

**NOTICE OF PLANNING & ZONING COMMISSION BRIEFING SESSION
DECEMBER 11, 2018
CITY COUNCIL CONFERENCE ROOM
401 S. ROGERS
WAXAHACHIE TEXAS
6:00 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, December 11, 2018 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Commission Members: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey
Jim Phillips
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 November 27, 2018
 - b. Minutes of the Planning and Zoning Commission briefing of November 27, 2018
4. ***Public Hearing*** on a request by Todd Wintters, Engineering Concepts & Design L.P., for a **Planned Development Amendment** to set the Minimum Lot Width at 70 feet, located West of Ovilla Road and 800' South of Highway 287 being 1080 WM C TUNNELL 119.683 ACRES (Property ID 191627) - Owner: A ONE PLUS INVESTMENT GROUP LLC (PD-18-0195)
5. ***Consider*** recommendation of Zoning Change No. PD-18-0195
6. ***Public Hearing*** on a request by Jason Eisman, Premier Solar Solutions, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-3 zoning district, located at 914 Creekview (Property ID 225451) – Owner: RODNEY MOFFETT (SU-18-0161)
7. ***Consider*** recommendation of Zoning Change No. SU-18-0161
8. ***Continue Public Hearing*** on a request by Brandon Edgley, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single Family-2 zoning district, located at 231 Colt Drive (Property ID 241253) – Owner: GEORGE & DANA HOLLER (SU-18-0168)

9. *Consider* recommendation of Zoning Change No. SU-18-0168
10. *Public Hearing* on a request by Devon McCarley, Freedom Solar Power, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-2 zoning district, located at 122 Gentle Winds (Property ID 267501) – Owner: BENJOHN G & CRISELDA M FRANCISCO (SU-18-0188)
11. *Consider* recommendation of Zoning Change No. SU-18-0188
12. *Continue Public Hearing* on a request by Troy Elison, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-27-Single Family-2 zoning district, located at 209 Hacienda Drive (Property ID 174301) – Owner: STEPHANIE YBARBO & ROGELIO MEJIA JR (SU-18-0169)
13. *Consider* recommendation of Zoning Change No. SU-18-0169
14. *Public Hearing* on a request by Josh Morgan, Connect4Life Church, for a Zoning Change from a Planned Development-16-Light Industrial-1 zoning district to **Multiple-Family Residential-2** located at 2795 John Arden (Property ID 189266) - Owner: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL (ZC-18-0192)
15. *Consider* recommendation of Zoning Change No. ZC-18-0192
16. *Public Hearing* on a request by Walter R Jackson, for a Zoning Change from a Single Family-3 zoning district to **General Retail** located at 3101 S Interstate 35 and 3103 S Interstate 35 (Property ID 179038 and 176910) - Owner: WALTER R AND MYRNA J JACKSON (ZC-18-0179)
17. *Consider* recommendation of Zoning Change No. ZC-18-0179
18. *Consider* request by Kars Tamminga for a **Final Plat** of Pioneer Point, Phase 3 and 4 for 57 lots, being 70.160 acres situated in the Charles Atteberry Survey, Abstract 10 (Property ID 269432 and 210780) in the Extra Territorial Jurisdiction – Owner: PIONEER POINT FARMS LLC and TAMMINGA FAMILY PARTNERSHIP LTD (FP-18-0171)
19. *Consider* request by Jeff Crannell, Crannell Engineering, for a **Final Plat** of Camden Park, Phase 2 Addition for 91 lots, being 23.63 acres situated in the Silas M. Durrett Survey, Abstract 272 (Property ID 270070) – Owner: DFW 70-36 LLC (FP-18-0185)
20. *Consider* request by Jeff Crannell, Crannell Engineering, for a **Preliminary Plat** of Camden Estates for 432 lots, being 133.28 acres out of the Silas M. Durrett Survey, Abstract 272 (Property ID 182052) – Owner: COOPER ZADEH LLC (PP-18-0182)
21. *Consider* request by Kaitlyn Taylor, Jacobs Engineering Group, for a **Preliminary Plat** of Saddlebrook Estates Central Tract West 1 & 2 for 87 lots, being 24.25 acres situated in the G. Carpenter Survey, Abstract 90 and M. Rafferty Survey, Abstract 898 (Property ID 262511) – Owner: 287 WAXAHACHIE LP (PP-18-0193)

22. **Consider** request by Reginald Coulsell II for a **Preliminary Plat** of Crystal Cove Ranch for 1 lot, being 17.336 acres in the A.B. Fluery Survey, Abstract 374 (Property ID 183557) – Owner: CRYSTAL TAYLOR & REGINALD COULSELL II (PP-18-0186)
23. **Consider** request by Reginald Coulsell II for a **Final Plat** of Crystal Cove Ranch for 1 lot, being 17.336 acres in the A.B. Fluery Survey, Abstract 374 (Property ID 183557) – Owner: CRYSTAL TAYLOR & REGINALD COULSELL II (FP-18-0187)
24. **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)
25. **Consider** recommendation of Zoning Change No. PD-18-0119
26. **Consider** request by Garry R Turner for a **Preliminary Plat** of ICC Properties Addition for 1 lot, being 21.831 acres situated in the J. Harris Survey, Abstract 430 and James C. Armstrong Survey, Abstract 6 (Property ID 256792) – Owner: ICC PROPERTIES INC (PP-18-0142)
27. **Public Hearing** on a request by Drew Dubocq, Bannister Engineering, for a Specific Use Permit (SUP) for **Outside Storage** use within a Heavy Industrial zoning district, located at 201 Butcher Road (Property ID 173464) – Owner: WAXAHACHIE ASSOCIATES LLC (SU-18-0194)
28. **Consider** recommendation of Zoning Change No. SU-18-0194
29. **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.
30. 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
November 27, 2018

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, November 27, 2018 at 4:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
James Gaertner, City Engineer
Tommy Ludwig, Assistant City Manager
Lori Cartwright, 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 November 13, 2018
- b. Minutes of the Planning and Zoning Commission briefing of November 13, 2018

Action:

Mrs. Bonney Ramsey moved to approve item a. and b. on the Consent Agenda. Vice Chairman Melissa Ballard seconded, All Ayes.

4. **Public Hearing on a request by Michael Lee, CASCO + R5, for a Zoning Change from a Light Industrial-1 zoning district to Planned Development-Light Industrial-1 with Concept Plan, located at 200 Butcher Road (Property ID 204043) - Owner: INTERNATIONAL PAPER COMPANY (PD-18-0170)**

Chairman Keeler opened the Public Hearing.

Mr. Colby Collins, Senior Planner, reported the applicant proposes a 155,000 square foot building addition to the existing approximately 95,000 square foot building on the site. The lot coverage will be exceeded by 12%. He stated the applicant is in compliance with other city development standards and staff recommends approval.

Mr. Michael Lee, CASCO, reported the purpose in expanding the operations is to produce the actual boxes at the facility noting this takes advantage of the facility with the material and allows packaging to be utilized in this general market. Mr. Lee stated the expansion will be closer to the

road and they will get rid of the trailer parking and they will install a more classic tilt wall and change the color for contrast. He stated the expansion will provide for 50 more jobs.

Mrs. Bonney Ramsey asked Mr. Lee to incorporate crape myrtle trees in the landscape.

There being no others to speak for or against PD-18-0170, Chairman Keeler closed the Public Hearing.

5. Consider recommendation of Zoning Change No. PD-18-0170

Action:

Mr. Jim Phillips moved to approve a request by Michael Lee, CASCO + R5, for a Zoning Change from a Light Industrial-1 zoning district to Planned Development-Light Industrial-1 with Concept Plan, located at 200 Butcher Road (Property ID 204043) - Owner: INTERNATIONAL PAPER COMPANY (PD-18-0170). Mr. David Hudgins seconded, All Ayes.

6. Consider request by Vik Reddy, TVR Management LLC, for a Replat of Lot 1R, Block C, Victory Park Revised, to create Lot 1R-1, Block C, Victory Park, 1.964 acres (Property ID 262424) – Owners: TVR MANAGEMENT LLC (RP-18-0164)

Mr. Collins reported the property is just over 2.5 acres and the applicant seeks the Replat for potential retail development in the future. Staff recommended approval.

Action:

Mr. Jim Phillips moved to approve a request by Vik Reddy, TVR Management LLC, for a Replat of Lot 1R, Block C, Victory Park Revised, to create Lot 1R-1, Block C, Victory Park, 1.964 acres (Property ID 262424) – Owners: TVR MANAGEMENT LLC (RP-18-0164). Mr. David Hudgins seconded, All Ayes.

7. Public Hearing on a request by Brandon Edgley, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 231 Colt Drive (Property ID 241253) – Owner: GEORGE & DANA HOLLER (SU-18-0168)

Chairman Keeler opened the Public Hearing and announced the applicant requests to continue the Public Hearing to the Planning and Zoning Commission meeting of December 11, 2018.

8. Consider recommendation of Zoning Change No. SU-18-0168

Action:

Mrs. Bonney Ramsey moved to continue a request by Brandon Edgley, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 231 Colt Drive (Property ID 241253) – Owner: GEORGE & DANA HOLLER (SU-18-0168) to the Planning and Zoning Commission meeting of December 11, 2018. Ms. Betty Square Coleman seconded, All Ayes.

9. Public Hearing on a request by Troy Elison, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use

within a Planned Development-27-Single Family-2 zoning district, located at 209 Hacienda Drive (Property ID 174301) – Owner: STEPHANIE YBARBO & ROGELIO MEJIA JR (SU-18-0169)

Chairman Keeler opened the Public Hearing and announced the applicant requests to continue the Public Hearing to the Planning and Zoning Commission meeting of December 11, 2018.

10. Consider recommendation of Zoning Change No. SU-18-0169

Action:

Mr. Jim Phillips moved to continue a request by Troy Elison, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-27-Single Family-2 zoning district, located at 209 Hacienda Drive (Property ID 174301) – Owner: STEPHANIE YBARBO & ROGELIO MEJIA JR (SU-18-0169) to the Planning and Zoning Commission meeting of December 11, 2018. Vice Chairman Melissa Ballard seconded, All Ayes.

11. Consider request by Tim Cummings for a Preliminary Plat of Ike Farms for 16 lots plus a remainder tract, being 121.583 acres situated in the T. Jackson Survey, Abstract 574 (Property ID 186241 and 186239) in the Extra Territorial Jurisdiction – Owner: 122 IKERD LLC (PP-18-0125)

Mr. Collins reported the applicant seeks to develop residential lots. The property is located at FM 878 and Ike Road. Staff recommended approval.

Action:

Mrs. Bonney Ramsey moved to approve a request by Tim Cummings for a Preliminary Plat of Ike Farms for 16 lots plus a remainder tract, being 121.583 acres situated in the T. Jackson Survey, Abstract 574 (Property ID 186241 and 186239) in the Extra Territorial Jurisdiction – Owner: 122 IKERD LLC (PP-18-0125) subject to staff comments. Mr. David Hudgins seconded, All Ayes.

12. Consider request by Trey Fuller, Fuller Engineering & Land Surveying, for a Preliminary Plat of Murray Estates for 37 lots, being 39.60 acres situated in the F.M. Woodward Survey, Abstract 1120 (Property ID 192138) – Owner: M SHARP FAMILY LIMITED PARTNERSHIP (PP-18-0167)

Mr. Collins reported the applicant seeks to develop residential lots. The property is located at 650 Wilson Road. Staff recommended approval.

Action:

Mr. David Hudgins moved to approve a request by Trey Fuller, Fuller Engineering & Land Surveying, for a Preliminary Plat of Murray Estates for 37 lots, being 39.60 acres situated in the F.M. Woodward Survey, Abstract 1120 (Property ID 192138) – Owner: M SHARP FAMILY LIMITED PARTNERSHIP (PP-18-0167) subject to staff comments. Vice Chairman Melissa Ballard seconded, All Ayes.

13. 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 opened the Public Hearing.

Mr. Collins reported the development will consist of 130 Single Family-3 residential lots. He stated the minimum lot area for the proposed zoning is 10,000 square feet and the applicant is proposing to construct minimum lots of 6,600 square feet. Mr. Collins reported out of seven Single Family-3 standards the applicant complies with two. He stated staff has concerns with the proposal due to the difference in standards required. Staff recommended to deny.

Mr. Alan Lauhoff, 200 West Main, Milford, Texas, representing owner, stated the applicant is proposing to match what is adjacent to them on the frontage road. He stated the existing ditch was built in phase 1 and 2 and the HOA will maintain the ditch as part of phase 3. He stated there is no park land dedication due to the City not wanting it so they turned the land into lots. Mr. Lauhoff stated 80% of the lots are in the flood plain.

Mr. James Moon, 101 Vintage Drive, Red Oak, Texas, applicant, stated the concept was originally approved in 2014 and the developers were moving to smaller lots. He stated builders are wanting smaller lots because the customers are wanting more house on a smaller lot. He stated the key parts of phase 3 is to give additional access easement to Highway 287 service road noting that will open for retail along Highway 287 and will be a thoroughfare improvement.

Chairman Keeler stated the City provided the Commission statistics of platted lots per the Comprehensive Plan and we learned since 2014, 70% of lots platted have been within the Comprehensive Plan. He noted the City has not reduced their standards over the past 4 years. Chairman Keeler referenced the easement and access road noting the primary benefit is for phase 3.

Mr. Brett Hess, 327 Blue Ribbon Road, Waxahachie, stated he has been involved since 2014 and stated builders like John Houston Homes and Lillian Homes report smaller lot homes are what is in demand. Mr. Hess stated he would like to see a park in this area.

Mr. Shon Brooks, Director of Planning, stated throughout the length of this development, there is access to Highway 287.

Mr. James Gaertner, City Engineer, stated with every 200 lots the requirement is 2 access points and more than 201 lots, a 3rd access point is required. He explained one way around that is with a Traffic Impact Analysis which is not applicable with the zoning change request.

After further discussion, the applicant requested to continue the Public Hearing to a later date.

14. Consider recommendation of Zoning Change No. PD-18-0119

Action:

Mr. Jim Phillips moved to continue 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) to the Planning and Zoning Commission meeting of December 11, 2018. Vice Chairman Melissa Ballard seconded, All Ayes.

15. Consider request by Chris Acker for a Preliminary Plat of Crossroads Business Park for 1 lot, being 3.512 acres out of the John B. Bounds Survey, Abstract 99 (Property ID 180414) – Owner: SANCHEZ COREY & JULIE (PP-18-0149)

Mr. Collins reported the request is for potential development of office use in the future. Staff recommended approval.

{Mr. Erik Test left at 4:49 p.m.}

Action:

Vice Chairman Melissa Ballard moved to approve a request by Chris Acker for a Preliminary Plat of Crossroads Business Park for 1 lot, being 3.512 acres out of the John B. Bounds Survey, Abstract 99 (Property ID 180414) – Owner: SANCHEZ COREY & JULIE (PP-18-0149). Mrs. Bonney Ramsey seconded, All Ayes.

{Mr. Erik Test returned at 5:01 p.m.}

16. Public Hearing on a request by Chris Acker, Acker Construction, for a Zoning Change from a Single Family-2 zoning district to Planned Development-Multiple-Family Residential-2, with Concept Plan, located to the East of 400 Dr Martin Luther King Jr Blvd (Property ID 224114) - Owner: SOUTHFORK CAPITAL LLC (PD-18-0174)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant seeks to build 18 dwelling units with exterior being 100% brick with cast stone and 33 open space parking. The applicant requests relief for garages and the front yard setback. Mr. Collins explained the relief on garages is in hopes to match what is in the downtown area while also continuing to promote walkability to the downtown restaurants, shops, and events. He reported staff received one letter in support of PD-18-0174 and none in opposition. Mr. Chris Acker, 5100 Honeysuckle Road, Midlothian, Texas, presented a rendering of the multi-family dwelling noting 50% of the owners will enter from the front and 50% will enter from the back.

Mr. Jim Phillips expressed concern with parking along MLK Boulevard. After further discussion, Mr. Acker stated he can provide for covered parking.

There being no others to speak for or against PD-18-0174, Chairman Keeler closed the Public Hearing.

17. Consider recommendation of Zoning Change No. PD-18-0174

Action:

Mrs. Bonney Ramsey moved to approve a request by Chris Acker, Acker Construction, for a Zoning Change from a Single Family-2 zoning district to Planned Development-Multiple-Family Residential-2, with Concept Plan, located to the East of 400 Dr Martin Luther King Jr Blvd (Property ID 224114) - Owner: SOUTHFORK CAPITAL LLC (PD-18-0174) to include covered parking. Vice Chairman Melissa Ballard seconded, All Ayes.

- 18. Consider request by Chris Acker, Acker Construction for a Replat of a portion of Block 62, Town Addition, to create Lot 1, Block A, Crescent Creek Villas, 1.071 acres (Property ID 224114) – Owner: SOUTHFORK CAPITAL LLC (RP-18-0191)**

Mr. Collins stated RP-18-0191 accompanies PD-18-0174 and recommended approval.

Action:

Mr. Jim Phillips moved to approve a request by Chris Acker, Acker Construction for a Replat of a portion of Block 62, Town Addition, to create Lot 1, Block A, Crescent Creek Villas, 1.071 acres (Property ID 224114) – Owner: SOUTHFORK CAPITAL LLC (RP-18-0191) subject to staff comments. Mr. David Hudgins seconded, All Ayes.

- 19. Public Hearing on a request by Chris Acker, Acker Construction, for a Zoning Change from a Single Family-2 and a Commercial zoning district to Planned Development-Mixed Use Residential and Planned Development-Multiple-Family Residential-2, with Concept Plan, located at 319 E Main, 101 Kaufman, and 401 Dr Martin Luther King Jr Blvd (Property ID 170536, 170777, and 170858) - Owner: RONALD C HOLMES & ROBERT B FOGARTY (PD-18-0175)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the proposed mixed use development will consist of townhome residential as well as mixed use retail lots. He stated the applicant will meet the design development standards for the Downtown Neighborhood zoning district.

Mr. Brooks reported when the applicant came to discuss the development with Staff it was proposed by the City Engineer to straighten Kaufman giving the location 4 corners. He explained Mr. Acker will give the City land for the new street and the City will give him existing land from the street. Mr. Brooks stated a Developers Agreement will be presented to City Council for consideration.

Mr. Acker presented a proposed drawing of the development noting it will have gated access with rear entry garages. He stated the first floor and some second floor will be retail. Mr. Acker introduced his partners on this project Mr. Chris Holmes and Mr. Robert Fogarty.

There being no others to speak for or against PD-18-0175, Chairman Keeler closed the Public Hearing.

- 20. Consider recommendation of Zoning Change No. PD-18-0175**

Action:

Vice Chairman Melissa Ballard moved to approve a request by Chris Acker, Acker Construction, for a Zoning Change from a Single Family-2 and a Commercial zoning district to Planned Development-Mixed Use Residential and Planned Development-Multiple-Family Residential-2, with Concept Plan, located at 319 E Main, 101 Kaufman, and 401 Dr Martin Luther King Jr Blvd (Property ID 170536, 170777, and 170858) - Owner: RONALD C HOLMES & ROBERT B FOGARTY (PD-18-0175) subject to staff comments. Ms. Betty Square Coleman seconded, All Ayes.

- 21. Consider request by Chris Acker, Acker Construction, for a Preliminary Plat of Kaufman Township West for 7 lots, being 0.8738 acres situated in Block 43, Town Addition (Property ID 170536, 170777) – Owner: RONALD C HOLMES & ROBERT B FOGARTY (PP-18-0178)**

Mr. Collins reported PP-18-0178 accompanies PD-18-0175 and recommended approval.

Action:

Mr. Jim Phillips moved to approve a request by Chris Acker, Acker Construction, for a Preliminary Plat of Kaufman Township West for 7 lots, being 0.8738 acres situated in Block 43, Town Addition (Property ID 170536, 170777) – Owner: RONALD C HOLMES & ROBERT B FOGARTY (PP-18-0178). Mr. David Hudgins seconded, All Ayes.

- 22. Consider request by Chris Acker, Acker Construction, for a Replat of a portion of Block 43, Town Addition, to create Lots 1-5, Block B, Kaufman Township East, 0.504 acres (Property ID 170858) – Owner: RONALD C HOLMES & ROBERT B FOGARTY (RP-18-0190)**

Mr. Collins reported RP-18-0190 accompanies PD-18-0175 and recommended approval.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Chris Acker, Acker Construction, for a Replat of a portion of Block 43, Town Addition, to create Lots 1-5, Block B, Kaufman Township East, 0.504 acres (Property ID 170858) – Owner: RONALD C HOLMES & ROBERT B FOGARTY (RP-18-0190) subject to staff comments. Mrs. Bonney Ramsey seconded, All Ayes.

- 23. Public Comments**

None

- 24. Adjourn**

There being no further business, the meeting adjourned at 5:48 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

Planning and Zoning Commission
November 27, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, November 27, 2018 at 2:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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

Member Absent: Betty Square Coleman

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

1. Call to Order

Chairman Rick Keeler called the meeting to order and announced the Commission will conduct the briefing prior to the discussion regarding the lot sizes of recently platted lots.

3. Conduct a briefing to discuss items for the 4:00 p.m. regular meeting

Mr. Colby Collins, Senior Planner, reported, at the request of the applicant, SU-18-0168 and SU-18-0169 have been postponed to the Planning and Zoning Commission meeting of December 11, 2018. He reviewed the following cases:

- PD-18-0119 being a zoning change request from Single Family-1 zoning district to Planned Development-Single Family-3 and General Retail, with concept plan. Staff will recommend to deny due to concerns with the applicant's difference in proposed lot sizes not adhering to city standards.
- PD-18-0170 is a zoning change request allowing the applicant to add additional space to their existing square foot building. They are exceeding their lot coverage and therefore it requires a zoning change.
- RP-18-0164 is a Replat to allow potential development for retail. Staff will recommend approval.
- PP-18-0125 is a Preliminary Plat located in the ETJ. Applicant proposes to develop lots. Staff and applicant are working together to meet all staff requirements.
- RP-18-0167 is a Preliminary Plat located at 640 Wilson Road. Applicant proposes to develop 37 lots. Staff and applicant are working together to meet all staff requirements.

- PP-18-0149 is a Preliminary Plat located at Crossroads Business Park off of John Arden Drive for one lot of office use in the future.
- PD-18-0174 is a zoning change to allow for 18 apartment units being 2 story. Applicant will not provide garages or meet the front setback requirements and therefore will request relief of those two items. Applicant will use the Downtown Development Standards to develop the property.
- RP-18-0191 is the accompanying Replat for PD-18-0174 and meets staff requirements.
- PD-18-0175 is zoning three separate lots at three separate addresses. Applicant is asking to construct three lots consisting of mixed use retail and townhomes. Staff is working on a Developer's Agreement for land exchange in order to straighten Kaufman Street. Lot three will not be built on until Kaufman Street is completed.
- PP-18-0178 and RP-18-0190 are accompanying cases to PD-18-0175 and meets staff requirements.

2. Discussion regarding the lot sizes of recently platted lots

Mr. Shon Brooks, Director of Planning, reviewed documentation pertaining to lot sizes of recently platted lots. He reported the City currently has 4,000 preliminary plats and 2,000 final plats totaling 6,000 current platted lots. He reported in 2012 the City revised the Zoning Ordinance and the 16,000 square foot lot size was added. He reviewed statistics noting the City has a strong mix of lots.

Chairman Keeler asked if this will be addressed in the Comprehensive Plan update. Mr. Brooks stated the Comprehensive Plan update is due next year and this will be looked at.

City Manager Michael Scott stated these statics will help as the Comprehensive Plan is reviewed. He stated the 16,000 square foot requirements get the developer to the table then the negotiation process can begin.

Mr. Brooks stated the City still has a rural feel and he sees opportunity going forward to get what we want. He stated there is still some multi-family zoned land as well as other zoned land that is not yet developed.

Chairman Keeler asked if the City is negotiating from a point of strength and not weaknesses. Mr. Scott stated zoning is subjective and there is nothing to compel the Commission or City Council to approve. He stated the City needs to have a good return on our investment when it comes to what we have supplied in terms of water, sewer and city services.

5. Adjourn

There being no further business, the meeting adjourned at 3:49 p.m.

Respectfully submitted,
Lori Cartwright, City Secretary



Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: December 5, 2018

Re: PD-18-0195 – Ridge Crossing

On December 5, 2018, Planning Department staff decided to withdraw the proposed Ridge Crossing planned development from December 11, 2018 Planning & Zoning meeting. This case will not be reviewed by the Planning and Zoning Commission on December 11, 2018, or the City Council on the December 17, 2018 meeting.

Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0161



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Public Hearing on a request by Jason Eisman, Premier Solar Solutions, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-3 zoning district, located at 914 Creekview (Property ID 225451) – Owner: RODNEY MOFFETT (SU-18-0161)

CASE INFORMATION

Applicant: Jason Eisman, Premier Solar Solutions

Property Owner(s): Rodney Moffett

Site Acreage: 0.152 acres

Current Zoning: Planned Development-Single Family-3 (Ordinance 2060)

Requested Zoning: PD-SF3 with Specific Use Permit

SUBJECT PROPERTY

General Location: 914 Creekview

Parcel ID Number(s): 225451

Existing Use: Single Family Residence

Development History: The Final Plat for Highland Village Estates, was approved by City Council on May 7, 2001. The Amended Plat for Highland Village Estates was approved by City Council on August 28, 2002.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-SF-3	Single Family Residential
East	PD-SF-3	Single Family Residential
South	PD-SF-3	Vacant Land
West	PD-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 a similar density. It is appropriate to have approximately 3.5 dwelling units per acre.

Thoroughfare Plan:

The site is accessed via Creekview Drive, a local street (50' ROW).

Site Image:



PLANNING ANALYSIS

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

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 18 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 11/21/2018.

STAFF CONCERNS

1. Please revise the plan to show the case number, "SU-18-0161", in the lower right hand corner title block.
2. Please revise the plan to show the Vicinity Map on the actual site plan.

APPLICANT RESPONSE TO CONCERNS

1. The applicant submitted a revision to staff on 12/5/2018 to show the rooftop solar panels out of the public right-of-way. Staff is awaiting one more revision from the applicant to show a Vicinity Map and Case Number added to the plan.

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. Please revise the plan to show the case number, "SU-18-0161", in the lower right hand corner title block.
 2. Please revise the plan to show the Vicinity Map on the actual site plan.

ATTACHED EXHIBITS

1. Site Plan

APPLICANT REQUIREMENTS

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

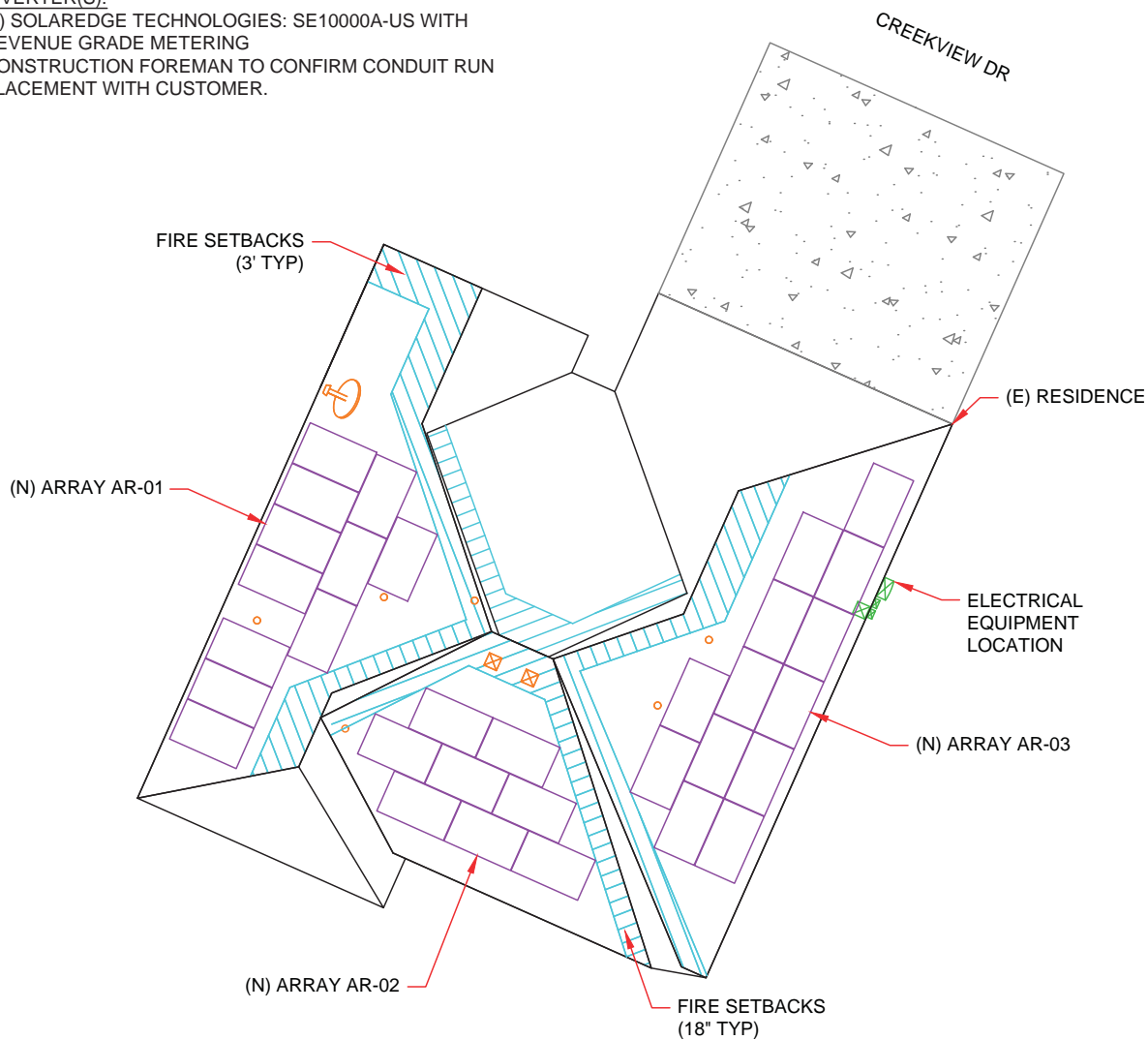
STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Senior Planner
ccollins@waxahachie.com

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

SCOPE OF WORK:

- SYSTEM SIZE: 9280W DC
- MODULES: (32) REC SOLAR: REC290TP2 BLK
- INVERTER(S):
(1) SOLAREGE TECHNOLOGIES: SE10000A-US WITH REVENUE GRADE METERING
- CONSTRUCTION FOREMAN TO CONFIRM CONDUIT RUN PLACEMENT WITH CUSTOMER.



INSTALLED BY: PREMIER SOLAR
SOLUTIONS
LICENSE NO:

SUNRUN

DESIGNED BY: SUNRUN
LICENSE NO:

CUSTOMER RESIDENCE:
RODNEY MOFFETT
914 CREEKVIEW DR,
WAXAHACHIE, TX, 75165

Name:

Signature:

Date:

PROJECT NUMBER:
351R-914MOFF

REV: 10/20/2018

A21
PAGE LAYOUT

Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0168



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Public Hearing on a request by Brandon Edgley, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single Family-2 zoning district, located at 231 Colt Drive (Property ID 241253) – Owner: GEORGE & DANA HOLLER (SU-18-0168)

CASE INFORMATION

Applicant: Brandon Edgley, Marc Jones Construction LLC, DBA Sunpro Solar

Property Owner(s): George & Dana Holler

Site Acreage: 0.425 acres

Current Zoning: Single Family-2

Requested Zoning: SF2 with Specific Use Permit

SUBJECT PROPERTY

General Location: 231 Colt Drive

Parcel ID Number(s): 241253

Existing Use: Single family residence

Development History: The Final Plat for Mustang Creek, Phase Two was approved by City Council on October 1, 2007.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF2	Single family residence
East	SF2	Single family residence
South	SF2	Single family residence
West	SF2	Single family residence

Future Land Use Plan: Low Density Residential

Comprehensive Plan:

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

Thoroughfare Plan:

The site is accessed via Colt Drive, a local street (50' ROW).

Site Image:



PLANNING ANALYSIS

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

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 29 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 11/09/2018.

STAFF CONCERNS

1. Please add a Vicinity Map to the plan.

APPLICANT RESPONSE TO CONCERNS

1. Staff received updated revisions from the applicant on 11/13/2018.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. Please label "Colt Road" on the plan.

ATTACHED EXHIBITS

1. Site Plan Packet

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Colby Collins

Senior Planner

ccollins@waxahachie.com

Reviewed by:

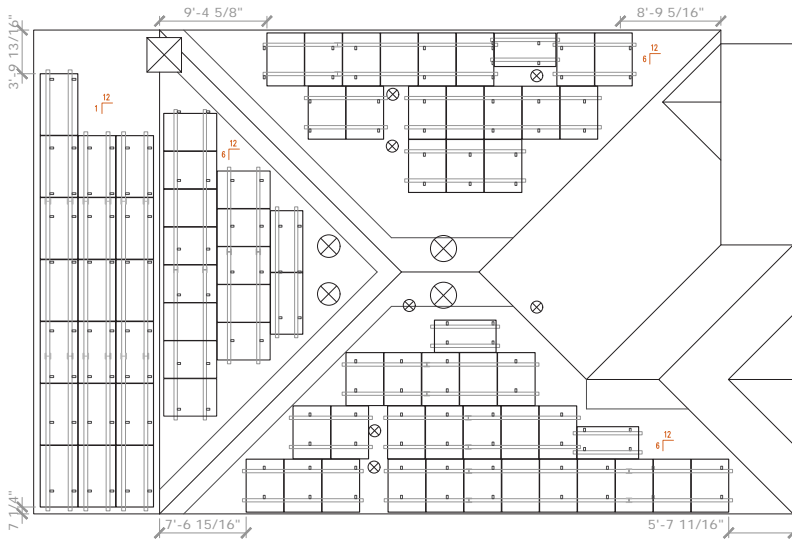
Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held November 27, 2018, the Commission voted 7-0 to recommend to continue case no. SU-18-0168 to December 11, 2018.



SOLAR ARRAY:	79 PANELS
WINDSPEED (CAT II):	115 MPH
BUILDING HEIGHT:	26'-0"

GEORGE HOLLER
231 COLT DRIVE
WAXAHACHIE TX 75165

Date: 09.12.18 Sheet No: 1 of 2

Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0188



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Public Hearing on a request by Devon McCarley, Freedom Solar Power, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-2 zoning district, located at 122 Gentle Winds (Property ID 267501) – Owner: BENJOHN G & CRISELDA M FRANCISCO (SU-18-0188)

CASE INFORMATION

Applicant: Devon McCarley, Freedom Solar Power

Property Owner(s): Benjohn G & Criselda M Francisco

Site Acreage: 0.173 acres

Current Zoning: Planned Development-Single Family-2 Ordinance 2218

Requested Zoning: PD-SF2 with SUP

SUBJECT PROPERTY

General Location: 122 Gentle Winds

Parcel ID Number(s): 267501

Existing Use: Single Family Residence

Development History: The Final Plat for Buffalo Ridge Addition Phase IIIA, was approved by City Council on October 17, 2016.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-SF-2	Single Family Residence
East	PD-SF-2	Single Family Residence
South	PD-SF-2	Undeveloped Land
West	PD-SF-2	Single Family Residence

Future Land Use Plan: Low Density Residential

Comprehensive Plan:

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

Thoroughfare Plan:

The site is accessed via Gentle Winds Rd, a local street (50' ROW).

Site Image:



PLANNING ANALYSIS

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

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 7 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 11/21/18.

STAFF CONCERNS

1. Please revise the plan to show the street name "Gentle Winds" labeled on the plan.
2. Please create a title block in the lower right hand corner of the document to add case information.

APPLICANT RESPONSE TO CONCERNS

1. At the time of this report (11/29/2018), staff has yet to receive revised comments from the applicant.

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. Please revise the plan to show the street name "Gentle Winds" labeled on the plan.
 2. Please create a title block in the lower right hand corner of the document to add case information.

ATTACHED EXHIBITS

1. Site Plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Senior Planner
ccollins@waxahachie.com

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

CONSTRUCTION SUMMARY

- (20) (SUNPOWER X21-350-BLK-AC) SOLAR MODULES, 7.00 kW DC STC
MODULE DIMENSIONS = 41.2" X 61.4" X 1.81"
- (20) SUNPOWER X21-350-BLK-AC PV INVERTERS @ 6.40 kW AC
COMBINED INVERTER OUTPUT = 6.40 kW AC.
- (150) (14 X 10.75") LINEAR FEET SUNPOWER INVISIMOUNT
- (36) QMSE-LAG ROOF ATTACHMENTS
- (1) SUNPOWER MONITORING SOLUTION

SITE DETAILS

ROOF TYPE: ASPHALT SHINGLE
ARRAY #1 - TILT = 33°, AZIMUTH = 155°

GROUNDING ELECTRODE
ONCOR ENERGY METER
MONITORING
PV AC DISCONNECT
(VISIBLE, LOCKABLE, LABELED)
WITHIN 10 FEET OF ONCOR METER
SOLAR LOAD CENTER

MAIN DISTRIBUTION PANEL
(GARAGE INTERIOR)
POINT OF INTERCONNECTION

CONDUIT RUN
IN ATTIC SPACE

SOLADECK JUNCTION BOX

SOLAR PV ARRAY:
(20) SUNPOWER X21-350-BLK-AC MODULES
(12) MODULES IN PARALLEL ON BRANCH #1
(8) MODULES IN PARALLEL ON BRANCH #2

PRECAUTION: MAX 12 MODULES PER BRANCH



R.S.D.

CONSTRUCTION NOTES

- 1.) ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 2.) ALL OUTDOOR EQUIPMENT SHALL BE RAIN-TIGHT WITH MINIMUM NEMA 3R RATING.
- 3.) ALL LOCATIONS ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION.
- 4.) ROOF ATTACHMENT SPACING SHALL BE 6'-0" MAX FOR LAG BOLT TYPE ROOF ATTACHMENTS ANCHORED TO RAFTERS
- 5.) ROOF ATTACHMENT SPACING SHALL BE 4'-6" MAX FOR S-51 CLAMPS ANCHORED TO STANDING SEAM ROOF PANELS



DESIGN & DRAFTING BY:
CLAY MCKELVY, NABCEP

REVISIONS

DESCRIPTION	DATE	REV
ORIGINAL	10/04/2018	A

CONTRACTOR



PROJECT NAME

FRANCISCO, BEN
122 GENTLE WIND RD.
WAXAHACHIE, TX, 75165

SHEET NAME

SITE MAP &
PV LAYOUT

SHEET SIZE

ANSI B
11" x 17"

SHEET NUMBER

PV-1



PV Installation
Professional
Gordon Gunn

Certification # 091209-69
10OCT2018



PV Installation
Professional
Gordon Gunn

Certification # 091209-69
10OCT2018

DESIGN & DRAFTING BY:
CLAY MCKELVY, NABCEP

REVISIONS

DESCRIPTION	DATE	REV
ORIGINAL	10/04/2018	A

CONTRACTOR



FREEDOM SOLAR LLC
4111 TODD LN, STE 100
AUSTIN, TX 78744
TEL: # 28671
TDD: # 1-17630

PROJECT NAME

FRANCISCO, BEN
122 GENTLE WIND RD.
WAXAHACHIE, TX, 75165

SHEET NAME
STRING MAP
&
MONITORING
LAYOUT

SHEET SIZE
ANSI B
11" x 17"

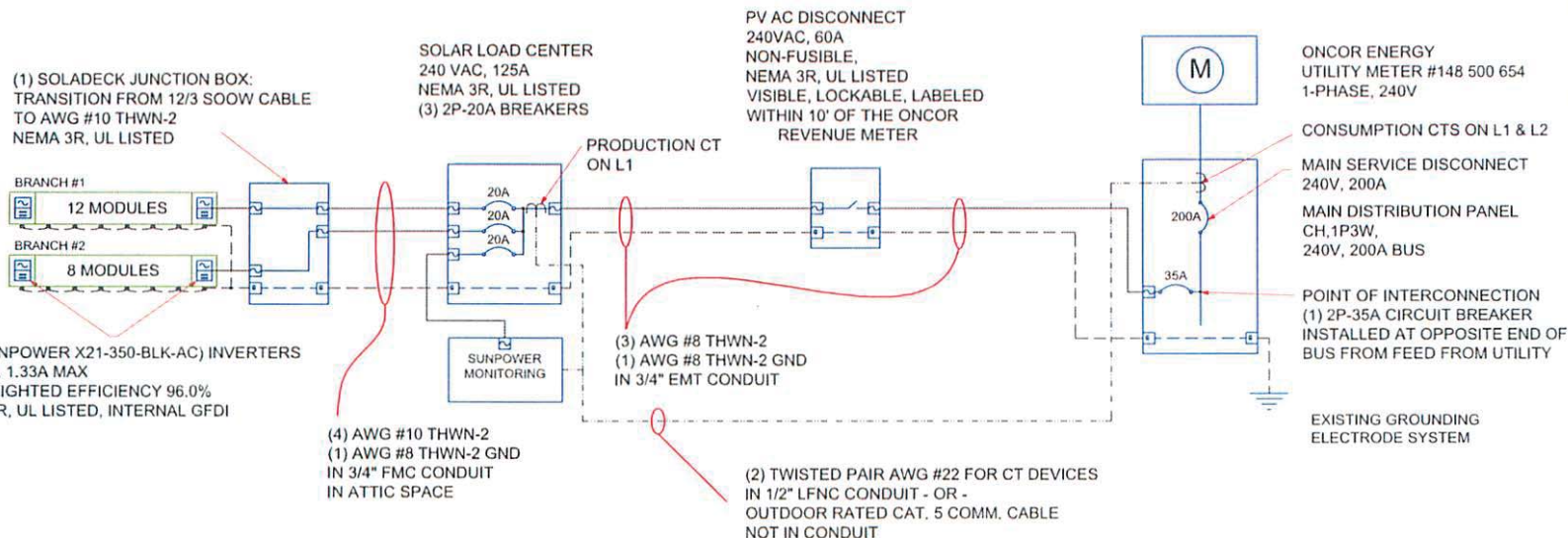
SHEET NUMBER
PV-2

SUNPOWER SUPERVISOR S/N _____

SOLAR ARRAY - 7.00kW DC STC

- (20) (SUNPOWER X21-350-BLK-AC) MODULES TOTAL
- (12) MODULES CONNECTED IN PARALLEL ON BRANCH #1
- (8) MODULES CONNECTED IN PARALLEL ON BRANCH #2

NOTE: NEUTRAL MUST RUN THROUGH AC DISCONNECT. RUN NEUTRAL FROM ISO BAR IN SOLAR LOAD CENTER TO SERVICE.



ELECTRICAL NOTES

- 1.) ALL EQUIPMENT TO BE LISTED BY UL OR OTHER NRTL, AND LABELED FOR ITS APPLICATION.
- 2.) ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 V AND 90°C WET ENVIRONMENT UNLESS OTHERWISE NOTED.
- 3.) WIRING, CONDUIT, AND RACEWAYS MOUNTED ON ROOFTOPS SHALL BE ROUTED DIRECTLY TO, AND LOCATED AS CLOSE AS POSSIBLE TO THE NEAREST RIDGE, HIP, OR VALLEY.
- 4.) WORKING CLEARANCES AROUND ALL NEW AND EXISTING ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC 110.26.
- 5.) DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS. CONTRACTOR SHALL FURNISH ALL NECESSARY OUTLETS, SUPPORTS, FITTINGS AND ACCESSORIES TO FULFILL APPLICABLE CODES AND STANDARDS.
- 6.) WHERE SIZES OF JUNCTION BOXES, RACEWAYS, AND CONDUITS ARE NOT SPECIFIED, THE CONTRACTOR SHALL SIZE THEM ACCORDINGLY.
- 7.) ALL WIRE TERMINATIONS SHALL BE APPROPRIATELY LABELED AND READILY VISIBLE.
- 8.) MODULE GROUNDING CLIPS TO BE INSTALLED BETWEEN MODULE FRAME AND MODULE SUPPORT RAIL, PER THE GROUNDING CLIP MANUFACTURER'S INSTRUCTION.
- 9.) MODULE SUPPORT RAIL TO BE BONDED TO CONTINUOUS COPPER G.E.C. VIA WEEB LUG OR ILSCO GBL-40BT LAY-IN LUG.
- 10.) THE DC SIDE OF THE PV SYSTEM IS UNGROUNDED AND SHALL COMPLY WITH NEC 690.35.
- 11.) MAXIMUM MOUNTING HEIGHT FROM GRADE TO CENTER OF METER SOCKET SHALL BE 72" FOR RESIDENTIAL SINGLE PHASE METER SOCKETS 0-320 AMPS.
- 12.) PV AC DISCONNECT SHALL BE VISIBLE, LOCKABLE AND LABELED AND THE DOOR CANNOT BE OPENED WHEN HANDLE IS IN ON POSITION.

CALCULATIONS FOR CURRENT CARRYING CONDUCTORS

INVERTER OUTPUT WIRE AMPACITY CALCULATION, CONTINUOUS USE:
[NEC 690.8(A)(3)] 1.33 A PER INVERTER (SPR X21-350-BLK-AC)
HIGHEST CURRENT BRANCH = (12)(1.33A) = 16.0A, (16.0A)(1.25) = 20.0A
TRYING AWG #10 WIRE, 75°C DERATED AMPACITY = (0.80)(25.0A) = 20.0A
20.0A > 16.0A, OK
20.0A > 16.0A, OK

AGGREGATE INVERTER OUTPUT WIRE AMPACITY CALCULATION, CONTINUOUS USE:
[NEC 690.8(A)(3)] 26.6A TOTAL CURRENT, (26.6A)(1.25) = 33.3A
TRYING AWG #8 WIRE, 75°C DERATED AMPACITY = (0.80)(50.0A) = 40.0A
40.0A > 26.6A, OK
40.0A > 26.6A, OK

CALCULATIONS FOR OVERCURRENT DEVICES

INVERTER BRANCH OCPD: HIGHEST CURRENT BRANCH = (12)(1.33A) = 16.0A.
MIN. OCPD = (16.0A)(1.25) = 20.0A
USE (2) 2P-20A CIRCUIT BREAKERS IN SOLAR LOAD CENTER FOR INVERTER BRANCH OCPD PER MFG. GUIDE

TOTAL SYSTEM OCPD:
TOTAL RATED CURRENT = 26.6A, MINIMUM OCPD = (26.6A)(1.25) = 33.3A
USE 2P-35A BREAKER FOR INTERCONNECTION IN MAIN DISTRIBUTION PANEL



DESIGN & DRAFTING BY:
CLAY MCKELVEY, NABCEP

REVISIONS

DESCRIPTION	DATE	REV.
ORIGINAL	10/04/2018	A

CONTRACTOR



PROJECT NAME

FRANCISCO, BEN
122 GENTLE WIND RD.
WAXAHACHIE, TX, 75165

SHEET NAME

ELECTRICAL
DIAGRAM

SHEET SIZE

ANSI B
11" x 17"

SHEET NUMBER

PV-3

Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0169



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Public Hearing on a request by Troy Elison, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-27-Single Family-2 zoning district, located at 209 Hacienda Drive (Property ID 174301) – Owner: STEPHANIE YBARBO & ROGELIO MEJIA JR (SU-18-0169)

CASE INFORMATION

Applicant: Troy Elison, Marc Jones Construction LLC, DBA Sunpro Solar

Property Owner(s): Stephanie Ybarbo & Rogelio Mejia Jr

Site Acreage: 0.22 acres

Current Zoning: Planned Development-27-Single Family-2

Requested Zoning: PD-27-SF2 with Specific Use Permit

SUBJECT PROPERTY

General Location: 209 Hacienda Drive

Parcel ID Number(s): 174301

Existing Use: Single Family Residential

Development History: The Final Plat for Mustang Creek, Phase Four was approved by City Council on March 26, 1973.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD 27-SF-2	Single family residence
East	PD 27-SF-2	Single family residence
South	PD 27-SF-2	Single family residence
West	PD 27-SF-2	Single family residence

Future Land Use Plan: Low Density Residential

Comprehensive Plan:

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

Thoroughfare Plan:

The site is accessed via Hacienda Drive, a local street.



Site Image:

PLANNING ANALYSIS

The applicant seeks to install solar panels on the roof of this single family residence. Solar panels are permitted, with a Specific Use Permit. According to the current exhibit submitted by the applicant, there will be a solar panel system facing the public ROW. Per the City of Waxahachie Ordinance (Article 5, Exterior Construction Requirements), rooftop solar panel systems must be installed so that they do not front onto the right-of-way.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 26 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 11/09/2018.

STAFF CONCERNS

1. We do not permit panels to front onto ROW. These panels will need to either be removed altogether or relocated. At the time of this report (11/14/2018), staff has yet to receive any resubmittal(s) from the applicant.

APPLICANT RESPONSE TO CONCERNS

1. At the time of this report (11/14/2018), staff has yet to receive revisions from the applicant.

RECOMMENDATION

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

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

ATTACHED EXHIBITS

1. Site Plan Packet

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Colby Collins

Senior Planner

ccollins@waxahachie.com

Reviewed by:

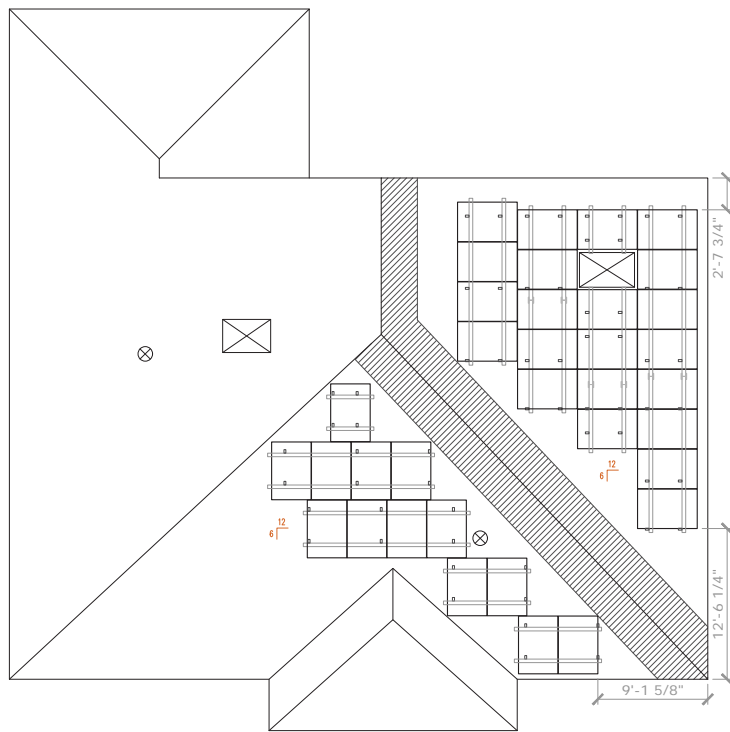
Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held November 27, 2018, the Commission voted 7-0 to recommend to table case no. SU-18-0169 to December 11, 2018.



SOLAR ARRAY:	35 PANELS
WINDSPEED (CAT II)	115 MPH
BUILDING HEIGHT:	16'-0"

ROGELIO MEJIA
209 HACIENDA DRIVE
WAXAHACHIE TX 75165

Date: 07.05.18 Sheet No: 1 of 2

Planning & Zoning Department

Zoning Staff Report

Case: ZC-18-0192



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Public Hearing on a request by Josh Morgan, Connect4Life Church, for a Zoning Change from a Planned Development-16-Light Industrial-1 zoning district to **Multiple-Family Residential-2** located at 2795 John Arden (Property ID 189266) - Owner: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL (ZC-18-0192)

CASE INFORMATION

Applicant: Josh Morgan, Connect4Life Church

Property Owner(s): International Church of the Foursquare Gospel

Site Acreage: 14.455 acres

Current Zoning: Planned Development-16-Light Industrial-1

Requested Zoning: Multiple Family Residential-2

SUBJECT PROPERTY

General Location: 2795 John Arden

Parcel ID Number(s): 189266

Existing Use: Vacant Land

Development History: On June 7, 2010, Ordinance number 2569 was enacted to allow the Oxford at Crossroads Centre Multi Family Development (adjacent to the subject property).

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-16-LI-1	Vacant Land
East	PD-16-LI-1	Connect 4 Life Church
South	SF-2	Vacant Land
West	PD-MF-GR	Oxford at Crossroads Centre MF Development

Future Land Use Plan:

Mixed Use Non-Residential

Comprehensive Plan:

Industrial applies to areas intended for a range of heavy commercial, assembly, warehousing, and manufacturing uses. Large tracts of land with easy access to major roadways and air transportation are becoming increasingly difficult to find for the industrial business community. However, these businesses can be advantageous for a municipality in terms of providing employment and an increased tax base. Therefore, several large areas have been identified as Industrial. Examples of desirable uses within these areas include company headquarters, computer technology businesses, and other types of large businesses.

Thoroughfare Plan:

The subject site is accessible via John Arden Dr.



Site Image:

PLANNING ANALYSIS

The applicant is seeking a Zoning Change request from a Planned Development-16-Light Industrial-1 zoning district to Multiple-Family Residential-2 located at 2795 John Arden. The applicant intends to sell the land, before any construction of multi-family development. The proposed multi-family zoning is adjacent to another multi-family development (Oxford at Crossroads Centre). At the time of this report, staff has yet to receive any opposition regarding the request.

Rather than rezoning to Multi-Family Residential-2, staff prefers to create a Planned Development limiting the use to allow Multi-Family limited to senior housing. Also, if the zoning change is approved, staff recommends requiring the applicant to submit a site plan to the Planning and Zoning Commission and City Council for review.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 7 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 11/21/18.

STAFF CONCERNS

1. At the time of this report (11/29/2018), staff has no outstanding comments for the applicant.

APPLICANT RESPONSE TO CONCERNS

1. The applicant submitted a second submittal to staff's comments on 11/28/2018. Staff has no outstanding comments for the applicant.

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.
- ☒ Additional Consideration

The City of Waxahachie design standards for Multi-Family are strong and encourage quality construction. The use of multi-family at this location is consistent with the neighboring property and the property does not have desired frontage that would benefit a retail development. Industrial is also adjacent and would not be out of character for the area.

ATTACHED EXHIBITS

1. Survey

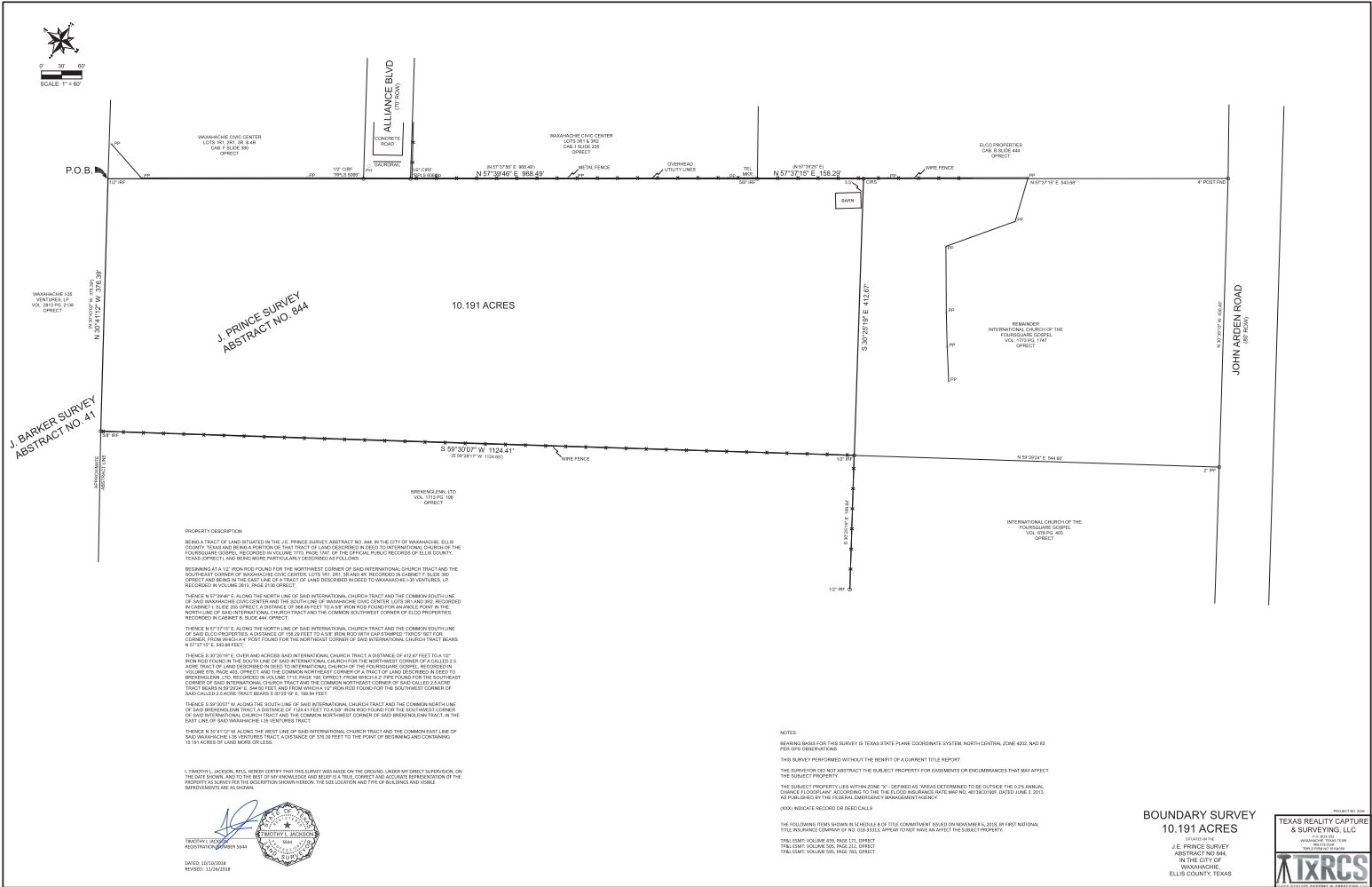
APPLICANT REQUIREMENTS

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

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



Planning & Zoning Department

Zoning Staff Report

Case: ZC-18-0179



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Public Hearing on a request by Walter R Jackson, for a Zoning Change from a Single Family-3 zoning district to **General Retail** located at 3101 S Interstate 35 and 3103 S Interstate 35 (Property ID 179038 and 176910) - Owner: WALTER R AND MYRNA J JACKSON (ZC-18-0179)

CASE INFORMATION

Applicant: Walter R Jackson

Property Owner(s): Walter R and Myrna J Jackson

Site Acreage: 1.12 acres

Current Zoning: Single Family-3

Requested Zoning: General Retail

SUBJECT PROPERTY

General Location: 3101 S Interstate 35 and 3103 S Interstate 35

Parcel ID Number(s): 179038 and 176910

Existing Use: Flea Market

Development History: No prior development history information found. *The existing flea market was constructed illegally by the applicant.*

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	N/A	Interstate 35
East	GR	Vacant Land
South	SF-3	Single Family Residence
West	GR	Vacant Land

Future Land Use Plan:

Retail

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via Interstate 35

Site Image:



PLANNING ANALYSIS

The applicant is seeking a Zoning Change request from a Single Family-3 zoning district to General Retail located at 3101 S Interstate 35 and 3103 S Interstate 35. While the existing zoning is residential, the property is surrounded by general retail zoning. The applicant intends to maintain an existing flea market for retail use. *The existing flea market was constructed illegally by the applicant. The applicant is requesting the zoning change in order to be compliant with the City of Waxahachie.* At the time of this report (11/30/2018), staff has yet to receive any opposition regarding the request.

Staff has a major concern with the existing debris on the subject property. The existing debris is visible from the Interstate-35 highway. Code Enforcement has also received complaints from citizens in regards to the debris along the subject property. Staff recommends that all business activity cease until the property is compliant with the City of Waxahachie Building Department and Code Enforcement. Additionally, this includes meeting the requirements for commercial developments, meeting the minimum required paved parking areas. If the zoning change request is approved, but the property is not cleaned by the property owner, staff will not issue a Certificate of Occupancy (CO) until the subject property is clean.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 5 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 11/21/18.

STAFF CONCERNS

1. Staff is concerned with the existing debris on the subject property. Before a Certificate of Occupancy may be considered, staff would like for the applicant to clean the property.

APPLICANT RESPONSE TO CONCERNS

1. At the time of this report (11/30/2018), staff has yet to receive revisions from the applicant.

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. Staff recommends that all business activity cease until the property is compliant with the City of Waxahachie Building Department and Code Enforcement. Please contact the Planning/Code Enforcement department if there are any questions. *If the zoning change request is approved but the property is not cleaned by the property owner, staff will not issue a Certificate of Occupancy (CO) until the subject property is clean.*

ATTACHED EXHIBITS

1. Survey

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.

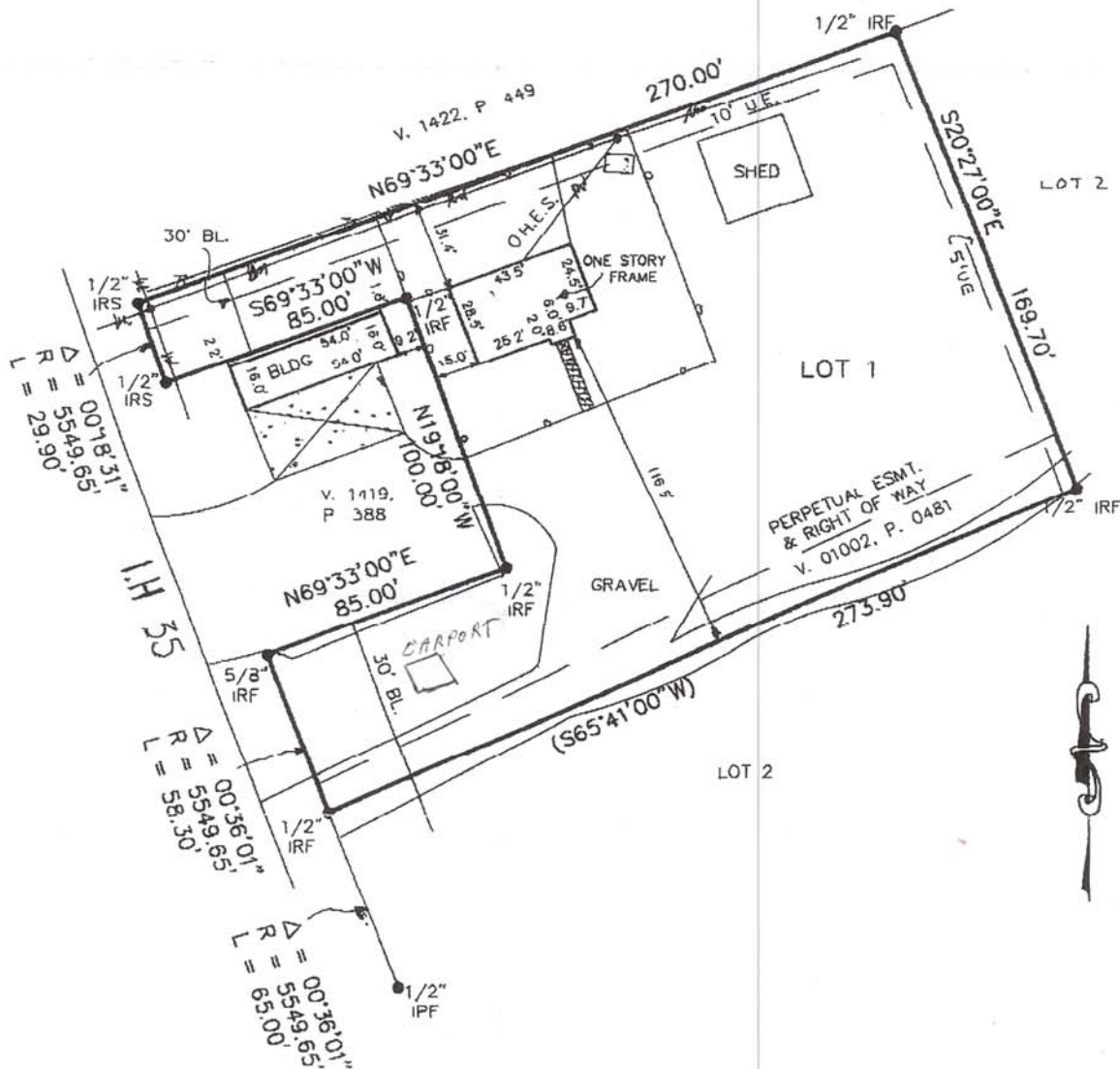
STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Senior Planner
ccollins@waxahachie.com

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

LEGEND OF ABBREVIATIONS AND SYMBOLS

B.C.	= Brick Column	I.R.F.	= Iron Rod Found	W.M.	= Utility Pole		= Concrete
B.D.S.F.	= Boile D'Arc stake found	I.R.S.	= Iron Rod Set	W.W.	= Water Meter		= Covered porch, Entrance or Deck
BLDG	= Structure with a Permanent Foundation	L.S.T.	= Landscape Timber	X T.R.W.	= Wing Wall		= Wood Deck
BL	= Building Line	M.E.	= Maintenance Easement	O.H.E.S.	= Cross Tie Retaining Wall		= Brick
D.E.	= Drainage Easement	P.A.E.	= Public Access Easement		= Overhead Electric Service Line		
D/W	= Driveway	P.O.B.	= Point of Beginning		= Wood Fence		
E.T.	= Electric Transformer	R.O.W.	= Right of Way		= Wire Fence		
F.P.	= Fence Post	R.W.	= Retaining Wall		= Chain-link Fence		
CR	= Cravel	S.E.	= Sewer Easement		= Guy Wire & Anchor		
I.P.F.	= Iron Pipe Found	S/W	= Sidewalk			()	= Record Data
		U.E.	= Utility Easement				



Borrower:
 Address: 3103 S IH 35
 C.F. No.: 02680140
 Job No.: 203na07

SURVEYOR'S CERTIFICATION

I, Jeffrey W. Herron, Registered Professional Land Surveyor, do hereby certify that the map shown herein: (1) accurately represents the property as determined by an on-the-ground survey made under my direction on March 27, 2002

and (a) shows the boundary lines and dimensions indicated herein; (b) shows the location of all visible buildings, structures and other major improvements on the subject property; and (c) shows the easements of record affecting the subject property according to the legal description of such easements (with instrument volume and page number indicated). (2) except as shown, there are no visible (a) easements, rights-of-way or party walls (b) evidence of protrusions on adjoining premises, streets or alley by any of said buildings, structures or other improvements; and (c) evidence of encroachment on the subject property by buildings, structures, or other improvements or rights-of-way situated on the adjoining premises; and (3) the subject property abuts a public roadway.

Jeffrey W. Herron
 Jeffrey W. Herron, R.P.L.S.
 State of Texas, #5379

LEGAL DESCRIPTION

Lot 1, Winningham Place, an Addition to the City of Waxahachie, Ellis County, Texas, according to the Map thereof recorded in Cabinet A, Slide 789, Plat Records, Ellis County, Texas.

A.L.S. LAND SURVEYING

Scale: 1" = 50' Dwn. By: L.D.S. Revisions:

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0171



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Consider request by Kars Tamminga for a **Final Plat** of Pioneer Point, Phase 3 and 4 for 57 lots, being 70.160 acres situated in the Charles Atteberry Survey, Abstract 10 (Property ID 269432 and 210780) in the Extra Territorial Jurisdiction – Owner: PIONEER POINT FARMS LLC and TAMMINGA FAMILY PARTNERSHIP LTD (FP-18-0171)

CASE INFORMATION

Applicant: Kars Tamminga

Property Owner(s): Pioneer Point Farms LLC and Tamminga Family Partnership LTD

Site Acreage: 70.160 acres

Number of Lots: 57 lots

Number of Dwelling Units: 57 dwelling units

Park Land Dedication: N/A

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

SUBJECT PROPERTY

General Location: FM 66 at Evening Fire Drive

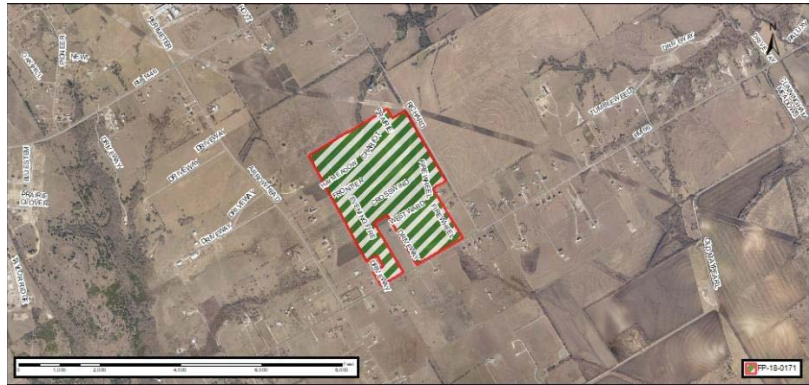
Parcel ID Number(s): 269432 and 210780

Current Zoning: N/A (ETJ)

Existing Use: Undeveloped Land

Platting History: 10 C Atteberry

Site Aerial:



STAFF CONCERNS

1. N/A

APPLICANT RESPONSE TO CONCERNS

1. The applicant submitted a second revision to staff on 11/28/2018 to address staff 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. Final Plat
2. Water Letter

APPLICANT REQUIREMENTS

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

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

WLSC

OWNER'S CERTIFICATE
State of Texas
County of Ellis
City of Waxahachie

Whereas, Pioneer Point Farms, LLC are the owners of that certain parcel of land lying in the ETJ of the City of Waxahachie, Texas and being situated in the CHARLES ATTEBERRY SURVEY, ABSTRACT NO. 10, Ellis County, Texas, and being a portion of the 194.502 acre tract of land conveyed to Pioneer Point Farms, LLC by Texas Warranty Deed recorded in Instrument Number 1708565 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with cap marked "WLSC RPLS 5331" in the west line of said 194.502 acre tract and in the east line of the 10.00 acre tract of land conveyed to Marvin D. Taylor by Deed recorded in Volume 1929, Page 1771, OPRECT for the westerly southwest corner of said 194.502 acre tract and the northwest corner of the 1.57 acre tract of land conveyed to Buena Vista - Bethel Water Supply Corporation by Warranty Deed recorded in Volume 1620, Page 1038, OPRECT;

THENCE N 28°05'50" W, along the west line of said 194.502 acre tract, a distance of 1212.40 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for the northwest corner of this tract;

THENCE along the north line of this tract as follows:

N 61°54'19" E, a distance of 255.11 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 18°10'00" W, a distance of 46.30 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 71°50'00" E, a distance of 60.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 58°14'02" E, a distance of 311.77 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 30°45'58" W, a distance of 141.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 58°14'02" E, a distance of 400.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 30°45'58" W, a distance of 24.40 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 58°14'02" E, a distance of 60.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 58°32'48" E, a distance of 227.61 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 58°14'02" E, a distance of 225.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
S 30°45'58" E, a distance of 115.93 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 72°19'53" E, a distance of 230.26 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for a non tangent curve to the right having a radius of 280.00 feet and a central angle of 05°49'12";

THENCE in a northerly direction along the arc of said curve and continuing along the north line of this tract, a distance of 28.44 feet (Long Chord - N 14°45'32" W, 28.43 feet) to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;

THENCE continuing along the north line of this tract as follows:

N 78°09'04" E, a distance of 60.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 58°14'02" E, a distance of 266.30 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 46°07'01" E, a distance of 125.40 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 58°14'02" E, a distance of 86.52 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner; and
N 30°45'58" W, a distance of 72.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 58°14'02" E, a distance of 158.40 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" in the east line of said 194.502 acre tract and in the west line of the 391.28 acre tract of land conveyed to Don C. Walker by Warranty Deed recorded in Volume 1521, Page 425, OPRECT for the northeast corner of this tract;

THENCE S 58°11'27" W, along the easterly south line of said 194.502 acre tract and the north line of View Point Estates, a distance of 366.95 feet to a 5/8" iron rod found with cap marked "TX GLO" for an interior corner of said 194.502 acre tract and the northwest corner of View Point Estates;

THENCE S 30°53'35" E, along the southerly east line of said 194.502 acre tract and the west line of View Point Estates, passing at 415.36 feet the southwest corner of View Point Estates and the current northwest corner of said 14.02 acre tract, in all, a distance of 817.05 feet to a 1/2" iron rod found with cap marked "WLSC RPLS 5331" for the easterly southeast corner of this tract;

THENCE along the easterly south line of this tract as follows:
S 58°06'56" W, a distance of 350.40 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 30°53'04" W, a distance of 173.52 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner; and
S 58°52'01" W, a distance of 969.11 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" in the east line of the residual of the 14.83 acre tract of land (Tract One) conveyed to Howard K. Bowman by Warranty Deed recorded in Volume 2728, Page 1933, OPRECT;

THENCE N 30°53'58" W, along the easterly west line of said 194.502 acre tract and the current east line of said 14.83 acre tract, a distance of 633.75 feet to a 1/2" iron rod found with cap marked "WLSC RPLS 5331" for an interior corner of said 194.502 acre tract and the current northeast corner of said 14.83 acre residual tract;

THENCE S 58°15'12" W, along the northerly south line of said 194.502 acre tract and the north line of said 14.83 acre tract, passing at 30.40 feet the northwest corner of said 14.83 acre tract and the northeast corner of the 14.78 acre tract of land conveyed to Howard K. Bowman by Deed recorded in Volume 1906, Page 1512, OPRECT, in all, a distance of 371.48 feet to a 1/2" iron rod found with cap marked "WLSC RPLS 5331" for an interior corner of said 194.502 acre tract and the current northwest corner of said 14.78 acre tract;

THENCE S 30°07'46" E, along the westerly east line of said 194.502 acre tract and the current west line of said 14.78 acre tract, a distance of 959.81 feet to a 1/2" iron rod found with cap marked "WLSC RPLS 5331" for the westerly southeast corner of this tract;

THENCE S 58°06'36" W, along the westerly south line of this tract, a distance of 347.81 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" in the east line of the 1.07 acre tract of land conveyed to Buena Vista - Bethel Water Supply Corporation by Warranty Deed recorded in Volume 1684, Page 287, OPRECT for a southwest corner of this tract;

THENCE N 28°04'10" W, along a southerly west line of said 194.502 acre tract and the east line of said 1.07 acre tract, a distance of 223.88 feet to a 1/2" iron rod found with cap for an interior corner of said 194.502 acre tract and the northeast corner of said 1.07 acre tract;

THENCE S 62°01'21" W, along the north line of said 1.07 acre tract, passing at approximately 107.66 feet the northerly northwest corner of said 1.07 acre tract and the northeast corner of said 1.57 acre tract, in all, a distance of 317.68 feet to the PLACE OF BEGINNING and containing 70.160 acres of land as surveyed on the ground.

Owner/Developer: Pioneer Point Farms, LLC
P.O. Box 1069
Waxahachie, Texas 75168
Contact: Kara Tammings (972) 742-5755

Engineer: Atlas Associates, Inc.
P.O. Box 185
Midford, Texas 76670
Contact: Alan Luhnoff, PE (972) 921-4206

Surveyor: Walker Land Surveying Company
P.O. Box 2911
Waxahachie, Texas 75168
Contact: Shawne Walker, RPLS (972) 938-8683

Walker Land Surveying Company
P.O. Box 2911 Waxahachie, Texas 75168
Phone: (972) 938-8683 TBPLS Firm No. 10112400
www.WalkerSurveying.com

Survey's Declaration

KNOW ALL MEN BY THESE PRESENTS:

That I, J. Shawne Walker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown thereon as set were properly placed by myself or under my direct and personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.
AND IN NO WAY OFFICIAL OR
APPROVED FOR RECORD PURPOSES.
J. Shawne Walker, R.P.L.S.
Texas Registration 5331

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Pioneer Point Farms, LLC, do hereby certify and adopt this plat designating the herein above described property as the Final Plat of Pioneer Point, Phase 3 and 4, in addition in the ETJ of the City of Waxahachie, Ellis County, and does hereby dedicate to the public use forever, for public use forever, the streets and alleys shown hereon. Pioneer Point Farms, LLC do hereby certify the following:

- The streets and alleys are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debts, liens, and/or encumbrances.
- The easements and public uses areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown.
- Ellis County is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may 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 Ellis County's use thereof.
- Ellis County and/or public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- Ellis County and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purposes of construction, reconstruction, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.
- All modifications to this document shall be by no means of plat and approved by Ellis County.

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

Witness my hand this _____ day of _____, 2018.

By:

Kara Tammings
Pioneer Point Farms, LLC

State of Texas:

Before me the undersigned authority, a notary public in and for the state on this day personally appeared Kara Tammings, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity stated.

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

Notary Public:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

Chairman _____ Date _____

APPROVED BY: City Council

Mayor _____ Date _____

Attest _____ Date _____

STATE OF TEXAS
COUNTY OF ELLIS:

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

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

Honorable Todd Little, County Judge _____ Krystal Valdez, County Clerk _____

Randy Slinson _____ Layne Grayson _____
Commissioner Precinct #1 Commissioner Precinct #2

Paul Perry _____ Kyle Butler _____
Commissioner Precinct #3 Commissioner Precinct #4

This plat has approval by the Department of Development for an on-site sewage facility system pending any and all information as may be required by the Ellis County Department of Development.

Department of Development _____ Date _____

Final Plat
PIONEER POINT, PHASE 3 AND 4
70.160 Acres

57 Residential Lots - 61.434 Acres
Charles Atteberry Survey, Abstract No. 10
In the ETJ of the City of Waxahachie
Ellis County, Texas

Submission Date: October, 2018 Case No. FP-18-01741 Sheet 1 of 2



PLANNING & ZONING DEPARTMENT
401 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Karl Stamm Parcel ID #: _____
Subdivision Name: Pioneer Point Farms LLC

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"/>

Joe Buchanan
Print Name of General Manager of water provider or Designee

Joe Buchanan
Signature of General Manager of water provider or Designee

BUENA VISTA-BETHEL
SPECIAL UTILITY DISTRICT

Name of water provider company

10.31.18
Date

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0185



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Consider request by Jeff Crannell, Crannell Engineering, for a **Final Plat** of Camden Park, Phase 2 Addition for 91 lots, being 23.63 acres situated in the Silas M. Durrett Survey, Abstract 272 (Property ID 270070) – Owner: DFW 70-36 LLC (FP-18-0185)

CASE INFORMATION

Applicant: Jeff Crannell, Crannell Engineering

Property Owner(s): DFW 70-36 LLC

Site Acreage: 23.63 acres

Number of Lots: 91 lots

Number of Dwelling Units: 91 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$36,400.00** (91 residential dwellings at \$400.00 per dwelling).

Adequate Public Facilities: This development will be on City of Waxahachie water and wastewater, however, we are awaiting the Letter of Acceptance of Public Infrastructure.

SUBJECT PROPERTY

General Location: NWC of Peters Street at Parks School House Road

Parcel ID Number(s): 270070

Current Zoning: Planned Development-Single Family-3 Ordinances 2752 and 3006

Existing Use: Currently undeveloped

Platting History: The preliminary plat for Camden Park Phase 2 was approved by City Council on November 6, 2017.

Site Aerial:



STAFF CONCERNS

1. The plat cannot be filed until we have received the Letter of Acceptance of Public Infrastructure.
2. The plat cannot be paid until Ellis County and cash in lieu of park dedication fees have been paid.
3. Provide easement abandonment instrument numbers for abandoned drainage easements.

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted revised drawings. The above concerns remain outstanding.

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 we have received the Letter of Acceptance of Public Infrastructure.
 2. The plat cannot be paid until Ellis County fees have been paid.
 3. Easement abandonment instrument number must be provided prior to filing.

ATTACHED EXHIBITS

1. Ordinance No. 2752
2. Ordinance No. 3006
3. Plat drawing

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Kelly Dent, MPA

Planner

kdent@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

ORDINANCE NO. 2752

AN ORDINANCE CHANGING THE ZONING ON 69.283 ACRES IN THE SILAS M. DURRETT SURVEY, ABSTRACT NO. 272, WAXAHACHIE, ELLIS COUNTY, TEXAS, LOCATED AT THE NORTHEAST CORNER OF PARKS SCHOOL HOUSE ROAD AND PETERS STREET, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BY AMENDING THE REQUIREMENTS AND TERMS OF THE PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF-3) DISTRICT, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, proper notification for the change of zoning has been made in accordance with the zoning ordinances in the City of Waxahachie, and same having been referred to the Planning and Zoning Commission, and said Planning and Zoning Commission has recommended the amendment of the Planned Development-Single Family-3 (PD-SF-3) District; and

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

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said amendment of the Planned Development-Single Family-3 (PD-SF-3), subject to the following Planned Development-Single Family-3 provisions.

NOW, THEREFORE, the following described property be, and the same here by amends the Planned Development-Single Family-3 (PD-SF-3) District to read as follows, subject to the following Planned Development-Single Family-3 provisions:

48.57 acres in the Silas M. Durrett Survey, Abstract No. 272, located at the northeast corner of Parks School House Road and Peters Street, Waxahachie, Ellis County, Texas.

PLANNED DEVELOPMENT – SINGLE FAMILY-3

Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for Single Family-3 (SF-3), subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities, and shall meet all other city requirements. The following provisions shall be complied with where they differ from SF-3 requirements:

1. Required lot breakdown for this 195 residential lot development is as follows:

A. 32 lots of a minimum size of 6,387 square feet (alley served)

- Min Lot width – 60'
- Min Lot Depth -100'
- Front setback - 20'
- Rear Setback – 20'
- Side yard setback – 5'
- Side yard (corner) – 10'

B. 70 lots of a minimum size of 7,000 square feet

- Min Lot width – 60'
- Min Lot Depth -100'
- Front setback - 20'
- Rear Setback – 20'
- Side yard setback – 5'
- Side yard (corner) – 10'

C. 52 lots of a minimum size of 8,000 square feet

- Min Lot width – 64'
- Min Lot Depth -100'
- Front setback - 20'
- Rear Setback – 20'
- Side yard setback – 7'
- Side yard (corner) – 15'

D. 23 lots of a minimum size of 9,000 square feet

- Min Lot width – 64'
- Min Lot Depth -110'
- Front setback - 25'
- Rear Setback – 20'
- Side yard setback – 7'
- Side yard (corner) – 15'

E. 18 lots of a minimum size of 10,000 square feet

- Min Lot width – 70'
- Min Lot Depth -110'
- Front setback - 25'
- Rear Setback – 20'
- Side yard setback – 7'
- Side yard (corner) – 10'

2. Minimum size of dwelling area for all lots shall be 1,300 square feet for 33% of the houses, 1,501 square feet for 33 % and 1,700 square feet for 33%.
3. Maximum lot coverage of 35%
4. Minimum dwelling masonry requirement 80%
5. Screening along Parks School House Road and Peters Street is to be placed five (5') feet within properties rear yards along with a Wall Maintenance Easement for the Home Owners Association, this screening should be detailed.
6. Pedestrian access should be provided at cul de sacs
7. All interior sidewalks should be a minimum of five (5') feet wide.
8. Lots 8,000 square feet or greater shall have "J" swing, side entry garages, or rear entry garages
9. Any front entry garage shall be three (3') feet behind front building plane, these should be able to encroach into the back yard three (3') feet
10. Diversity of lot widths should be provided
11. Park amenities should be provided, play equipment, landscaping, sidewalks, etc
12. Pond is private property that is controlled by applicant.

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

This ordinance is to be effective upon passage.

PASSED, APPROVED AND ADOPTED on this 21st day of July, 2014.

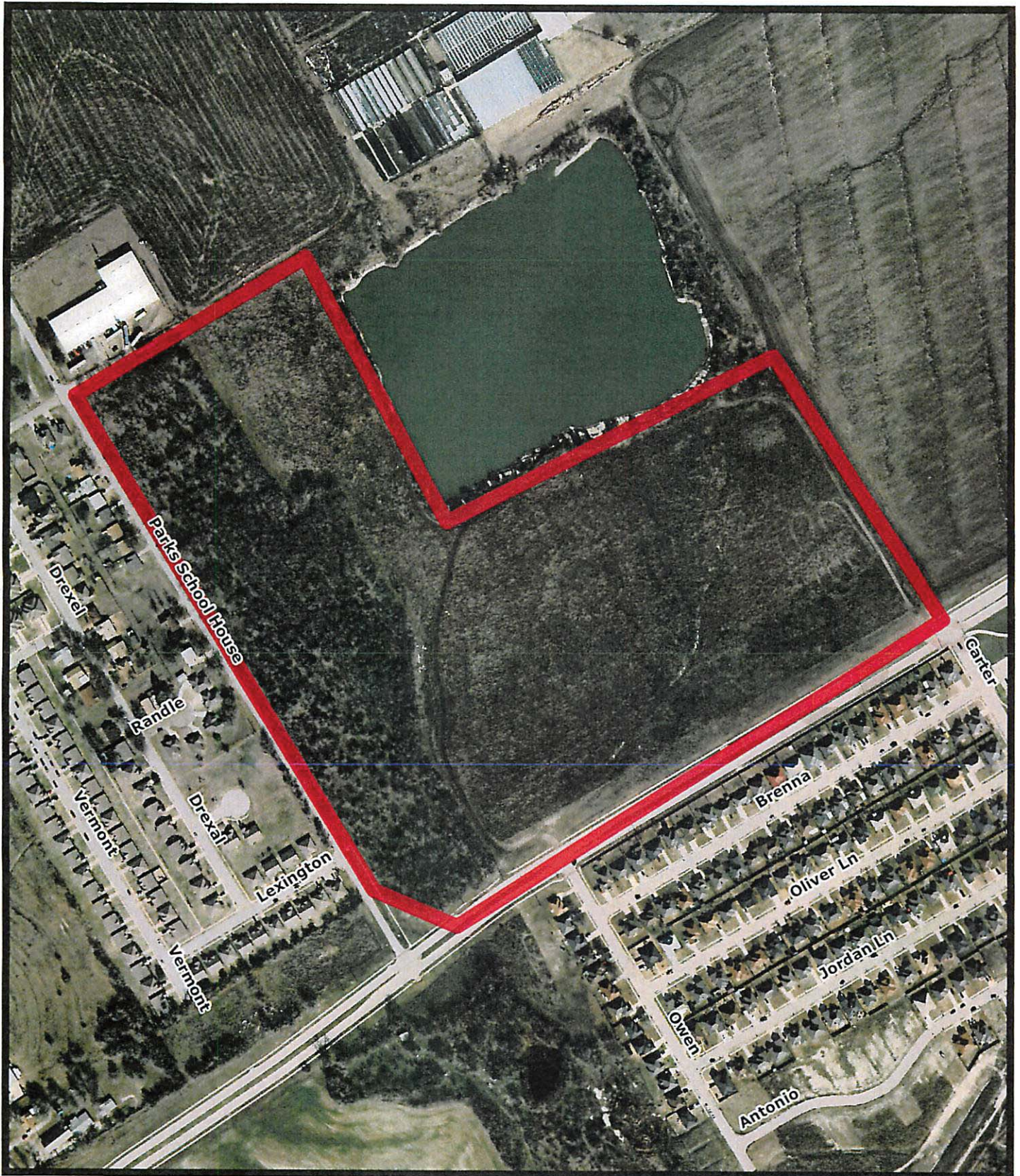


ATTEST:

Rosi Saunders
City Secretary

M. Kevin Stuey
MAYOR

ZA2014-17 CAMDEN PARK



This information is designed for illustrative purposes only. The features depicted here are generalized. There remain inaccuracies in the data. If you discover errors please bring them to our attention. More site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than the original can induce errors and may lead to misinterpretations of the data. Every effort is made to ensure the information displayed here is accurate however, the City of Waxahachie makes no claims to its accuracy or completeness.

ORDINANCE NO. 3006

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF-3) TO PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF-3), LOCATED IN THE CAMDEN PARK PHASES 1 AND 2 SUBDIVISION IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 69.283 ACRES KNOWN AS THE CAMDEN PARK PHASES 1 AND 2 SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, a proper application for a PD has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number PD-18-0016. Said application, having been referred to the Planning and Zoning (P&Z) Commission for their final report, was recommended by the P&Z Commission for zoning change approval of the subject property from PD-SF-3 to PD-SF-3; and

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

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said zoning amendment;

NOW, THEREFORE, this property is rezoned from PD-SF-3 to PD-SF-3; in order to amend Ordinance No. 2752 to increase the maximum lot coverage from thirty-five (35) percent to fifty (50) percent in the Camden Park Phases 1 and 2 subdivision, which is shown on Exhibit A.

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

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

PASSED, APPROVED, AND ADOPTED on this 5th day of March, 2018.



M. Ki Strength
MAYOR

ATTEST:

Lori Cartwright
City Secretary



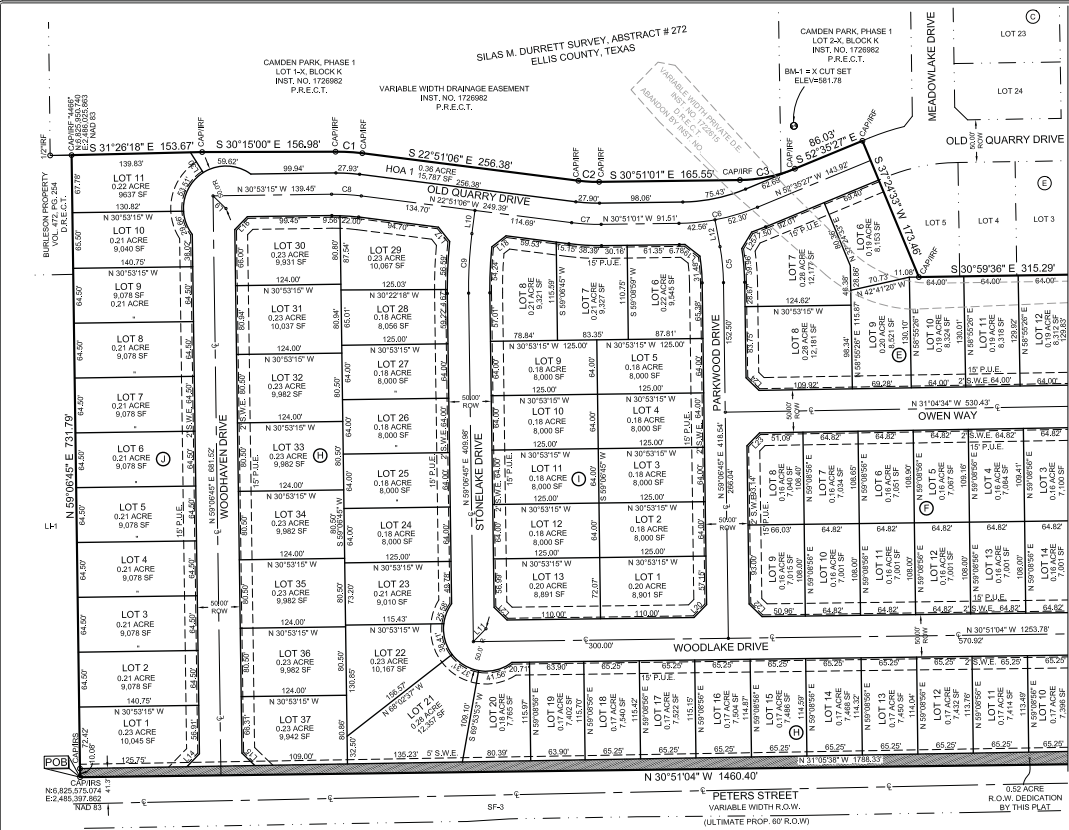
Camden Park Ph 1&2 Location Exhibit

 PD-18-0016

EXHIBIT A

0 500 1,000 2,000 Feet





LEGEND

POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CAPRIF = CAPPED IRON ROD FOUND
CAPRIS = CAPPED IRON ROD SET
S.F. = SQUARE FOOT
ROW = RIGHT OF WAY
BL = BUILDING LINE
BM = BENCHMARK
D.E. = DRAINAGE EASEMENT
V.E. = VISIBILITY EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
D.U.C.T. = DEEPER RECORDS ELLIS COUNTY TEXAS
INST. NO. = INSTRUMENT NUMBER

— CENTERLINE OF ROAD

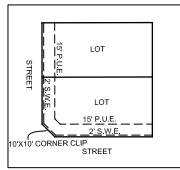
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 31°34'34" W	15.00'
L2	S 50°02'24" W	50.00'
L3	S 31°04'34" E	15.00'
L4	S 50°02'24" W	20.00'
L5	S 30°59'36" E	50.00'
L6	S 50°02'24" W	57.83'
L7	N 58°54'22" E	36.11'
L8	S 37°50'05" W	0.08'
L9	N 14°06'45" E	21.21'
L10	N 07°06'45" E	21.62'
L11	N 75°52'10" W	21.21'
L12	N 49°23'47" E	32.19'
L13	N 50°02'24" W	21.62'
L14	N 75°52'10" W	21.25'
L15	N 14°03'35" E	21.17'
L16	S 75°51'15" E	21.21'
L17	S 21°52'56" W	21.31'
L18	S 89°08'45" E	21.10'
L19	N 14°07'30" W	22.38'
L20	N 75°52'10" W	21.21'
L21	N 14°07'30" E	21.22'
L22	N 14°07'30" E	21.22'
L23	S 75°58'54" E	21.25'
L24	N 14°01'06" E	21.18'
L25	S 89°08'45" E	21.48'
L26	N 75°52'10" W	21.23'
L27	S 22°02'42" W	4.59'
L28	N 75°52'10" W	21.19'
L29	N 14°04'40" E	21.24'
L30	S 27°32'38" W	21.18'
L31	S 21°52'56" E	86.10'
L32	S 58°58'28" W	83.82'
L33	S 52°13'33" W	26.78'
L34	S 37°48'27" E	38.00'

MIN. LOT AREA

	5,387	7,000	8,000	9,000	10,000
FRONT YARD SETBACK	20	20	20	25	25
REAR YARD SETBACK	20	20	20	20	20
SIDE YARD SETBACK	5	5	7	7	7
SIDE YARD SETBACK (CORNER)	10	10	15	15	15

SETBACK TABLE

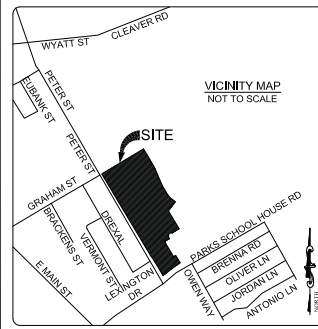


DETAIL

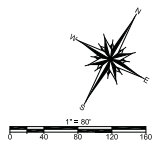
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	31.42'	S 25°51'00" E	8°00'00"
C2	176.00'	24.43'	S 20°51'03" E	7°59'55"
C3	176.00'	66.47'	S 41°03'04" E	21°46'27"
C4	1326.00'	99.23'	S 54°22'17" W	4°12'28"
C5	250.00'	42.39'	N 54°19'16" E	9°42'37"
C6	250.00'	34.86'	N 41°51'16" W	21°46'27"
C7	250.00'	34.07'	N 20°51'03" W	7°59'55"
C8	250.00'	35.06'	N 20°52'11" W	8°02'19"
C9	250.00'	73.19'	N 13°07'02" E	8°02'19"
C10	25.00'	31.61'	N 87°24'45" W	73°07'22"

FOR REVIEW PURPOSES ONLY
THIS PLAT SHOULD NOT BE RECORDED FOR ANY REASON



- GENERAL NOTES:**
- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
 - FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF WAXAHACHIE, COMMUNITY NUMBER 480211 EFFECTIVE DATE 8-3-2013 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 100 F OF SAID MAP.3. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 91 RESIDENTIAL LOTS.
 - HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING PRIVATE DRAINAGE EASEMENTS AND OPEN SPACES.
 - BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #0002100

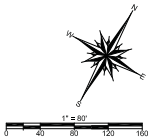
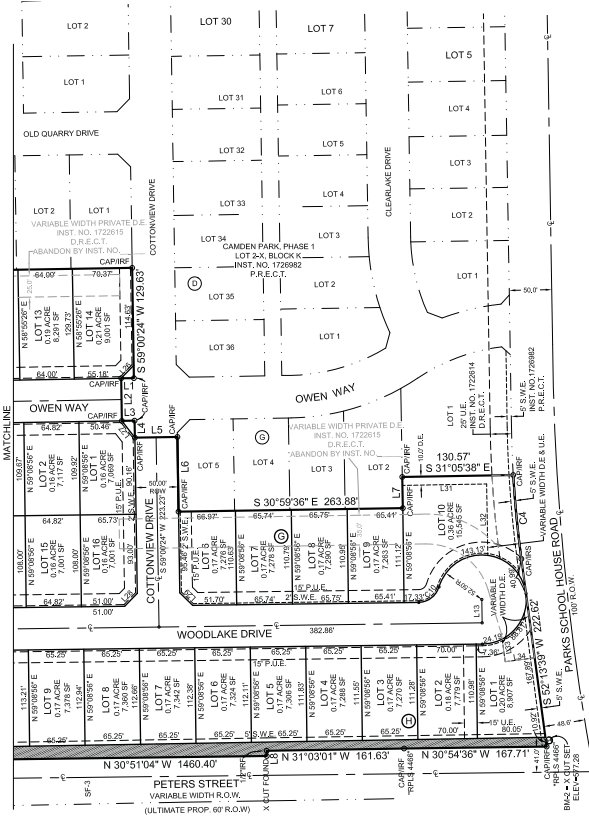
ENGINEER:
CRANNELL, CRANNELL & MARTIN ENGINEERING CORP.
2570 FM 407, SUITE 209
HIGHLAND VILLAGE, TX 75077
PHONE: 972.601.6633
TBPE FIRM #605

OWNER:
DFW 70-36, LLC
9400 N. CENTRAL EXPRESSWAY
SUITE 475
DALLAS, TEXAS 75231
CONTACT: TED ZADEH



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 150807-FFP
DRAWN BY: TKR
DATE: 11-29-2018
R.F.L.S.
KENNETH A. ZOLLINGER

FINAL PLAT
LOTS 6-14, BLOCK E, LOTS 1-16, BLOCK F,
LOTS 6-10, BLOCK G, LOTS 1-37, BLOCK H,
LOTS 1-13, BLOCK I, LOTS 1-11, BLOCK J
CAMDEN PARK,
PHASE 2 ADDITION
ZONING PD-116-SF-3
BEING 23.63 ACRES IN THE SILAS M. DURRETT SURVEY,
ABSTRACT NUMBER 272, IN THE CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

ENGINEER:
CRANNELL, CRANNELL & MARTIN ENGINEERING CORP.
2570 FM 407, SUITE 209
HIGHLAND VILLAGE, TX 75077
PHONE: 972.601.8633
TBPE FIRM #605

OWNER:
DFW 70-36, LLC
9400 N. CENTRAL EXPRESSWAY
SUITE 475
DALLAS, TEXAS 75231
PHONE: (214) 384-8486
CONTACT: TED ZADEH

PAGE 2 OF 3



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 150870-FP
DRAWN BY: TK
DATE: 11-29-2018
R.F.L.S.
KENNETH A. ZOLLINGER

FOR REVIEW PURPOSES ONLY
THIS PLAT SHOULD NOT BE RECORDED FOR ANY REASON

FINAL PLAT
LOTS 6-14, BLOCK E, LOTS 1-16, BLOCK F,
LOTS 6-10, BLOCK G, LOTS 1-37, BLOCK H,
LOTS 1-13, BLOCK I, LOTS 1-11, BLOCK J
CAMDEN PARK,
PHASE 2 ADDITION
ZONING PD-116-SF-3
BEING 23.63 ACRES IN THE SILAS M. DURRETT SURVEY,
ABSTRACT NUMBER 272, IN THE CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS, DFW 70-36, LLC is the owner of all that certain tract of land situated in the Silas M. Durrett Survey, Abstract Number 272, City of Waxahachie, Ellis County, Texas, being a part of a called 48.574 acre tract of land described in Instrument Number 2016-25909, Official Public Records of said County, and a part of a called 22.460 acre tract of land described in Instrument Number 2016-25909, Official Public Records of said County, the subject tract being more particularly described as follows:

BEGINNING at a capped iron rod set stamped "KAZ" at the Northwest corner of said 48.574 acre tract:

THENCE North 59 degrees 06 minutes 45 seconds East, 731.79 feet to a capped iron rod found at the Northeast corner of said 48.574 acre tract;

THENCE South 31 degrees 26 minutes 18 seconds East, 153.67 feet to a capped iron rod found stamped "KAZ";

THENCE South 30 degrees 15 minutes 00 seconds East, 156.98 feet to a capped iron rod found stamped "KAZ" at the P.C. of a curve to the right whose long chord bears, South 26 degrees 51 minutes 06 seconds East, 31.39 feet;

THENCE along said curve whose radius is 225.00 feet and an arc length of 31.42 feet to a capped iron rod found stamped "KAZ" at the P.T. of said curve;

THENCE South 22 degrees 51 minutes 06 seconds East, 256.38 feet to a capped iron rod found stamped "KAZ" at the P.C. of a curve to the left whose long chord bears South 26 degrees 51 minutes 03 seconds East, 24.41 feet;

THENCE along said curve whose radius is 175.00 feet and an arc length of 24.43 feet to a capped iron rod found stamped "KAZ" at the P.T. of said curve;

THENCE South 30 degrees 51 minutes 01 seconds East, 165.55 feet to a capped iron rod found stamped "KAZ" at the P.C. of a curve to the left whose long chord bears, South 41 degrees 43 minutes 14 seconds East, 66.01 feet;

THENCE along said curve whose radius is 175.00 feet and an arc length of 66.40 feet to a capped iron rod found stamped "KAZ" at the P.T. of said curve;

THENCE South 52 degrees 35 minutes 27 seconds East, 86.03 feet to a capped iron rod found stamped "KAZ";

THENCE South 37 degrees 24 minutes 33 seconds West, 173.46 feet to a capped iron rod found stamped "KAZ";

THENCE South 30 degrees 59 minutes 36 seconds East, 315.29 feet to a capped iron rod found stamped "KAZ";

THENCE South 59 degrees 00 minutes 24 seconds West, 129.63 feet to a capped iron rod found stamped "KAZ";

THENCE North 31 degrees 04 minutes 34 seconds West, 15.00 feet to a capped iron rod found stamped "KAZ";

THENCE South 59 degrees 00 minutes 24 seconds West, 50.00 feet to a capped iron rod found stamped "KAZ";

THENCE South 31 degrees 04 minutes 34 seconds East, 15.00 feet to a capped iron rod found stamped "KAZ";

THENCE South 59 degrees 00 minutes 24 seconds West, 20.02 feet to a capped iron rod found stamped "KAZ";

THENCE South 30 degrees 59 minutes 36 seconds East, 50.00 feet to a capped iron rod found stamped "KAZ";

THENCE South 59 degrees 00 minutes 24 seconds West, 87.83 feet to a capped iron rod found stamped "KAZ";

THENCE South 30 degrees 59 minutes 36 seconds East, 263.88 feet to a capped iron rod found stamped "KAZ";

THENCE North 58 degrees 54 minutes 22 seconds East, 36.71 feet to a capped iron rod found stamped "KAZ";

THENCE South 31 degrees 05 minutes 38 seconds East, 130.57 feet to a capped iron rod found stamped "KAZ" in the Northwestly line of Parks School House Road;

THENCE along said Northwestly line and along a curve to the left whose long chord bears, South 54 degrees 22 minutes 17 seconds West, 99.21 feet and whose radius is 1325.00 feet and an arc length of 99.23 to a capped iron rod set stamped "KAZ" at the P.T. of said curve;

THENCE South 52 degrees 13 minutes 39 seconds West, 222.62 feet to a capped iron rod set stamped "KAZ";

THENCE North 30 degrees 54 minutes 36 seconds West, 167.71 feet to a capped iron rod found;

THENCE North 31 degrees 03 minutes 01 seconds West, 161.63 feet to a 1/2 inch iron rod found;

THENCE South 57 degrees 59 minutes 05 seconds West, 6.08 feet to an "X" out found;

THENCE North 30 degrees 51 minutes 04 seconds West, 1460.40 feet to the PLACE OF BEGINNING and containing 23.63 acres of land more or less.

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ Date _____
Chairperson

APPROVED BY: City Council City of Waxahachie

By: _____ Date _____
Mayor

Attest _____ Date _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS.

KENNETH A. ZOLLINGER, R.P.L.S. # 5312 DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DFW 70-36, LLC, ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENT, _____ DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS CAMDEN PARK, PHASE 2, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OR PAVING ON THE UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AN ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE, (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OF SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF WAXAHACHIE, TEXAS.

WITNESS, MY HAND AT _____, TEXAS, THIS THE _____ DAY OF _____, 2018.

TITLE _____

STATE OF TEXAS §

COUNTY OF ELLIS §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for _____ County, Texas

My Commission Expires: _____

SURVEYOR:

KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 362-3446
TBPLS FIRM #10002100

ENGINEER:

CRANNELL, CRANNELL & MARTIN ENGINEERING CORP.
2570 FM 407, SUITE 209
HIGHLAND VILLAGE, TX 75077
PHONE: 972.601.6633
TBPE FIRM #605

OWNER:

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DALLAS, TEXAS 75231
PHONE: (214) 384-8486
CONTACT: TED ZADEH

PAGE 3 OF 3



1720 WESTMINSTER
DENTON, TX 76205
(940) 362-3446
JOB NUMBER: 150870-FP
DRAWN BY: TK
DATE: 11-29-2018
R.P.L.S.
KENNETH A. ZOLLINGER

FINAL PLAT
LOTS 6-14, BLOCK E, LOTS 1-16, BLOCK F,
LOTS 6-10, BLOCK G, LOTS 1-37, BLOCK H,
LOTS 1-13, BLOCK I, LOTS 1-11, BLOCK J
CAMDEN PARK,
PHASE 2 ADDITION
ZONING PD-116-SF-3
BEING 23.63 ACRES IN THE SILAS M. DURRETT SURVEY,
ABSTRACT NUMBER 272, IN THE CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS

Planning & Zoning Department

Plat Staff Report

Case: PP-18-0182



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Consider request by Jeff Crannell, Crannell Engineering, for a **Preliminary Plat** of Camden Estates for 432 lots, being 133.28 acres out of the Silas M. Durrett Survey, Abstract 272 (Property ID 182052) – Owner: COOPER ZADEH LLC (PP-18-0182)

CASE INFORMATION

Applicant: Jeff Crannell, Crannell Engineering

Property Owner(s): Cooper Zadeh LLC

Site Acreage: 133.28 acres

Number of Lots: 438 lots

Number of Dwelling Units: 432 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$172,800.00** (432 residential dwellings at \$400.00 per dwelling).

Adequate Public Facilities: This development will be on City of Waxahachie water and wastewater facilities.

SUBJECT PROPERTY

General Location: NWC of Peters Street at Parks School House Road

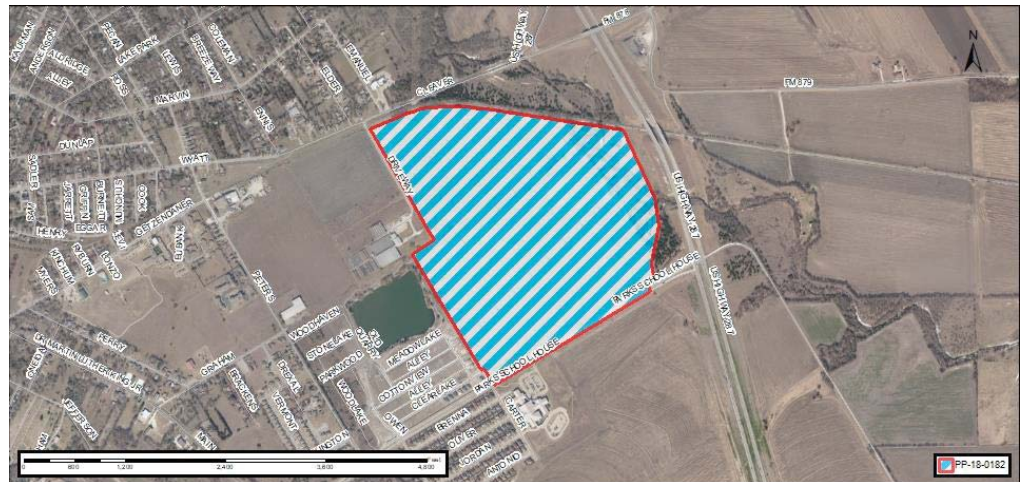
Parcel ID Number(s): 182052

Current Zoning: Freestanding Planned Development – Ordinance 3000

Existing Use: Currently undeveloped

Platting History: Silas M. Durrett Survey, Abstract No. 272

Site Aerial:



STAFF CONCERNS

1. The ROW shown are fifty (50) feet. The City standard is now fifty-four (54) feet wide. Two (2) foot easements on both sides of the ROW are possible, but there is no indication of this on the plat. The two (2) foot sidewalk easement is recommended to match the rest of the development.
2. If corner clips are not provided in the PD-2F section, a "corner clip and sidewalk easement" that measures fifteen (15) feet from back of curb must be provided. The sidewalk easement will need to follow the corner clip specifications on the design manual.
3. Fifteen (15) foot utility easements are required along all street frontage, including on corner lots in the PD-2F section.
4. New street names are needed in the PD-2F area.
5. A screening wall easement along Parks School House Road is required.
6. The construction plans and developers agreement are needed for the turn lane on Main St. Prior to Final Plat, the turn lane needs to be constructed or put the turn lane construction money into escrow.
7. Regarding Block T, Lot 23: Indicate if a house fit this lot with the easement running through it.
8. The drainage areas are not taking into account the offsite drainage area. This can increase the size of the storm system once you get into design. If the offsite drainage is not accounted, the proposed storm system will be undersized.
9. Water and sewer cannot run parallel. Need a minimum of 9 feet separation.
10. A 12-inch water line is required for commercial sites. Indicate compliance.
11. Indicate street outline along Whitewater Drive.
12. The minimum for concrete is 6" thick minimum with 3,600 psi (Class "C" concrete). May be thicker or need stronger concrete depending in the geotechnical report. The geotechnical report can be provided with the construction plans.
13. The screening wall or fences cannot be going through the sewer easement. This space is needed for maintenance.
14. Sidewalk must be continued for this project. 5-foot wide minimum sidewalk.

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted drawings November 28, 2018. The above comments remain outstanding.

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 ROW shown are fifty (50) feet. The City standard is now fifty-four (54) feet wide. Two (2) foot easements on both sides of the ROW are possible, but there is no indication of this on the plat. The two (2) foot sidewalk easement is recommended to match the rest of the development.
 2. If corner clips are not provided in the PD-2F section, a "corner clip and sidewalk easement" that measures fifteen (15) feet from back of curb must be provided. The sidewalk easement will need to follow the corner clip specifications on the design manual.
 3. Fifteen (15) foot utility easements are required along all street frontage, including on corner lots in the PD-2F section.
 4. New street names are needed in the PD-2F area.
 5. A screening wall easement along Parks School House Road is required.
 6. The construction plans and developers agreement are needed for the turn lane on Main St. Prior to Final Plat, the turn lane needs to be constructed or put the turn lane construction money into escrow.
 7. Regarding Block T, Lot 23: Indicate if a house fit this lot with the easement running through it.
 8. The drainage areas are not taking into account the offsite drainage area. This can increase the size of the storm system once you get into design. If the offsite drainage is not accounted, the proposed storm system will be undersized.
 9. Water and sewer cannot run parallel. Need a minimum of 9 feet separation.
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 11. Indicate street outline along Whitewater Drive.
 12. The minimum for concrete is 6" thick minimum with 3,600 psi (Class "C" concrete). May be thicker or need stronger concrete depending in the geotechnical report. The geotechnical report can be provided with the construction plans.
 13. The screening wall or fences cannot be going through the sewer easement. This space is needed for maintenance.
 14. Sidewalk must be continued for this project. 5-foot wide minimum sidewalk.

ATTACHED EXHIBITS

1. Ordinance No. 3000
2. Plat drawing
3. Existing drainage area map
4. Preliminary drainage plan
5. Preliminary utility plan
6. Preliminary pavement plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION*Prepared by:*

Kelly Dent, MPA

Planner

kdent@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

ORDINANCE NO. 3000

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM COMMERCIAL (C) TO A FREESTANDING PLANNED DEVELOPMENT (PD), WITH CONCEPT PLAN LOCATED EAST OF THE EXISTING CAMDEN PARK SUBDIVISION IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 166.78 ACRES KNOWN AS PROPERTY ID 182052 OF THE S.M. DURRETT SURVEY, ABSTRACT NO. 272, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, a proper application for a PD, with Concept Plan has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number PD-18-0001. Said application, having been referred to the Planning and Zoning (P&Z) Commission for their final report, was recommended by the P&Z Commission for zoning change approval of the subject property from C to PD, with Concept Plan; and

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

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said zoning amendment;

NOW, THEREFORE, this property is rezoned from C to PD, with Concept Plan in order to facilitate development of the subject property in a manner that allows single family residences, age-restricted garden homes, and commercial development on the following property: Property ID 182052 of the S.M. Durrett Survey, Abstract No. 272, which is shown on Exhibit A, in accordance with the Concept Plan provisions attached as Exhibit B and the conceptual layout plan attached as Exhibit C.

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

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

PASSED, APPROVED, AND ADOPTED on this 19th day of February, 2018.



M. Keni Smith
MAYOR

ATTEST:

Amber Villarreal
Assistant City Secretary



EXHIBIT A

 PD-18-0001

Camden Park

Phase III

A New Community Development
for Waxahachie, Texas



CAMDEN
HOMES



Section I

Introduction

Camden Park, Phase III of Waxahachie, TX is a mixed-use development, thoughtfully designed to provide quality entry level housing, that elevates the standard of living and breaks presumptions of what an "affordable home" is.

Our aim at Camden Homes is to produce new homes that give buyers pride over ownership of not only the house they live in, but the community that they're a part of as well.

We build with the following principals as a driving force behind each development:



QUALITY MATERIALS

Every home built by Camden Homes includes quality build materials and construction practices.



COMMUNITY GROWTH

Proud homeowners means longterm growth and retention for the areas we build in.

1. PD SF-3: Tract one – 106.76 acres
2. PD 2F: Tract two – 26.70 acres
3. Commercial: Tract 3 – 33.32 acres to remain commercial zoning

This development will provide a community of large lots that is in general conformance with the city's Future Land Use Plan. The impact on the Waxahachie ISD will be reduced by the "Age Restriction" placed on the garden home community. This development will provide a range of options and amenities for the future residents of Waxahachie.



Section III

Plat Map

Phase III

Phase III of Camden Park Waxahachie consists of 308 lots a minimum of 10,000 sq ft to be developed into single family homes with 3-4 Bedrooms and 2-2.5 Baths.

An age restricted community with quaint, garden style homes of 160 units is integrated into the proposed development.



Section IV

Amenities

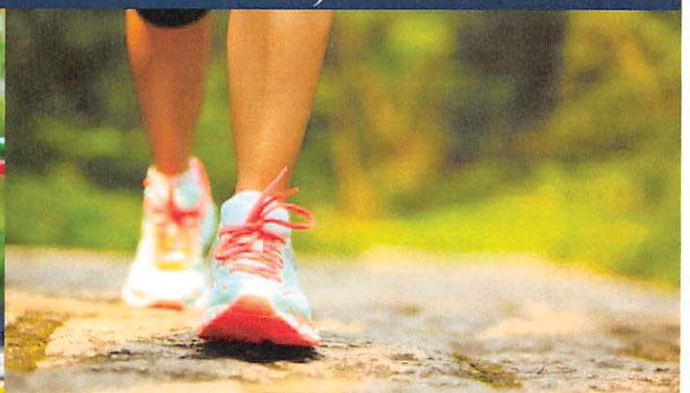
- Retention Pond and Large Pond with integrated walking trail
- Dog Park
- Playground
- Senior Community Center



A DEVELOPMENT WITH SOMETHING



FOR EVERYONE TO ENJOY



Section V

Camden Park

SF-3 Base Zoning



SF-3 Base Zoning District Uses. Development of the PD Single-Family 3 (PD SF-3) shall be in compliance with all regulations applicable to Single-Family 3 (SF-3) uses and Planned Development (PD) Districts contained in the City's Code of Ordinances, as amended, save and except only to the extent otherwise specifically provided to the contrary in this Ordinance.

Area Regulations. The minimum lot sizes permitted in areas designated on Exhibit "A" as PD Single-Family 3 (PD SF-3) District shall include a range of sizes from 10,000 square feet to over 15,000 square feet and shall be:

a. Size of Lots

i. Minimum Lot Area – All lots will be minimum Ten thousand (10,000) square feet.

ii. Minimum Lot Width – 80 feet.

iii. Minimum Lot Depth – One hundred (100) feet

iv. Maximum Lot Coverage – Forty five percent (45%) by main building and accessory structures.

Minimum Dwelling Unit Area. Two-Thousand (2,000) Square Feet.

Developer will combine with the existing Homeowners Association for Camden Park Phase 1 and 2 to which entity all open space shall be dedicated. Membership in the Association shall be mandatory for all owners of property and such membership shall be conditioned upon ownership of property within the Single-Family 3 (SF-3) District area and such membership shall be transferred from owner to owner together with the conveyance of any real property within said area.



Camden Standard

Features List

Camden Homes • 9400 N. Central Expy. Suite 475 • Dallas, TX • (972) 479-8888

Exteriors & Quality Construction

- Post-tension cable, engineered foundation
- Large selection of brick with stone accents
- All-weathered covered GFI electrical outlets (2)
- Two car garages
- 30 yr. limited warranty architectural shingles
- 6' wood privacy fence with gate
- 2 exterior hose bibs
- Sprinkler system
- Professionally landscaped with fully sodded front & side yard
- Cast stone address block
- Energy efficient exterior doors with adjustable thresholds
- Zurn/PEX plumbing system with 25 yr. limited warranty
- Engineered flooring systems on 2 story plans
- 10 yr. limited warranty with StrucSure Home Warranty
- Borate termite preventative treatment

Energy Efficiency & Safety

- Deadbolt locks at strategic locations
- Smoke detectors hard-wired with battery backup
- 14 SEER heating and cooling system
- Honeywell programmable thermostat
- Vinyl double pane low e-windows
- 50 gallon energy saving water heater
- R-38 insulation in ceiling

Kitchen

- Quality black Whirlpool® appliances
- Microwave with ductless vent
- 3cm granite countertops
- Cabinets with crown molding & choice of stain
- 1/3HP food disposal unit
- Delta Classic faucet with sprayer
- Undermount 50/50 stainless steel sink
- Kitchen island (per plan)
- Recessed lights in kitchen (per plan)

Bedroom & Bath

- Large walk-in master closets
- Decorative Delta faucets
- Engineered marble vanities
- Pedestal sink in half-baths
- Elongated toilets
- Double sink in Master Bath
- All bedrooms have smoke detectors
- Hallways attached to bedrooms have smoke/carbon detector

Interiors

- Raised panel Cheyenne interior doors
- Brushed nickel interior door hardware
- Brushed nickel lighting package

Section VI

Garden Home Community

PD 2F Zoning

AGE RESTRICTED REQUIREMENTS

1. All homes shall have a minimum of two bedrooms.
2. Minimum of 1-1/2 car garage and it shall not be converted to living space.
3. Garages to be completely finished; sheetrock, tape, bed, texture and paint.
4. No carports allowed.
5. No storage buildings allowed except storage cabinets under 6' in height and out of public view.
6. All construction shall be a minimum of 85% brick veneer.
7. All foundations shall meet CABO specifications.
8. Mailboxes shall be cluster style provided and in accordance with the US Postal Service.
9. Gutters shall be seamless, colorfast aluminum.
10. Roof pitch to be 7/12 with a weathered gray color laminated shingle.
11. Each home shall be fenced back, side and front except on rear entry garage plans.
12. All fences shall be constructed with a minimum height of 6' for side and back yard areas. Fences shall be constructed of spruce or cedar pickets, sealed, stained and nailed to treated 2x4s attached to galvanized steel posts. Front fence can be ornamental iron 4' and above in height with walk gate. Fences will not extend beyond front building set back line. Fences will be maintained by owner.
13. Landscaping shall be provided including one 3" diameter tree or large crepe myrtle with flower beds including shrubs, edgework and mulch or ground cover with balance of front yard in sod.
14. Automatic sprinkler system shall be provided in full yard area.
15. All front entry garages shall have driveways with widths not less than 18' 0".
16. Maximum height shall be two (2) stories.
17. All homes shall have a minimum living area of 1,500 square feet.
18. Front yard building lines shall be a minimum of 15' 0".
19. Side yard set backs to "Zero" on the zero side with a 5' 0" maintenance and utility easement.
20. Side yard set backs on the "Garden" side to be a minimum of 7' 0".
21. Back yard building lines shall be a minimum of 10' 0".
22. Lot area to be a minimum of 4,900 square feet.
23. Lot width to be a minimum of 50' 0".
24. All dwellings shall be used for single-family residence only and shall not be subdivided for rental.
25. On homes with front garage, vehicles must be parked in garages and may not be left outside more than three days each month, guest vehicles may be left outside up to seven days each month.
26. No boat, RV or trailers shall be parked in front or side lot area, such shall be parked behind fence and home at rear of lot out of public view.
27. No project or under construction vehicles including trailers shall be parked anywhere on the lot.
28. No commercial truck, bus or trailer with tonnage in excess of 3/4 ton shall be left parked in the street in front of or on any portion of the lot after the construction and move in process is complete.
29. No commercial business activity to which the general public is invited shall be conducted on any lot.
30. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except not more than two dogs, cats or household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose. No advertising signs shall be displayed in conjunction with the same.
31. No basketball goal, soccer goal or skateboard ramp permanent or portable shall be constructed or left over night in front yard, side yard area or used at any time on sidewalk and common roadway or in easement area.

Section VI

Garden Home Community



Section VII

Architectural Amenities

1. All homes built by Camden Homes come with "standard" features* that elevate the quality and finish making it more desirable to prospective residents. Camden Homes plans to build a variation of single story floorplans with a minimum of 2000 sq ft on a minimum lot size of 10,000 sq ft in areas zoned SF-3. For the age restricted community (PD-2F), the floorplans will range from 1,600 to 2,000 sq ft. Each floorplan will have a minimum of 3 Bedrooms and 2 Baths in areas zoned SF-3 and have a minimum of 2 Bedrooms in areas zoned PD-2F.
2. Front facades, sides, and rear elevations will consists of masonry
3. Offer large selection of brick type and stone accents
4. Multiple elevations per floor
5. Avoiding architectural monotony
6. Minimum of 3 characteristics that clearly distinguish it from other models
7. Vinyl wood plank flooring throughout
8. Dimensional architectural shingles with 30 year warranty
9. Front entry garages in the Garden Homes, optional decorative doors
10. Optional rear entry garages in areas zoned SF-3
11. 6' wood privacy fences in the rear
12. Energy efficient exterior doors with adjustable thresholds



Section VIII

Architectural Samples

1733 Elevations



Section VIII

Architectural Samples

1816 Elevations



Section VIII

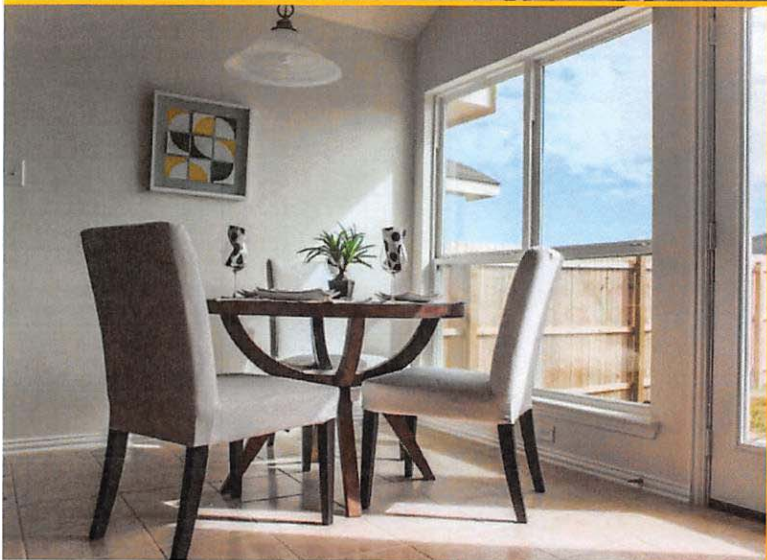
Architectural Samples

1972 Elevations



Section IX

Interior Samples



Section X

Area Statistics

by RSI for 3rd Quarter of 2017

Red Oak and Waxahachie

Most Active Builder Programs		
Subdivision	Builder	Starts
1 Mustang Creek	History Maker	71
2 The Cove	John Houston	60
3 Settlers Glen	John Houston	46
4 Buffalo Ridge	Lennar	38
5 Hickory Creek	First Texas	38

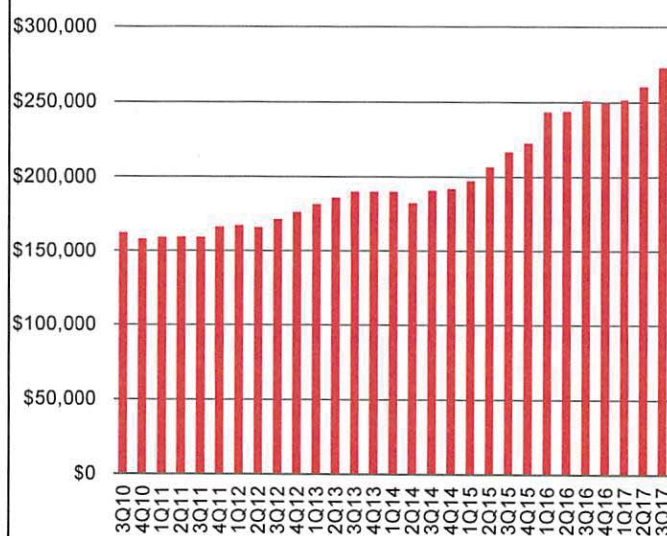
Lots Delivered 3Q17		
Subdivision	Size	Total Lots
North Farm Estates	160'x300'	20

Lots Under Development	
Subdivision	Total Lots
Estates at North Grove	190
Camden Park of Red Oak	167
Garden Valley West	138
The Cove	132
Garden Valley Meadows	86
Settlers Glen	81
Garden Valley Farms	78
Harmony	74

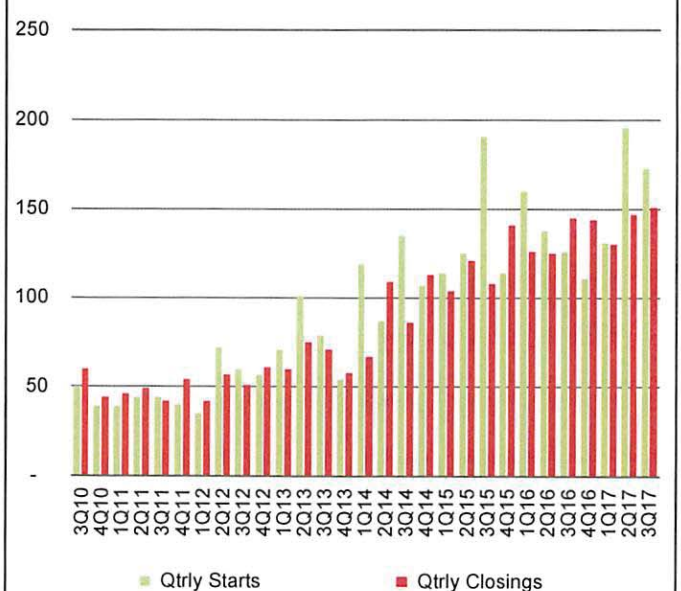
Market Area Annual Statistics (4Q16-3Q17)

	MOS			MOS			
Annual Starts	621	--	U/C Homes	292	6.1	Median Price	\$272,907
Annual Closings	579	--	F/V Homes	83	1.7	Average Price	\$298,085
Vacant Developed Lots	1,016	19.6	Models	17	0.4	Est \$ Volume (Starts)	\$185,110,785
Lots Under Development	946	--	Total New Home Inv	392	8.1		
Ann Lots Delivered	780	--					

Median New Home Price (Starts)



Quarterly Starts and Closings



PAST PROJECTS

ARBOR RIDGE | COMPLETED 4Q 2015 | \$125K-\$150K

Located at Seagoville Road and Hannah Way, Subdivision is active in 23 lots.

CAMDEN RANCH | COMPLETED 2Q 2015 | \$125K-\$150K

Located at Seagoville Road and IH20, Subdivision active in 44 Homes.

SANDYLAND ESTATES | COMPLETED 2009 | \$115K-\$140K

Located at I-20 and St. Augustine, City of Dallas. Subdivision was complete in 2009 with 164 homes.

AMERICAN WAY ESTATES | COMPLETED 2006 | \$90K-\$130K

Located at Westmoreland and Redbird Ln, City of Dallas. Subdivision was completed in 2006 with 189 homes.

KIEST VALLEY ESTATES | COMPLETED 2006 | \$90K-\$130K

Located at Kiest and Kiest Valley, City of Dallas. Subdivision was completed in 2006 with 63 homes.

LOS PALACIOS | COMPLETED 2006 | \$90K-\$120K

Located at Cockrell Hill Rd. and Kiest, City of Dallas. Subdivision was completed in 2006 with 151 homes.

VILLA DEL MAR | COMPLETED 2005 | \$90K-\$130K

Located at I35 and Laurel and service Rd, City of Dallas. Subdivision was completed in 2005 with 79 homes.

FLOWERS ADDITION | COMPLETED 2004 | \$90K-\$120K

Located at Highway 175 and Masters, City of Dallas. Subdivision was complete in 2004 with 84 homes.

LOS ARBOLES | COMPLETED 2004 | \$90K-\$120K

Located at Highway 175 and Jim Miller Rd, City of Dallas. Subdivision was complete in 2004 with 188 homes.

HERITAGE SQUARE | COMPLETED 2003 | \$90K-\$120K

Located at Masters and Laneyvale, City of Dallas. Subdivision was complete in 2003 with 64 homes.

LAS BRISAS | COMPLETED 2003 | \$100K-\$120K

Located at Kiest and Rio Grande, City of Dallas. Subdivision was completed in 2003 with 38 homes.

LAS VILLAS DE OAK CLIFF | COMPLETED 2003 | \$90K-\$120K

Located at Illinois and Duncanville Rd, City of Dallas. Subdivision was completed in 2003 with 336 homes.

LOS RANCHITOS | COMPLETED 2003 | \$100K-\$120K

Located at Seagoville Rd and Haymarket, City of Dallas. Subdivision was complete in 2003 with 55 homes.

LA HACIENDA DE OAK CLIFF | COMPLETED 1998 | \$70K-\$90K

Located at Illinois and Cockrell Hill rd. City of Dallas. Subdivision was completed in 1998 with 398 homes.

BEVERLY PARK | COMPLETED 1998 | \$125K-140K

Located in Denton, Texas. This subdivision was developed in four phases and composed of more than 200 homes and over 40 duplexes and triplexes.

CURRENT PROJECTS

BROOKLYN VILLAGE | CURRENTLY UNDER CONSTRUCTION

Located in Forney, Texas. Subdivision is currently under construction for 190 homes.

JEAN HILLS | CURRENTLY UNDER CONSTRUCTION

Located in Fort Worth, Texas. Subdivision is currently under construction for 76 homes.

HARLEM GARDENS | CURRENTLY UNDER CONSTRUCTION

Located in Fort Worth, Texas. Subdivision is currently under construction for 72 homes.

RAINBOW RIDGE | CURRENTLY UNDER CONSTRUCTION

Located in Crowley, Texas. Subdivision is currently under construction for 152 homes

THE TERRACES | CURRENTLY UNDER CONSTRUCTION

Located in Terrell, Texas. Subdivision is currently under construction for 46 homes.

TOWN NORTH ESTATES | CURRENTLY UNDER CONSTRUCTION

Located in Terrell, Texas. Subdivision is currently under construction for 90 homes.

CAMDEN HOMES AT ANNA | CURRENTLY UNDER CONSTRUCTION

Located in Anna, Texas. 2 Phases: Phase I (SOLD 110 lots to Dr. Horton), Phase II pre-sold 97 to Dr Horton.

CAMDEN HOMES AT RED OAK | CURRENTLY UNDER CONSTRUCTION

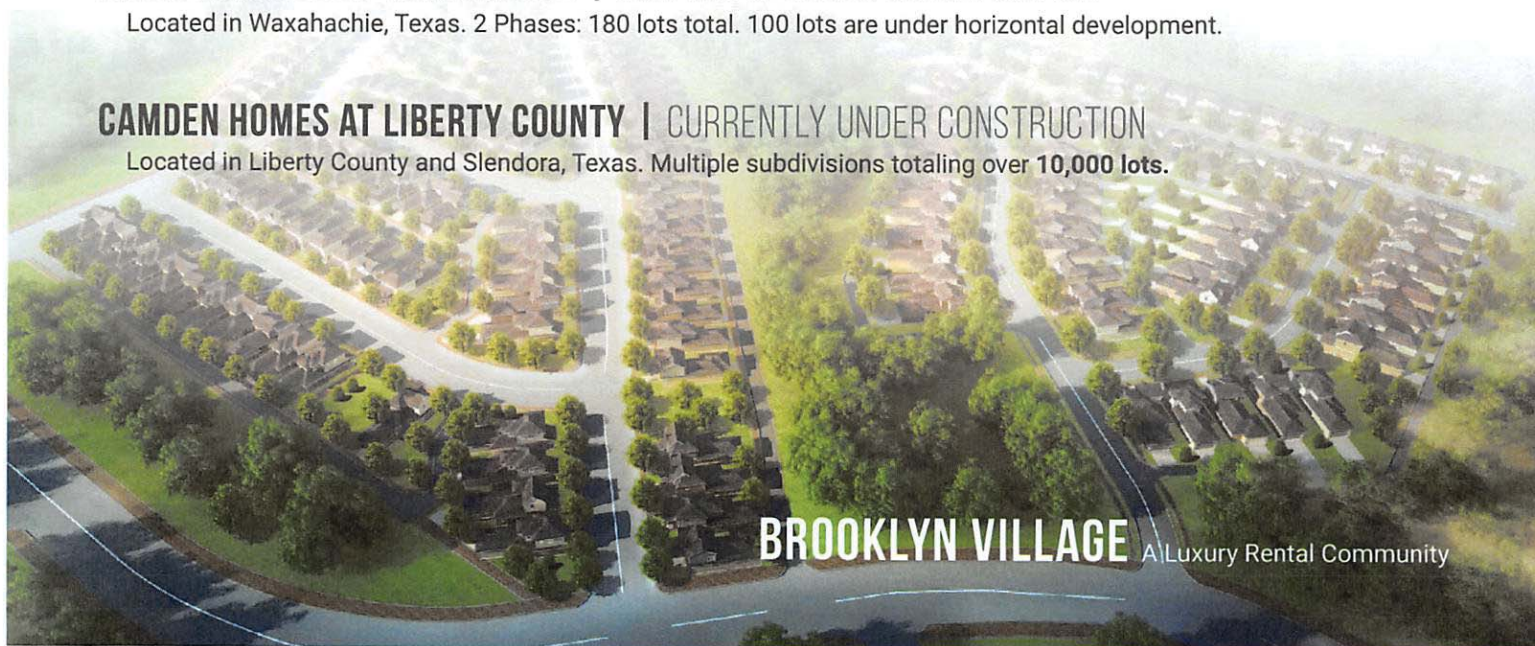
Located in Red Oak, Texas. 1 Phase: 167 lots SOLD to Dr. Horton and Lillian Homes.

CAMDEN HOMES AT WAXAHACHIE | CURRENTLY UNDER CONSTRUCTION

Located in Waxahachie, Texas. 2 Phases: 180 lots total. 100 lots are under horizontal development.

CAMDEN HOMES AT LIBERTY COUNTY | CURRENTLY UNDER CONSTRUCTION

Located in Liberty County and Slendora, Texas. Multiple subdivisions totaling over **10,000 lots**.





CAMDEN
HOMES

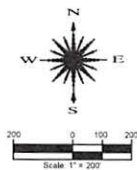


COOPERZADEH

CORPORATE OFFICE

9400 N. Central Expy, Suite 475 Dallas, TX 75231

Phone: (972) 479-8888



Vicinity Map

- 2F - 26.70 Ac.
DENSITY 6.6 UNITS/ACRE
- SF-3 - 106.76 Ac.
DENSITY 2.5 UNITS/ACRE
- Ex. COMMERCIAL - 33.32 Ac.
- 12,000s.f.+ LOTS

EXHIBIT C

CONCEPT PLAN

CAMDEN PARK - EAST BEING a 166.78 ACRE TRACT of LAND out of the S.M. DURITT SURVEY, ABSTRACT NO. 272 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

SITE DATA TABLE	
PHASE 1 UNITS	86 LOTS
PHASE 2 UNITS	81 LOTS
PHASE 3 SF-3 UNITS	308 LOTS
PHASE 3 SF-2F UNITS	160 LOTS
CAMDEN PARK TOTAL UNITS	635 LOTS
ENTRANCES REQUIRED**	8 REQUIRED
ENTRANCES PROVIDED**	8 PROVIDED

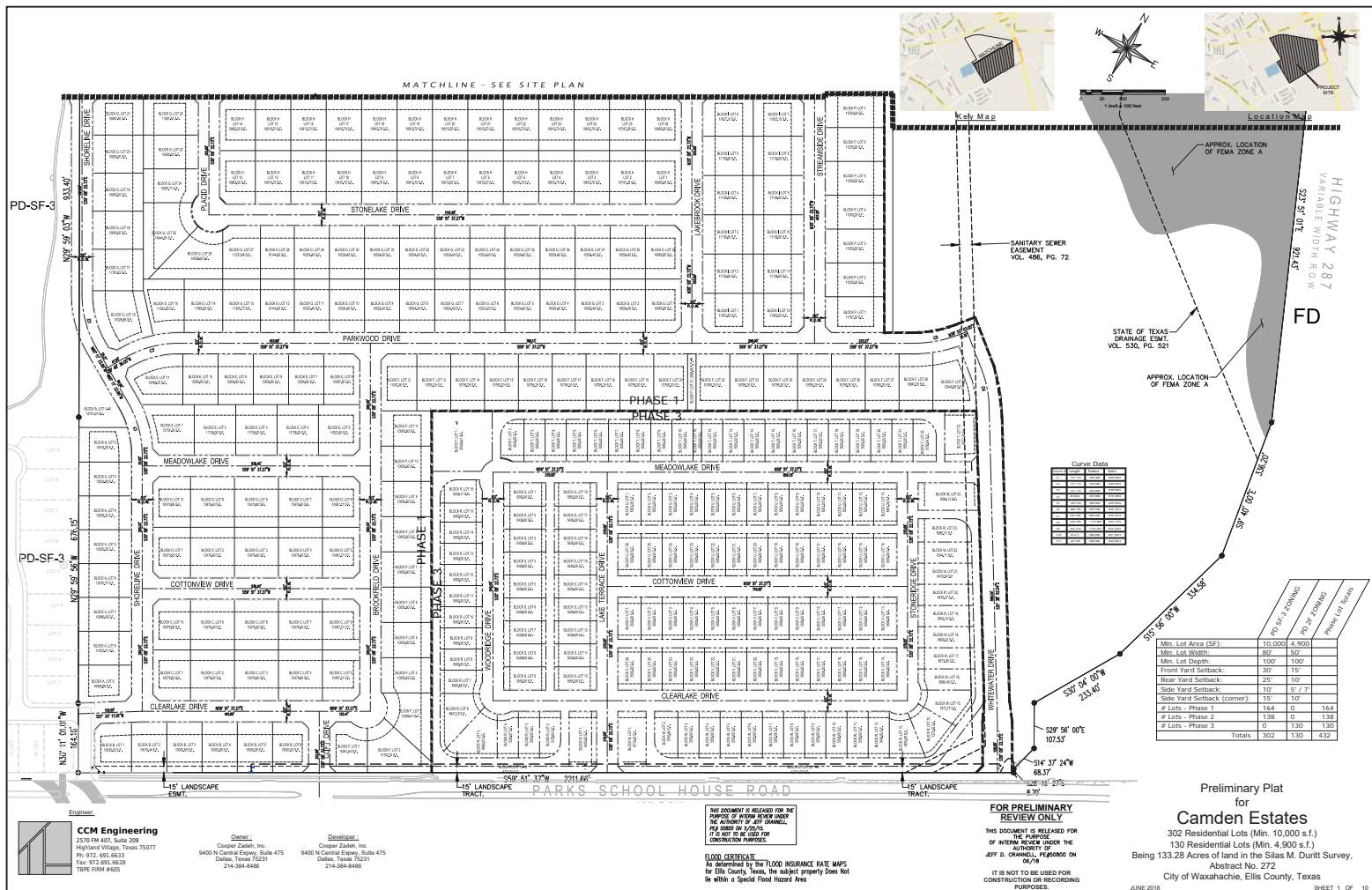
* 2 ENTRANCES REQUIRED FOR FIRST 100 LOTS, 1 ENTRANCE REQUIRED FOR EVERY ADDITIONAL 100 LOTS
** 2 BOULEVARD ENTRANCES (2 PER ENTRY)
1 NON-BOULEVARD ENTRY
5 ENTRANCES TOTAL

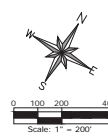
Owner:
CAMDEN WAXAHACHIE, LLC
9400 N. Central Expwy. S. 404
Dallas, Texas 75231
214.384.8486

Engineer:
Cronnell Engineering
2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633

January 26, 2018

Scale: 1"=200'





Legend

Area (Ac.)
Q25 (cfs)

Drainage Divide
Flow Arrows

*PARKS SCHOOL HOUSE ROAD STORM SYSTEM DESIGN
CAPACITY SOUTHWEST
146.70
C=0.35
(PARKS SCHOOL HOUSE ROAD, SHEET 44, BIRKHOFF,
HENDRICKS, & CONWAY 2008)

*PARKS SCHOOL HOUSE ROAD STORM SYSTEM DESIGN
CAPACITY SOUTHEAST
146.70
C=0.35
(PARKS SCHOOL HOUSE ROAD, SHEET 44, BIRKHOFF,
HENDRICKS, & CONWAY 2008)

CAMDEN PARK EXISTING DRAINAGE CALCULATIONS 100 YEAR						
No.	AREA (AC)	TC (min)	C	I100	Q100	COMMENTS
A	14.03	30	0.40	4.95	27.78	Offsite into title
B	23.14	30	0.40	4.95	46.61	To Ex. FUGM Floodplain
C	108.47	30	0.40	4.95	216.75	To Ex. FUGM Floodplain
D	4.93	30	0.40	4.95	9.11	To Hwy 287 Right
E	33.63	30	0.40	5.10	77.36	To Hwy 287 Right
F	20.23	30	0.40	4.95	40.00	To Parks School House Rd

"FOR REVIEW PURPOSES ONLY"
THIS PLAT SHOULD NOT BE RECORDED FOR ANY REASON
Zoned PD
440 LOTS (431 Res. Lots, 8 X-Lots, 1 Commercial Lot)
PRELIMINARY PLAT

EXISTING DRAINAGE AREA MAP

Preliminary Plat
for
Camden Estates

302 Residential Lots (Min. 10,000 s.f.)
130 Residential Lots (Min. 4,900 s.f.)
Being 133.28 Acres of land in the Silas M. Duritt Survey,
Abstract No. 272
City of Waxahachie, Ellis County, Texas

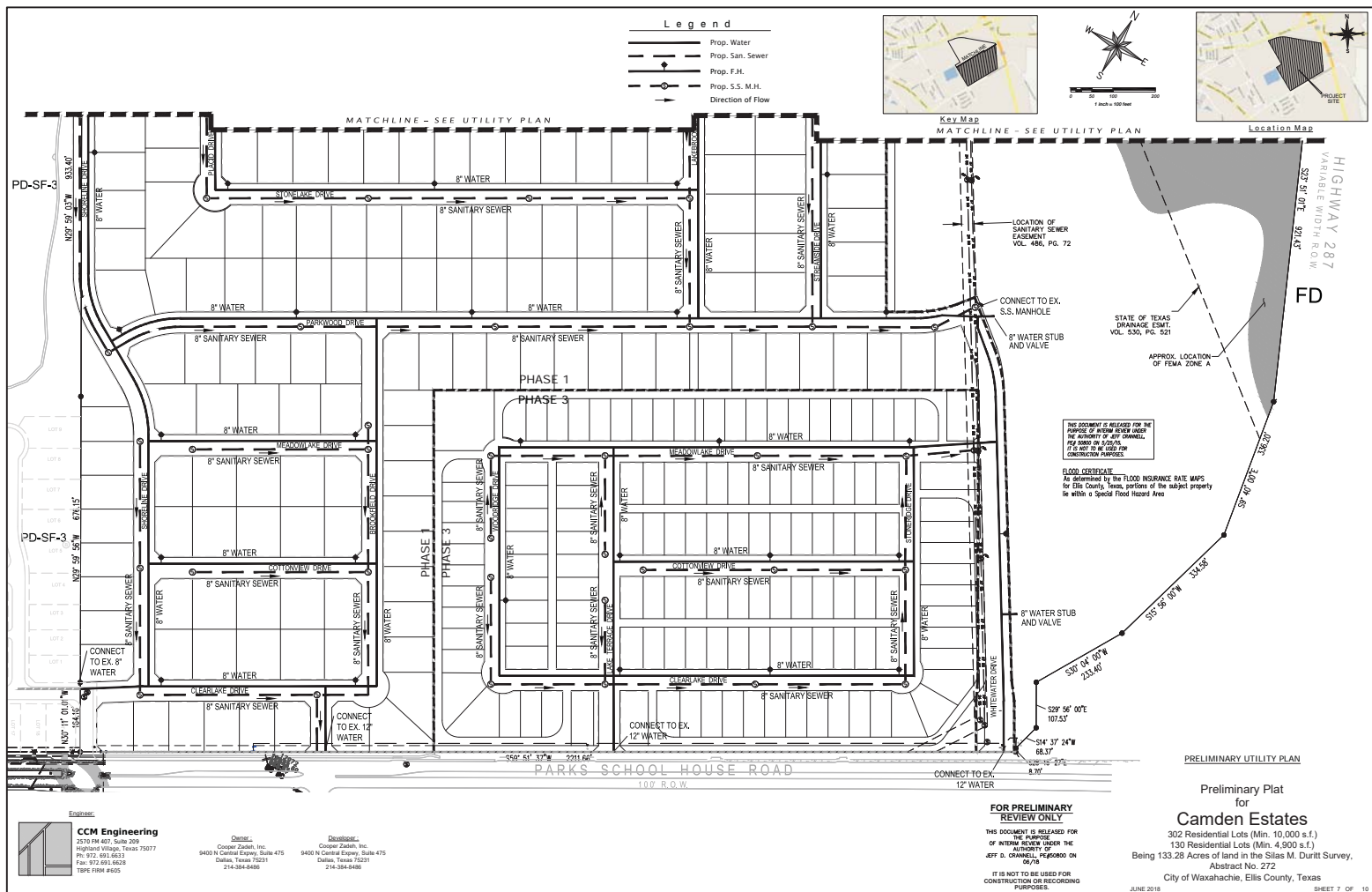
CCM Engineering
2570 FM 807, Suite 209
Highland Village, Texas 75077
Ph: 972.893.6033
Fax: 972.893.6028
TSP# 19084-0002

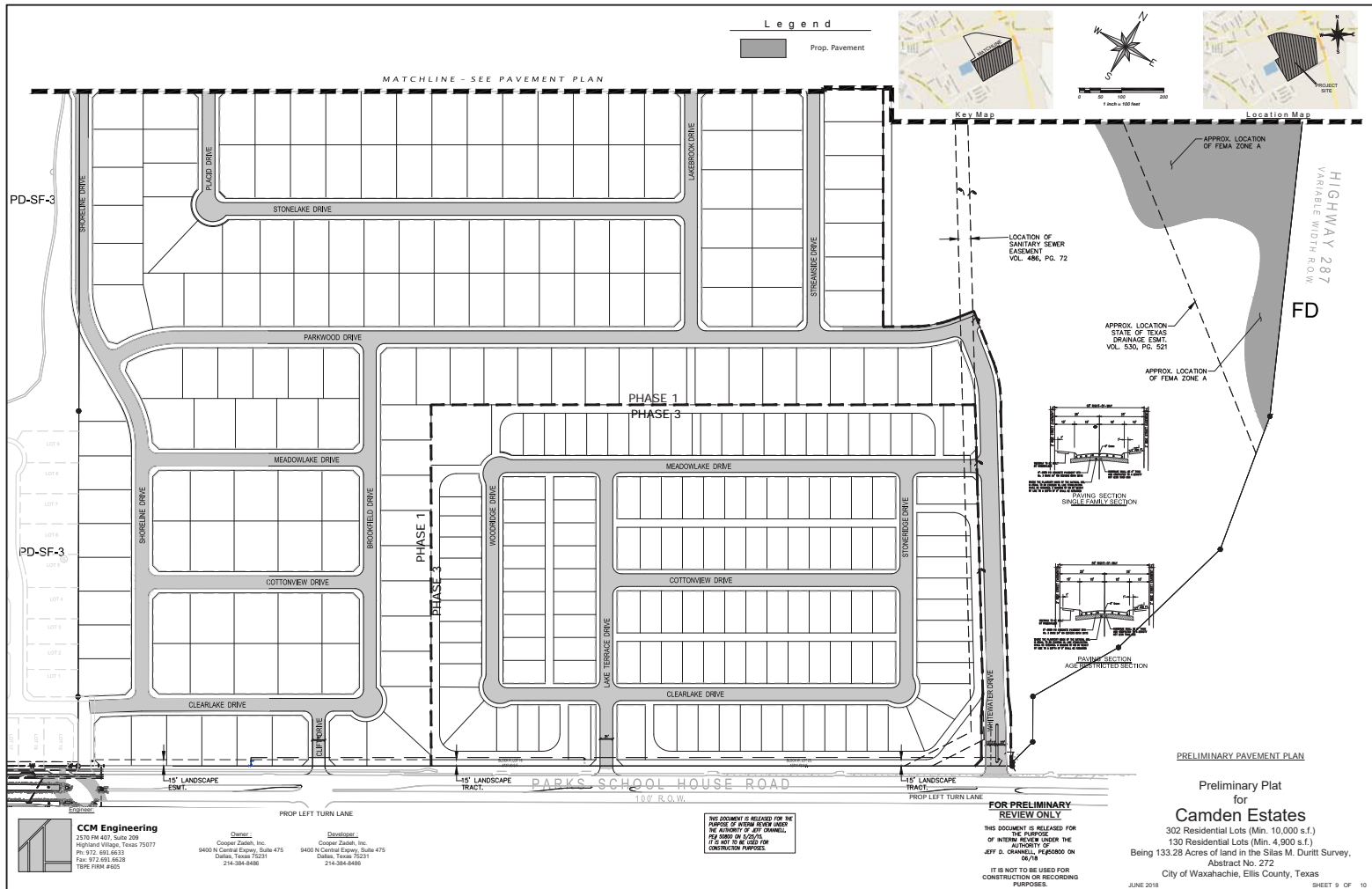
Owner:
Crescent Estates, Inc.
9400 N Central Expressway, Suite 475
Dallas, Texas 75231
214-384-8486

Drawn by:
Crescent Estates, Inc.
9400 N Central Expressway, Suite 475
Dallas, Texas 75231
214-384-8486

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF REVIEW ONLY
AND IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.
FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS
for Ellis County, Texas, the subject property does not
lie within a Special Flood Hazard Area.

FOR PRELIMINARY
REVIEW ONLY
THIS DOCUMENT IS RELEASED FOR
THE PURPOSE
OF REVIEW ONLY
AND IS NOT TO BE USED FOR
CONSTRUCTION OR RECORDING
PURPOSES.
JUNE 2015
SHEET 4 OF 10





Planning & Zoning Department

Plat Staff Report

Case: PP-18-0193



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Consider request by Kaitlyn Taylor, Jacobs Engineering Group, for a **Preliminary Plat** of Saddlebrook Estates Central Tract West 1 & 2 for 87 lots, being 24.05 acres situated in the G. Carpenter Survey, Abstract 90 and M. Rafferty Survey, Abstract 898 (Property ID 262511) – Owner: 287 WAXAHACHIE LP (PP-18-0193)

CASE INFORMATION

Applicant: Kaitlyn Taylor, Jacobs Engineering

Property Owner(s): 287 Waxahachie LP

Site Acreage: 24.05 acres

Number of Lots: 86 residential units plus 1 open space lot

Number of Dwelling Units: 86 lots

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at \$34,400 (residential dwellings at \$400.00 per dwelling).

Adequate Public Facilities: City services are available.

SUBJECT PROPERTY

General Location: Intersection of Unbridled Road at Charismatic Road

Parcel ID Number(s): 262511

Current Zoning: Planned Development-Single Family-1 Ordinance 2302

Existing Use: Undeveloped Land

Platting History: 272 S M Durrett 96 T M Berry 190 G Carpenter 898 M Rafferty

Site Aerial:



STAFF CONCERNS

1. N/A

APPLICANT RESPONSE TO CONCERNS

1. The applicant submitted a second revision to city staff on 11/27/2018.

PLANNING ANALYSIS

This Preliminary Plat is representative of the Agreement of Understanding between the City and the property owner signed on October 15, 2018. This agreement ensures a third point of access to US 287. This plat corresponds to that agreement and establishes this connection. Per the agreement, the issuance of no more than 100 residential building permits may be issued prior to this connection to US 287.

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. Preliminary Plat

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Colby Collins

Senior Planner

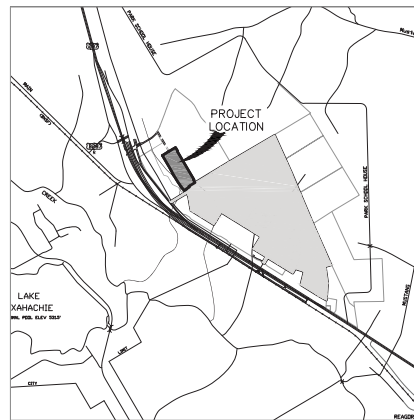
ccollins@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com



VICINITY MAP
1" = 2000'

SHEET INDEX

- 1 - COVER SHEET
- 2 - OWNERSHIP MAP
- 3 - LEGAL DESCRIPTION
- 4 - PRELIMINARY PLAT LAYOUT
- 5 - WATER & SEWER LAYOUTS
- 6 - PRELIMINARY MASTER DRAINAGE PLAN
- 7 - PRELIMINARY DRAINAGE PLAN
- 8 - CONCEPTUAL LANDSCAPE PLAN

ENGINEER:

JACOBS®

**PRELIMINARY
FOR REVIEW ONLY**
These documents are for Design
Review and not intended for
Construction, Bidding or Permit
Purposes. They were prepared
by, or under the supervision of:
Kathyn Workbach, P.E. #125026
11/27/2016

1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration F-2966

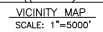
OWNER/DEVELOPER

287 WAXAHACHIE, L.P.
1221 NORTH IH-35 EAST,
SUITE 200
CARROLLTON, TEXAS 75006
817-391-2500

NOVEMBER 2018 SCALE: 1"=100' SHEET 1 OF 8

CASE NO PP-18-0193 PROJECT NO C3X45313

PRELIMINARY ENGINEERING



**PRELIMINARY PLAT
OWNERSHIP MAP**
OF
**SADDLEBROOK ESTATES
CENTRAL TRACT WEST 1 & 2**
24.25 ACRES / 86 LOTS / 1 OPEN SPACE
BLOCK A, 1-21X, BLOCK B, 1-4, BLOCK C, 1-22,
BLOCK D, 1-11, BLOCK E, 1-16, BLOCK F, 1-8,
BLOCK G, 1-5

G. CARPENTER SURVEY ~ ABSTRACT NO. 90
M RAFFERTY SURVEY ~ ABSTRACT NO. 898
IN THE
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
ENGINEER:

JACOBS* OWNER/DEVELOPER

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Kathryn Wurdack, P.E. #125
11/27/2018

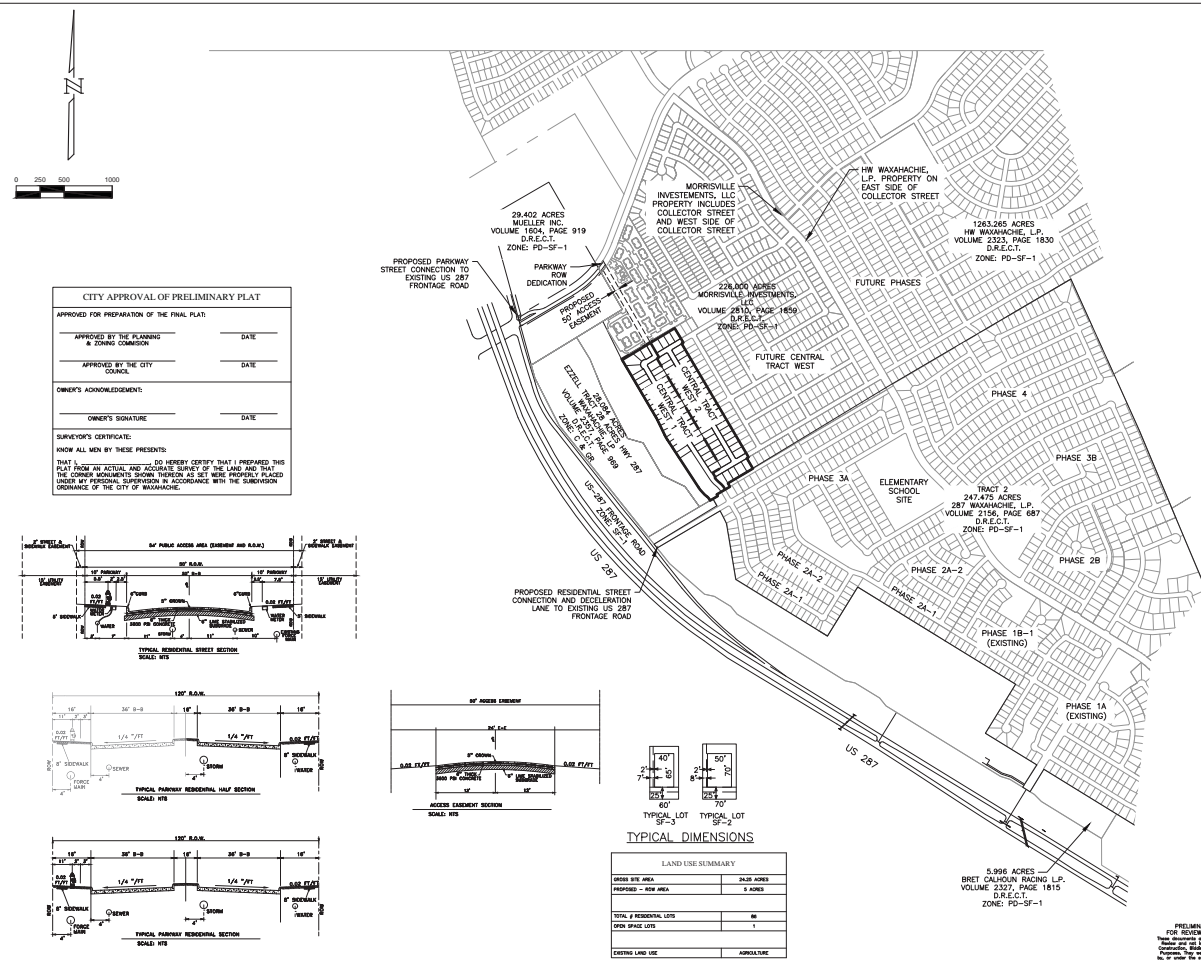
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SUITE 200
CARROLLTON, TEXAS 75006
817-391-2500

NOVEMBER 2018 SCALE: 1"=100' SHEET 2 OF 8

CASE NO PP-18-0193 PROJECT NO C3X45313



I:\SLD\C304531\3700 CAD\702 CW\Prefinrory Plot\Central Tract West\C304531\CTWp_0001.dwg, 11/27/2018 4:18 PM, Murphy, Kevin

HING A 24.250 ACRE TRACT OF LAND SITUATED IN THE S.M. DURRITY SURVEY, ABSTRACT NO. 272, AND THE M. RAFFERTY SURVEY, ABSTRACT NO. 898, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING PART OF A 226.000 ACRE TRACT OF LAND, CONVEYED TO 287 WAXAHACHIE, L.P., BY INSTRUMENT DATED JANUARY 24, 2007, RECORDED IN PUBLIC RECORDS, ELLIS COUNTY, TEXAS, AT SAID 24.250 ACRES, AND SAID LAND CONVEYED AS TRACT 2, TO 287 WAXAHACHIE, L.P., BY DEED RECORDED IN VOLUME _____, PAGE 687, DEED RECORDS, ELLIS COUNTY, TEXAS. SAID 24.250 ACRE TRACT, WITH REFERENCE HEREIN BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTHERN CENTRAL ZONE, NAD83 (CBS99), EPOCH DATE 2010, DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 357, 2003, CALCULATED FROM ARRLINGTON RSRP, TEXAS ADJACENT TO THE ARRP (DTP-D98089), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE, OVER AND ACROSS SAID 169.065 ACRE TRACT OF LAND, THE FOLLOWING COURSES AND DISTANCES:

NORTH 59 DEGREES 29 MINUTES 51 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID 226.000 ACRE TRACT, A DISTANCE OF 1.89 FEET TO THE POINT OF BEGINNING;

SOUTH 31 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF 132.24 FEET TO A POINT FOR CORNER;

SOUTH 58 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 20.85 FEET TO A POINT FOR CORNER;

SOUTH 59 DEGREES 29 MINUTES 51 SECONDS WEST, A DISTANCE OF 21.08 FEET TO A POINT FOR CORNER;

SOUTH 59 DEGREES 25 MINUTES 10 SECONDS WEST, A DISTANCE OF 66.99 FEET TO A POINT FOR CORNER;

SOUTH 30 DEGREES 31 MINUTES 18 SECONDS EAST, A DISTANCE OF 41.17 FEET TO A POINT FOR CORNER
SOUTH 59 DEGREES 29 MINUTES 03 SECONDS WEST, A DISTANCE OF 56.58 FEET TO A POINT FOR
CORNER;

SOUTH 59 DEGREES 29 MINUTES 51 SECONDS WEST, A DISTANCE OF 102.68 FEET TO A POINT FOR CORNER;

ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR AN INTERNAL ELL
CORNER OF SAID 226.000 ACRE TRACT AND CONTINUING ALONG A SOUTHERLY LINE OF SAID 226.000
ACRE TRACT A TOTAL DISTANCE OF 92.32 FEET TO A POINT FOR CORNER;

NORTH 30 DEGREES 30 MINUTES 09 SECONDS WEST, A DISTANCE OF 19.45 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21 DEGREES 29 MINUTES 56 SECONDS, A RADIUS OF 80.00 FEET, AND A LONG CHORD THAT BEARS NORTH 41 DEGREES 15 MINUTES 07 SECONDS WEST A DISTANCE OF 29.84 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 30.02 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 49 MINUTES 40 SECONDS, A RADIUS OF 420.00 FEET, AND A LONG CHORD THAT BEARS NORTH 42 DEGREES 35 MINUTES 16 SECONDS WEST A DISTANCE OF 137.39 FEET;

NORTH 33 DEGREES 10 MINUTES 26 SECONDS WEST, A DISTANCE OF 588.01 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 16 MINUTES 32 SECONDS, A RADIUS OF 420.00 FEET, AND A LONG CHORD THAT BEARS NORTH

NORTH 25 DEGREES 53 MINUTES 54 SECONDS WEST, A DISTANCE OF 177.51 FEET TO A POINT FOR

CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 36 MINUTES 30 SECONDS, A RADIUS OF 330.00 FEET, AND A LONG CHORD THAT BEARS NORTH 28 DEGREES 12 MINUTES 09 SECONDS WEST A DISTANCE OF 26.53 FEET;
ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 26.54 FEET TO A POINT FOR CORNER

NORTH 30 DEGREES 30 MINUTES 24 SECONDS WEST, A DISTANCE OF 506.24 FEET TO A POINT FOR CORNER;

NORTH 30 DEGREES 30 MINUTES 13 SECONDS WEST, A DISTANCE OF 207.44 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 1,056,340 SQUARE FEET, OR 24.250 ACRES OF LAND.



OF

24.25 ACRES / 86 LOTS / 1 OPEN SPACE

BLOCK A, 1-21X, BLOCK B, 1-4, BLOCK C, 1-22,
BLOCK D, 1-11, BLOCK E, 1-16, BLOCK F, 1-8,
BLOCK G, 1-5

OUT OF THE

G. CARPENTER SURVEY ~ ABSTRACT NO. 90
M RAFFERTY SURVEY ~ ABSTRACT NO. 898
IN THE

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
ENGINEER:

JACOBS* OWNER/DEVELOPER

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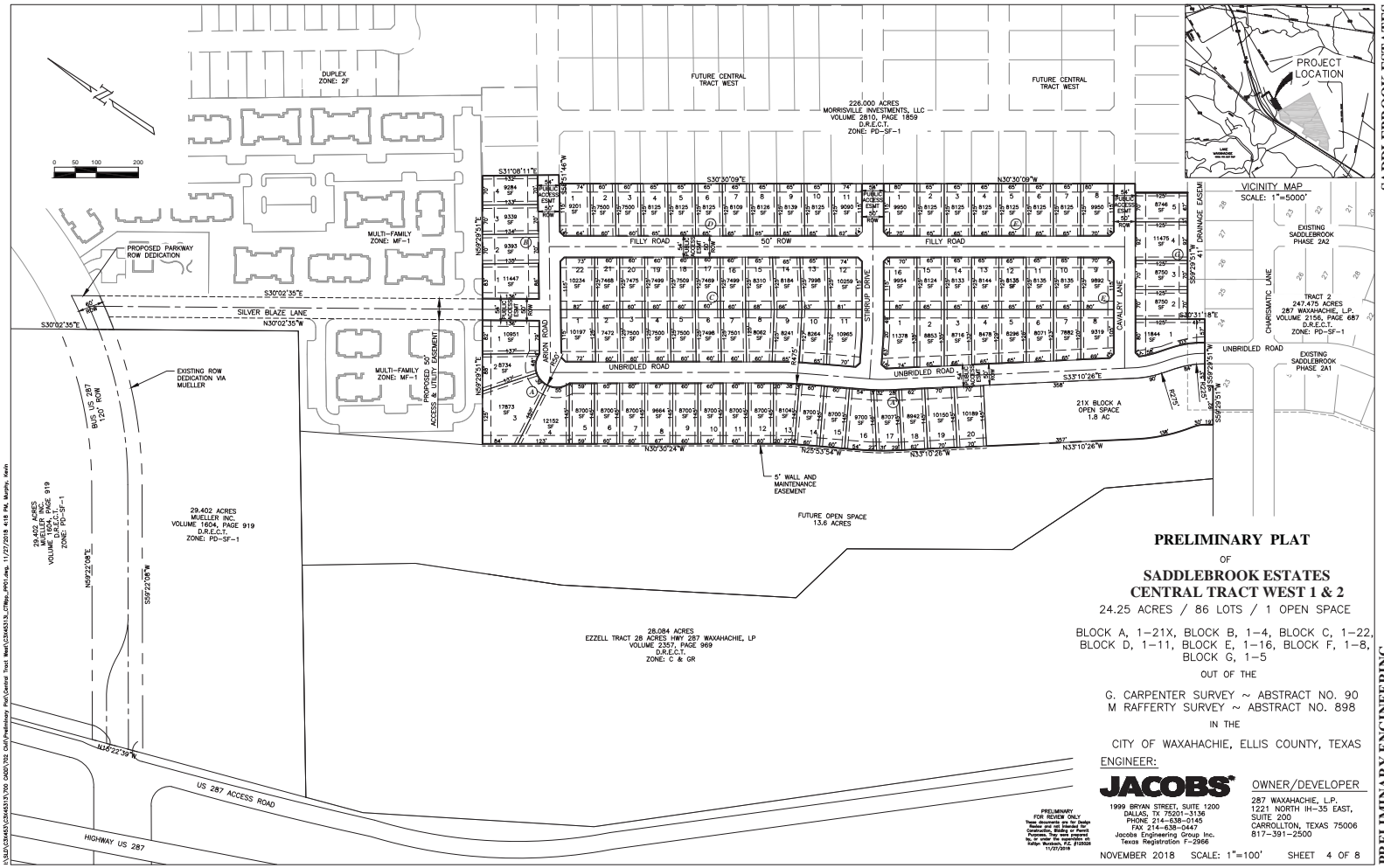
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NOVEMBER 2018 SCALE: 1"=100' SHEET 3 OF 8

CASE NO PP-18-0193 PROJECT NO C3X45313



PRELIMINARY PLAT
OF
SADDLEBROOK ESTATES
CENTRAL TRACT WEST 1 & 2
24.25 ACRES / 86 LOTS / 1 OPEN SPACE

BLOCK A, 1-21X, BLOCK B, 1-4, BLOCK C, 1-22,
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OUT OF THE
G. CARPENTER SURVEY ~ ABSTRACT NO. 90
M RAFFERTY SURVEY ~ ABSTRACT NO. 898
IN THE
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Jacobs Engineering Group Inc.
Texas Registration F-2966

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CARROLLTON, TEXAS 75006
817-391-2500

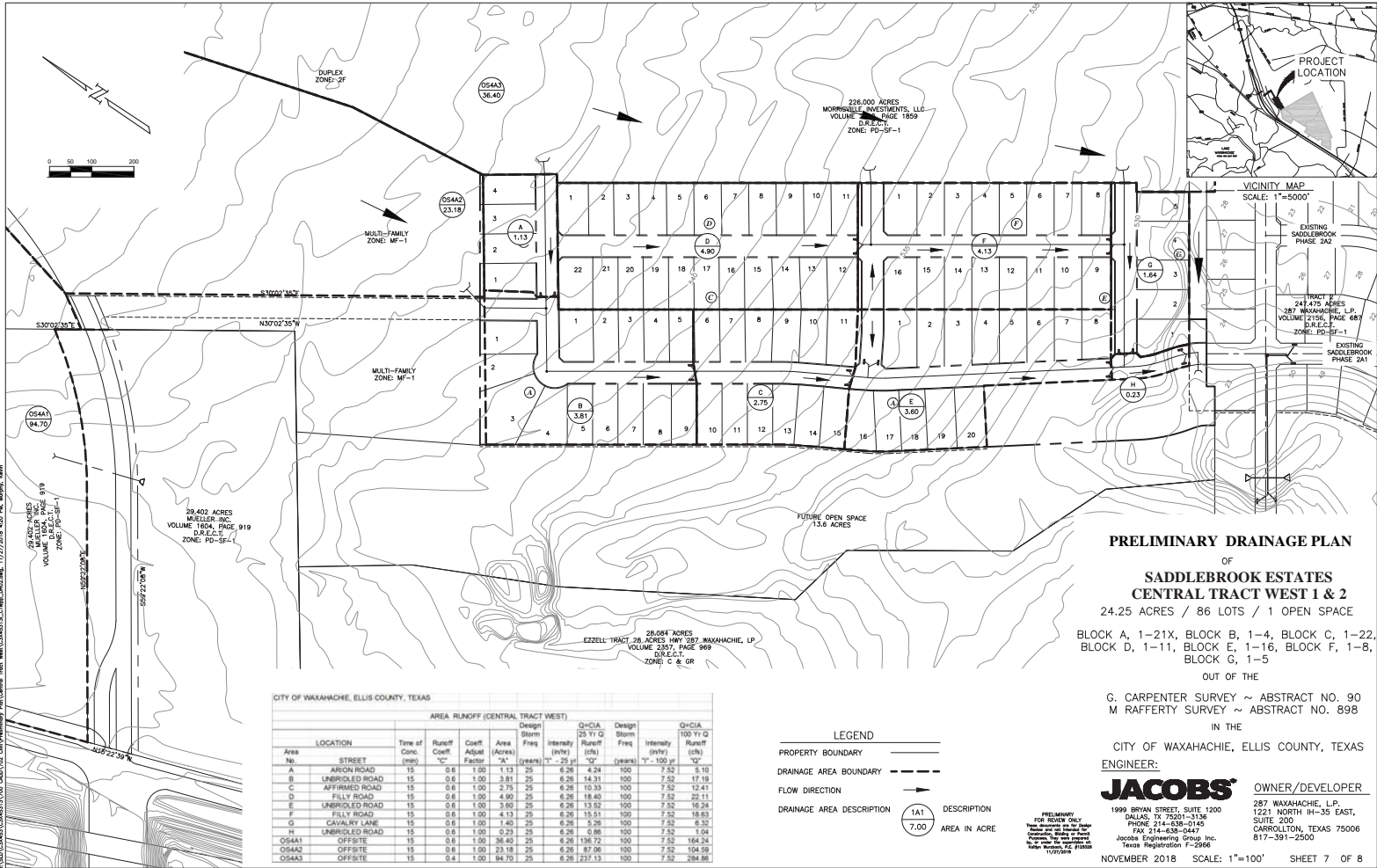
NOVEMBER 2018 SCALE: 1"=100' SHEET 4 OF 8
CASE NO PP-18-0193 PROJECT NO C3X45313

USDA/CSM&S/CSM&S/17/06 2000/7/10 0149/Preparation: Paul/Carrollton, Texas: Mark/CSM&S/13/07/06 2001/1/1 11/27/2018 4:18 PM Murphy, Wade

SADDLEBROOK ESTATES
PRELIMINARY ENGINEERING









Planning & Zoning Department

Plat Staff Report

Case: PP-18-0186



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Consider request by Reginald Coulsell II for a **Preliminary Plat** of Crystal Cove Ranch for 1 lot, being 17.336 acres in the A.B. Fluery Survey, Abstract 374 (Property ID 183557) – Owner: CRYSTAL TAYLOR & REGINALD COULSELL II (PP-18-0186)

CASE INFORMATION

Applicant: Reginald Coulsell II

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

Site Acreage: 17.336 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 unit

SUBJECT PROPERTY

General Location: Howard Road at Hunter Pass

Parcel ID Number(s): 183557

Current Zoning: Planned Development-Single Family-1 Ordinance 3010

Existing Use: Currently undeveloped

Platting History: A.B. Fluery Survey, Abstract No. 374

Site Aerial:



STAFF CONCERNS

1. A fifteen foot utility easement is required along street frontages.

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted revised drawings that cleared all 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. A fifteen foot utility easement is required along street frontages.

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

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

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

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0187



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Consider request by Reginald Coulsell II for a **Final Plat** of Crystal Cove Ranch for 1 lot, being 17.336 acres in the A.B. Fluery Survey, Abstract 374 (Property ID 183557) – Owner: CRYSTAL TAYLOR & REGINALD COULSELL II (FP-18-0187)

CASE INFORMATION

Applicant: Reginald Coulsell II

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

Site Acreage: 17.336 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 unit

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$400.00** (1 residential dwellings at \$400.00 per dwelling).

Adequate Public Facilities: This development will be on City of Waxahachie water, and have septic installed.

SUBJECT PROPERTY

General Location: Howard Road at Hunter Pass

Parcel ID Number(s): 183557

Current Zoning: Planned Development-Single Family-1 Ordinance 3010

Existing Use: Currently undeveloped

Platting History: A.B. Fluery Survey, Abstract No. 374

Site Aerial:



STAFF CONCERNS

1. Ellis County Fees must be paid before the plat can be filed.
2. The City cannot file the plat until we have received the Letter of Acceptance of Public Infrastructure.
3. A fifteen-foot utility easement is required along all street frontages.

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted revisions. The above comments remain outstanding.

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. Ellis County Fees must be paid before the plat can be filed.
 2. The City cannot file the plat until we have received the Letter of Acceptance of Public Infrastructure.
 3. A fifteen-foot utility easement is required along all street frontages.

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Kelly Dent, MPA

Planner

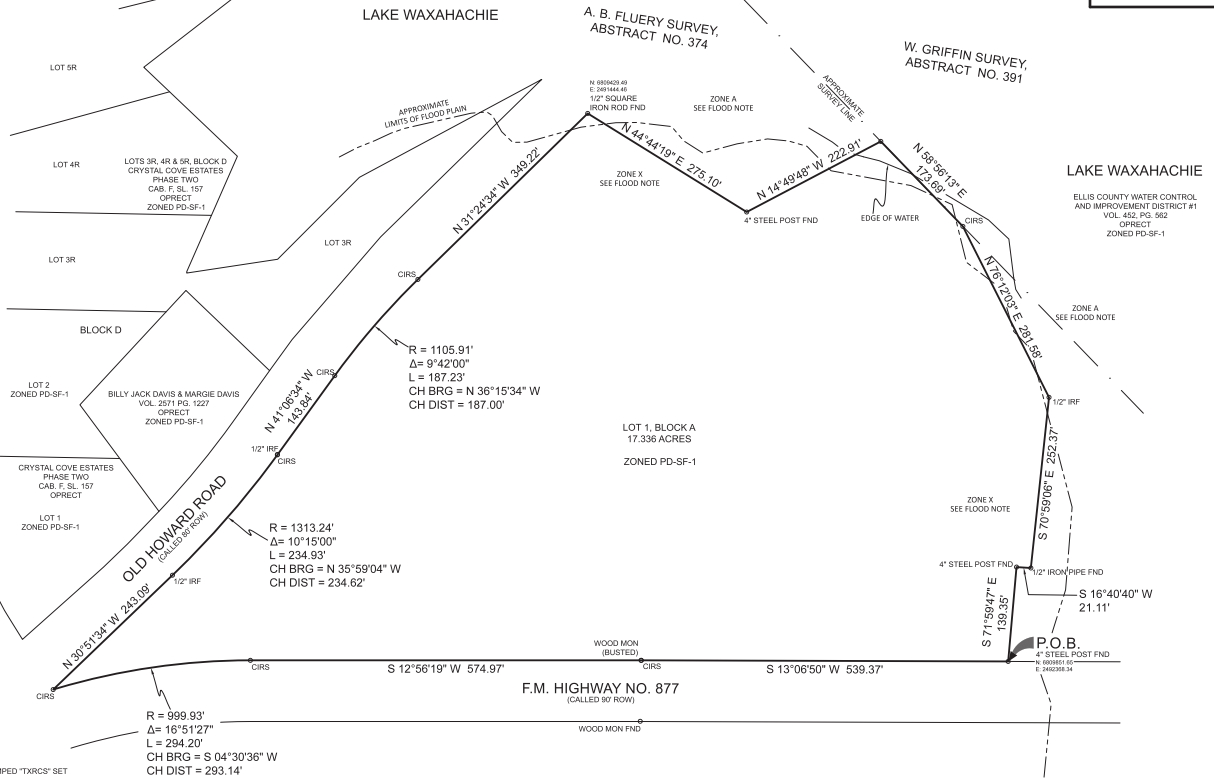
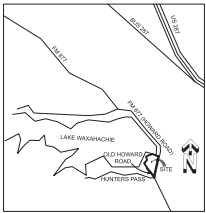
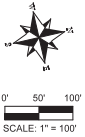
kdent@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com



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

NOTES:
BEARING BASIS FOR THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4322, NAD 83 PER GPS OBSERVATIONS.
AS SHOWN HEREON A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". THE BASE FLOOD ELEVATIONS DETERMINED ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48139C0300F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOODPLAIN LINES SHOWN HEREON ARE A GRAPHICAL REPRESENTATION THEREOF AND HAVE BEEN SCALED FROM SAID MAP(S) AND THE SURVEYOR CANNOT CONFIRM THE ACCURACY OF SAID LINES OR THE ACRES CALCULATED FROM SAID LINES.

ALL LOTS SHALL BE SERVICED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ON-SITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN.

NO HABITABLE STRUCTURE, SEPTIC TANKS, SEPTIC FIELDS OR SPRAY FIELDS ARE ALLOWED WITHIN 75 FEET OF THE 537 ELEVATION CONTOUR LINE.

FINAL PLAT
CRYSTAL COVE RANCH

OWNERS:
CRYSTAL TAYLOR &
REGINALD COULSELL II
P.O. BOX 1019
WAXAHACHIE, TX
321.508.1946

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 262
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO. 10194359

17.336 ACRES
SITUATED IN THE
A. B. FLUERY SURVEY,
ABSTRACT NO. 374
CITY OF WAXAHACHIE, TEXAS
ELLIS COUNTY, TEXAS
17.336 ACRES
1 RESIDENTIAL LOT
ZONED PD-SF-1

JOB NO. 1210

OCTOBER 2018

PAGE 1 OF 2

Planning & Zoning Department

Zoning Staff Report

Case: PD-18-0119



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

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)

CASE INFORMATION

Applicant: Alan Lauhoff, Atlas Associates, Inc.

Property Owner(s): Blue Bonnet Trails LLC

Site Acreage: 49.783 acres

Current Zoning: Single Family-2

Requested Zoning: Planned Development-Single Family-3 and Planned Development-General Retail

SUBJECT PROPERTY

General Location: South of Blue Bonnet Trails Phases 1 & 2

Parcel ID Number(s): 264992 and 182275

Existing Use: Vacant Land

Development History: B Davis Survey, Abstract No. 290

Case No.	Direction from Site	Request	Result
ZA2011-19	North	PD-SF-3 and MF-1	Approved

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-SF-3	Vacant
East	GR	Vacant
South	SF-2	Single family residence
West	SF-2	Single family residence

Future Land Use Plan: Low Density Residential

Comprehensive Plan: The Low Density Residential 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 US Highway 287 frontage road.

Site Image:



PLANNING ANALYSIS

The applicant is proposing a zoning change request from a Single Family-2 (SF2) zoning district to Planned Development-Single Family-3 and General Retail, with Concept Plan, located South of Blue Bonnet Trails Phases 1 & 2. Along with a general retail tract, the proposed development will consist of 130 single family lots.

Upon submittal, staff had concerns with the proposed lot sizes by the applicant. The Min. Lot Area for the proposed Single Family-3 (SF3) zoning within the City of Waxahachie is 10,000 sq. ft. The applicant is proposing to construct Min. Lot Area lots of 6,600 sq. ft. Staff has significant concerns with the applicant's proposal due to the difference in proposed lot sizes. Staff has received feedback from the Planning and Zoning Commission with regards to City standards and lot sizes, and the need to adhere to and enforce City standard. The SF2 zoning currently on the property requires 12,500 square foot lots, nearly double the proposed minimum of 6,600 square feet.

Table 1: Proposed Single Family Residential (per SF3 standards)

	Blue Bonnet Trails Ph. 3	City of Waxahachie Req.	Meets
Min. Lot Area	6,600 sq. ft. (46 lots)	10,000 sq. ft.	No
Min. Lot Width	60 ft.	80 ft.	No
Min. Lot Depth	110 ft.	100 ft.	Yes
Min. Front Setback	25 ft.	30 ft.	No
Min. Interior Setback	5 ft.	10 ft; 15 ft (ROW)	No
Min. Rear Setback	20 ft.	25 ft.	No
Min. Dwelling Size	1,800 sq. ft.	1,200 sq. ft.	Yes

Single Family Lot Notes (130 Total Lots)

46 Lots	6,600-6,999 s.f.
27 Lots	7,000-7,999 s.f.
16 Lots	8,000-8,999 s.f.
18 Lots	9,000-11,999 s.f.
11 Lots	12,000-21,779 s.f.
12 Lots	21,780-70,000 s.f.

PD DEVELOPMENT STANDARDS

Please examine the included Concept Plan Provisions to see the requested planned development standards.

The zoning requirements including development standards for SF3 zoning are proposed to be met with this development. No deviation is sought from the development standards.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 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 11/9/2018.

STAFF CONCERNS

1. Upon the original submittal, staff had concerns with the proposed lot sizes by the applicant. Staff received feedback from the Planning and Zoning Commission with regards to City standards and lot sizes, and the need to adhere to and enforce City standard.

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted revisions.

RECOMMENDATION

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

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

ATTACHED EXHIBITS

1. Site Plan
2. Boundary for Zoning
3. Rezoning Summary
4. PON Map

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. City Park fees of \$60,000 (\$400 x 150 lots) are required to be paid as Park Dedication Fees.
3. 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.

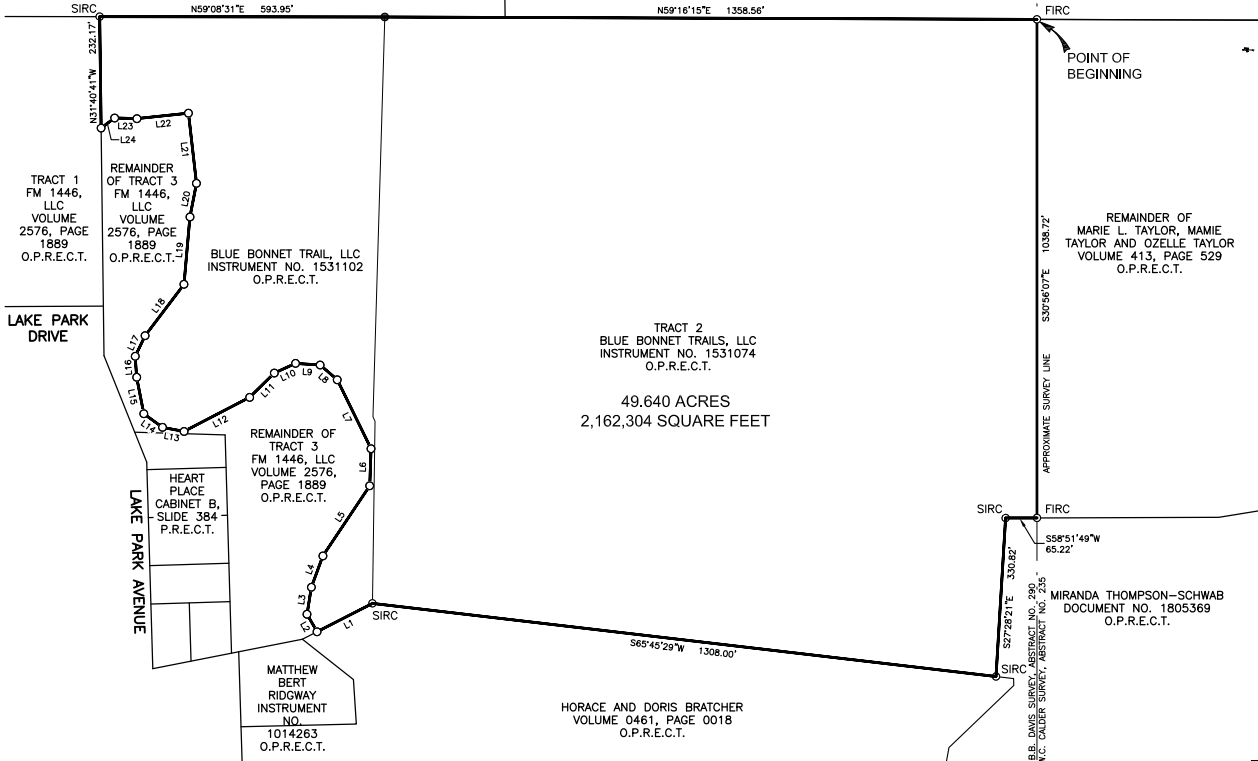
STAFF CONTACT INFORMATION

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

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held November 27, 2018, the Commission voted 7-0 to recommend to table case no. PD-18-0119 to December 11, 2018. Since the November 27, 2018 meeting, the applicant met with staff and determined that more time will be needed to work on revisions for staff. The applicant requested to be continued to the January 8, 2018 Planning and Zoning Commission meeting.



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S31°52'23"W	129.64'
L2	N60°49'27"W	42.10'
L3	N21°42'39"W	56.95'
L4	N10°45'19"W	69.56'
L5	N20°45'41"E	175.66'
L6	N28°52'45"W	77.25'
L7	N57°01'54"W	159.91'
L8	N80°05'10"W	47.09'
L9	S62°52'09"W	51.39'
L10	S34°34'27"W	48.54'
L11	S14°27'22"W	72.20'
L12	S31°36'44"W	154.01'
L13	S69°49'52"W	45.63'
L14	N48°51'59"W	48.24'
L15	N84°58'22"W	77.35'
L16	N34°55'30"W	43.82'
L17	N05°24'14"W	47.62'
L18	N08°08'52"E	134.17'
L19	N25°47'36"W	140.88'
L20	N20°05'05"W	71.29'
L21	N37°25'50"W	147.16'
L22	S52°58'22"W	107.93'
L23	S60°43'26"W	45.50'
L24	S22°30'35"W	36.01'

49.640 ACRES
ZONING EXHIBIT
B.B. DAVIS SURVEY, ABSTRACT NO. 290
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

LEGEND	
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
SIRC	1/2"IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 5674"
IRF	IRON ROD FOUND
FIRC	1/2"IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 4466"

AXIS
SURVEYING

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

Planning & Zoning Department

Plat Staff Report

Case: PP-18-0142



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Consider request by Garry R Turner for a **Preliminary Plat** of ICC Properties Addition for 1 lot, being 21.831 acres situated in the J. Harris Survey, Abstract 430 and James C. Armstrong Survey, Abstract 6 (Property ID 256792) – Owner: ICC PROPERTIES INC (PP-18-0142)

CASE INFORMATION

Applicant: Garry Turner

Property Owner(s): ICC Properties Inc.

Site Acreage: 21.831 acres

Number of Lots: 1 lot

Number of Dwelling Units: 0 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$13,098.60** (21.831 acres at \$600.00 per acre).

Adequate Public Facilities: This development will be on City of Waxahachie water and wastewater facilities.

SUBJECT PROPERTY

General Location: 3651 S Interstate 35

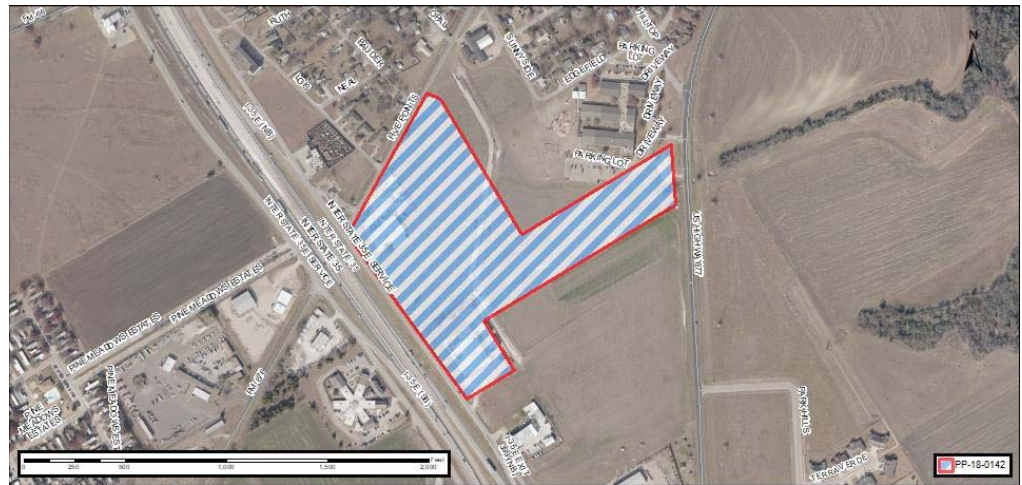
Parcel ID Number(s): 256792

Current Zoning: Light Industrial-1

Existing Use: Warehouse and concrete slab

Platting History: J. Harris Survey, Abstract No. 430 and James C. Armstrong Survey, Abstract No. 6

Site Aerial:



STAFF CONCERNS

1. The utility easements that run through the property must be properly depicted on the plat drawing.
2. There is a Proposed Major Thoroughfare B (110' ROW) that cuts this property in half north-south, running from I-35 E S to US Hwy 77 through to Will Street (where it intersects with E Jefferson Street). City Council has the option of waiving the necessary dedication.

APPLICANT RESPONSE TO CONCERNS

1. Applicant attended several meetings and resubmitted drawings. All comments have been cleared.

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 utility easements that run through the property need to be properly depicted on the plat drawing.
 2. There is a Proposed Major Thoroughfare B (110' ROW) that cuts this property in half north-south, running from I-35 E S to US Hwy 77 through to Will Street (where it intersects with E Jefferson Street). City Council has the option of waiving or minimizing the necessary dedication.

ATTACHED EXHIBITS

1. Plat drawing
2. Existing drainage plan
3. Proposed drainage plan
4. Thoroughfare plan for this property.

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Kelly Dent, MPA

Planner

kdent@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N2°30'19"W	83.69'

(DEED CALL N 2°33'37" W 83.37')

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **ICC PROPERTIES INC.**, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **ICC PROPERTIES INC.**, 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.

Visibility, Access and Maintenance Easements (if applicable): The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

Fire Lanes (if applicable): That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Access Easements (if applicable): The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public Vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Waxahachie, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

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

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

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF ELLIS §

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

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

WHEREAS, **ICC PROPERTIES, INC.** is the owner of a 21.831 acre tract of land situated in the **J. HARRIS SURVEY, ABSTRACT NO. 430, AND THE JAMES C. ARMSTRONG SURVEY, ABSTRACT NO. 6**, in the City of Waxahachie, Ellis County, Texas, being a 1 of Tract 1, a called 10.827 acre tract, and Tract 2, a called 8.063 acre tract of land described in a deed to ICC Properties, Inc., recorded in Instrument Number 1800665, Deed Records, Ellis County, Texas, and all of that certain called 1.502 acre tract of land described in a deed to ICC Properties, Inc., recorded in Volume 2095, Page 2371, Deed Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for the common corner of said ICC Properties, Inc. tract 2, and said called 1.502 acre tract, said point being in the northeasterly right-of-way line of Interstate Highway 35E (a variable width public right-of-way);

THENCE N 35°42'22" W, along the westerly line of said Tract 2, and along the northeasterly right-of-way line of said Interstate Highway 35E, passing the common corner of said Tract 2, and said Tract 1, and continuing a total distance of 517.27 feet to a 1/2 inch iron rod with cap found for the westerly northwest corner of said Tract 1, said point being the southeast corner clip intersection of said Interstate Highway 35E, and Five Point Road (F.M. 876);

THENCE N 02°30'19" W, along the northerly line of said Tract 1, and along the corner clip intersection of said Interstate Highway 35E, and said Five Point Road (F.M. 876) a distance of 83.69 feet to a 1/2 inch iron rod with cap found for the northerly northwest corner of said Tract 1, said point being the northeast corner clip intersection of said Interstate Highway 35E, and Five Point Road (F.M. 876);

THENCE N 29°15'28" E, along the northerly line of said Tract 1, and along the southerly right-of-way line of said Five Point Road (F.M. 876), a distance of 751.87 feet to a 1/2 inch iron rod found for the common corner of said Tract 1, and a tract of land described in a deed to Waxahachie Independent School District, recorded in Volume 745, Page 190, Deed Records, Ellis County, Texas;

THENCE S 60°44'54" E, along the common line of said Tract 1, and said Waxahachie Independent School District tract, a distance of 74.54 feet to a 1/2 inch iron rod found for corner;

THENCE S 31°12'08" E, along the common line of said Tract 1, and said Waxahachie Independent School District tract, a distance of 779.24 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Tract 1, and said Waxahachie Independent School District tract, said point being in the northerly line of said Tract 2;

THENCE N 58°48'41" E, along the common line of said Tract 1, and said Waxahachie Independent School District tract, a distance of 863.30 feet to a 1/2 inch iron rod found for the common corner of said Tract 2, and said Waxahachie Independent School District tract, said point being in the westerly right-of-way line of U.S. Highway 77, said point being in a curve to the left having a radius of 1472.40 feet, a delta angle of 00°56'03";

THENCE along the easterly line of said Tract 2, and along the westerly right-of-way line of said U.S. Highway 77, an arc distance of 24.01 feet, a chord bearing and distance of S 00°11'40" W, 24.01 feet to a 1/2 inch iron rod with cap found for corner;

THENCE S 04°39'25" E, along the easterly line of said Tract 2, and the westerly right-of-way line of said U.S. Highway 77, a distance of 278.26 feet to a 1/2 inch iron rod found for the common corner of said Tract 2, and a tract of land described in a deed to Thomas J. Gast, recorded in Volume 1577, Page 224, Deed Records, Ellis County, Texas;

THENCE S 58°57'42" W, along the common line of said Tract 2, and said called Gast tract, a distance of 1106.79 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Tract 2, and said Gast tract, said point being in the east line of said called 1.502 acre tract;

THENCE S 31°37'57" E, along the common line of said called 1.502 acre tract, and said Gast, a distance of 288.49 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said called 1.502 acre tract, and a called 0.444 acre tract of land described in a deed to Stanbury Uniforms, Inc., recorded in Volume 1372, Page 331, Deed Records, Ellis County, Texas;

THENCE S 58°42'09" W, along the common line of said called 1.502 acre tract, and said called 0.444 acre tract, a distance of 277.53 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said called 1.502 acre tract, and said called 0.444 acre tract, said point being in the northeasterly right-of-way line of Interstate Highway 35E;

THENCE N 35°44'36" W, along the westerly line of said called 1.502 acre tract, and along the northeasterly right-of-way line of said Interstate Highway 35E, a distance of 438.58 feet to the **POINT OF BEGINNING** and containing 950,971 square feet or 21.831 acres of land more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, **ROY RODRIGUEZ**, 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

RELEASED 07/12/2018 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

Roy Rodriguez
Registered Professional Land Surveyor No. 5596

STATE OF TEXAS §
COUNTY OF ELLIS §

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

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

PRELIMINARY PLAT ICC PROPERTIES ADDITION LOT 1, BLOCK 1

21.831 ACRES

SITUATED IN THE

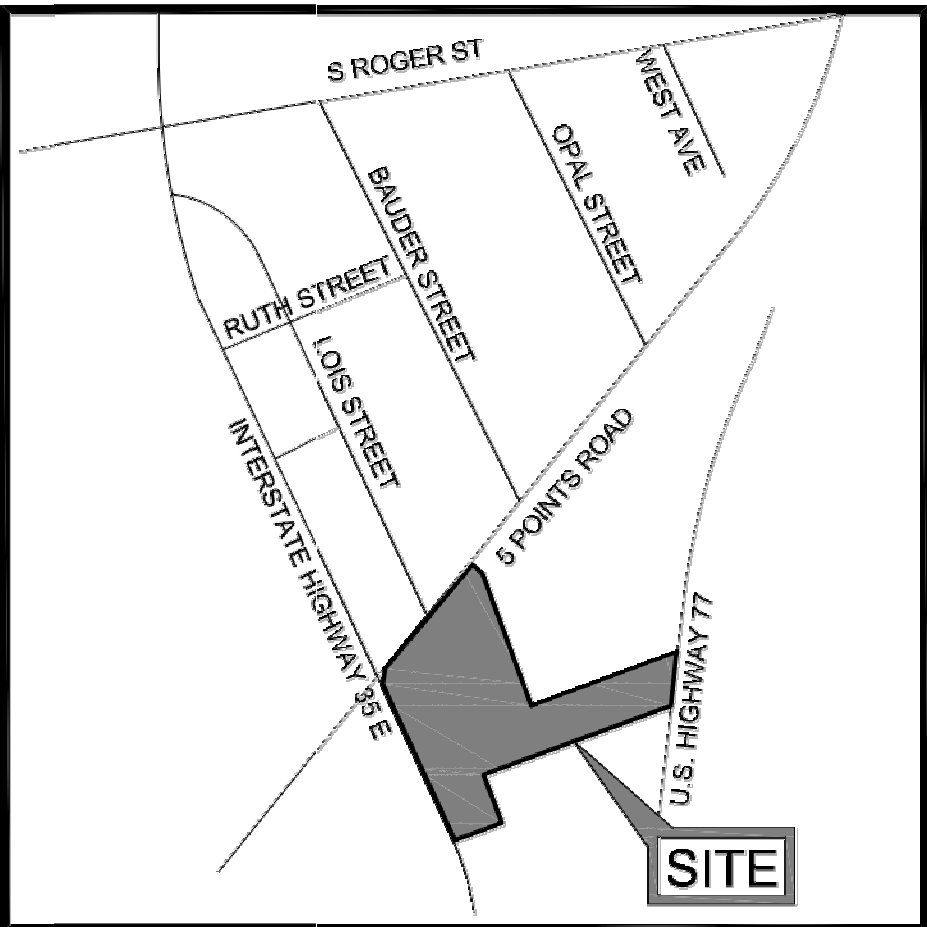
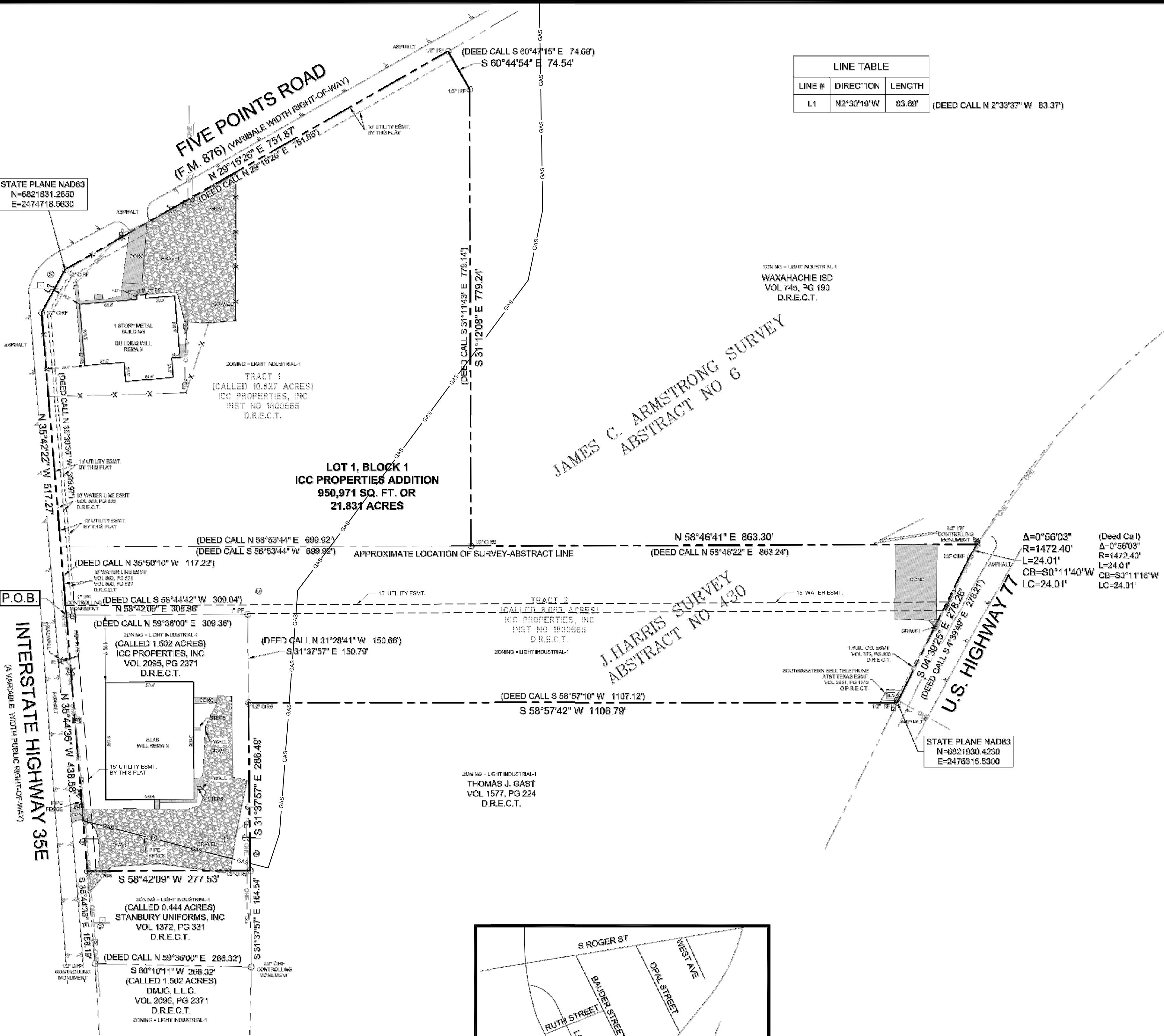
J. HARRIS SURVEY, ABSTRACT NO. 430

JAMES C. ARMSTRONG SURVEY, ABSTRACT NO. 6

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

FLOOD STATEMENT:

This subject tract of land is in Flood Zones "X" in Special Flood Hazard Areas subject to inundation by the 2% annual chance flood according to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps 48138C0330F with revised date of June 03, 2013.
"Zone X" is Areas determined to be outside the 0.2% annual chance floodplain.



VICINITY MAP
SCALE: 1" = 2000'

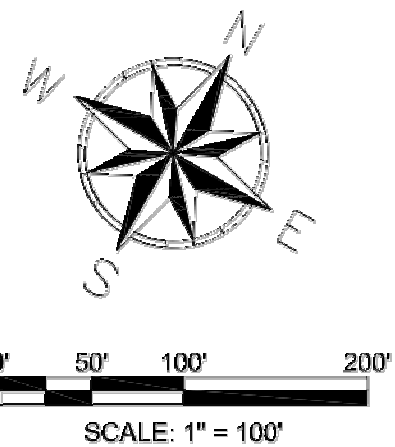
APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: CHAIRPERSON DATE

APPROVED BY: CITY COUNCIL OF WAXAHACHIE

BY: MAYOR

ATTEST DATE



OWNER:
ICC Properties, Inc.
3801 S. Interstate Highway 35E
Waxahachie, Texas 75165
PHONE: 214-476-6335



FIRM NUMBER 10147500
1015 TEXAS AVE. SUITE 101
DALLAS, TEXAS 75201
817-659-9206
WWW.BLUESTARSURVEYING.COM

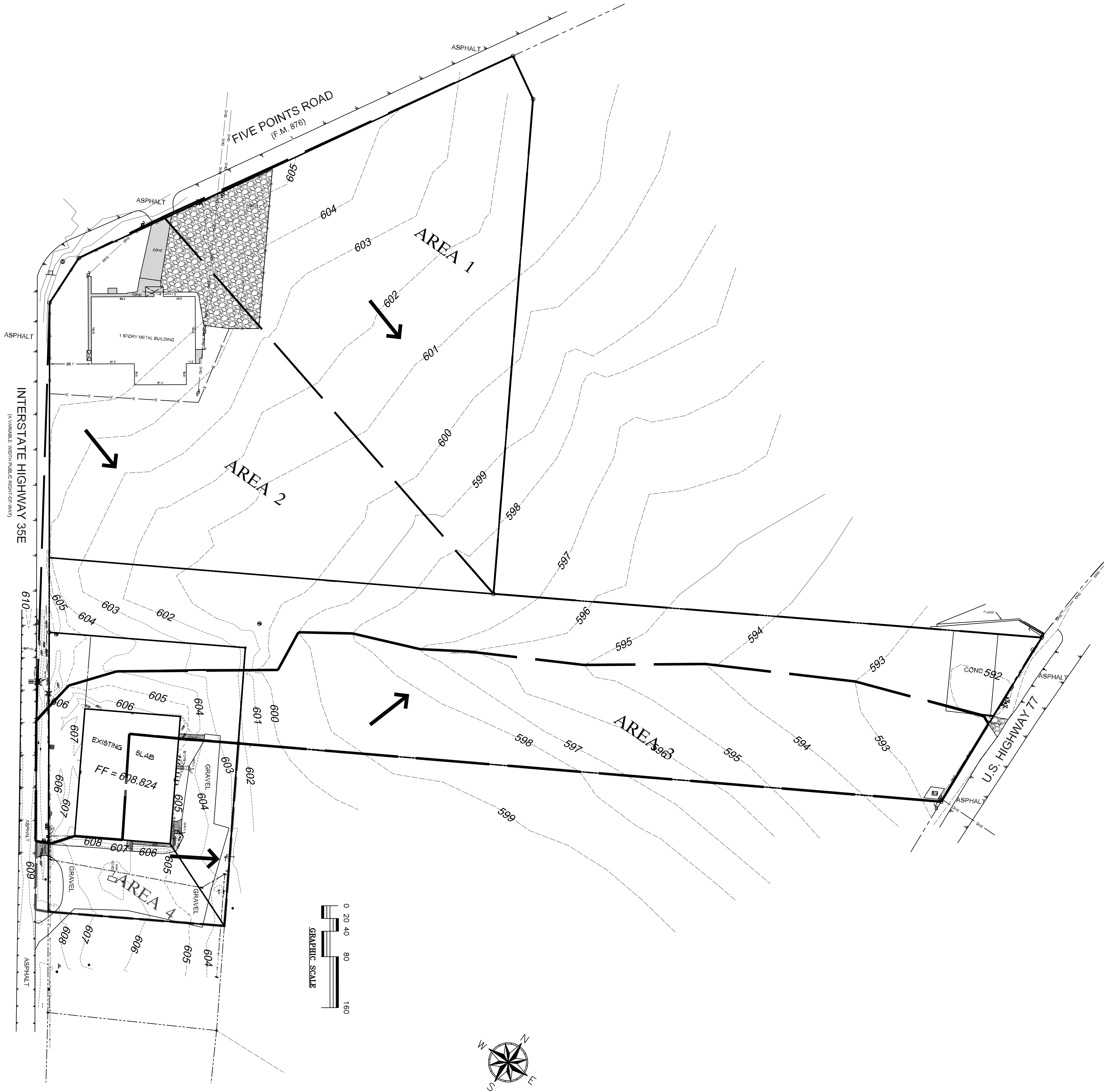
JN 18-139-REVPLAT22X34 DATE: 8/7/2018

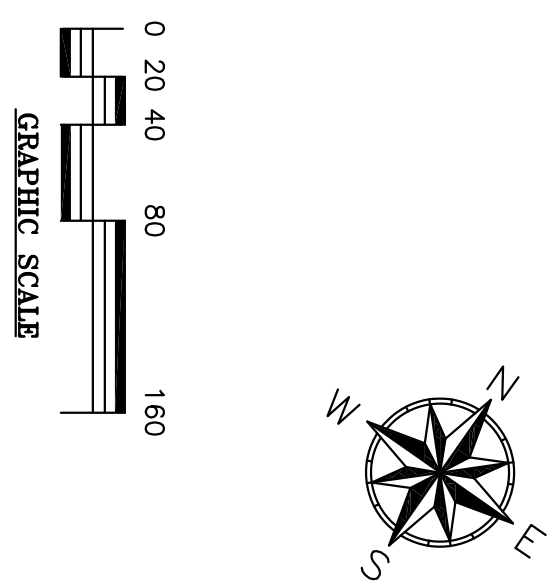
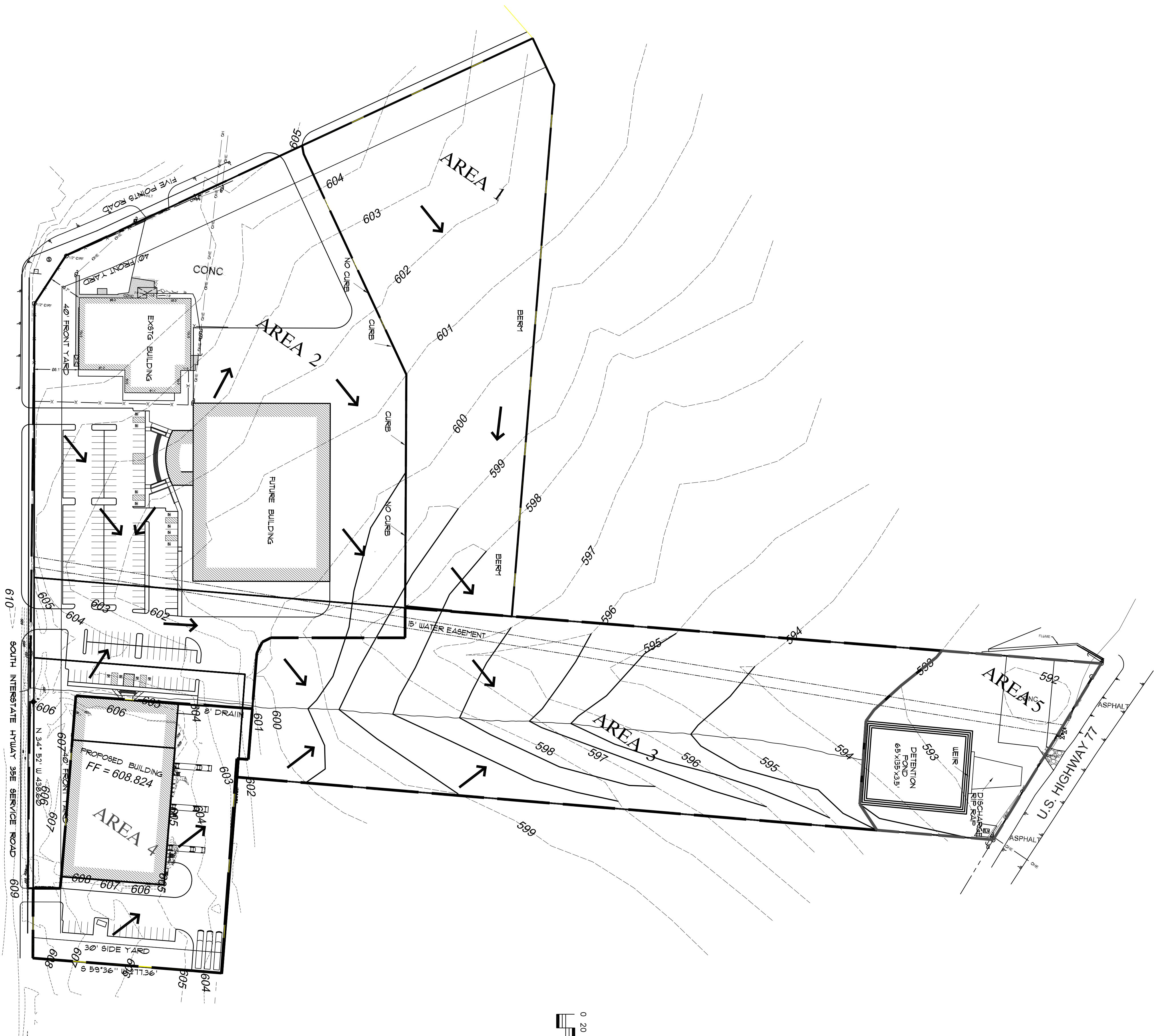
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OF BLUESTAR SURVEYING, LLC IS PROHIBITED.

(1) NOTES: The basis of this survey is the Texas State Plane
Coordinate System (NAD 83).
(2) CLOSURE: Closed by record.
(3) UNLESS OTHERWISE NOTED, ALL DISTANCES ARE IN FEET AND
DECIMALS THEREOF. ALL DISTANCES ARE TO BE MEASURED
ALONG THE CENTERLINE OF THE ROAD OR RAILROAD.
(4) UNLESS OTHERWISE NOTED, ALL DISTANCES ARE TO BE MEASURED
ALONG THE CENTERLINE OF THE ROAD OR RAILROAD.

Existing Drainage Plan

SCALE: 1" = 200'-0"





Pre-developed Drainage Calculations
Modified Rational Method

Runoff Coeff	Rain intensity	C _a 5	C _a 25	C _a 100	Q 5	Q 25	Q 100
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
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Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
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Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
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Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
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Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
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Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
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Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
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Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
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Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5	1.25	1.10	1.00	1.10	1.25	1.00
Aven	1.5						

Developed Drainage Calculations
Modified Rational Method

Area	Area	Runoff Coeff	Rain Intensity	C _a 5	C _a 25	C _a 100	Q 5	Q 25	Q 100		
Area 1	4.01	0.40	5.75	7.3	8.8	1.00	1.10	1.25	9.23	12.89	17.58
Area 2	8.15	0.90	5.75	7.3	8.8	1.00	1.10	1.25	42.19	58.82	84.28
Area 3	4.63	0.40	5.75	7.3	8.8	1.00	1.10	1.25	10.66	14.89	20.30
Area 4	3.51	0.90	5.75	7.3	8.8	1.00	1.10	1.25	18.18	25.39	35.03
Area 5	1.51	0.40	5.75	7.3	8.8	1.00	1.10	1.25	3.48	4.86	6.63
							83.74	116.59	136.46		

1 Developed Drainage Plan
SCALE: 1" = 80'-0"



Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0194



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Public Hearing on a request by Drew Dubocq, Bannister Engineering, for a Specific Use Permit (SUP) for **Outside Storage** use within a Heavy Industrial zoning district, located at 201 Butcher Road (Property ID 173464) – Owner: WAXAHACHIE ASSOCIATES LLC (SU-18-0194)

CASE INFORMATION

Applicant: Drew Dubocq, Bannister Engineering

Property Owner(s): Waxahachie Associates LLC

Site Acreage: 28.73 acres

Current Zoning: Heavy Industrial

Requested Zoning: Heavy Industrial with SUP

SUBJECT PROPERTY

General Location: 201 Butcher Road

Parcel ID Number(s): 173464

Existing Use: ABC Supply Co., Inc

Development History: The Final Plat for Four B's Addition was approved by City Council January 4, 1996.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-C	QuickTrip Gas Station
East	LI-1	Vacant Land
South	HI	Vacant Land
West	N/A	Interstate 35 Highway

Future Land Use Plan:

Industrial

Comprehensive Plan:

Industrial applies to areas intended for a range of heavy commercial, assembly, warehousing, and manufacturing uses. Large tracts of land with easy access to major roadways and air transportation are becoming increasingly difficult to find for the industrial business community. However, these businesses can be advantageous for a municipality in terms of providing employment and an increased tax base. Therefore, several large areas have been identified as Industrial. Examples of desirable uses within these areas include company headquarters, computer technology businesses, and other types of large businesses.

Thoroughfare Plan:

The subject property is accessible via Interstate 35 and Butcher Road

Site Image:



PLANNING ANALYSIS

The applicant is requesting a (S)pecific (U)se (P)ermit to allow outdoor storage within the Heavy Industrial zoning district, located at 201 Butcher Rd. ABC Supply Company currently has an existing 128,000 sf. building at the subject property. Due to the growth of business, the applicant is proposing to store additional company material (roofing material, shingles, etc.) within the ABC Secure Storage along the subject property. The applicant intends to screen the property with fencing (proposed 6 foot chain link with slats) as well as landscaping to help the property look more aesthetically pleasing from the Interstate 35 service road and Butcher Road. The applicant is fencing the ABC Supply building off from the remaining building on site occupied by a separate tenant.

At the street frontage, the applicant is proposing the addition of an entrance gate. Per ordinance, the minimum stacking distance from the street is 100 ft. The applicant's distance from gate to property line is 40 ft., and the distance to the road pavement is 62ft. The applicant would like to request relief from the 100 ft. stacking requirement (per City of Waxahachie ordinance) due to site constraints for the existing site.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 8 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 11/21/18.

STAFF CONCERNS

1. Staff has a concern with the truck entrance along Butcher Road. Per the ordinance, the minimum stacking distance is 100 ft. The applicant's distance from gate to property line is 40 ft., and the distance to the road pavement is 62ft.

APPLICANT RESPONSE TO CONCERNS

1. The applicant would like to request relief from the 100 ft. stacking requirement (per City of Waxahachie ordinance) due to site constraints for the existing site.

RECOMMENDATION

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

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

ATTACHED EXHIBITS

1. Site Plan
2. Landscape Plan
3. Survey

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

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



ABC SUPPLY CO. INC.



1 ABC PARKWAY
BELOIT, WI 53511
(608) 362-7777
www.abcsupply.com

GENERAL NOTES:

TOTAL BUILDING:	149,420 SF	12.3%
TOTAL PAVEMENT:	409,286 SF	33.5%
TOTAL GREEN SPACE	661,021 SF	54.2%
TOTAL LOT:	1,219,727 SF	100%
ZONING: PROPOSED USE: BUILDING HEIGHT:	INDUSTRIAL INDUSTRIAL WITH OUTSIDE STORAGE 540 INCHES	

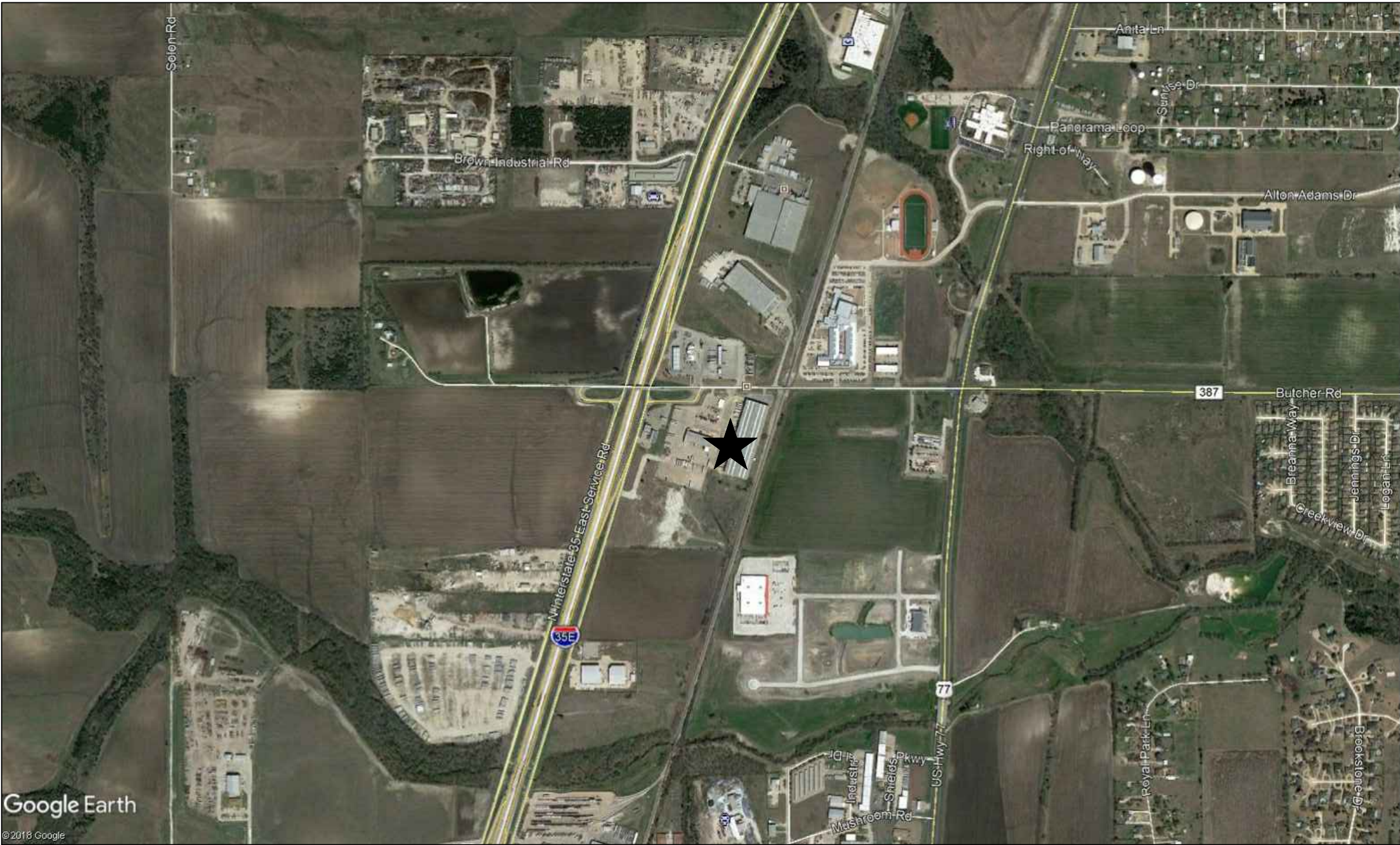
REVISION LOG:

REVISION #	DESCRIPTION
0	INITIAL ISSUE
1	UPDATE SHOWROOM & SITE PLAN
2	ADD ADDITIONAL OHD'S; BID SET
3	ADD SHEET A110

DISCLAIMER:

THESE DRAWINGS ARE INTENDED FOR SCHEMATIC DESIGN ONLY. LOCAL AUTHORITIES & GOVERNING BUILDING CODES SHALL BE USED FOR CONSTRUCTION.

AERIAL IMAGE:



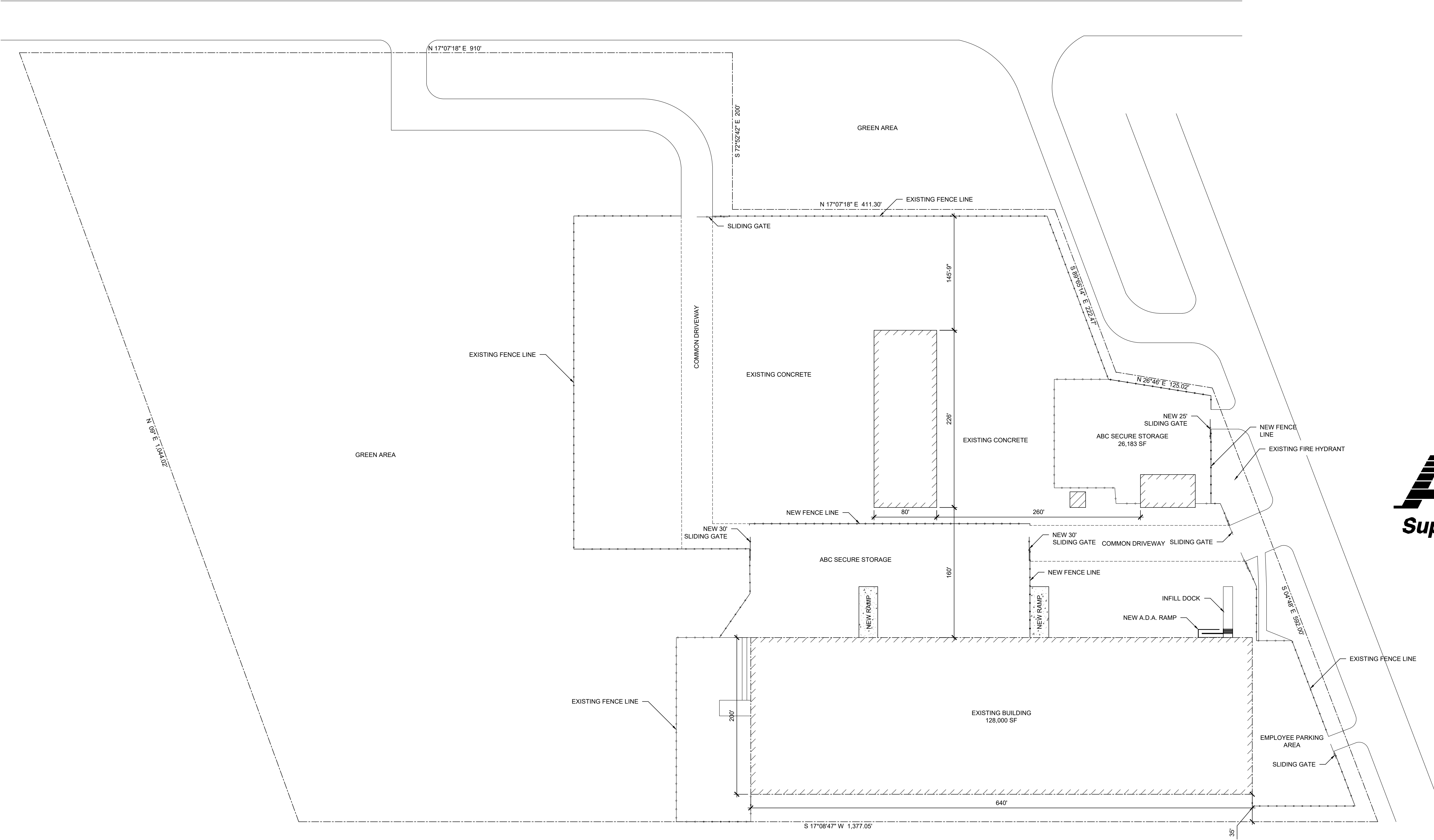
PLAN KEY:

GENERAL	
G001	COVER
CIVIL	
C100	SITE PLAN
ARCHITECTURAL	
A001	DEMOLITION PLAN
A100	FLOOR PLAN
A101	SHOWROOM PLAN
A120	SCHEDULES & PARTITION TYPES
A121	DETAILS
A122	ABC STANDARD DETAILS
A130	REFLECTED CEILING PLAN
ELECTRICAL	
E101	ELECTRICAL PLAN

PROPOSED
ABC SUPPLY CO.
WAXAHACHIE, TX

REVISIONS:	PROJECT TITLE:
REVISION 1 - 8/20/2018	201 BUTCHER RD, WAXAHACHIE, TX
REVISION 2 - 8/23/2018	
REVISION 3 - 10/17/2018	
	SHEET TITLE:
	COVER
	BID DATE:
	APPROVAL DATE:
	ISSUE DATE:
	8/7/2018
	CCI JOB NUMBER:
	04196-99-2052
	DRAWING NUMBER:
	G001
DRAWN BY:	
CAMERON COVEY, CCI	

CASE NAME:	ABC SUPPLY CO. SPECIFIC USE PERMIT
CASE NUMBER:	SU-18-0194
SUBDIVISION NAME:	COMM
LOT / BLOCK NUMBER:	LOT 1R FOUR B S ADDN
CITY / COUNTY / STATE:	WAXAHACHIE / ELLIS / TX
LOT AREA:	28.73 ACRES
PREPARATION DATE:	11/27/2018

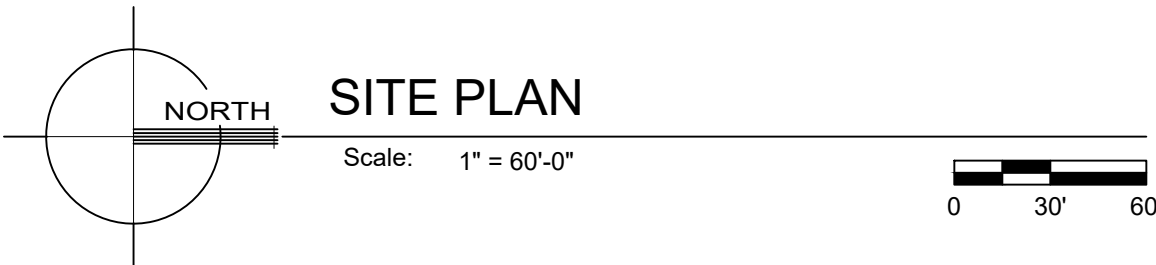


PROPOSED
ABC SUPPLY CO.
WAXAHACHIE, TX

REVISIONS:	PROJECT TITLE:
REVISION 1 - 8/20/2018	201 BUTCHER RD,
REVISION 2 - 8/23/2018	WAXAHACHIE, TX
REVISION 3 - 10/17/2018	
	SHEET TITLE:
	SITE PLAN
	BID DATE:
	APPROVAL DATE:
	ISSUE DATE:
	8/7/2018
	CCI JOB NUMBER:
	04196-99-2052
	DRAWING NUMBER:
	C100
DRAWN BY:	
CAMERON COVEY, CCI	

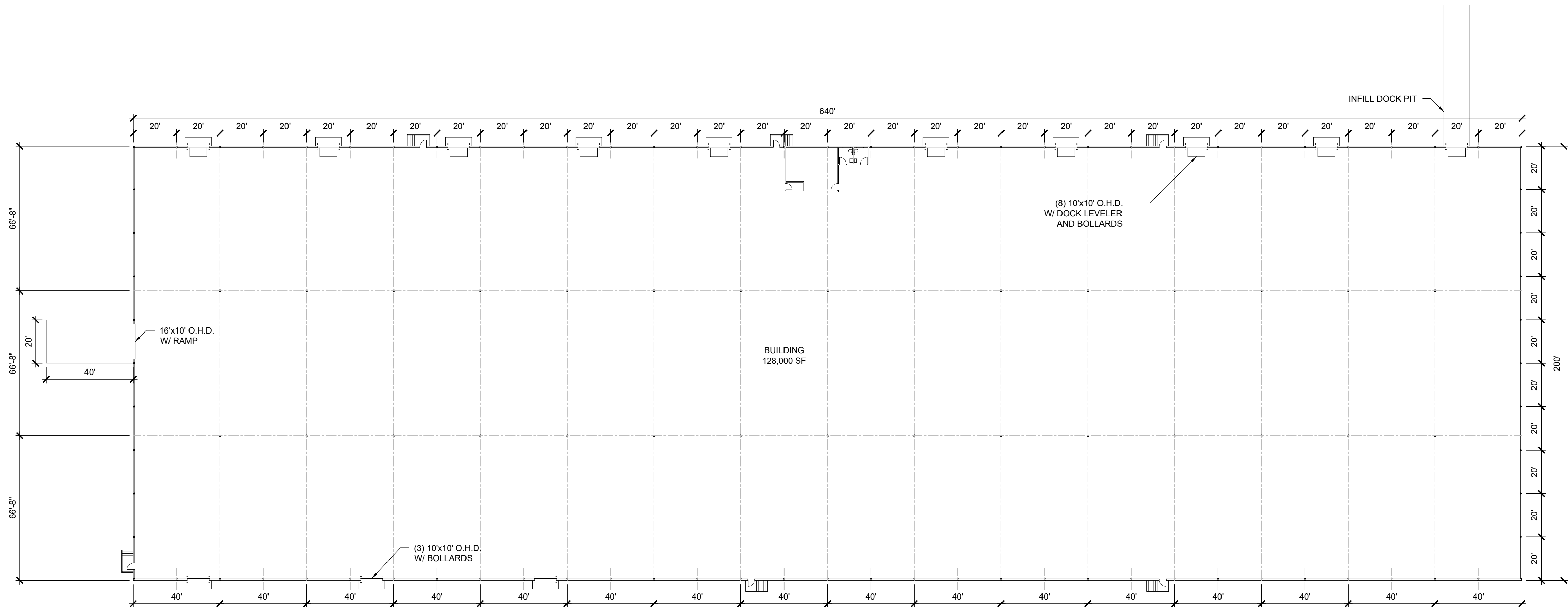
These drawings are intended for
schematic design only. Local authorities &
governing building codes shall be used
for construction

8/7/2018



SITE PLAN

CASE NAME:	ABC SUPPLY CO. SPECIFIC USE PERMIT
CASE NUMBER:	SU-18-0194
SUBDIVISION NAME:	COMM
LOT / BLOCK NUMBER:	LOT AREA:
LOT 1R FOUR B S ADDN	28.73 ACRES
	PREPARATION DATE:
	11/27/2018

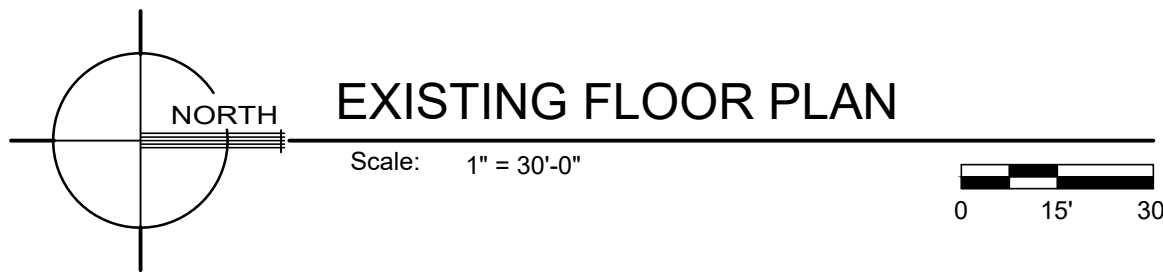


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ABC SUPPLY CO.
WAXAHACHIE, TX

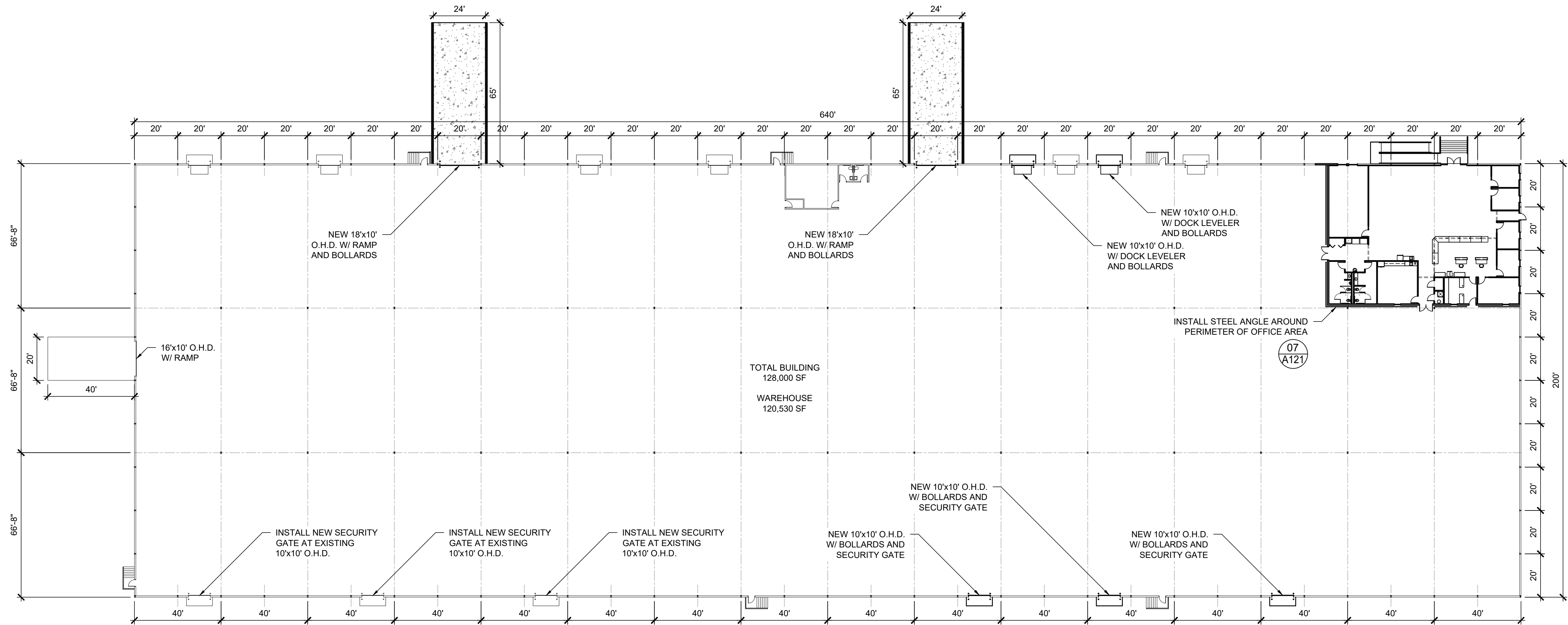
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	SHEET TITLE: EXISTING FLOOR PLAN
	BID DATE:
	APPROVAL DATE:
	ISSUE DATE: 8/7/2018
	CCI JOB NUMBER: 04196-99-2052
	DRAWING NUMBER: A001
DRAWN BY: CAMERON COVEY, CCI	

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EXISTING FLOOR PLAN

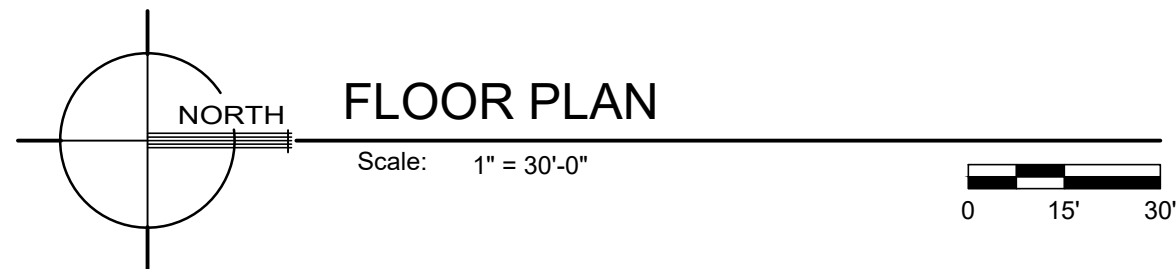


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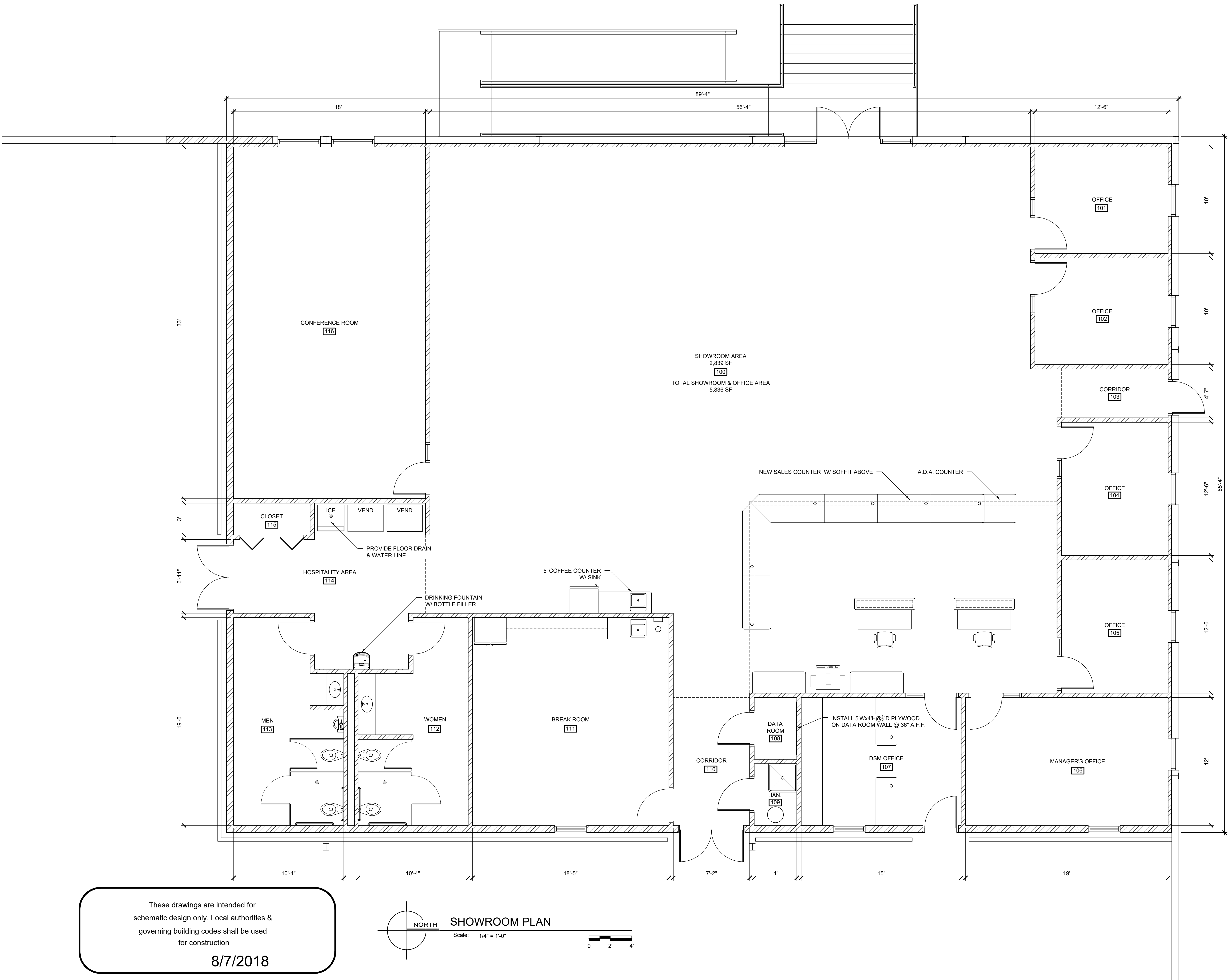
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REVISION 3 - 10/17/2018		
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		FLOOR PLAN
		BID DATE:
		APPROVAL DATE:
		ISSUE DATE:
		8/7/2018
		CCI JOB NUMBER:
		04196-99-2052
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		A100
DRAWN BY:		
CAMERON COVEY, CCI		

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CASE NAME:		ABC SUPPLY CO. SPECIFIC USE PERMIT
CASE NUMBER:	SU-18-0194	CITY / COUNTY / STATE:
SUBDIVISION NAME:	COMM	WAXAHACHIE / ELLIS / TX
LOT / BLOCK NUMBER:	LOT 1R FOUR B S ADDN	LOT AREA:
		28.73 ACRES
		PREPARATION DATE:
		11/27/2018



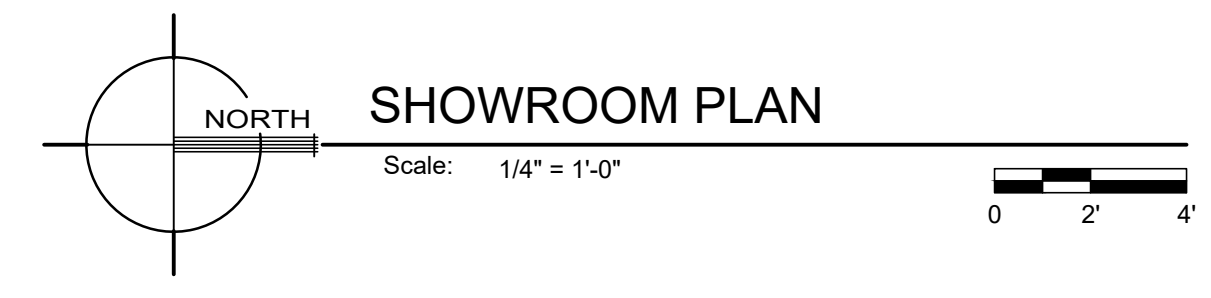
PROPOSED
ABC SUPPLY CO.
WAXAHACHIE, TX

REVISIONS:		PROJECT TITLE:
REVISION 1 - 8/20/2018		201 BUTCHER RD, WAXAHACHIE, TX
REVISION 2 - 8/23/2018		
REVISION 3 - 10/17/2018		
		SHEET TITLE:
		SHOWROOM PLAN
		BID DATE:
		APPROVAL DATE:
		ISSUE DATE:
		8/7/2018
		CCI JOB NUMBER:
		04196-99-2052
		DRAWING NUMBER:
		A101
DRAWN BY:		
CAMERON COVEY, CCI		

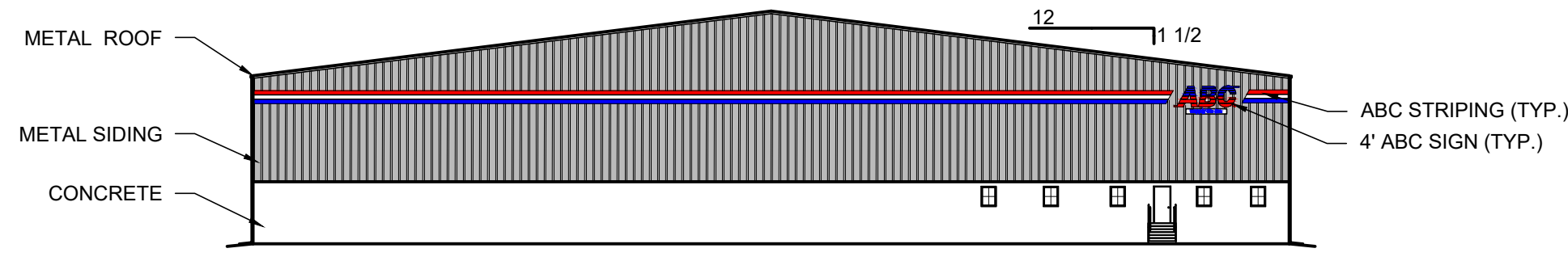
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CASE NUMBER:	SU-18-0194	CITY / COUNTY / STATE:	WAXAHACHIE / ELLIS / TX
SUBDIVISION NAME:	COMM	LOT AREA:	28.73 ACRES
LOT / BLOCK NUMBER:	LOT 1R FOUR B S ADDN	PREPARATION DATE:	11/27/2018

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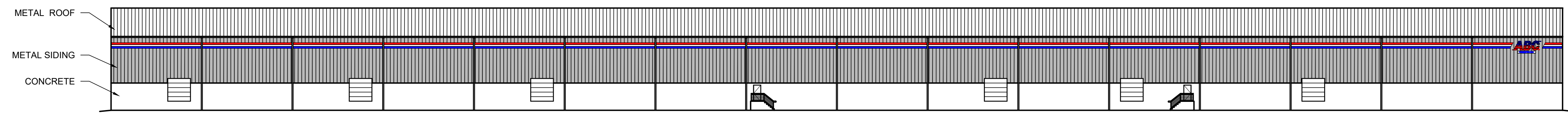
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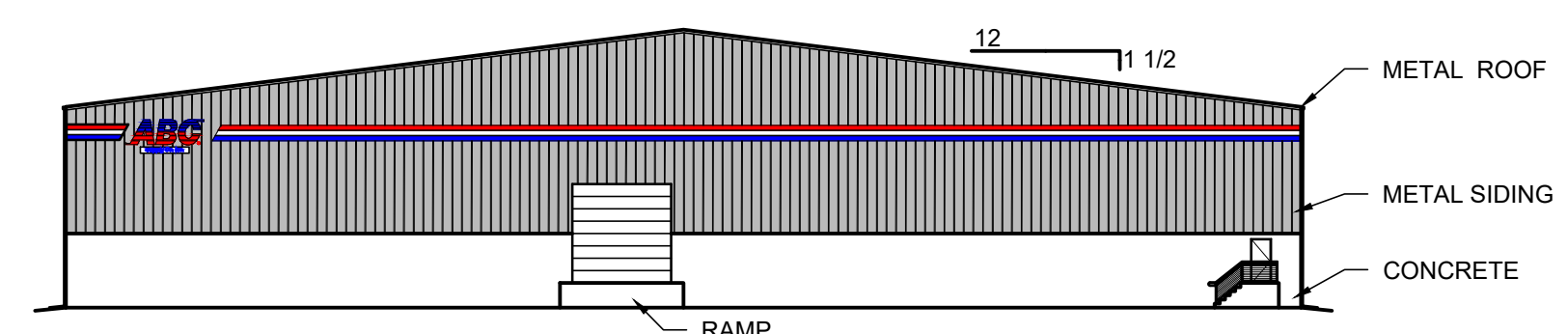
SHOWROOM PLAN



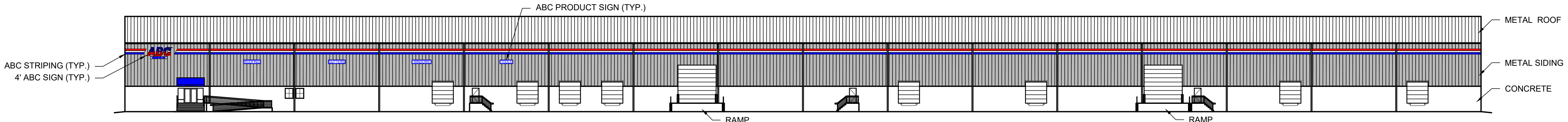
01
A110
NORTH
1" = 30'-0"



02
A110
EAST
1" = 30'-0"



03
A110
SOUTH
1" = 30'-0"



04
A110
WEST
1" = 30'-0"



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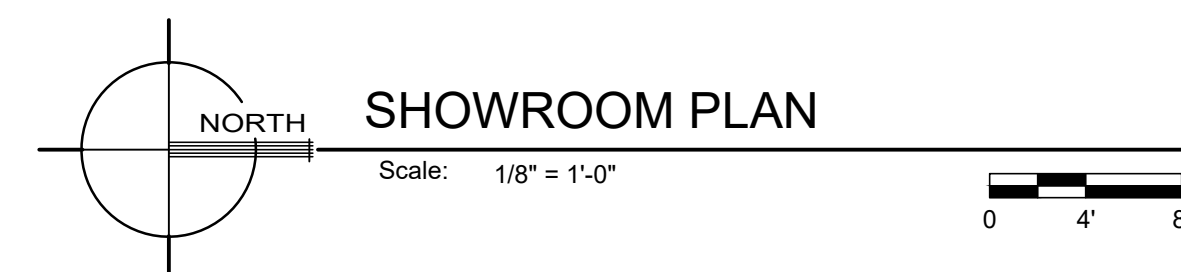
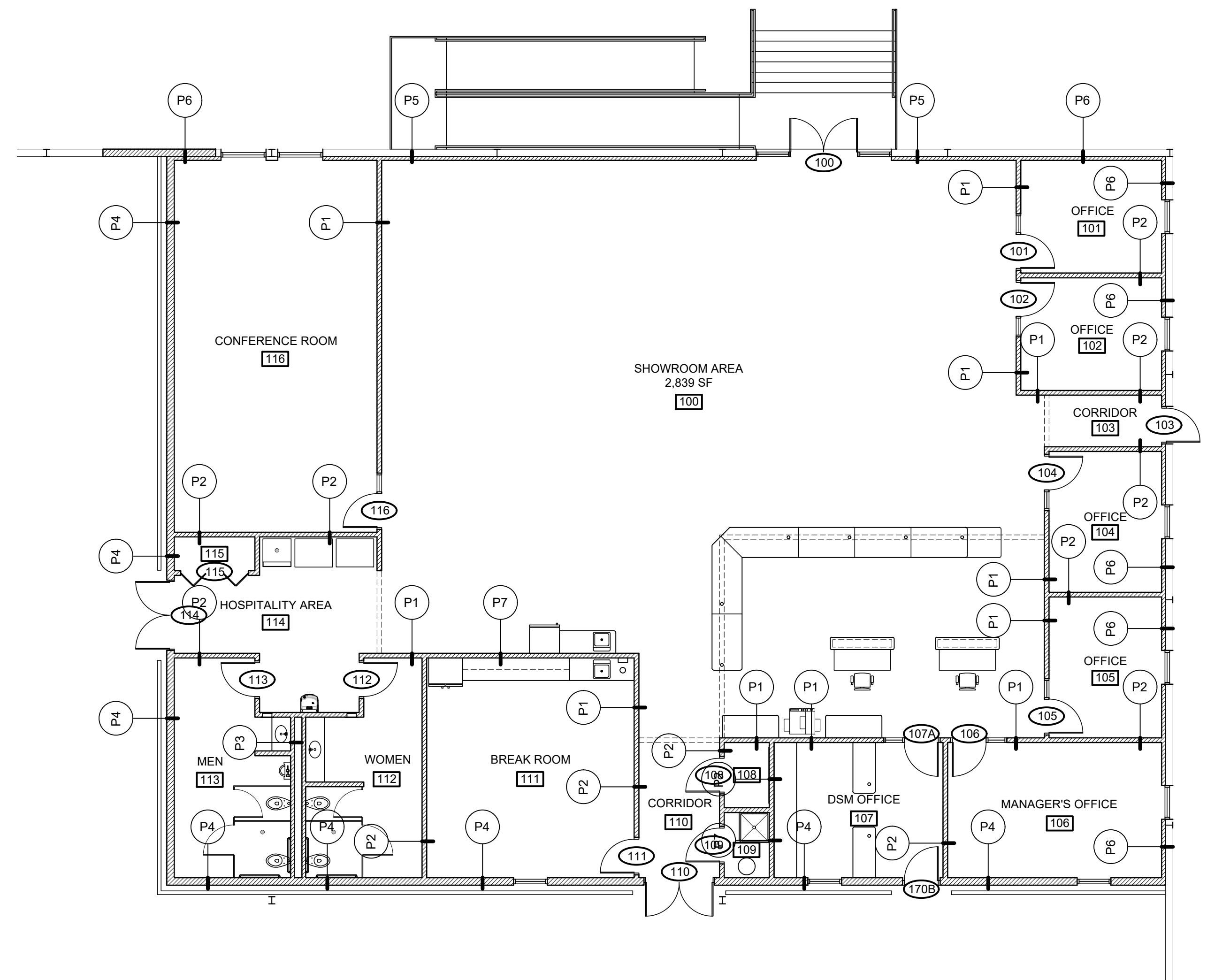
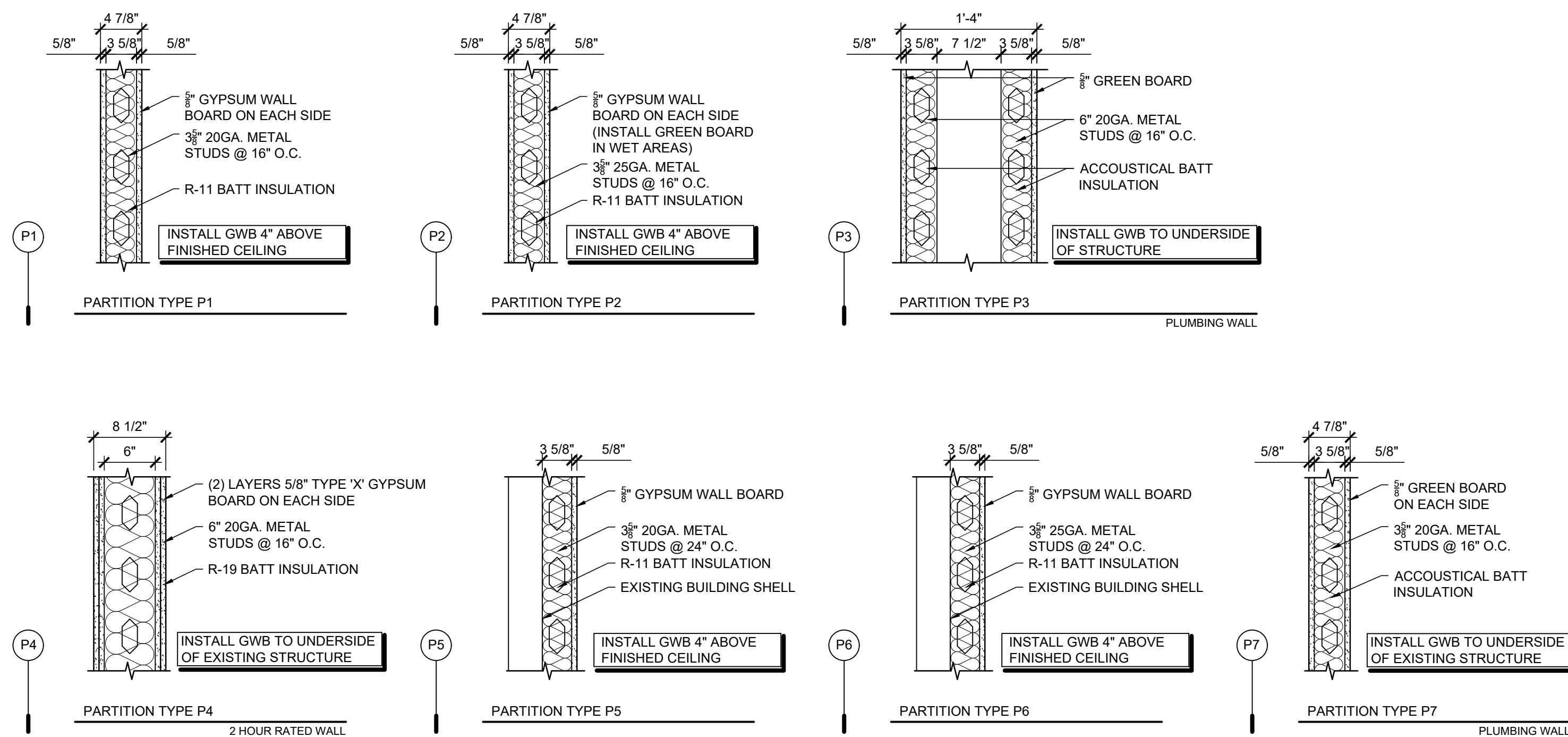
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REVISION 3 - 10/17/2018		
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		BID DATE:
		APPROVAL DATE:
		ISSUE DATE:
		8/7/2018
		CCI JOB NUMBER:
		04196-99-2052
		DRAWING NUMBER:
		A110
DRAWN BY:		
JESSICA BERG, CCI		

CASE NAME:		ABC SUPPLY CO. SPECIFIC USE PERMIT	
CASE NUMBER:	SU-18-0194	CITY / COUNTY / STATE:	WAXAHACHIE / ELLIS / TX
SUBDIVISION NAME:	COMM	LOT AREA:	28.73 ACRES
LOT / BLOCK NUMBER:	LOT 1R FOUR B S ADDN	PREPARATION DATE:	11/27/2018

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1. DOOR CLOSURES:

(ALL DOOR CLOSURE COVERS SHALL BE METAL)

A-PUSH CLOSER, PUSH SIDE; MODEL: 4020 FINISH: ALUM MANF: LCN
B-PULL CLOSER, PULL SIDE; MODEL: 4020 FINISH: ALUM; MANF: LCN

2. HINGES:

A 1 1/2 PR. FULL MORTISE 450TBB 4.5"x4.5" US26D MANF: STANLEY OR HAGER
B 1 1/2 PR. FULL MORTISE 450 4.5"x4.5" US26D MANF: STANLEY OR HAGER

3. LOCK SETS:

A (1) OFFICE LEVER LOCK SET W/ 7 PIN SFIC REMOVABLE CORE AND THUMB TURNING BAR: MODEL: SERIES 4000 AL53PD X SAT X 626 MANF: (OR EQUIV.)
B CROCK BAR EXIT DEVICE, DORAMATIC 1590 MANF: KAWNEER
C-3 PULL, W/ LOCK CYLINDER PROTECTION MANF: KAWNEER SCHLAGE CYLINDER
C PUSH/ PULL PLATES:
(1) PULL BAR 8"O C. MODEL: 808 626 MANF: GLYNN-JONSON
(2) PUSH PLATES 4"x16" MODEL: 54RC 626 ANF: GLYNN-JONSON
(1) EXIT LEVER LOCK SET MODEL: SERIES 4000 AL2SD X SAT X 626 MANF: SCHLAGE (OR EQUIV.)
E ACTUATE LATCH (1) OFFICE LEVER LOCK SET W/ 7 PIN REMOVABLE CORE CYL AND THUMB TURN IN/3 SIDE MODEL: SERIES 4000 AL3SD X SAT X 626 MANF: SCHLAGE (OR EQUIV.)
INACTIVE LEAF: (1) SET TOP / BOTTOM MORTISE FLUSH BOLTS

4. STOPS:

A (1) RUBBER WALL STOP MODEL: GJ50C US26D MANF: GLYNN-JONSON
B (1) RUBBER FLOOR STOP MODEL: GJ50C US26D MANF: GLYNN-JONSON

5. KICK PLATES:

A (1) 16GA. KICK PLATE 10"x34" FINISH US26D MANF: BROOKLINE

6. THRESHOLDS:

A S406A AND NYLON BRUSH WEATHER-STRIPPING 129CP MANF: REESE, ZERO
B TRANSITION STRIP T.B.D.

7. WEATHER-STRIPING:

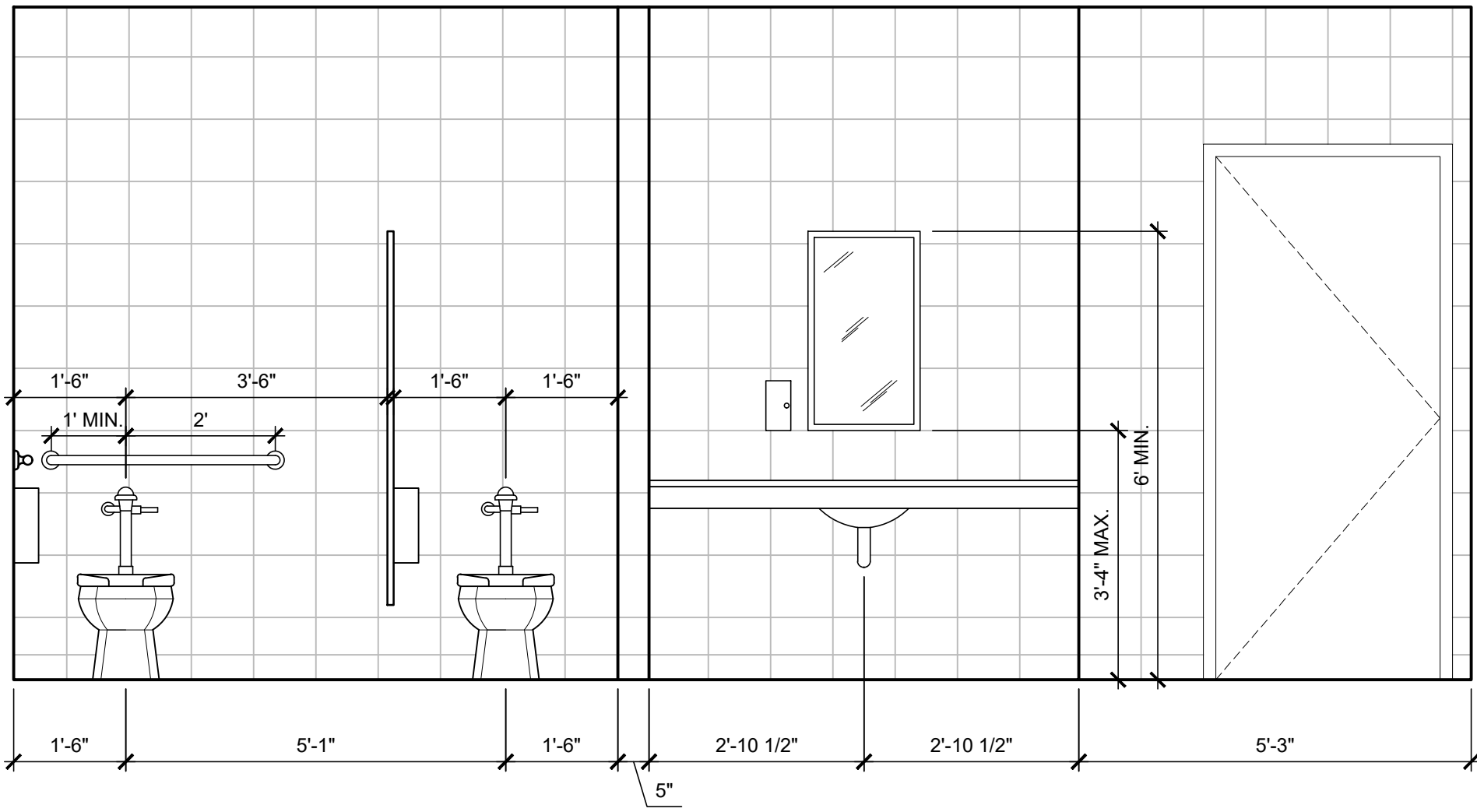
A DOOR HEAD & JAMB WEATHER-STRIPPING 129CP
B DOOR MANUFACTURES STANDARD
C DOOR ASTRAGAL WEATHER-STRIPPING 129 PAB MANF: REESE, ZERO, REMCO

DOOR NO.	DOOR SIZE	DOOR		HARDWARE						REMARKS		
		DOOR TYPE	FRAME TYPE	FIRE LABEL	CLOSURE	HINGE	LOCK SET	STOP	KICK PLATE	THRESHOLD	WEATHER-STRIP	
100	6'-0"x7'-0"	A	A			A	A	B		A	C	SEE STOREFRONT DETAIL
101	3'-0"x7'-0"	B	C			B	A	A		B		
102	3'-0"x7'-0"	B	C			B	A	A		B		
103	3'-0"x7'-0"	A	A		A	A	B			A	C	
104	3'-0"x7'-0"	B	C			B	A	A	B			
105	3'-0"x7'-0"	B	C			B	A	A	B			
106	3'-0"x7'-0"	B	C			B	A	A	B			
107A	3'-0"x7'-0"	B	C			B	A	A				
107B	3'-0"x7'-0"	C	B	*	B	A	A	A	A	A	B	* FIRE LABEL PER LOCAL CODE
108	3'-0"x7'-0"	B	B			B	A	A				
109	3'-0"x7'-0"	B	B			B	A	A				
110	3'-0"x7'-0"	D	D	*	A	A	A	B	A	A	B	* FIRE LABEL PER LOCAL CODE
111	6'-0"x7'-0"	B	B		B	A	C	A	A			
112	3'-0"x7'-0"	B	B		B	A	C	A	A			
113	3'-0"x7'-0"	B	B		B	A	C	A	A			
114	3'-0"x7'-0"	D	D	*	A	A	A	B	A	A	B	* FIRE LABEL PER LOCAL CODE
115	6'-0"x7'-0"	E										BIFOLD DOOR; MFR. STD. HARDWARE
116	3'-0"x7'-0"	B	C			B	A	A	B			

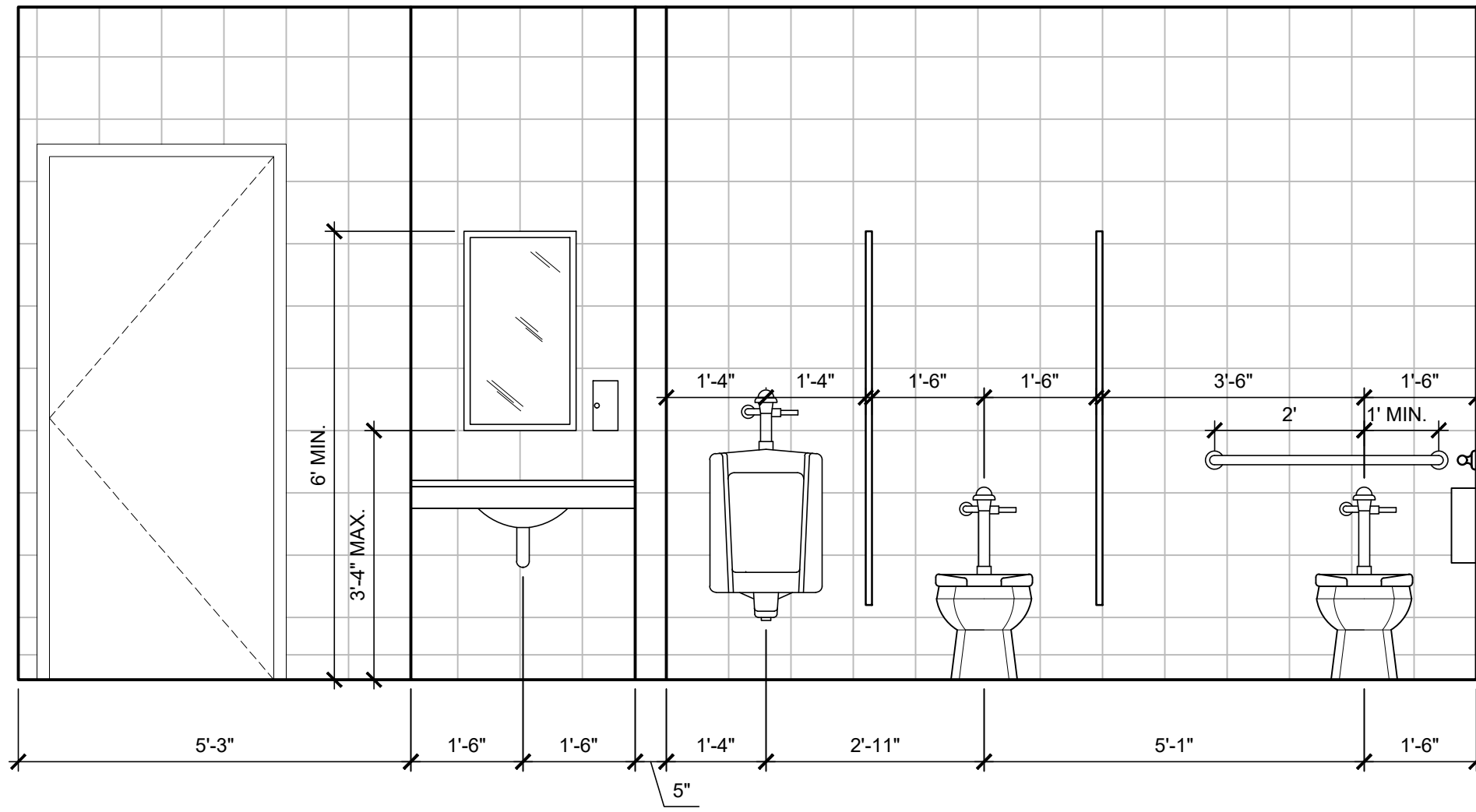
ROOM NO.	ROOM NAME	FLOORING	BASE	WALLS	CEILING	REMARKS
		POLISHED CONCRETE CARPET CERAMIC TILE CONCRETE VINYL COVE BASE CERAMIC COVE BASE GYP. BRD. PAINTED CERAMIC TILE F.R.P. TO 4' A.F.F. ACOUSTICAL TILE VINYL COATED TILE GYP. BRD. PAINTED CEILING HEIGHT				
100	SHOWROOM	●		●	●	* * SEE REF. CEILING PLAN FOR HEIGHTS
101	OFFICE	●	●	●	●	9'-0"
102	OFFICE	●	●	●	●	9'-0"
103	CORRIDOR	●		●		9'-0"
104	OFFICE	●	●	●	●	9'-0"
105	OFFICE	●	●		●	9'-0"
106	MANAGER'S OFFICE	●			●	9'-0"
107	D.S.M. OFFICE	●	●	●	●	9'-0"
108	DATA ROOM		●	●	●	9'-0"
109	JANITOR		●	●	●	9'-0"
110	CORRIDOR	●	●	●	●	9'-0"
111	BREAK ROOM	●	●	●	●	9'-0"
112	WOMEN	●		●	●	9'-0"
113	MEN	●	●	●	●	9'-0"
114	HOSPITALITY AREA	●	●		●	9'-0"
115	CLOSET	●	●	●	●	9'-0"
116	CONFERENCE ROOM	●	●	●	●	9'-0"

REVISIONS:	PROJECT TITLE:
REVISION 1 - 8/20/2018	201 BUTCHER RD. WAXAHACHIE, TX
REVISION 2 - 8/23/2018	
REVISION 3 - 10/17/2018	
	SHEET TITLE:
	SCHEDULES & PARTITION TYPES
	BID DATE:
	APPROVAL DATE:
	ISSUE DATE:
	8/7/2018
	CCI JOB NUMBER:
	04196-99-2052
	DRAWING NUMBER:
	A120
DRAWN BY:	
JULIA RANDLES, CCI	

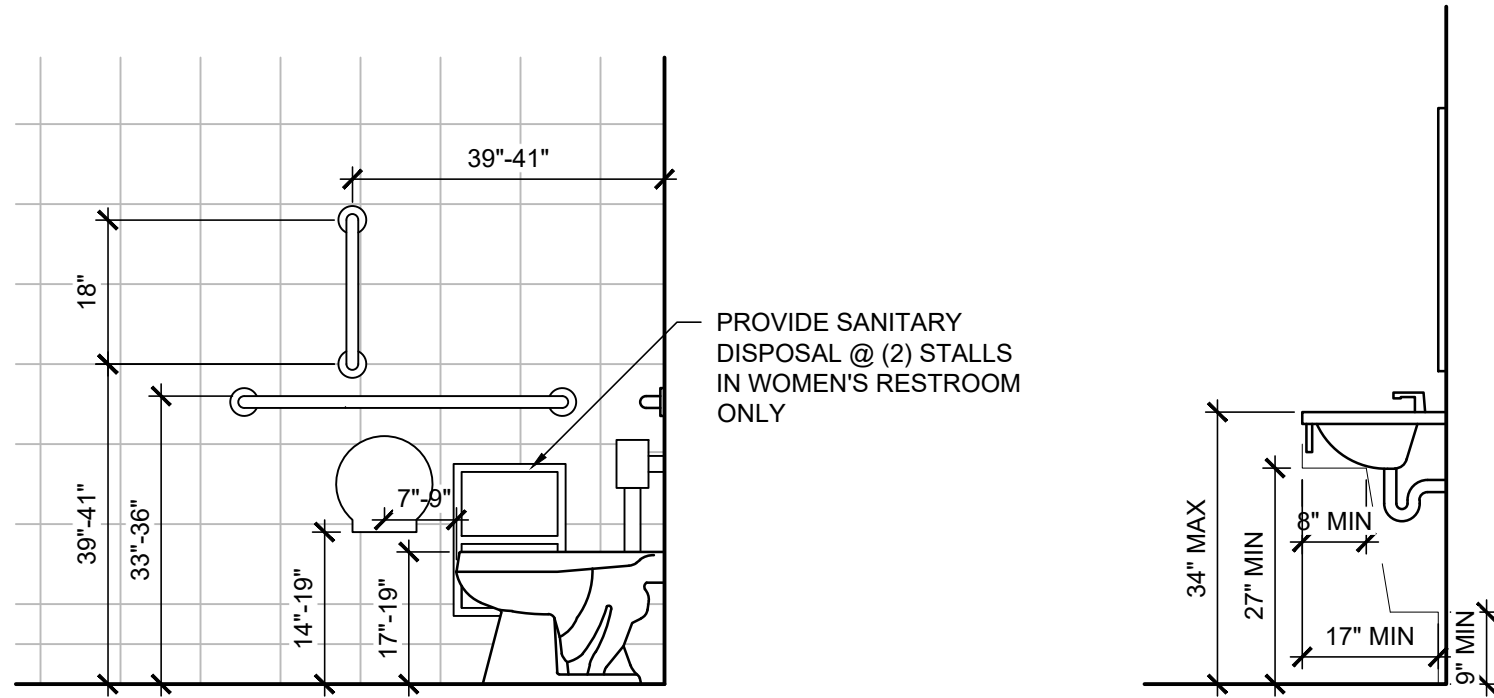
CASE NAME: ABC SUPPLY CO. SPECIFIC USE PERMIT	
CASE NUMBER: SU-18-0194	CITY / COUNTY / STATE: WAXAHACHIE / ELLIS / TX
SUBDIVISION NAME: COMM	LOT AREA: 28.73 ACRES
LOT / BLOCK NUMBER: LOT 1R FOUR B S ADDN	PREPARATION DATE: 11/27/2018



01
A121
RM 112 DETAIL
1/2" = 1'-0"

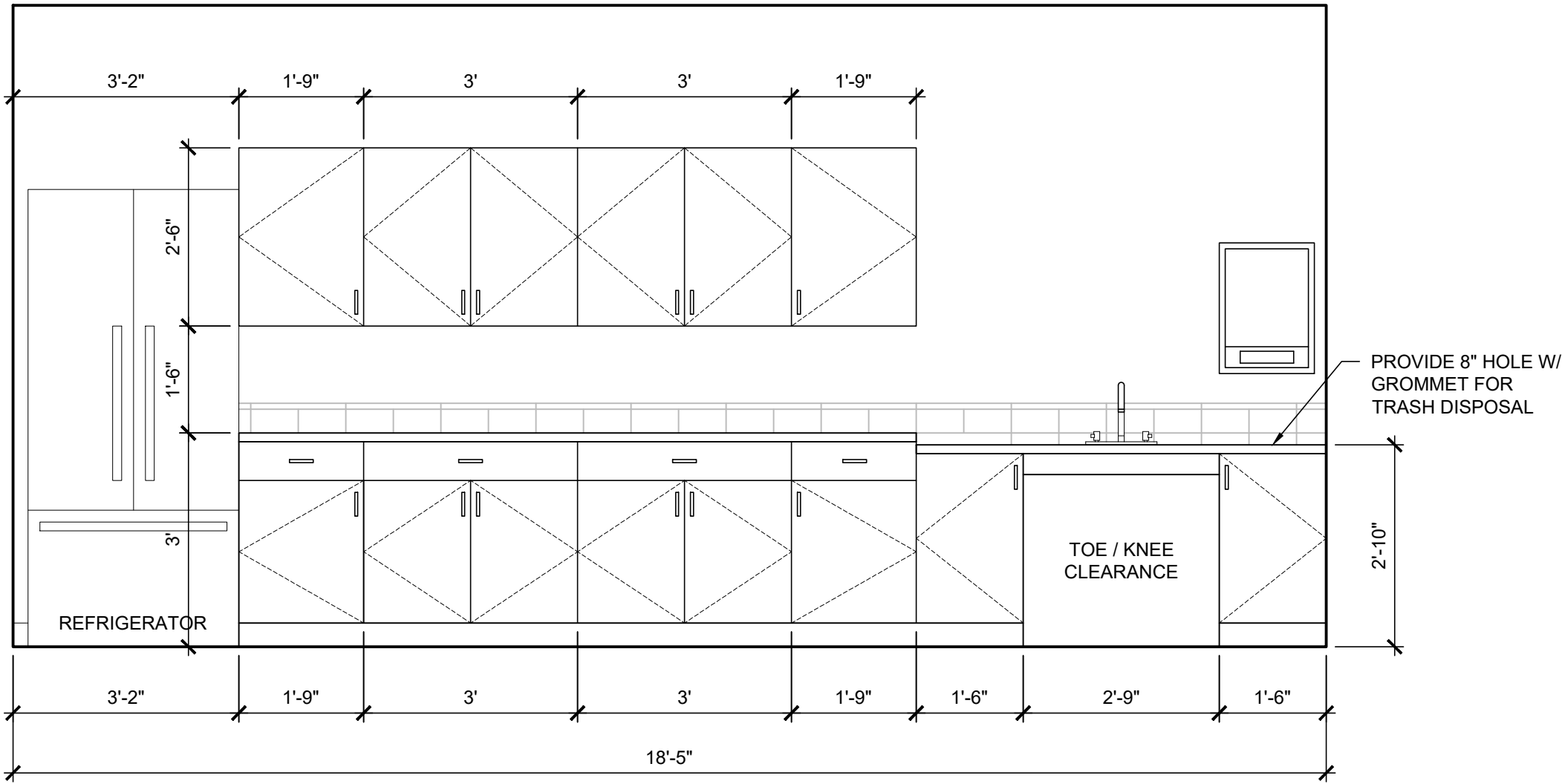


02
A121
RM 113 DETAIL
1/2" = 1'-0"

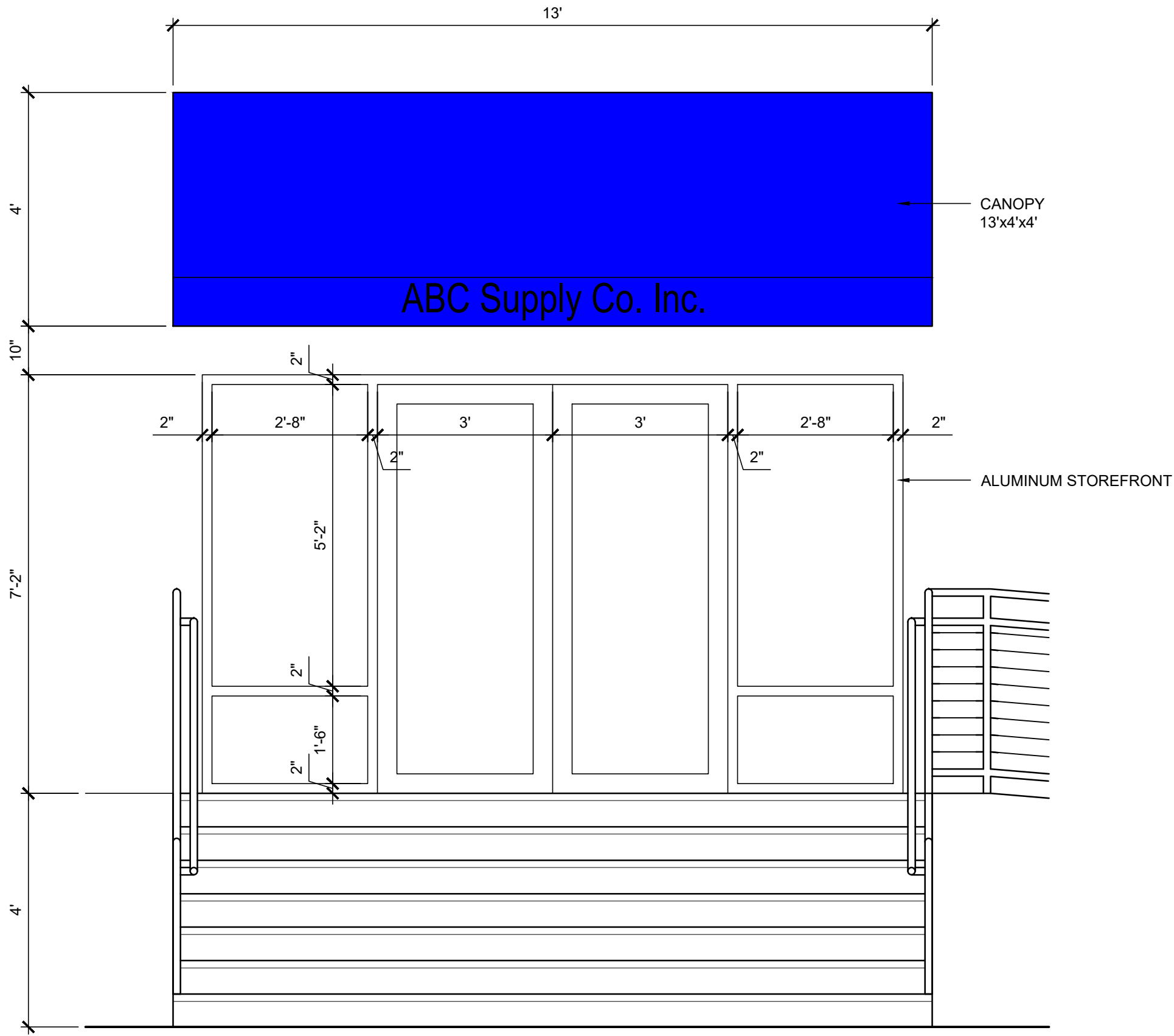


03
A121
TOILET DETAIL
1/2" = 1'-0"

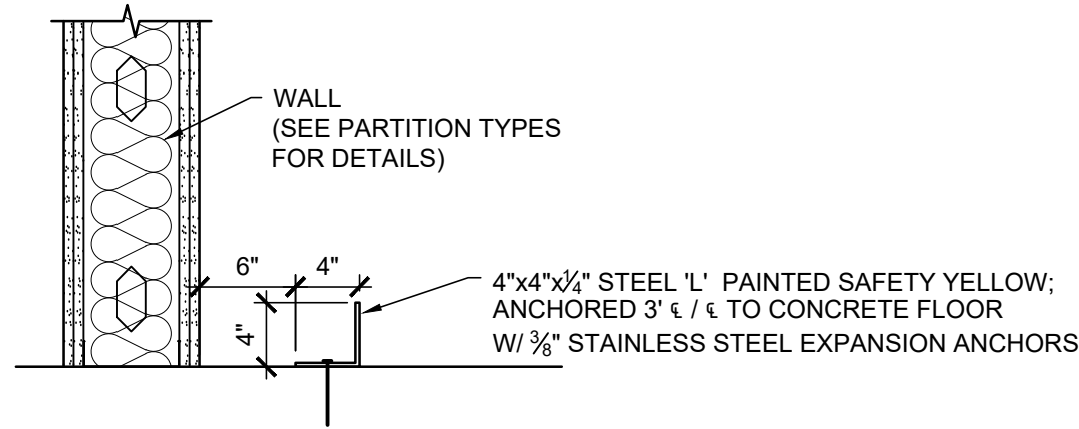
04
A121
VANITY DETAIL
1/2" = 1'-0"



05
A121
RM 111 DETAIL
1/2" = 1'-0"



06
A121
STOREFRONT DETAIL
1/2" = 1'-0"



07
A121
STEEL ANGLE DETAIL
1" = 1'-0"



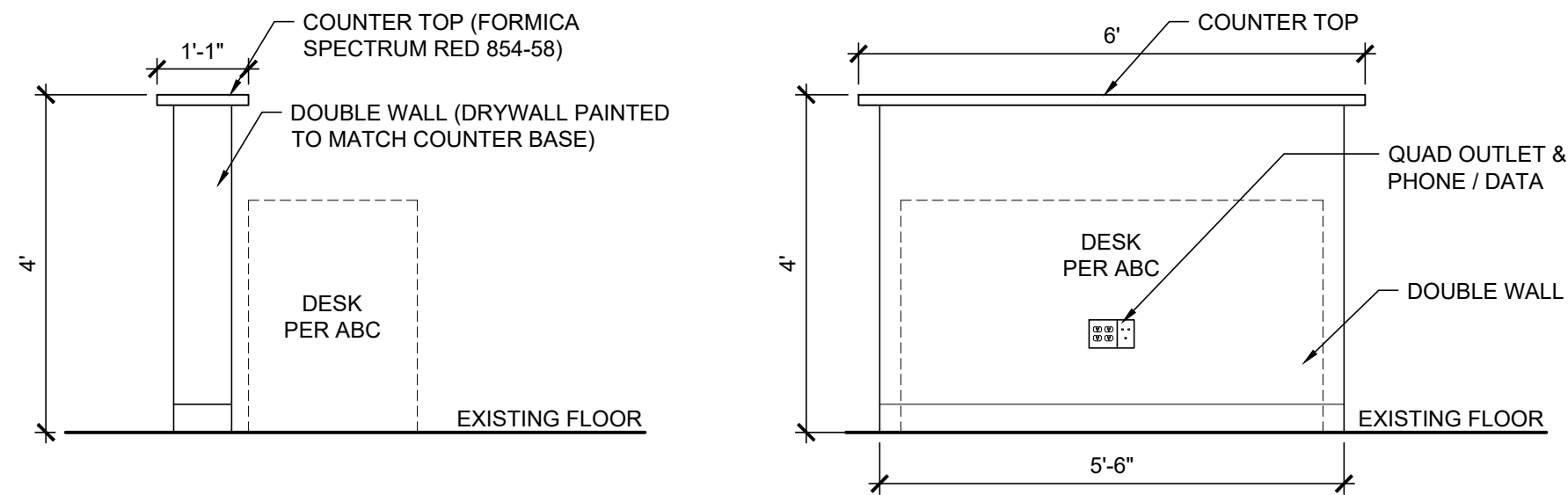
PROPOSED
ABC SUPPLY CO.
WAXAHACHIE, TX

REVISIONS:		PROJECT TITLE:
REVISION 1 - 8/20/2018		201 BUTCHER RD, WAXAHACHIE, TX
REVISION 2 - 8/23/2018		
REVISION 3 - 10/17/2018		
SHEET TITLE:		DETAILS
BID DATE:		
APPROVAL DATE:		
ISSUE DATE:		8/7/2018
CCI JOB NUMBER:		04196-99-2052
DRAWING NUMBER:		A121
DRAWN BY:		JULIA RANGLES, CCI

CASE NAME:		ABC SUPPLY CO. SPECIFIC USE PERMIT
CASE NUMBER:	SU-18-0194	CITY / COUNTY / STATE:
SUBDIVISION NAME:	COMM	WAXAHACHIE / ELLIS / TX
LOT / BLOCK NUMBER:	LOT 1R FOUR B S ADDN	LOT AREA:
		28.73 ACRES
		PREPARATION DATE:
		11/27/2018

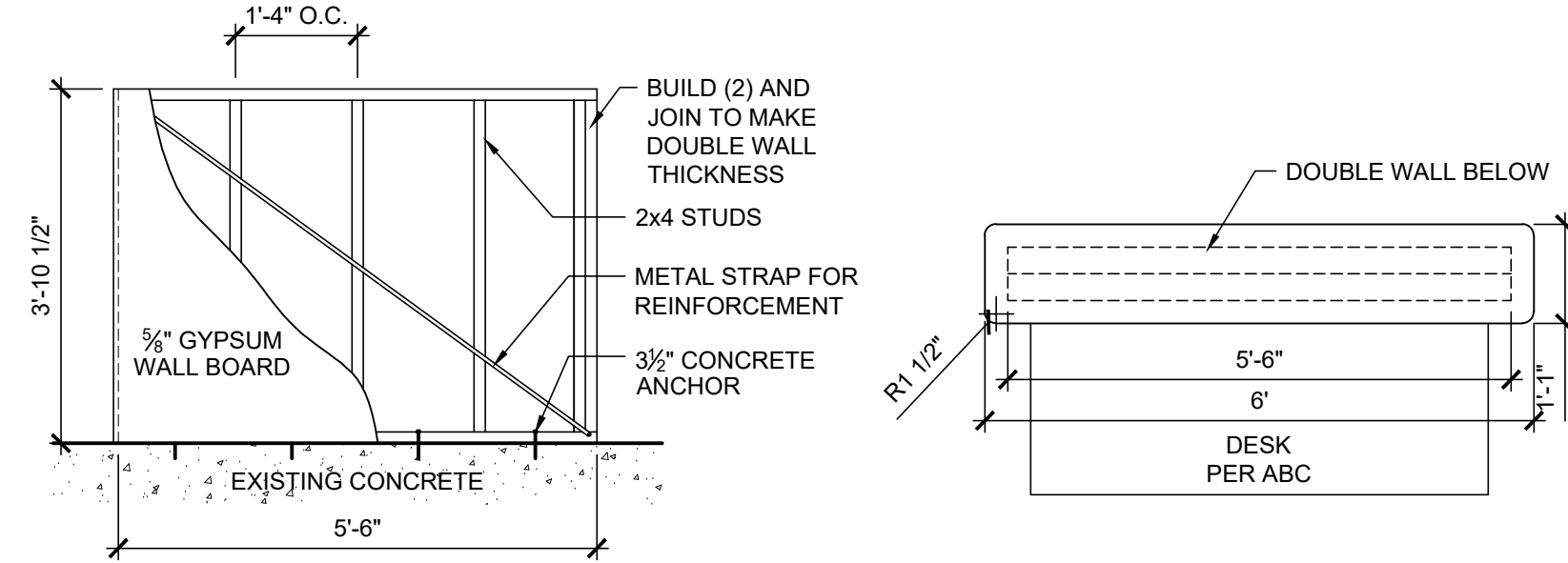
These drawings are intended for
schematic design only. Local authorities &
governing building codes shall be used
for construction

8/7/2018



SIDE VIEW
Scale: 1/2" = 1'-0"

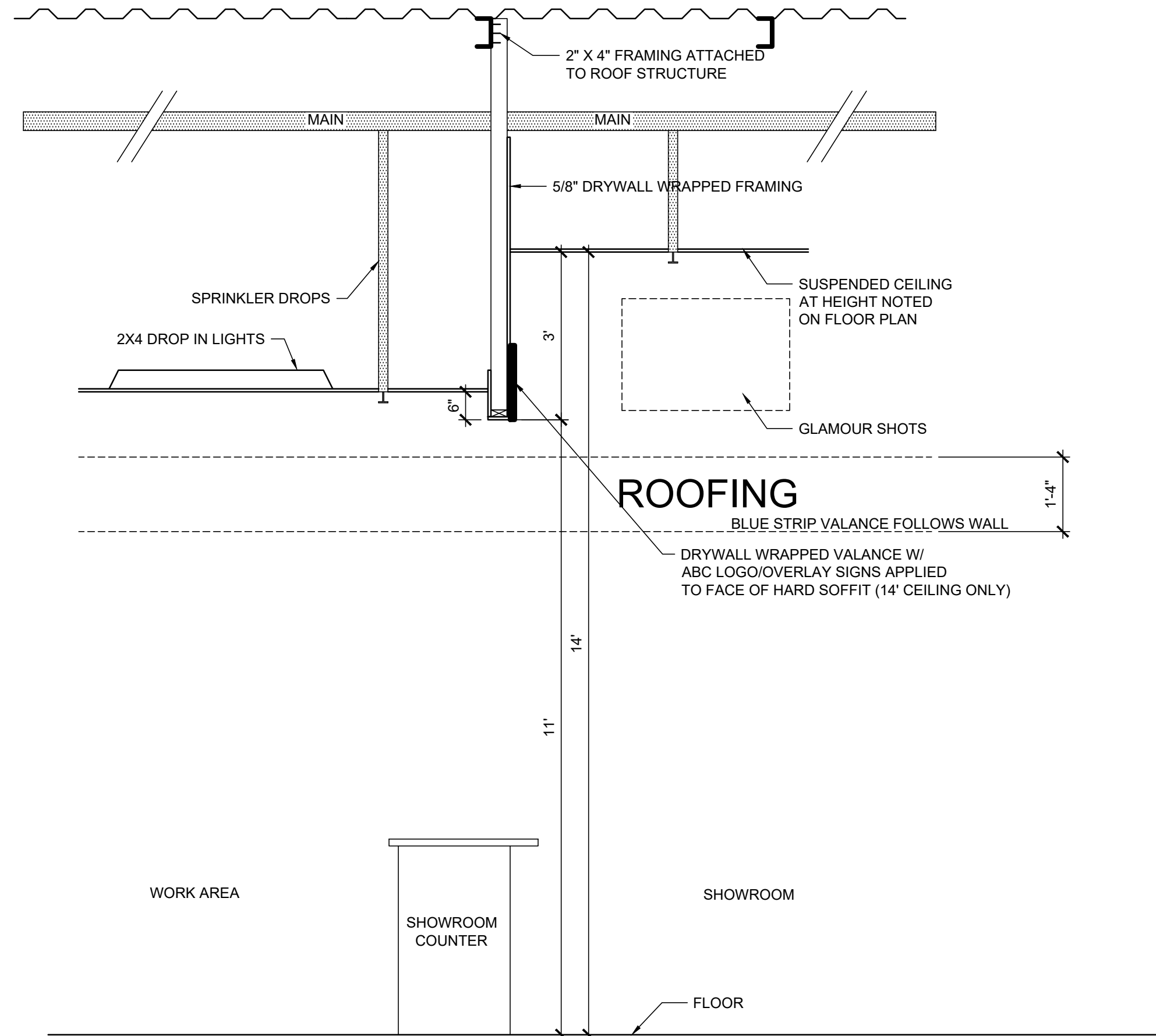
FRONT VIEW
Scale: 1/2" = 1'-0"



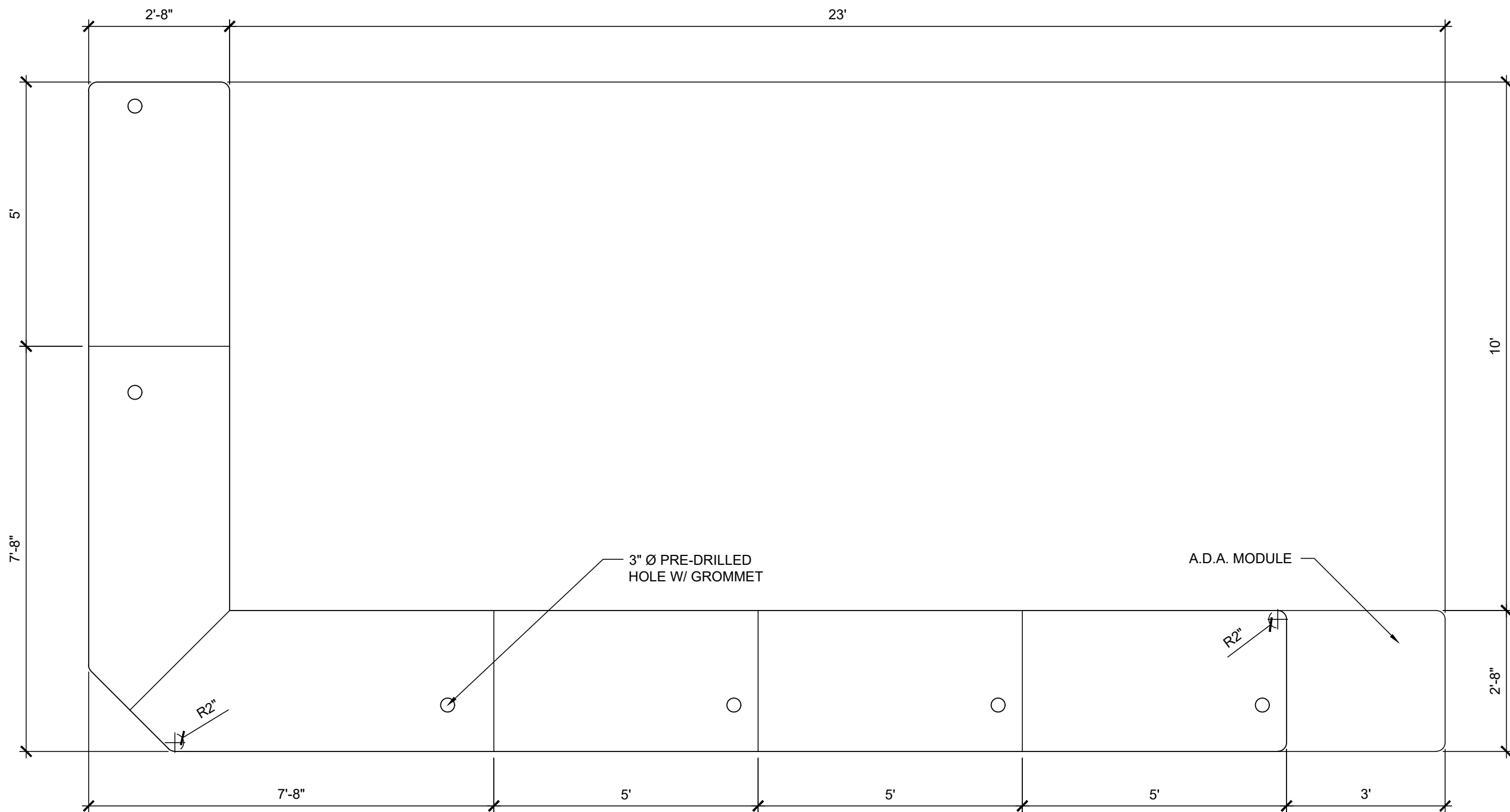
FRAMING
Scale: 1/2" = 1'-0"

TOP VIEW
Scale: 1/2" = 1'-0"

01
A122 KNEE WALL DETAILS



02
A122 HARD SOFFIT VALANCE SECTION
1/2" = 1'-0"



03
A122 SALES COUNTER PLAN
1/2" = 1'-0"

These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction

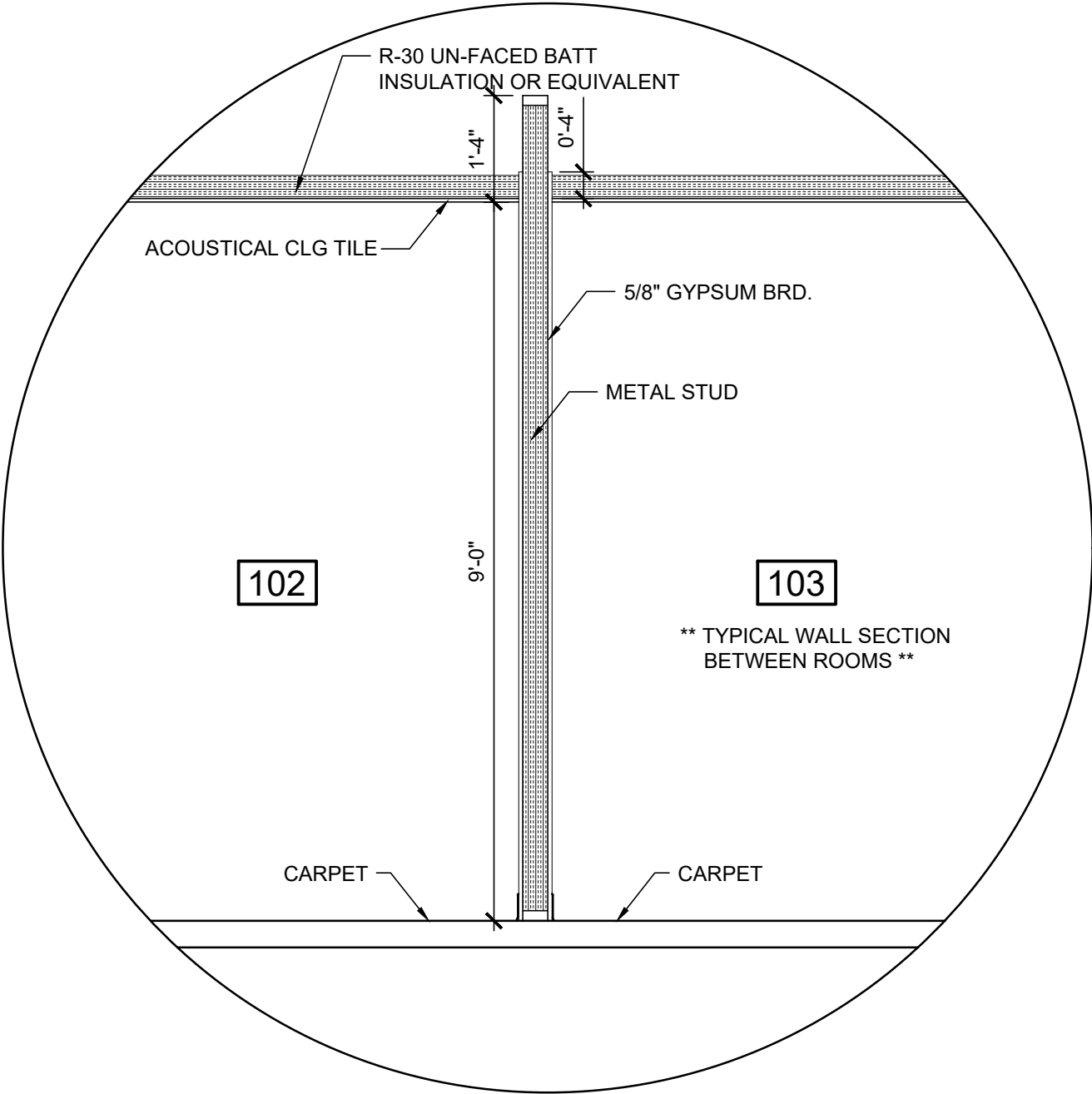
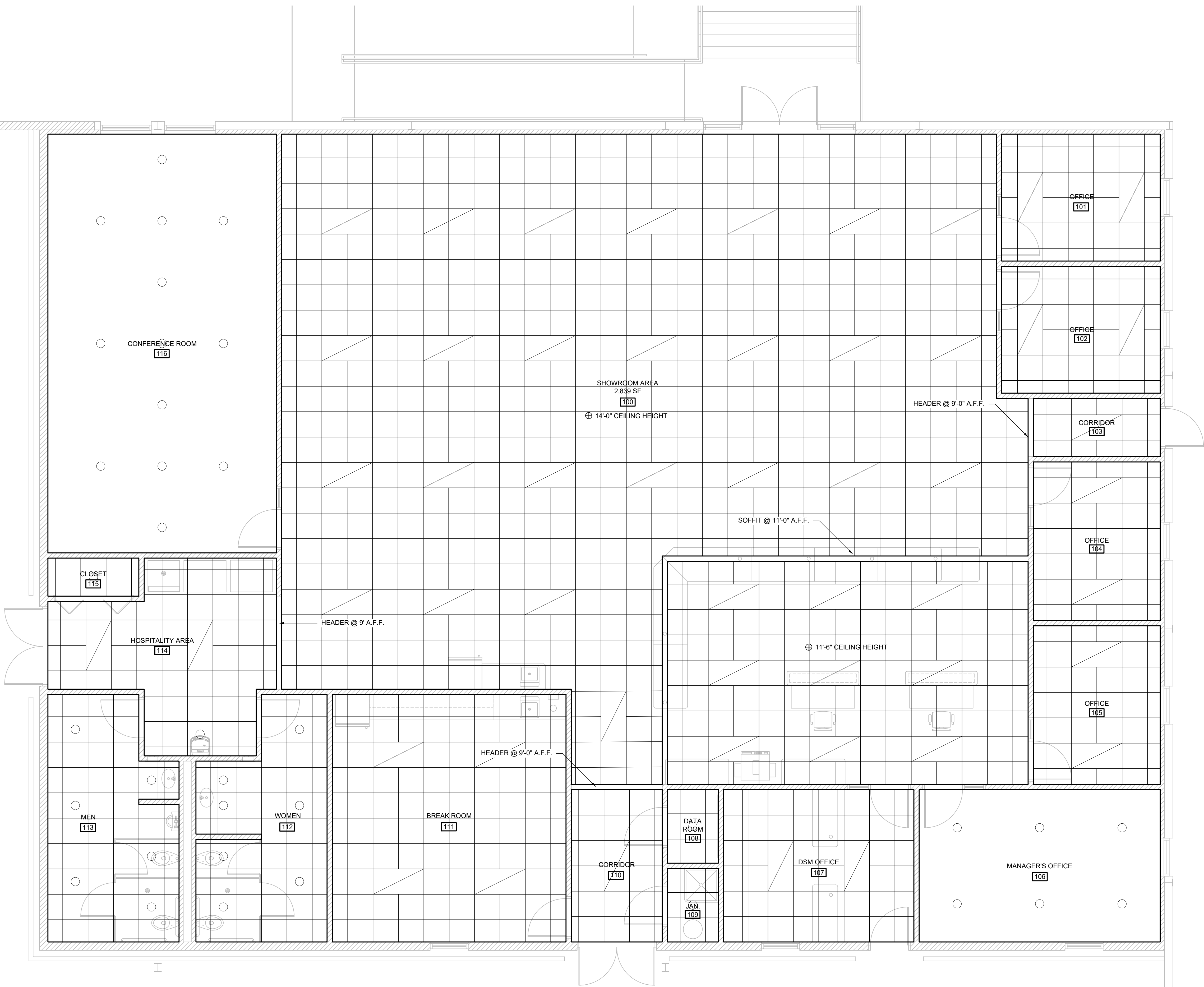
8/7/2018



PROPOSED
ABC SUPPLY CO.
WAXAHACHIE, TX

REVISIONS:	PROJECT TITLE:
REVISION 1 - 8/20/2018	201 BUTCHER RD,
REVISION 2 - 8/23/2018	WAXAHACHIE, TX
REVISION 3 - 10/17/2018	
	SHEET TITLE:
	ABC STANDARD
	DETAILS
	BID DATE:
	APPROVAL DATE:
	ISSUE DATE:
	8/7/2018
	CCI JOB NUMBER:
	04196-99-2052
	DRAWING NUMBER:
	A122
DRAWN BY:	
JULIA RANGLES, CCI	

CASE NAME:	ABC SUPPLY CO. SPECIFIC USE PERMIT
CASE NUMBER:	SU-18-0194
SUBDIVISION NAME:	COMM
LOT / BLOCK NUMBER:	LOT 1R FOUR B S ADDN
CITY / COUNTY / STATE:	WAXAHACHIE / ELLIS / TX
LOT AREA:	28.73 ACRES
PREPARATION DATE:	11/27/2018



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PROPOSED
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REVISIONS:
REVISION 1 - 8/20/2018
REVISION 2 - 8/23/2018
REVISION 3 - 10/17/2018

PROJECT TITLE:
201 BUTCHER RD,
WAXAHACHIE, TX

SHEET TITLE:
REFLECTED
CEILING PLAN

BID DATE:

APPROVAL DATE:

ISSUE DATE:
8/7/2018

CCI JOB NUMBER:
04196-99-2052

DRAWING NUMBER:

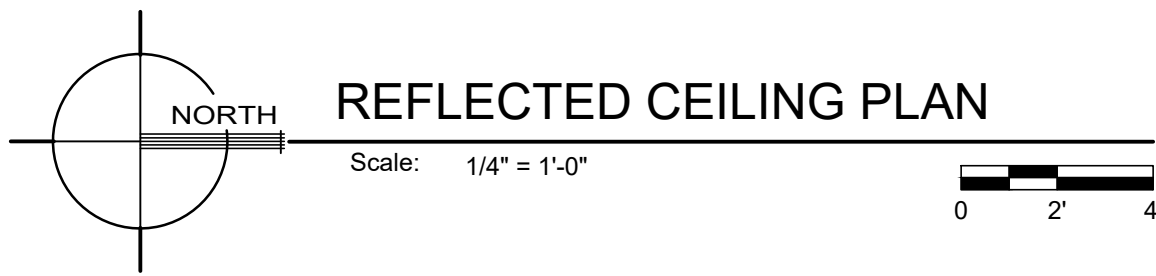
DRAWN BY:
JULIA RANGLES, CCI

A130

CASE NAME: ABC SUPPLY CO. SPECIFIC USE PERMIT			
CASE NUMBER: SU-18-0194	CITY / COUNTY / STATE: WAXAHACHIE / ELLIS / TX		
SUBDIVISION NAME: COMM	LOT AREA: 28.73 ACRES		
LOT / BLOCK NUMBER: LOT 1R FOUR B S ADDN	PREPARATION DATE: 11/27/2018		

These drawings are intended for
schematic design only. Local authorities &
governing building codes shall be used
for construction

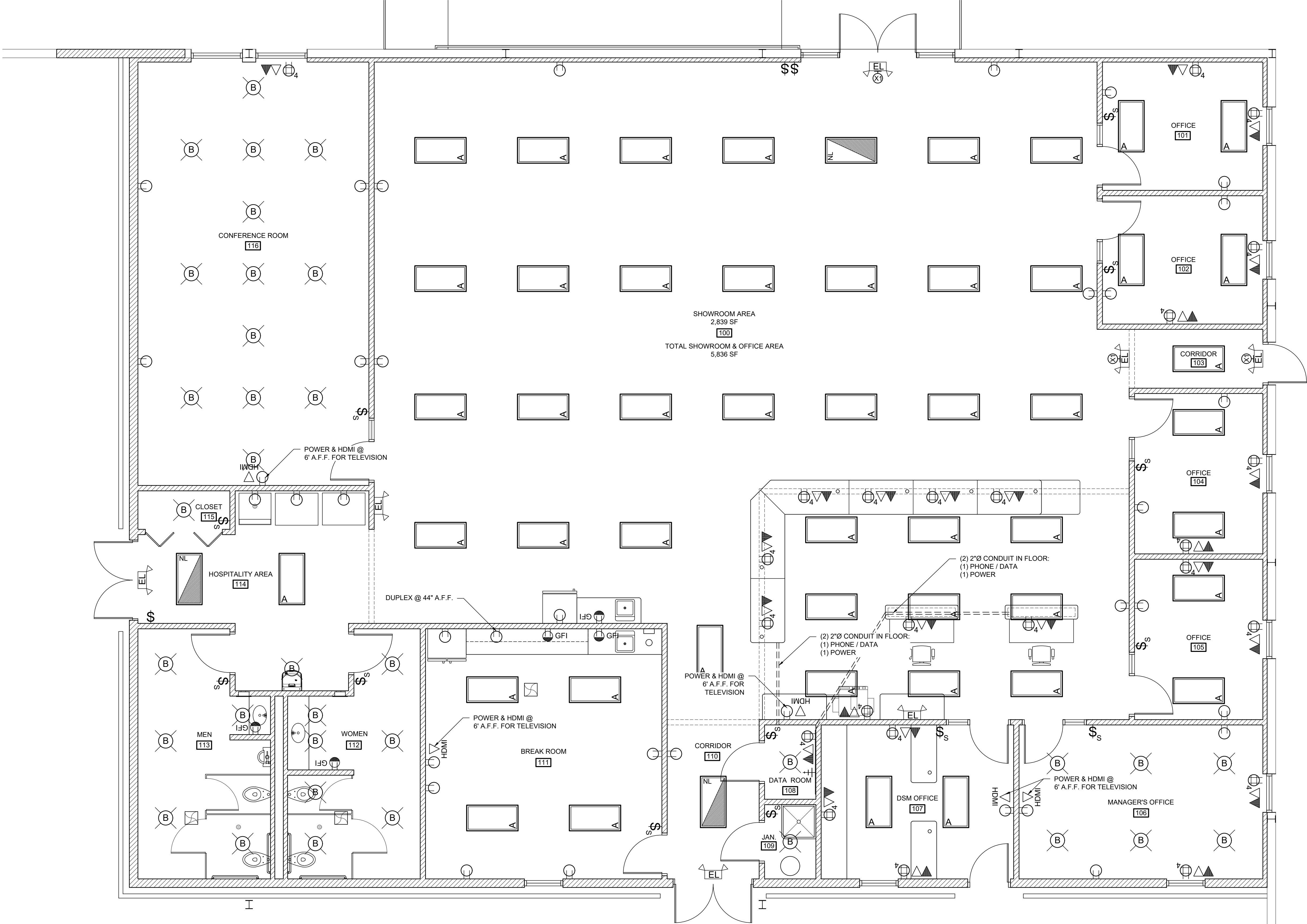
8/7/2018



REFLECTED CEILING PLAN

ACOUSTICAL CEILING TILE:

- IN ALL AREAS WHERE 2'x2' ACOUSTICAL TILE / GRID IS USED, UNLESS OTHERWISE NOTED, PROVIDE 24"x24"x5/8" USG RADAR 2210 PANELS, AND PANELS CUT TO FIT AS SHOWN ON DRAWINGS.
- PROVIDE USG DONN DX / DXL GRID SYSTEM. SPACE MAIN RUNNERS AT 2' ON CENTER AT RIGHT ANGLE TO CARRYING CHANNEL. SPACE CROSS RUNNERS AT 2' ON CENTER AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION.



ELECTRICAL LEGEND	
	2'x4' L.E.D. TROFFER FIXTURE TYPE 'A'
	RECESSED CAN LIGHT FIXTURE, TYPE 'B'
	16'x4' HIGH BAY FIXTURE, TYPE 'C'
	WALL PACK FIXTURE TYPE 'D'
	FLOOD LIGHT FIXTURE, TYPE 'E'
	WALL MOUNTED OR RECESSED "EXIT" SIGN TYPE "X1"
	CEILING MOUNTED "EXIT" SIGN TYPE "X2"
	EXHAUST FAN
	WALL MOUNTED EMERGENCY LIGHT BATTERY PACK TYPE "E" MOUNTED AT 9'-0" AFF UNLESS NOTED OTHERWISE
	SINGLE POLE LIGHT SWITCH MOUNTED 44" AFF TO THE BOTTOM OF THE ELECTRICAL BOX
	OCCUPANCY SENSOR LIGHT SWITCH MOUNTED 44" AFF TO THE BOTTOM OF THE ELECTRICAL BOX
	TRACK HEAD TYPE "B"
	DUPLEX RECEPTACLE MOUNTING VERTICAL AT 20" AFF TO THE BOTTOM OF THE ELECTRICAL BOX (TYPICAL UNLESS NOTED OTHERWISE)
	QUAD RECEPTACLE MOUNTING VERTICAL AT 20" AFF TO THE BOTTOM OF THE ELECTRICAL BOX (TYPICAL UNLESS NOTED OTHERWISE)
	DUPLEX RECEPTACLE MOUNTED VERTICAL AT 44" AFF TO THE BOTTOM OF THE ELECTRICAL BOX (UNLESS NOTED OTHERWISE)
	DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER AND WEATHERPROOF COVER PLATE, MOUNTED VERTICAL AT 20" AFF TO THE BOTTOM OF THE ELECTRICAL BOX
	GROUND BAR
	TELEPHONE JACK AND DATAJACK IN 2 GANG BOX. PROVIDED (2) 3/4" CONDUIT STUBBED TO ABOVE ACCESSIBLE CEILING PLENIUM
	TELEPHONE JACK WITH 3/4" CONDUIT STUBBED OUT ABOVE ACCESSIBLE CEILING. MOUNTING HEIGHT 20" AFF TO THE BOTTOM OF BOX
	WALL MOUNTED TELEPHONE JACK WITH 3/4" CONDUIT STUBBED OUT ABOVE ACCESSIBLE CEILING. MOUNTING HEIGHT 44" AFF TO THE BOTTOM OF BOX
	POWER PANEL "A"

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PROPOSED
ABC SUPPLY CO.
WAXAHACHIE, TX

REVISIONS: REVISION 1 - 8/20/2018 REVISION 2 - 8/23/2018 REVISION 3 - 10/17/2018	PROJECT TITLE:
	201 BUTCHER RD, WAXAHACHIE, TX
	SHEET TITLE: ELECTRICAL PLAN
	BID DATE:
DRAWN BY: JULIA RANGLES, CCI	APPROVAL DATE:
	ISSUE DATE: 8/7/2018
	CCI JOB NUMBER: 04196-99-2052
	DRAWING NUMBER: E101

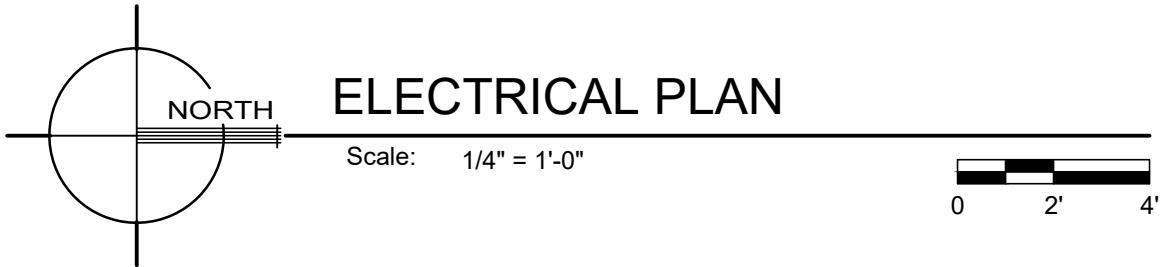
CASE NAME: ABC SUPPLY CO. SPECIFIC USE PERMIT	
CASE NUMBER: SU-18-0194	CITY / COUNTY / STATE: WAXAHACHIE / ELLIS / TX
SUBDIVISION NAME: COMM	LOT AREA: 28.73 ACRES
LOT / BLOCK NUMBER: LOT 1R FOUR B S ADDN	PREPARATION DATE: 11/27/2018

LUMINAIRE SCHEDULE (SEE SPEC. BOOK)			
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION
	E.S.I. OR EQUIV.	T.B.D.	2'x4' L.E.D. TROFFER FIXTURE
	E.S.I. OR EQUIV.	T.B.D.	L.E.D. RECESSED CAN LIGHT FIXTURE
	E.S.I. OR EQUIV.	T.B.D.	4' L.E.D. HIGH BAY FIXTURE
	E.S.I. OR EQUIV.	T.B.D.	L.E.D. WALL PACK FIXTURE
	E.S.I. OR EQUIV.	T.B.D.	L.E.D. FLOOD LIGHT FIXTURE
	SURE-LITES	CAX7 1 70 00 R W 120 WG10	WALL MOUNT L.E.D. EXIT LIGHT WITH RED LETTERS
	SURE-LITES	CAX7 1 70 00 R W 120 WGS11	CEILING MOUNT L.E.D. EXIT LIGHT WITH RED LETTERS
	SURE-LITES	AA-7	SURFACE-MOUNT EMERGENCY LIGHT W/ (2) LIGHT HEADS

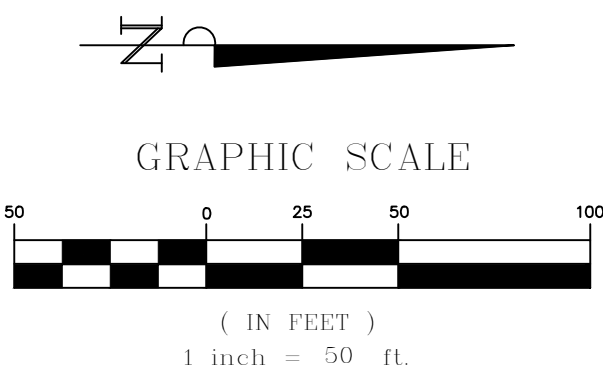
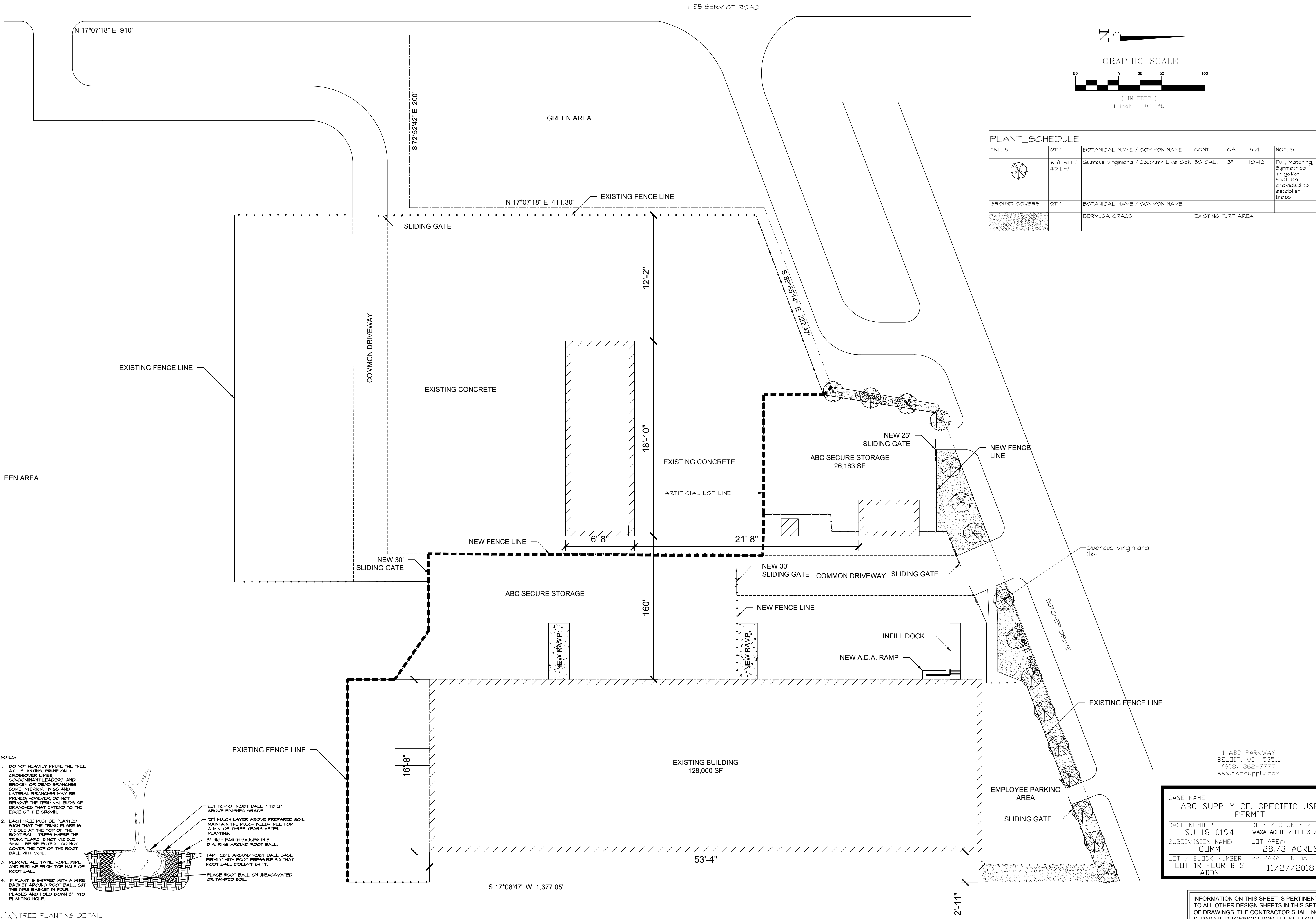
WAREHOUSE ELECTRICAL NOTES:
• INSTALL OPENERS @ EACH NEW OVERHEAD DOOR

These drawings are intended for schematic design only. Local authorities & governing building codes shall be used for construction

8/7/2018

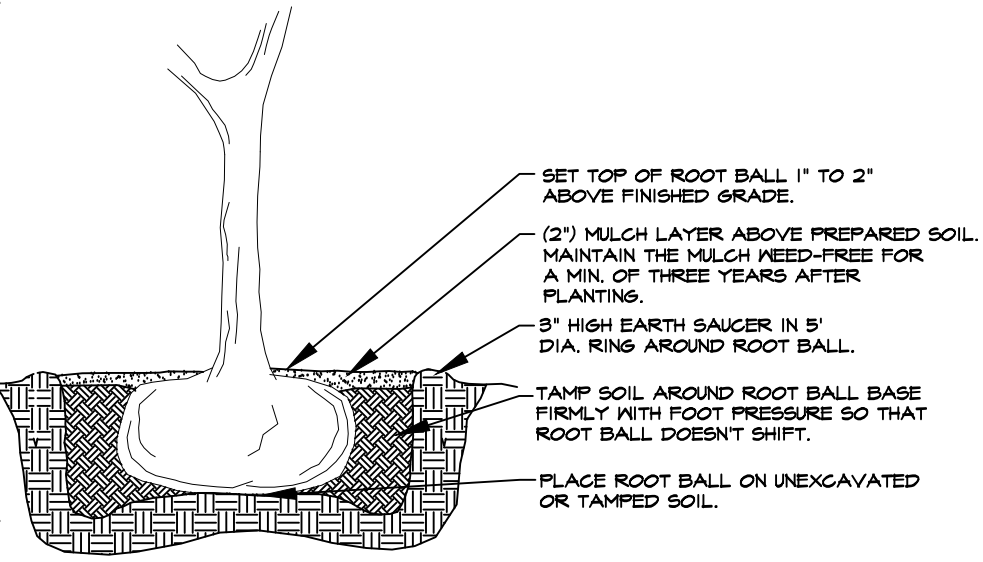


ELECTRICAL PLAN



PLANT_SCHEDULE						
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	NOTES
	16 (1 TREE / 40 LF)	Quercus virginiana / Southern Live Oak	30 GAL.	3"	10'-12'	Full, Matching, Symmetrical, Irrigation shall be provided to establish trees
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME				
		BERMUDA GRASS	EXISTING TURF AREA			

- NOTES:
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, GO-DOWN/LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TRIGGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 - REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
 - IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



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CASE NAME: ABC SUPPLY CO. SPECIFIC USE PERMIT			
CASE NUMBER: SU-18-0194	CITY / COUNTY / STATE WAXAHACHIE / ELLIS / TX		
SUBDIVISION NAME: COMM	LOT AREA: 28.73 ACRES		
LOT / BLOCK NUMBER: LOT 1R FOUR B S ADDN	PREPARATION DATE: 11/27/2018		

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

ABC SUPPLY CO. INC.

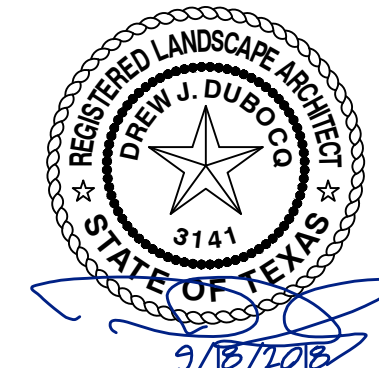
201 BUTCHER RD
WAXAHACHIE, TEXAS

LANDSCAPE PLAN

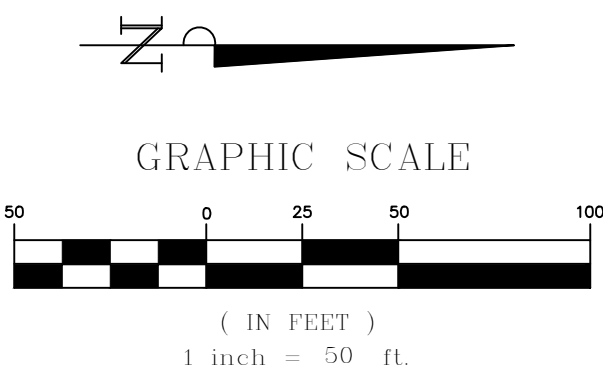
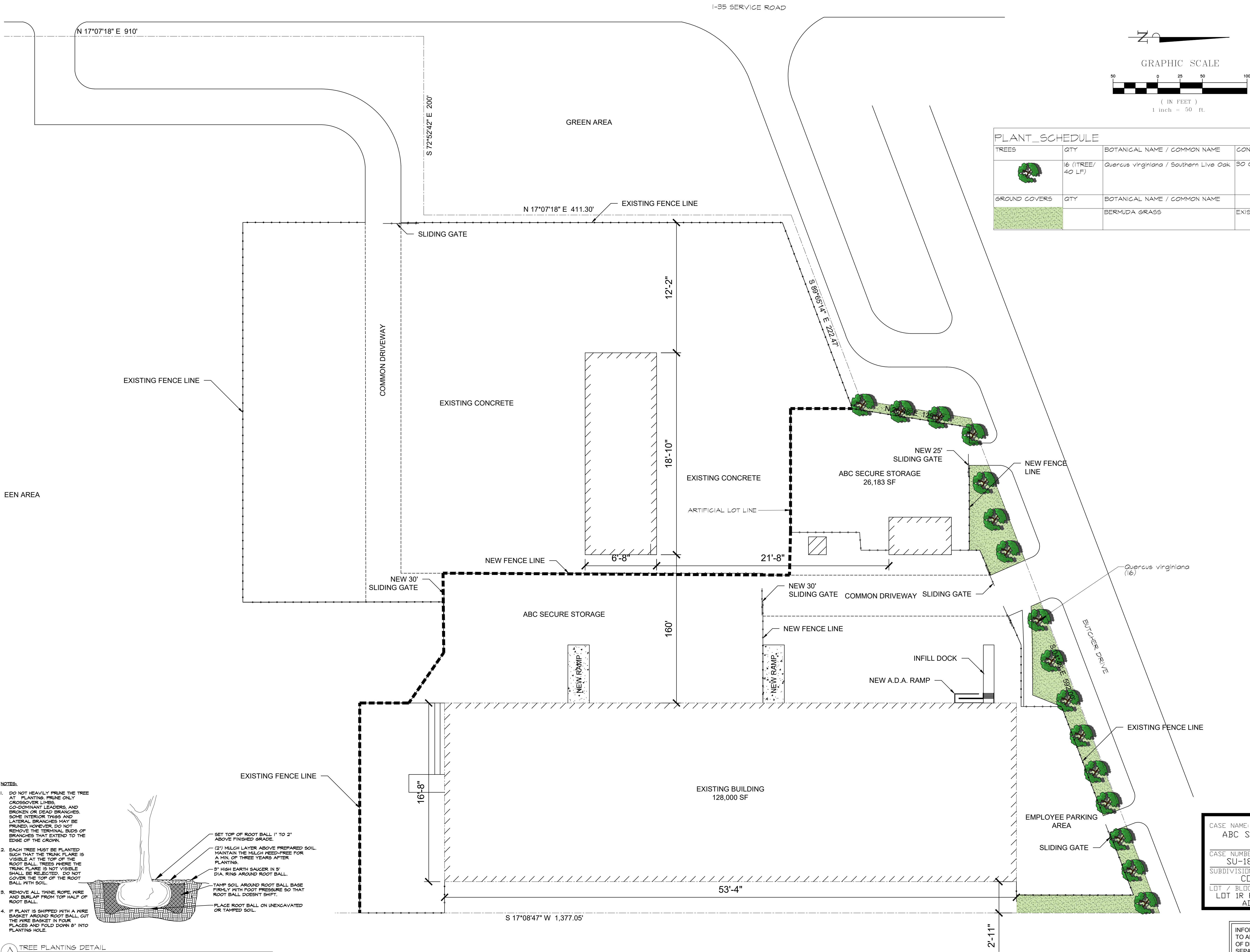
Revision Description


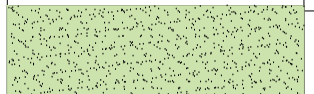
No. Date

PROJECT NO.: 999-18-089

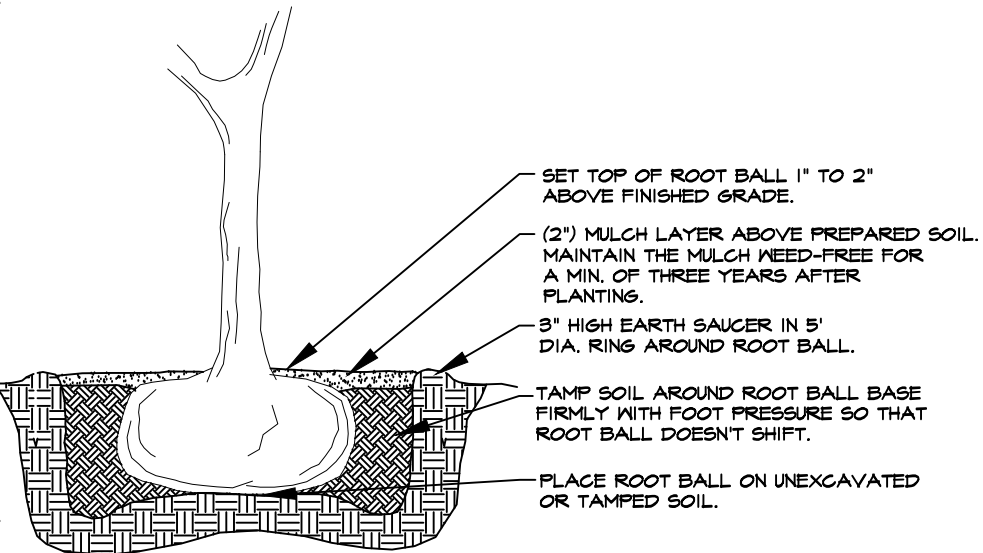


SHEET NO.
L-1.0



PLANT_SCHEDULE						
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	NOTES
	16 (1 TREE / 40 LF)	Quercus virginiana / Southern Live Oak	30 GAL.	3"	0'-12"	Full, Matching, Symmetrical. Irrigation shall be provided to establish trees.
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME				
		BERMUDA GRASS	EXISTING TURF AREA			

- NOTES:
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LINES, GO-DOWN LINES, BROKEN OR DEAD BRANCHES. SOME INTERIOR TRIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 - REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
 - IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



A TREE PLANTING DETAIL NOT TO SCALE

CASE NAME: ABC SUPPLY CO. SPECIFIC USE PERMIT			
CASE NUMBER: SU-18-0194	CITY / COUNTY / STATE WAXAHACHIE / ELLIS / TX		
SUBDIVISION NAME: COMM	LOT AREA: 28.73 ACRES		
LOT / BLOCK NUMBER: LOT 1R FOUR B S ADDN	PREPARATION DATE: 11/27/2018		

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

ABC SUPPLY CO. INC.

201 BUTCHER RD
WAXAHACHIE, TEXAS

LANDSCAPE PLAN

Revision Description

No. Date

PROJECT NO.: 999-18-089



SHEET NO.
L-1.0



Scale 1" = 80'

PARKING NOTE:
97 - 9' x 16' PARKING SPACES
1 - 9' x 20' PARKING SPACE

PETER STOUT SURVEY A - 1003
ELBERT NEWTON SURVEY A - 791

Interstate Highway 35E
300' R.O.W.

N 89° 39' 32" W 1044.10'
(Plot N 89° 45' 00" W 1044.82')

18.78 Ac.

100' R.O.W.

F.M. 387 BUTCHER ROAD

(Same as Plat)
N 26° 46' 00" E 123.02'

S 89° 55' 14" E 222.47'

Stuckey's Stores Inc.
1.72 Acres
Vol. 490, Pg. 270 DRECT

(Plot S 72° 24' 31" E 200.0')
S 72° 24' 31" E 199.31'

(Plot N 17° 07' 18" E 411.36')
N 17° 07' 08" E 411.37'

Gravel Area

LOT 1 R
28.728 Acres

Warehouse
128,000 sq ft

BM # 1
Top of Bolt at
N.W. Corner of
Light Base
Elev. = 618.30

LEGEND
O - Property Corner Symbol
Fnd. - Found
S.R. - Steel Rod
S.P. - Steel Pipe
U.E. - Utility Easement
P.P. - Utility Pole
R.O.W. - Right of Way
P.O.B. - Point of Beginning
C/L - Centerline
D/L - Drainage Line
X - Spot Elevations

All that certain lot, tract or parcel of land being Lots 1 and 2 of FOUR B'S ADDITION, an Addition to the City of Waxahachie, Ellis County, Texas, according to the Map thereof recorded in Cabinet B, Slide 394, Plat Records, Ellis County, Texas replatted at a subsequent time into what is known as Lot 1R only as shown in Cabinet B, Slide 471, Plat Records, Ellis County, Texas, and being the same property as that conveyed by Passive Solar Homes, Inc. to Four B's in Vol. 739, Pg. 536, Deed Records, Ellis County, Texas.

To the best of my knowledge and belief, the following deeds and/or easements do not affect the subject property:
Drainage Easement 513/203 DRECT
Enserch Corp. 816/870 DRECT

Walter Kavan Davis, a Registered Land Surveyor, License No. 4466, in and for the State of Texas and legally doing business in Ellis County, does hereby certify to The Chase Manhattan Bank, Trinity Abstract, and their respective successors and assigns:

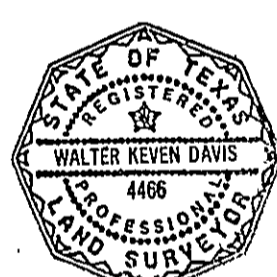
- (1) the accompanying survey ("Survey") represents a true and correct survey made by me on June 20, 1997 of the land therein particularly described;
- (2) the Survey and the information, courses and distances shown thereon are correct;
- (3) the title lines and lines of actual possession are the same;
- (4) the land described in the Survey is the same as described in the title insurance commitment described below;
- (5) the area of the subject property and the size, location and type of buildings and improvements and any other matters situated on the subject property are as shown and all buildings and improvements are within the boundary lines and applicable set-back lines of the property;
- (6) there are no violations of zoning ordinances, restrictions or other rules and regulation with reference to the location of said buildings and improvements;
- (7) there are no easements or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted on the Survey;
- (8) there are no encroachments on the adjoining properties, streets, or alleys by any of said buildings, structures and improvements (other than as shown on the Survey);
- (9) there are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on adjoining property (except as shown on the Survey);
- (10) all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any utilities that pass through or are located on adjoining land;
- (11) the Survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage;
- (12) any discharge into streams, rivers or other conveyance system is shown on the Survey;
- (13) the parcel described in the Survey does not lie within flood hazard areas in accordance with any maps entitled: "Flood Insurance Rate Map," "Flood Hazard Floodway Boundary Map," "Flood Hazard Boundary Map" or "Flood Boundary and Floodway Map" published by the Federal Emergency Management Agency or a Flood Hazard Boundary Map published by the U.S. Department of Housing and Urban Development. The survey correctly indicates the zone designation of any area shown as being within a flood hazard area;

- Ellis County, Texas - Community # 480798, Panel # 0045 B, Zone: X
- (14) the subject property has vehicular and pedestrian access to and from a duly dedicated and accepted public street or highway;
 - (15) the subject property does not serve any adjoining property for drainage, utilities or ingress or egress;
 - (16) the record description of the subject property forms a mathematically closed figure.
- The undersigned has received and examined a copy of TRINITY ABSTRACT and TITLE COMPANY's Commitment No. 97-49042; and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference.

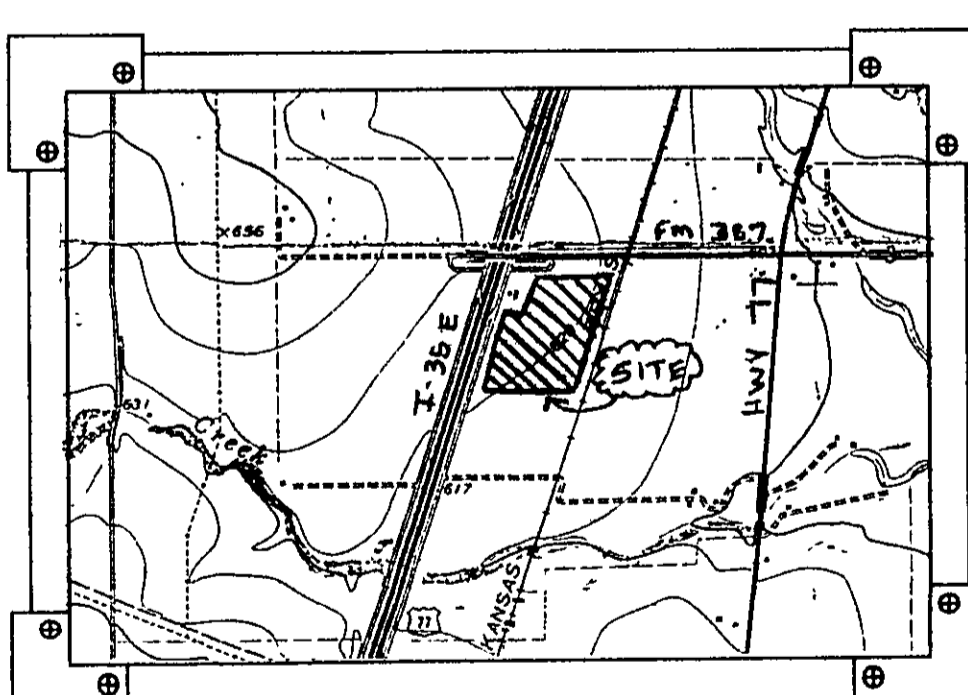
The parties listed above, and their respective successors and assigns, are entitled to rely on the Survey and this certificate as being true and accurate.

This Survey is made in accordance with the 1992 Minimum Standard Detail Requirements for Land Surveys jointly established and adopted by American Land Title Association ("ALTA") and American Congress on Surveying and Mapping ("ACSM") and meets the requirements of an Urban Survey, as defined in the current accuracy standards jointly adopted by ALTA and ACSM and includes items 2,3,4,6,7,8,9,10,11 and 13 of Table A thereof.

Walter Kavan Davis
Walter Kavan Davis
Registration No. 4466



6-23-97
Date



LOCATION MAP SCALE: 1" = 2000'

Survey Plat
Lot 1 R
FOUR B'S ADDITION
28.728 Acres
City of Waxahachie
Ellis County, Texas

REVISIONS	BY
6-23-97	KB

ENGINEERS
D & M
SURVEYORS
DAVIS & MCDILL
CONSULTING ENGINEERS - LAND SURVEYORS
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: (972) 938-1185 FAX (972) 937-0307

Trinity Abst. and Title Co. GF # 97-49042
Date: 6-20-97
Scale: 1"=80'
Drawn: KLH
Job: 97-409
Sheet 1 of 1 sheets.