

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on **Tuesday, February 25, 2020 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. **Public Comments:** Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.

4. **Consent Agenda**

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

- a. Minutes of the regular Planning & Zoning Commission meeting of February 11, 2020
 - b. Minutes of the Planning and Zoning Commission briefing of February 11, 2020
 - c. Minutes of the Planning and Zoning Commission Work Session of February 11, 2020
5. **Public Hearing** on a request by Jimmy Pogue, Stadia Land Surveying, for a **Replat** of North ½ of Lot 13 and 14 of Strickland Addition to create Lot 13R, Strickland Addition, 0.126 acres (Property ID 175891) – Owner: Martin Texas Properties (RP-19-0146)
 6. **Consider** approval of RP-19-0146
 7. **Consider** request by Ghazal Kellesley, Cumulus Design, for a **Replat** of Lot 33, Block A, Bob White Estates Phase Two, to create Lots 33A and 33B, Block A, Bob White Estates, Phase Two, being 2.251 acres (Property ID 267272) in the Extra Territorial Jurisdiction – Owner: Brooke Wilkinson and Thomas Blount (SUB-000009-2020)

8. 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.

(4a)

Planning and Zoning Commission
February 11, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, February 11, 2020 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
Bonney Ramsey
David Hudgins

Members Absent: Betty Square Coleman
Jim Phillips
Erik Test

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Tommy Ludwig, Assistant City Manager
Amber Villarreal, Assistant City Secretary
Mary Lou Shipley, Council Representative

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

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

3. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of January 28, 2020
- b. Minutes of the Planning and Zoning Commission briefing of January 28, 2020

Action:

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

5. **Continue Public Hearing on a request by Michael Martin, Bannister Engineering, for a Zoning Change from a Light Industrial-1 and Heavy Industrial to Planned Development-General Retail and Planned Development-Multi Family-2, with Concept Plan, located SW of Butcher Road at N Highway 77 (Property ID 189377, 189370, and 239005) - Owner: DMJ Properties LTD, Saldena Properties LP, and Citizens National Bank in Waxahachie (PD-19-0175)**

Chairman Keeler continued the Public Hearing and announced the applicant requested to continue PD-19-0175 to the March 10, 2020 Planning & Zoning Commission meeting.

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6. Consider recommendation of Zoning Change No. PD-19-0175

Action:

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Michael Martin, Bannister Engineering, for a Zoning Change from a Light Industrial-1 and Heavy Industrial to Planned Development-General Retail and Planned Development-Multi Family-2, with Concept Plan, located SW of Butcher Road at N Highway 77 (Property ID 189377, 189370, and 239005) - Owner: DMJ Properties LTD, Saldena Properties LP, and Citizens National Bank in Waxahachie (PD-19-0175) to the March 10, 2020 Planning & Zoning Commission meeting. Ms. Bonney Ramsey seconded, All Ayes.

7. Public Hearing on a request by Karl J. Goss for a Specific Use Permit (SUP) for Furniture Manufacture and Refinishing Shop use within a Central Area zoning district located at 103 N. Jackson (Property ID 170410) – Owner: Goscon LLC (ZDC-000001-2020)

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue ZDC-000001-2020 to the March 10, 2020 Planning & Zoning Commission meeting.

8. Consider recommendation of Zoning Change No. ZDC-000001-2020

Action:

Mr. David Hudgins moved to continue the Public Hearing on a request by Karl J. Goss for a Specific Use Permit (SUP) for Furniture Manufacture and Refinishing Shop use within a Central Area zoning district located at 103 N. Jackson (Property ID 170410) – Owner: Goscon LLC (ZDC-000001-2020) to the March 10, 2020 Planning & Zoning Commission meeting. Vice Chairman Melissa Ballard seconded, All Ayes.

9. Public Hearing on a request by Erica Ford, Titan Solar Power TX, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district located at 110 Richmond (Property ID 172079) – Owner: Gary & Barbara Ward (ZDC-000006-2020)

Chairman Keeler announced that due to the recent updates to the Zoning Ordinance regarding Rooftop Solar Panels, staff withdrew ZDC-000006-2020.

10. Consider recommendation of Zoning Change No. ZDC-000006-2020

No action taken.

11. Consider request by Leslie Porterfield for a Replat of Tract 3, Allen Family Estates, to create Tracts 3A and 3B, Allen Family Estates, 4.833 acres (Property ID 147329) in the Extra Territorial Jurisdiction – Owner: Leslie Porterfield (RP-19-0168)

Planner Chris Webb presented RP-19-0168 and reviewed the following staff comment:

(4a)

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1. Staff is recommending disapproval for this replat because of a failure to dedicate the necessary ROW for Patrick Rd per *Sec. 3.1.c.6(a) Dedication of Right-of-Way and Road Improvements* of the Waxahachie Subdivision Ordinance.

Action:

Vice Chairman Melissa Ballard moved to deny a request by Leslie Porterfield for a Replat of Tract 3, Allen Family Estates, to create Tracts 3A and 3B, Allen Family Estates, 4.833 acres (Property ID 147329) in the Extra Territorial Jurisdiction – Owner: Leslie Porterfield (RP-19-0168) subject to staff comments. Ms. Bonney Ramsey seconded, All Ayes.

12. **Consider request by Greg Roberson for a Plat of Providence on Howard Road for 3 residential lots being 30.568 acres situated in the S.M. Durrett Survey, Abstract 272 (Property ID 276813, 276814, and 182069) - Owner: Gregory Edward Roberson and Alejandrina Cannon, Alfred Rotich and Faith Suza, and Charles A and Lucy I Sennes (PL-19-0171)**

Mr. Webb presented PL-19-0171 noting the applicants are requesting to establish three 10+ acre lots for single-family residences and staff recommended approval as presented.

Action:

Mr. David Hudgins moved to approve a request by Greg Roberson for a Plat of Providence on Howard Road for 3 residential lots being 30.568 acres situated in the S.M. Durrett Survey, Abstract 272 (Property ID 276813, 276814, and 182069) - Owner: Gregory Edward Roberson and Alejandrina Cannon, Alfred Rotich and Faith Suza, and Charles A and Lucy I Sennes (PL-19-0171). Ms. Bonney Ramsey seconded, All Ayes.

13. **Consider request by Michael Crocker, Canyon Creek, for a Plat of Palomino Estates for 4 residential lots being 5.043 acres situated in the W. Berry Survey, Abstract 73 (Property ID 180064) in the Extra Territorial Jurisdiction - Owner: Paula Upchurch Crabtree (SUB-000002-2020)**

Mr. Webb presented SUB-000002-2020 noting the applicant is requesting to divide the existing lot into 4 lots with single-family residences on the 3 new lots and staff recommended approval as presented.

Action:

Ms. Bonney Ramsey moved to approve a request by Michael Crocker, Canyon Creek, for a Plat of Palomino Estates for 4 residential lots being 5.043 acres situated in the W. Berry Survey, Abstract 73 (Property ID 180064) in the Extra Territorial Jurisdiction - Owner: Paula Upchurch Crabtree (SUB-000002-2020). Vice Chairman Melissa Ballard seconded, All Ayes.

14. **Public Hearing on a request by Clay Cristy, Claymoore Engineering, for a Specific Use Permit (SUP) for Drive Through Establishment use within a Light Industrial-1 zoning district located on a portion of land at the SW corner of FM 66 and Interstate 35E (being a portion of Property ID 174460) – Owner: DML Land LLC (ZDC-000004-2020)**

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Chairman Keeler opened the Public Hearing.

Senior Planner Colby Collins presented ZDC-000004-2020 noting the applicant is requesting to construct a Drive Through Establishment (McDonald's) on 1.43 acres and the applicant has addressed all comments made by staff. Staff recommended approval as presented.

Mr. Clay Cristy, Claymoore Engineering, requested approval of the project and was available for questions from the Commission.

There being no others to speak for or against ZDC-000004-2020, Chairman Keeler closed the Public Hearing.

15. Consider recommendation of Zoning Change No. ZDC-000004-2020

Action:

Vice Chairman Melissa Ballard moved to approve a request by Clay Cristy, Claymoore Engineering, for a Specific Use Permit (SUP) for Drive Through Establishment use within a Light Industrial-1 zoning district located on a portion of land at the SW corner of FM 66 and Interstate 35E (being a portion of Property ID 174460) – Owner: DML Land LLC (ZDC-000004-2020) subject to staff comments. Mr. David Hudgins seconded, All Ayes.

16. Public Hearing on a request by Mark Leon, Cross Architects, for a Zoning Change from Planned Development-42-Commercial to Planned Development-Multi Family-2, with Concept Plan, located at the SE corner of Bessie Coleman at Highway 77 (Property ID 223131 and 189996) - Owner: Kris R & Risser C Estes (ZDC-000005-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reviewed the case noting the applicant is requesting to construct a 275 unit multi-family development and a commercial building on 21 acres. He noted the property is intended to be used for retail and the property was first advertised as commercial and due to visibility concerns, many retailers passed on the opportunity to purchase the property. Mr. Collins reviewed the following items updated since the initial staff report:

Bedroom Units:

Staff report reflects 142 (52%) one bedroom units and 133 (48%) two bedroom units
Applicant now proposing 153 (56%) one bedroom units and 122 (44%) two bedroom units

Parking:

Staff report reflects 426 spaces (209 uncovered, 78 detached, 131 attached, 8 clubhouse)
Applicant now proposing 427 spaces (222 uncovered, 72 detached, 120 attached, 13 clubhouse)

Building Length:

Originally exceeding 200 ft. building maximum by 12 ft. (212 ft. 2 in.)
Applicant now proposing 329 ft. building length for building

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Mr. Collins noted as of 5:00 p.m. today, eleven letters of opposition were received within the 200' notification area and fifty-three letters from outside the notification area. He explained the initial staff report reflected a recommendation of approval per the following comments; however, the applicant did not receive approval to create a landscape buffer within the easement and staff has updated their recommendation to denial.

1. An approval letter is needed from the Texas Power & Light Company of Dallas electric company, indicating that the applicant can create a landscape buffer within the easement, adjacent to the Country Meadows Phase 1 subdivision. If the applicant cannot receive approval from the electric company by the February 11, 2020 Planning and Zoning meeting, staff will change its recommendation to denial.
2. Per the applicant's request, a Developer's Agreement will be required for the property.
3. A 7:12 roof pitch is required for each elevation.
4. Staff will need to review a detailed Landscape Plan. The Landscape Plan shall be designed and stamped by a licensed landscape architect and compliant with the City of Waxahachie Zoning Ordinance. At the time of this report (2/5/2020), the applicant has not submitted a Landscape Plan for the proposed development.
5. Mature trees shall be included within the landscape buffer adjacent to the Country Meadows Phase 1 subdivision.
6. All engineering comments shall be addressed before any approval is made by staff.
7. It should be noted that this request is for a Planned Development (PD) Concept Plan. The second part of the PD process is the Detailed Site Plan. If the Concept Plan ordinance is adopted, then the applicant's Detailed Site Plan will be administratively reviewed and can be approved in accordance with the Concept Plan.

Mr. Mark Leon, Cross Architects, requested approval of the case and was available for questions from the Commission.

Those who spoke in opposition:

Ora Johnson, 203 S. Hill Street
Tracy Henderson, 1579 Country Crest Drive
Larry Wall, 225 Oak Ridge Drive
Donald Watts, 1619 Wildflower
Ariel Clark, 301 S. Hill
Zacharias Lewis, 328 S. Hill
Dee Turner, 113 Honeysuckle Lane
Richard Wing, 222 Oak Ridge Drive
Paul Davis, 1568 Retreat Road
Michael Woodward, 201 S. Hill
Jay Downs, 1603 Wildflower
Terrance Lee, 1697 San Juan
Sorele Nevarez, 157 Cantle Street
Richard Deford, 1581 Country Crest Drive
Mike Line, 1579 Wildflower Drive
Allen Collins, 1642 Country Hills Drive
Charles Pike, 1647 Wildflower Drive

(4a)

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Ms. Bonney Ramsey thanked the citizens for their attendance noting she appreciates their passion for Waxahachie. She noted the Commission works diligently to set standards for Waxahachie and the applicant for this case did not comply.

Mr. David Hudgins commended the homeowners that spoke for doing their due diligence to research the zoning about their homes before purchasing. He noted it is important for the Commission to stand behind the commercial zoning that is in place.

Chairman Keeler echoed the Commissioners thoughts explaining it is the duty of the Commission to protect the zoning of this city and he appreciated the passion of the citizens in our community.

There being no others to speak for or against ZDC-000005-2020, Chairman Keeler closed the Public Hearing.

17. Consider recommendation of Zoning Change No. ZDC-000005-2020

Action:

Vice Chairman Melissa Ballard moved to deny a request by Mark Leon, Cross Architects, for a Zoning Change from Planned Development-42-Commercial to Planned Development-Multi Family-2, with Concept Plan, located at the SE corner of Bessie Coleman at Highway 77 (Property ID 223131 and 189996) - Owner: Kris R & Risser C Estes (ZDC-000005-2020). Ms. Bonney Ramsey seconded, All Ayes.

Mr. Brooks explained the applicant has until Thursday, February 13, 2020 to request to continue to City Council for approval of their case.

18. Adjourn

Mr. Brooks noted city staff is always available to answer questions from the public about current or future development. He invited citizens to apply to serve on the city's boards and commissions.

There being no further business, the meeting adjourned at 8:28 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

Planning and Zoning Commission
February 11, 2020

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, February 11, 2020 at 6:15 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
David Hudgins
Erik Test
- Members Absent: Betty Square Coleman
Jim Phillips
- Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Tommy Ludwig, Assistant City Manager
Amber Villarreal, Assistant City Secretary
Mary Lou Shipley, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order.

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

Senior Planner Colby Collins reviewed the following cases:

ZDC-000005-2020, requests approval of a 275 unit multi-family development and a commercial building on 21 acres located at the southeast corner of Bessie Coleman at Highway 77. Mr. Collins reviewed the proposed planned development standards noting the applicant is not meeting the minimum front yard, minimum side yard, and parking requirements. He also reviewed concerns with the landscape buffer, attached garages, landscape plan, and roof pitch. Mr. Collins explained the following staff comments needed to be met in order for a recommendation of approval:

1. An approval letter is needed from the Texas Power & Light Company of Dallas electric company, indicating that the applicant can create a landscape buffer within the easement, adjacent to the Country Meadows Phase 1 subdivision. **If the applicant cannot receive approval from the electric company by the February 11, 2020 Planning and Zoning meeting, staff will change its recommendation to denial.**
2. Per the applicant's request, a Developer's Agreement will be required for the property.
3. A 7:12 roof pitch is required for each elevation.
4. Staff will need to review a detailed Landscape Plan. The Landscape Plan shall be designed and stamped by a licensed landscape architect, and compliant with the City of Waxahachie Zoning Ordinance. At the time of this report (2/5/2020), the applicant has not submitted a Landscape Plan for the proposed development.

(4b)

Planning and Zoning Commission

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5. Mature trees shall be included within the landscape buffer adjacent to the Country Meadows Phase 1 subdivision.
6. All engineering comments shall be addressed before any approval is made by staff.
7. It should be noted that this request is for a Planned Development (PD) Concept Plan. The second part of the PD process is the Detailed Site Plan. If the Concept Plan ordinance is adopted, then the applicant's Detailed Site Plan will be administratively reviewed and can be approved in accordance with the Concept Plan.

Mr. Collins noted Oncor denied the approval of utilizing the easement for the landscape buffer and staff recommends denial of the case. The Commission expressed concerns with development not meeting the city standards.

RP-19-0168, the city requires right-of-way dedication for the future expansion of Patrick Road and the applicant is requesting a waiver to that city requirement; therefore, staff recommended denial.

3. Adjourn

There being no further business, the meeting adjourned at 7:00 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

(4c)

Planning and Zoning Commission
February 11, 2020

A Work Session of the Planning & Zoning Commission of the City of Waxahachie, Texas to be held in the City Council Conference Room at City Hall, 401 S. Rogers on Tuesday, February 11, 2020 at 6:00 p.m.

Members Present: Rick Keeler, Chairman
Bonney Ramsey
David Hudgins

Members Absent: Melissa Ballard, Vice Chairman
Betty Square Coleman
Jim Phillips
Erik Test

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Tommy Ludwig, Assistant City Manager
Amber Villarreal, Assistant City Secretary
Mary Lou Shipley, Council Representative

The meeting was cancelled due to lack of quorum.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

(5)

Planning & Zoning Department
Plat Staff Report

Case: RP-19-0146



MEETING DATE(S)

Planning & Zoning Commission: February 25, 2020

City Council: March 2, 2020

CAPTION

Public Hearing on a request by Jimmy Pogue, Stadia Land Surveying, for a Replat of North ½ of Lot 13 and 14 of Strickland Addition to create Lot 13R, Strickland Addition, 0.126 acres (Property ID 175891) – Owner: Martin Texas Properties (RP-19-0146)

APPLICANT REQUEST

The purpose of this replat is to combine two (2) existing lots into one (1) lot. This property falls under the infill overlay district. The applicant is requesting a petition of relief on Right-of-Way dedication to Rousseau Street (a minimum 50' ROW) and Kaufman Street (a minimum 50' ROW). The applicant is also requesting a petition of relief from City Council for the Utility Easement fronting Rousseau Street. The applicant is requesting that the Utility Easement only be 10 feet instead of the required 15 feet.

CASE INFORMATION

Applicant: Jimmy Pogue, Stadia Land Surveying

Property Owner(s): Raul Perez Martin, Martin Texas Properties, LLC

Site Acreage: 0.126 acres

Number of Lots: 1 lots

Number of Dwelling Units: 1 unit

Park Land Dedication: N/A

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

SUBJECT PROPERTY

General Location: 721 Kaufman Street

Parcel ID Number(s): 175891

Current Zoning: SF-2

Existing Use: Undeveloped

Platting History: Lot 13A and 14A Strickland Addition

(5)

Site Aerial:



STAFF CONCERNS

1. The necessary Right-of-Way still hasn't been dedicated for Rousseau and Kaufman Streets.
2. A 15-foot Utility Easement needs to be shown along Rousseau Street.

APPLICANT RESPONSE TO CONCERNS

1. The applicant is proposing a replat under the infill ordinance. The current proposed setbacks are in line with the surrounding area. A ROW dedication would cause the build line setbacks to not align with the surrounding properties.
2. The applicant wishes to request a waiver of relief from City Council that the Right-of-Way not be dedicated and that the utility easement along Rousseau Street only be 10 feet instead of the 15 feet requested by City Staff.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 the City's public hearing notice requirements, 24 notice were mailed to property owns within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun.

PROPERTY OWNER NOTIFICATION RESPONSES

Staff received one (1) letter of support for the proposed replat.

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. Site Plan
3. PON Responses

(5)

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

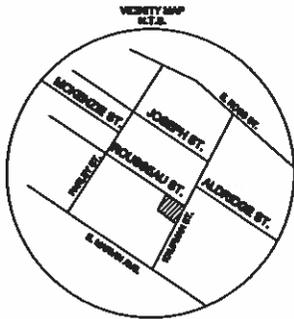
cwebb@waxahachie.com

Reviewed by:

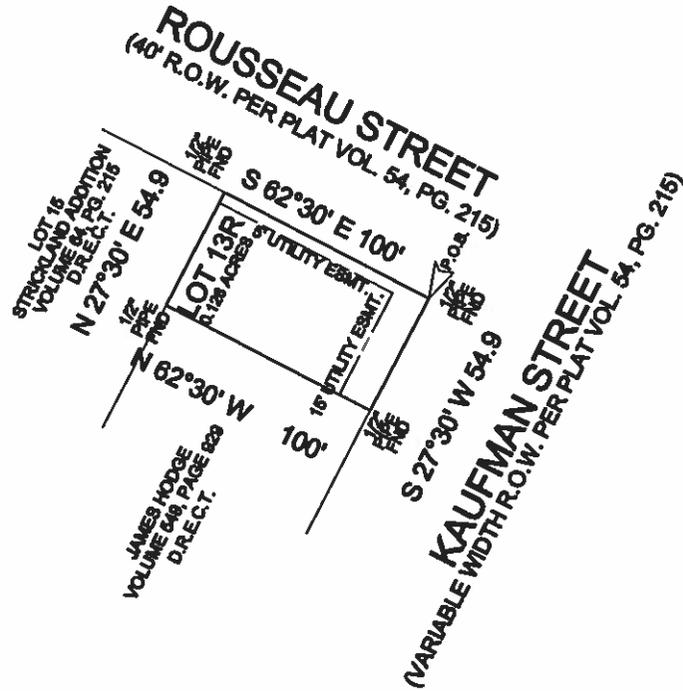
Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com



NOTE:
 ACCORDING TO FEMA FIRM MAP NO. 45183C0120F
 THIS PROPERTY IS IN ZONE X(LAND FLOODED)
 EFFECTIVE DATE JUNE 3, 2015
 DEPENDING AN AREA OUTSIDE THE 0.2% ANNUAL
 CHANCE FLOODPLAIN



CITY OF WAXAHACHE, TEXAS REPLAT APPROVAL
 APPROVED BY: PLANNING AND ZONING COMMISSION
 CITY OF WAXAHACHE

BY: _____ DATE _____

BY: ATTEST _____ DATE _____

SURVEYOR'S DECLARATION:

THIS IS TO DECLARE THAT I, JIMMY E. FOGLE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE REDEVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND; AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINT OF CURVE HAVE BEEN PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

JIMMY E. FOGLE
 TEXAS REGISTRATION NO. 5992
 P.O. BOX 1889
 RED OAK, TEXAS 75164
 972-617-0988
 SURVEY PREPARED SEPTEMBER 11, 2018

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF ELLIS

THAT MARTIN TEXAS PROPERTIES LLC, BEING THE OWNERS OF THAT CERTAIN TRACT OF LAND SITUATED IN THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, AND DESCRIBED IN CLERK'S FILE NO. 19588 USED RECORDED, ELLIS COUNTY, TEXAS AND HERINAFTER DESCRIBED AS FOLLOWS
 ALL THAT CERTAIN LOT, TRACT OR PARCELS OF LAND BEING CALLED THE NORTH ONE-HALF OF LOTS 13 AND 14 OF STRICKLAND ADDITION, AN ADDITION TO THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 64, PAGE 216, PLAT RECORDS, ELLIS COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/2" PIPER FOUND AT THE INTERSECTION OF KAUFMAN STREET AND ROUSSEAU STREET, BEING THE NORTHEASTERLY CORNER OF SAID LOT 12;
 THENCE S 27°30' W, WITH THE WESTERLY LINE OF SAID KAUFMAN STREET, 84.8 FEET TO A 1/2" PIPE FOUND FOR CORNER;
 THENCE N 62°30' W, THRU SAID LOTS 13 AND 14, 103.8 FEET TO A 1/2" PIPE FOUND FOR CORNER;
 THENCE N 27°30' E, 84.8 FEET TO A 1/2" PIPE FOUND FOR CORNER IN THE SOUTHERLY LINE OF ROUSSEAU STREET AND BEING THE NORTHWESTERLY CORNER OF SAID LOT 14;
 THENCE S 62°30' E, WITH THE SOUTHERLY LINE OF SAID ROUSSEAU STREET, 100 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.128 ACRES OF LAND MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MARTIN TEXAS PROPERTIES LLC, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS A FINAL PLAT OF LOT 13R, A REPLAT OF LOT 13, AND LOT 14 OF STRICKLAND ADDITION, AN ADDITION TO THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE BARRIEMENTS 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 BARRIEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE BARRIEMENTS, IF APPROVED BY THE CITY OF WAXAHACHE. IN ADDITION, UTILITY BARRIEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR CROSS THE SAME UNLESS THE BARRIEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF WAXAHACHE'S USE THEREOF. THE CITY OF WAXAHACHE 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 BARRIEMENTS. THE CITY OF WAXAHACHE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE BARRIEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ACCESS 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, REGULATION AND RESOLUTIONS OF THE CITY OF WAXAHACHE, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

BY: _____

MARTIN PEREZ MARTIN
 MARTIN TEXAS PROPERTIES

STATE OF TEXAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE ON THIS DAY PERSONALLY APPEARED MARTIN PEREZ MARTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES HEREBY EXPRESSED AND IN THE CAPACITY STATED.

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

NOTARY PUBLIC _____

**LOT 13R
 REPLAT
 LOT 13 & LOT 14
 STRICKLAND ADDITION**

BEING A REPLAT OF NORTH 1/2 OF LOT 13 AND 14 OF
 STRICKLAND ADDITION
 AN ADDITION TO THE CITY OF
 WAXAHACHE, ELLIS COUNTY, TEXAS
 ZONED - SF-3
 1 LOT, 0.128 ACRES
 CASE NO. RP-18-0146

OWNER:
 MARTIN TEXAS PROPERTIES LLC
 382 ROBERTT ROAD
 WAXAHACHE, TEXAS 75168
 972-617-1648

STADIA LAND SURVEYING INC.
 P.O. BOX 1888
 RED OAK, TEXAS 75164
 PHONE (972) 617 - 0988
 STADIASURVEYING@SBCGLOBAL.NET
 FIRM #100193-0

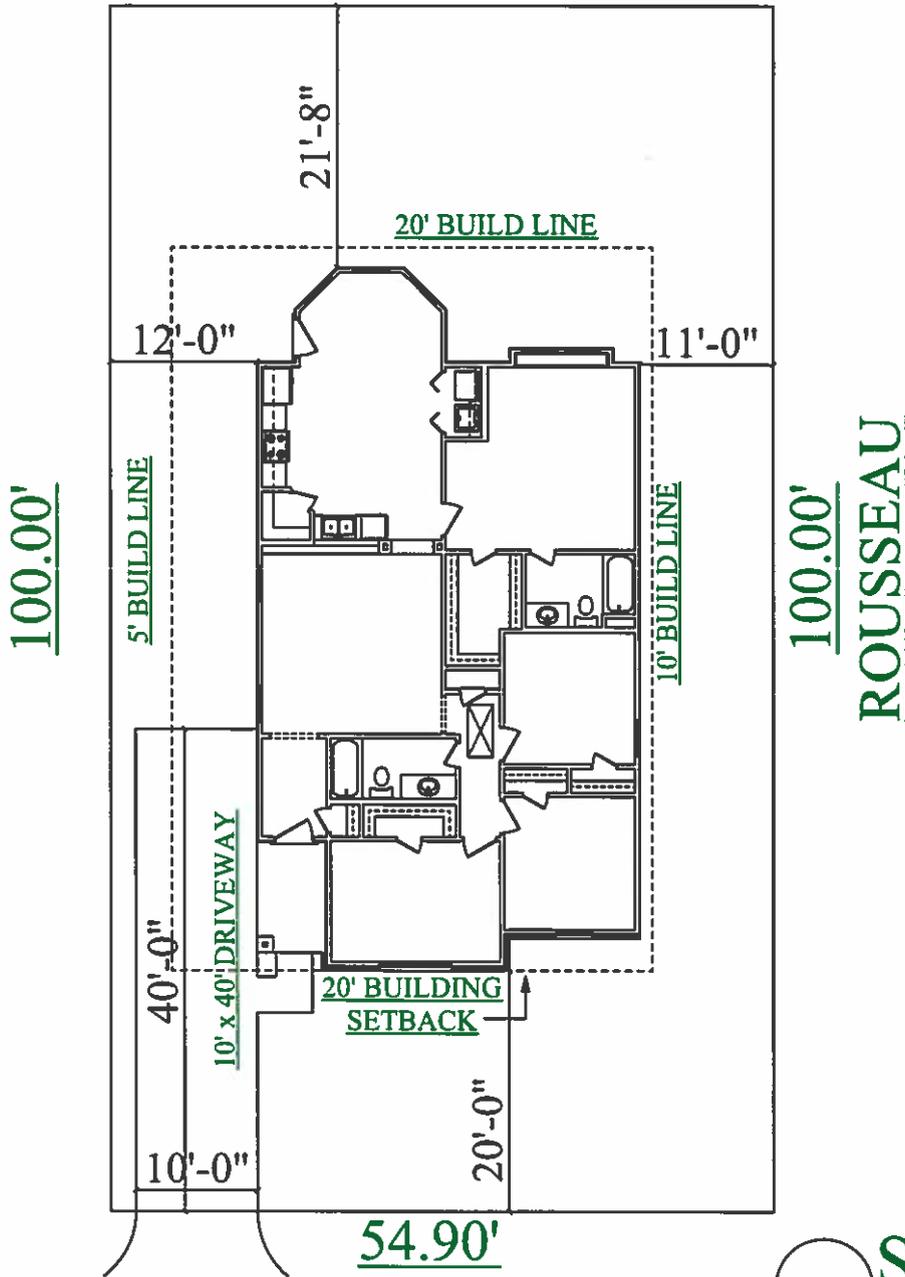
JIMMY E FOGLE
 REGISTERED PROFESSIONAL
 LAND SURVEYOR 5992
 STATE OF TEXAS

(5)

(5)

LOT 13 & 14
STRICKLAND ADDITION
WAXAHACHIE, TEXAS

54.90'



100.00'
ROUSSEAU

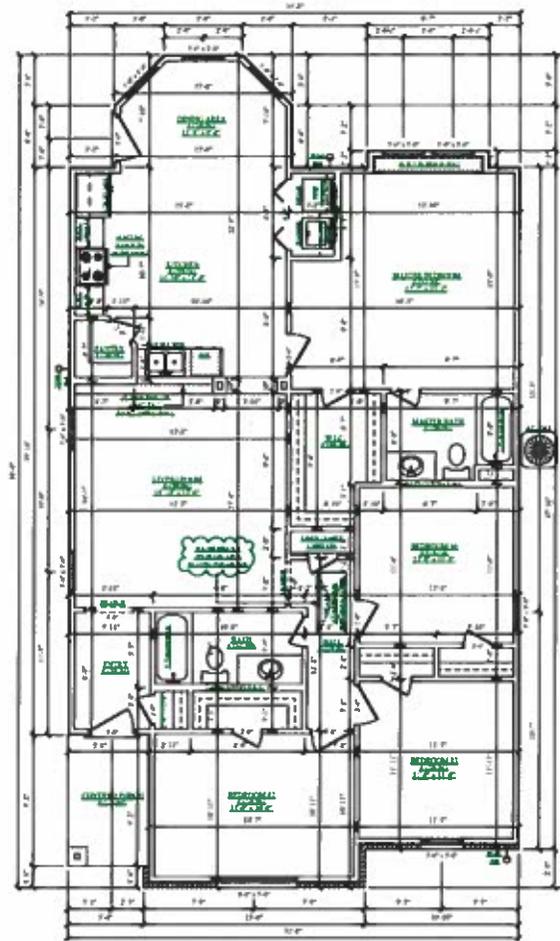
721 KAUFMAN

○ SITE PLAN
SCALE: 1" = 10'-0"



○ **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"

AREA TOTALS	
LIVING AREA	1,596
COVERED PORCH	52
TOTAL FOUNDATION	1,648



○ **FLOOR PLAN**
SCALE: 1/4" = 1'-0"

(5)

Case RP-19-0146
 Responses Received Inside Required 200' Notification Area
 Support: 1 Oppose: 0

PropertyID	Owner's Address	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
171725	MORENO JOURDEAN	0.18	LOT 4B BLK 280 TOWN - WAXAHACHIE .18 AC	203 ROUSSEAU ST	WAXAHACHIE	TX	75165	203 ROUSSEAU ST WAXAHACHIE TX 75165
171730	PAZ ISIDRO & REINA MATA LANDAVESDE	0.298	LOT 2 BLK 280 TOWN - WAXAHACHIE .298 AC	301 WATER CREST LN	RED OAK	TX	75154	807 KAUFMAN ST WAXAHACHIE TX 75165
171731	FOUR POINT INVESTMENTS GROUP LLC	0.241	LOT 3A BLK 280 TOWN - WAXAHACHIE .241 AC	1411 SYCAMORE ST	WAXAHACHIE	TX	75165	801 KAUFMAN ST WAXAHACHIE TX 75165
171732	BORNTREGER NAOMI	0.26	LOT 3B BLK 280 TOWN - WAXAHACHIE .26 AC	190 BRANDIE MAC LN	WAXAHACHIE	TX	75165	803 KAUFMAN ST WAXAHACHIE TX 75165
171733	MENDEZ KRISTY A & STEVE	0.162	LOT 3C BLK 280 TOWN - WAXAHACHIE .162 AC	207 ROUSSEAU ST	WAXAHACHIE	TX	75165	207 ROUSSEAU ST WAXAHACHIE TX 75165
171734	ALVAREZ EFRAIN G & MA DE LOURDES GARCIA	0.286	LOT 4A BLK 280 TOWN - WAXAHACHIE .286 AC	205 ROUSSEAU ST	WAXAHACHIE	TX	75165	205 ROUSSEAU ST WAXAHACHIE TX 75165
171805	RUSSELL KENNY R	0.149	LOT 10 BLK 281 TOWN - WAXAHACHIE .149 AC	102 ALDRIDGE ST	WAXAHACHIE	TX	75165	102 ALDRIDGE ST WAXAHACHIE TX 75165
171808	SHINPAUGH RICHARD K & CONNIE	0.652	LOT 12B BLK 281 TOWN - WAXAHACHIE .652 AC	703 E MARVIN AVE	WAXAHACHIE	TX	75165	703 E MARVIN AVE WAXAHACHIE TX 75165
171809	RODRIGUEZ VICTORINO A	0.455	LOT 12A-13 BLK 281 TOWN - WAXAHACHIE .455 AC	P O BOX 7	WAXAHACHIE	TX	75167	708 KAUFMAN ST WAXAHACHIE TX 75165
171810	FOUR POINT INVESTMENTS LLC	0.161	LOT 5 BLK 281 TOWN - WAXAHACHIE .161 AC	501 N COLLEGE ST	WAXAHACHIE	TX	75167	802 KAUFMAN ST WAXAHACHIE TX 75165
171811	VIDRINE JOE	0.145	LOT 6 BLK 281 TOWN - WAXAHACHIE .145 AC	252 RIDER RD	ENNIS	TX	75119	716 KAUFMAN ST WAXAHACHIE TX 75165
171812	LOREN GRAY INVESTMENTS LLC	0.183	LOT 7 BLK 281 TOWN - WAXAHACHIE .183 AC	PO BOX 2868	WAXAHACHIE	TX	75168	714 KAUFMAN ST WAXAHACHIE TX 75165
171813	NUNEZ FRANCISCO & JOSE R ARROYO	0.185	LOT 8 BLK 281 TOWN - WAXAHACHIE .185 AC	712 N KAUFMAN	WAXAHACHIE	TX	75165	712 KAUFMAN ST WAXAHACHIE TX 75165
171814	CLARK DEBORAH	0.185	LOT 8 BLK 281 TOWN - WAXAHACHIE .185 AC	710 KAUFMAN ST	WAXAHACHIE	TX	75165	710 KAUFMAN ST WAXAHACHIE TX 75165
171820	BARRAGAN MARIA E & JUAN R	0.162	LOT 4 BLK 281 TOWN - WAXAHACHIE .162 AC	104 LONZO ST	WAXAHACHIE	TX	75165	103 ALDRIDGE ST WAXAHACHIE TX 75165
175884	ARVIZU ABEL	0.126	LOT 17 STRICKLAND REV 126 AC	706 W PECAN TREE RD	WAXAHACHIE	TX	75167	214 ROUSSEAU ST WAXAHACHIE TX 75165
175885	ODOM BENNY D L/E ROBERT P ODOM ETAL	0.126	LOT 18 STRICKLAND REV 0.126 AC	212 ROUSSEAU ST	WAXAHACHIE	TX	75165	212 ROUSSEAU ST WAXAHACHIE TX 75165
175889	SEIBERT PHILIP H & JUDY F	0.269	LOT 9 & 10A BLK 1 STRICKLAND REV .269 AC	617 E MARVIN AVE	WAXAHACHIE	TX	75165	617 E MARVIN AVE WAXAHACHIE TX 75165
175890	CRAWFORD MARY L & BILLY	0.558	LOT 10B & 11 & 12 STRICKLAND REV 0.558 AC	621 E MARVIN AVE	WAXAHACHIE	TX	75165	621 E MARVIN AVE WAXAHACHIE TX 75165
175891	MARTIN TEXAS PROPERTIES LLC	0.126	LOT 13A & 14A STRICKLAND REV 0.126 AC	352 ROBINETT RD	WAXAHACHIE	TX	75165	721 KAUFMAN ST WAXAHACHIE TX 75165
175892	HODGE JAMES R	0.126	13B & 14B STRICKLAND 0.126 ACRES	1721 DAVIDSON CAMPGROUND RD	OKOLONA	AR	71962	711 KAUFMAN ST WAXAHACHIE TX 75165
175893	JACKSON CODY	0.134	LOT 15 STRICKLAND REV 0.134 AC	200 DENALI WAY	WAXAHACHIE	TX	75167	218 ROUSSEAU ST WAXAHACHIE TX 75165
175898	LARSON THEODORE L & TIFFANY R	0.413	LOT 7 & 8 STRICKLAND REV .413 AC	613 E MARVIN AVE	WAXAHACHIE	TX	75165	613 E MARVIN AVE WAXAHACHIE TX 75165
275556	JACKSON CODY	0.133	LOT 16 STRICKLAND REV 0.133 AC	200 DENALI WAY	WAXAHACHIE	TX	75167	216 ROUSSEAU ST WAXAHACHIE TX 75165

(5)

(5)

RECEIVED
2/13/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **RP-19-0146**



LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 25, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, March 2, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Jimmy Pogue, Stadia Land Surveying, for a Replat of North 1/2 of Lot 13 and 14 of Strickland Addition to create Lot 13R, Strickland Addition, 0.126 acres (Property ID 175891) – Owner: Martin Texas Properties (RP-19-0146)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: **RP-19-0146**

City Reference: 171812

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, February 19, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Signature _____ Date 2/11/20

Printed Name and Title Brad Yates Manager

Address PO Box 2868
Wax. TX. 75168

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

(7)

Planning & Zoning Department

Plat Staff Report

Case: SUB-09-2020



MEETING DATE(S)

Planning & Zoning Commission: February 25, 2020

CAPTION

Public Hearing on a request by Ghazal Kellesly, Cumulus Design, for a Replat of Lot 33, Block A, Bob White Estates, to create Lots 33A and 33B, Block A, Bob White Estates, 2.251 acres (Property ID 267272) – Owner: Brooke Wilkinson and Thomas Blount

APPLICANT REQUEST

The applicant is requesting a replat that would divide Lot 33 of Bob White Estates into 2 Lots.

CASE INFORMATION

Applicant: Ghazal Kellesly, Cumulus Design

Property Owner(s): Brooke Wilkinson and Thomas Blount

Site Acreage: 2.251 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: A water letter was received from Sardis Lone Elm stating that adequate public facilities were available for this property.

SUBJECT PROPERTY

General Location: 661 Davenport Drive

Parcel ID Number(s): 267272

Current Zoning: N/A

Existing Use: Undeveloped

Platting History: FP2016-38 Bob White Estates Phase Two was approved by City Council on September 19, 2016.

(7)

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

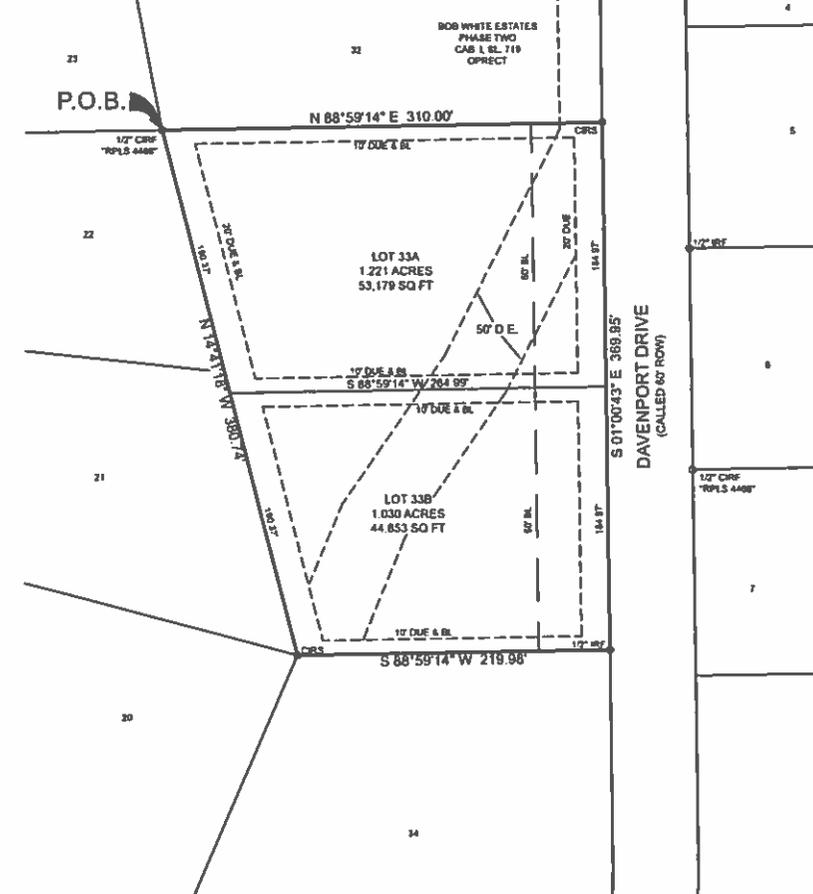
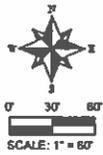
A plat shall not be filed with the Ellis County Clerk until:

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



LEGEND

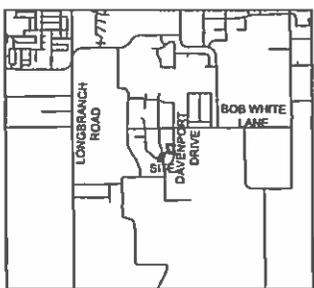
CIRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
 IRF = IRON ROD FOUND
 FMD = FOUND
 OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
 U.E. = UTILITY EASEMENT
 B.L. = BUILDING LINE

NOTES

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83 PER OPRECT OBSERVATIONS.

THE SUBJECT PROPERTY LIES WITHIN ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48138C0100F, DATED JUNE 3, 2013 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF ELLIS §

WHEREAS, BROOKE WILKINSON AND THOMAS BLOUNT ARE THE SOLE OWNERS TRACT OF LAND SITUATED IN THE M. POWERS SURVEY, ABSTRACT NO. 843, ELLIS COUNTY, TEXAS, AND BEING ALL OF TRACT 33, BLOCK A, BOB WHITE ESTATES, PHASE TWO, RECORDED IN CABINET I, SLIDE 719, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS, (OPRECT), AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO BROOKE WILKINSON AND THOMAS BLOUNT, RECORDED IN INSTRUMENT NO. 191333, OPRECT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4488" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 33 AND THE NORTHEAST CORNER OF LOT 22, BLOCK A, BOB WHITE ESTATES, RECORDED IN CABINET I, SLIDE 719, OPRECT, AND THE COMMON SOUTHEAST CORNER OF LOT 23, BLOCK A, BOB WHITE ESTATES, RECORDED IN CABINET I, SLIDE 719, OPRECT, AND THE COMMON SOUTHWEST CORNER OF LOT 32, BLOCK A, BOB WHITE ESTATES, RECORDED IN CABINET I, SLIDE 719, OPRECT,

THENCE N 88°59'14" E, ALONG THE NORTH LINE OF SAID LOT 33 AND THE COMMON SOUTH LINE OF SAID LOT 32, A DISTANCE OF 319.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID LOT 33 AND THE SOUTHEAST CORNER OF SAID LOT 32 AND THE WEST LINE OF DAVENPORT DRIVE (A CALLED BY ROW),

THENCE S 91°00'43" E, ALONG THE EAST LINE OF SAID LOT 33 AND DAVENPORT DRIVE, A DISTANCE OF 300.98 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 33 AND THE COMMON NORTHEAST CORNER OF LOT 34, BLOCK A, BOB WHITE ESTATES, RECORDED IN CABINET I, SLIDE 719, OPRECT,

THENCE S 88°59'14" W, ALONG THE SOUTH LINE OF SAID LOT 33 AND THE COMMON NORTH LINE OF SAID LOT 34, A DISTANCE OF 219.98 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID LOT 33 AND THE COMMON NORTHWEST CORNER OF SAID LOT 34,

THENCE N 14°41'18" W, ALONG THE WEST LINE OF SAID LOT 333 AND THE COMMON EAST LINE OF LOT 21, BLOCK A, BOB WHITE ESTATES, RECORDED IN CABINET I, SLIDE 719, OPRECT, AND THE COMMON EAST LINE OF LOT 22, BLOCK A, BOB WHITE ESTATES, RECORDED IN CABINET I, SLIDE 719, OPRECT, A DISTANCE OF 390.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.251 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BROOKE WILKINSON AND THOMAS BLOUNT, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS REPLAT LOTS 33A & 33B, BOB WHITE ESTATES, AN ADDITION TO ELLIS COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON BROOKE WILKINSON AND THOMAS BLOUNT DOES HEREBY CERTIFY THE FOLLOWING:

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 EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
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. 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 UTILITY. SAID USE BY PUBLIC UTILITIES IS BEING SUBORDINATE TO THE PUBLIC'S 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 MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
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, PATROLLING, MAINTAINING, READING METERS, AND ACCORDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING 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 PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE ELLIS COUNTY, TEXAS.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20__.

BY _____
 BROOKE WILKINSON
 STATE OF TEXAS
 COUNTY OF ELLIS

 THOMAS BLOUNT
 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 BROOKE WILKINSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY SATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 20__.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

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 THOMAS BLOUNT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY SATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 20__.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

L. TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."
 TIMOTHY L. JACKSON
 REGISTRATION NUMBER 8644

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHE

BY _____ DATE _____

ATTEST _____ DATE _____

STATE OF TEXAS
 COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS:

APPROVED THIS, THE _____ DAY OF _____, 20__.

ATTEST _____

_____ KRYSTAL VALDEZ
 TODD LITTLE COUNTY JUDGE COUNTY CLERK

_____ LANE GRAYSON
 RANDY STINSON COMMISSIONER PRECINCT 1 COMMISSIONER PRECINCT 2

_____ RYLE BUTLER
 PAUL PERRY COMMISSIONER PRECINCT 2 COMMISSIONER PRECINCT 4

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 _____

REPLAT
**LOTS 33A & 33B, BLOCK A,
 BOB WHITE ESTATES
 PHASE TWO**

BEING A REPLAT OF LOT 33,
 BLOCK A
 BOB WHITE ESTATES
 PHASE TWO
 2.251 ACRES

AS PLATTED IN THE
 M. POWERS SURVEY,
 ABSTRACT NO. 843
 ETJ CITY OF WAXAHACHE
 ELLIS COUNTY, TEXAS
 2 RESIDENTIAL LOTS
 CASE # SUB-09-2020

OWNER:
 BROOKE AND
 THOMAS BLOUNT
 1810 ARBOR CREEK TRL
 WAXAHACHE, TEXAS 75108
 817 877 7177

SURVEYOR:
 TEXAS REALTY CAPTURE &
 SURVEYING, LLC.
 P.O. BOX 252
 WAXAHACHE, TEXAS 75108
 008 518 0330
 TBPLS FIRM NO 10194358

(7)

(7)



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: Ghazal Kellesly **Parcel ID #:** 267272
Subdivision Name: Bob White Estates Ph 2

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"/>

PAUL TESCHER

Print Name of General Manager of water provider or Designee

[Signature]

Signature of General Manager of water provider or Designee

Sardis Lone Elm

Name of water provider company

1-9-20

Date