

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, October 29, 2019 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

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

1. Call to Order
2. Invocation
3. Reorganize the Commission
4. ***Public Comments:*** Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
5. ***Consent Agenda***

All matters listed under Item 5, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

 - a. Minutes of the regular Planning & Zoning Commission meeting of October 15, 2019
 - b. Minutes of the Planning and Zoning Commission briefing of October 15, 2019
6. ***Public Hearing*** on a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1 zoning district to Planned Development-Single-Family Residential-3 and Planned Development-Two Family Residential, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) - Owner: WAXAHACHIE ISD (PD-19-0124)
7. ***Consider*** recommendation of Zoning Change No. PD-19-0124
8. ***Consider*** request by Liliana Sandoval for a **Plat** of Fuentes Ranch for 1 lot being 1.154 acres situated in the CH Hurst Survey, Abstract 456 (Property ID 138921) in the Extra Territorial Jurisdiction - Owner: CARLOS FUENTES-HERNANDEZ AND LILIANA SANDOVAL (PL-19-0120)

9. **Consider** request by Hal Barrix, Harlan Properties, Inc., for a **Final Plat** of Oxford Ranch Two, Phase 2, for 48 lots being 69.645 acres situated in the T. Cassidy Survey, Abstract 225 and the H.G. Hurst Survey, Abstract 458 (Property ID 181695) in the Extra Territorial Jurisdiction - Owner: HARLAN PROPERTIES INC (FP-19-0125)
10. **Consider** request by Kim Tucker, Greatwood Development, for a **Plat** of Savannah Oaks for 7 lots being 10.987 acres situated in the J. Barker Survey, Abstract 40 (Property ID 205300) in the Extra Territorial Jurisdiction - Owner: GREATWOOD DEVELOPMENT LLC (PL-19-0127)
11. **Consider** request by Terry Nay, DVN Holdings LTD, for a **Final Plat** of Waxahachie Car Wash for 1 lot being 0.6584 acres situated in the Robert Russell Survey, Abstract 911 (Property ID 273691) - Owner: DVN HOLDINGS LTD (FP-19-0128)
12. **Consider** request by Matthew Martinez, JPH Land Surveying, for a **Final Plat** of Chapman Acres Subdivision for 1 lot being 0.973 acres situated in the William Baskins Survey, Abstract 148 (Property ID 180816 and 180826) - Owner: VAQUERO KIRKSEY STREET PARTNERS LP (FP-19-0126)
13. **Consider** request by Bryan Connally, CBG Surveying Texas LLC, for a **Replat** of Lots 4-9, Block 183 and Lots 2A, 2B, and 3, Block 184 of New Town Heights Addition, to create Lots 1-4, Block A, Wyatt-Peters Addition, 2.085 acres (Property ID 174824, 171431, and 171433) – Owner: APRACE INVESTMENTS LLC (RP-19-0123)
14. **Consider** request by Timothy Lyons, Lyons American Securities, Inc., for a **Plat** of The Village Apartments for 1 lot being 16.93 acres situated in the Robert Russell Survey, Abstract 911 (Property ID 138302 and 227073) - Owner: LYONS AMERICAN SECURITIES INC (PL-19-0113)
15. Adjourn

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

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

Notice of Potential Quorum

One or more members of the Waxahachie City Council may be present at this meeting.

No action will be taken by the City Council at this meeting.

Planning and Zoning Commission
October 15, 2019

(5a)

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, October 15, 2019 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

Member Absent: Melissa Ballard, Vice Chairman

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

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

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

3. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of September 24, 2019
- b. Minutes of the Planning and Zoning Commission briefing of September 24, 2019

Action:

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

5. **Public Hearing on a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1 zoning district to Planned Development-Single-Family Residential-3 and Planned Development-Two Family Residential, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) - Owner: WAXAHACHIE ISD (PD-19-0124)**

Chairman Keeler opened the Public Hearing and noted the applicant requested to continue the public hearing to the October 29, 2019 Planning & Zoning Commission meeting.

(5A)

6. Consider recommendation of Zoning Change No. PD-19-0124

Action:

Ms. Betty Square Coleman moved to continue the Public Hearing on a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1 zoning district to Planned Development-Single-Family Residential-3 and Planned Development-Two Family Residential, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) - Owner: WAXAHACHIE ISD (PD-19-0124) to the October 29, 2019 Planning & Zoning Commission Meeting. Mr. David Hudgins seconded, All Ayes.

- 7. Public Hearing on a request by Brandon Brown, Circle L Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 212 Solon Road (Property ID 172942) – Owner: SEAN AUGER & LAUREN FRATINA (SU-19-0121)**

Chairman Keeler opened the Public Hearing.

Planner Chris Webb reviewed SU-19-0121 noting staff recommended approval as presented.

There being no others to speak for or against SU-19-0121, Chairman Keeler closed the Public Hearing.

8. Consider recommendation of Zoning Change No. SU-19-0121

Action:

Mr. Jim Phillips moved to approve a request by Brandon Brown, Circle L Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 212 Solon Road (Property ID 172942) – Owner: SEAN AUGER & LAUREN FRATINA (SU-19-0121). Mr. David Hudgins seconded, All Ayes.

- 9. Public Hearing on a request by Brandon Brown, Circle L Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district, located at 414 Sunset Court (Property ID 265783) – Owner: TODD A AND REBECCA K BUCK (SU-19-0122)**

Chairman Keeler opened the Public Hearing.

Mr. Webb presented SU-19-0122 noting staff recommended approval as presented.

There being no others to speak for or against SU-19-0122, Chairman Keeler closed the Public Hearing.

10. Consider recommendation of Zoning Change No. SU-19-0122

(60)

Action:

Mr. Jim Phillips moved to approve a request by Brandon Brown, Circle L Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district, located at 414 Sunset Court (Property ID 265783) – Owner: TODD A AND REBECCA K BUCK (SU-19-0122). Mr. David Hudgins seconded, All Ayes.

- 11. Public Hearing on a request by Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-3 zoning district to Planned Development-Single-Family Residential-3, with Concept Plan, located at 1609 Cleaver Street (Property ID 182093) - Owner: AKAMAI DESIGNS INC (PD-19-0119)**

Chairman Keeler opened the Public Hearing.

Senior Planner Colby Collins reviewed PD-19-0119 noting the applicant complies with the City Zoning Ordinance. Staff recommended approval per the following comment:

1. Staff suggests that a Developer's Agreement be in place before final approval.

The Commission expressed concerns with the increased parking spaces, setback from the road, buffer between the property and adjacent property, and walkability.

Mr. Mark Thedford, 145 Royal Park Lane, Waxahachie, explained he is willing to adjust the plan to comply with the Commission's concerns. He noted the property is adjacent to Fire Station No. 2 and there will be a buffer.

Mr. David Hudgins asked if there is a right-of-way easement on the property to allow for future widening of the road and the applicant noted there is and that is why the homes are setback. Mr. Thedford explained the driveway portion of the property will be a shared easement amongst the property owners.

Chairman Keeler recommended ensuring the sidewalk along the property and Mr. Thedford noted that could be added to the Developer's Agreement.

There being no others to speak for or against PD-19-0119, Chairman Keeler closed the Public Hearing.

- 12. Consider recommendation of Zoning Change No. PD-19-0119**

Action:

Mr. David Hudgins moved to approve a request by Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-3 zoning district to Planned Development-Single-Family Residential-3, with Concept Plan, located at 1609 Cleaver Street (Property ID 182093) - Owner: AKAMAI DESIGNS INC (PD-19-0119) subject to staff conditions in the Development Agreement. Ms. Bonney Ramsey seconded, All Ayes.

- 13. Public Hearing on a request by Maxwell Fisher, Masterplan., for a Zoning Change from a Multiple Family-2 zoning district to Planned Development-Multiple Family-**

(50)

2, with Concept Plan, located at the SW corner of Garden Valley Parkway at Goodnight Lane (Property ID 275562) - Owner: KALTERRA CAPITAL PARTNERS LLC (PD-19-0114)

Chairman Keeler opened the Public Hearing.

Mr. Collins presented PD-19-0114 noting the Concept Plan depicts a residential development that includes the following amenities: trash/recycle pickup, private salon, common area, and on-site transit service. He explained the current Zoning Ordinance does not have specific regulations for Multi-Family Senior Living and the applicant is requesting variances to some of the city's requirements.

Mr. Dallas Cothrum, 900 Jackson Street, Dallas, explained the developer hosted three different community meetings with the surrounding property owners for feedback about the senior living facility. He noted the intention is not to operate a nursing home but wants to be able to offer physical therapy to the tenants if they request it.

The Commission inquired about the connectivity to the existing trail at the Sports Complex and the fencing. Mr. Cothrum confirmed a rod iron fence will be installed on the property lines that do not face the Right-of-Way with accessibility to the trail at the Sports Complex and stone columns will be on the front of the property.

Those who spoke in favor:

Mr. Marvin Gilbert, 209 Goodnight Lane, Waxahachie

Ms. Rosalie Gilbert, 209 Goodnight Lane, Waxahachie, expressed her concern with no covered parking at the senior facility and adequate parking for family to visit their senior relatives.

There being no others to speak for or against PD-19-0114, Chairman Keeler closed the Public Hearing.

14. Consider recommendation of Zoning Change No. PD-19-0114

Action:

Mr. David Hudgins moved to approve a request by Maxwell Fisher, Masterplan., for a Zoning Change from a Multiple Family-2 zoning district to Planned Development-Multiple Family-2, with Concept Plan, located at the SW corner of Garden Valley Parkway at Goodnight Lane (Property ID 275562) - Owner: KALTERRA CAPITAL PARTNERS LLC (PD-19-0114) subject to staff conditions, with 6 foot rod iron fence surrounding the property that doesn't face the right-of-way, and masonry columns facing the right-of-way. Ms. Bonney Ramsey seconded, All Ayes.

15. Public Hearing on a request by Bonny Cain, Waxahachie ISD, for a Zoning Change from a Single-Family Residential-1 zoning district to Planned Development-Commercial, Planned Development-General Retail, and Planned Development-Single-Family Residential-3, with Concept Plan, located South and East of Waxahachie High School (Property ID 180503) - Owner: WAXAHACHIE ISD (PD-19-0115)

(50)

Chairman Keeler opened the Public Hearing.

Mr. Collins presented PD-19-0115 noting the applicant is requesting approval for a zoning change to allow residential, retail, and commercial uses within a 127.847 acre tract of land adjacent to Waxahachie High School. Per the Concept Plan, the applicant is proposing seven (7) approximate development areas, with major roadways and open space/ drainage areas reserved.

Development Areas A&B - Commercial

The applicant is proposing a base zoning district of Commercial (C). Allowed uses shall be those provided within the City of Waxahachie Zoning Ordinance for Commercial with additional changes listed below.

Permitted Uses:

- Public School
- Accessory Buildings
- Athletic Facilities

Development Areas C, D, & E – General Retail

The applicant is proposing a base zoning district of General Retail (GR). Allowed uses shall be those provided within the City of Waxahachie Zoning Ordinance for General Retail with additional changes listed below.

Permitted Uses:

- Restaurant
- Drive Through Restaurant
- Retail Stores and Shops
- Office, Professional, or Administrative
- Clinic, Dental, Medical, or Chiropractic
- Pharmacy

Development Areas F&G – Single Family Residential

The applicant is proposing a base zoning district of Single Family-3 Residential (SF3). Allowed uses shall be those provided within the City of Waxahachie Zoning Ordinance for Single Family with additional changes listed below.

Permitted Uses:

- Detached single family residences
- Open space recreational areas

Mr. Collins reviewed the following staff concerns:

1. Lot Sizes Within Development Areas F&G: The applicant is proposing a minimum lot area of 8,400 sq. ft. Per the City of Waxahachie Zoning Ordinance, the minimum lot area for the Single Family-3 zoning district is 10,000 sq. ft. *It shall be noted that the applicant increased the lot sizes for Area F (originally 8,400 sq. ft. – now 10,000 sq. ft.) and Area G (originally 7,200 sq. ft. – now 8,400 sq. ft.).
2. Roof Pitch: The applicant is proposing a roof pitch of 2:12 (except for flat-roofed structures with a parapet that conceals the roof from the nearest adjacent road) in Development Areas C-E. The minimum roof pitch per the City of Waxahachie Zoning Ordinance is 6:12.

(5a)

3. **Building Height:** In Development Areas A&B (Commercial), and Development Areas C – E (General Retail), the applicant is requesting a maximum height of five (5) stories. Due to the maximum height for Commercial being three (3) stories and the maximum height for General Retail being two (2) stories, staff has concerns with the applicant's request.

The Commission expressed concerns with restricting uses on the development for future use and the proposed zoning districts not complying with city standards.

Mr. Nick Box, 110 Water Garden Drive, Waxahachie, expressed concern with limiting space and lot size on Space G.

Mr. Erik Test inquired why the applicant does not want the best use near the high school. The applicant stated the district is pre-planning the property so it can eventually be sold.

Chairman Keeler noted he would rather the area grow organically and is not comfortable lowering the city standards for possible future development.

There being no others to speak for or against PD-19-0115, Chairman Keeler closed the Public Hearing.

16. Consider recommendation of Zoning Change No. PD-19-0115

Action:

After a lengthy discussion, Mr. Jim Phillips moved to deny a request by Bonny Cain, Waxahachie ISD, for a Zoning Change from a Single-Family Residential-1 zoning district to Planned Development-Commercial, Planned Development-General Retail, and Planned Development-Single-Family Residential-3, with Concept Plan, located South and East of Waxahachie High School (Property ID 180503) - Owner: WAXAHACHIE ISD (PD-19-0115). Ms. Betty Square Coleman seconded, All Ayes.

17. Public Hearing on a request by the City of Waxahachie to repeal the current Subdivision Ordinance, Ordinance No. 2084, as amended, and to replace it in its entirety with a new Subdivision Ordinance (TA-19-0118)

Chairman Keeler opened the Public Hearing.

Planning Director Shon Brooks reviewed the following changes to the Subdivision Ordinance:

- Define the term "Filing Date"
- Reservation of Right to Limit Plat Application Times
- Changes to the Municipal Authority of Plat Approvals
- Elimination of Preliminary and Final Plat
- Allowing for broader use of early permit release
- Fire Flow Waiver
- Fee Waivers
- Elimination of Letter of Credit

(50)

- Better define sureties
- Lot to lot drainage
- Sidewalk maintenance and Right-of-Way maintenance

There being no others to speak for or against TA-19-0118, Chairman Keeler closed the Public Hearing.

18. Consider recommendation of Zoning Change No. TA-19-0118

Action:

Ms. Bonney Ramsey moved to approve a request by the City of Waxahachie to repeal the current Subdivision Ordinance, Ordinance No. 2084, as amended, and to replace it in its entirety with a new Subdivision Ordinance (TA-19-0118). Mr. Erik Test seconded, All Ayes.

19. Adjourn

Mr. Brooks introduced Planner Chris Webb and thanked Assistant City Manager Tommy Ludwig for his work on the Subdivision Ordinance.

Director of Public Works & Engineering James Gaertner introduced Graduate Engineer Macey Martinez and noted she will be attending the Planning & Zoning Commission meetings in the future.

There being no further business, the meeting adjourned at 8:49 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

Planning and Zoning Commission
October 15, 2019

(5b)

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, October 15, 2019 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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

Members Present: Melissa Ballard, Vice Chairman

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

1. Call to Order

Chairman Rick Keeler called the meeting to order.

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

Planner Chris Webb reviewed the following cases:

- SU-19-0121, is a request for an SUP for rooftop solar panel system. Staff recommended approval as presented.
- SU-19-0122, is a request for an SUP for rooftop solar panel system. Staff recommended approval as presented.

Senior Planner Colby Collins reviewed the following cases:

- PD-19-0124, applicant requested to continue to the October 29, 2019 Planning & Zoning Meeting.
- PD-19-0119, Creekwood Townhomes at 1609 Cleaver Street. Commission members expressed concern with the additional parking spaces and the setback from the road. Staff recommended approval subject to staff conditions.
- PD-19-0114, Garden Valley Senior Housing requested variances to some city standards in order to accommodate the use of a Senior Living Facility. Commission members expressed concern with allowing a skilled nursing facility on the property. Staff recommended approval subject to staff conditions.

{Mr. Erik Test arrived at 6:35 p.m.}

- PD-19-0115, Waxahachie ISD requested seven development areas for mixed use. The applicant is requesting variances from city code on certain standards. Staff reviewed their

(5b)

concerns. The Commission expressed concern with defining the zoning on the property for future use prematurely. Staff recommended approval subject to staff conditions.

Planning Director Shon Brooks and Assistant City Manager Tommy Ludwig reviewed the following major changes in the Subdivision Ordinance (TA-19-0118) to coincide with the 2019 Legislative Changes:

- Define the term "Filing Date"
- Reservation of Right to Limit Plat Application Times
- Changes to the Municipal Authority of Plat Approvals
- Elimination of Preliminary and Final Plat
- Allowing for broader use of early permit release
- Fire Flow Waiver
- Fee Waivers
- Elimination of Letter of Credit
- Better define sureties
- Lot to lot drainage
- Sidewalk maintenance and Right-of-Way maintenance

{Ms. Betty Square Coleman arrived at 6:51 p.m.}

Ms. Betty Square Coleman and Mayor Pro Tem Mary Lou Shipley recommended having a summary of changes available for the general public.

3. Adjourn

There being no further business, the meeting adjourned at 7:03 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

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Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager
Date: October 24, 2019
Re: PD-19-0124 Symphony Estates

On October 23, 2019, the applicant requested to continue case no. PD-19-0124 to the November 12, 2019 Planning and Zoning meeting and the November 18, 2019 City Council meeting agenda.

(8)

Planning & Zoning Department Plat Staff Report

Case: PL-19-0120



MEETING DATE(S)

Planning & Zoning Commission: October 29, 2019

CAPTION

Consider request by Liliana Sandoval for a Plat of Fuentes Ranch for 1 lot being 1.154 acres situated in the CH Hurst Survey, Abstract 456 (Property ID 138921) in the Extra Territorial Jurisdiction - Owner: CARLOS FUENTES-HERNANDEZ AND LILIANA SANDOVAL (PL-19-0120)

PURPOSE OF PLAT

The applicant is platting one (1) lot to construct a single-family residence.

CASE INFORMATION

Applicant: Liliana Sandoval

Property Owner(s): Carlos Fuentes-Hernandez and Liliana Sandoval

Site Acreage: 1.154 acres

Number of Lots: 1 lot

Number of Dwelling Units: 0 units

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: A water letter has been provided by Rockett SUD stating that adequate water and fire flow can be provided to this property.

SUBJECT PROPERTY

General Location: East of 2636 Patrick Road

Parcel ID Number(s): 138921

Current Zoning: N/A (ETJ)

Existing Use: Currently undeveloped.

Platting History: 456 C H Hurst

(4)

Site Aerial:



RECOMMENDATION

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

- Disapproval
- Approval, as presented.
- Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat drawing.
2. Water Letter

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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

OWNERS CERTIFICATE

STATE OF TEXAS, COUNTY OF ELLIS.

WHEREAS, Carlos Fuentes-Hernandez and Liliana Sandoval, are the owners of all that tract of land...

BEHAVING as a found plat road for corner near the northeast of Patrick Road, being the...

THENCE North 89 degrees 51 minutes 33 seconds East, with said Patrick Road, a distance of 1500.00 feet...

THENCE South 00 degrees 00 minutes 42 seconds East, a distance of 360.23 feet to a found 5/8 inch iron rod for corner...

THENCE North 00 degrees 00 minutes 42 seconds West, a distance of 360.23 feet to the PLACE OF BEGINNING...

I hereby certify that the above and foregoing Plat of Fuentes Ranch, to the Extraterritorial Jurisdiction of Wazahuache, was approved this...

Chairman Secretary

Said Fuentes Ranch shall be subject to all the requirements of the Subdivision Ordinance of the City of Wazahuache...

WITNESS, BY MY HAND, THIS DAY OF 2019.

Liliana Sandoval STATE OF TEXAS, COUNTY OF ELLIS.

Before me, the undersigned authority, on this day personally appeared Liliana Sandoval, known to me to be the person whose name is subscribed to the foregoing instrument...

Given under my hand and seal of office this day of 2019.

Notary Public in and for the State of Texas

My commission expires

SURVYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhoads, do hereby certify that I prepared this plat from an actual on the ground survey of the land...

Barry S. Rhoads Registered Professional Land Surveyor No. 3691



LEGEND: 1/8" = 10' (SEE PLAN FOR DIMENSIONS) 1/4" = 20' (SEE PLAN FOR DIMENSIONS) 1/2" = 40' (SEE PLAN FOR DIMENSIONS) 3/4" = 60' (SEE PLAN FOR DIMENSIONS) 1" = 80' (SEE PLAN FOR DIMENSIONS)

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Carlos Fuentes-Hernandez and Liliana Sandoval, acting herein by and through its duly authorized officers...

1. The streets and alleys are dedicated in fee simple for street and alley purposes.

2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances...

3. The streets and alleys are dedicated in fee simple for street and alley purposes.

4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown.

5. Ellis County is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.

6. Public utilities may be located in, under, or over the easements under the same terms and conditions as they are located in, under, or over the easements of the public and Ellis County's use thereof.

7. Ellis County and/or public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which impede or interfere with the construction, maintenance, or efficiency of any public utility.

8. Ellis County and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, repairing, and adding to or removing all or parts of their respective systems without the necessity of any time precising permission from anyone.

9. All modifications to this document shall be by means of plat and approved by Ellis County.

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

WITNESS, BY MY HAND, THIS DAY OF 2019.

Carlos Fuentes-Hernandez STATE OF TEXAS, COUNTY OF ELLIS.

Before me, the undersigned authority, on this day personally appeared Carlos Fuentes-Hernandez, known to me to be the person whose name is subscribed to the foregoing instrument...

Given under my hand and seal of office this day of 2019.

Notary Public in and for the State of Texas

My commission expires

NOTES: All existing utility data is shown for information only. Although this data is shown as accurately as possible, the contractor is cautioned that the owner and the engineer neither assumes nor implies any responsibility for the accuracy of this data...

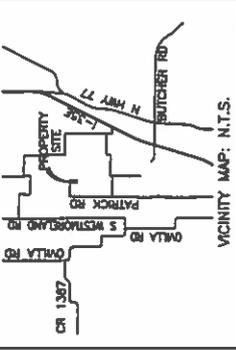
ON SITE SEWERAGE FACILITY STATEMENT The plat has been prepared by the Department of Development of Ellis County, Texas for on-site sewerage disposal facilities and meets or exceeds the minimum requirements established by TCEQ and the Ellis County Septic Order...

Department of Development Director Approval Date: FLOOD NOTE: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF WAZAHUACHE, ELLIS COUNTY, TEXAS.

INSURANCE RATE MAP (FIRM) No. 4813K (ZONING ZONE A (NORTHEAST PORTION) AND ZONE X (SOUTHWEST PORTION)) DATED 6-3-2013.

ZONE A: NO BASE FLOOD ELEVATIONS DETERMINED. ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 10 ACRES; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BEARINGS ARE BASED ON RTE READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (NAD26)



CITY OF WAZAHUACHE ELLIS COUNTY, TEXAS APPROVED BY THE PLANNING AND ZONING COMMISSION CITY OF WAZAHUACHE BY: CHAIRPERSON DATE ATTEST DATE

STATE OF TEXAS, COUNTY OF ELLIS. Certificate of approval by the Commissioner's Court of Ellis County, Texas: Approved this date, the day of 2019.

Attest: Todd Little, County Judge; Randy Strason, Commissioner, Precinct No. 1; Paul Perry, Commissioner, Precinct No. 3; Kyle Butler, Commissioner, Precinct No. 4; Lane Grayson, Commissioner, Precinct No. 2.

PLAT LOT 1 FUENTES RANCH

CASE NUMBER - PL-19-0120

50,284 SQUARE FEET, 1.154 ACRES IN THE C.H. HURST SURVEY, ABSTRACT NO. 456 IN THE EXTRATERRITORIAL JURISDICTION OF WAZAHUACHE, ELLIS COUNTY, TEXAS

OWNER: CARLOS FUENTES-HERNANDEZ & LILIANA SANDOVAL 625 NE 23rd STREET, GRAND PRAIRIE, TX 75050, (214) 870-3488 SURVEYOR: BARRY S. RHOADS, REGISTERED PROFESSIONAL LAND SURVEYOR 7509 PENNBRIDGE CIRCLE, ROWLETT, TX 75088, (214) 376-1090



DATE 7-25-2019 DRAWN BY: NSO - PROJECT NO. 201904770-01 SHEET 1 OF 1

(8)

(8)



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



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Liliana Sanchez Parcel ID #: 138921
Subdivision Name: Fuentes Ranch

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

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

Contact Information:

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

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines. <u>3000 GPM can be projected</u>	<input type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is <u>16</u> inches.	<input type="checkbox"/>	<input type="checkbox"/>

Robert Wardall
Print Name of General Manager of water provider or Designee

Rockett S.U.D.
Name of water provider company

[Signature]
Signature of General Manager of water provider or Designee

08-29-19
Date

(9)

Planning & Zoning Department

Plat Staff Report



Case: FP-19-0125

MEETING DATE(S)

Planning & Zoning Commission: October 29, 2019

CAPTION

Consider request by Hal Barrix, Harlan Properties, Inc., for a **Final Plat** of Oxford Ranch Two, Phase 2, for 48 lots being 69.645 acres situated in the T. Cassidy Survey, Abstract 225 and the H.G. Hurst Survey, Abstract 458 (Property ID 181695) in the Extra Territorial Jurisdiction - Owner: HARLAN PROPERTIES INC (FP-19-0125)

PURPOSE OF PLAT

The applicant is final platting the second phase of the Oxford Ranch subdivision.

CASE INFORMATION

Applicant: Hal Barrix, Harlan Properties Inc.

Property Owner(s): Harlan Properties Inc.

Site Acreage: 69.645 acres

Number of Lots: 40 lots

Number of Dwelling Units: 40 units

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: Rockett SUD provided a water letter confirming that adequate public facilities are available and that adequate fire flow was available for the proposed development.

SUBJECT PROPERTY

General Location: NW corner of Patrick Road at Cardiff Lane

Parcel ID Number(s): 181695

Current Zoning: N/A (ETJ)

Existing Use: Undeveloped

Platting History: PP-19-0147 Oxford Ranch Two Phase 2 was approved by City Council on October 1, 2018.

(9)

Site Aerial:



RECOMMENDATION

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

- Disapproval
- Approval, as presented.
- Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat drawing
2. Water Letter

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

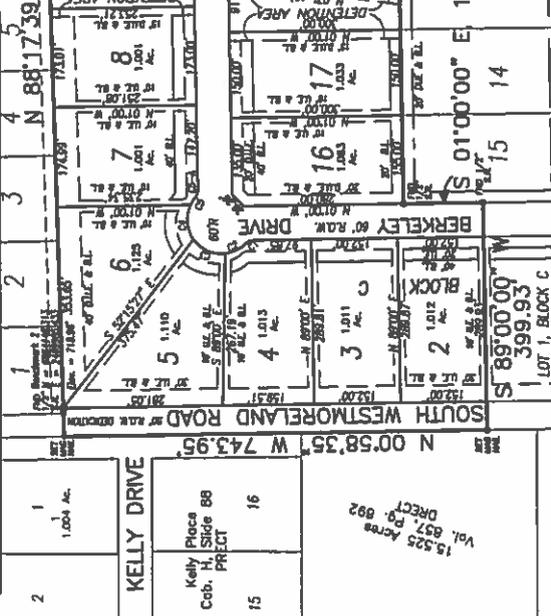
Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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

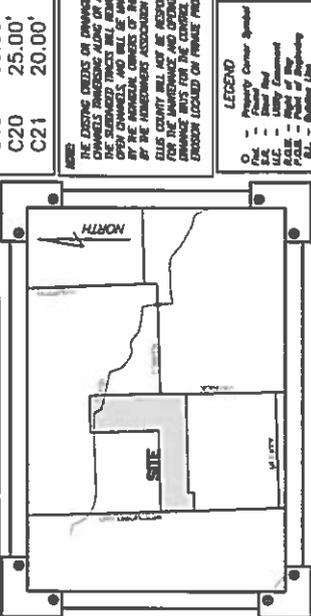
(19)

MATCH LINE ~ SEE SHEET 2

NO.	RADIUS	ARC	LONG CHORD
C1	25.00'	18.83'	S 22°34'53" E, 18.39'
C2	60.00'	39.38'	S 25°21'41" E, 38.68'
C3	60.00'	64.19'	S 24°05'26" W, 61.18'
C4	60.00'	63.87'	S 85°14'20" W, 60.90'
C5	60.00'	14.01'	N 57°34'19" W, 13.98'
C5-A	25.00'	17.51'	N 70°56'25" W, 17.15'
C6	270.00'	70.69'	S 08°30'00" E, 70.48'
C7	430.00'	112.57'	S 08°30'00" E, 112.25'
C8	60.00'	62.83'	S 12°24'35" E, 60.00'
C9	20.00'	14.46'	S 21°42'17" E, 14.14'
C10	60.00'	62.83'	S 47°35'25" W, 60.00'
C11	60.00'	74.74'	N 66°43'27" W, 70.00'
C12	60.00'	94.29'	N 13°58'50" E, 84.88'
C13	20.00'	20.94'	N 29°00'00" E, 20.00'
C14	370.00'	91.19'	N 08°26'53" W, 95.92'
C15	330.00'	64.50'	N 10°24'03" W, 64.40'



NO.	RADIUS	ARC	LONG CHORD
C16	25.00'	17.51'	S 70°56'25" E, 17.15'
C17	60.00'	60.80'	S 79°54'38" E, 58.23'
C18	60.00'	51.57'	N 46°26'08" E, 50.00'
C19	60.00'	65.90'	N 09°39'14" W, 62.64'
C20	25.00'	17.51'	N 21°03'35" W, 17.15'
C21	20.00'	31.42'	N 44°00'00" E, 28.28'



NO.	RADIUS	ARC	LONG CHORD
C1	25.00'	18.83'	S 22°34'53" E, 18.39'
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C20	25.00'	17.51'	N 21°03'35" W, 17.15'
C21	20.00'	31.42'	N 44°00'00" E, 28.28'

OWNER: Horizon Properties, Inc.
2404 Texas Drive
Irving, Texas 75067
972-659-0655

Case: FP-19-0125
FINAL PLAT
OXFORD RANCH TWO, PHASE 2
Being a 69.645 Acre Addition in
the T. CASSIDY SURVEY, ABST. 225 and
the H. G. HURST SURVEY, ABST. 458
in the Extra Territorial Jurisdiction
(ETJ) of the City of Waxahachie,
Ellis County, Texas
48 Single Family Lots

DAVIS & McDILL, Inc.
P.O. Box 429, Waxahachie, Texas 75165
Phone: Metro 972-338-1155
(A Texas Equal Opportunity Firm (F-503))

ELLIS ASSOCIATES
SURVEYORS
212 North College
Waxahachie, Texas 75165
TBPLS License No. 10067100

Drawn by: D. Hecutt Date: 10-07-2019 Job no. 19211-OXFORD-2-PH2
SHEET 1 OF 2 SHEETS

LOCATION MAP SCALE: 1" = 2000'

1:100 YEAR FLOOD MAP
ALL PROPERTY OWNERS
SHALL BE ADVISED BY THE
ENGINEER OF ANY FLOODING
DURING THE LIFE OF THE
IMPROVEMENTS.

LEGEND
Property Owner Symbol
E.L. = Easement Line
S.L. = Survey Line
P.L. = Plat Boundary
D.L. = Ditch Line
U.L. = Utility Line
W.L. = Water Line
G.L. = Gas Line
T.L. = Telephone Line
F.L. = Fire Hydrant

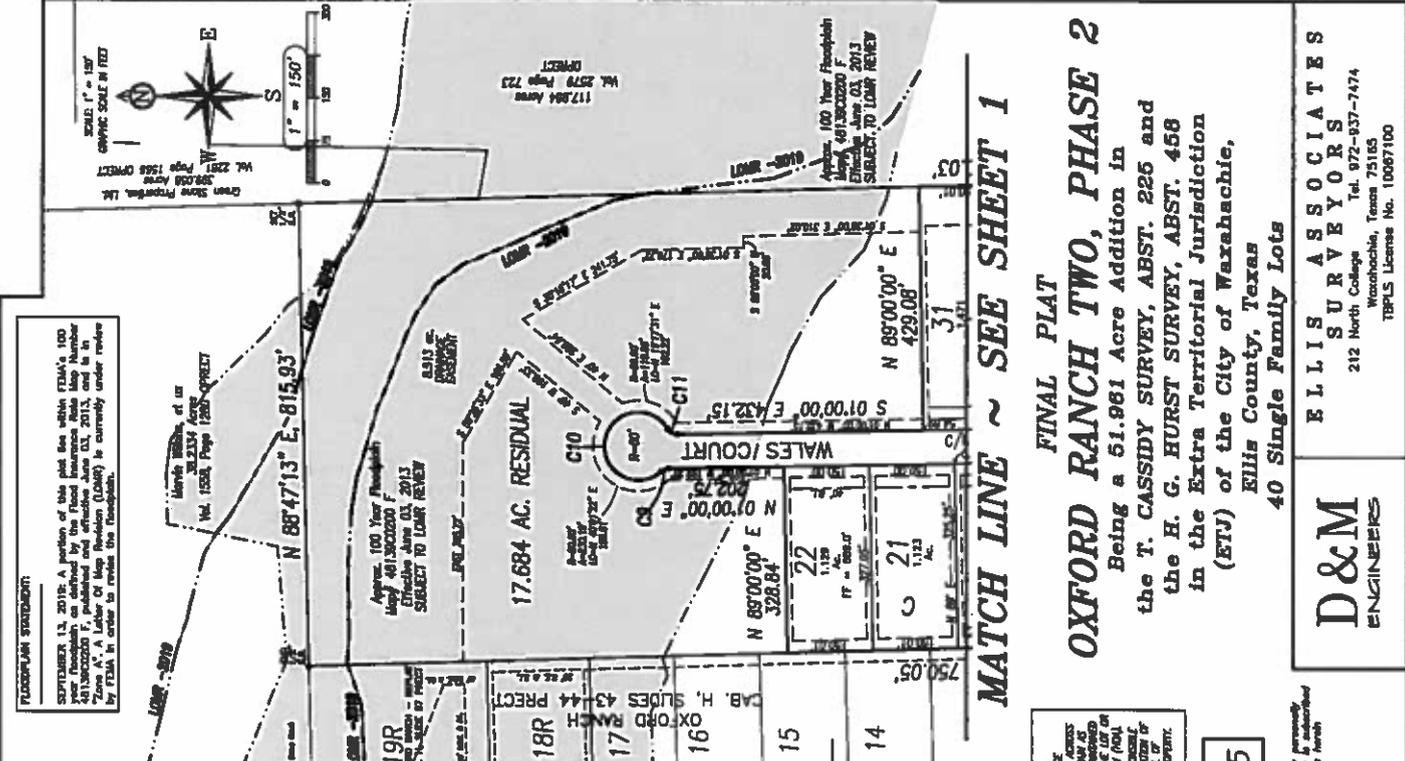
NOTES
ALL LOTS SHALL BE SERVED BY
AN ON-SITE SEWER FACILITY.
AN ON-SITE SOIL EVALUATION
SHALL BE PERFORMED BY A
REGISTERED ENGINEER AND/OR
REGISTERED SURVEYOR.

THE EXISTING RECORDS OR SURVEYS
ON WHICH THIS SURVEY IS BASED
HAVE BEEN CHECKED AND FOUND
TO BE CORRECT AND WILL BE
REFERRED TO BY THE ENGINEER
FOR THE AMENDMENT AND
OPERATION OF THE SURVEY.
ENGINEER'S NOTES FOR THE
OWNER LOCATED ON THESE PLATS.

1. 100 YEAR FLOOD MAP:
ALL PROPERTY OWNERS SHALL
BE ADVISED BY THE ENGINEER
OF ANY FLOODING DURING THE
LIFE OF THE IMPROVEMENTS.
DATE: 6-25-2019

2. EASEMENT NOTE:
PERMANENT EASEMENT SHALL
NOT BE ALLOWED WITHIN
EASEMENT CORRIDORS.

19



PLAT PLAN STATEMENT
 SEPTEMBER 13, 2018: A portion of this plat lies within FEMA's 100 year floodplain as defined by the Flood Insurance Rate Map Number 48130C0200 F, published and effective June 03, 2013, and is in accordance with the National Flood Insurance Program (NFIP) and is currently under review by FEMA in order to remove the floodplain.

CITY OF WAWAHACHE, TEXAS FINAL PLAT APPROVAL
 APPROVED BY: _____
 City of Wawahatche

By: _____
 Chairperson
 Date: _____

Attest: _____
 Date: _____

STATE OF TEXAS
 COUNTY OF ELLIS
 Certificate of approval by the Commissioners Court of Ellis County, Texas: _____
 Approved this date, the _____ day of _____, 20____

Todd Lerner, County Judge
 County Clerk
 Commissioner Precinct # 1
 Commissioner Precinct # 2
 Commissioner Precinct # 3
 Commissioner Precinct # 4
 ATEEST

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

Department of Development Director
 Date: _____

RECORD
 ALL LOTS SHALL BE SERVED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. IF A SEWERAGE SYSTEM SHALL BE PROVIDED BY A REGISTERED ENGINEER AND/OR REGISTERED SANITARIAN.

RECORD
 THE EXISTING LOTS OR INTERESTS ARE SHOWN TRACKS WILL BE REMOVED FROM THE RECORDS OF THE COUNTY CLERK OF ELLIS COUNTY. THIS PLAT IS SUBJECT TO THE INTERESTS OF THE CITY OF WAWAHACHE, TEXAS FOR THE MAINTENANCE AND OPERATION OF SEWERAGE LOTS FOR THE COUNTY OF ELLIS COUNTY.

Case: FP-19-0125

Before me the undersigned authority, a notary public, to and for each state in this city personally appeared _____ known to me to be the person whose name is subscribed to this plat and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF _____, 2018.

Notary Public
 Mary Parks

SHURTZ'S DECLARATION
 I, Shurtz G. Hamilton, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey made on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Shurtz G. Hamilton No. 4480
 Texas Registration No. 4480
 OWNER'S CERTIFICATE

NOTICE, HEREBY, FOR ALL MEN BY THESE PRESENTS
 THAT Vision Properties, Inc. do hereby certify and adopt this plat depicting the heretofore described property as OXFORD RANCH TWO, PHASE 2, an addition to the Ellis County, Texas, and does hereby dedicating to the public use forever, the streets and alleys shown therein. Vision Properties, Inc. does hereby certify that:

1. The streets and alleys are dedicated in fee simple for street and city purposes.
2. All public improvements and dedications shall be free and clear of all taxes, liens, and/or encumbrances.
3. All public use streets, alleys, or easements, and created by this plat, are dedicated to the public use forever.
4. No buildings, fences, trees, shrubs, or any other improvements shall be placed or constructed upon, over, or across the easements shown on this plat.
5. Vision Properties, Inc. is not responsible for recording any instruments in violation of any city easements created by subdivisions of record.
6. Utility companies may use the easements for the installation and maintenance of all public utilities within the easements to be used.
7. The City and public utility shall have the right to remove and keep removed all of any buildings, fences, trees, shrubs, or other improvements which may be in violation of any public utility easements.
8. The City and public utility shall have the right to remove and keep removed all of any buildings, fences, trees, shrubs, or other improvements which may be in violation of any public utility easements.
9. All modifications to this document shall be by means of plat and approved by Ellis County.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the Ellis County, Texas.
 WITNESS, my hand, this the _____ day of _____, 20____
 By: _____
 Authorized Signatory

Printed Name and Title
 Mary Parks

Drawn by: D. Hecutt Date: 10-09-19 Job no. _____
 19211-0XFORD-PH2
 BASE-FINAL

D&M ENGINEERS
 ELLIS ASSOCIATES SURVEYORS
 212 North College Waco, Texas 76715
 Tel. 972-937-7474
 TBSLS License No. 10687100

FINAL PLAT
OXFORD RANCH TWO, PHASE 2
 Being a 51.961 Acre Addition in the T. CASSIDY SURVEY, ABST. 225 and the H. G. HURST SURVEY, ABST. 456 in the Extra Territorial Jurisdiction (ETJ) of the City of Wawahatche, Ellis County, Texas
 40 Single Family Lots

SHEET 2 OF 2 SHEETS

(9)



PLANNING & ZONING DEPARTMENT
401 South Rogers Street | Waxahachie, Texas 75166
(469) 309-4290 | www.waxahachie.com/Departments/PlanningandZoning



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Oxford Ranch II Parcel ID #: 181695
Subdivision Name: _____

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

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

Contact Information:

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

To be completed by the water utility provider:

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

Robert Woodall
Print Name of General Manager of water provider or Designee

Rockett S.U.D
Name of water provider company

[Signature]
Signature of General Manager of water provider or Designee

09-16-19
Date

(10)

**Planning & Zoning Department
Plat Staff Report**



Case: PL-19-0127

MEETING DATE(S)

Planning & Zoning Commission: October 29, 2019

CAPTION

Consider request by Kim Tucker, Greatwood Development, for a Plat of Savannah Oaks for 5 lots being 10.987 acres situated in the J. Barker Survey, Abstract 40 (Property ID 205300) in the Extra Territorial Jurisdiction - Owner: GREATWOOD DEVELOPMENT LLC (PL-19-0127)

PURPOSE OF PLAT

The applicant intends to plat the current lot into five (5) individual lots for the development of single-family residences.

CASE INFORMATION

<i>Applicant:</i>	Kim Tucker, Greatwood Development
<i>Property Owner(s):</i>	Greatwood Development LLC
<i>Site Acreage:</i>	10.987 acres
<i>Number of Lots:</i>	5 lots
<i>Number of Dwelling Units:</i>	5 units
<i>Park Land Dedication:</i>	N/A (ETJ)
<i>Adequate Public Facilities:</i>	Sardis-Lone Elm WSC has provided staff with a water letter stating that adequate public facilities are available for this plat. The letter also stated that adequate fire flow was available to the property.

SUBJECT PROPERTY

<i>General Location:</i>	SW corner of FM 875 at Lone Elm Road
<i>Parcel ID Number(s):</i>	205300
<i>Current Zoning:</i>	N/A (ETJ)
<i>Existing Use:</i>	Undeveloped
<i>Platting History:</i>	40 J BARKER Survey

(10)

Site Aerial:



RECOMMENDATION

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

- Disapproval
- Approval, as presented.
- Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat drawing
2. Water letter

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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

(10)



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



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Greatwood Development Parcel ID #: 205300
Subdivision Name: Savannah Oaks

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

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

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

To be completed by the water utility provider:

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

Paul Tischer
Print Name of General Manager of water provider or Designee

Sardis
Name of water provider company

[Signature]
Signature of General Manager of water provider or Designee

9-16-19
Date

(11)

**Planning & Zoning Department
Plat Staff Report**



Case: FP-19-0128

MEETING DATE(S)

Planning & Zoning Commission: October 29, 2019

CAPTION

Consider request by Terry Nay, DVN Holdings LTD, for a **Final Plat** of Waxahachie Car Wash for 1 lot being 0.6584 acres situated in the Robert Russell Survey, Abstract 911 (Property ID 273691) - Owner: DVN HOLDINGS LTD (FP-19-0128)

PURPOSE OF PLAT

The applicant is completing the final plat for the development of a car wash on the property.

CASE INFORMATION

Applicant: Terry Nay, DVN Holdings LTD

Property Owner(s): DVN Holdings LTD

Site Acreage: 0.654 acres

Number of Lots: 1 lot

Number of Dwelling Units: 0 units

Park Land Dedication: A cash in lieu of park land dedication for this case is estimated to be \$600.00 (1 acre at \$600.00 per acre with a minimum of \$600.00 for all non-res lots).

Adequate Public Facilities: Adequate public facilities are available to this property.

SUBJECT PROPERTY

General Location: West of 2251 Brown Street

Parcel ID Number(s): 273691

Current Zoning: General Retail with Specific Use Permit for Auto Laundry or Car Wash Use (Ordinance 3019)

Existing Use: Undeveloped

Platting History: PP-18-0036 Nay Car Wash Addition Approved by City Council on May 21, 2019

(11)

Site Aerial:



RECOMMENDATION

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

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

ATTACHED EXHIBITS

1. Plat drawing.

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:
 Chris Webb
 Planner
cwebb@waxahachie.com

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

(18)

Site Aerial:



RECOMMENDATION

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

- Disapproval.
- Approval, as presented.
- Approval, per the following conditions:

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 conditions.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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

Drafter: SUT
 Revision:
 Revision:
 Revision:

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X (NON-SHADED) of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, map no. 481390100P, dated 2013/06/01, via web-based map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS

Measurements are based on the following:
 C/S 1/2" reader stamped "JPH Land Surveying, Inc."
 TMS 1/2" reader stamped "JPH Land Surveying, Inc."
 TMS 1/2" reader stamped "JPH Land Surveying, Inc."
 MHP 1/2" reader stamped "JPH Land Surveying, Inc."
 MHP 1/2" reader stamped "JPH Land Surveying, Inc."

TYPE I

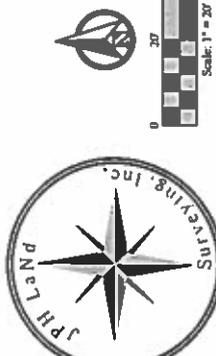
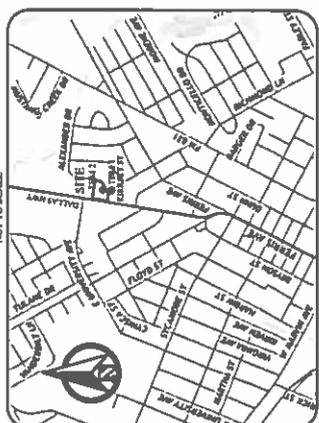
Coordinates values, if shown, are NAVD83
 Bearings are based on grid north (TACS, R3, NCZ)
 TYPE II 0 TADOT Right of Way bronze cap to concrete
 TADOT Right of Way aluminum cap

LEGEND OF ABBREVIATIONS

US S.F.L. United States Survey Feet
 TACS/R3/NCZ Texas Coordinate System of 1981, North Central Zone
 NAVD83 North American Vertical Datum of 1988
 MHP 1/2" reader stamped "JPH Land Surveying, Inc."
 TMS 1/2" reader stamped "JPH Land Surveying, Inc."
 D.B.E.C.T. Official Public Records of Ellis County, Texas
 D.B.E.C.T. Deed Records of Ellis County, Texas
 VOL/P/G/N/S/T# Volume/Page/Instrument Number
 FOR/B/C/O.C. Point of Beginning/Point of Commencing

VICINITY MAP

NOT TO SCALE



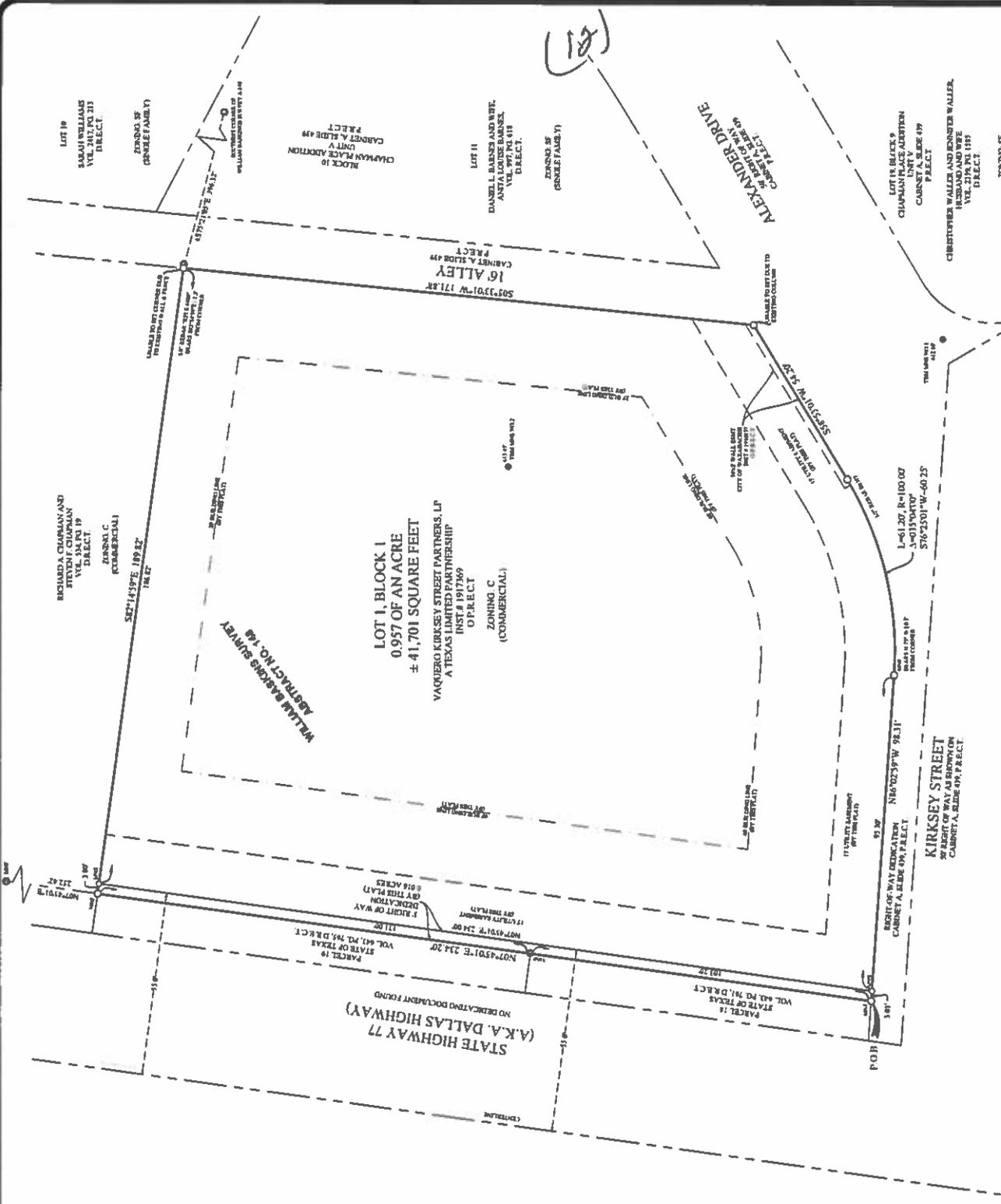
JPH Land Surveying, Inc.
 19022.017 400 & 402 N. Highway 77 Waco, TX 76782
 © 2019 JPH Land Surveying, Inc. - All Rights Reserved
 785 Lonesome Dove Trail, Hurst, Texas 76054
 Telephone (817) 431-1971, www.jphlandsurveying.com
 TDRS License #19129, Surveyor #00877, #1019365
 E.P.W. | Austin | Abilene

PREPARED BY:
 Kelly Agnew
 Vagaro Surveying, Inc.
 2500 W. State Street, Suite 200
 Fort Worth, TX 76107
 (817) 431-1971

DEVELOPER:
 Kelly Agnew
 Vagaro Surveying, Inc.
 2500 W. State Street, Suite 200
 Fort Worth, TX 76107
 (817) 984-1793

OWNER:
 Vagaro Kirksey Street Partners, LP
 2500 W. State Street, Suite 200
 Fort Worth, TX 76107
 (817) 984-1793

FINAL PLAT
LOT 1, BLOCK 1
CHAPMAN ACRES SUBDIVISION
 WILLIAM BASKINS SURVEY, ABSTRACT NO. 148
 A SUBDIVISION OF 1977 OF AN ACRE
 CITY OF FORT WORTH, TEXAS
 PREPARED IN SEPTEMBER, 2019
 S.P. 1540126
 SHEET 1 OF 2



STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS, Vequero Kirkley Street Partners, LP, a Texas limited partnership, are the owners of that certain tract situated in the William Baskins Survey, Abstract No. 148, Ellis County, Texas, and tract being the same tract described in the deed to Vequero Kirkley Street Partners, LP, a Texas limited partnership recorded under instrument Number 1917569 of the Official Public Records of Ellis County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a Mag nail found on the north right of way of Kirkley Street as delineated by the plat of CHAPMAN PLACE ADDITION, UNIT V, recorded in Cabinet A, Slide 439, Plat Records, Ellis County, Texas (P.R.E.C.T.), at the southeast corner of the tract described in the deed to The State of Texas for the right of way of State Highway 77 (i.e., Dallas Highway) recorded in Volume 644, Page 761, Deed Records, Ellis County, Texas (D.R.E.C.T.);

THENCE NORTH 07 degrees 45 minutes 01 second EAST, with the east line of the said State of Texas tract, passing at a distance of 103.20 feet a Mag nail found at the southeast corner of a second State of Texas tract recorded in Volume 643, Page 765, D.R.E.C.T., in all, a total distance of 234.20 feet to a Mag nail found at the northeast corner of the said second State of Texas tract, from which a Mag nail found at an angle point in the east line of a third State of Texas tract recorded in Volume 643, Page 769, D.R.E.C.T., bears NORTH 07 degrees 45 minutes 01 second EAST, a distance of 225.42 feet;

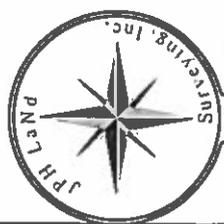
THENCE SOUTH 82 degrees 14 minutes 59 seconds EAST, through the interior of the remainder of the tract described in the deed to Richard A. Chapman and Steven F. Chapman recorded in Volume 534, Page 19, Deed Records, Ellis County, Texas, to the west line of the 16-foot wide alley delineated by the said plat of CHAPMAN PLACE ADDITION, UNIT V, from which a Mag nail found 5.9 inches easterly from stamped "RFLS 4487" bears SOUTH 82 degrees 14 minutes 59 seconds EAST, a distance of 1.3 feet;

THENCE with the west line of the said alley and the said north right of way of Kirkley Street, the following calls:

1. SOUTH 05 degrees 33 minutes 01 second WEST, a distance of 171.88 feet (corner falls on a newly installed concrete column);
2. SOUTH 58 degrees 53 minutes 01 second WEST, a distance of 54.20 feet to a 1/2 inch rebar found at the beginning of a tangent curve concave to the northwest (curve to the right) having a radius of 100.00 feet;
3. In a westerly direction, along the arc of the said curve, an arc length of 61.20 feet to the end of the curve, from which a found Mag nail bears NORTH 71 degrees WEST a distance of 0.3 feet;
4. NORTH 86 degrees 02 minutes 59 seconds WEST, a distance of 98.31 feet returning to the POINT OF BEGINNING and enclosing 0.973 of an acre (442,404 square feet)

APPROVED BY: Planning and Zoning Commission City of Wauahatche

Chairperson	Date
Alfred	Date



JPH Job/Drawing No. (see below)
 2019.022.017 400 A, 402 N, Highway 77 Wauahatche, Ellis Co., Tex. Final Plat.dwg
 © 2019 JPH Land Surveying, Inc. - All Rights Reserved
 785 Lonesome Dove Trail, Hunt, Texas 76054
 Telephone: (817) 31-4971 www.jphlandsurveying.com
 TRPLS Form #101019500 # 10104073 # 10191867
 DPW / Austin / Adobe

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Vequero Kirkley Street Partners, LP, a Texas limited partnership, do hereby adopt this plat designating the herein above described property as Chapman Acres Subdivision, an addition to the City of Wauahatche, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, provided, however that any paving, grading, parking, fuel vents, air/vacuum units or landscaping may be placed within, upon, over or across the Easements shown herein. In addition, Utility Easements may also be used for the actual 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 Wauahatche's use thereof. The City of Wauahatche 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 encroach or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements, provided, however, that any paving, grading, parking, fuel vents, air/vacuum units or landscaping shall not be considered an encroachment or interference to any of the Easements shown herein or the utility systems within said Easements, and the City of Wauahatche and all public utilities shall repair or replace the same for any damage it causes thereto.

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

WITNESS, my hand, this the _____ day of _____, 2019

By: Vequero Kirkley Street Partners, LP, a Texas limited partnership

By: Vequero Ventures Management, LLC, a Texas limited liability company, as general partner of Vequero Kirkley Street Partners, LP, a Texas limited partnership

By: W.A. Landwehr
Manager of general partner

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared W.A. Landwehr, Manager of general partner. Known to me to be the person whose name is subscribed to the foregoing instrument and whom I helped to see that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019

Notary Public in and for the State of Texas

Printed Name

My commission expires: _____

The fees holder or mortgagee consents with the Owner's Certificate and agrees to subordinate its interests to interests in the premises of the Owner's Deed/Title.

Lien holder: Inwood National Bank, a national banking association

By: Keys Schum, Vice President

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 2019 by Keys Schum, as Vice President of Inwood National Bank, a national banking association, on behalf of the bank.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wauahatche.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR BELIEVED UPON AS A FINAL SURVEY DOCUMENT.

RELEASED FOR REVIEW ON OCTOBER 08, 2019

Jewel Chadd
Registered Professional
Land Surveyor No. 3754
Date TBD

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jewel Chadd, known to me to be the person whose name is subscribed in the foregoing instrument and whom I helped to see that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

Notary Public in and for the State of Texas

(12)

SURVEYOR'S NOTES:

1. Site benchmark No. 1 is a mag nail with metal washer stamped "JPH Land Surveying" set in concrete curb in the south side of Alexander Drive, located approximately 51 feet westerly from a 1/2" rebar (rebar) found on the south line of the subject property. Benchmark Elevation = 612.10' (NAVD83). See vicinity map for general location.
2. Site benchmark No. 2 is a mag nail with metal washer stamped "JPH Land Surveying" set in concrete on the subject property, approximately 83 feet northwesterly from the southeast corner of the subject property. Benchmark Elevation = 613.45' (NAVD83). See vicinity map for general location.
3. Current zoning for the subject tract is C (Commercial) per Zoning Survey Summary provided by City Zoning Assessments, LLC, P.O. Box 469, Needoh, WI 54646 (608) 565-3164, Site Number 2019 1296.3 Final, Dated May 14, 2019.
4. Zoning district for subject is labeled per City of Wauahatche Zoning Map.
5. The northeasterly corner of Lot 1, Block 1 is approximately 396' westerly of the southeast corner of the William Baskins Survey Abstract No. 148.
6. Easements shown within the bounds of this plat without recording information are hereby delineated by this plat.
7. Trash facilities are allowed within the building setback area.

FINAL PLAT
 LOT 1, BLOCK 1
 CHAPMAN ACRES SUBDIVISION
 WILLIAM BASKINS SURVEY ABSTRACT NO. 148
 A SUBDIVISION OF 0.973 OF AN ACRE
 CITY OF WAUAHATCHE, ELLIS COUNTY, TEXAS
 PREPARED IN SEPTEMBER 2019
 SHEET 2 OF 2

(13)

Planning & Zoning Department Plat Staff Report

Case: RP-19-0123



MEETING DATE(S)

Planning & Zoning Commission: October 29, 2019

CAPTION

Consider request by Bryan Connally, CBG Surveying Texas LLC, for a Replat of Lots 4-9, Block 183 and Lots 2A, 2B, and 3, Block 184 of New Town Heights Addition, to create Lots 1-4, Block A, Wyatt-Peters Addition, 2.085 acres (Property ID 174824, 171431, and 171433) – Owner: APRACE INVESTMENTS LLC (RP-19-0123)

PURPOSE OF PLAT

The applicant is replatting 12 existing lots into 4 larger lots for future single-family residences.

CASE INFORMATION

<i>Applicant:</i>	Bryan Connally, CBG Surveying Texas LLC
<i>Property Owner(s):</i>	Aprace Investments LLC
<i>Site Acreage:</i>	2.085 acres
<i>Number of Lots:</i>	4 lots
<i>Number of Dwelling Units:</i>	2 units
<i>Park Land Dedication:</i>	N/A. If a replat is filed that <u>increases</u> the number of dwelling units from the previous plat, the park dedication requirement shall apply to the additional dwelling units.
<i>Adequate Public Facilities:</i>	Adequate public facilities are available for these properties.

SUBJECT PROPERTY

<i>General Location:</i>	202 Peters
<i>Parcel ID Number(s):</i>	174824, 171431, and 171433
<i>Current Zoning:</i>	Single Family-3
<i>Existing Use:</i>	Residential use
<i>Platting History:</i>	This is a portion of Town Addition.

(13)

Site Aerial:



RECOMMENDATION

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

- Disapproval
- Approval, as presented.
- Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat drawing.

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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

(14)

Site Aerial:



RECOMMENDATION

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

- Disapproval
- Approval, as presented.
- Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat drawing.

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STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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

