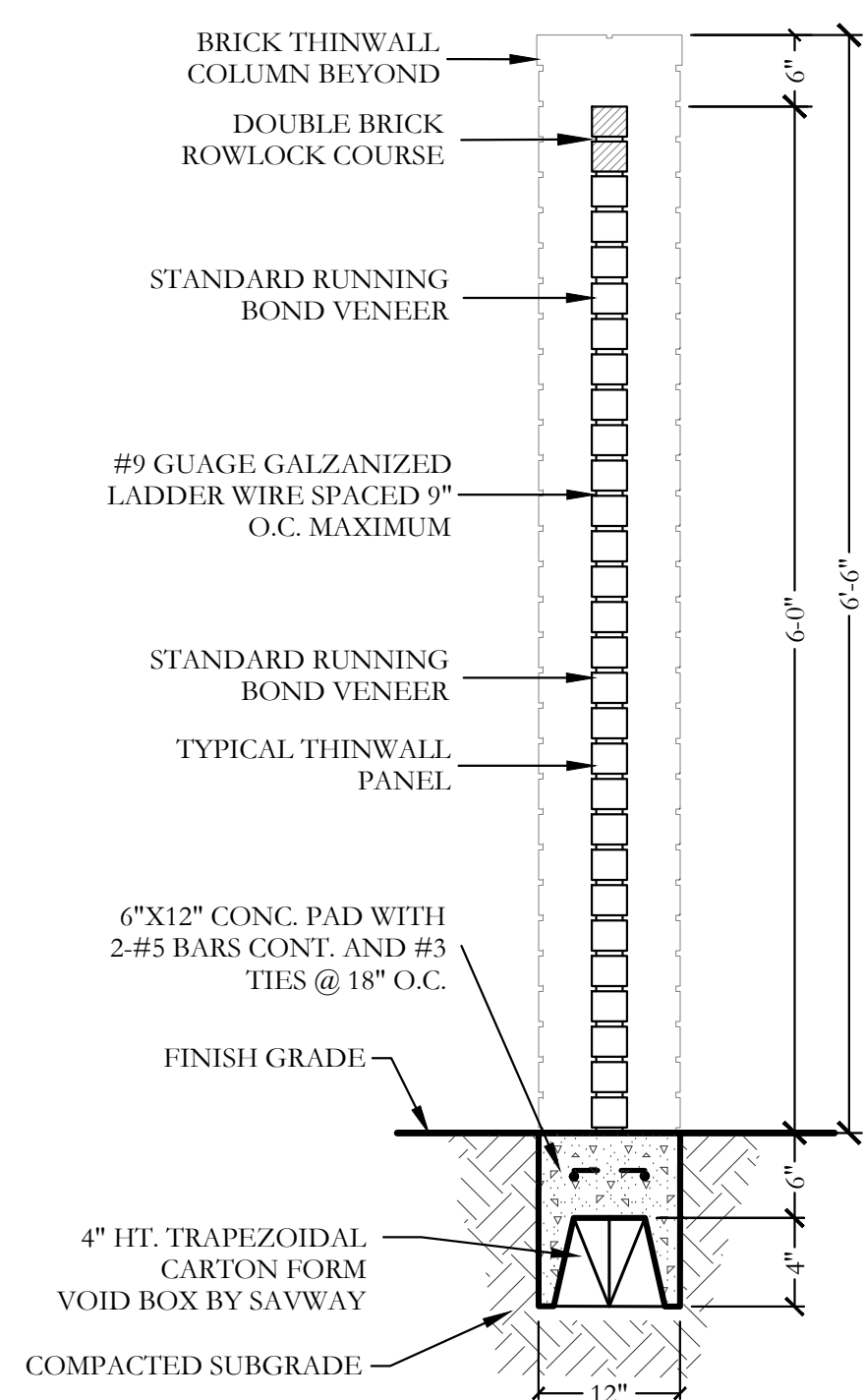
1 BRICK THINWALL WITH BRICK COLUMN  
ELEVATION

SCALE: 1/2" = 1'-0"



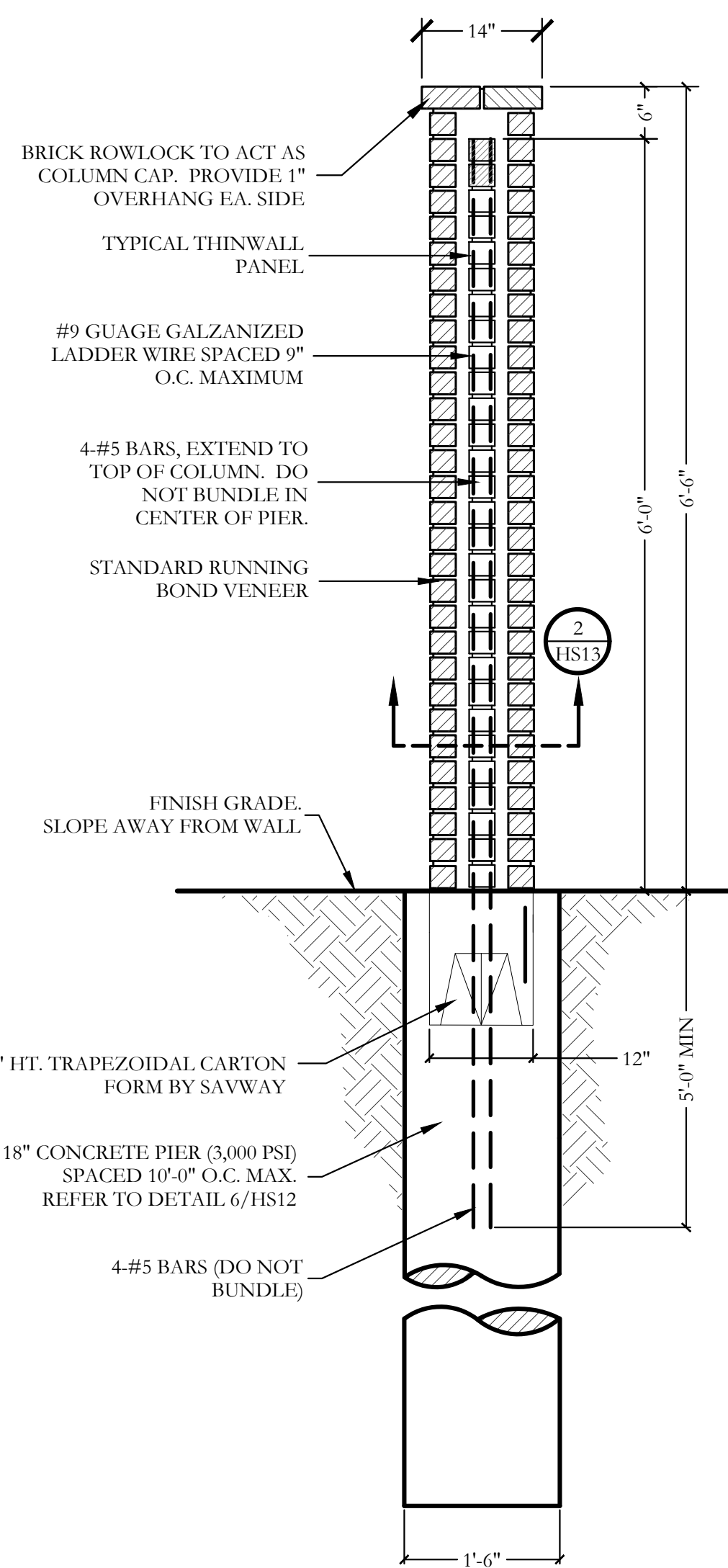
2 THINWALL COLUMN  
PLAN/SECTION

SCALE: 1-1/2" = 1'-0"



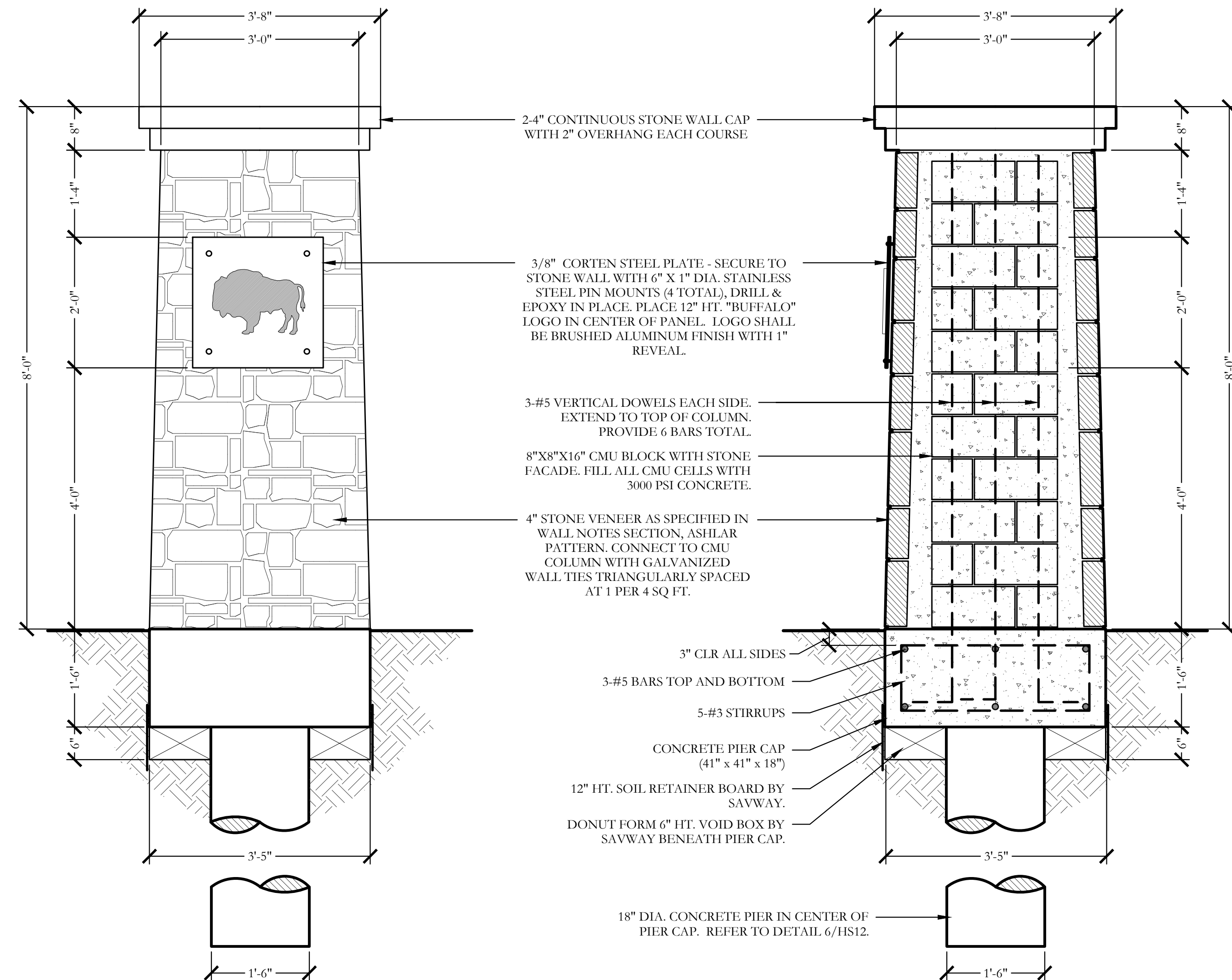
3 BRICK THINWALL PANEL  
SECTION

N.T.S.



4 THINWALL COLUMN  
SECTION

N.T.S.

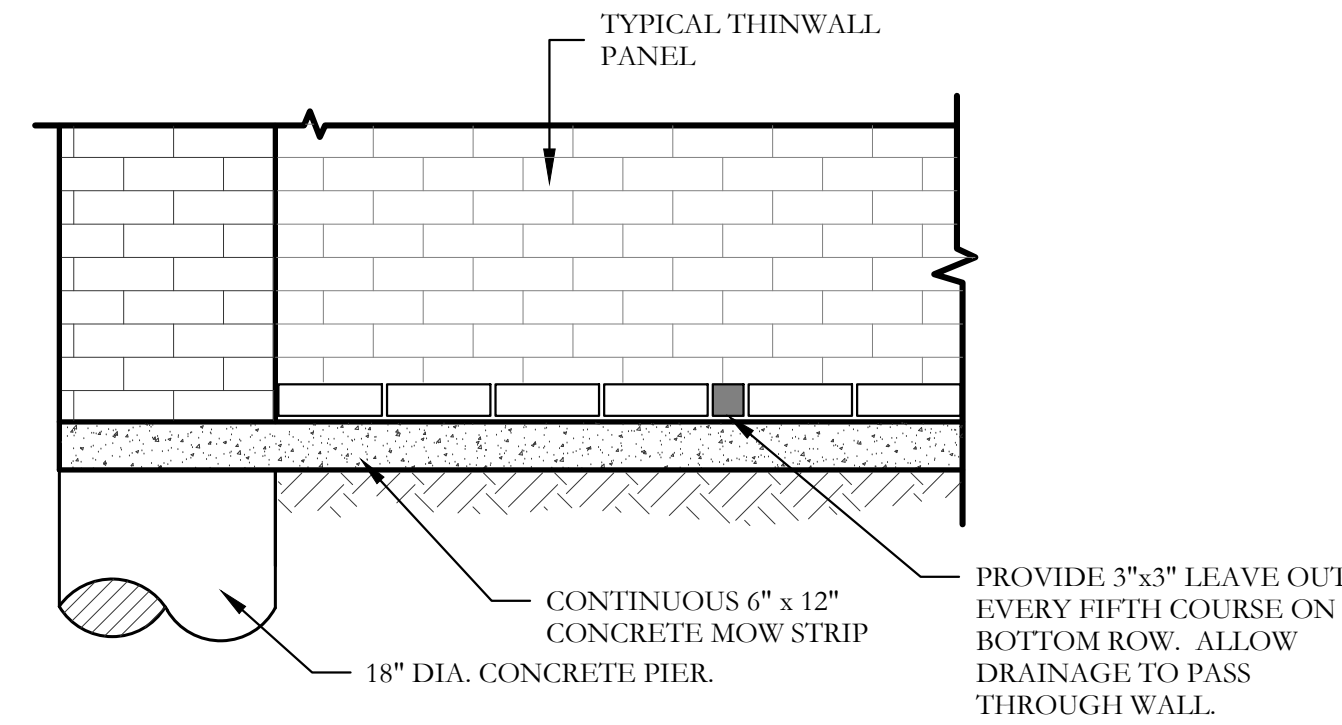


6 8'-0" HT. STONE LOGO COLUMN  
ELEVATION/SECTION

NOT TO SCALE

## BRICK THIN-WALL NOTES

1. MORTAR SHALL BE TYPE S WITH WELL GRADED SAND
2. BRICK PANEL REINFORCING WIRE SHALL BE 1/2" INCH CENTER TO CENTER 9 GAGE HOT DIPPED GALVANIZED JOINT REINFORCING AT SPECIFIED JOINT SPACING
3. GROUT FILL SHALL BE PEA-GRAVEL AND PORTLAND CEMENT MIX. GROUT SHALL BE VIBRATED TO ASSURE ALL VOIDS ARE FILLED.
4. BRICK SHALL BE GRADE SW (SEVERE WEATHERING) RATED BRICK.
5. CONCRETE FOR PIERS AND MOW STRIP SHALL BE 3000 PSI COMPRESSIVE STRENGTH NORMAL WEIGHT PORTLAND MIX CONCRETE.
6. WIRE TIES AT COLUMNS SHALL BE HOT DIPPED GALVANIZED JOINT REINFORCING AT SPECIFIED JOINT SPACING.
7. SPACING BETWEEN COLUMNS SHALL NOT EXCEED 12 FEET.
8. CONTRACTOR SHALL LEAVE EVERY FIFTH BRICK ON BOTTOM COURSE OFF OF WALL TO ALLOW DRAINAGE TO PASS THROUGH THE WALL.
9. THE OWNER SHALL MAINTAIN THIS OPENING TO ALLOW FOR PROPER DRAINAGE AT ALL TIMES.



5 BOTTOM OF THINWALL PANEL  
ELEVATION





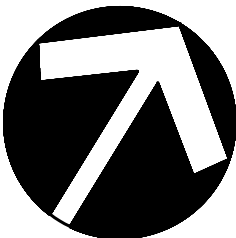




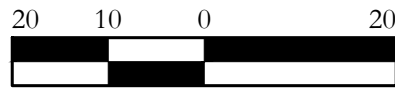




January 09, 2018



NORTH



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One Inch

## SCREENING AND BUFFERING

# Landscape Plan

Buffalo Ridge - Phase One

City of Waxahachie, Ellis County, Texas

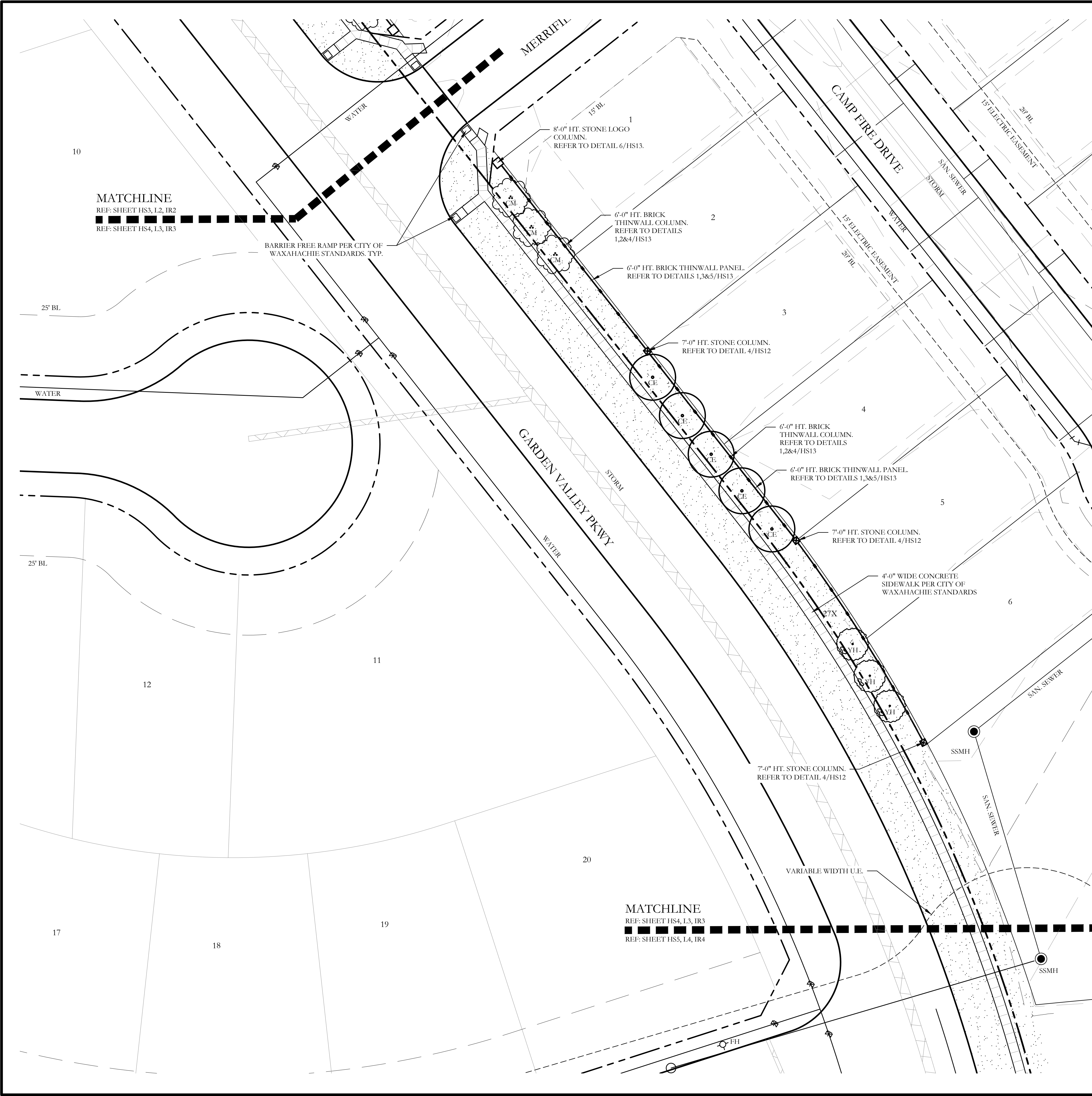
CJS PROJECT NO

GBP026

SHEET NO.

L2 of 10





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CM	NATCHEZ WHITE CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH

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REGISTERED LANDSCAPE ARCHITECT  
CODY L. JOHNSON  
2935  
STATE OF TEXAS

January 09, 2018

NORTH

20 10 0 20  
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One Inch

SCREENING AND BUFFERING

Landscape Plan

Buffalo Ridge - Phase One

City of Waxahachie, Ellis County, Texas

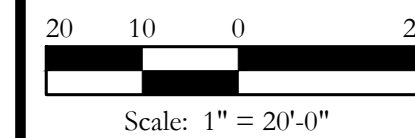
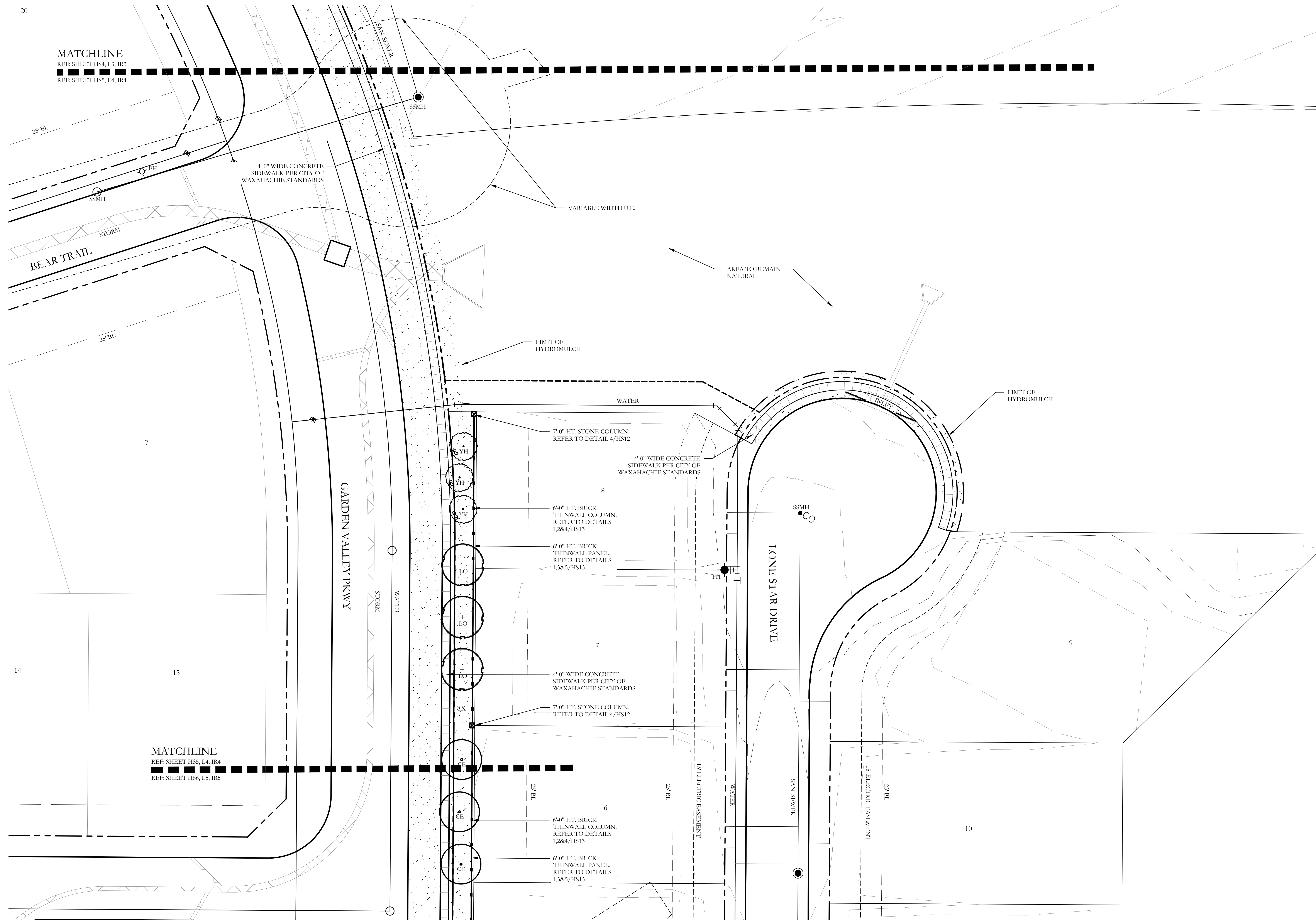
CJS PROJECT NO.

GBP026


SHEET NO.

L3 of 10





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One Inch


## SCREENING AND BUFFERING

Landscape Plan

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Buffalo Ridge - Phase One

City of Waxahachie, Ellis County, Texas

CJS PROJECT NO.


GBP026

SHEET NO.

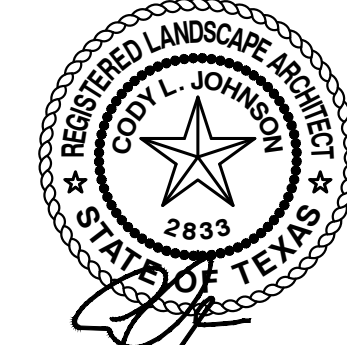
L4 of 10



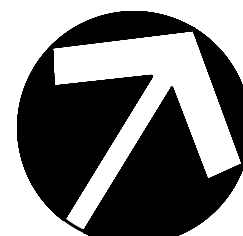


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January 09, 2018



NORTH



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One Inch

## SCREENING AND BUFFERING

## Landscape Plan

Buffalo Ridge - Phase One

City of Waxahachie, Ellis County, Texas

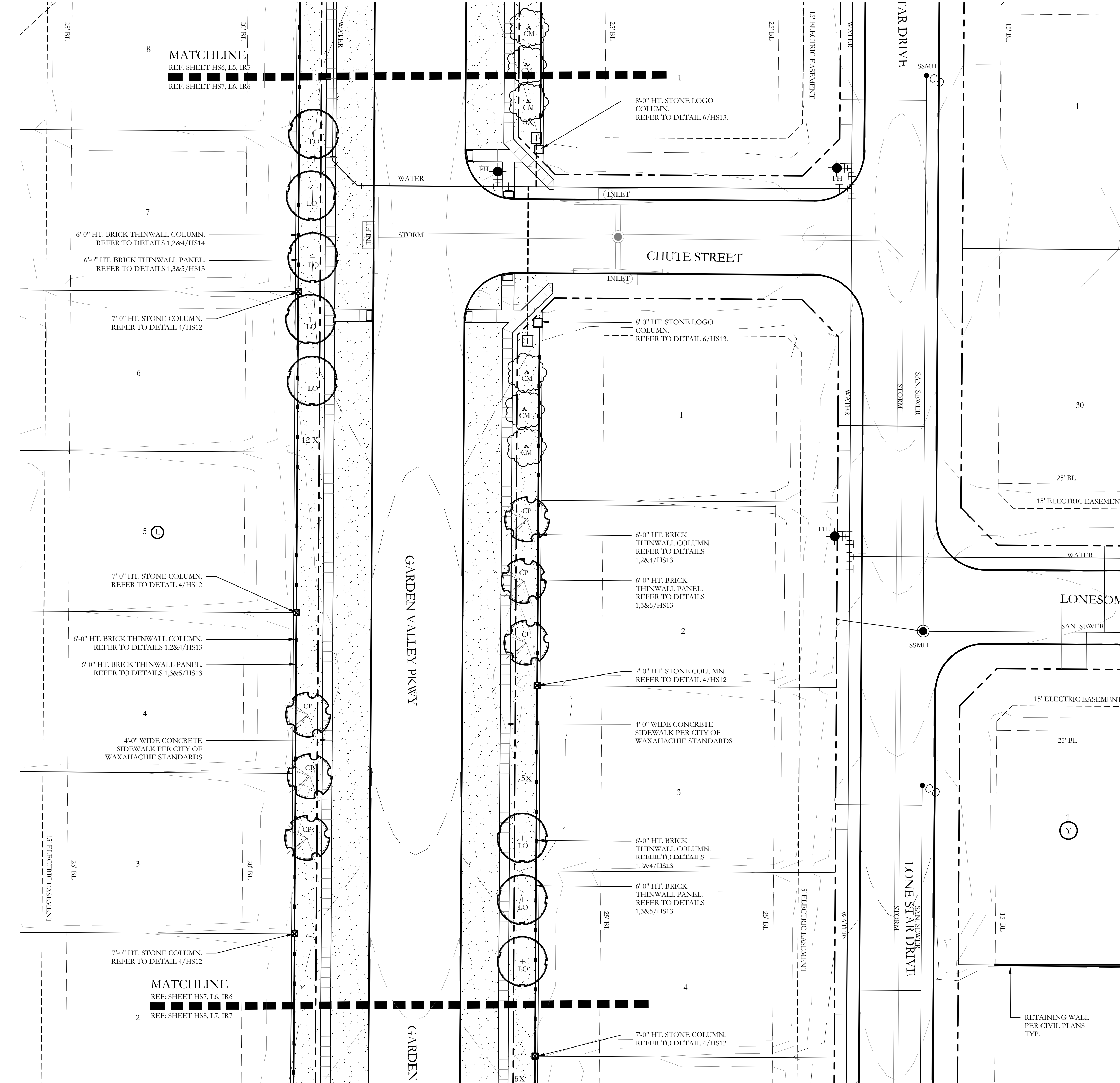
CJS PROJECT NO.

GBP026

SHEET NO.

L5 of 10





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CM	NATCHEZ WHITE CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH

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REGISTERED LANDSCAPE ARCHITECT  
CODY L. JOHNSON  
2013  
STATE OF TEXAS  
January 09, 2018

NORTH

20 10 0 20  
Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

Landscape Plan

Buffalo Ridge - Phase One

City of Waxahachie, Ellis County, Texas

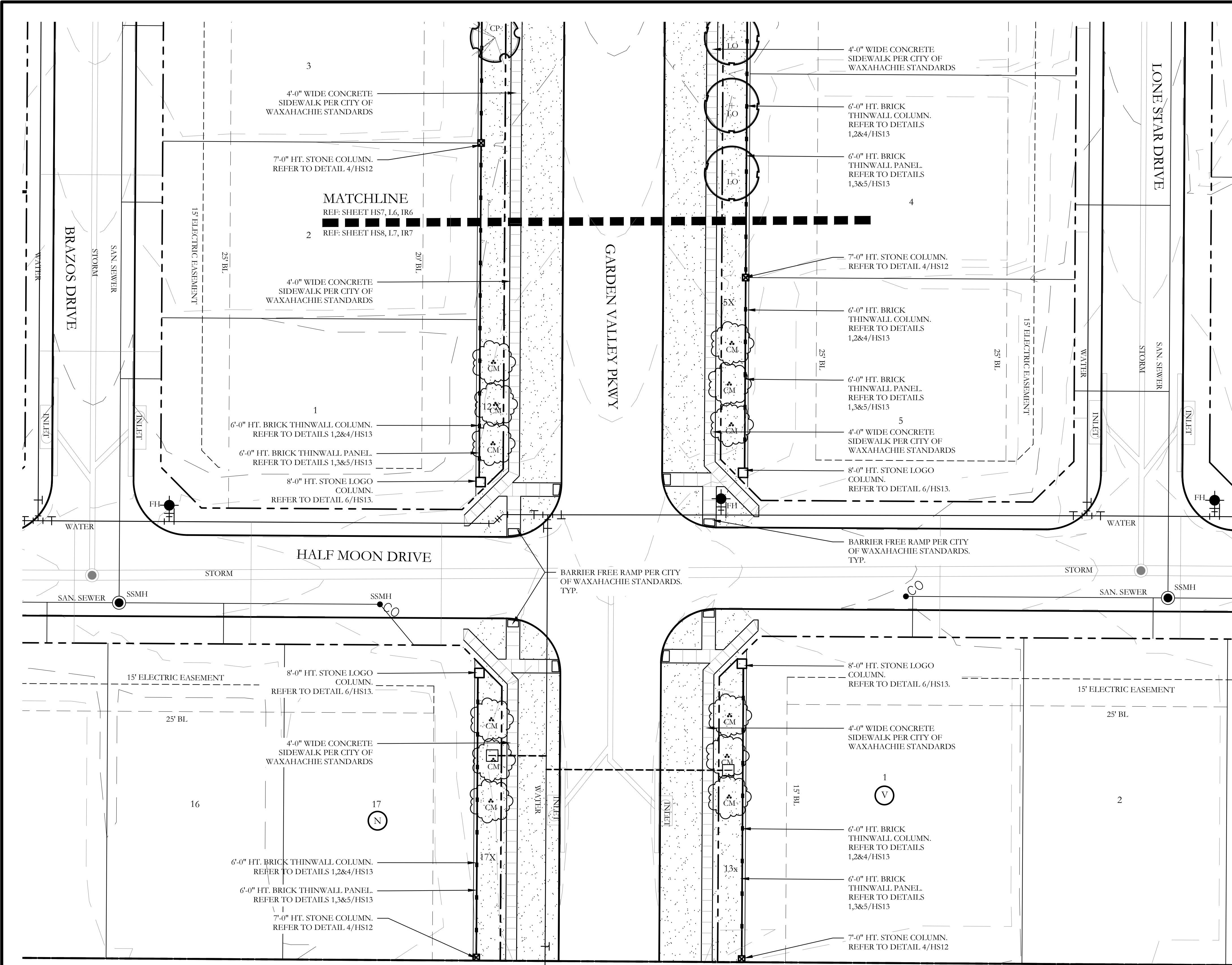
CJS PROJECT NO.

GBP026

SHEET NO.

L6 of 10





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CM	NATCHEZ WHITE CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	YH	YAUAPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH

CODY JOHNSON  
s.t.u.d.i.o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025  
PH: (972) 570-0162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT  
CODY L. JOHNSON  
2935  
STATE OF TEXAS

January 09, 2018

NORTH

20 10 0 20  
Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

Landscape Plan

Buffalo Ridge - Phase One







City of Waxahachie, Ellis County, Texas

CJS PROJECT NO.  
GBP026

SHEET NO.  
L7 of 10





 <div> <div> <div>CODY JOHNSON</div> <div>s.t.u.d.i.o</div> </div> <div> <div>9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025</div> <div>PH: (972) 570-0162</div> <div>EMAIL: CODY@CODYJOHNSONSTUDIO.COM</div> </div> </div>	
 <div> <div>January 09, 2018</div> </div>	
 <div> <div>NORTH</div>  <div>Scale: 1" = 20'-0"</div> <div> <div>Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.</div> <div>One Inch</div> </div> </div>	
<div>SCREENING AND BUFFERING</div> <div>Landscape Plan</div> <div>Buffalo Ridge - Phase One</div> <div>City of Waxahachie, Ellis County, Texas</div>	
	
<div>CJS PROJECT NO.</div> <div>GBP026</div> <div>SHEET NO.</div> <div>L8 of 10</div>	







BROADHEAD ROAD

A. MINIMUM FIFTEEN (15) FOOT LANDSCAPE EDGE PROVIDED

B. 6' HT. MASONRY SCREENING WALL PROVIDED.

C.

1-4" CAL. CANOPY TREE / 40 LF OF LANDSCAPE EDGE  
1,116.33 LF OF FRONTAGE / 40 LF = 27.9 - TREES REQUIRED.  
50% 4" CAL. TREES REQUIRED = 14 - 4" CAL. TREES REQUIRED  
50% 2" CAL. TREES REQUIRED = 14 - 2" CAL. TREES REQUIRED

PROVIDED: 14 - 4" CALIPER CANOPY TREES PROVIDED  
15 - 2" CALIPER CANOPY TREES PROVIDED

GARDEN VALLEY PARKWAY

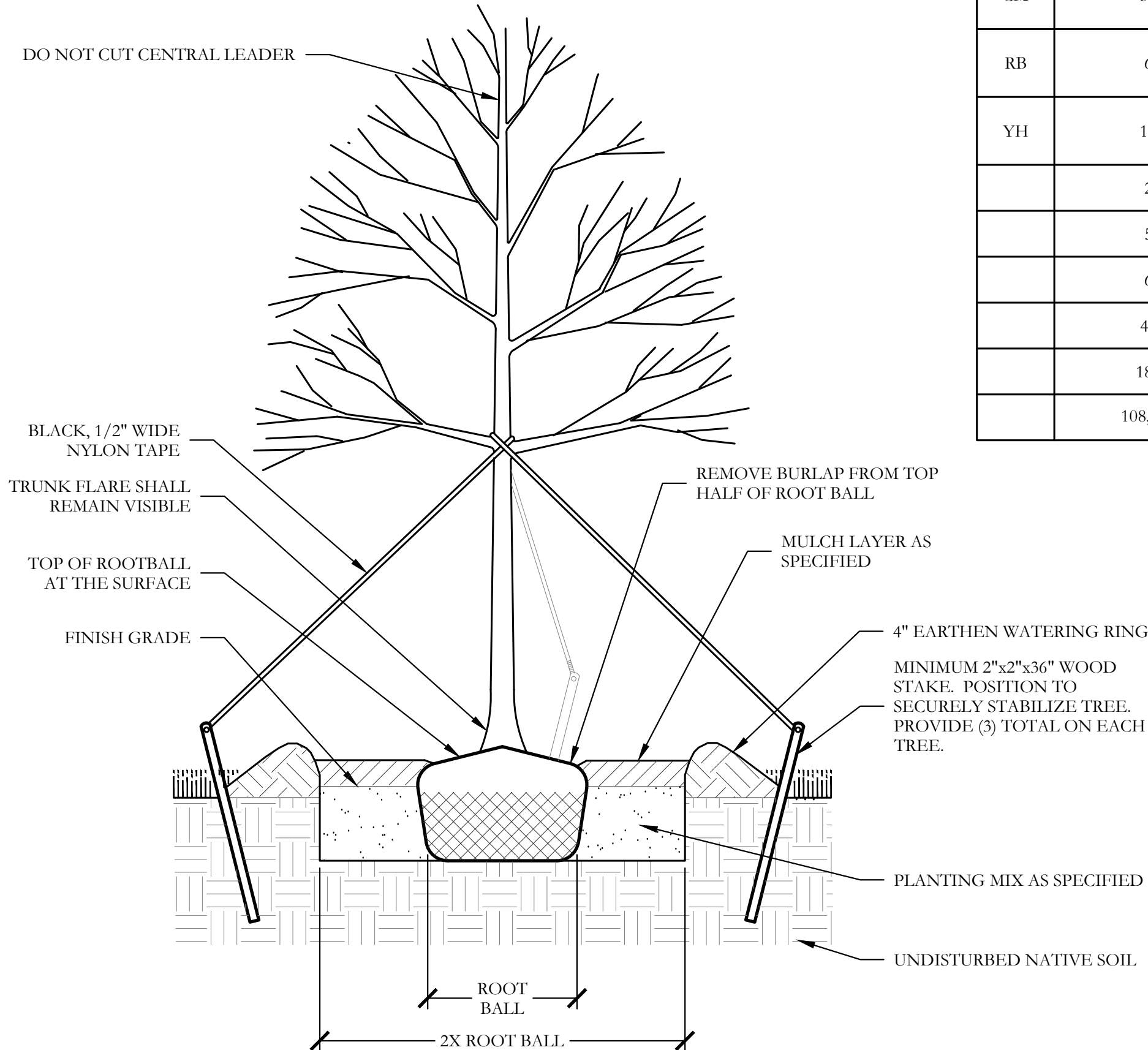
A. MINIMUM TEN (10) FOOT LANDSCAPE EDGE PROVIDED

B. 6' HT. MASONRY SCREENING WALL PROVIDED.

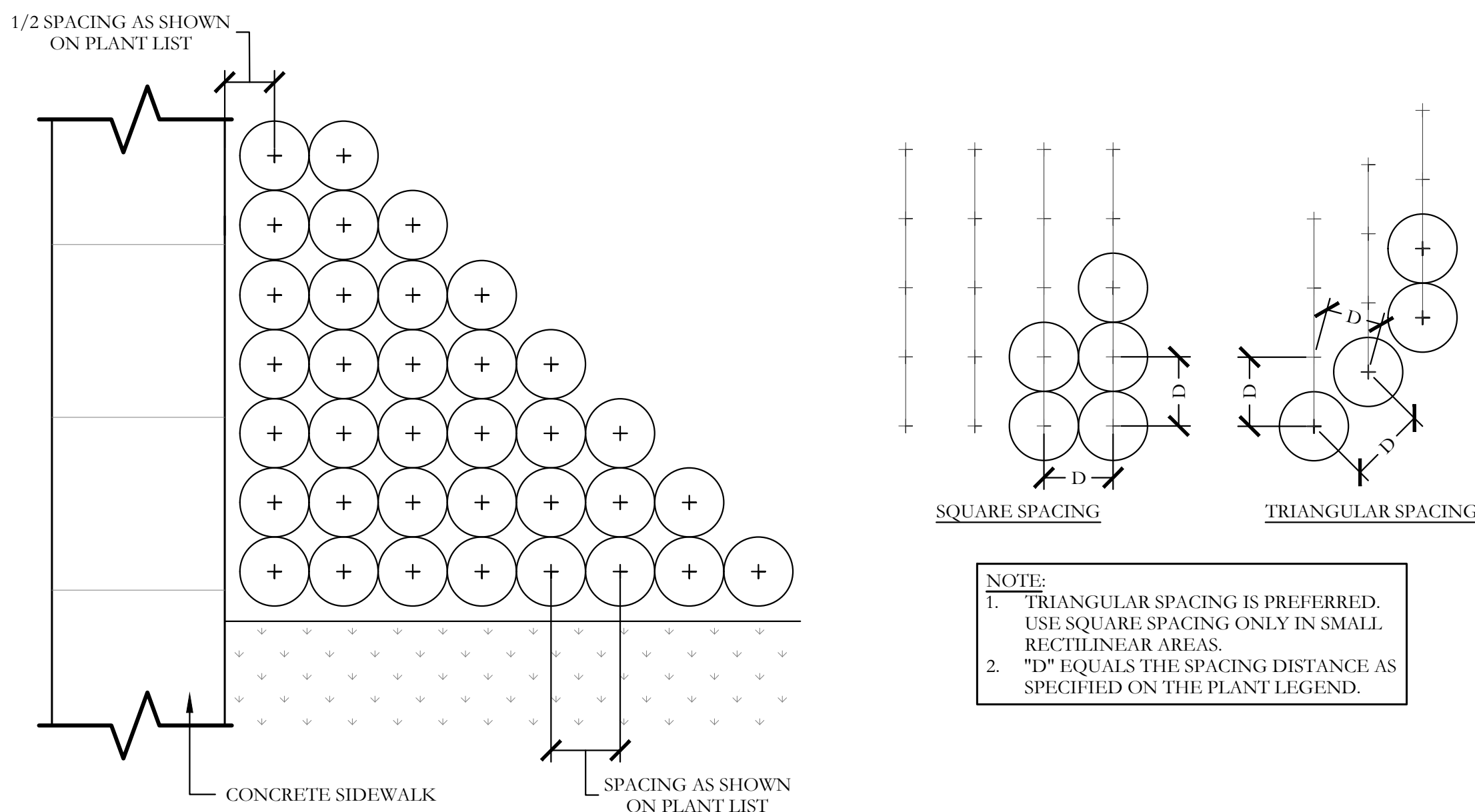
C.

1-4" CAL. CANOPY TREE / 40 LF OF LANDSCAPE EDGE  
2,560 LF OF FRONTAGE / 40 LF = 64 - TREES REQUIRED.  
50% 4" CAL. TREES REQUIRED = 32 - 4" CAL. TREES REQUIRED  
50% 2" CAL. TREES REQUIRED = 32 - 2" CAL. TREES REQUIRED

PROVIDED: 33 - 4" CALIPER CANOPY TREES PROVIDED  
33 - 2" CALIPER CANOPY TREES PROVIDED

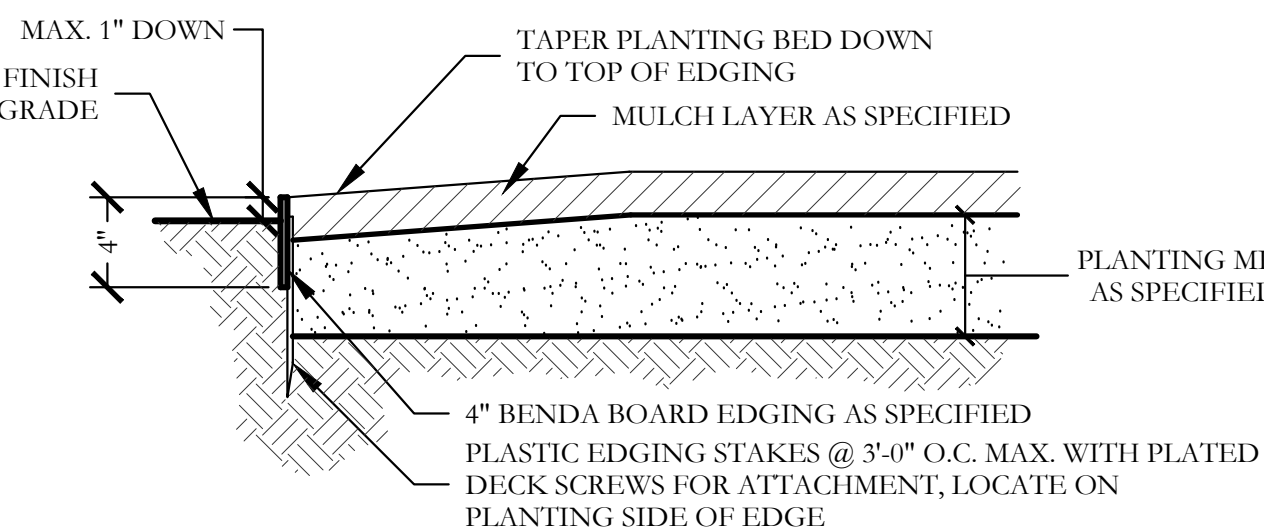


1 TYPICAL TREE PLANTING SECTION NOT TO SCALE

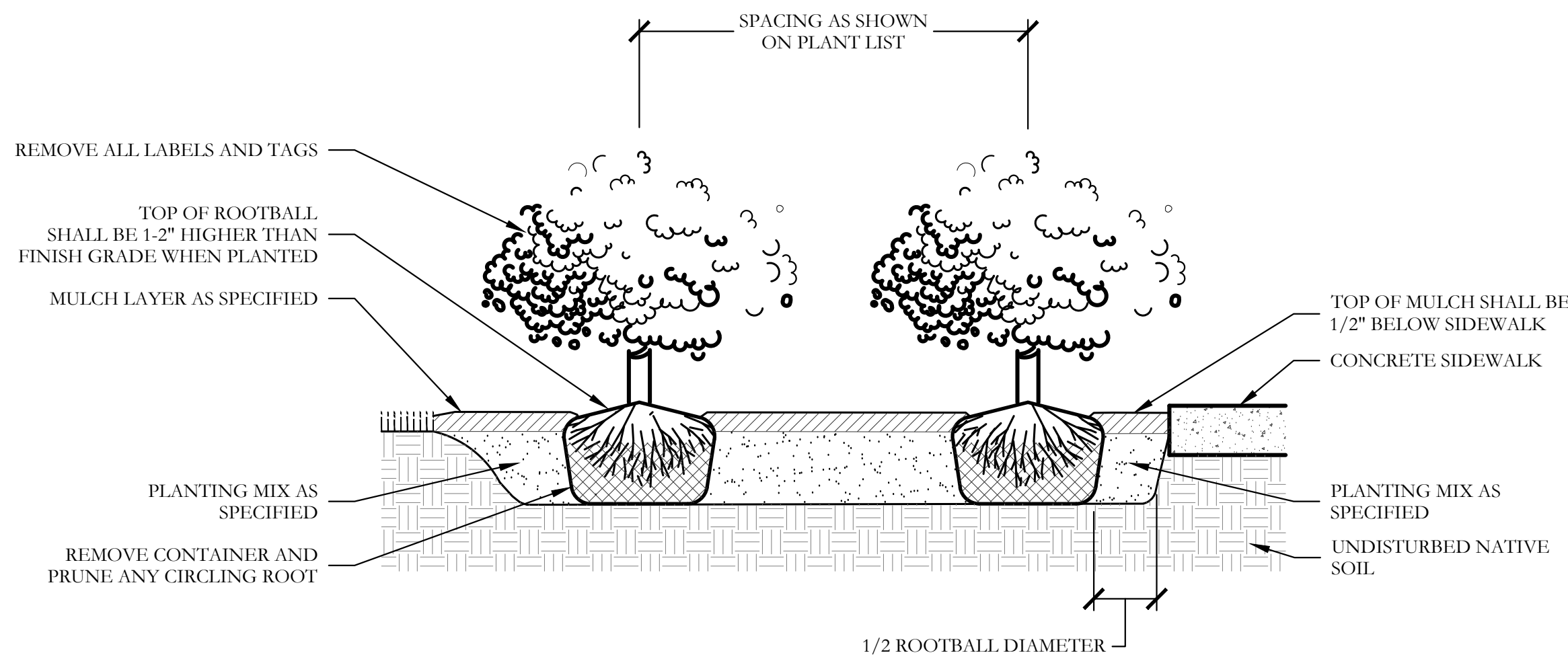


2 TYPICAL SHRUB AND GROUND COVER PLANTING  
PLAN/SECTION

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	11	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MIN. BRANCHING HT. AT 6'-0", 7'-0" HT. IN VISIBILITY ESMT; MIN. 10'-0" OVERALL HT.
SO	8	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MIN. BRANCHING HT. AT 6'-0", 7'-0" HT. IN VISIBILITY ESMT; MIN. 10'-0" OVERALL HT.
CP	18	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	19	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MIN. BRANCHING HT. AT 6'-0", 7'-0" HT. IN VISIBILITY ESMT; MIN. 10'-0" OVERALL HT.
CM	36	NATCHEZ WHITE CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MIN. BRANCHING HT. AT 7'-0" HT. IN VISIBILITY ESMT; MIN. 10'-0" OVERALL HEIGHT.
RB	6	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MIN. BRANCHING HT. AT 7'-0" HT. IN VISIBILITY ESMT; MIN. 10'-0" OVERALL HEIGHT.
YH	12	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MIN. BRANCHING HT. AT 7'-0" HT. IN VISIBILITY ESMT; MIN. 10'-0" OVERALL HEIGHT.
	2	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	5	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	6	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	40	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	185	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	108,600	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE AT 75% DENSITY.



3 TYPICAL BED EDGING DETAIL  
SECTION NOT TO SCALE



**INSPECTIONS:**

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
2. ALL EXCAVATION SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLIMATE SENSITIVITY AND OTHER APPROPRIATE SENSITIVITY SHALL BE ACCESSIBLE TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, AND CURB-EDGED RETAINING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. ALL TREES SHALL COMPLY WITH THE DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUIVALENT. ALL BEDS TO BE 12" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.


1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (AWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL, AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEARED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.



One Inch



# Planning & Zoning Department

## Plat Staff Report

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**Case: RP-19-0016**

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### MEETING DATE(S)

*Planning & Zoning Commission:* February 26, 2019

*City Council:* March 4, 2019

### CAPTION

Request by David Teeter for a **Replat** of Lot 11R, Block B and Lot 15R, Block A, Mustang Meadows Phase 1, for 2 lots, being 7.181 acres situated in the J.B. and Ann Adams Survey, Abstract 5 (Property ID's 207729 and 239996) – Owner: DAVID & CHRISTY TEETER (RP-19-0016).

### CASE INFORMATION

*Applicant:* David Teeter

*Property Owner(s):* David & Christy Teeter

*Site Acreage:* 7.181 acres

*Number of Lots:* 2 lots

*Number of Dwelling Units:* 2 units

*Park Land Dedication:* N/A (paid upon initial plat)

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

### SUBJECT PROPERTY

*General Location:* 5079 & 5089 April Lane

*Parcel ID Number(s):* 207729 and 239996

*Current Zoning:* Single Family-1

*Existing Use:* There is a single family residence at 5079 April Lane. 5089 April Lane is currently undeveloped.

*Platting History:* The Final Plat for Mustang Meadows Phase One was approved by City Council on January 19, 1998.



*Site Aerial:*



## STAFF CONCERNS

1. There are current formatting issues for the plat that remain outstanding. Before final approval, the applicant must address all of staff's comments.

## APPLICANT RESPONSE TO CONCERNS

1. At the time of this report (2/18/2019), the applicant has yet to submit revisions to staff. Before the plat is approved, the applicant must address all of staff's comments.

## 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. Provide a scale for the Vicinity Map.
  2. Remove building lines from the plat.
  3. Formatting issues remain outstanding.
  4. Request variance for the fire flow requirement.

## ATTACHED EXHIBITS

1. Plat drawing
2. Atmos Consent to Abandon Utility Easement
3. AT&T Consent to Abandon Utility Easement
4. Oncor Consent to Abandon Utility Easement
5. Spectrum Consent to Abandon Utility Easement
6. Water Utility Provider's Endorsement

## APPLICANT REQUIREMENTS

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



**STAFF CONTACT INFORMATION**

*Prepared by:*

Colby Collins

Senior Planner

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

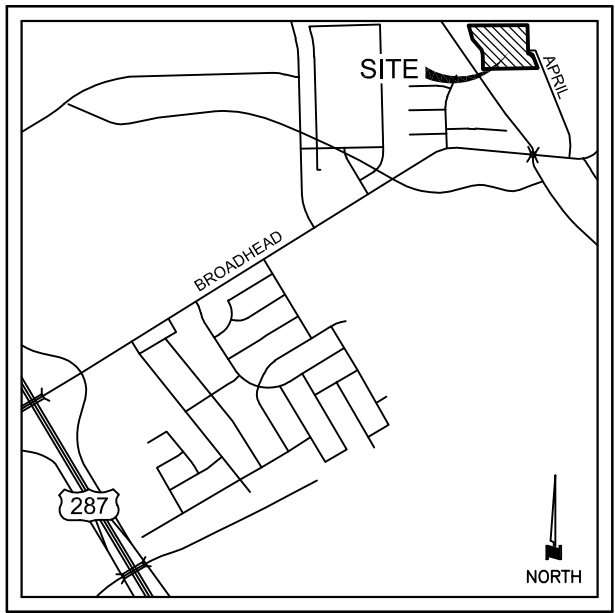
*Reviewed by:*

Shon Brooks, AICP

Director of Planning

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





VICINITY MAP

LEGEND

D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS  
P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS  
<CM> CONTROL MONUMENT  
○ 1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 5674" (UNLESS OTHERWISE NOTED)  
● 1/2" IRON ROD FOUND  
BL BUILDING LINE  
UE UTILITY EASEMENT  
DE DRAINAGE EASEMENT



GRAPHIC SCALE



(IN FEET)  
1 inch = 100 ft.

NOTES:

1. Basis of Bearings is the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) as derived from GPS observations.
2. All lot corners set are monumented with a 1/2-inch iron rod with a yellow cap stamped "RPLS 5674" unless otherwise noted.

FLOOD STATEMENT:

A portion of the subject tract lies within Zone A, a special flood hazard area defined as "no base flood elevations determined" and the remainder of the subject tract lies within Zone X (unshaded), defined as "areas determined to be outside the 0.2% annual chance floodplain" as identified by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) as shown on Community Panel no. 48139C0200F, dated June 3, 2013 for Ellis County, Texas and incorporated areas.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N12°11'30"W	50.93'
L2	N88°47'09"E	27.12'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	70°00'00"	25.00'	30.54'	S56°12'51"E	28.68'

REVISED: CASE NO.:

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §  
COUNTY OF ELLIS §

WHEREAS, David Teeter and Christy Teeter are the owners of a tract of land located in the J.B. & ANN ADAMS SURVEY, ABSTRACT NO. 5, Waxahachie, Ellis County, Texas and being all of Lot 11, Block B of Mustang Meadows, Phase One, an Addition to the City of Waxahachie, Ellis County, Texas according to the plat thereof recorded in Cabinet D, Slide 85, Plat Records, Ellis County, Texas (P.R.E.C.T.) and being all of Lot 15, Block A of Mustang Meadows, Phase Three, an Addition to the City of Waxahachie, Ellis County, Texas according to the plat thereof recorded in Cabinet H, Slide 409, P.R.E.C.T. and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the southwest right-of-way line of April Lane, a 60-foot right-of-way, at the southeast corner of said Lot 11 ;

THENCE South 88°47'09" West, a distance of 639.26 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5674" set in the west line of a tract of land described as Tract 2 in deed to Probuilt Homes Ltd, Stephen Wilson, recorded in Volume 2711, Page 1190, Deed Records, Ellis County, Texas (D.R.E.C.T.) at the southwest corner of said Lot 11;

THENCE northerly, along the easterly lines of said Tract 2 and the westerly lines of said Lot 11 and said Lot 15, respectively, the following four (4) courses and distances:

North 01°12'51" West, a distance of 171.75 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5674" set for corner;

North 12°11'30" West, a distance of 50.93 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5674" set for corner;

North 39°21'36" West, a distance of 168.27 feet to a 1/2-inch iron rod found for corner;

North 16°43'34" West, a distance of 164.90 feet to a 1/2-inch iron rod found at the northwest corner of said Lot 15;

THENCE North 89°32'11" East, a distance of 689.91 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 4466" found at the northeast corner of said Lot 15;

THENCE South 01°12'51" East, a distance of 332.19 feet to a 1/2-inch iron rod found for corner in the south right-of-way line of said April Lane;

THENCE North 88°47'09" East, along said south right-of-way line, a distance of 27.12 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the right having a central angle of 70°00'00", a radius of 25.00 feet and a chord bearing and distance of South 56°12'51" East, 28.68 feet;

THENCE Southeasterly, continuing along said right-of-way line and along said curve to the right, an arc distance of 30.54 feet to a 1/2-inch iron rod found for corner;

THENCE South 21°12'51" East, along said southwest right-of-way line, a distance of 165.27 feet to the POINT OF BEGINNING and containing 312,787 square feet or 7.181 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT David Teeter and Christy Teeter do hereby adopt this plat designating the herein above described property as LOT 11R and 15R, Block A, Mustang Meadows, Phase One, an addition to the City of Waxahachie, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. the streets and alleys are dedicated for street purposes. the easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. no buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Waxahachie. in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use 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 of procuring permission from anyone.

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

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

BY: David Teeter

Christy Teeter

Owner

Owner

STATE OF TEXAS §  
COUNTY OF ELLIS §

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

given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

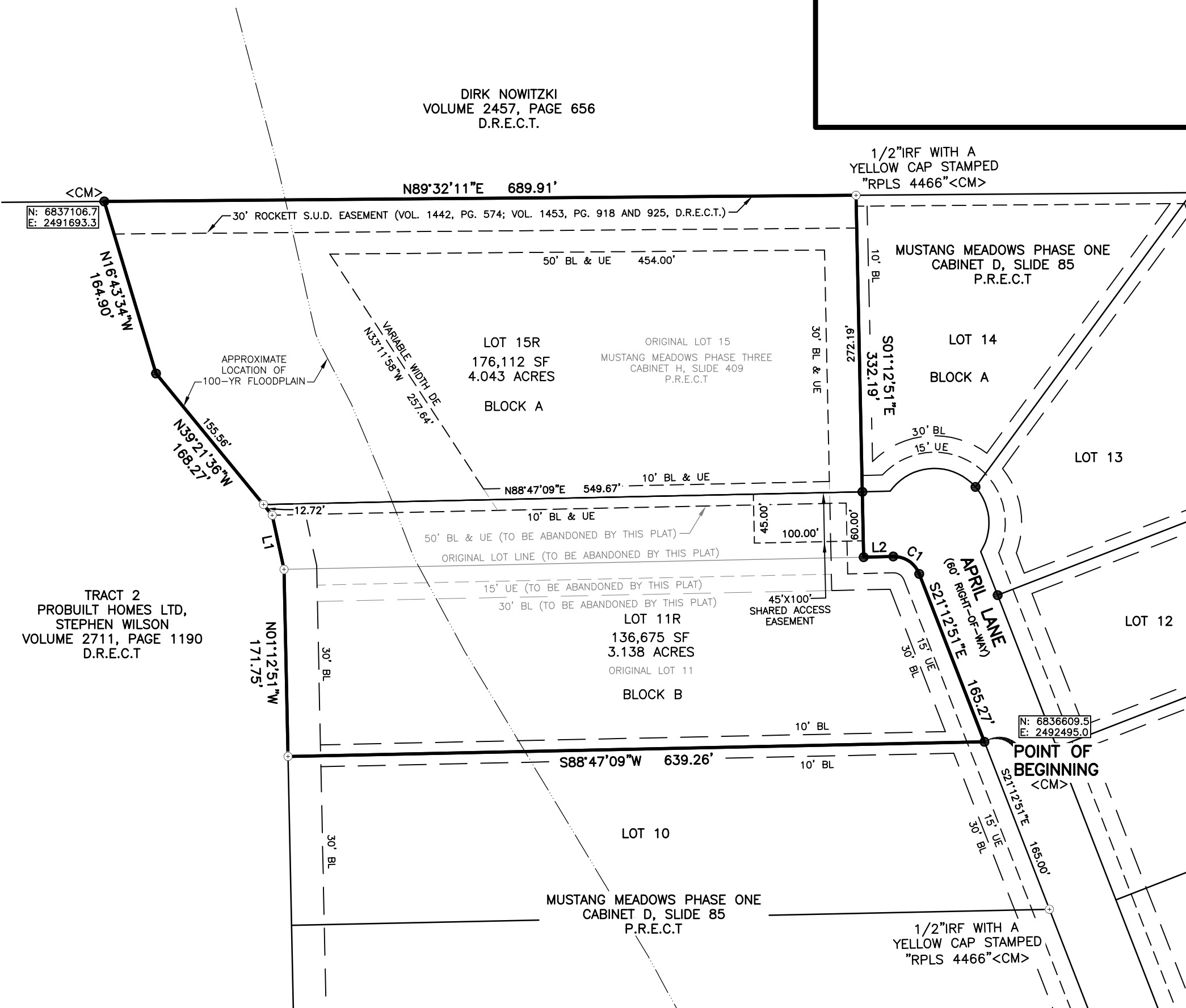
Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF ELLIS §

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

given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

THAT I, Sean Shropshire, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Waxahachie.

Sean Shropshire  
Registered Professional Land Surveyor  
No. 5674



APPROVED BY:  
PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

Chair Person

Date

APPROVED BY:  
CITY COUNCIL CITY OF WAXAHACHIE

Mayor

Date

Attest

Date

REPLAT  
LOT 11R, BLOCK B AND LOT 15R, BLOCK A  
MUSTANG MEADOWS PHASE ONE

2 SINGLE FAMILY LOTS ~ ZONED SF-1 SINGLE FAMILY  
BEING 7.181 ACRES SITUATED IN THE  
J.B. & ANN ADAMS SURVEY, ABSTRACT NO. 5  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS  
JULY 2018 SCALE: 1"=100'

OWNER  
DAVID TEETER AND CHRISTY TEETER  
5079 APRIL LANE  
WAXAHACHIE, TX 75165 (214) 649-3633

SURVEYOR



P.O. Box 575 | Waxahachie, Texas 75168  
214.903.8200 | TBPLS Firm No. 10194367  
info@axis-survey.com





January 17, 2019

Atmos  
c/o Joe Morris – Project Manager  
3525 N Hwy 77  
Waxahachie, Tx. 75165

RE: Replat Lot 11 R, Block B and Lot 15R, Block A:  
Mustang Meadows Phase One

We have reviewed the Project or Property and the following are our findings:

- ☒ Our Company does not have utilities within the project limits or the property.
- ☐ Our utilities have been relocated or abandoned within the project limits or the property.
- ☐ Our utilities cannot be relocated or abandoned within the project limits or the property. Provide reason why the utilities cannot be relocated or abandoned:

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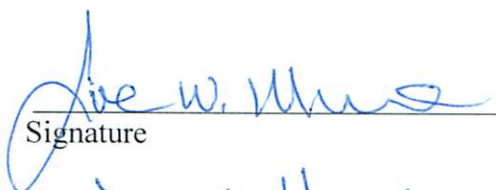
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Abandoning of Existing Easements of Right of Way:

- ☒ We have no objection to abandoning the Existing Easement or Right of Way.
- ☐ We do not recommend approval to the Existing Easement or Right of Way abandonment due to the reasons provided above.

  
Signature

Joe W. Morris  
Print Name

1-17-2019  
Date

Atmos Energy  
Franchise Utility Company



August 21, 2018

AT&T

C/O Charles Byford - Area Manager

1133 S. Virginia St.

Terrell, TX 75160

RE: Replat Lot 11R, Block B and Lot 15R, Block A:

Mustang Meadows Phase One

We have reviewed the Project or Property and the following are our findings:

☒ Our company does not have utilities within the project limits or the property.

☐ Our utilities have been relocated or abandoned within the project limits or the property.

☐ Our utilities cannot be relocated or abandoned within the project limits or the property.

Provide reason why the utilities cannot be relocated or abandoned:

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Abandoning of Existing Easements or Right-of-Way:

☒ We have no objection to abandoning the Existing Easement or Right-of-Way.

☐ We do not recommend approval to the Existing Easement or Right-of-Way abandonment due to the reasons provided above.

  
Signature

9-24-18  
Date

Ruth Swaney  
Print Name

AT&T  
Franchise Utility Company



August 21, 2018

ONCOR

Keith Tucker

2801 John Arden Drive

Waxahachie, TX 75165

RE: Replat Lot 11R, Block B and Lot 15R, Block A:

Mustang Meadows Phase One

We have reviewed the Project or Property and the following are our findings:

☒ Our company does not have utilities within the project limits or the property. 10' DUE.

☐ Our utilities have been relocated or abandoned within the project limits or the property.

☐ Our utilities cannot be relocated or abandoned within the project limits or the property.  
Provide reason why the utilities cannot be relocated or abandoned:

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Abandoning of Existing Easements or Right-of-Way:

☒ We have no objection to abandoning the Existing Easement or Right-of-Way.

☐ We do not recommend approval to the Existing Easement or Right-of-Way abandonment due to the reasons provided above.

Keith Tucker  
Signature

10/10/18  
Date

KEITH TUCKER  
Print Name

ONCOR Electric Delivery Company  
Franchise Utility Company



August 21, 2018

CHARTER

C/O Chad Whidden - Construction Supervisor

15100 Trinity Blvd. Suite 500

Ft. Worth, TX 76155

RE: Replat Lot 11R, Block B and Lot 15R, Block A:

Mustang Meadows Phase One

We have reviewed the Project or Property and the following are our findings:

- ☒ Our company does not have utilities within the project limits or the property.
- ☐ Our utilities have been relocated or abandoned within the project limits or the property.
- ☐ Our utilities cannot be relocated or abandoned within the project limits or the property.  
Provide reason why the utilities cannot be relocated or abandoned:

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Abandoning of Existing Easements or Right-of-Way:

- ☒ We have no objection to abandoning the Existing Easement or Right-of-Way.
- ☐ We do not recommend approval to the Existing Easement or Right-of-Way abandonment due to the reasons provided above.

Jeremy Eckenroth  
Signature

11-21-18  
Date

Jeremy Eckenroth  
Print Name

Spectrum Cable  
Franchise Utility Company





## WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: David Teeter Parcel ID #: \_\_\_\_\_  
Subdivision Name: Mustang Meadows

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

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

Contact Information:

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

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. The water line size servicing the lots is <u>6"</u> inches.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Kay Phillips

Print Name of General Manager of water provider or Designee

Rockett SUD.

Name of water provider company

Kay Phillips

Signature of General Manager of water provider or Designee

11/7/18

Date





## Memorandum

To: Honorable Mayor and City Council  
 From: James Gaertner, P.E., City Engineer  
 Thru: Michael Scott, City Manager  
 Date: February 14, 2018  
 Re: Thoroughfare Plan Revision

The City of Waxahachie Thoroughfare Master Plan is part of the 2007 Comprehensive Plan and the 2016 Comprehensive Plan Update. Recently the Thoroughfare Plan was added to the GIS mapping and aerial images, and it was determined that adjustments are necessary to match the current subdivision roadway alignments. The proposed revisions will match the approved plats, approved preliminary plats. A Council and Planning and Zoning Workshop was held on February 4, 2019. The Thoroughfare Plan was revised per the comments provided at the Workshop. Please refer to the Exhibit A, B, C, and D for the proposed Thoroughfare revisions.

At this time the proposed revisions to the Thoroughfare Master Plan will be limited to four (4) sections of the city.

- Southwest of Interstate Highway 35 East (IH-35E) and Highway 287
- Northwest of Interstate Highway 35 East (IH-35E) and Highway 287
- Around Dove Hollow Subdivision
- North Grove Boulevard and Garden Valley Parkway

I am available at your convenience should you need additional information.

James S. R. Gaertner, PE, CFM



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF WAXAHACHIE, TEXAS, ADOPTING THE THOROUGHFARE PLAN REVISIONS TO THE 2016 COMPREHENSIVE PLAN TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.**

**WHEREAS**, the City Staff prepared the Thoroughfare Plan Revisions recommendation and presented to the City Council and Planning and Zoning Commission on February 4, 2019; and

**WHEREAS**, the City Council and Planning and Zoning Commission reviewed and studied recommendations made by City Staff; and

**WHEREAS**, the Planning and Zoning Commission recommended Thoroughfare Plan Revision to the City Council on February 26, 2019; and

**WHEREAS**, the City Council conducted a public hearing held on March 4, 2019, in which notice of the meeting was posted, where the Thoroughfare Plan Revision were presented and all persons were given the opportunity to present verbal and written testimony; and

**WHEREAS**, the City Council considered this testimony and, on March 4, 2019, the City Council approved the Thoroughfare Revisions from the 2016 Comprehensive Plan as shown on the attached Exhibit A, B, C, and D.

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

- SECTION 1:** That the Thoroughfare Plan Revisions to the 2016 Comprehensive Plan and all the maps, which are attached hereto and incorporated herein for all purposes is hereby adopted by the City Council as a guide and public policy.
- SECTION 2:** That this Thoroughfare Plan Revisions to the 2016 Comprehensive Plan and the non-updated sections of the 2016 and 2007 Comprehensive Plan are intended to constitute the Comprehensive or Master Plan of the City of Waxahachie, Texas, for all matters relating to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction, park and recreation planning, and growth management.
- SECTION 3:** That it is hereby officially found and determined that the meeting at which this Ordinance is passed was properly noticed and open to the public as required by law.
- SECTION 4:** That this Ordinance shall become effective on and after its passage and approval



PASSED AND APPROVED AND ADOPTED this the 4th day of March, 2019.

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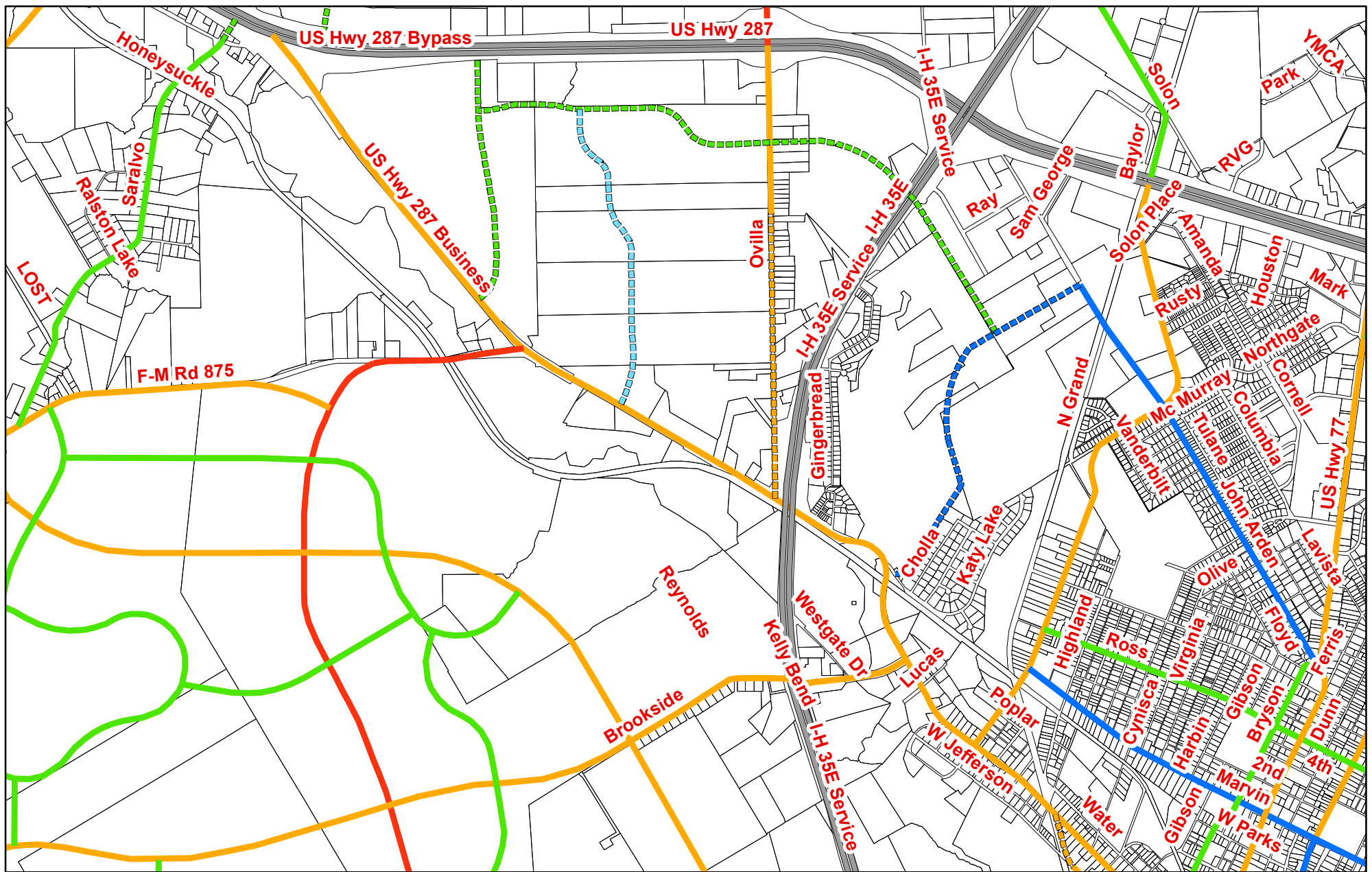
MAYOR

ATTEST:

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City Secretary





### Thoroughfare ROW

- |  |  |
|--|--|
| <span style="color: red;">—</span> Ex. A (120')          | <span style="color: blue;">- - -</span> Prop. C (90')      |
| <span style="color: red;">- - -</span> Prop. A (120')    | <span style="color: green;">—</span> Ex. D (80')           |
| <span style="color: orange;">—</span> Ex. B (110')       | <span style="color: green;">- - -</span> Prop. D (80')     |
| <span style="color: orange;">- - -</span> Prop. B (110') | <span style="color: lightblue;">—</span> Ex. E (60')       |
| <span style="color: blue;">—</span> Ex. C (90')          | <span style="color: lightblue;">- - -</span> Prop. E (60') |
|  | <span style="color: gray;">—</span> Highway                |

## Thoroughfare Plan Revision

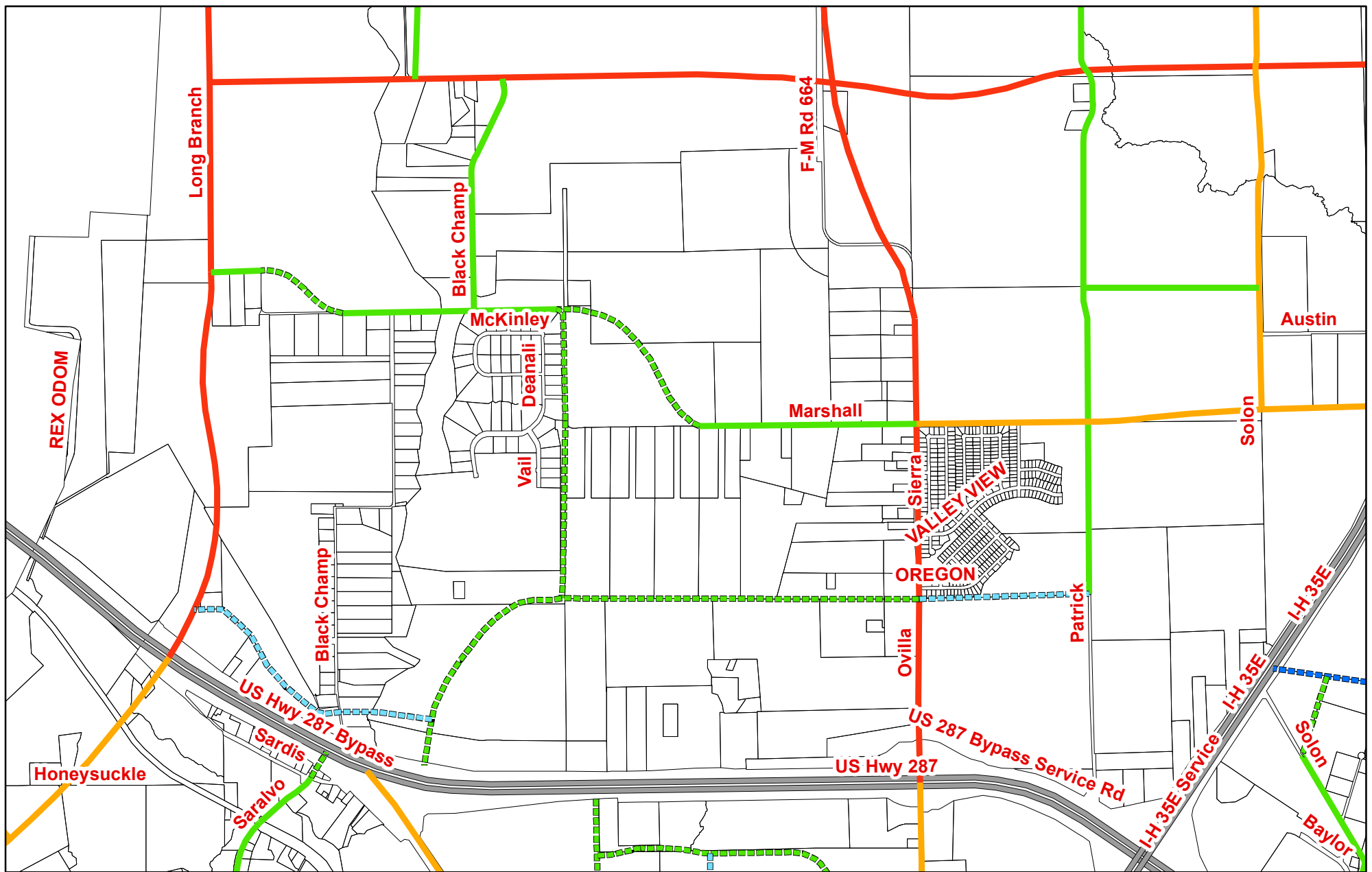
# Exhibit A

Note: Solid lines are the existing alignment based on 2016 Comprehensive Plan. The dashed lines are the proposed thoroughfare revision from this ordinance.



City of Waxahachie



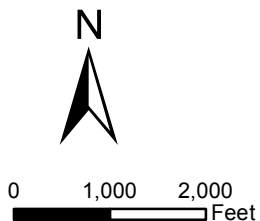


### Thoroughfare ROW

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|--|--|
| <span style="color: red;">—</span> Ex. A (120')          | <span style="color: blue;">- - -</span> Prop. C (90')      |
| <span style="color: red;">- - -</span> Prop. A (120')    | <span style="color: green;">—</span> Ex. D (80')           |
| <span style="color: orange;">—</span> Ex. B (110')       | <span style="color: green;">- - -</span> Prop. D (80')     |
| <span style="color: orange;">- - -</span> Prop. B (110') | <span style="color: lightblue;">—</span> Ex. E (60')       |
| <span style="color: blue;">—</span> Ex. C (90')          | <span style="color: lightblue;">- - -</span> Prop. E (60') |
|  | <span style="color: gray;">—</span> Highway                |

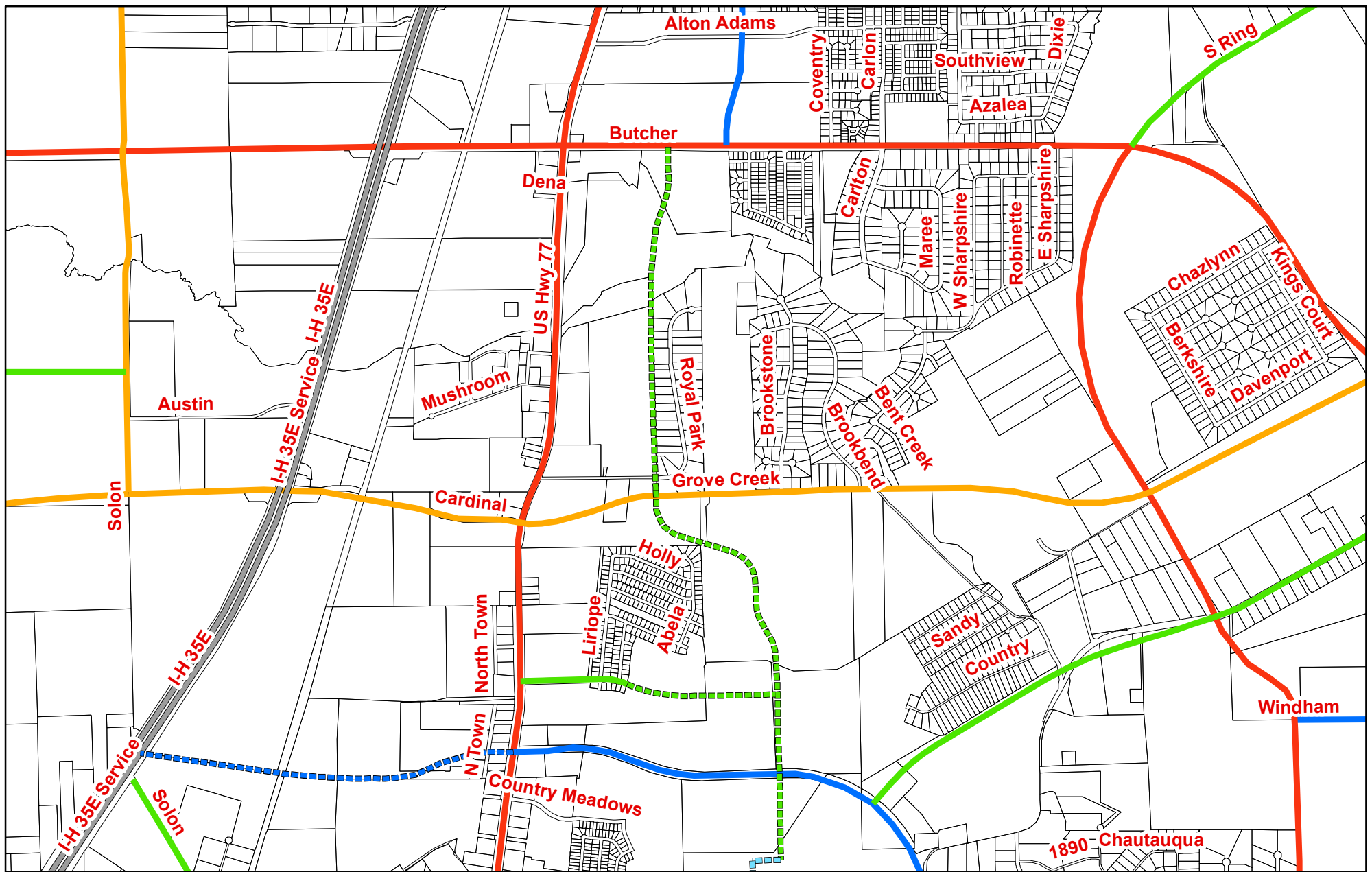
## Thoroughfare Plan Revision Exhibit B

Note: Solid lines are the existing alignment based on 2016 Comprehensive Plan. The dashed lines are the proposed thoroughfare revision from this ordinance.



City of Waxahachie



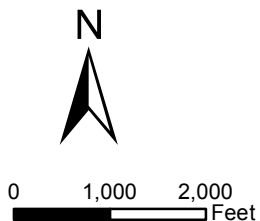


### Thoroughfare ROW

- |  |  |
|--|--|
| <span style="color: red;">—</span> Ex. A (120')          | <span style="color: blue;">- - -</span> Prop. C (90')      |
| <span style="color: red;">- - -</span> Prop. A (120')    | <span style="color: green;">—</span> Ex. D (80')           |
| <span style="color: orange;">—</span> Ex. B (110')       | <span style="color: green;">- - -</span> Prop. D (80')     |
| <span style="color: orange;">- - -</span> Prop. B (110') | <span style="color: lightblue;">—</span> Ex. E (60')       |
| <span style="color: blue;">—</span> Ex. C (90')          | <span style="color: lightblue;">- - -</span> Prop. E (60') |
|  | <span style="color: gray;">—</span> Highway                |

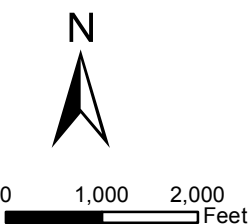
## Thoroughfare Plan Revision Exhibit C

Note: Solid lines are the existing alignment based on 2016 Comprehensive Plan. The dashed lines are the proposed thoroughfare revision from this ordinance.



City of Waxahachie





City of Waxahachie