

**NOTICE OF PLANNING & ZONING COMMISSION BRIEFING SESSION  
FEBRUARY 27, 2018  
CITY COUNCIL CONFERENCE ROOM  
401 S. ROGERS  
WAXAHACHIE TEXAS  
6:15 P.M.**

**Agenda**

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

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

# **A G E N D A**

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, February 27, 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  
   Erik Barnard  
   David Hudgins

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

All matters listed under Item 3, Consent Agenda, are considered routine by the P&Z 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 P&Z.

- a. Minutes of the regular Planning & Zoning Commission meeting of February 13, 2018
  - b. Minutes of the Planning & Zoning Commission Briefing of February 13, 2018
  - c. Request by Clyde Hargrove, Bethany/Garden Valley, Ltd, for a **Final Plat** of Garden Valley West for 138 lots, being 22.707 acres out of J.B. & Ann Adams Survey, Abstract 5 (Property ID 263936 and 261716) – Owner: WP LEGACY LTD (FP-18-0005)
4.      **Public Hearing** on a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) to allow an **Electronic Message Sign** use within a Planned Development-General Retail (PD-GR) zoning district, located at 125 Park Place Blvd, being LOT 4A BLK A PARK PLACE PROFESSIONAL CENTER .6885 AC (Property ID 247587) – Owner: HOLTZ PROCUREMENT LTD (SU-18-0015)
5.      **Consider** recommendation of Zoning Change No. SU-18-0015
6.      **Public Hearing** on a request by Jeff Crannell, CCM Engineering, for an Amendment to Ordinance No. 2752 for the Camden Park Phases 1 and 2 Planned Development District to increase Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures. (PD-18-0016)
7.      **Consider** recommendation of Zoning Change No. PD-18-0016

8. **Public Hearing** on a request by Alvernon Jones, Jr., Bad Boy Bail Bonds, for a Specific Use Permit (SUP) to allow **Bail Bond Agency** use within a Planned Development-4-Commercial (PD-4-C) zoning district, located at 201 Amanda Lane, Suite 102, being LOT B BLK 8 SOLON PLACE-REV 0.588 AC (Property ID 175691) – Owner: D P GARDENA PROPERTY INVESTMENTS (SU-18-0008)
9. **Consider** recommendation of Zoning Change No. SU-18-0008
10. **Public Hearing** on a request by Steve Miller, Steve Miller Real Estate, for a Zoning Change from a Single Family-3 (SF3) zoning district to **Planned Development-Single Family-3 (PD-SF3) with Concept Plan**, located at 415 W. Light Street, being LOT 1 BLK 13 BULLARD-REV 0.323 AC (Property ID 172392) - Owner: DONALD I & PEGGY E COLE REVOCABLE LIVING TRUST (PD-18-0007)
11. **Consider** recommendation of Zoning Change No. PD-18-0007
12. **Public Hearing** on a request by Chris Acker, Acker Construction, for a Zoning Change from a Single Family-3 (SF3) zoning district to **Planned Development-Single Family-3 (PD-SF3) with Concept Plan**, located at 1201 Wyatt Street, being LOT A&B BLK 212 TOWN - WAXAHACHIE 0.572 AC (Property ID 171515) - Owner: SOUTHFORK CAPITAL LLC (PD-18-0009)
13. **Consider** recommendation of Zoning Change No. PD-18-0009
14. **Consider** request by Chris Acker, Southfork Capital LLC, for a **Replat** of Block 212 and a portion of Block 214 of Town Addition, to create Lots 1-4, Block 212, and Lot 3, Block 214, Town Addition, 0.7431 acres (Property ID 171515) – Owner: SOUTHFORK CAPITAL LLC (RP-18-0010)
15. Public Comments
16. Adjourn

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

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Planning and Zoning Commission  
February 13, 2018

(70)

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, February 13, 2018 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

Others Present: Shon Brooks, Director of Planning  
Kelly Dent, Planner  
Tommy Ludwig, Executive Director  
of Development Services  
Lori Cartwright, City Secretary  
David Hill, 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 and Zoning Commission meeting of January 23, 2018
- b. Minutes of the Planning & Zoning Commission Briefing of January 23, 2018

**Action:**

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

4. **Consider request by Lykele Tamminga for a Preliminary Plat of Silo House Ranch for 4 lots, being 5.85 acres out of the S.C. White Survey, Abstract No. 1252 (Property ID 227069) in the Extra Territorial Jurisdiction – Owner: LYKELE K TAMMINGA (PP-17-0170)**

Ms. Kelly Dent, Planner, presented a current survey noting there will be an updated survey given to Staff tomorrow. She stated there are outstanding staff comments and recommends approval per staff comments.

**Action:**

*Mr. Jim Phillips moved to approve a request by Lykele Tamminga for a Preliminary Plat of Silo House Ranch for 4 lots, being 5.85 acres out of the S.C. White Survey, Abstract No. 1252 (Property ID 227069) in the Extra Territorial Jurisdiction – Owner: LYKELE K TAMMINGA (PP-17-0170) subject to staff comments. Mr. David Hudgins seconded, All Ayes.*

(3a)

**5. Public Hearing on a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Commercial (C) zoning district to a Freestanding Planned Development (PD), with Concept Plan, for a mixed-use development located East of existing Camden Park Subdivision, being 272 S M DURRETT 169.121 ACRES (Property ID 182052) - Owner: DARELL THOMPSON SCHWAB (PD-18-0001)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant is requesting a zoning change and presented pictures depicting the phases of Camden Park. She presented a Concept Plan with Planned Development age-restricted development. Staff recommended to approve noting the Commission can recommend additional requirements.

Mr. Jim Crannell, CCM Engineering, reviewed the highlights of the development noting the Planned Development is to allow for age-restricted garden homes, single family residences, and commercial development. He reported the Single Family-3 will have a minimum lot size of 10,000 s/f to 15,000 s/f. Other amenities will include: five acre park to link to other trails, Community Center with pool to serve the development, will link to the existing Phase 1 and 2 and a dog park. Mr. Crannell reported 30 acres will be left for future commercial use.

{Ms. Betty Square Coleman arrived}

Commission members asked who will monitor the age-restricted requirements. Mr. Crannell stated the restrictions will be part of the deed and the Home Owners Association will take over.

Ms. Dent stated City Council recently approved the 3D Shingle Ordinance and therefore 3D shingles will be required.

The Commission reviewed the proposed elevations and expressed displeasure with the Architectural and Architectural Amenities.

Mr. Shon Brooks, Director of Planning, asked for clarification on fencing noting if we fall back on the Zoning Ordinance, it doesn't allow for fencing. He stated between now and the City Council meeting, the applicant needs to clarify. If it needs to be gated it needs to be in the Planned Development, otherwise gating will not be allowed.

{Mr. Jim Phillips left}

Mr. Brett Hess, 327 Blue Ribbon Road, Waxahachie, encouraged the Commission to go to the back of the neighborhood of Cliff Estates noting the same architect built those homes. He stated that is the intent of the subdivision and the architect came to know the area and does good work in Waxahachie.

There being no others to speak for or against PD-18-0001, Chairman Keeler closed the Public Hearing.

**6. Consider recommendation of Zoning Change No. PD-18-0001**



(na)

**Action:**

*Ms. Betty Square Coleman moved to approve a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Commercial (C) zoning district to a Freestanding Planned Development (PD), with Concept Plan, for a mixed-use development located East of existing Camden Park Subdivision, being 272 S M DURRETT 169.121 ACRES (Property ID 182052) - Owner: DARELL THOMPSON SCHWAB (PD-18-0001) subject to the following:*

- *Staff Comments*
- *If fenced in, it must be submitted with the Planned Development*
- *Must conform with proposed Section VI Garden Home Community*
- *Must conform with proposed Section VII Architectural Amenities*

*Mrs. Bonney Ramsey seconded, All Ayes.*

- 7. Consider request by Jerry Potter for a Replat of Lots 2R, 3, and 4 of Dawn Estates and a portion of Evan R. Balch Survey, A-89 and John B. and Ann Adams Survey, A-5, to create Lots 2R-A, 3R-A, 3R-B, and 4R, Dawn Estates, 45.336 acres in the Extra Territorial Jurisdiction (Property ID 256867, 235628, 219382, and 247556) – Owner: POTTER JERRY R & SHERRY and POTTER EARL R & DORTHA (RP-18-0002)**

Ms. Dent reported Staff received a more current survey but the City Engineer has not had a chance to look at it. She recommended approval per the following comments:

- Formatting issues regarding the plat drawing remain outstanding
- Per Ellis County, if a septic system is currently installed, and in the floodplain, it will be permitted to remain in the floodplain until it malfunctions and needs to be replaced, at which point, it will need to be relocated out of the floodplain

Ms. Dent stated there are formatting issues that will be dealt with at County level.

**Action:**

*Mr. David Hudgins moved to approve a request by Jerry Potter for a Replat of Lots 2R, 3, and 4 of Dawn Estates and a portion of Evan R. Balch Survey, A-89 and John B. and Ann Adams Survey, A-5, to create Lots 2R-A, 3R-A, 3R-B, and 4R, Dawn Estates, 45.336 acres in the Extra Territorial Jurisdiction (Property ID 256867, 235628, 219382, and 247556) – Owner: POTTER JERRY R & SHERRY and POTTER EARL R & DORTHA (RP-18-0002) subject to Staff Comments. Ms. Betty Square Coleman seconded, All Ayes.*

- 8. Consider request by Michael Davis, Bannister Engineering LLC, for a Replat of Lot 8, Oak Branch Ranch Estates, Section 1, to create Lots 8R1, and 8R2, and 8R3, Oak Branch Ranch Estates, Section 1, 5.582 acres in the Extra Territorial Jurisdiction (Property ID 200834) – Owner: LAMBERT KENNETH & DAWN (RP-18-0003)**

Ms. Dent stated the plat is located in the ETJ and the dedications need to reference both the City of Waxahachie and Ellis County. Applicant should partner with Ellis County to ensure the dedications read properly. She recommended approval per staff comments.



(3a)

**Action:**

*Mr. David Hudgins moved to approve a request by Michael Davis, Bannister Engineering LLC, for a Replat of Lot 8, Oak Branch Ranch Estates, Section 1, to create Lots 8R1, and 8R2, and 8R3, Oak Branch Ranch Estates, Section 1, 5.582 acres in the Extra Territorial Jurisdiction (Property ID 200834) – Owner: LAMBERT KENNETH & DAWN (RP-18-0003) subject to Staff Comments. Mr. Erik Barnard seconded, All Ayes.*

- 9. Public Hearing on a request by Ronald Forman, Settler's Glen, Ltd, for an Amendment to Ordinance No. 2153 for the Settler's Glen Planned Development District to increase the Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures. (PD-18-0012)**

Chairman Keeler opened the Public Hearing.

Mr. Brooks stated the next three cases pertain to Maximum Lot Coverage noting they were developed with a 35% Maximum Lot Coverage. He explained due to staff review, several lots have been developed and are over the 35% Maximum Lot Coverage and it has been requested to be 50%. Due to the popularity of larger houses, higher lot coverage is requested. Mr. Brooks stated in an event a house were to burn and needed to be rebuilt, the current Ordinance would not be standard with the required zoning. By doing so, allowing for a 50% lot coverage, it would correct that and not make structures non conforming.

Ms. Melissa Olson, 202 Stampede Street, Waxahachie, expressed concern if spanning the amount you build on a lot there would be less area for water runoff noting it will have an impact on the land.

There being no others to speak for or against PD-18-0012, Chairman Keeler closed the Public Hearing.

- 10. Consider recommendation of Zoning Change No. PD-18-0012**

**Action:**

*Mrs. Bonney Ramsey moved to approve a request by Ronald Forman, Settler's Glen, Ltd, for an Amendment to Ordinance No. 2153 for the Settler's Glen Planned Development District to increase the Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures (PD-18-0012) subject to Staff Comments. Vice Chairman Melissa Ballard seconded, All Ayes.*

- 11. Public Hearing on a request by Terry Weaver, JHDMC, LLC, for an Amendment to Ordinance No. 2733 for the North Grove Planned Development District to increase the Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures. (PD-18-0013)**

Chairman Keeler opened the Public Hearing.

Ms. Melissa Olson, 202 Stampede Street, Waxahachie, referenced a flood plain in Arlington with water runoff issues when increasing lot coverage.

(3A)

There being no others to speak for or against PD-18-0013, Chairman Keeler closed the Public Hearing.

**12. Consider recommendation of Zoning Change No. PD-18-0013**

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Terry Weaver, JHDMC, LLC, for an Amendment to Ordinance No. 2733 for the North Grove Planned Development District to increase the Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures (PD-18-0013) subject to Staff Comments. Mr. Erik Barnard seconded, All Ayes.*

**13. Public Hearing on a request by Terry Weaver, JHDMC, LLC, for an Amendment to Ordinance No. 2219 for the Sheppard's Place Planned Development District to increase the Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures. (PD-18-0014)**

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against PD-18-0014, Chairman Keeler closed the Public Hearing.

**14. Consider recommendation of Zoning Change No. PD-18-0014**

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Terry Weaver, JHDMC, LLC, for an Amendment to Ordinance No. 2219 for the Sheppard's Place Planned Development District to increase the Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures (PD-18-0014) subject to Staff Comments. Mr. Erik Barnard seconded, All Ayes.*

**15. Public Comments**

Mr. Brett Hess, 327 Blue Ribbon Road, Waxahachie, referenced the age-restricted Garden Homes in Item 5 noting Enchanted Gardens was the intent of the age-restricted Garden Home Area which is amazing.

**16. Adjourn**

There being no further business, the meeting adjourned at 7:49 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary



The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, February 13, 2018 at 6:00 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  
Erik Barnard  
David Hudgins

Members Absent: Betty Square Coleman

Others Present: Shon Brooks, Director of Planning  
Kelly Dent, Planner  
Tommy Ludwig, Executive Director of Development Services  
Lori Cartwright, City Secretary  
David Hill, Council Representative

**1. Call to Order**

Chairman Rick Keeler called the meeting to order.

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

Mr. Shon Brooks, Director of Planning, reviewed three upcoming Public Hearings requesting to increase the Maximum Lot Coverage from 35% to 50%. He explained the setbacks will remain the same and anything under roof is considered lot coverage. Mr. Brooks stated the trend is for larger houses noting this is amending past ordinances.

Ms. Kelly Dent, Planner, reviewed Preliminary Plat of Silo House Ranch located in the ETJ. She explained the Preliminary Plat will be recommended for denial because the County will not approve until the applicant's additional land is platted.

Chairman Keeler asked if the applicant met the City's requirements and Ms. Dent stated there are some staff comments the applicant must comply with.

*{Mr. Jim Phillips arrived at 6:17 p.m.}*

A request for a Zoning Change from Commercial to Freestanding Planned Development with Concept Plan was discussed. The applicant seeks to rezone to allow for the construction of age-restricted garden homes, single family residences, and commercial development.

Ms. Dent reviewed a Replat in Dawn Estates located in the ETJ noting formatting issues regarding the plat remain outstanding. Per Ellis County, if a septic system is currently installed and in the floodplain, it will be permitted to remain in the floodplain until it malfunctions and needs to be replaced, at which point, it will need to be relocated out of the floodplain.

(12)

Ms. Dent reviewed a Replat in Oak Branch Ranch Estates located in the ETJ noting the dedications need to reference both the City and Ellis County. Applicant should partner with Ellis County to ensure the dedications read properly.

Mr. Brooks announced City Council and the Planning and Zoning Commission will have a joint work session on March 1, 2018 from 5:30 p.m. to 7:30 p.m. to revamp the Zoning Ordinance. He stated it will take two work sessions to review the entire Ordinance.

### **3. Adjourn**

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

Respectfully submitted,

Lori Cartwright  
City Secretary



# Planning & Zoning Department

## Plat Staff Report

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**Case: FP-18-0005**

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### MEETING DATE(S)

*Planning & Zoning Commission:* February 27, 2018

*City Council:* March 5, 2018

### CAPTION

Request by Clyde Hargrove, Bethany/GardenValley, Ltd, for a **Final Plat** of Garden Valley West for 138 lots, being 22.707 acres out of J.B. & Ann Adams Survey, Abstract 5 (Property ID 263936 and 261716) – Owner: WP LEGACY LTD (FP-18-0005)

### CASE INFORMATION

*Applicant:* Clyde L. Hargrove, Bethany/Garden Valley, LTD

*Property Owner(s):* WP Legacy, LTD

*Site Acreage:* 722.707 acres

*Number of Lots:* 138 lots

*Number of Dwelling Units:* 138 units

*Park Land Dedication:* Not required

*Adequate Public Facilities:* The Planning Department is awaiting the Letter of Acceptance of Public Infrastructure from the Public Works Department.

### SUBJECT PROPERTY

*General Location:* NW and SW corner of intersection of Garden Valley Pkwy and Sagebrush Lane

*Parcel ID Number(s):* 263936 and 261716

*Current Zoning:* Planned Development-Single Family-3 (Ordinance 2917)

*Existing Use:* Currently undeveloped

*Platting History:* PLM2016-57 was approved by City Council on January 17, 2017.

*Site Aerial:*



**STAFF CONCERNS**

1. None outstanding.

**APPLICANT RESPONSE TO CONCERNS**

1. Applicant submitted revisions, and all comments have been satisfied.

**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 Planning Department is awaiting the Letter of Acceptance of Public Infrastructure from the Public Works Department.

**ATTACHED EXHIBITS**

1. Final plat

**APPLICANT REQUIREMENTS**

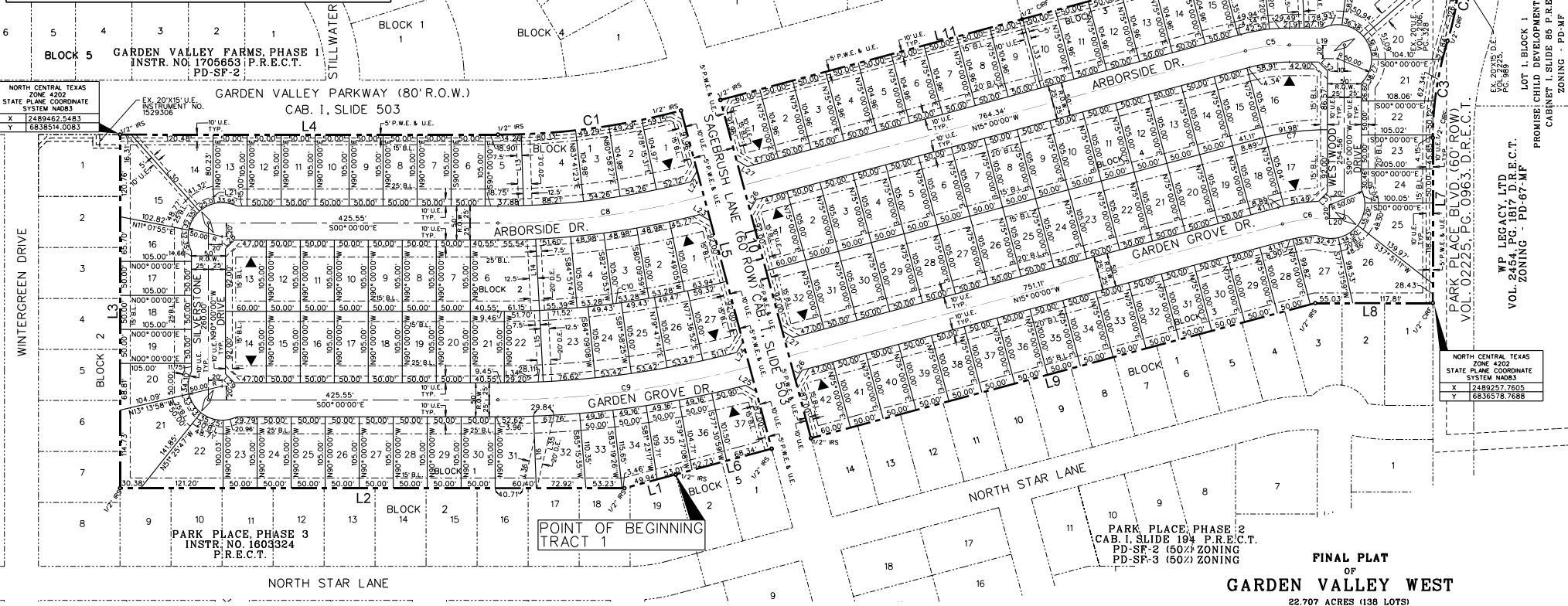
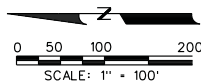
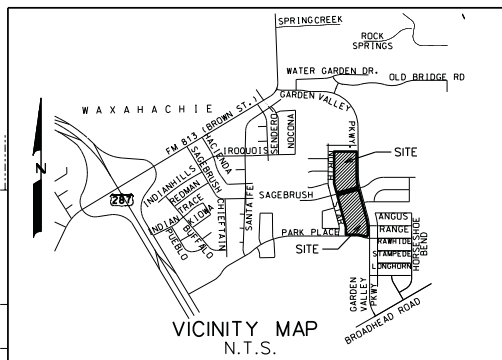
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
  - a. If comments were not satisfied,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

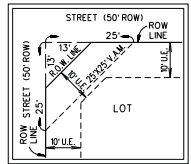
*Reviewed by:*  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)



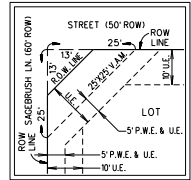


- NOTES:**
- D.E. - Drainage Easement
  - U.E. - Utility Easement
  - R.O.W. - Right of Way
  - I.R.F. - Iron Rod Found
  - I.R.S. - Iron Rod Set with plastic cap stamped "ROS INC"
  - TYP. - Typical
  - H.O.A. - Home Owners Association
  - W.M.E. - Wall Maintenance Easement to City
  - L.L.D.E. - Lot to Lot Drainage Easement. To be maintained by lot owners.
  - F.R.E. - Fence Restriction Easement (No fences allowed in this area).
  - S.U.E. - Sight & Utility Easement
  - W.E. - Water Easement
  - S.S.E. - Sanitary Sewer Easement
  - C.W.U.E. - City of Waxahachie Utility Easement
  - R.R. - Railroad Spike
  - B.L. - Building Line
  - C.I.R.F. - Capped Iron Rod Found with red plastic cap stamped "ADVANCED RPLS 5427"
  - P.W.E. - Private Wall Maintenance Easement
  - V.A.M. - Visibility, Access and Maintenance Easement to City
- 138 Residential Lots
  - Street Name Change Indicator.
  - House to front on this street.
  - Existing 100' Temporary Drainage Easement As Recorded in Ellis County Clerk Instrument No. 1532497 is Hereby Abandoned By This Plat.

- 1/2 inch iron rods set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way lines, and lot corners unless otherwise noted.
- "Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits."
- Existing Zoning PD-SF-3 per Ordinance No. 2917. This plan has 138 PD-SF-3 lots.
- The minimum lot size is 5,000 square feet.
- The minimum dwelling (living area) is 1,200 square feet.
- Lots 1 thru 15 - Block 1, and Lots 1 thru 20 - Block 3 shall not have direct access to Garden Valley Parkway.
- Lots 20 thru 26 - Block 3 shall not have direct access to Park Place Blvd.
- Lots 1 & 37 - Block 1; Lots 1 & 27 - Block 2; Lots 1 & 42 - Block 3; and Lots 1 & 32 - Block 4 shall not have direct access to Sagebrush Lane.
- The subject property lies within a Zone X (unshaded) (outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map, City of Waxahachie, Ellis County Texas, Map # 48139C0200P, Published June 3, 2013 by Federal Emergency Management Agency.
- See the Preliminary Drainage Plan for contours & other physical features.
- See Sheet 2 of 2 for the Lot Area Table, and additional line and curve data.



TYPICAL R.O.W. CORNER CLIP  
VISIBILITY EASEMENT &  
UTILITY EASEMENT  
AT ALL 50' ROW  
INTERSECTIONS  
N.T.S.



TYPICAL R.O.W. CORNER CLIP  
VISIBILITY EASEMENT  
PRIVATE WALL MAINTENANCE EASEMENT  
& UTILITY EASEMENTS  
AT INTERSECTIONS OF 50' ROW  
WITH SAGEBRUSH LANE  
N.T.S.

# **FINAL PLAT OF GARDEN VALLEY WEST**

22.707 ACRES (138 LOTS)  
OUT OF THE  
**J.B. & ANN ADAMS SURVEY  
ABSTRACT 5**  
IN THE  
**CITY OF WAXAHACHIE  
ELLIS COUNTY, TEXAS**  
EXISTING ZONING PD-SF-3  
PER ORD. 2917

**BETHANY/GARDEN VALLEY, LTD.**  
101 VALLEY RIDGE  
RED OAK, TX 75154  
(972) 227-4718 FAX (972) 227-3982  
DEED RECORDED IN INSTRUMENT 1721804 O.P.R.E.C.T.

**ENGINEER**  
**HARRINGTON ENGINEERING, INC.**  
P.O. BOX 140447  
DALLAS, TX 75214  
(214) 884-9824 FAX (214) 824-9325  
FIRM REGISTRATION NO. F-1224  
FEBRUARY 15, 2018  
SHEET 1 OF 3

**SURVEYOR**  
**RONALD D. SMITH, SURVEYOR, INC.**  
P.O. BOX 1679  
FORNEY, TX 75126  
(972) 564-9840 FAX (972) 564-9857  
FIRM REGISTRATION NO. 101023-00  
SCALE: 1"=100'

| GARDEN VALLEY WEST - LOT AREA TABLE - 138 LOTS |                  |  |         |                  |  |         |                  |  |                      |                  |  |
|--|------------------|--|---------|------------------|--|---------|------------------|--|----------------------|------------------|--|
| BLOCK 1  |                  |  | BLOCK 2 |                  |  | BLOCK 3 |                  |  | BLOCK 4              |                  |  |
| Lot #  | Area of Lot (SF) |  | Lot #   | Area of Lot (SF) |  | Lot #   | Area of Lot (SF) |  | Lot #                | Area of Lot (SF) |  |
| 1  | 6,437.07         |  | 1       | 6,357.71         |  | 1       | 6,213.14         |  | 1                    | 6,215.50         |  |
| 2  | 5,435.17         |  | 2       | 5,368.35         |  | 2       | 5,248.03         |  | 2                    | 5,250.00         |  |
| 3  | 5,435.49         |  | 3       | 5,368.34         |  | 3       | 5,248.03         |  | 3                    | 5,250.00         |  |
| 4  | 8,836.96         |  | 4       | 5,368.34         |  | 4       | 5,248.03         |  | 4                    | 5,250.00         |  |
| 5  | 5,764.16         |  | 5       | 5,616.97         |  | 5       | 5,248.03         |  | 5                    | 5,250.00         |  |
| 6  | 5,250.00         |  | 6       | 10,383.49        |  | 6       | 5,248.03         |  | 6                    | 5,250.00         |  |
| 7  | 5,250.00         |  | 7       | 5,250.00         |  | 7       | 5,248.03         |  | 7                    | 5,250.00         |  |
| 8  | 5,250.00         |  | 8       | 5,250.00         |  | 8       | 5,248.03         |  | 8                    | 5,250.00         |  |
| 9  | 5,250.00         |  | 9       | 5,250.00         |  | 9       | 5,248.03         |  | 9                    | 5,250.00         |  |
| 10   | 5,250.00         |  | 10      | 5,250.00         |  | 10      | 5,248.03         |  | 10                   | 5,250.00         |  |
| 11   | 5,250.00         |  | 11      | 5,250.00         |  | 11      | 5,248.03         |  | 11                   | 5,250.00         |  |
| 12   | 5,250.00         |  | 12      | 5,250.00         |  | 12      | 5,248.03         |  | 12                   | 5,250.00         |  |
| 13   | 5,097.74         |  | 13      | 6,215.50         |  | 13      | 5,248.03         |  | 13                   | 5,250.00         |  |
| 14   | 7,808.53         |  | 14      | 6,215.50         |  | 14      | 5,246.50         |  | 14                   | 5,250.00         |  |
| 15   | 9,467.21         |  | 15      | 5,250.00         |  | 15      | 5,188.20         |  | 15                   | 5,250.31         |  |
| 16   | 5,707.29         |  | 16      | 5,250.00         |  | 16      | 5,505.19         |  | 16                   | 10,745.62        |  |
| 17   | 5,250.00         |  | 17      | 5,250.00         |  | 17      | 5,530.74         |  | 17                   | 8,130.88         |  |
| 18   | 5,250.00         |  | 18      | 5,250.00         |  | 18      | 6,593.30         |  | 18                   | 5,250.12         |  |
| 19   | 5,250.00         |  | 19      | 5,250.00         |  | 19      | 10,635.53        |  | 19                   | 5,250.00         |  |
| 20   | 5,805.25         |  | 20      | 5,250.00         |  | 20      | 11,978.20        |  | 20                   | 5,250.00         |  |
| 21   | 10,050.07        |  | 21      | 5,250.01         |  | 21      | 6,567.45         |  | 21                   | 5,250.00         |  |
| 22   | 8,288.34         |  | 22      | 5,723.06         |  | 22      | 5,305.23         |  | 22                   | 5,250.00         |  |
| 23   | 5,184.51         |  | 23      | 7,777.62         |  | 23      | 5,250.03         |  | 23                   | 5,250.00         |  |
| 24   | 5,250.00         |  | 24      | 5,399.72         |  | 24      | 5,187.82         |  | 24                   | 5,250.00         |  |
| 25   | 5,250.00         |  | 25      | 5,399.72         |  | 25      | 8,142.63         |  | 25                   | 5,250.00         |  |
| 26   | 5,250.00         |  | 26      | 5,404.04         |  | 26      | 9,804.23         |  | 26                   | 5,250.00         |  |
| 27   | 5,250.00         |  | 27      | 6,395.07         |  | 27      | 6,313.44         |  | 27                   | 5,250.00         |  |
| 28   | 5,250.00         |  |         |                  |  | 28      | 5,000.08         |  | 28                   | 5,250.00         |  |
| 29   | 5,250.00         |  |         |                  |  | 29      | 5,000.00         |  | 29                   | 5,250.00         |  |
| 30   | 5,250.00         |  | ROW     | 90,264.02        |  | 30      | 5,000.00         |  | 30                   | 5,250.00         |  |
| 31   | 6,159.19         |  |         |                  |  | 31      | 5,000.00         |  | 31                   | 5,250.00         |  |
| 32   | 7,582.17         |  |         |                  |  | 32      | 5,000.00         |  | 32                   | 6,215.50         |  |
| 33   | 5,762.35         |  |         |                  |  | 33      | 5,000.00         |  |                      |                  |  |
| 34   | 5,767.73         |  |         |                  |  | 34      | 5,000.00         |  | ROW                  | 101,830.55       |  |
| 35   | 5,456.19         |  |         |                  |  | 35      | 5,000.00         |  |                      |                  |  |
| 36   | 5,239.83         |  |         |                  |  | 36      | 5,000.00         |  | RESIDENTIAL          |                  |  |
| 37   | 6,559.63         |  |         |                  |  | 37      | 5,000.00         |  | AVG =                | 5,775.36         |  |
|  |                  |  |         |                  |  | 38      | 5,000.00         |  |                      |                  |  |
|  |                  |  |         |                  |  | 39      | 5,000.00         |  | TOTAL ROW DEDICATION |                  |  |
|  |                  |  |         |                  |  | 40      | 5,000.00         |  | 4.41 ACRES           |                  |  |
|  |                  |  |         |                  |  | 41      | 5,000.00         |  |                      |                  |  |
|  |                  |  |         |                  |  | 42      | 5,915.50         |  |                      |                  |  |

| LINE TABLE (BOUNDARY) |             |                 |
|-----------------------|-------------|-----------------|
| LINE NO.              | LENGTH (FT) | BEARING         |
| L1                    | 78.03       | N 15° 00' 00" W |
| L2                    | 741.59      | N 00° 00' 00" E |
| L3                    | 520.00      | N 90° 00' 00" E |
| L4                    | 555.69      | S 00° 00' 00" E |
| L5                    | 514.96      | S 75° 00' 00" W |
| L6                    | 146.00      | N 15° 00' 00" W |
| L7                    | 243.10      | N 90° 00' 00" W |
| L8                    | 172.84      | N 00° 00' 00" E |
| L9                    | 767.57      | N 15° 00' 00" W |
| L10                   | 514.96      | N 75° 00' 00" E |
| L11                   | 689.31      | S 15° 00' 00" E |
| L12                   | 173.69      | S 00° 00' 00" E |

| LINE TABLE (INTERIOR) |             |                 |
|-----------------------|-------------|-----------------|
| LINE NO.              | LENGTH (FT) | BEARING         |
| L13                   | 105.00      | N 88° 06' 16" E |
| L14                   | 105.00      | S 86° 56' 10" W |
| L15                   | 105.00      | S 86° 56' 10" W |
| L16                   | 106.02      | S 87° 55' 40" W |
| L17                   | 103.51      | N 87° 20' 21" E |
| L18                   | 179.09      | S 41° 00' 08" E |
| L19                   | 80.90       | S 00° 00' 00" W |
| L20                   | 26.38       | S 00° 00' 00" W |
| L21                   | 21.15       | S 84° 49' 12" W |
| L22                   | 18.33       | S 59° 50' 15" E |
| L23                   | 18.43       | S 30° 09' 22" W |
| L24                   | 18.34       | S 59° 52' 03" E |
| L25                   | 18.43       | S 30° 07' 41" W |
| L26                   | 18.38       | N 60° 00' 00" W |
| L27                   | 18.38       | S 30° 00' 00" W |
| L28                   | 18.38       | S 45° 00' 00" E |
| L29                   | 18.38       | S 45° 00' 00" W |
| L30                   | 150.93      | N 48° 17' 27" E |
| L31                   | 18.55       | S 45° 32' 08" E |
| L32                   | 18.38       | S 45° 00' 00" W |
| L33                   | 104.96      | N 75° 00' 00" E |
| L34                   | 23.79       | N 33° 03' 50" W |
| L35                   | 110.24      | N 76° 49' 42" W |
| L36                   | 74.83       | N 76° 49' 42" W |
| L37                   | 21.29       | S 30° 12' 40" W |
| L38                   | 17.19       | S 30° 12' 40" W |
| L39                   | 13.10       | S 30° 12' 40" W |
| L40                   | 21.21       | S 60° 00' 00" E |
| L41                   | 17.07       | S 60° 00' 00" E |
| L42                   | 12.93       | S 60° 00' 00" E |

| CURVE TABLE (BOUNDARY) |             |             |             |              |            |                 |
|------------------------|-------------|-------------|-------------|--------------|------------|-----------------|
| CURVE NO.              | RADIUS (FT) | LENGTH (FT) | DELTA       | TANGENT (FT) | CHORD (FT) | CHORD BEARING   |
| C1                     | 1040.00     | 272.11      | 14° 59' 29" | 136.84       | 271.34     | S 7° 29' 44" E  |
| C2                     | 420.00      | 126.39      | 17° 14' 32" | 63.68        | 125.92     | N 81° 22' 45" W |
| C3                     | 480.00      | 144.45      | 17° 14' 32" | 72.77        | 143.90     | N 81° 22' 44" W |
| C4                     | 960.00      | 251.33      | 15° 00' 00" | 126.39       | 250.61     | S 7° 30' 00" E  |

| CURVE TABLE (INTERIOR) |             |             |             |              |            |                 |
|------------------------|-------------|-------------|-------------|--------------|------------|-----------------|
| CURVE NO.              | RADIUS (FT) | LENGTH (FT) | DELTA       | TANGENT (FT) | CHORD (FT) | CHORD BEARING   |
| C5                     | 250.00      | 65.45       | 15° 00' 00" | 32.91        | 65.26      | S 07° 30' 00" E |
| C6                     | 250.00      | 65.45       | 15° 00' 00" | 32.91        | 65.26      | S 07° 30' 00" E |
| C7                     | 380.00      | 91.98       | 13° 52' 07" | 46.22        | 91.76      | S 06° 43' 32" E |
| C8                     | 1169.92     | 306.28      | 15° 00' 00" | 154.02       | 305.41     | N 07° 30' 00" W |
| C9                     | 1429.92     | 374.35      | 15° 00' 00" | 188.25       | 373.28     | N 07° 30' 00" W |
| C10                    | 1299.92     | 340.32      | 15° 00' 00" | 171.14       | 339.35     | N 07° 30' 00" W |

FINAL PLAT  
OF  
GARDEN VALLEY WEST

22.707 ACRES (138 LOTS)

OUT OF THE

J.B. & ANN ADAMS SURVEY  
ABSTRACT 6

IN THE  
CITY OF WAXAHACHIE  
ELLIS COUNTY, TEXAS

EXISTING ZONING PD-SF-3  
PER ORD. 2917

OWNER

BETHANY/GARDEN VALLEY, LTD.

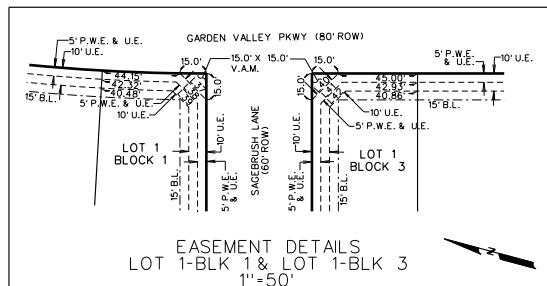
101 VALLEY RIDGE  
RED OAK, TX 75154

(972) 227-4718 FAX (972) 227-3982

DEED RECORDED IN INSTRUMENT 1721804 O.P.R.E.C.T

ENGINEER SURVEYOR  
HARRINGTON ENGINEERING, INC. RONALD D. SMITH, SURVEYOR, INC.

P.O. BOX 140447  
DALLAS, TX 75214  
(214) 824-9324 FAX (214) 824-9325  
FIRM REGISTRATION NO. F-1224  
FEBRUARY 15, 2018  
P.O. BOX 1879  
PORNEY, TX 75128  
(972) 564-9840 FAX (972) 564-9857  
FIRM REGISTRATION NO. 101023-00  
SCALE: 1"=100'  
SHEET 2 OF 3





TRACT 1 - 10.712 ACRE LEGAL DESCRIPTION

WHEREAS, BETHANY/GARDEN VALLEY, LTD. is the Owner of a 10.712 acre tract of land situated in the J.B. and Ann Adams Survey, Abstract No. 5, City of Waxahachie, Ellis County, Texas and being all of that certain TRACT ONE as conveyed to BETHANY/GARDEN VALLEY, LTD., as recorded in Ellis County Clerk Instrument No. 1721804, Official Public Records, Ellis County, Texas (from hereon called "O.P.R.E.C.T."). Said 10.712 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "RDS INC" set (from hereon called "1/2" I.R.S."), at the northeast corner of Park Place, Phase 2, an addition to the City of Waxahachie, Texas, according to the plat thereof recorded in Cabinet I, Slide 194, Plat Records, Ellis County, Texas (from hereon called "P.R.E.C.T."), and being the common rear corner of Lot 2 Block 5 of the aforementioned Park Place, Phase 2 and Lot 19, Block 2 of Park Place, Phase 3, an addition to the City of Waxahachie, Texas, according to the plat thereof recorded in Cabinet I, Slide 596, Instrument No. 1603324), P.R.E.C.T.;

THENCE North 15 Degrees 00 Minutes 00 Seconds West a distance of 78.03 feet to a point in the East line of Lot 18 Block 2 of the aforementioned Park Place, Phase 3, to a 1/2 inch iron rod set, with cap stamped RDS, INC., (from hereon called "1/2" I.R.S.");

THENCE North 00 Degrees 00 Minutes 00 Seconds East a distance of 741.59 feet to a 1/2" I.R.S., said point being the northwest corner of the aforementioned 10.712 acre tract;

THENCE North 90 Degrees 00 Minutes 00 Seconds East a distance of 520.00 feet to a 1/2" I.R.S., said point being on the west line of Garden Valley Parkway (a 80 foot right-of-way), said point also being the northeast corner of the aforementioned 10.712 acre tract;

THENCE South 00 Degrees 00 Minutes 00 Seconds East, along the west right-of-way line of the aforementioned Garden Valley Parkway, a distance of 555.69 feet to a 1/2" I.R.S., being the beginning of a tangent curve to the left having a radius of 1040.00 feet and a central angle of 14 degrees 59 minutes 29 seconds, a chord bearing of South 07 Degrees 29 Minutes 44 Seconds East, and a chord distance of 271.34 feet;

THENCE southeasterly along the west right-of-way line of the aforementioned Garden Valley Parkway, along the arc of said curve and arc length of 272.11 feet to a 1/2" I.R.S., said point being on the north line of Sagebrush Lane (a 60 foot right-of-way), said point also being the southeast corner of the aforementioned 10.712 acre tract;

THENCE South 75 Degrees 00 Minutes 00 Seconds West along the north line of Sagebrush Lane, a distance of 514.96 feet to a 1/2" I.R.S. for corner, said point being on the easterly line of the aforementioned Park Place, Phase 2, said point also being the southwest corner of the aforementioned 10.712 acre tract;

THENCE North 15 Degrees 00 Minutes 00 Seconds West, departing the north line of Sagebrush Lane, along the easterly of the aforementioned Park Place, Phase 2 a distance of 146.00 feet to the POINT OF BEGINNING, containing 466,602.35 square feet or 10.712 acres more or less.

TRACT 2 - 11.995 ACRE LEGAL DESCRIPTION

WHEREAS, WP LEGACY, LTD. is the Owner of a 11.995 acre tract of land situated in the J.B. and Ann Adams Survey, Abstract No. 5, City of Waxahachie, Ellis County, Texas and being all of that certain TRACT TWO as conveyed to BETHANY/GARDEN VALLEY, LTD., as recorded in Ellis County Clerk Instrument No. 1721804, Official Public Records, Ellis County, Texas (from hereon called "O.P.R.E.C.T."). Said 11.995 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with red plastic cap stamped "ADVANCED RPLS 5427" found for corner (from hereon called "1/2" C.I.R.F."), being the intersection of the western right of way line of Garden Valley Parkway, (an 80 foot right-of-way) as recorded in Cabinet G, Page 330, Plat Records Ellis County, Texas, (from hereon called "P.R.E.C.T."), and the north right-of-way line of Park Place Boulevard (a 60 foot right-of-way) as recorded in Volume 2225, Page 963, Deed Records Ellis County Texas, some being the beginning of a non-tangent curve to the right, having a central angle of 17 degrees 14 minutes 32 seconds, a radius of 420.00 feet, a chord bearing of North 81 degrees 22 minutes 45 seconds West, and a chord distance of 125.92 feet;

THENCE, Westerly along the north right-of-way line of said Park Place Boulevard, along said curve, a distance of 126.39 feet to a 1/2" C.I.R.F., some being the beginning of a tangent curve to the left, having a central angle of 17 degrees 14 minutes 32 seconds, a radius of 480.00 feet, a chord bearing of North 81 degrees 22 minutes 44 seconds West, and a chord distance of 143.90 feet;

THENCE, Westerly along said curve, an arc length of 144.45 feet to a 1/2" C.I.R.F., to the end of said curve;

THENCE, North 90 degrees 00 minutes 00 seconds West, along the north right-of-way line of said Park Place Boulevard, a distance of 243.10 feet to a 1/2" iron rod set with plastic cap stamped "RDS INC" set (from hereon called "1/2" I.R.S."), at the southeast corner of Park Place, Phase 2, an addition to the City of Waxahachie, Texas, according to the plat thereof recorded in Cabinet I, Slide 194, P.R.E.C.T.;

THENCE, along the east line of the aforementioned Park Place, Phase 2 the following:

North 00 Degrees 00 minutes 00 seconds East departing the north line of the aforementioned Park Place Boulevard right of way, a distance of 172.84 feet to a 1/2" I.R.S.;

North 15 degrees 00 minutes 00 seconds West, a distance of 767.57 feet to a 1/2" I.R.S., said point being on the south line of Sagebrush Lane (a 60 foot right-of-way) as recorded in Cabinet I, Slide 503, P.R.E.C.T., said point also being the northwest corner of the aforementioned 11.995 acre tract;

THENCE North 75 Degrees 00 Minutes 00 Seconds East, departing the east line of the aforementioned Park Place, Phase 2, along the south line of the aforementioned Sagebrush Lane, a distance of 514.96 feet to a 1/2" I.R.S., said point being on the west line of Garden Valley Parkway (a 80 foot right-of-way), as recorded in Cabinet I, Slide 503, P.R.E.C.T., said point also being the northeast corner of the aforementioned 11.995 acre tract;

THENCE South 15 Degrees 00 Minutes 00 Seconds East, along the west right-of-way line of the aforementioned Garden Valley Parkway, at 459.34 feet passing a 1/2" C.I.R.F. at the northwest corner of Garden Valley Ranch, Phase 2, an addition to the City of Waxahachie, Texas, according to the plat thereof recorded in Cabinet H, Slide 697, P.R.E.C.T., in all a total distance of 689.31 feet to a 1/2" C.I.R.F., being the beginning of a tangent curve to the right having a radius of 960.00 feet and a central angle of 15 degrees 00 minutes 00 seconds, a chord bearing of South 07 Degrees 30 Minutes 00 Seconds East, and a chord distance of 250.61 feet;

THENCE southeasterly along the west right-of-way line of the aforementioned Garden Valley Parkway, along the arc of said curve an arc length of 251.33 feet to a 1/2" C.I.R.F., said point being the end of said curve;

THENCE South 00 Degrees 00 Minutes 00 Seconds East along the west right-of-way line of the aforementioned Garden Valley Parkway, a distance of 173.69 feet to the POINT OF BEGINNING, containing 522,492.07 square feet or 11.995 acres more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BETHANY / GARDEN VALLEY, LTD., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as GARDEN VALLEY WEST an addition to the City of Waxahachie, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements shown thereon. The streets and the 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 construction, maintenance or efficiency of their respective systems in said easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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.

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

WITNESS MY HAND, this the \_\_\_\_\_, day of \_\_\_\_\_, 2018.

BETHANY / GARDEN VALLEY, LTD., a Texas limited partnership

By: \_\_\_\_\_

Name: Clyde L. Hargrove  
Title: Manager

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 Clyde L. Hargrove, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Ronald D. Smith, do hereby certify that I prepared this plat from an actual and accurate survey of the land and 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.

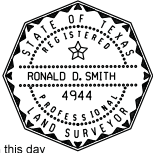
RELEASED FOR REVIEW ONLY 02-15-18  
Ronald D. Smith, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4944

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ronald D. Smith, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas



APPROVED BY: Planning and Zoning Commission  
City of Waxahachie

BY: \_\_\_\_\_  
Chairperson Date

APPROVED BY: City Council  
City of Waxahachie

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

Attest Date

FINAL PLAT  
OF  
**GARDEN VALLEY WEST**  
22.707 ACRES (138 LOTS)  
OUT OF THE  
**J.B. & ANN ADAMS SURVEY**  
ABSTRACT 6  
IN THE  
**CITY OF WAXAHACHIE**  
**ELLIS COUNTY, TEXAS**  
EXISTING ZONING PD-SF-3  
PER ORD. 2917  
OWNER  
**BETHANY/GARDEN VALLEY, LTD.**  
101 VALLEY RIDGE  
RED OAK, TX 75154  
(972) 227-4718 FAX (972) 227-3982  
DEED RECORDED IN INSTRUMENT 1721804 O.P.R.E.C.T

**ENGINEER** **SURVEYOR**  
**HARRINGTON ENGINEERING, INC.** **RONALD D. SMITH, SURVEYOR, INC.**  
P.O. BOX 140447 P.O. BOX 1879  
DALLAS, TX 75214 PORNEY, TX 75128  
(214) 824-9324 FAX (214) 824-9325 (972) 564-9840 FAX (972) 564-9857  
FIRM REGISTRATION NO. F-1224 FIRM REGISTRATION NO. 101023-00  
FEBRUARY 15, 2018 SCALE: 1"=100'  
SHEET 3 OF 3

# Planning & Zoning Department

## Zoning Staff Report

Case: SU-18-0015



### MEETING DATE(S)

*Planning & Zoning Commission:* February 27, 2018

*City Council:* March 5, 2018

### CAPTION

**Public Hearing** on a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) to allow an **Electronic Message Sign** use within a Planned Development-General Retail (PD-GR) zoning district, located at 125 Park Place Blvd, being LOT 4A BLK A PARK PLACE PROFESSIONAL CENTER .6885 AC (Property ID 247587) – Owner: HOLTZ PROCUREMENT LTD (SU-18-0015)

### CASE INFORMATION

*Applicant:* Chris Reeves, Quickway Signs

*Property Owner(s):* Holtz Procurement LTD

*Site Acreage:* 0.6885

*Current Zoning:* Planned Development-General Retail (Ordinance 2421)

*Requested Zoning:* PD-GR with Specific Use Permit

### SUBJECT PROPERTY

*General Location:* 125 Park Place Blvd

*Parcel ID Number(s):* 247587

*Existing Use:* Dentist office

*Development History:* The Final Plat for Park Place Professional Center was approved by City Council on April 6, 2009. The Minor Plat for Park Place Professional Center was approved by City Council on May 18, 2009. The Site Plan for this office was approved by City Council on August 17, 2009.

*Adjoining Zoning & Uses:*

| Direction | Zoning | Current Use           |
|-----------|--------|-----------------------|
| North     | PD-GR  | Office                |
| East      | PD-GR  | Office                |
| South     | PD-GR  | Currently undeveloped |
| West      | PD-GR  | Office                |



*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 site is located at the corner of Park Place Blvd. and Chieftain Dr., both local streets. Park Place Blvd is a 70' ROW. In the previous Comprehensive Plan, it would have been closest to a Major Thoroughfare C-1 (66' ROW), but in the current Comprehensive Plan, Park Place is closest to a E-3 Collector Street (64' ROW). There may be intentions to increase the width of Park Place Blvd. to a Secondary Thoroughfare D (80' ROW) in the future, but this should not affect this proposal.



*Site Image:*

### **PLANNING ANALYSIS**

The applicant seeks to erect a monument sign for Waxahachie Family Dentistry at 125 Park Place Blvd, replacing and relocating an already existing sign on the property.

The City Engineer is not opposed to the siting of the monument sign in the parking space that is the most southeastern of the lot, provided the applicant can furnish written evidence from franchise utilities that there are no utilities that would be impacted by such placement, and that the sign is located 15' back from the property line. Another option is for the applicant to site the sign close to the pond on the western edge of the property.

### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 11 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 02/09/2018.

**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. If checking the last box, then include the comments recommended for P&Z and City Council to use as discussion points.

**ATTACHED EXHIBITS**

1. Ordinance No. 2421
2. Site plan
3. Proposed sign (2 pages)

**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:*

Kelly Dent, MPA

Planner I

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

*Reviewed by:*

Shon Brooks, AICP

Director of Planning

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



**ORDINANCE NO. 2421**

**AN ORDINANCE CHANGING THE ZONING ON 11.023 ACRES IN THE J. B. & ANN ADAMS SURVEY, LOCATED ON THE NORTHEAST CORNER OF PARK PLACE BLVD. & U. S. HWY. 287, SOUTH OF INDIAN HILLS SUBDIVISION, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY SHOWN ON EXHIBIT "A," FROM PLANNED DEVELOPMENT-79-GENERAL RETAIL (PD-79-GR) (8.444 AC) AND GENERAL RETAIL (GR) (2.579 AC) TO PLANNED DEVELOPMENT-GENERAL RETAIL (GR) FOR PARK PLACE PROFESSIONAL CENTER, 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 application 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 rezoning be changed from Planned Development-79-General Retail (PD-79-GR) (8.44ac), General Retail (GR) (2.579 ac) and Planned Development-General Retail (PD-GR) for Park Place Professional Center; 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 rezoning from Planned Development-79-General Retail (PD-GR)(8.44ac) General Retail (GR)(2.579ac) and Planned Development-General Retail (PD-GR) for Park Place Professional Center;

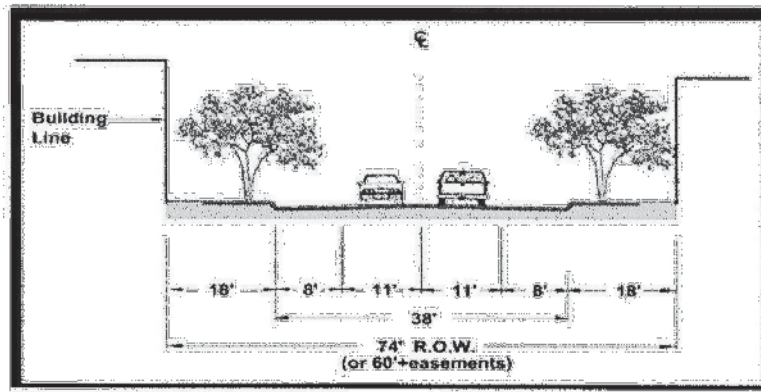
**NOW, THEREFORE**, the following described property is rezoned as follows:

11.023 acres in the J.B. & Ann Survey, located on the Northeast corner of Park Place Blvd. & U.S. Hwy. 287, South of Indian Hills Subdivision, in the City of Waxahachie, Ellis County, Texas, and being more particularly shown on Exhibit "A" attached hereto is rezoned as follows:

1. Planned Development-79-General Retail to Planned Development-General Retail on approximately 11 acres situated on Park Place Boulevard and U.S. Hwy. 287 North.
2. The Planned Development district accommodates planned associations of uses developed as integral land use units. A planned development district may be used to permit new or innovative concepts.
3. Base Zoning will be General Retail:
  - a. Minimum lot size will be 7,000 sq. feet.
  - b. Minimum lot depth will be 100 feet.
  - c. Minimum lot width will be 60 feet.
  - d. Minimum setback:
    - i. If facing Public Street, it will be twenty five (25') feet.
    - ii. If faces Hwy. 287 frontage road, it will be forty (40') feet.
  - e. Side yard setback will be twenty (20') feet.
  - f. Interior Side Yards-When retail uses are platted adjacent to other retail and non-residential uses, no side yard is required provided:
    - i. Adequate fire lanes and circulation is provided on site.
    - ii. Appropriate building codes can be met.
  - g. Any building within one hundred fifty (150') feet of Indian Hills Subdivision shall not be greater than one story.

4. In addition to those uses already prohibited by General Retail Zoning, the following shall also be prohibited:
  - a. Multiple Family Dwelling or Apartment
  - b. Single Family Dwelling Attached
  - c. Single Family Dwelling Detached
  - d. Two Family Dwelling (Duplex)
  - e. Farm, Ranch, Garden Crops or Orchard
  - f. Golf Course or Country Club
  - g. Institution for alcoholic, narcotic or psychiatric patients
  - h. Antenna, non-commercial (amateur radio, television, or CB radio)
  - i. Portable sign
  - j. Pole sign
  - k. Searchlights
  - l. Building materials, hardware or home improvement center (outdoor)
  - m. Funeral Home or Mortuary
  - n. Veterinarian hospital with outside animal pens
  - o. Day camp for children
  - p. Commercial auto parking lot
  - q. New and used auto sales
  - r. Tire installation and repair (inside storage only)
  - s. Tire installation and repair (outside storage only)
  - t. Motel or hotel (less than 75 rooms)
  - u. Motel or hotel (over 75 rooms)
  - v. School, commercial trade
  - w. Laundromat
  - x. Amusement Commercial (outdoor)
5. Clarification shall be provided on the Site Plan for screening, landscaping, signs, lighting, project phasing, scheduling, and management associations.
6. Traffic Impact Analysis will be needed to determine proportional assessment for the deceleration lane on the Hwy. 287 Bypass Service Road.
7. No pole signs allowed, all other signs shall be in compliance with sign ordinance.
8. Property Owners' Association must be established to care for landscaping, trail and joint use signs.
9. Meandering eight foot (8') hike and bike trail will be built along TXU electrical easement.
10. Buffer between development and Indian Hills Subdivision must be fifty (50) feet per Memorandum of Agreement.
11. One tree must be planted for every 1,270 square feet per Memorandum of Agreement per Ordinance No.2285 or as amended.
12. Trees must be a minimum of three (3") inches and consist of a large species per City Ordinance.
13. Masonry wall between this development and Indian Hills Subdivision shall be built during first phase of development.
14. Grassy areas shall have solid sod, plugs or sprigs placed, no hydro-mulching or seeding allowed.
15. Along Park Place Blvd. and Public Road to be built there should be two large trees per 40' lineal feet of frontage - one shall be 3" and one shall be 4" caliper size.
16. Trees should be a minimum four (4) foot distance from any concrete pavement, utility lines, screening walls, or other structures.
17. Shared parking arrangements shall be encouraged when applicable.
18. On Public Road, on street parking (parallel) shall be built on the public street that the developer will build, and will count to the off-site parking requirements. This parking lane will be eight foot (8'). This will require a seventy four foot (74') right of way, within this R.O.W. will be the landscaping and sidewalks (see cross section below).





19. Sidewalks along Park Place and Public Street will be built by developer.
20. Pedestrian circulation shall be a priority throughout the development.
21. Site plans shall comply with all applicable ordinances at the time of their submittal.

The density, coverage, height, parking and off-street loading standards shall be set forth on the site plan or as specified for the GR, General Retail District.

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

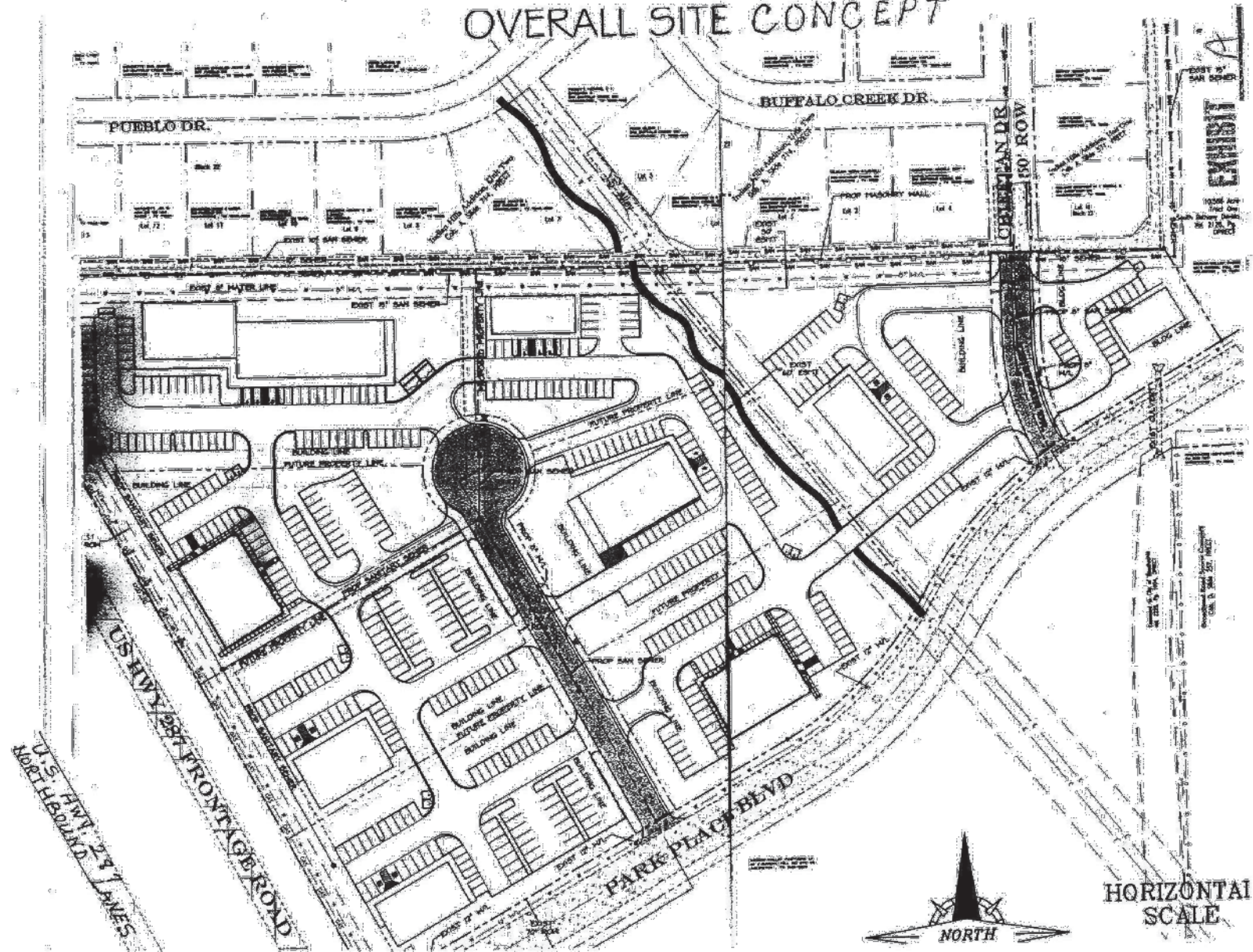
**PASSED, APPROVED AND ADOPTED** on this 20<sup>th</sup> day of August, 2007.

*Joe Jenkins*  
MAYOR

ATTEST:

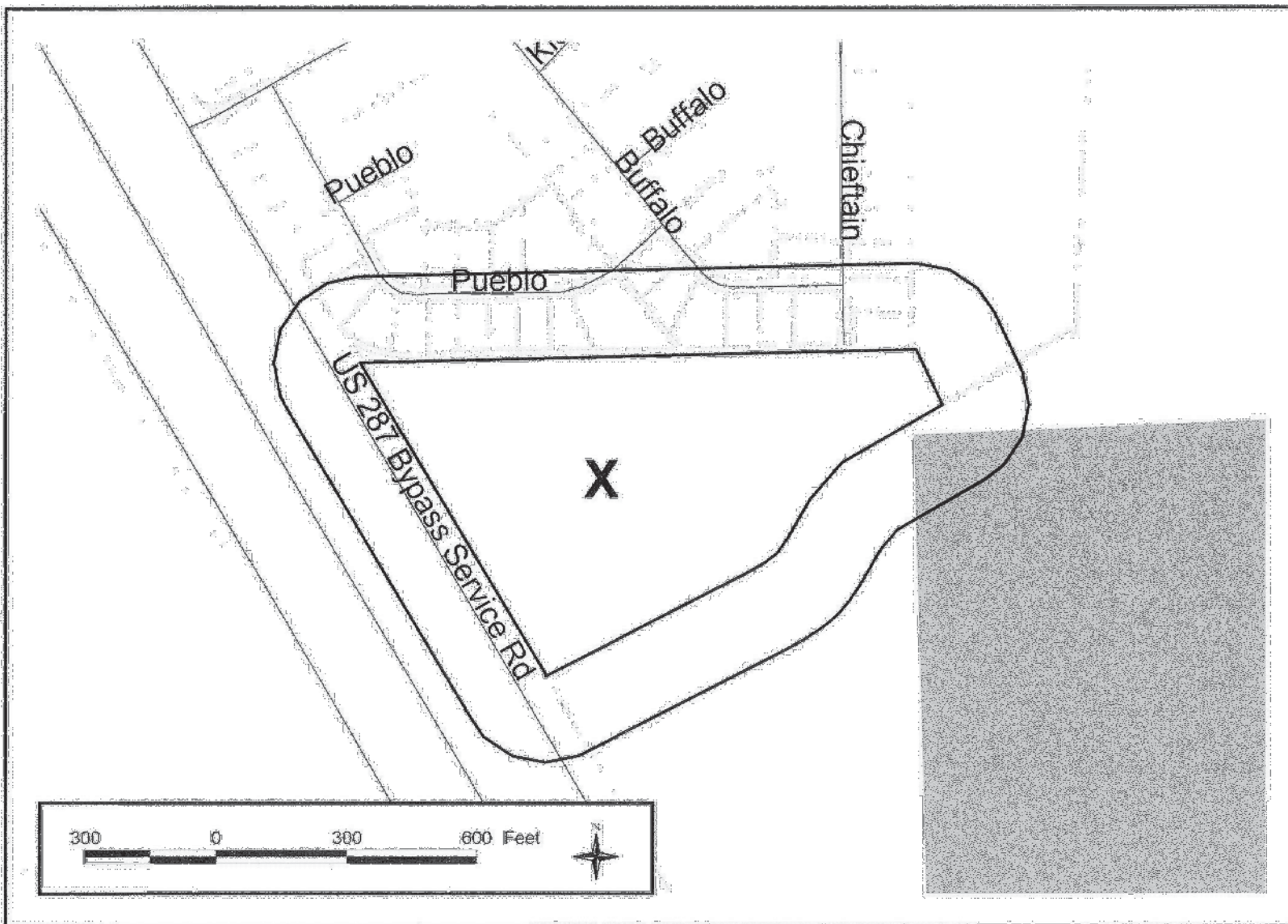
*Nancy Cross*  
City Secretary

# OVERALL SITE CONCEPT





ZA2007-23







SHEET TITLE:  
EXISTING PROPERTY BOUNDARY WITH  
CONTOURS, EXISTING UTILITIES AND  
EXISTING ZONING

# REZONING EXHIBIT



## TRACT #1 LEGAL DESCRIPTION

BEING all that certain 11.023 acre parcel of land lying in the City of Washburn, Texas and being situated in the L.R. & ANS ADAMS SURVEY, ABSTRACT NO. 5, Ellis County, Texas, and being a portion of the 63.473 acre tract of land conveyed to Kidron Valley Partners, L.P. by Warranty Deed recorded in Volume 1984, Page 83 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at an "X" set for the northeast corner of said Kidron Valley Tract and the southwest corner of Indian Hills Addition, Unit Two, an addition in the City of Washburn, Texas, according to the Plat thereof recorded in Cabinet A, Slide T14 of the Plat Records of Ellis County, Texas (OPRECT);

THENCE N 89°53'44" E (Dred - N 87°47'09" E, 1272.11 feet), along the westerly north line of said Kidron Valley Tract and the north line of Indian Hills Addition, Unit One and Two, a distance of 775.76 feet to a 1/2" iron rod set with cap marked "WLSR RPLS 5331" for the northeast corner of this tract;

THENCE S 12°54'44" E, along the east line of this tract, a distance of 430.48 feet to a 1/2" iron rod set with cap marked "WLSR RPLS 5331" in the north line of Park Place Boulevard (W right of way) (as conveyed to the City of Washburn by General Warranty Deed recorded in Volume 2235, Page 1014, OPRECT) for the southeast corner of this tract, said iron rod lies in a non tangent curve to the left having a radius of 480.00 feet and a central angle of 93°26'50";

THENCE in a southeasterly direction along the arc of said curve and continuing along the south line of this tract and the north line of Park Place Boulevard, a distance of 28.88 feet (Long Chord - S 30°56'07" W, 38.87 feet) to a 1/2" iron rod set with cap marked "Advanced RPLS 5427" for a point of reverse curve to the right having a radius of 386.51 feet and central angle of 11°42'51";

THENCE continuing in a southeasterly direction along the arc of said curve and continuing along the south line of this tract and the north line of Park Place Boulevard, a distance of 517.84 feet to a 1/2" iron rod set with cap marked "Advanced RPLS 5427" in the southwest line of said Kidron Valley Tract and in the southeast line of U.S. Highway 287 for the southwest corner of this tract;

THENCE N 29°10'00" W (Dred - Bearing Basin Line), along the southwest line of said Kidron Valley Tract and the northwest line of Highway 287, a distance of 874.41 feet to the POINT OF BEGINNING and containing 11.023 acres of land as surveyed on the ground April 12, 2007 by Walter Land Surveying Company.

## SHEET TITLE

REZONING EXHIBIT

PREPARED BY

ATLAS ASSOCIATES, INC.

P.O. BOX 185

MILFORD, TX 76670

972-921-4206 | fax 469-327-2527

atlas@atlas-associates-inc.com

PREPARED FOR

D & R DEVELOPMENT

P.O. BOX 683

RED OAK, TX 75154

CONTACT: DOUG CURRY

PHONE: 972-670-0508

**TRACT #1  
PROPOSED PD  
(11.023 ACRES)**

**TRACT #2  
OFFICE  
(2.388 AC.)**

R=480.00'  
L=28.88'  
=03°26'50"  
C=S 30°56'07" W  
28.87'

R=386.52'  
L=213.95'  
=31°42'53"  
C=S 45°04'58" W  
211.23'



HORIZONTAL  
SCALE

( IN FEET )  
1 inch = 60 ft.

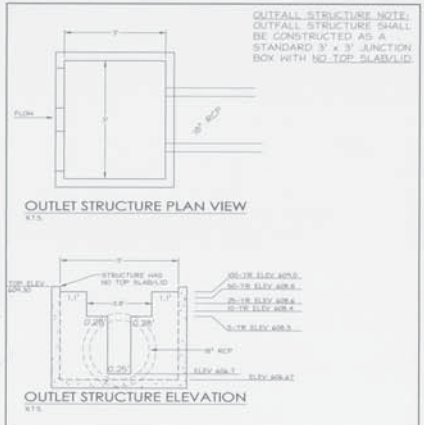
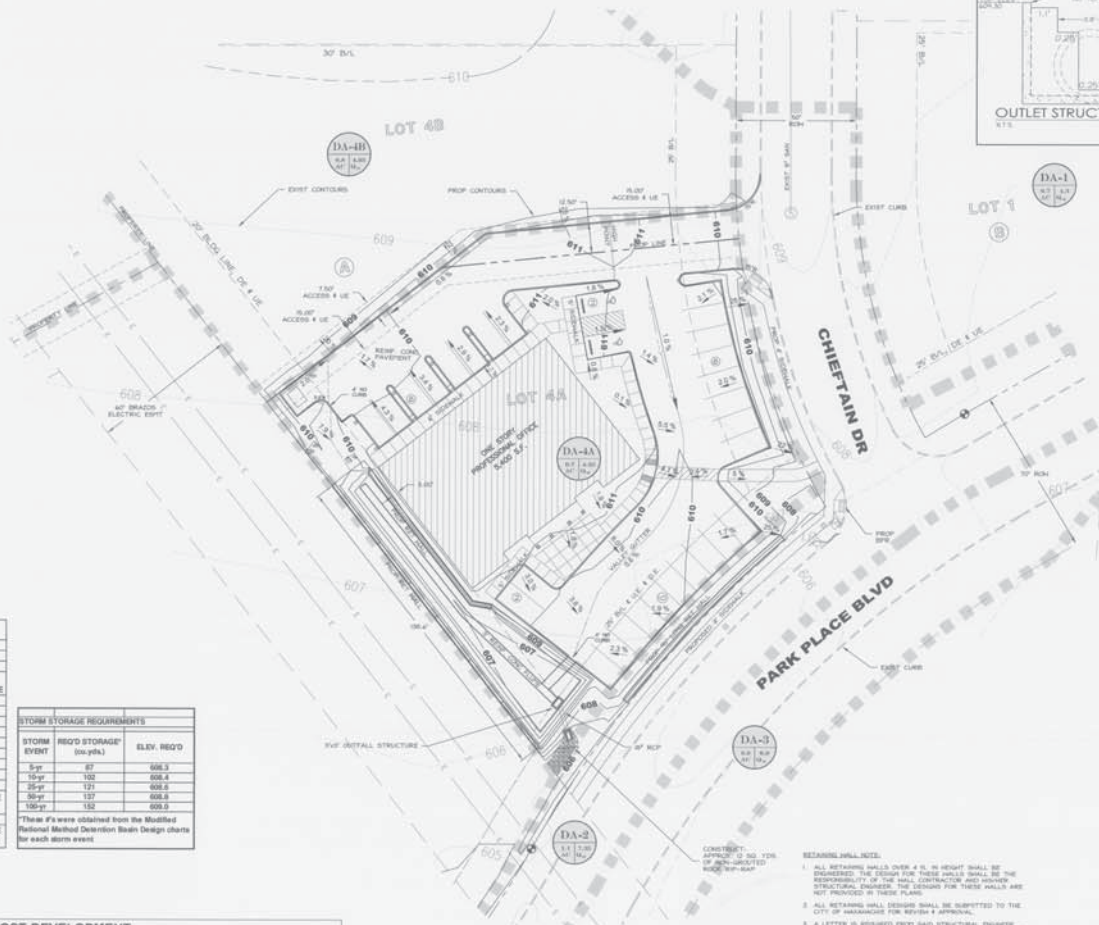


| WAXAHACHIE FAMILY DENTISTRY - DETENTION POND |                   |               |   |                                       |                              |
|--|-------------------|---------------|---|---------------------------------------|------------------------------|
| MAX. STORAGE REQUIRED =                      |                   |               | 150 cu. yds.                            |                                       |                              |
| ELEVATION<br>(ft)                            | AREA<br>(sq. ft.) | DEPTH<br>(ft) | AVE. AREA per<br>Increment<br>(sq. ft.) | VOLUME per<br>Increment<br>(cu. yds.) | TOTAL VOLUME<br>(cu. yds.)   |
| 606.7  | 650.0             |               |   |                                       |                              |
| 607.0  | 630.8             | 0.3           | 644.9                                   | 7.3                                   | 7.3                          |
| 607.5  | 1,735.6           | 0.5           | 1,267.7                                 | 23.8                                  | 31.0                         |
| 608.0  | 2,862.4           | 1.3           | 1,950.0                                 | 35.4                                  | 66.4                         |
| 608.5  | 3,376.6           | 1.8           | 2,229.5                                 | 41.3                                  | 107.7                        |
| 609.0  | 2,826.2           | 2.3           | 2,400.4                                 | 46.3                                  | 155.8                        |
| 609.5  | 2,906.3           | 2.8           | 2,366.7                                 | 53.1                                  | 209.0                        |
|  |                   |               |   |                                       | 208.97                       |
|  |                   |               |   |                                       | 208.97                       |
|  |                   |               |   |                                       | TOTAL VOLUME<br>IN POND      |
|  |                   |               |   |                                       | TOTAL VOLUME<br>w/ FREEBOARD |

| STORM STORAGE REQUIREMENTS |                             |             |
|----------------------------|-----------------------------|-------------|
| STORM<br>EVENT             | REQ'D STORAGE<br>(cu. yds.) | ELEV. REQ'D |
| 5-yr                       | 87                          | 606.3       |
| 10-yr                      | 100                         | 606.4       |
| 25-yr                      | 121                         | 606.6       |
| 50-yr                      | 137                         | 606.8       |
| 100-yr                     | 152                         | 606.9       |

\*These #'s were obtained from the Modified Rational Method Detention Basin Design charts for each storm event.

| PRE-DEVELOPMENT AND POST-DEVELOPMENT<br>PARK PLACE PROFESSIONAL CENTER DRAINAGE CHART |       |                         |     |              |                        |    |              |         |      |  |  |
|---|-------|-------------------------|-----|--------------|------------------------|----|--------------|---------|------|--|--|
| AREA #  | ACRES | Post Development Calc's |     |              | Pre Development Calc's |    |              | SUMMARY |      |  |  |
|   |       | Tc<br>(min)             | C   | Qps<br>(cfs) | Tc<br>(min)            | C  | Qps<br>(cfs) |         |      |  |  |
| DA-1  | 0.66  | 10                      | 0.9 | 7.29         | 4.33                   | 20 | 0.4          | 5.76    | 1.52 | Offsite to existing 5x2' box culvert under Park Place Blvd.                            |  |
| DA-2  | 1.12  | 10                      | 0.9 | 7.29         | 7.35                   | 10 | 0.9          | 7.29    | 7.35 | Carried along curb & gutter of Park Place Blvd. to culvert at intersection w/ US 287   |  |
| DA-3  | 0.32  | 10                      | 0.9 | 7.29         | 6.04                   | 10 | 0.9          | 7.29    | 6.04 | Carried along curb & gutter of Park Place Blvd. to culvert at intersection w/ US 288   |  |
| DA-4B   | 0.75  | 10                      | 0.9 | 7.29         | 4.93                   | 20 | 0.4          | 5.76    | 1.73 | Overland to Inlet @ NE corner of Park Place Blvd and Park Place Ct                     |  |
| DA-4A   | 0.89  | 10                      | 0.9 | 7.29         | 4.63                   | 20 | 0.4          | 5.76    | 1.59 | detention pond then overland to Inlet @ NE corner of Park Place Blvd and Park Place Ct |  |



DRAINAGE AREA MAP  
 WAXAHACHIE  
 FAMILY DENTISTRY  
 LOCATED IN PARK PLACE PROFESSIONAL CENTER  
 CITY OF WAXAHACHIE, TX

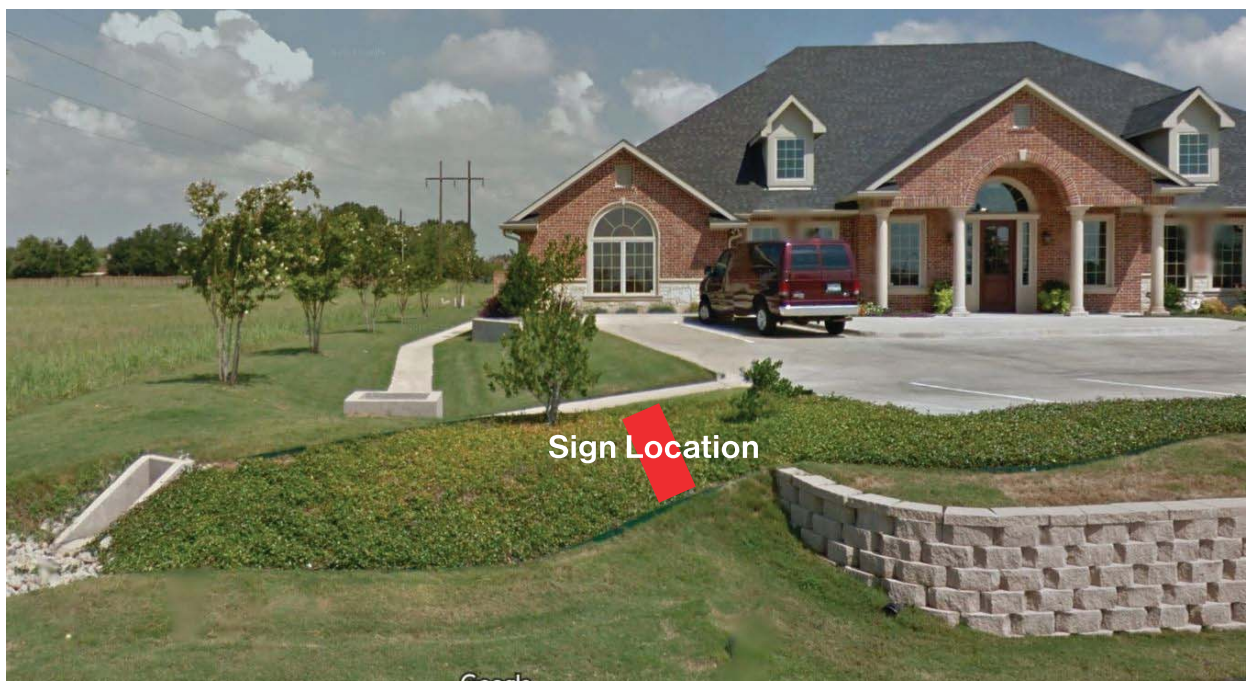
PREPARED BY  
 ATLAS ASSOCIATES, INC.  
 P.O. BOX 185  
 MILFORD, TX 76659  
 817.201.4081 fax 817.207.2327  
 atlas@atlasassoc.com

PREPARED FOR  
 DR. SCOTT CLINTON, DDS  
 201 FERRIS AVE #9  
 WAXAHACHIE, TX 79066  
 CONTACT: ALAN AYCOX  
 CONTACT: 972.236.1321

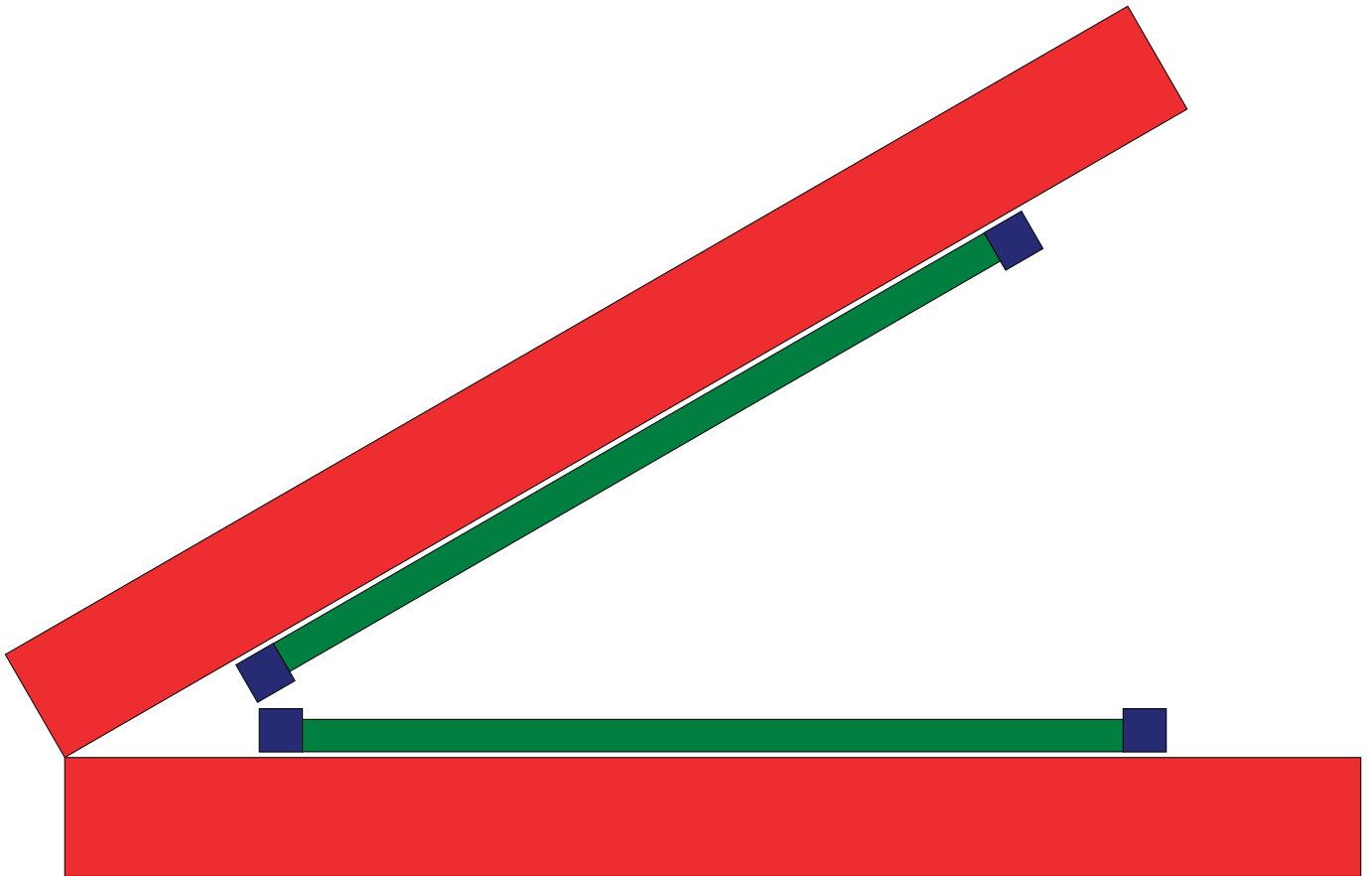
ATLAS ASSOCIATES, INC.  
 10000 W. 10TH STREET, SUITE 100  
 FORT WORTH, TEXAS 76132  
 817.201.4081  
 817.207.2327  
 atlas@atlasassoc.com

SHEET NO.  
 C.3





# Top View

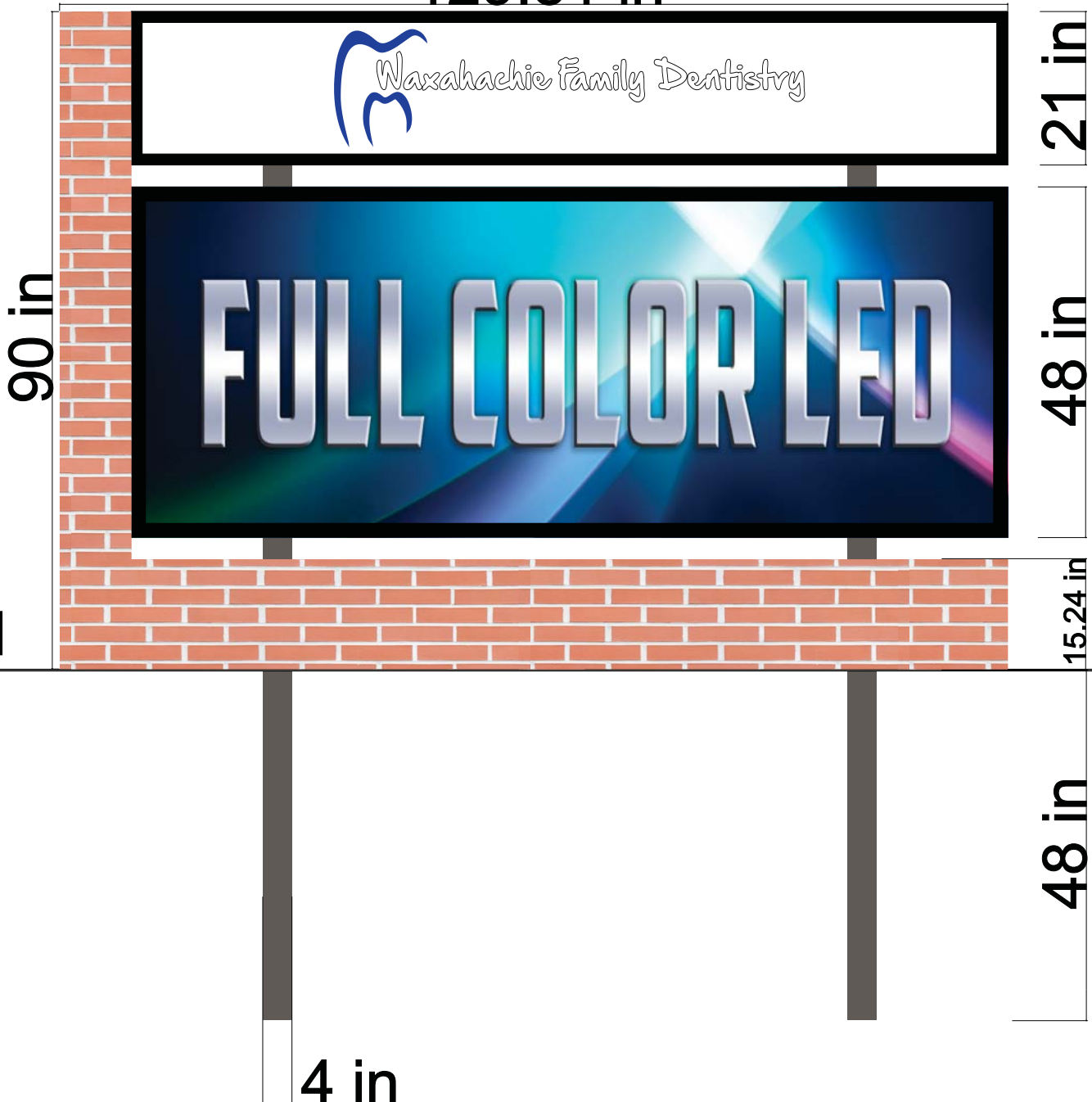


- 4" Square Steel Tube
- 3" Angle Steel
- LED Sign box

# Waxahachie Family Dentistry

125 Park Place Blvd.  
Waxahachie, TX 75165  
972-937-4370

129.81 in





# Planning & Zoning Department

## Zoning Staff Report

Case: PD-18-0016



### MEETING DATE(S)

*Planning & Zoning Commission:* February 27, 2018

*City Council:* March 5, 2018

### CAPTION

**Public Hearing** on a request by Jeff Crannell, CCM Engineering, for an Amendment to Ordinance No. 2752 for the Camden Park Phases 1 and 2 Planned Development District to increase Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures. (PD-18-0016)

### CASE INFORMATION

*Applicant:* Jeff Crannell, CCM Engineering

*Property Owner(s):* Owner's Name

*Site Acreage:* 69.283 acres

*Current Zoning:* Planned Development

*Requested Zoning:* Planned Development

### SUBJECT PROPERTY

*General Location:* At the northeast corner of Parks School House Rd. and Peters Street.

*Parcel ID Number(s):* From Ellis CAD

*Existing Use:* Single family residential neighborhood

*Development History:* Ordinance No. 2752 was approved by City Council on July 21, 2014. The Final Plat for Camden Park Phase 1 was approved by City Council on September 5, 2017. The Preliminary Plat for Camden Park Phase 2 was approved by City Council on October 24, 2017.

*Adjoining Zoning & Uses:*

| Direction | Zoning          | Current Use           |
|-----------|-----------------|-----------------------|
| North     | LI-1            | Burleson Honey        |
| East      | PD-SF-3 & 2F, C | Currently undeveloped |
| South     | SF-3            | Office                |
| West      | C               | Gas Station           |

*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 along Parks School House Rd. and Peters St. Parks School House Rd. is a Secondary Thoroughfare C (90' ROW), while Peters St. has a 50' ROW.

*Site Image:*



### **PLANNING ANALYSIS**

The applicant seeks to amend Ordinance No. 2752 to allow for a larger maximum lot coverage.

### **PD DEVELOPMENT STANDARDS**

The following table identifies the development standard requirements in the base zoning district in comparison to the proposed development standards for this PD.

| Requirement          | Base Zoning | Proposed |
|----------------------|-------------|----------|
| Maximum lot coverage | 35%         | 50%      |

### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, a notice was published in the Waxahachie Daily Light on 02/09/2018.

### **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:

**ATTACHED EXHIBITS**

1. Ordinance No. 2752
2. Location exhibit

**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

*Prepared by:*

Kelly Dent, MPA

Planner I

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

*Reviewed by:*

Shon Brooks, AICP

Director of Planning

[sbrooks@waxahachie.com](mailto: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 21<sup>st</sup> day of July, 2014.



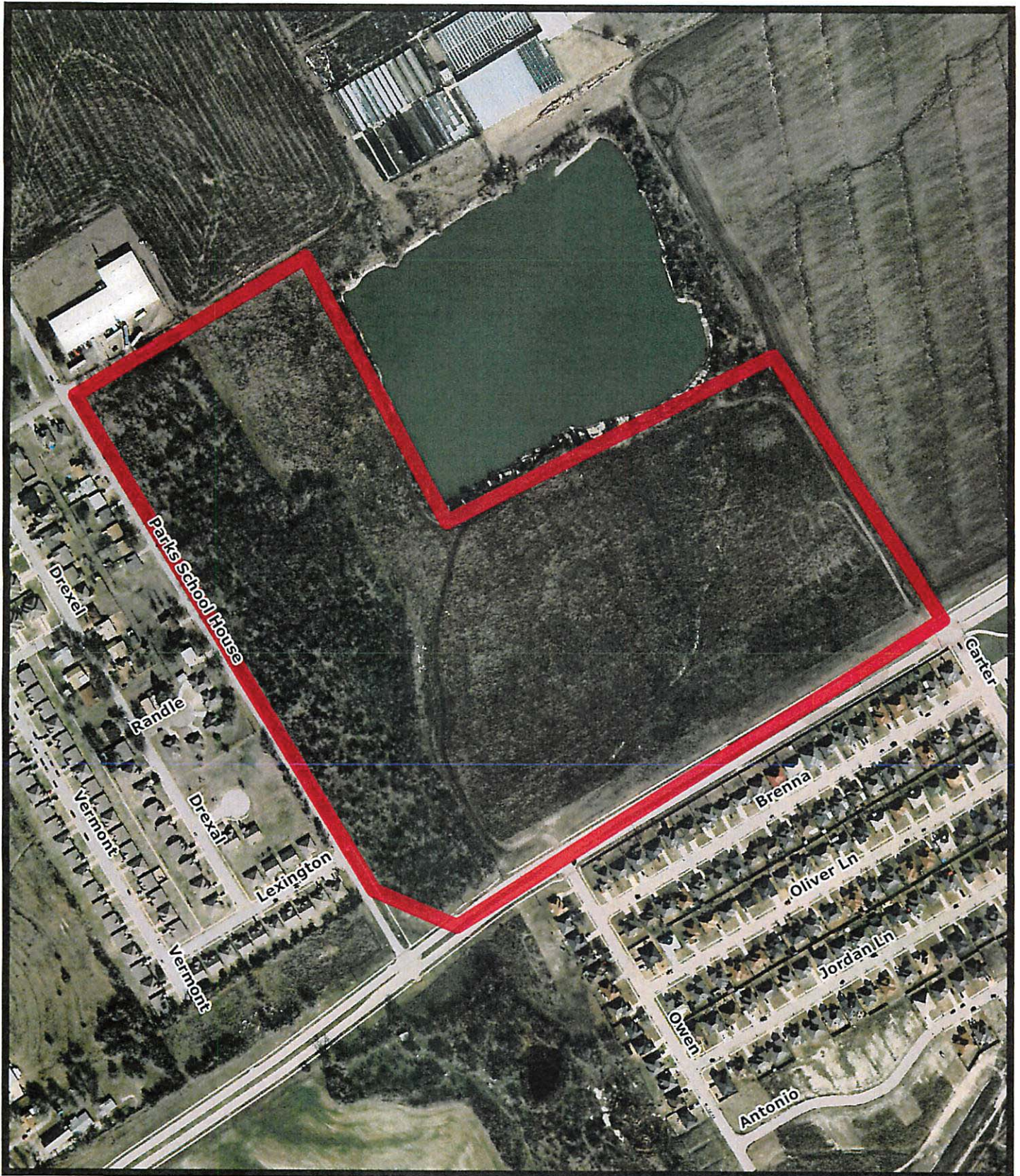
ATTEST:

*Rosi Saunders*  
City Secretary

*M. Kevin Stuebel*  
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.





# Camden Park Ph 1&2 Location Exhibit

 PD-18-0016





# Planning & Zoning Department

## Zoning Staff Report

Case: SU-18-0008



### MEETING DATE(S)

*Planning & Zoning Commission:* February 27, 2018

*City Council:* March 5, 2018

### CAPTION

**Public Hearing** on a request by Alvernon Jones, Jr., Bad Boy Bail Bonds, for a Specific Use Permit (SUP) to allow **Bail Bond Agency** use within a Planned Development-4-Commercial (PD-4-C) zoning district, located at 201 Amanda Lane, Suite 102, being LOT B BLK 8 SOLON PLACE-REV 0.588 AC (Property ID 175691) – Owner: D P GARDENA PROPERTY INVESTMENTS (SU-18-0008)

### CASE INFORMATION

*Applicant:* Alvernon Jones, Bad Boy Bail Bonds

*Property Owner(s):* D P Gardena Property Investments

*Site Acreage:* 0.588 acres

*Current Zoning:* Planned Development-4-Commercial

*Requested Zoning:* PD-4-C with Specific Use Permit

### SUBJECT PROPERTY

*General Location:* 201 Amanda Lane, Suite 102

*Parcel ID Number(s):* 175691

*Existing Use:* Multi-tenant office building

*Development History:* The replat for Solon Place was approved by City Council on June 1, 1987.

*Adjoining Zoning & Uses:*

| Direction | Zoning | Current Use                            |
|-----------|--------|--|
| North     | PD-4-C | Texas Dept. of Health & Human Services |
| East      | PD-4-C | Northtown Village Apartments           |
| South     | PD-4-C | Apartment building                     |
| West      | PD-4-C | Multi-tenant office building           |

*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 site is accessed via Amanda Ln (40' ROW).



*Site Image:*

**PLANNING ANALYSIS**

The applicant seeks a Specific Use Permit (SUP) for a Bail Bonds Agency. A Bail Bonds Agency is permitted in the C zoning district with an SUP.

The Great Southwest Center is home to a number of separate businesses, some of which may be less compatible with a bail bonds agency than others. The current tenants of this office building include a pediatric nurse practitioner, human resources consultancy, barbershop, pastor and home healthcare business. The configuration of the building is such that the home healthcare business is completely separate, but the remaining businesses, including the suite where the applicant intends to establish his business, share a common kitchen, common restrooms, and common hallways, so that people who are at the Great Southwest Center for one business can access the other businesses via the common hallways. Certain tenants have made staff aware of their discomfort of being situated in the same space as a bail bonds agency.

**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 02/09/2018.



**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.
- ☒ Additional consideration on the part of the Planning & Zoning Commission and City Council may be needed. While this usage is permitted in the C zoning district, with an SUP, the particular tenant mix of this site may pose concerns.
- ☐ Approval, per the following comments:

**ATTACHED EXHIBITS**

1. Building configuration
2. Office configuration

**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:*

Kelly Dent, MPA

Planner I

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

*Reviewed by:*

Shon Brooks, AICP

Director of Planning

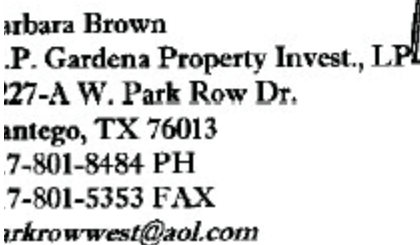
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)

201 Amanda Lane  
Waxahachie, Texas

|                                      |                   |                   |                        |      |                   |
|--------------------------------------|-------------------|-------------------|------------------------|------|-------------------|
| 300                                  |                   |                   |                        |      |                   |
| 2,400 SF                             |                   |                   |                        |      |                   |
| 200                                  |                   |                   |                        |      |                   |
| 1,188 SF                             |                   |                   |                        |      |                   |
|                                      | 104E<br><br>200SF | 104D<br><br>200SF | 104C<br><br>400 SF<br> | 104B | 104A<br><br>200SF |
| MRR                                  | LRR               | Kitchen<br>Area   | 104<br><br>670 SF      |      |                   |
| Elec. Closet                         | Mop Sink/Storage  |                   | 100<br><br>850 SF      |      |                   |
| 102<br><br>1,300 SF<br><br>Available |                   |                   |                        |      |                   |

7,558 SF

For More Information:  
Capital Property Advisors  
Tony Gilbert  
214-368-9999  
[tgilbert@cpacre.com](mailto:tgilbert@cpacre.com)



Barbara Brown  
P. Gardena Property Invest., LP  
27-A W. Park Row Dr.  
Antego, TX 76013  
7-801-8484 PH  
7-801-5353 FAX  
brkrowest@aol.com



# Planning & Zoning Department

## Zoning Staff Report

Case: PD-18-0007



### MEETING DATE(S)

*Planning & Zoning Commission:* February 27, 2018

*City Council:* March 5, 2018

### CAPTION

**Public Hearing** on a request by Steve Miller, Steve Miller Real Estate, for a Zoning Change from a Single Family-3 (SF3) zoning district to **Planned Development-Single Family-3 (PD-SF3) with Concept Plan**, located at 415 W. Light Street, being LOT 1 BLK 13 BULLARD-REV 0.323 AC (Property ID 172392) - Owner: COLE DONALD I & PEGGY E REVOCABLE LIVING TRUST (PD-18-0007)

### CASE INFORMATION

*Applicant:* Steve Miller, Steve Miller Real Estate

*Property Owner(s):* Donald I and Peggy E Cole Revocable Living Trust

*Site Acreage:* 0.323 acres

*Current Zoning:* Single Family-3

*Requested Zoning:* Planned Development-Single Family-3

### SUBJECT PROPERTY

*General Location:* 415 W Light Street

*Parcel ID Number(s):* 172392

*Existing Use:* Single family residence

*Development History:* The site is located in the Bullard-Revision.

*Adjoining Zoning & Uses:*

| Direction | Zoning | Current Use             |
|-----------|--------|-------------------------|
| North     | SF-3   | Single family residence |
| East      | SF-3   | Single family residence |
| South     | SF-3   | Single family residence |
| West      | SF-3   | Single family residence |

*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 site is located at the northwest corner of W Light Street and the alley extension of Dillon Street. W Light Street is a local street, currently 30' ROW, and the applicant knows he would be responsible for a 12' ROW dedication at the replat stage.



*Site Image:*

**PLANNING ANALYSIS**

The applicant seeks a Planned Development with the intention to eventually replat this lot into two lots, so that the newly-created lot could have a single family residence on it. This lot is larger than many of the other lots in the surrounding area, however a replat would decrease the yard size these homes have.

**PD DEVELOPMENT STANDARDS**

The attached concept plan provisions identify the development standard requirements in the base zoning district in comparison to the proposed development standards for this PD.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 22 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 02/09/2018.

**STAFF CONCERNS**

1. The replat will require a 12' ROW dedication along W Light Street.

**APPLICANT RESPONSE TO CONCERNS**

1. Applicant attended a meeting and submitted revisions provisions and drawings.

### **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:
- ☒ Additional considerations may be needed:
  1. These newly created lots would be smaller than the SF-3 zoning districts minimums.
  2. There would be a 12' ROW dedication required that would further reduce the size of the lots.

### **ATTACHED EXHIBITS**

1. Concept plan provisions
2. Site plan 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 a set of drawings that incorporate all comments.

### **STAFF CONTACT INFORMATION**

*Prepared by:*  
Kelly Dent, MPA  
Planner I  
[kdent@waxahachie.com](mailto:kdent@waxahachie.com)

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



**EXHIBIT B**  
**CONCEPT PLAN PROVISIONS**

The purpose and intent of this Planned Development (PD) is to divide the Lot known as Property ID 172392 located at 415 W Light Street in Waxahachie, Texas 75165 into Two Separate Lots. On the Existing Lot there is an Existing Home that is 1,172 sq ft with a Tin Garage and a Gravel Drive on the North East Corner of this Existing Lot. This Existing Home will stay and a New Home is proposed to be built on the South West Corner of this Existing Lot.

This property is owned by The Donald I and Peggy E Cole Revocable Living Trust and they are requesting to build this New Home to either Live In, Sell or possibly Rent for Retirement Income. They are both retired and disabled and live at 700 Dunaway Street in Waxahachie with their Son.

The Lot they are wanting to divide would face the variations as listed below:

|                                      | <u>Requirements</u> | <u>Existing</u>  | <u>Proposed</u>  |
|--------------------------------------|---------------------|------------------|------------------|
| Maximum Height                       | Maximum Two Story   | Single Story     | Single Story     |
| Minimum Lot Area                     | 10,000 Sq Ft        | 14,069.88 Sq Ft  | 7,034.94 Sq Ft   |
| Lot Acreage                          | .2296 Acres         | .323 Acres       | .1615 Acres      |
| Minimum Lot Width                    | 80 Feet             | 195 Feet         | 97.5/97.87 Feet  |
| Minimum Lot Depth                    | 100 Feet            | 70.52/72.95 Feet | 70.52/72.95 Feet |
| Minimum Front Yard Depth (House)     | 30 Feet             | 22.1 Feet        | 31 Feet          |
| Minimum Front Yard Depth (Garage)    | Behind Line         | N/A              | 37 Feet          |
| Minimum Back Yard Depth              | 25 Feet             | 8 Feet           | 9.52 Feet        |
| Minimum Side Yard Corner             | 15 Feet             | 10 Feet          | 15 Feet          |
| Maximum Lot Coverage (Density)       | 35 %                | 8.3 %            | 20%              |
| Minimum Dwelling Unit Area           | 1,200 Sq Ft         | 1,172 Sq Ft      | 1,200 Sq Ft      |
| Enclosed Front Access Parking Spaces | 2                   | 1                | 1                |

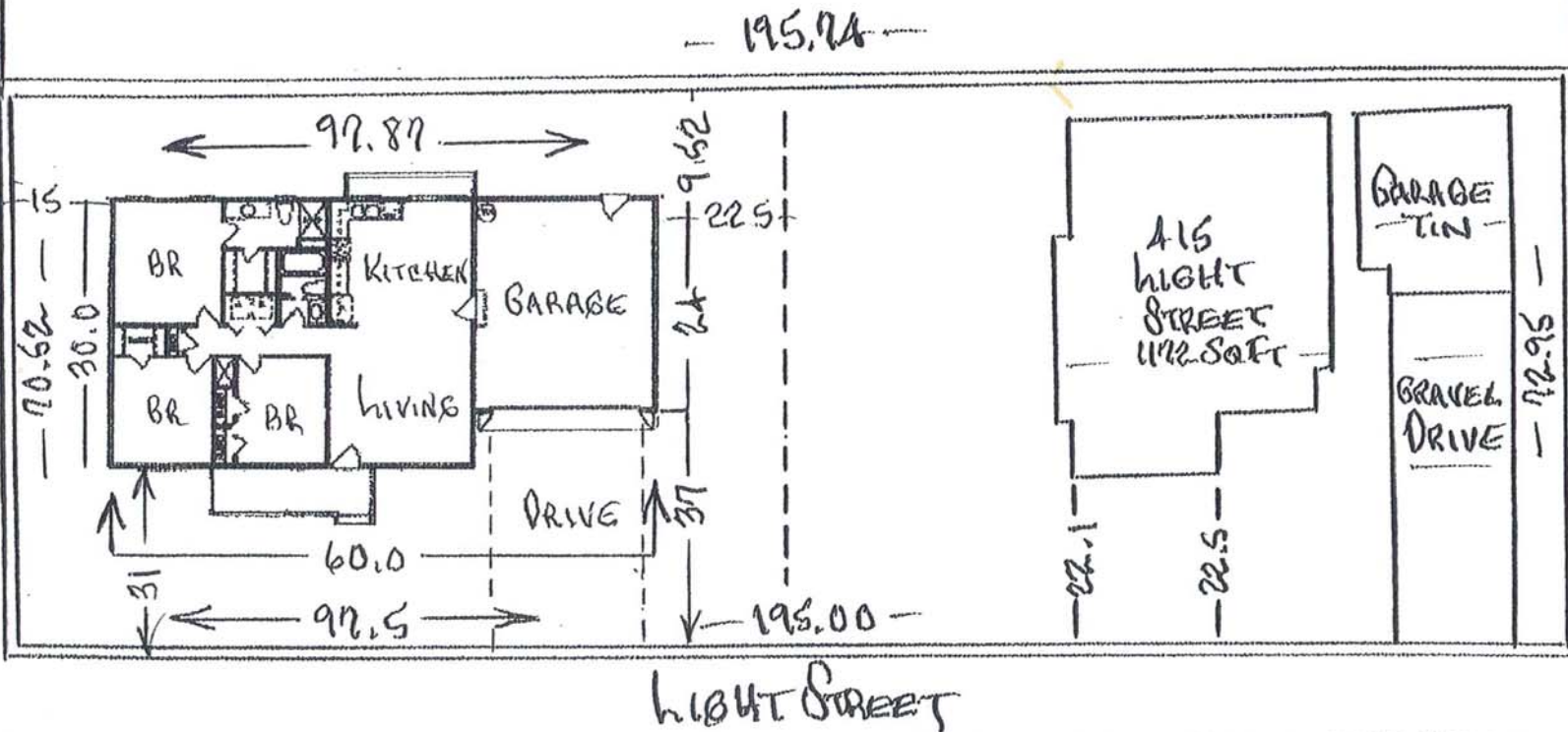
Due to the size of the New Lot, and the depth of the lot only being 70.52 Ft deep, it would not meet the minimum lot depth of 100 feet. The minimum Front Yard Depth from the Front of the House which is 31 feet and the minimum Front Yard Depth from the Garage which is 37 feet, both include 12 feet for the required ROW.

I have included several pictures of the neighborhood showing both Existing and New Homes that have been built over the last 12 months showing how close some of the homes are to the Property Lines and also showing the depth of the front and back yards showing that this new home would not be out of the neighborhood norm.

We have also completed a Utility Investigation for a Water and Sewer Tap and have been approved to move forward with the proper Zoning, Re-Plat and Approval by the City of Waxahachie and are ready to start that process.

Steve Miller  
Steve Miller Real Estate  
Direct – 214-718-2854  
Steve@SteveMillerRealEstate.com

DILLON ROAD (ALLEY)



PROPOSED  
CHANGES

EXISTING LOT = 14,069.88 SQ FT. (0.323 ACRES)

EXISTING LOT = 7,034.94 SQ FT (0.1615 ACRES)

PROPOSED LOT = 7,034.94 SQ FT (0.1615 ACRES)

# Planning & Zoning Department

## Zoning Staff Report

Case: PD-18-0009



### MEETING DATE(S)

*Planning & Zoning Commission:* February 27, 2018

*City Council:* March 5, 2018

### CAPTION

**Public Hearing** on a request by Chris Acker, Acker Construction, for a Zoning Change from a Single Family-3 (SF3) zoning district to **Planned Development-Single Family-3 (PD-SF3) with Concept Plan**, located at 1201 Wyatt Street, being LOT A&B BLK 212 TOWN - WAXAHACHIE 0.572 AC (Property ID 171515) - Owner: HALL ELIZABETH A (PD-18-0009)

### CASE INFORMATION

*Applicant:* Chris Acker, Southfork Capital, LLC

*Property Owner(s):* Southfork Capital, LLC

*Site Acreage:* 0.7431 acres

*Current Zoning:* Single Family-3

*Requested Zoning:* Planned Development-Single Family-3

### SUBJECT PROPERTY

*General Location:* 1201 Wyatt Street

*Parcel ID Number(s):* 171515

*Existing Use:* Currently undeveloped

*Development History:* This is part of the Town Addition.

| Case No.   | Direction from Site | Request | Result                     |
|------------|---------------------|---------|----------------------------|
| PD-17-0172 | Southeast           | PD-SF-3 | Denied at PZ Jan. 23, 2018 |

*Adjoining Zoning & Uses:*

| Direction | Zoning | Current Use             |
|-----------|--------|-------------------------|
| North     | SF-3   | Currently undeveloped   |
| East      | SF-3   | Currently undeveloped   |
| South     | SF-3   | Currently undeveloped   |
| West      | SF-3   | Single family residence |



*Future Land Use Plan:*

Low Density Residential

*Comprehensive Plan:*

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

*Thoroughfare Plan:*

The site is at the northeast corner of Ross and Wyatt Streets. Wyatt Street shows as a Major Thoroughfare B (110' ROW). Ross Street shows as a Secondary Thoroughfare B (80' ROW).



*Site Image:*

### **PLANNING ANALYSIS**

The applicant is seeking a Planned Development, to allow for a replat of this lot into five lots, on which to build single family residences. This area is within the Infill Overlay, and has historically been zoned for SF-3, but the lot sizes for SF-3 have changed over time, thus creating the need for the PD.

### **PD DEVELOPMENT STANDARDS**

The following table identifies the development standard requirements in the base zoning district in comparison to the proposed development standards for this PD.

| <b>Requirement</b>   | <b>Base Zoning</b>      | <b>Proposed</b>  |
|----------------------|-------------------------|--|
| Minimum lot size     | 10,000sf                | Lot sizes range from 5,600 to 7,500 and are similar in size to the majority of lots in this area |
| Masonry construction | 75%                     | Hardie Lap and Hardie Shake siding to conform with existing homes in the area                    |
| Front yard setback   | 30'                     | 18'6"  |
| Rear yard setback    | 25'                     | 25'  |
| Side yard setback    | 10' (15' if onto a ROW) | 10% of lot width   |

In addition, the applicant guarantees that no elevations will be duplicated in this five-lot development, with each home having a unique style and color palate, all homes will be Energy Star-rated, and all HVAC units will be screened via landscape or fencing.

### **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 02/09/2018.

### **STAFF CONCERNS**

1. Ensure the development name matches the replat name.

### **APPLICANT RESPONSE TO CONCERNS**

1. Applicant met with staff, and submitted revised concept plan provisions.

### **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 staff comments:
- ☒ Further considerations may need to be taken into account:
  1. Ensure the development name matches the replat name.

### **ATTACHED EXHIBITS**

1. Concept plan provisions

### **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:*  
Kelly Dent, MPA  
Planner I  
[kdent@waxahachie.com](mailto:kdent@waxahachie.com)

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

**EXHIBIT B**  
**CONCEPT PLAN PROVISIONS**

Purpose and Intent

The purpose and intent of this Planned Development (PD) is to build new single family homes for sale. Any conditions found within the Single Family Residential-3 (SF-3) zoning district or Zoning Ordinance that are not written herein, shall default to the City of Waxahachie's Code of Ordinances, as amended

Compliance with the City's Comprehensive Plan

Zoning District SF-3 is the intended base zoning classification underlying this PD. The SF-3 zoning district is intended to be similar to the SF-2 except composed of detached, single-family residences on lots of not less than ten thousand (10,000) square feet.

PD District Development Standards

***Description of Request***

- To build new single family homes and sell them.

***Proposed Use of Property***

- New single family home construction.

***General Development Requirements***

- Lot sizes range from 5,600 to 7,500 and are similar in size to the majority of lots in this area.
- Hardie Lap and Hardie Shake siding to conform with existing homes in the area
- 30 Year architectural roofing shingles
- All rear yards to be fenced with a 6' tall privacy cedar fence.
- No elevation will be duplicated on any lot in this addition (each home will be of a unique style and color palate)
- Minimum 7/12 roof pitch
- All homes will be energy star rated
- Front yard setback 18'6"
- Rear yard setback 25'
- Side yard setback 10% of lot width.
- All HVAC condensing units shall be screened from public streets via landscape or fencing



# Planning & Zoning Department

## Plat Staff Report

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**Case: RP-18-0010**

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### MEETING DATE(S)

*Planning & Zoning Commission:* February 27, 2018

*City Council:* March 5, 2018

### CAPTION

**Consider** request by Chris Acker, Southfork Capital LLC, for a **Replat** of Block 212 and a portion of Block 214 of Town Addition, to create Lots 1-4, Block 212 and Lot 3, Block 214, Town Addition, 0.7431 acres (Property ID 171515) – Owner: HALL ELIZABETH A (RP-18-0010)

### CASE INFORMATION

*Applicant:* Chris Acker, Southfork Capital, LLC

*Property Owner(s):* Southfork Capital, LLC

*Site Acreage:* .7431 acres

*Number of Lots:* 5 lots

*Number of Dwelling Units:* 5 units

*Park Land Dedication:* The cash in lieu of park land dedication for this case is estimated at **\$2,000.00** (5 residential dwellings at \$400.00 per dwelling).

*Adequate Public Facilities:* This will be on City water and sewer.

### SUBJECT PROPERTY

*General Location:* 1201 Wyatt Street

*Parcel ID Number(s):* 171515

*Current Zoning:* Single Family-3

*Existing Use:* Currently undeveloped

*Platting History:* This is part of the Town Addition.

*Site Aerial:*



**STAFF CONCERNS**

1. Applicant will rename the subdivision to match with the corresponding Planned Development district.

**APPLICANT RESPONSE TO CONCERNS**

1. Applicant has agreed to partner with the County and City to ensure proposed subdivision name is not already in use.

**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. Applicant has agreed to rename the subdivision and corresponding Planned Development and to ensure they are not already in use.

**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 I

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

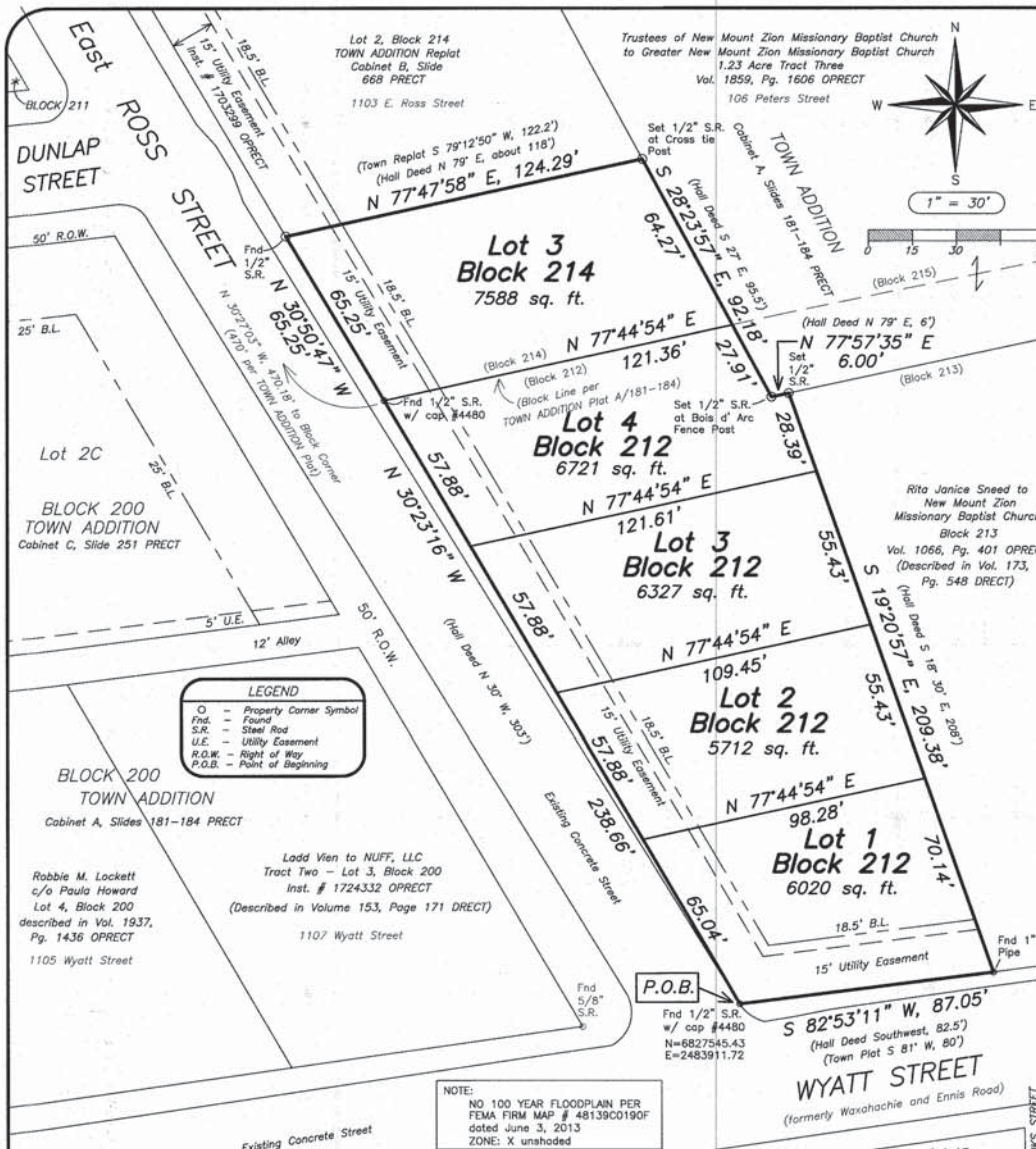
*Reviewed by:*

Shon Brooks, AICP

Director of Planning

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





# OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF ELLIS §

WHEREAS WE, Southfork Capital, LLC, are the Owners of a tract of land situated in the City of Waxahachie, Ellis County, Texas, and being BLOCK 212 and a portion of BLOCK 214 of TOWN ADDITION, and being more particularly described as follows:

FIELD NOTES ~ 0.7431 Acre

BEING all that certain lot, tract or parcel of land being a portion of the Samuel Ramsey Survey, Abstract No. 913 as conveyed to Elizabeth Hall by deed as recorded in Instrument Number 1616373 of the Official Public Records of Ellis County, Texas (OPRECT) and described in Volume 190, Page 17 of the Deed Records of Ellis County, Texas (DRECT), said Hall tract being all of Block 212 and a portion of Block 214 of TOWN ADDITION, an addition to the City of Waxahachie, Ellis County, Texas, according to the Plat thereof as recorded in Cabinet A, Slides 181-184 PRECT and the Plat Records of Ellis County, Texas (PRECT), and now as conveyed to Southfork Capital, LLC by deed as recorded in Instrument Number 1733707 OPRECT, and being more particularly described as follows:

BEGINNING at a 1/4" steel rod found with cap number 4480 for the southwest corner of this tract and same for said Block 212 and same for said Hall tract at the intersection of the north line of WYATT STREET, a public right of way, formerly known as WAXAHACHIE and ENNIS ROAD, and the east line of East ROSS STREET, a 50' wide right of way; (with the bearing being from this description from GPS observation, Texas Co-Ordinate System, North Central Zone, and having a beginning co-ordinate of Northing = 6827545.43, Easting = 2483911.72);

THENCE along the west line of this tract and same for said Hall tract and the east line of said East ROSS STREET as follows (Hall Deed N 30° W, 303');:

N 30°23'16" W, 238.66 feet along the west line of said Block 212 to a 1/4" steel rod found with cap number 4480 for the northwest corner of said Block 212 and the southwest corner of said Block 214;

N 30°50'47" W, 65.25 feet along the west line of said Block 214 to a 1/4" steel rod found for the northwest corner of this tract and same for said Hall tract and the southwest corner of Lot 2 in Block 214 of TOWN ADDITION, according to the Replat thereof as recorded in Cabinet B, Slide 668 PRECT;

THENCE N 77°47'58" E, 124.29 feet (Hall Deed N 79° E, about 118' and Town Replat S 79°12'50" W, 122.2') along the north line of this tract and same for said Hall tract to a 1/4" steel rod set at cross tie post for the northerly northeast corner of this tract and same for said Hall tract and the southeast corner of said Lot 2 in the east line of said Block 214 and in the west line of Block 215 of said TOWN ADDITION as recorded in Cabinet A, Slides 181-184 PRECT and in the west line of a called 1.23 acre Tract Three as conveyed to Greater New Mount Zion Missionary Baptist Church by deed as recorded in Volume 1859, Page 1606 OPRECT;

THENCE along the east line of this tract and same for said Hall tract as follows:

S 28°23'57" E, 92.18 feet (Hall Deed S 27° E, 95.5') along the west line of said 1.23 acre tract to a 1/4" steel rod set at bois d'arc post for the southwest corner of said 1.23 acre tract to the POINT OF BEGINNING and containing approximately 0.7431 acre of land;

N 77°57'35" E, 6.00 feet (Hall Deed N 79° E, 6') along the south line of said 1.23 acre tract to a 1/4" steel rod set for the southerly northeast corner of this tract and the northwest corner of Block 213 and same for a tract of land conveyed to New Mount Zion Missionary Baptist Church (church tract) by deed as recorded in Volume 1066, Page 401 OPRECT;

S 19°20'57" E, 209.38 feet (Hall Deed S 18°30' E, 208') along the east line of said Block 212 and the west line of said Block 213 and same for said church tract to a 1/4" pipe found for the southeast corner of this tract and same for said Hall tract and same for said Block 212 and the southwest corner of said Block 213 and same for said church tract in the north line of said WYATT STREET;

THENCE S 82°53'11" W, 87.05 feet (Hall Deed Southwest, 82.5' and Town Plat S 81° W, 80') along the south line of this tract and same for said Block 212 and same for said Hall tract to the POINT OF BEGINNING and containing approximately 0.7431 acre of land.

(also known as 1201 Wyatt Street)

CITY OF WAXAHACHIE, TEXAS

REPLAT APPROVAL

APPROVED BY: Planning and Zoning Commission  
City of Waxahachie

By: Chairperson Date

APPROVED BY: City Council  
City of Waxahachie

By: Mayor Date

Attest Date

Owners:

Southfork Capital, LLC  
103 Chieftain #103  
Waxahachie, Texas 75165  
Phone: 469-383-5939  
Chris Acker

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WE, Southfork Capital, LLC, do hereby adopt this plat designating the herein above described property as a REPLAT of LOTS 1 through 4 in BLOCK 212 and LOT 3 in BLOCK 214 of TOWN ADDITION, an addition to the City of Waxahachie, Texas, (Being a Replat of BLOCK 212 and a portion of BLOCK 214 of TOWN ADDITION) and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

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

By:

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 Chris Acker, 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:

## REPLAT Lots 1 - 4, Block 212 Lot 3, Block 214 TOWN ADDITION (0.7431 Acre)

BEING a REPLAT of BLOCK 212 and a  
Portion of BLOCK 214 of TOWN ADDITION, in  
the City of Waxahachie, Ellis County, Texas

ELLIS ASSOCIATES  
SURVEYORS  
212 North College Tel. 972-937-7474  
Waxahachie, Texas 75165  
TBPLS License No. 10067100

Drawn: K. Bohanon Date: January 10, 2018 Job: 17-318-BASE-REPLAT

### SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Stuart G. Hamilton, do hereby declare 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.

Stuart G. Hamilton, Registered Professional Land Surveyor #4480  
ELLIS ASSOCIATES SURVEYORS

LOCATION MAP SCALE: 1" = 2000'