

# **A G E N D A**

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, March 23, 2021 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 March 9, 2021
  - b.      Minutes of the Planning and Zoning Commission briefing of March 9, 2021
5.      ***Continue Public Hearing*** on a request by Ed Fleming, Walton Global Holdings, LTD, for a **Zoning Change** from a Future Development and Planned Development (Ordinance #2330) zoning district to a Planned Development-Mixed Use Residential (MUR) with Concept Plan, located South of FM 875, West of I-35, North of FM 1446, and East of Lone Elm Road (Property IDs 182520, 264568, 263786, 192306, 234203, 179534, 187960, 179468) - Owner: WALTON TEXAS LP (ZDC-7-2021)
6.      ***Consider*** recommendation of Zoning Change No. ZDC-7-2021
7.      ***Consider*** request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a **Plat** of Osuba Addition for 3 lots, being 7.961 acres situated in the A. Brown Survey, Abstract 102 (Property ID 283986) – Owner: Shan Yun Lin (SUB-10-2021)

8. **Consider** request by Michael Alturk, ADTM Engineering and Construction, for a **Plat** of KSAM Highway 287 for three (3) lots, being 19.580 acres situated in the W. Calder Survey, Abstract 235 and B. Davis Survey, Abstract 290 (Property ID 181802) – Owner: KSAM, LLC (SUB-187-2021)
9. **Consider** request by Blain Vinson, Aspen Community Development, for a **Plat** of the Cottages on Cantrell for 81 lots, being 17.348 acres situated in the J. Armstrong Survey, Abstract 6 (Property ID 244651) – Owner: Scott Pendery, SAP Properties, LLC (SUB-13-2021)
10. **Public Hearing** on a request by Brian Dodds for a Specific Use Permit (SUP) for **Accessory Building (Residential), Greater than or Equal to 700 SF**, use within a Planned Development-23-Single-Family Residential-1 zoning district located at 156 Homestead Lane (Property ID 269672) - Owner: ERICA L & BRIAN D DODDS (ZDC-12-2021)
11. **Consider** recommendation of Zoning Change No. ZDC-12-2021
12. **Public Hearing** on a request by David Harrison for a Specific Use Permit (SUP) for **Accessory Building (Residential), Greater than or Equal to 700 SF**, use within a Planned Development-23-Single-Family Residential-1 zoning district located at 200 Lake Shore Dr (Property ID 182138) - Owner: DAVID HARRISON (ZDC-16-2021)
13. **Consider** recommendation of Zoning Change No. ZDC-16-2021
14. **Public Hearing** on a request by Claudio Segovia, J Volk Consulting, Inc, for an Amendment to Ordinance No. 2733 for North Grove Planned Development to allow for a mixed use residential development located at the NW corner of Washington Ave at North Grove Blvd (Property ID 283993) - Owner: NORTH GROVE 12.5 LLC SERIES 1 (ZDC-14-2021)
15. **Consider** recommendation of Zoning Change No. ZDC-14-2021
16. 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.

<p><b><i>Notice of Potential Quorum</i></b> <b><i>One or more members of the Waxahachie City Council may be present at this meeting.</i></b> <b><i>No action will be taken by the City Council at this meeting.</i></b></p>
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(4a)

Planning and Zoning Commission  
March 9, 2021

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, March 9, 2021 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  
Macey Martinez, Graduate Engineer  
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 February 23, 2021
- b. Minutes of the Planning and Zoning Commission briefing of February 23, 2021

**Action:**

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

5. **Public Hearing on a request by Christopher Morris, for a Replat of Part of Lot 9, Block 106 and a Part of Lot 7, Block 158, Town Addition, to create Lot 1 and Lot 2, Block 1, Morris Addition, 0.581 acres (Property ID 171111) – Owner: CHRISTOPHER & AMY K. MORRIS (SUB-9-2021)**

Chairman Keeler opened the Public Hearing.

Senior Planner Colby Collins reviewed the case noting the applicant is requesting to replat the subject property into two lots for residential use and staff recommended approval as presented.

There being no others to speak for or against SUB-9-2021, Chairman Keeler closed the Public Hearing.

**6. Consider approving SUB-9-2021**

**Action:**

*Mr. Jim Phillips moved to approve a request by Christopher Morris, for a Replat of Part of Lot 9, Block 106 and a Part of Lot 7, Block 158, Town Addition, to create Lot 1 and Lot 2, Block 1, Morris Addition, 0.581 acres (Property ID 171111) – Owner: CHRISTOPHER & AMY K. MORRIS (SUB-9-2021). Mr. David Hudgins seconded, All Ayes.*

**7. Public Hearing on a request by Sterling Reid, Reid Construction, LLC, for a Replat of Lot 14, Block 63, Town Addition, to create Lot 1 and Lot 2, Block 1, Sterling Addition, 0.371 acres (Property ID 170997) – Owner: REID CONSTRUCTION, LLC (SUB-183-2021)**

Chairman Keeler opened the Public Hearing.

Mr. Collins presented the case noting the applicant is requesting to replat the subject property into two (2) lots for residential use and requesting a petition of relief waiver for right-of-way (ROW) dedication. Mr. Collins explained staff believes a 10' ROW dedication for this property is sufficient.

Ms. Betty Square Coleman expressed her concern with incomplete development, landscape issues, and quality of work. She noted she is not in support of splitting the large lot to make two infill lots.

Chairman Keeler noted staff reviewed the size of the surrounding lots and the request is consistent and in compliance with all plat requirements.

Planning Director Shon Brooks explained the Zoning Ordinance identifies landscape requirements and the applicant will have to comply with building codes. He noted if there is an issue with the infill ordinance, it can be reevaluated by the Commission and City Council.

There being no others to speak for or against SUB-183-2021, Chairman Keeler closed the Public Hearing.

**8. Consider approving SUB-183-2021**

**Action:**

*Mr. Jim Phillips moved to approve a request by Sterling Reid, Reid Construction, LLC, for a Replat of Lot 14, Block 63, Town Addition, to create Lot 1 and Lot 2, Block 1, Sterling Addition, 0.371 acres (Property ID 170997) – Owner: REID CONSTRUCTION, LLC (SUB-183-2021) and petition of relief waiver request. Ms. Bonney Ramsey seconded, the vote was as follows: Ayes: Rick Keeler, Bonney Ramsey, Jim Phillips, David Hudgins, and Erik Test. Noes: Betty Square Coleman.*

***The motion carried.***

9. **Public Hearing on a request by Regina Sias, Nina's House Child Care, for a Specific Use Permit (SUP) for Family Home use within a Planned Development – Single Family – 3 zoning district located at 205 Nottingham Drive (Property ID 220880) - Owner: CHRIS, SHERRIE, & DIANE CARLINO (ZDC-8-2021)**

Chairman Keeler opened the Public Hearing.

Mr. Collins presented the case noting the applicant is requesting to change the zoning of this property from Planned Development-43-Single-Family-3 (PD-43-SF-3) to Planned Development-43-Single-Family-3 with a Specific Use Permit for family home use for an in home day care. He explained the applicant is licensed with the State to care for a maximum of 12 children between ages of newborn to 5 years old.

Mr. Jim Phillips inquired about the length of operation at the current address.

Ms. Regina Sias, 205 Nottingham, noted she has been at the Nottingham location since December and was at her previous residence operating for more than 11 years.

There being no others to speak for or against ZDC-8-2021, Chairman Keeler closed the Public Hearing.

10. **Consider recommendation of Zoning Change No. ZDC-8-2021**

**Action:**

*Ms. Bonney Ramsey moved to approve a request by Regina Sias, Nina's House Child Care, for a Specific Use Permit (SUP) for Family Home use within a Planned Development – Single Family – 3 zoning district located at 205 Nottingham Drive (Property ID 220880) - Owner: CHRIS, SHERRIE, & DIANE CARLINO (ZDC-8-2021) as presented. Mr. Erik Test seconded, All Ayes.*

11. **Continue Public Hearing on a request by Islam Diab, ADTM Engineering & Construction Corp., for a Zoning Change from a General Retail and Planned Development-Single Family Residential-3 zoning district to Planned Development-General Retail, located at the SW corner of Farley Street at Highway 287 (Property ID 181802) - Owner: KSAM LLC (ZDC-186-2021)**

Chairman Keeler continued the Public Hearing.

Mr. Collins presented the case noting the applicant is requesting to construct three buildings consisting of an office, convenience store with gasolines sales, and a multi-tenant retail building with a drive-thru restaurant on two lots totaling 3.52 acres. He explained staff had concerns with the building façade/elevations presented at the February 23<sup>rd</sup> meeting and the applicant has proposed two options to meet staff concerns.

**Option 1:**

The applicant is proposing an Elevation/Façade Plan that depicts average percentages of nearly 75% brick and 25% stone. The applicant has removed stucco from this option.

Planning and Zoning Commission

March 9, 2021

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**Option 2:**

The applicant is proposing an Elevation/Façade Plan that depicts average percentages of nearly 50% brick and 50% stone. In comparison to the Elevation/Façade Plan presented on February 23<sup>rd</sup> the stone replaces where the stucco material was originally presented. The applicant has removed stucco from this option.

Mr. Collins noted the applicant is asking for the following variances from the City of Waxahachie Zoning Ordinance:

- Location of the dumpster enclosure to be in the setback of Lot 1
- The rear setback of Lot 1 to be 20' instead of 25'

Mr. Mike Alturk, 1913 Middleton Drive, Mansfield, Texas, asked for the Commission's recommendation on the options for Elevation/Façade plan. It was the consensus of the Commission to recommend Option 1 including the awnings.

There being no others to speak for or against ZDC-186-2021, Chairman Keeler closed the Public Hearing.

**12. Consider recommendation of Zoning Change No. ZDC-186-2021**

**Action:**

*Mr. David Hudgins moved to approve a request by Islam Diab, ADTM Engineering & Construction Corp., for a Zoning Change from a General Retail and Planned Development-Single Family Residential-3 zoning district to Planned Development-General Retail, located at the SW corner of Farley Street at Highway 287 (Property ID 181802) - Owner: KSAM LLC (ZDC-186-2021) per Staff Comments, supporting variance request, and supporting Option 1. Ms. Betty Square Coleman seconded, All Ayes.*

**13. Adjourn**

There being no further business, the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary

(4b)

Planning and Zoning Commission  
March 9, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, March 9, 2021 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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

Members Absent: Melissa Ballard, Vice Chairman  
Betty Square Coleman

Others Present: Shon Brooks, Director of Planning  
Colby Collins, Senior Planner  
Macey Martinez, Graduate Engineer  
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**

Planning Director Shon Brooks announced Planning Technician Destiny Wright is leaving the City of Waxahachie and will be greatly missed.

Senior Planner Colby Collins reviewed the following cases:

- SUB-9-2021, staff recommended approval as presented.
- SUB-183-2021, staff recommended approval of plat as presented and approval of petition of waiver as presented.
- ZDC-8-2021, staff recommended approval as presented. The Commission discussed the concern for starting a trend for in-home day cares and discussed the need for more child care options in the community.
- ZDC-186-2021, staff recommended approval per staff comments, approval of variance requests, and requested elevation/façade recommendation from the Commission. The consensus of the Commission was Option 1: The applicant is proposing an Elevation/Façade Plan that depicts average percentages of nearly 75% brick and 25% stone. The applicant has removed stucco from this option.

### **3. Adjourn**

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

Respectfully submitted,

Amber Villarreal, Assistant City Secretary

(5 + 6)



## Memorandum

To: Honorable Mayor and City Council  
From: Shon Brooks, Director of Planning  
Thru: Michael Scott, City Manager  
Date: March 18, 2021  
Re: ZDC-07-2021 – Emory Lakes

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On March 17, 2021, the applicant requested to continue case number ZDC-07-2021 to the April 13, 2021 Planning and Zoning meeting agenda and the April 19, 2021 City Council meeting agenda.



# Planning & Zoning Department

## Plat Staff Report

Case: SUB-10-2021



### MEETING DATE(S)

*Planning & Zoning Commission:* March 23, 2021

### CAPTION

*Consider* request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Plat of Osuba Addition for three (3) lots, being 7.961 acres situated in the A. Brown Survey, Abstract 102 (Property ID 283986) – Owner: Shan Yun Lin (SUB-10-2021)

### APPLICANT REQUEST

The applicant is requesting to plat the subject property into three (3) lots.

### CASE INFORMATION

*Applicant:* Tim Jackson, Texas Reality Capture & Surveying, LLC.

*Property Owner(s):* Shan Yun Lin

*Site Acreage:* 7.961 acres

*Number of Lots:* 3 lots

*Number of Dwelling Units:* 0 units

*Park Land Dedication:* The cash in lieu of park land dedication is \$4,776.60 (\$600.00 per acre for 7.961 acres)

*Adequate Public Facilities:* Adequate public facilities are available for this site.

### SUBJECT PROPERTY

*General Location:* Southeast corner of North Grove Blvd. and US Hwy 77

*Parcel ID Number(s):* 283986

*Current Zoning:* North Grove Planned Development District

*Existing Use:* Undeveloped

*Platting History:* Located in the A. Brown Survey, Abstract 102

**Site Aerial:****PLATTING ANALYSIS**

The applicant is requesting to plat the subject property into three (3) lots for commercial and/or retail use. As of the time of this report, no official plans have been established for development of Lot 2 or Lot 3. The property owner currently plans to develop Lot 1 into a sit down restaurant.

All setbacks presented with this plat adhere to the zoning that have been established for the PD zoning in place. Per the administratively approved Land Use Study, the point of ingress/egress for this development will be provided along North Grove Blvd. The plat also shows mutual access easements for future development that would allow vehicles to travel between all three lots.

**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 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

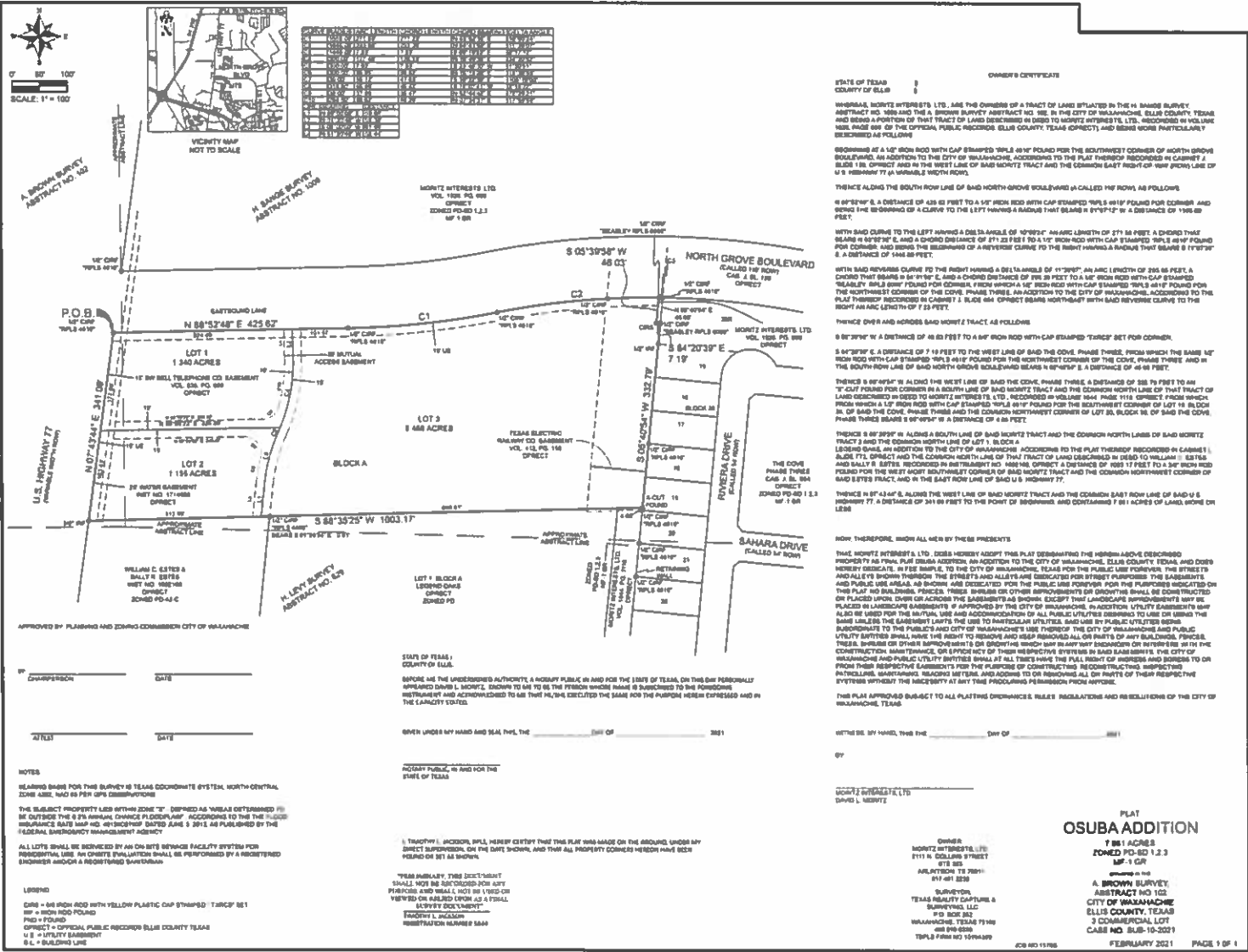
[cwebb@waxahachie.com](mailto:cwebb@waxahachie.com)

*Reviewed by:*

Shon Brooks, AICP

Director of Planning

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



STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, MORITZ INTERESTS, LTD., HAS THE CORNER OF A TRACT OF LAND SITUATED IN THE H. BROWN SURVEY ABSTRACT NO. 102 AND THE BROWN SURVEY ABSTRACT NO. 103, IN THE CITY OF WILMAMACHE, DALLAS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MORITZ INTERESTS, LTD., RECORDED IN VOLUME 108 PAGE 68 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (HEREIN REFERRED TO AS "THE TRACT") DESCRIBED AS FOLLOWS:

BEING AND AS A 1/2" SECTION ROD WITH CAP STAMPED "96LS 48" FOUND FOR THE SOUTHWEST CORNER OF NORTH GROVE BOULEVARD, AN ADDITION TO THE CITY OF WILMAMACHE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, BLADE 18, CORNER BEING IN THE WEST LINE OF SAID NORTH GROVE TRACT AND THE CORNER EAST POINT OF SAID NORTH GROVE LINE OF U.S. HIGHWAY 77 (A VARIABLE WIDTH ROAD).

THENCE ALONG THE SOUTH SIDE LINE OF SAID NORTH GROVE BOULEVARD (CALLED BY ROW) AS FOLLOWS:

0° 00' 00" E. A DISTANCE OF 435.00 FEET TO A 1/2" SECTION ROD WITH CAP STAMPED "96LS 48" FOUND FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS THAT BEARS N 87° 12' 12" E. A DISTANCE OF 198.00 FEET.

WITH SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 11° 39' 39" AN ARC LENGTH OF 271.50 FEET. A CHORD THAT BEARS N 87° 12' 12" E. AND A CHORD DISTANCE OF 271.22 FEET TO A 1/2" SECTION ROD WITH CAP STAMPED "96LS 48" FOUND FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS THAT BEARS N 87° 12' 12" E. A DISTANCE OF 198.00 FEET.

WITH SAID REVERSE CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 11° 39' 39" AN ARC LENGTH OF 295.00 FEET. A CHORD THAT BEARS N 87° 12' 12" E. AND A CHORD DISTANCE OF 295.00 FEET TO A 1/2" SECTION ROD WITH CAP STAMPED "96LS 48" FOUND FOR CORNER. FROM WHICH A 1/2" SECTION ROD WITH CAP STAMPED "96LS 48" FOUND FOR THE NORTHWEST CORNER OF THE COVE PHASE THREE, AN ADDITION TO THE CITY OF WILMAMACHE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, BLADE 04, CORNER BEING NORTHWEST CORNER OF LOT 18, BLOCK 18 OF SAID THE COVE PHASE THREE AND THE COMMON NORTHWEST CORNER OF LOT 18, BLOCK 18 OF SAID THE COVE PHASE THREE BEARING S 87° 12' 12" E. A DISTANCE OF 7.25 FEET.

THENCE OVER AND ACROSS SAID NORTH GROVE TRACT AS FOLLOWS:

S 87° 12' 12" W. A DISTANCE OF 48.00 FEET TO A 1/2" SECTION ROD WITH CAP STAMPED "THREE" SET FOR CORNER.

S 87° 12' 12" E. A DISTANCE OF 7.19 FEET TO THE WEST LINE OF SAID THE COVE PHASE THREE, FROM WHICH THE SAME 1/2" SECTION ROD WITH CAP STAMPED "96LS 48" FOUND FOR THE NORTHWEST CORNER OF THE COVE PHASE THREE AND IN THE SOUTH ROW LINE OF SAID NORTH GROVE BOULEVARD BEARING N 87° 12' 12" E. A DISTANCE OF 48.00 FEET.

THENCE S 87° 12' 12" E. ALONG THE WEST LINE OF SAID THE COVE PHASE THREE, A DISTANCE OF 388.75 FEET TO AN "X" MARK FOUND FOR CORNER IN A SOUTH LINE OF SAID NORTH GROVE TRACT AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MORITZ INTERESTS, LTD., RECORDED IN VOLUME 108 PAGE 68 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (HEREIN REFERRED TO AS "THE TRACT"). FROM WHICH A 1/2" SECTION ROD WITH CAP STAMPED "96LS 48" FOUND FOR THE NORTHWEST CORNER OF THE COVE PHASE THREE, AN ADDITION TO THE CITY OF WILMAMACHE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, BLADE 04, CORNER BEING NORTHWEST CORNER OF LOT 18, BLOCK 18 OF SAID THE COVE PHASE THREE BEARING S 87° 12' 12" E. A DISTANCE OF 388.75 FEET.

THENCE S 87° 12' 12" E. ALONG A SOUTH LINE OF SAID NORTH GROVE TRACT AND THE COMMON NORTH LINE OF SAID NORTH GROVE TRACT AND THE COMMON NORTH LINE OF LOT 1, BLOCK 4 BEARING S 87° 12' 12" E. ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, BLADE 04, CORNER AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MORITZ INTERESTS, LTD., RECORDED IN VOLUME 108 PAGE 68 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (HEREIN REFERRED TO AS "THE TRACT"). FROM WHICH A 1/2" SECTION ROD WITH CAP STAMPED "96LS 48" FOUND FOR THE WEST POINT SOUTHWEST CORNER OF SAID NORTH GROVE TRACT AND THE COMMON NORTHWEST CORNER OF SAID EITER TRACT AND IN THE EAST ROW LINE OF SAID U.S. HIGHWAY 77.

THENCE N 87° 12' 12" W. ALONG THE WEST LINE OF SAID NORTH GROVE TRACT AND THE COMMON EAST ROW LINE OF SAID U.S. HIGHWAY 77. A DISTANCE OF 341.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.01 ACRES OF LAND, MORE OR LESS.

HOW, THEREFORE, SHOW ALL HEREBY BY THESE PRESENTS:

THAT MORITZ INTERESTS, LTD., DOES HEREBY ADOPT THIS PLAT DESCRIBING THE HEREIN ABOVE DESCRIBED PROPERTY AS FINAL PLAT OSBA ADDITION, AN ADDITION TO THE CITY OF WILMAMACHE, DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WILMAMACHE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE STREETS AND ALLEYS DEDICATED FOR STREET PURPOSES, THE SANITARY AND PUBLIC USE AREAS, AS SHOWN, AND DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT AND BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR OTHERWISE SHALL BE CONSTRUCTED OR PLACED UPON OR ACROSS THE SANITARY AREAS, EXCEPT THE LANDSCAPE IMPROVEMENTS TO BE PLACED IN LANDSCAPE SANITARY AREAS AS APPROVED BY THE CITY OF WILMAMACHE. IN ADDITION, UTILITY CONDUITS AND PIPES SHALL BE USED FOR THE SANITARY, USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES CONNEXED TO LINE OR UNDER THE SAME UNLESS THE SANITARY LEADS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC AND CITY OF WILMAMACHE USE THEREOF. THE CITY OF WILMAMACHE AND PUBLIC UTILITY UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND REPAIR CONDUITS OR PIPES OR IN THE CONSTRUCTION, MAINTENANCE, OR REPAIR OF THEIR RESPECTIVE SYSTEMS IN SAID SANITARY AREAS. THE CITY OF WILMAMACHE AND PUBLIC UTILITY UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF EGRESS AND ENTRY TO OR FROM THEIR RESPECTIVE SANITARY AREAS FOR THE PURPOSES OF CONSTRUCTION, MAINTENANCE, REPAIRS, INSPECTIONS, AND REPAIRS TO OR REPAIRING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PRODUCING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATING REQUIREMENTS, RULES, REGULATIONS AND ORDINANCES OF THE CITY OF WILMAMACHE, TEXAS.

WITNESSE BY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

BY \_\_\_\_\_

DAVID L. MERRITT

PLAT  
OSBA ADDITION  
7.01 ACRES  
ZONED PD-SO 1, 2, 3  
1/2" x 1/2" GP

OWNER:  
MORITZ INTERESTS, LTD.  
2111 N. COLLIER STREET  
DALLAS, TEXAS 75201  
972-491-8239

SURVEYOR:  
TEAS REALTY SURVEYING & SURVEYING, LLC  
1000 ROCK RD  
WILMAMACHE, TEXAS 75189  
409-946-0009  
TPLS FORM NO 15094-300

JOB NO 15780      FEBRUARY 2011      PAGE 1 OF 1

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WILMAMACHE

DATE	COMMISSIONER

NOTES

RELATING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4803, AND IS PER GPS OBSERVATIONS.

THE SUBJECT PROPERTY LIES WITHIN ZONE "T" (DEFINED AS "URBAN RETAINED") BE OUTSIDE THE 6 2/3 ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 470400100P DATED JUNE 3 2011 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

LEGEND

GPS = 66 INCH ROD WITH YELLOW PLASTIC CAP STAMPED "THREE" SET FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS THAT BEARS N 87° 12' 12" E. A DISTANCE OF 198.00 FEET.

PRO = FOUND

CP = OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

U = UTILITY EASEMENT

BL = BUILDING LINE

STATE OF TEXAS,  
COUNTY OF DALLAS.

I, TRACY L. JACKSON, WILL 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.

"IF ANY PART OF THIS SURVEY SHALL NOT BE RECORDED FOR ANY REASON AND SHALL NOT BE USED OR REFERRED TO IN ANY COURT OF LAW, THIS SURVEY DOCUMENT SHALL BE VOID AND OF NO EFFECT."

TRACY L. JACKSON  
REGISTERED SURVEYOR 5644

BEFORE ME, THE UNDERSIGNED AUTHORITY, A HONORARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID L. MERRITT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS DECLINED THE SAME FOR THE PURPOSES HEREIN EXPRESSED AND IN THE (LARGEST) VOTED.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

**Planning & Zoning Department  
Plat Staff Report**

**Case: SUB-187-2021**



**MEETING DATE(S)**

*Planning & Zoning Commission:* March 23, 2021

**CAPTION**

*Consider* request by Michael Alturk, ADTM Engineering and Construction, for a Plat of KSAM Highway 287 for three (3) lots, being 19.580 acres situated in the W. Calder Survey, Abstract 235 and B. Davis Survey, Abstract 290 (Property ID 181802) – Owner: KSAM, LLC (SUB-187-2021)

**APPLICANT REQUEST**

The applicant is requesting to plat the subject property into three (3) lots in accordance with the PD site plan that was approved at the March 15, 2021 City Council Meeting.

**CASE INFORMATION**

*Applicant:* Michael Alturk, ADTM Engineering and Construction

*Property Owner(s):* KSAM, LLC.

*Site Acreage:* 19.580 acres

*Number of Lots:* 3 lots

*Number of Dwelling Units:* 0 units

*Park Land Dedication:* The cash in lieu of park land dedication is \$11,748.00 (\$600.00 per acre at 19.580 acres).

*Adequate Public Facilities:* Adequate facilities are available to this site.

**SUBJECT PROPERTY**

*General Location:* This property is located at the southwest corner of Farley and US Hwy 287.

*Parcel ID Number(s):* 181802

*Current Zoning:* Planned Development (PD) General Retail and PD-SF-3

*Existing Use:* Undeveloped

*Platting History:* The subject property is located in the W. Calder Survey, Abstract 235 and the B. Davis Survey, Abstract 290.

Site Aerial:



**PLATTING ANALYSIS**

The applicant is requesting to plat the subject property into three (3) lots for commercial use. The proposed Lot 1 and Lot 2 of the subject property were brought before P&Z and City Council as a zoning case to allow for the construction of a multi-tenant office building, convenience store with gasoline sales, and a multi-tenant retail building with a drive-thru restaurant. One requirement, per the PD, is that a mutual access easement be established between lot 1 and lot 2 that connects these lots to Farley Street and then continued through the development. This mutual access has been established per the plat. Aside from this additional requirement, all other setbacks and plat requirements have been met.

**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 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

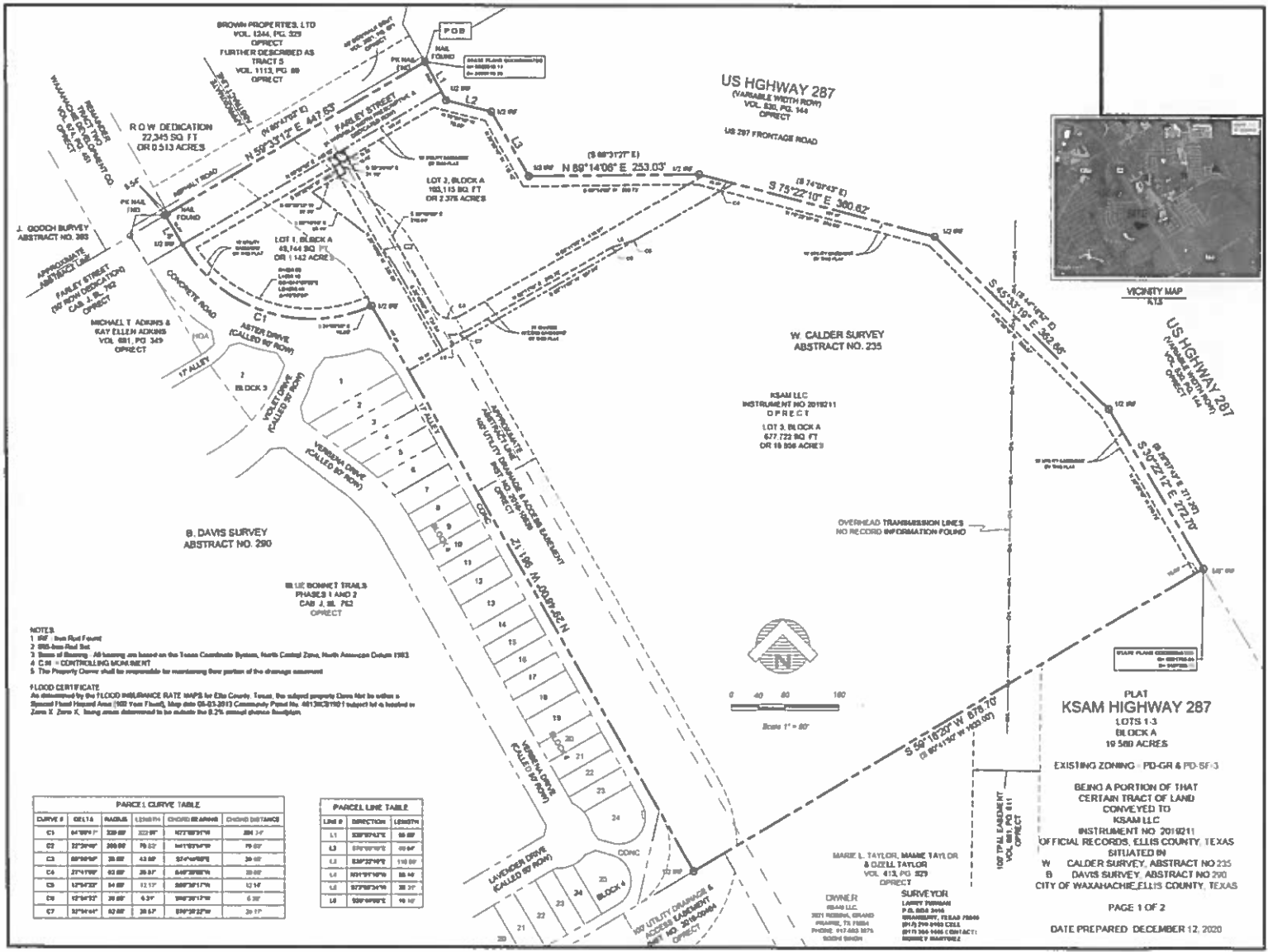
[cwebb@waxahachie.com](mailto:cwebb@waxahachie.com)

*Reviewed by:*

Shon Brooks, AICP

Director of Planning

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



PARCEL CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	64°09'41"	329.89'	S77°09'31"W	594.31'
C2	22°29'49"	269.89'	S41°19'31"W	493.02'
C3	89°36'56"	35.88'	S14°46'09"E	70.10'
C4	274°11'09"	63.89'	S49°28'09"E	127.78'
C5	175°42'32"	54.89'	S89°28'17"W	109.76'
C6	12°56'32"	39.89'	S89°28'17"W	79.78'
C7	19°36'44"	62.89'	S89°28'22"W	125.77'

PARCEL LINE TABLE			
LINE #	DIRECTION	LENGTH	BEARING
L1	S29°19'43"E	89.89'	
L2	S79°19'31"E	49.89'	
L3	S29°22'49"E	119.89'	
L4	S91°19'49"W	39.89'	
L5	S79°19'31"W	39.89'	
L6	S29°19'43"E	49.89'	



(8)

OWNER'S CERTIFICATE:

STATE OF TEXAS  
COUNTY OF ELLIS

BEING A TRACT OF LAND SITUATED IN THE W CALDER SURVEY ABSTRACT 235, AND THE B DAVIS SURVEY ABSTRACT NO 290, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO KSAM LLC, RECORDED IN INSTRUMENT NO. 2019211, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (CORRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL FOUND FOR THE NORTHEAST CORNER OF SAID BROADHEAD TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO BROWN PROPERTIES LTD. RECORDED IN VOLUME 1244, PAGE 325, CORRECT, IN THE WESTERN RIGHT-OF-WAY (ROW) LINE OF U.S. HIGHWAY 287 (A VARIABLE WIDTH ROW), AND IN THE APPROXIMATE CENTERLINE OF FARLEY STREET (A VARIABLE WIDTH PRESCRIPTIVE & DEDICATED RIGHT-OF-WAY).

THENCE ALONG THE EAST LINE OF SAID KSAM LLC TRACT AND THE COMMON WESTERN ROW LINES OF SAID US 287, AS FOLLOWS:

S 29°07'42" E A DISTANCE OF 68.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 3674" FOUND FOR CORNER

S 78°02'00" E A DISTANCE OF 60.34 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 3674" FOUND FOR CORNER

S 30°22'30" E A DISTANCE OF 110.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 3674" FOUND FOR CORNER

N 88°14'00" E A DISTANCE OF 253.05 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 3674" FOUND FOR CORNER

S 72°22'00" E A DISTANCE OF 260.52 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 3674" FOUND FOR CORNER

S 45°32'00" E A DISTANCE OF 262.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 3674" FOUND FOR CORNER

S 30°22'12" E A DISTANCE OF 272.78 FEET TO A 5/16" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID KSAM LLC TRACT AND THE COMMON NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARIE L. TAYLOR, MARIE TAYLOR AND OZELL TAYLOR, RECORDED IN VOLUME 4-3, PAGE 529, CORRECT.

THENCE S 98°16'20" W, ALONG THE SOUTH LINE OF SAID BROADHEAD TRACT AND THE COMMON NORTH LINE OF SAID TAYLOR TRACT AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO BLUE BONNET TRAILS, LLC, RECORDED IN INSTRUMENT NO. 1931874, CORRECT, A DISTANCE OF 876 FEET TO A 5/16" IRON ROD WITH CAP STAMPED "TRC33" BE1 FOR THE SOUTHEAST CORNER OF BLUE BONNET TRAILS, PHASES 1 AND 2, AN ADDITION TO THE CITY OF WAXAHACHE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET J, BLK D# 762, CORRECT.

THENCE IN 29°49'00" W, ALONG AN EAST LINE OF SAID BLUE BONNET TRAILS, PHASES 1 AND 2, SAME BEING THE EAST LINE OF A 17 FEET ALLEY, A DISTANCE OF 961.12 FEET TO A 5/16" IRON ROD WITH CAP STAMPED "TRC33" BE1 FOR CORNER, SAME BEING IN THE EASTERN ROW LINE OF ASTER DRIVE (A CALLED BY ROW), AND THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, WITH A CHORD BEARING N 72°03'31" W AND A CHORD LENGTH OF 294.74 FEET.

THENCE ALONG AN EAST LINE OF SAID BLUE BONNET TRAILS, PHASES 1 AND 2, SAME BEING THE EASTERN ROW LINE OF SAID ASTER DRIVE, AND WITH SAID CURVE, TO THE RIGHT, AN ARC LENGTH OF 323.87 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 3674" FOUND FOR CORNER IN THE SOUTH ROW LINE OF FARLEY STREET (A CALLED BY ROW DEDICATION - CABINET J, BLK D# 762, CORRECT).

THENCE IN 31°01'10" W, ALONG AN EAST LINE OF SAID BLUE BONNET TRAILS, PHASES 1 AND 2, SAME BEING THE EAST LINE OF SAID 30 FEET ROW DEDICATION, A DISTANCE OF 50.14 FEET TO A NAIL FOUND FOR THE NORTHEAST CORNER OF SAID BLUE BONNET TRAILS, PHASES 1 AND 2, IN THE NORTH LINE OF SAID BROADHEAD TRACT AND THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT TWO IN DEED TO WAXAHACHE DEVELOPMENT CO, RECORDED IN VOLUME 614, PAGE 451, CORRECT, AND IN THE APPROXIMATE CENTERLINE OF SAID FARLEY STREET, FROM WHICH A P/NAIL FOUND FOR THE SOUTHEAST CORNER OF SAID BLUE BONNET TRAILS, PHASES 1 AND 2, SAME BEING THE NORTHWEST CORNER OF SAID 30 FEET ROW DEDICATION BEARS S 50°32'12" W, A DISTANCE OF 69.81 FEET.

THENCE IN 89°03'17" E, ALONG THE NORTH LINE OF SAID BROADHEAD TRACT AND THE COMMON SOUTH LINES OF SAID WAXAHACHE DEVELOPMENT TRACT AND SAID BROWN PROPERTIES TRACT AND THE APPROXIMATE CENTERLINE OF SAID FARLEY STREET, PASSING A NAIL FOUND FOR THE SOUTHEAST CORNER OF SAID WAXAHACHE DEVELOPMENT TRACT AND THE COMMON SOUTHWEST CORNER OF SAID BROWN PROPERTIES TRACT AT A DISTANCE OF 6.54 FEET, IN ALL, A TOTAL DISTANCE OF 447.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.88 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That KSAM LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as KSAM HIGHWAY 287, an addition to the City of Waxahatche, Ellis County, Texas, and does hereby dedicate, in the name, to the public use forever, the streets and alleys shown hereon. 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, hedges, shrubs or other improvements of growth shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in landscape Easements if approved by the City of Waxahatche, Texas. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same within the easement limits. The site to particular address, used one by public utilities being administered by the Public's and City of Waxahatche's use thereof. The City of Waxahatche and public utility entities shall have the right to remove and keep removed all at parts of any buildings, fences, trees, shrubs or other improvements on grounds which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahatche and public utilities entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, repairing, installing, and adding or removing all parts of their respective systems without the necessity of any law procuring permission from anyone.

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

BOBBI SINGH (Owner)  
STATE OF TEXAS  
COUNTY OF JOHNSON  
LET ONE ME, the undersigned authority, on this day personally appeared BOBBI SINGH, OWNER and known to me to be the person whose name is subscribed to the foregoing endorsement and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2021

Notary Public in and for  
The State of Texas  
My Commission expires \_\_\_\_\_

STATE OF TEXAS -  
COUNTY OF ELLIS -  
APPROVED BY Planning and Zoning Commission City of Waxahatche  
Chairperson \_\_\_\_\_ Date \_\_\_\_\_  
Member \_\_\_\_\_ Date \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

I, Larry Turman, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner measurements shown thereon are and were properly placed and my personal supervision in accordance with the Planning Rules and Regulations of the Planning and Zoning Commission of the City of Waxahatche, Johnson County, Texas.

PRELIMINARY FOR REVIEW ONLY  
RELEASED 12/12/21

Larry Turman  
Texas Registration No. 1740

PLAT  
KSAM HIGHWAY 287  
LOTS 1-3  
BLOCK A  
10.580 ACRES

EXISTING ZONING - PD-CR & PD-SF-3

BEING A PORTION OF THAT  
CERTAIN TRACT OF LAND  
CONVEYED TO  
KSAM LLC  
INSTRUMENT NO. 2019211  
OFFICIAL RECORDS, ELLIS COUNTY, TEXAS  
SITUATED IN  
W CALDER SURVEY ABSTRACT NO 235  
B DAVIS SURVEY ABSTRACT NO 290  
CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS

OWNER  
KSAM LLC  
3877 HICKORY, GRAND  
PRAIRIE, TX 75856  
PHONE: 972-282-5875  
KSAM Group

SURVEYOR  
LARRY TURMAN  
P.O. BOX 2046  
GRANDPRAIRIE, TEXAS 75848  
(972) 299-4900 CELL  
(972) 299-4900 CORRECT;  
PROPERTY SURVEYOR

PAGE 2 OF 2  
DATE PREPARED DECEMBER 12, 2020

# Planning & Zoning Department

## Plat Staff Report

Case: SUB-13-2021



### MEETING DATE(S)

*Planning & Zoning Commission:* March 23, 2021

*City Council:* April 5, 2021

### CAPTION

**Consider** request by Blain Vinson, Aspen Community Development, for a Plat of the Cottages on Cantrell for 81 lots, being 17.348 acres situated in the J. Armstrong Survey, Abstract 6 (Property ID 244651) – Owner: Scott Pendery, SAP Properties, LLC (SUB-13-2021)

### APPLICANT REQUEST

The applicant is requesting to plat the subject property into 81 lots for residential use. The applicant is also requesting a petition of relief waiver to allow for 10' utility easements as opposed to 15' utility easements as required by Section 3.3 of the City of Waxahachie subdivision ordinance.

### CASE INFORMATION

*Applicant:* Blain Vinson, Aspen Community Development

*Property Owner(s):* Scott Pendery, SAP Properties, LLC

*Site Acreage:* 17.348 acres

*Number of Lots:* 81 lots

*Number of Dwelling Units:* 73 units

*Park Land Dedication:* At the June 17, 2019 City Council meeting, City Council voted to dismiss the Park Dedication fee as long as a bridge connecting this community to Bullard Heights Park was constructed.

*Adequate Public Facilities:* Adequate public facilities are available to this site.

### SUBJECT PROPERTY

*General Location:* This property is located adjacent to Cantrell St. and surrounding the property located at 855 Cantrell St.

*Parcel ID Number(s):* 244351

*Current Zoning:* PD-SF-3

*Existing Use:* Infrastructure is being installed at the subject property.

**Platting History:**

The preliminary plat (PP-19-0053) was approved by City Council at the May 20, 2019 City Council meeting.

**Site Aerial:**



**PLATTING ANALYSIS**

The applicant is requesting to plat the subject property into 81 lots for residential use.

Each pod of cottages will contain 8 cottages along with a carriage house for entertaining purposes. No one will be permitted to live in the carriage house. There will be nine (9) pods in total. All streets, cottage pods, and individual lot layouts shown on the plat align with what was depicted on the preliminary plat drawing.

The preliminary plat was brought before P&Z and City Council in May of 2019, which did receive approval. A subsequent Site Plan was brought before P&Z and City Council in June of 2019 which was also approved. As part of the site plan approval, City Council voted to waive the Park Land Dedication fee as long as a bridge connecting the Cottages on Cantrell and Bullard Heights Park was constructed. This bridge is in the process of being constructed, and therefore the Park Land Dedication fees have been waived.

**PETITION OF RELIEF WAIVER REQUEST**

**Waiver Request**

The applicant is requesting a petition of relief waiver to allow for a 10' utility easement as opposed to the 15' utility easement that is required per Section 3.3 of the City of Waxahachie subdivision ordinance. The Civil Construction plans for this development have been approved by staff, and most of the infrastructure has been installed for the proposed development. Per the Civil Construction plans, a 10' utility easement was shown, and subsequently approved by City staff. Therefore, staff is supportive of the petition of relief request to allow for a 10' utility easement.

**Required City Council Action**

Due to this case having a petition for relief waiver associated with it, the Planning and Zoning Commission must provide City Council with a recommendation on two separate items:

1. Either a recommendation for approval or disapproval of the plat.
2. Either recommendation of approval or disapproval of the petition of relief waiver.

**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.

**PETITION OF RELIEF WAIVER 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.

**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](mailto:cwebb@waxahachie.com)

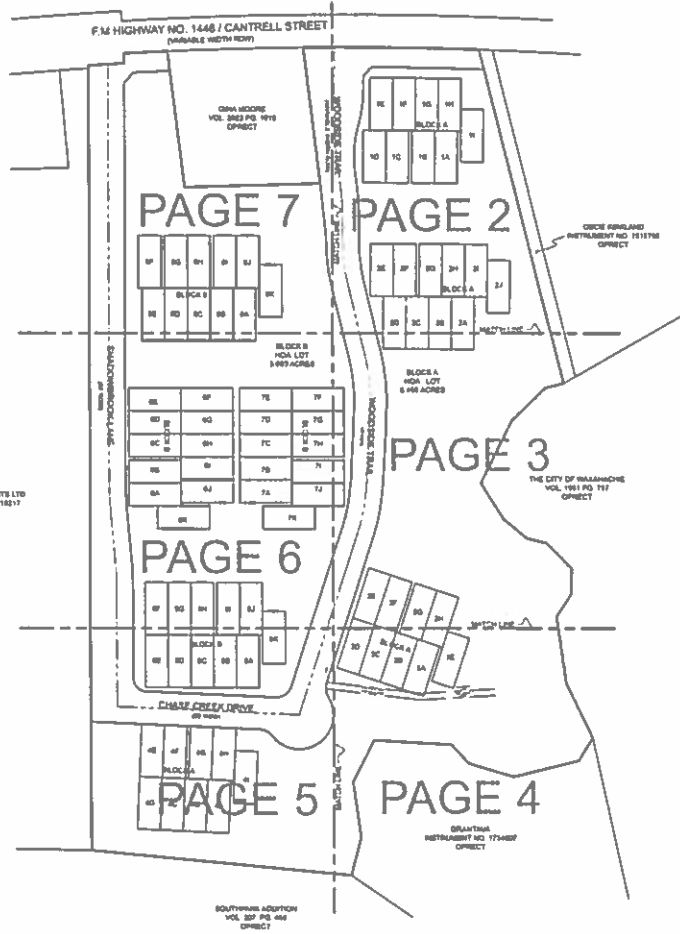
*Reviewed by:*  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)



0 50 100  
SCALE 1" = 100'



LOCATION MAP  
NOT TO SCALE



LANTANA INVESTMENTS LTD  
VOL. 1718-13  
OBJECT 1

SOUTHVIEW ADDITION  
VOL. 507 PG. 466  
OBJECT 1

PLAT  
**THE COTTAGES  
ON CANTRELL**

17.346 ACRES  
CONTAINED IN THE  
J. ARMSTRONG SURVEY,  
ABSTRACT NO. 6  
CITY OF WILLAGACHIE,  
ELLIS COUNTY, TEXAS  
8 1/2 RESIDENTIAL LOT  
2 1/4 D.A. LOTS  
ZONED PD-MF-3  
CASE NO. SUB-13-2021

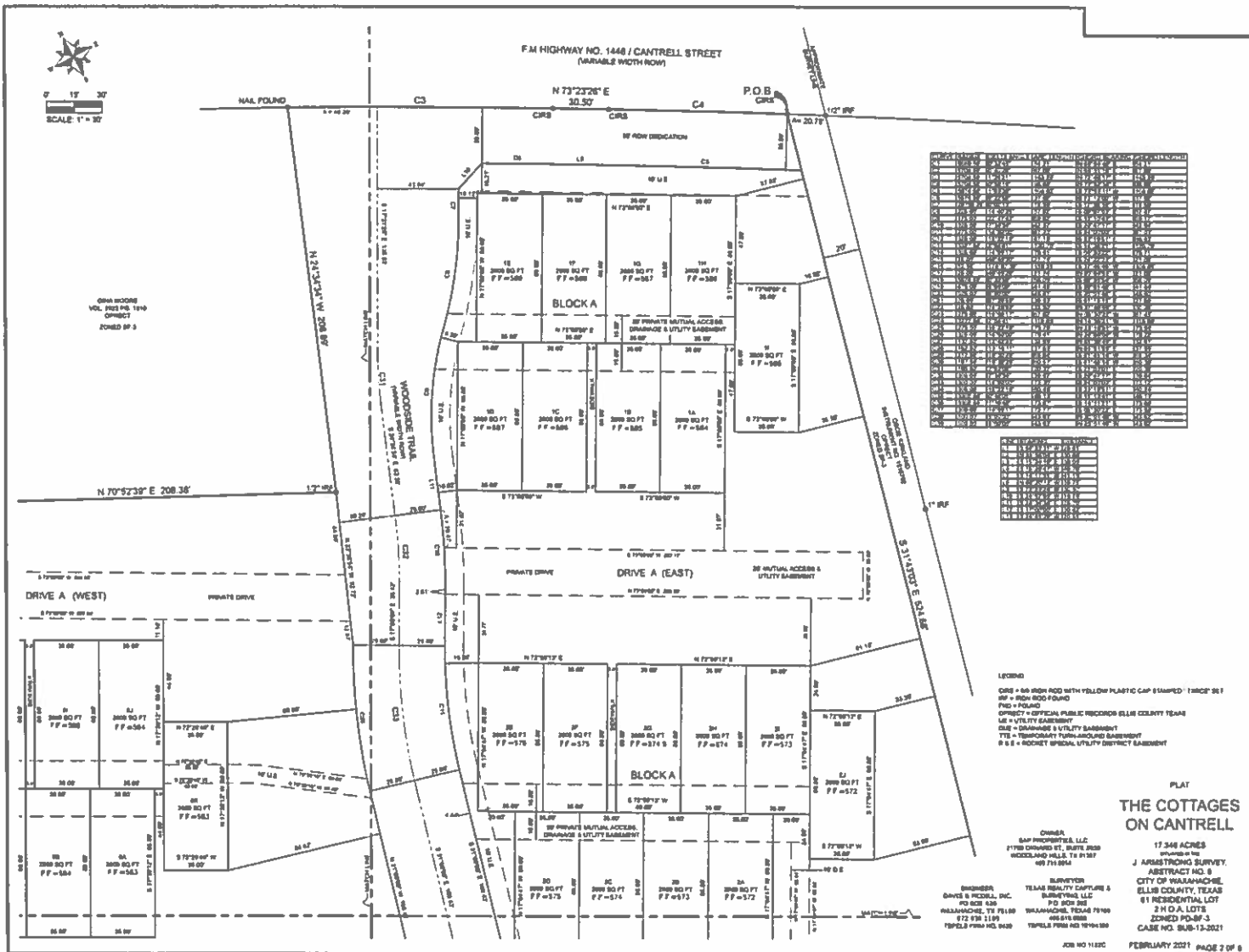
DRAWN BY  
SAP PROPERTIES, L.L.C.  
21709 CHASSARD ST., SUITE 2009  
WOODLAND HILLS, TX 91307  
661 713-8861

SURVEYED BY  
TEXAS REALTY CAPTURE &  
SURVEYS, L.L.C.  
P.O. BOX 882  
WILLAGACHIE, TEXAS 77146  
409 576 8668  
FISHER'S PLAT NO. 19184-300

ENGINEER  
DAVE S. NEZDAL, INC.  
P.O. BOX 430  
WILLAGACHIE, TX 77146  
972 378 1299  
TEXAS PROFESSIONAL REG. NO. 5438

JOB NO 1139C  
FEBRUARY 2021  
PAGE 4 OF 8

(9)

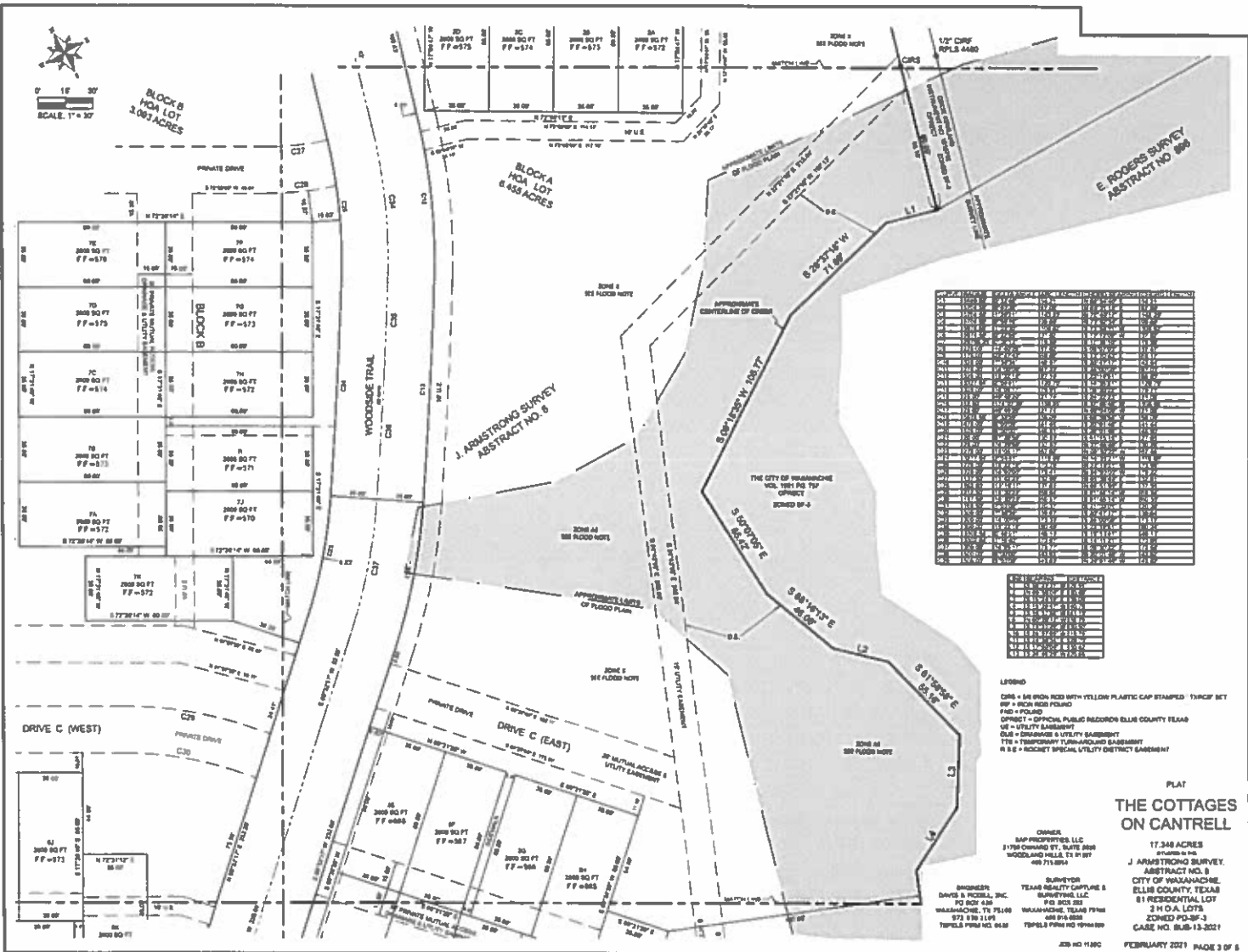


Block	Lot	Plat
BLOCK A	01	FF=558
	02	FF=559
	03	FF=560
	04	FF=561
	05	FF=562
	06	FF=563
	07	FF=564
	08	FF=565
	09	FF=566
	10	FF=567
	11	FF=568
	12	FF=569
	13	FF=570
	14	FF=571
BLOCK B	01	FF=572
	02	FF=573
	03	FF=574
	04	FF=575
	05	FF=576
	06	FF=577
	07	FF=578
	08	FF=579
	09	FF=580
	10	FF=581
	11	FF=582
	12	FF=583
	13	FF=584
	14	FF=585

LEGEND  
 COG = COG MARK WITH YELLOW PLASTIC CAP STAMPED 'THICK 3/8" I  
 SOF = SOF MARK  
 PND = POND  
 CRPCT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS  
 UE = UTILITY EASEMENT  
 OUE = OPENING & UTILITY EASEMENT  
 TUE = TEMPORARY TURN-AROUND EASEMENT  
 SUE = SMOKE SPECIAL UTILITY DISTRICT EASEMENT

PLAT  
**THE COTTAGES ON CANTRELL**  
 17.348 ACRES  
 SHOWN BY THE  
 J. ARMSTRONG SURVEY  
 ABSTRACT NO. 8  
 CITY OF WAXAHACHE,  
 ELLIS COUNTY, TEXAS  
 61 RESIDENTIAL LOTS  
 ZONED PD-MF-3  
 CASE NO. SUB-13-3021  
 FEBRUARY 2021 PAGE 2 OF 8

OWNER  
 S&P PROPERTIES, LLC  
 17185 CRAWFORD CT., SUITE 200  
 WOODLAND HILLS, TX 91367  
 405.74.8844  
 BROKER  
 DAVIS & HICKEL, INC.  
 401 DOW  
 WAXAHACHE, TX 75180  
 972.728.1199  
 TPELS FORM NO. 0428  
 SURVEYOR  
 TEXAS REALTY CAPITAL &  
 SURVEYING, LLC  
 P.O. BOX 636  
 WAXAHACHE, TEXAS 75180  
 046545.0000  
 TPELS FORM NO. 10194-100



LOT	AREA (SQ FT)	AREA (ACRES)	BEARING	DISTANCE
1	108,000	2.45	S 89° 50' 00" E	10.00
2	108,000	2.45	S 89° 50' 00" E	10.00
3	108,000	2.45	S 89° 50' 00" E	10.00
4	108,000	2.45	S 89° 50' 00" E	10.00
5	108,000	2.45	S 89° 50' 00" E	10.00
6	108,000	2.45	S 89° 50' 00" E	10.00
7	108,000	2.45	S 89° 50' 00" E	10.00
8	108,000	2.45	S 89° 50' 00" E	10.00
9	108,000	2.45	S 89° 50' 00" E	10.00
10	108,000	2.45	S 89° 50' 00" E	10.00
11	108,000	2.45	S 89° 50' 00" E	10.00
12	108,000	2.45	S 89° 50' 00" E	10.00
13	108,000	2.45	S 89° 50' 00" E	10.00
14	108,000	2.45	S 89° 50' 00" E	10.00
15	108,000	2.45	S 89° 50' 00" E	10.00
16	108,000	2.45	S 89° 50' 00" E	10.00
17	108,000	2.45	S 89° 50' 00" E	10.00
18	108,000	2.45	S 89° 50' 00" E	10.00
19	108,000	2.45	S 89° 50' 00" E	10.00
20	108,000	2.45	S 89° 50' 00" E	10.00
21	108,000	2.45	S 89° 50' 00" E	10.00
22	108,000	2.45	S 89° 50' 00" E	10.00
23	108,000	2.45	S 89° 50' 00" E	10.00
24	108,000	2.45	S 89° 50' 00" E	10.00
25	108,000	2.45	S 89° 50' 00" E	10.00
26	108,000	2.45	S 89° 50' 00" E	10.00
27	108,000	2.45	S 89° 50' 00" E	10.00
28	108,000	2.45	S 89° 50' 00" E	10.00
29	108,000	2.45	S 89° 50' 00" E	10.00
30	108,000	2.45	S 89° 50' 00" E	10.00

LOT	AREA (SQ FT)	AREA (ACRES)
1	108,000	2.45
2	108,000	2.45
3	108,000	2.45
4	108,000	2.45
5	108,000	2.45
6	108,000	2.45
7	108,000	2.45
8	108,000	2.45
9	108,000	2.45
10	108,000	2.45
11	108,000	2.45
12	108,000	2.45
13	108,000	2.45
14	108,000	2.45
15	108,000	2.45
16	108,000	2.45
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19	108,000	2.45
20	108,000	2.45
21	108,000	2.45
22	108,000	2.45
23	108,000	2.45
24	108,000	2.45
25	108,000	2.45
26	108,000	2.45
27	108,000	2.45
28	108,000	2.45
29	108,000	2.45
30	108,000	2.45

**LEGEND**  
 CRIS = 66 (60) ROD WITH YELLOW PLASTIC CAP STAMPED 1/4" X 3/8" SET  
 RP = 60" ROD FOUND  
 FIC = FOUND  
 OFFSET = OFFICIAL PUBLIC RECORDS BLUE COUNTY EXACT  
 ME = METERS BARREMENT  
 DS = DRAINAGE & UTILITY BARREMENT  
 TS = TRIBUTARY TRANSMISSION BARREMENT  
 RS = ROCKET SPECIAL UTILITY DISTRICT BARREMENT

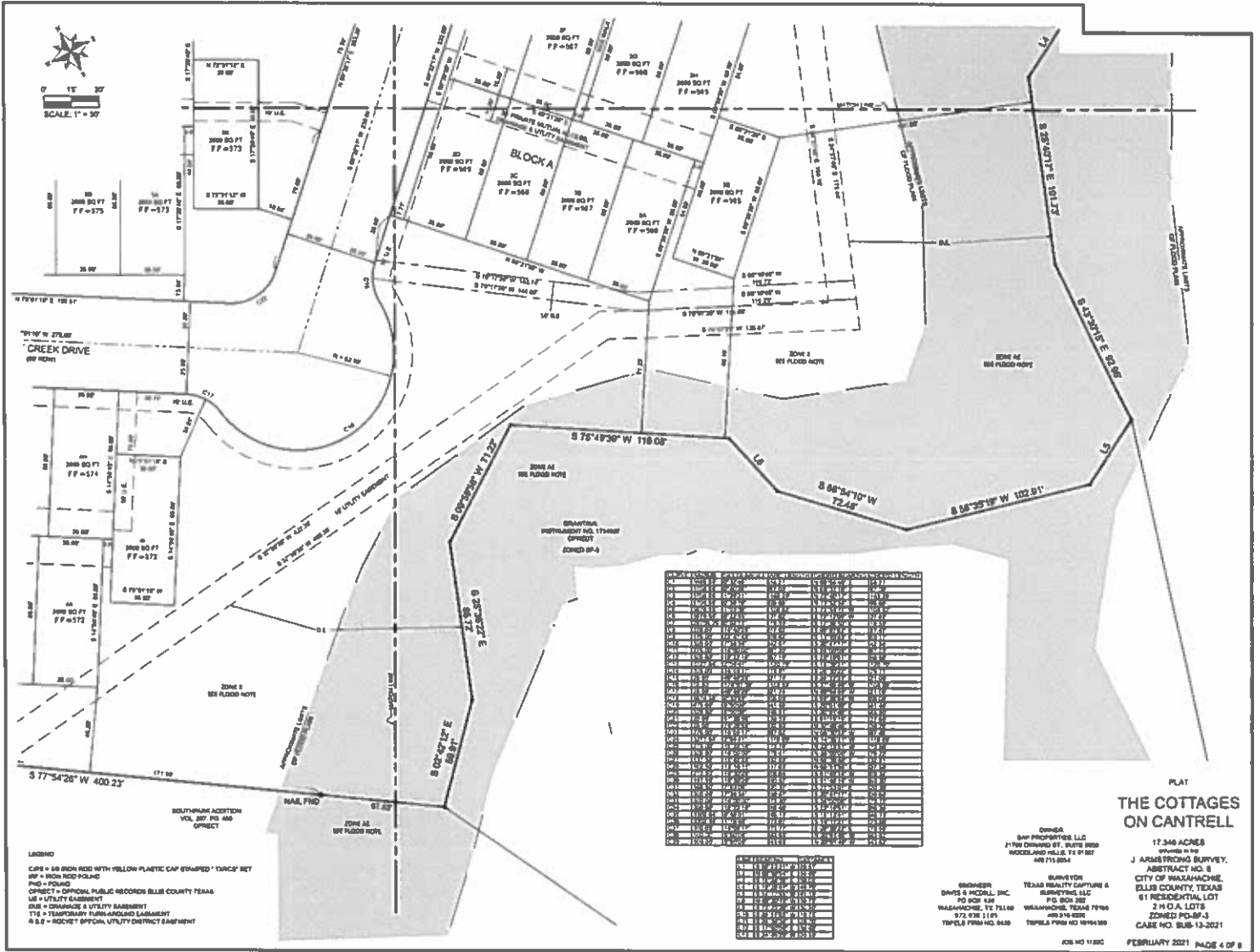
**PLAT**  
**THE COTTAGES ON CANTRELL**  
 17.348 ACRES  
 OWNED BY THE  
**J. ARMSTRONG SURVEY,**  
 ABSTRACT NO. 8  
 CITY OF WAUKEGAN,  
 ILLINOIS COUNTY, TEXAS  
 81 RESIDENTIAL LOT  
 2 H.O.A. LOTS  
 ZONED PD-3F-3  
 CASE NO. 0438-13-2021

**OWNER:**  
 S&P PROPERTIES, LLC  
 1780 CHANDLER ST., SUITE 3000  
 WOODLAND HILLS, TX 76197  
 409.733.8994

**BROKER:**  
 DAVIS & POLK, INC.  
 PO BOX 438  
 WASHINGTON, TX 75684  
 972.139.1199  
 TELPEL PERRY MCL 0448

**SURVEYOR:**  
 TEXAS REALTY CAPITAL &  
 SURVEYING, LLC  
 800.805.899  
 WASHINGTON, TEXAS 75701  
 409.874.8999  
 TELPEL PERRY MCL 104899

J25 103 H180C  
 FEBRUARY 2021 PAGE 3 OF 6



Lot	Area	FF	Notes
1	1000	172	
2	1000	172	
3	1000	172	
4	1000	172	
5	1000	172	
6	1000	172	
7	1000	172	
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96	1000	172	
97	1000	172	
98	1000	172	
99	1000	172	
100	1000	172	

PLAT  
**THE COTTAGES ON CANTRELL**  
 17.346 ACRES  
 GRADING BY  
 J. ARMS TRONING SURVEY,  
 ABSTRACT NO. 8  
 CITY OF WAKARUSA,  
 ELLIS COUNTY, TEXAS  
 81 RESIDENTIAL LOT  
 2 1/2 A. LOTS  
 ZONED PD-SF-3  
 CASE NO. SUB-13-2021  
 FEBRUARY 2021 PAGE 4 OF 8

OWNER:  
 S&P PROPERTIES, L.L.C.  
 2101 OXFORD ST., SUITE 2000  
 WOODLAND HILLS, TX 74157  
 409.713.0054  
 BROWNER:  
 DAVIS & HICKOK, INC.  
 P.O. BOX 336  
 WAKARUSA, TX 74168  
 972.978.1115  
 TRIPLE PINS HQ, 8410  
 TRIPLE PINS HQ 1094100  
 JCS HQ 11202

LEGEND  
 C/P = 5/8 IRON ROD WITH YELLOW PLASTIC CAP (SMAILED "TURNS" SET)  
 SF = IRON ROD POLY-C  
 PND = FOUND  
 CPDCT = ORIGINAL PUBLIC RECORDS ELLIS COUNTY TEXAS  
 LF = UTILITY SABBRETT  
 DS = DRAINAGE & UTILITY SABBRETT  
 T/S = TEMPORARY FURNACE/SUBSABBRETT  
 S.S.E. = HOVET (SPECIAL UTILITY DISTRICT SABBRETT)

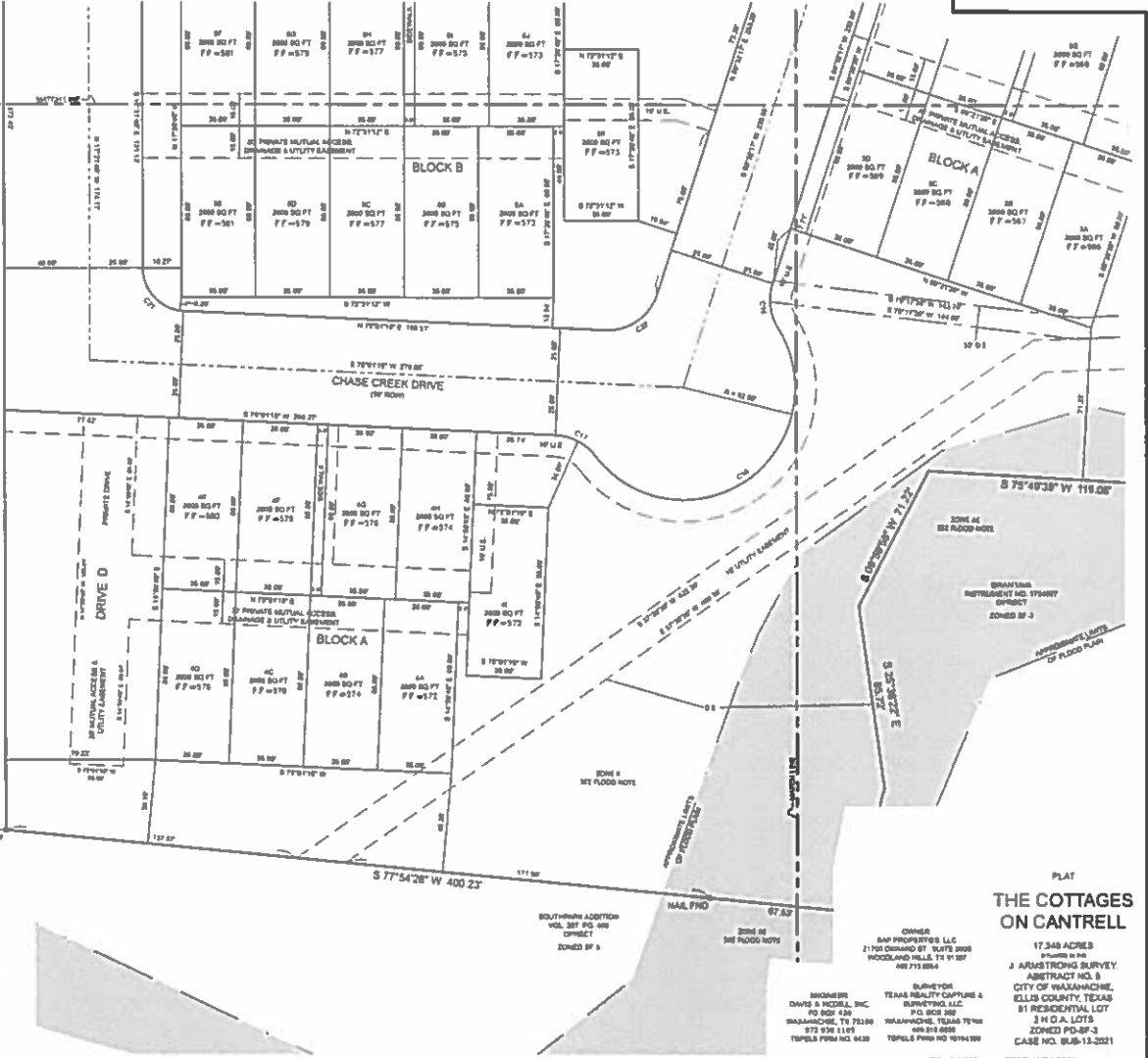




SCALE: 1" = 30'

LANDMARK INVESTMENTS LTD  
108 TRULSBY AVE. 1792117  
DIMEB-001

LEGEND  
C/SB = 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "THICK SET"  
S/P = 1/2" IRON ROD POLLED  
P/S = FOLDED  
O/P/S/C/T = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS  
S/E = UTILITY EMBARKMENT  
D/S/E = DRAINAGE & UTILITY EMBARKMENT  
T/S/E = TEMPORARY TURN-AROUND EMBARKMENT  
S/S/E = SPECIAL UTILITY EMBARKMENT



PLAT  
**THE COTTAGES  
ON CANTRELL**

17.348 ACRES  
SHOWN IN THE  
J. ARMSTRONG SURVEY,  
ABSTRACT NO. 9  
CITY OF WAXAHACHIE,  
ELLIS COUNTY, TEXAS  
31 RESIDENTIAL LOTS  
ZONED PD-SF-3  
CASE NO. BLJ-13-2021

OWNER  
S&P PROPERTIES, LLC  
2150 DUNDAS ST. SUITE 200  
WOODLAND HILLS, TX 79797  
409.773.0044

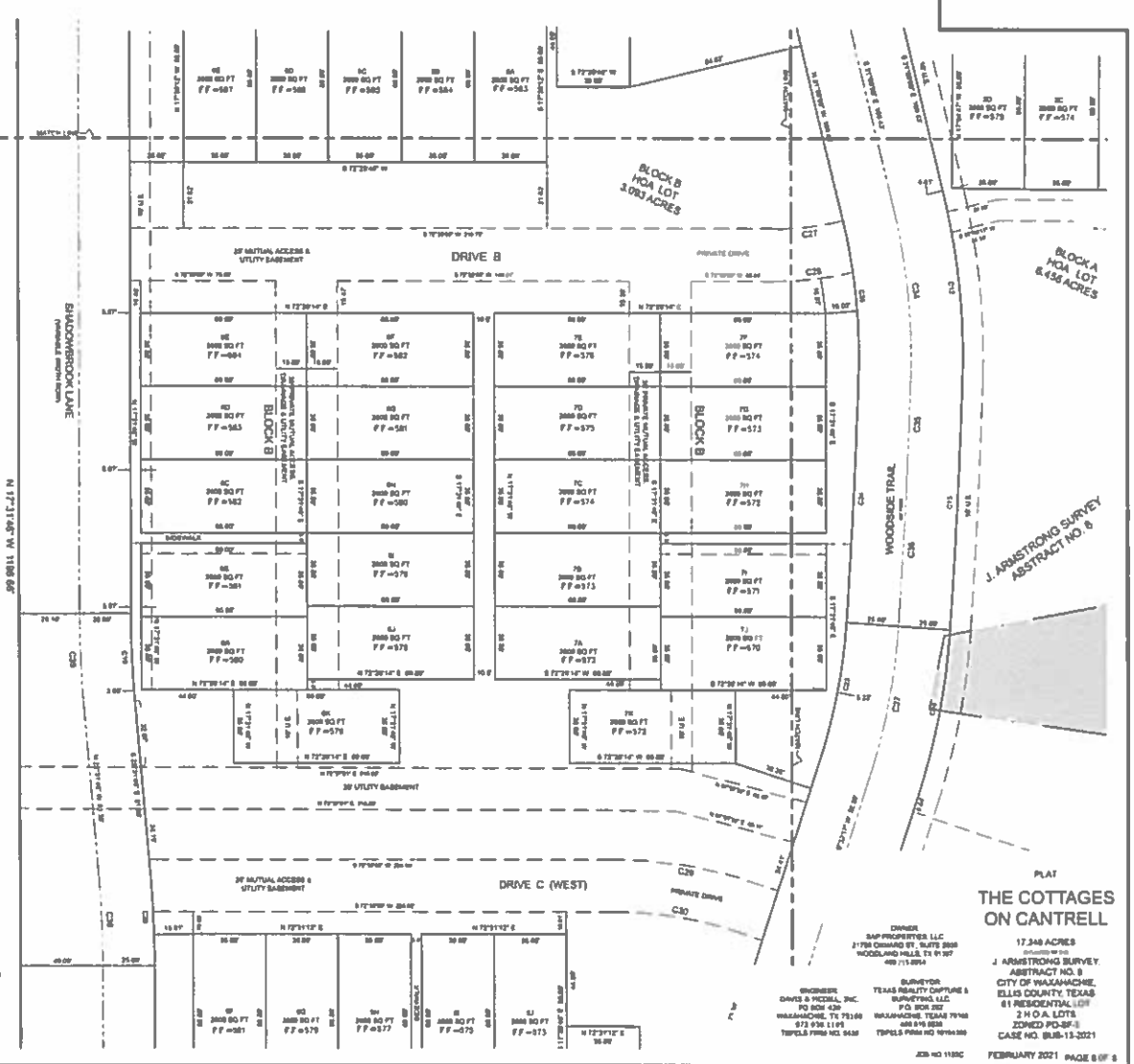
SURVEYOR  
TEKINS REALTY CAPTURE &  
SURVEYING, LLC  
P.O. BOX 300  
WAXAHACHIE, TEXAS 79708  
409.676.0000  
TEPELS PRR# NO. 6430

(9)



LANDSAB INVESTMENTS LTD  
INSTRUMENT NO. 1116817  
ZONED MF 1

LEGEND  
CURB = 60 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRA" 887  
RIP = IRON ROD POINT  
PFD = POINT  
CORNER = OFFICIAL PUBLIC RECORDS BLAS COUNTY TEXAS  
UB = UTILITY BASIN  
CLF = DRAINAGE & UTILITY BASIN  
TTE = TEMPORARY TRENCH LAMBERT  
R B S = HOIST SPECIAL UTILITY DISTRICT BASIN



OWNER  
SAP PROPERTIES, LLC  
1738 CHANDLER ST, SUITE 2000  
WOODLAND HILLS, TX 91307  
408.11.8884

PLAT  
**THE COTTAGES ON CANTRELL**  
17.348 ACRES  
J. ARMSTRONG SURVEY  
ABSTRACT NO. 8  
CITY OF WAXAHACHIE,  
ELLIS COUNTY, TEXAS  
2 HOA LOTS  
ZONED PDR-S  
CASE NO. BLUB-13-2021  
FEBRUARY 2021 PAGE 8 OF 8

ENGINEER  
DAVIS & POCOCK, INC.  
PO BOX 420  
WAXAHACHIE, TX 75109  
972.936.1149  
TSP/ELD FIRM NO. 6438

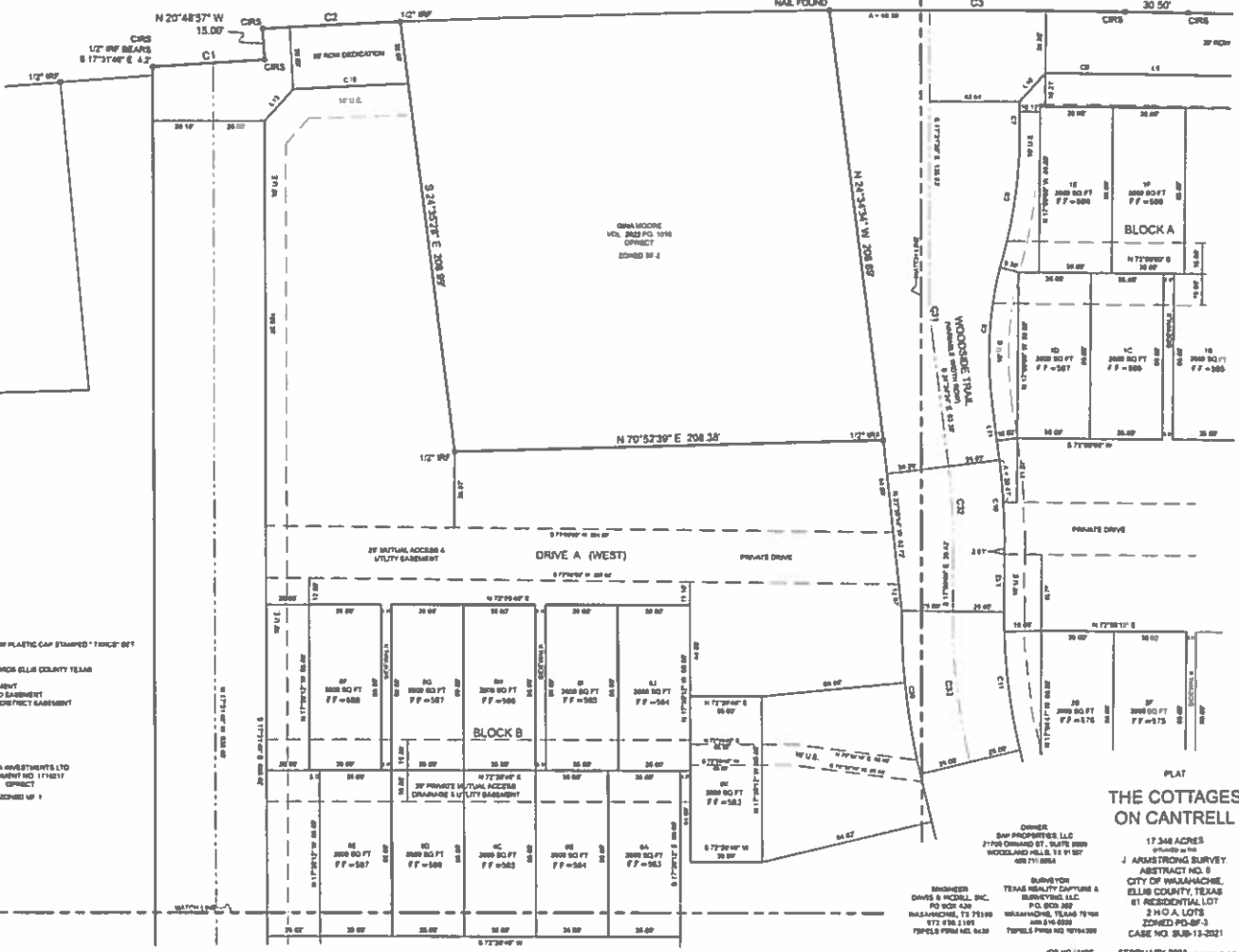
SURVEYOR  
TEXAS REALTY CAPTURE &  
SURVEYS, LLC  
P.O. BOX 282  
WAXAHACHIE, TEXAS 75108  
408.919.8888  
TSP/ELD FIRM NO. 19164388

(9)

FM HIGHWAY NO. 1448 / CANTRELL STREET  
(VARIABLE WIDTH ROW)



SCALE 1" = 30'



LEGEND

- CRS = 3/8\"/>

LAYMAN INVESTMENTS LTD  
INSTRUMENT NO. 1718217  
OFFICET

OWNER:  
SAY PROPERTIES, LLC  
21708 ORCHARD ST., SUITE 8000  
HOUSTON, TEXAS 77058

BY: [Signature]  
DARRYL B. HUBBARD, INC.  
P.O. BOX 430  
WALNUT GROVE, TEXAS 75160  
817.478.1199  
TXSPEL5 PERM NO. 0430

PLAT  
**THE COTTAGES  
ON CANTRELL**  
17.348 ACRES  
CREATED BY THE  
J. ARMSTRONG SURVEY  
ABSTRACT NO. 8  
CITY OF WASHINGTON,  
ELLIS COUNTY, TEXAS  
81 RESIDENTIAL LOT  
2 H.O.A. LOTS  
ZONED R08-F-3  
CASE NO. SUB-13-2021

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ELLIS

WHEREAS, GAP PROPERTIES, L.L.C. IS THE OWNER OF A TRACT OF LAND IDENTIFIED IN THE ADJUSTED SURVEY ABSTRACT NO. 6, IN THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS AND BEING A PORTION OF TRACT OF LAND DESCRIBED AS FIRST TRACT AND THIRD TRACT, IN BEING TO D. W. HOLMES AND MARIE F. HOLMES, RECORDED IN VOLUME 148, PAGE 676 OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (CORRECT); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PART OF A 64' IRON ROD WITH CAP STAMPED "TRICEP" SET FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO EDDIE HENDRIX, RECORDED IN VOLUME 102, PAGE 504, IN THE SOUTH PART OF ANY IRON LINE OF 6" IRON ROD 1448 (OR 6" O.D. AT THE POINT) AND BEING A PART OF THE PORTLAND CEMENT AND CANTRELL STREET.

THENCE S 17°18'00" E, ALONG THE WEST LINE OF SAID HIGHLAND TRACT, PASSING AT A DISTANCE OF 64.00 FEET TO A 6" IRON ROD WITH CAP STAMPED "TRICEP" SET FOR THIS POINT, A TOTAL DISTANCE OF 309.89 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF A CURVE, IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF WAXAHACHE, RECORDED IN VOLUME 1061, PAGE 777, (CORRECT).

THENCE ALONG THE APPROXIMATE CENTERLINE OF SAID CURVE, THE EAST LINE OF SAID WALKER AND THE WEST LINE OF SAID CITY OF WAXAHACHE TRACT, THE FOLLOWING:

- S 12°22'17" W A DISTANCE OF 20.43 FEET
- S 12°17'17" W A DISTANCE OF 11.40 FEET
- S 12°12'17" W A DISTANCE OF 10.17 FEET
- S 12°07'17" W A DISTANCE OF 8.94 FEET
- S 12°02'17" W A DISTANCE OF 7.71 FEET
- S 11°57'17" W A DISTANCE OF 6.48 FEET
- S 11°52'17" W A DISTANCE OF 5.25 FEET
- S 11°47'17" W A DISTANCE OF 4.02 FEET
- S 11°42'17" W A DISTANCE OF 2.79 FEET
- S 11°37'17" W A DISTANCE OF 1.56 FEET
- S 11°32'17" W A DISTANCE OF 0.33 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ORLANDO H. MCNEEL, RECORDED IN VOLUME 1071, PAGE 777, (CORRECT).

THENCE ALONG THE APPROXIMATE CENTERLINE OF SAID CURVE, THE SOUTH LINE OF SAID WALKER FIRST TRACT AND THE NORTH LINE OF SAID GRANITANA TRACT THE FOLLOWING:

- S 14°17'00" W A DISTANCE OF 41.40 FEET
- S 14°12'00" W A DISTANCE OF 32.40 FEET
- S 14°07'00" W A DISTANCE OF 23.40 FEET
- S 14°02'00" W A DISTANCE OF 14.40 FEET
- S 13°57'00" W A DISTANCE OF 5.40 FEET
- S 13°52'00" W A DISTANCE OF 6.40 FEET
- S 13°47'00" W A DISTANCE OF 7.40 FEET
- S 13°42'00" W A DISTANCE OF 8.40 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID GRANITANA TRACT IN THE SOUTH LINE OF SAID WALKER FIRST TRACT AND THE NORTH LINE OF SAID VOLUME 897, PAGE 481 (CORRECT).

THENCE, S 17°18'00" E, ALONG THE SOUTH LINE OF SAID WALKER FIRST TRACT AND THE NORTH LINE OF SAID HIGHLAND TRACT, PASSING AT A DISTANCE OF 64.00 FEET TO A 6" IRON ROD WITH CAP STAMPED "TRICEP" SET FOR THIS POINT, A TOTAL DISTANCE OF 309.89 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF A CURVE, IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO LANTANA INVESTMENTS, L.P., RECORDED IN VOLUME 1061, PAGE 777, (CORRECT).

THENCE IN 17°18'00" E, ALONG THE EAST LINE OF SAID LANTANA TRACT, PASSING AT A DISTANCE OF 318.40 FEET TO A 6" IRON ROD WITH CAP STAMPED "TRICEP" SET FOR THIS POINT, A TOTAL DISTANCE OF 318.40 FEET TO A 6" IRON ROD WITH CAP STAMPED "TRICEP" SET FOR THIS POINT, A TOTAL DISTANCE OF 318.40 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF A CURVE, IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO LANTANA INVESTMENTS, L.P., RECORDED IN VOLUME 1061, PAGE 777, (CORRECT).

THENCE ALONG THE SOUTH LINE OF SAID 7 M. HIGHWAY NO. 1448 AND SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 64.21 FEET TO A 6" IRON ROD WITH CAP STAMPED "TRICEP" SET FOR AN ANGULAR POINT IN THE SOUTH 1/4 OF SAID 7 M. HIGHWAY NO. 1448 (OR 6" O.D. AT THE POINT).

THENCE S 8°27'00" W, ALONG SAID 6" O.D. LINE, A DISTANCE OF 16.60 FEET TO A 6" IRON ROD WITH CAP STAMPED "TRICEP" SET FOR AN ANGULAR POINT IN SAID 6" O.D. LINE (OR 6" O.D. AT THIS POINT), SAID POINT BEING THE BEGINNING OF A 90°-CHORD CURVE TO THE RIGHT HAVING A RADIUS OF 17.50 FEET, WITH A CHORD BEARING S 8°27'00" E, A CHORD LENGTH OF 27.80 FEET.

THENCE ALONG THE SOUTH 1/4 OF SAID 7 M. HIGHWAY NO. 1448 AND SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 64.21 FEET TO A 6" IRON ROD WITH CAP STAMPED "TRICEP" SET FOR AN ANGULAR POINT IN THE SOUTH 1/4 OF SAID 7 M. HIGHWAY NO. 1448 (OR 6" O.D. AT THIS POINT).

THENCE S 34°32'30" E, ALONG THE WEST LINE OF SAID MOORE TRACT, A DISTANCE OF 209.28 FEET TO A 1/4" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MOORE TRACT.

THENCE S 12°18'00" E, ALONG THE SOUTH LINE OF SAID MOORE TRACT, A DISTANCE OF 209.28 FEET TO A 1/4" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MOORE TRACT.

THENCE S 12°18'00" E, ALONG THE EAST LINE OF SAID MOORE TRACT, A DISTANCE OF 209.28 FEET TO A 1/4" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID MOORE TRACT IN THE SOUTH 1/4 OF SAID 7 M. HIGHWAY NO. 1448, IN A NON-SUBJECT CURVE TO THE RIGHT HAVING A RADIUS OF 170.88 FEET, A CHORD BEARING N 17°18'00" E, A CHORD LENGTH OF 143.28 FEET.

THENCE ALONG THE SOUTH 1/4 OF SAID 7 M. HIGHWAY NO. 1448, THE FOLLOWING:

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 143.28 FEET TO A 6" IRON ROD WITH CAP STAMPED "TRICEP" SET FOR CORNER.

N 7°17'00" E A DISTANCE OF 59.89 FEET TO A 6" IRON ROD WITH CAP STAMPED "TRICEP" SET FOR THE BEGINNING OF A 90°-CHORD CURVE TO THE RIGHT HAVING A RADIUS OF 170.88 FEET, A CHORD BEARING N 7°17'00" E, A CHORD LENGTH OF 143.28 FEET.

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 143.28 FEET TO THE POINT OF BEGINNING AND CENTERLINE 1/4 ACRES OF LAND, MORE OR LESS.

NOTES:

BEARING DATA FOR THIS SURVEY IS BASED UPON THE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4888, NAD 83 PER GPS OBSERVATIONS.

THE FOLLOWING ITEMS SHOWN IN SCHEDULE A OF TITLE COMMITTEE RECORDS ON JANUARY 29, 2014, BY TITHE COMMITTEE COMPANY SP NO. 18853826, APPEAR TO NOT HAVE AN EFFECT ON THE SUBJECT PROPERTY:

- 7545 POWER & LIGHT COMPANY EASEMENT VOL. 417, PG. 488
- ELLIS COUNTY NORTH CENTRAL & IMPROVEMENT DISTRICT #1 EASEMENT VOL. 563, PG. 674
- INVESTORS EASEMENT VOL. 716, PG. 117
- INVESTORS EASEMENT VOL. 716, PG. 117
- INVESTORS EASEMENT VOL. 716, PG. 117
- INVESTORS EASEMENT VOL. 1203, PG. 1398
- CITY OF WAXAHACHE EASEMENT VOL. 2217, PG. 1413

THE FOLLOWING ITEMS SHOWN IN SCHEDULE A OF TITLE COMMITTEE RECORDS ON JANUARY 29, 2014, BY TITHE COMMITTEE COMPANY SP NO. 18853826, APPEAR TO HAVE AN EFFECT ON THE SUBJECT PROPERTY, BY THE DESCRIPTION CONTAINED IN THE EASEMENT IS AMBIGUOUS AND THE SURVEYOR IS UNABLE TO LOCATE THE EASEMENT.

ELLIS COUNTY NORTH CENTRAL & IMPROVEMENT DISTRICT #1 EASEMENT VOL. 799, PG. 686

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, GAP PROPERTIES, L.L.C. DOES HEREBY ADOPT THIS PLAN DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS FINAL, PLAN THE EDITIONS ON CANTRELL, IN ADDITION TO THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN PER MANU, TO THE CITY OF WAXAHACHE, TEXAS FOR THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DESIGNATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS AS SHOWN ARE INDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAN AND BUILDINGS, PERCELS, TREES, BUSHES OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED ON OR OVER OR ACROSS THE EASEMENTS AS SHOWN. EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE CITY OF WAXAHACHE. IN ADDITION, EASEMENTS MAY ALSO BE USED FOR THE UTILITY USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR CROSS THE EASEMENTS UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES SHALL BE SUBORDINATE TO THE PUBLIC AND CITY OF WAXAHACHE USE THEREOF. THE CITY OF WAXAHACHE AND PUBLIC UTILITY UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND REPAIR ANY PART OF ANY BUILDING, PERCELS, TREES, BUSHES OR OTHER IMPROVEMENTS OR GROWTHS WHICH ARE IN ANY WAY OBSTRUCTIVE OR INTERFERING WITH THE CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF THEIR RESPECTIVE SYSTEMS OR SAID EASEMENTS. THE CITY OF WAXAHACHE AND PUBLIC UTILITY UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE SYSTEMS TO THE EXTENT OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, IMPROVEMENT, REPAIRS, READING, TESTING, AND ACCESS TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TYPE INCLUDING PERMISSION FROM ANYONE.

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

WITNESSE MY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY \_\_\_\_\_

BLAIR VICKROY  
ALTERNATED MEMBER  
GAP PROPERTIES, L.L.C.

STATE OF TEXAS  
COUNTY OF ELLIS

I, \_\_\_\_\_, BEING THE LANDHOLDERS AUTHORITY, A VALID PUBLIC USE AND FOR THE STATE OF TEXAS, ON THIS DAY HEREBY APPROVE AND ACKNOWLEDGE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOLLOWING INSTRUMENT AND ACKNOWLEDGE TO BE THAT HE/HAVE EXECUTED THE SAME FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY STATED.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

I, TRACY L. JACKSON, SPS, HEREBY CERTIFY THAT THIS PLAN WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREOF 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 FILED UPON AS A FINAL SURVEY INSTRUMENT"

TRACY L. JACKSON  
SURVEYOR NUMBER 5644

FLOOD NOTE

AS SHOWN HEREON, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" DEFINED AS "MODERATE TO SEVERE FLOOD HAZARD AREA" AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. ZONE "X" IS DEFINED AS "MODERATE TO SEVERE FLOOD HAZARD AREA" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 81100V0101, DATED JUNE 2, 2011, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOODPLAIN LINES SHOWN HEREON ARE A GRAPHICAL REPRESENTATION THEREOF AND HAVE BEEN OBTAINED FROM SAID MAPS AND THE SURVEYOR CANNOT COMPARE THE ACCURACY OF SAID LINES.

LEGEND

6" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TRICEP" SET FOR THIS POINT

6" IRON ROD FOUND

PHOTOPOLYMER

CORNER - OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS

6" UTILITY EASEMENT

DUE - OWNERS & UTILITY EASEMENT

T/S - TEMPORARY TURN-AROUND EASEMENT

R/S - PROJECT SPECIAL UTILITY DISTRICT EASEMENT

WAXAHACHE DAVIS & HICKEL, INC.  
PO BOX 438  
WAXAHACHE, TX 75114  
672.831.1143  
TWELVE FIRM TEL. 6439

OWNER  
GAP PROPERTIES, L.L.C.  
2708 GARDNER ST., SUITE 300  
WAXAHACHE, TX 75114  
409.771.0204

SURVEYOR  
TEXAS REALTY CAREERS & SURVEYING, L.L.C.  
PO BOX 203  
WAXAHACHE, TEXAS 75114  
409.771.0204  
TWELVE FIRM TEL. 10141386

PLAT

**THE COTTAGES ON CANTRELL**

17.248 ACRES  
SHOWN IN THE  
J. ARBAUSTON SURVEY,  
ABSTRACT NO. 6  
CITY OF WAXAHACHE,  
ELLIS COUNTY, TEXAS  
2 H.O.A. LOTS  
ZONED PD-SF-3  
CASE NO. 818-13-3021

OWNER  
GAP PROPERTIES, L.L.C.  
2708 GARDNER ST., SUITE 300  
WAXAHACHE, TX 75114  
409.771.0204

SURVEYOR  
TEXAS REALTY CAREERS & SURVEYING, L.L.C.  
PO BOX 203  
WAXAHACHE, TEXAS 75114  
409.771.0204  
TWELVE FIRM TEL. 10141386

FEBRUARY 2021 PAGE 8 OF 8

# Planning & Zoning Department

## Zoning Staff Report

Case: ZDC-12-2021



### MEETING DATE(S)

*Planning & Zoning Commission:* March 23, 2021

*City Council:* April 5, 2021

### CAPTION

**Public Hearing** on a request by Brian Dodds for a Specific Use Permit (SUP) for **Accessory Building (Residential), Greater than or Equal to 700 SF**, use within a Planned Development-23-Single-Family Residential-1 zoning district located at 156 Homestead Lane (Property ID 269672) - Owner: ERICA L & BRIAN D DODDS (ZDC-12-2021)

### APPLICANT REQUEST

The applicant is requesting to construct a +700 sq. ft. (2,400 sq. ft.) accessory structure in the rear of a single family property.

### CASE INFORMATION

*Applicant:* Brian Dodds

*Property Owner(s):* Brian Dodds

*Site Acreage:* 1.842 acres

*Current Zoning:* Planned Development-23-Single-Family-1

*Requested Zoning:* Planned Development-23-Single Family-1 with SUP

### SUBJECT PROPERTY

*General Location:* 156 Homestead Ln.

*Parcel ID Number(s):* 269672

*Existing Use:* Single Family Residence

*Development History:* N/A

**Table 1: Adjoining Zoning & Uses**

Direction	Zoning	Current Use
North	PD-23-SF1	Homestead Estates
East	PD-23-SF1	Homestead Estates
South	PD-23-SF1	Homestead Estates
West	PD-23-SF1	Homestead Estates

*Future Land Use Plan:*

Estate Residential

*Comprehensive Plan:*

This use is representative of traditional, single-family detached dwellings on large lots that are over one acre in size. This type of land is envisioned to primarily be located in the southern portion of the City and in the ETJ area south and west of Waxahachie.

*Thoroughfare Plan:*

The subject property is accessible via Homestead Ln.

*Site Image:*



**PLANNING ANALYSIS**

**Purpose of Request:**

The applicant is requesting to construct a +700 sq. ft. (2,400 sq. ft.) accessory structure in the rear of a single family property located at 156 Homestead Ln. Ellis County Appraisal District states that the primary structure on the property is 4,076 sq. ft. Per the City of Waxahachie Zoning Ordinance, an accessory structure that is equal to or greater than 700 square feet requires a SUP to be approved by City Council.

**Proposed Use:**

The applicant is requesting approval to construct a 60ft. x 40ft. x 14ft. tall accessory structure. The applicant is proposing to construct the structure out of metal, and intends to use the accessory structure for storage and workshop space. During site visits, staff noticed there are other accessory structures within the surrounding neighborhood area. It should also be noted that the Planning and Zoning Commission has approved two accessory structures of similar size within the surrounding neighborhood area.

Subject to approval of this application, an approved building permit will be required prior to the commencement of the construction. As part of the building permit review process, the Building Inspections department will ensure construction complies with all regulations.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

**PROPERTY OWNER NOTIFICATION RESPONSES**

Staff received two (2) letters of support for the proposed development.

**RECOMMENDATION**

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

- Denial
- Approval, as presented.
- Approval, per the following comments:**
  1. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections department prior to construction of the proposed structure.
  2. A concrete drive that leads from the home to the accessory structure shall be provided by the applicant.

**ATTACHED EXHIBITS**

1. Property Owner Notification Responses
2. Site Plan
3. Elevation Plan

**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

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

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

(10)

Parcel ID	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
174719	LEWALLEN DANE L D & HANNA H	8.884	LOT PT 2 LAZY E ESTATE 8.884 AC	140 WELLOWCREST	WAXAHACHE	TX	75105	140 WELLOWCREST WAXAHACHE TX 75105
174724	HILL DAVID W & CASIL	1.23	LOT 11A LAKEVIEW REV 1.23 AC	141 WELLOWCREST	WAXAHACHE	TX	75105	141 WELLOWCREST WAXAHACHE TX 75105
174725	DEBMAN DEWYN D & MARIA E	1.972	118&12 LAKEVIEW 1.972 ACRES	142 WELLOWCREST	WAXAHACHE	TX	75105	142 WELLOWCREST WAXAHACHE TX 75105
174726	MADGON RANDALL & CATHY RINE	2.08	13 LAKEVIEW 2.08 ACRES	148 WELLOWCREST	WAXAHACHE	TX	75105	148 WELLOWCREST WAXAHACHE TX 75105
174731	SINGLETON MARVIN E D	4.105	LOT 88 LAKEVIEW REV 4.105 AC	PO BOX 777	WAXAHACHE	TX	75166	121 WELLOWCREST WAXAHACHE TX 75105
324128	SINGLETON DEBBIE HA & WILLES FREYOGAN L IBUSLMAYN C SINGLETON B WILLES	3.11	LOT 88 LAKEVIEW REV 3.11 ACRES	PO BOX 777	WAXAHACHE	TX	75166	121 WELLOWCREST WAXAHACHE TX 75105
174724	HUMPHREY ELMER H & BARBARA D	1.48	18 LAKEVIEW 1.48 ACRES	137 WELLOWCREST	WAXAHACHE	TX	75105	137 WELLOWCREST WAXAHACHE TX 75105
218713	ESSELMAN GAIL D & WYLE JAMIE N	1.476	LOT 1 ESSELMAN PLACE & PT 2 LAZY E EST 1.475 ACRES	1208 S ROGERS ST	WAXAHACHE	TX	75105	152 WELLOWCREST WAXAHACHE TX 75105
250886	ALMAND THOMAS L & KAYE F	1	866 WM STEWART 1 ACRE S	120 WELLOWCREST	WAXAHACHE	TX	75105	120 WELLOWCREST WAXAHACHE TX 75105
268870	THE YOUNGSTONE LLC	1	LOT 11 BLK A HOME STEAD ESTATES 1 AC	24 HARTLANDER ST	EAST BRUNSWICK	NJ	08818	148 HOMESTEAD LN WAXAHACHE TX 75105
268871	SCHUMAN ALISON & BRIAN	1	LOT 12 BLK A HOME STEAD ESTATES 1.00 AC	152 HOMESTEAD LN	WAXAHACHE	TX	75105	153 HOMESTEAD LN WAXAHACHE TX 75105
268872	DOODS ERICA L & BRIAN D	1.842	LOT 13 BLK A HOME STEAD ESTATES 1.842 AC	156 HOMESTEAD LN	WAXAHACHE	TX	75105	156 HOMESTEAD LN WAXAHACHE TX 75105
268873	PROPERTY OWNER	0		157 HOMESTEAD LN	WAXAHACHE	TX	75105	157 HOMESTEAD LN WAXAHACHE TX 75105
268874	PROPERTY OWNER	0		153 HOMESTEAD LN	WAXAHACHE	TX	75105	153 HOMESTEAD LN WAXAHACHE TX 75105





City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-12-2021



SINGLETON GEORGE H & SHIRLEY K IRREVOCABLE TRUST MARVIN E SINGLETON III TRUSTEE  
PO BOX 717  
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 23, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 5, 2021 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. **Public Hearing** on a request by Brian Dodds for a Specific Use Permit (SUP) for **Accessory Building (Residential), Greater than or Equal to 700 SF**, use within a Planned Development-23-Single-Family Residential-1 zoning district located at 156 Homestead Lane (Property ID 269672) - Owner: ERICA L & BRIAN D DODDS (ZDC-12-2021)

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](mailto:Planning@Waxahachie.com) for additional information on this request.

Case Number: ZDC-12-2021

City Reference: 174733

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, March 16, 2021** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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:

\_\_\_\_\_

Mark Singleton  
Signature

3/5/21  
Date

Mark Singleton, Trustee  
Printed Name and Title

P.O. Box 717, Waxahachie  
Address  
75108

*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.*



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: **ZDC-12-2021**

SINGLETON MARVIN E III  
PO BOX 717  
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 23, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 5, 2021 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. **Public Hearing** on a request by Brian Dodds for a Specific Use Permit (SUP) for **Accessory Building (Residential), Greater than or Equal to 700 SF**, use within a Planned Development-23-Single-Family Residential-1 zoning district located at 156 Homestead Lane (Property ID 269672) - Owner: ERICA L & BRIAN D DODDS (ZDC-12-2021)

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](mailto:Planning@Waxahachie.com) for additional information on this request.

Case Number: **ZDC-12-2021**

City Reference: 174731

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, March 16, 2021** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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:

\_\_\_\_\_

Mark Singleton  
Signature

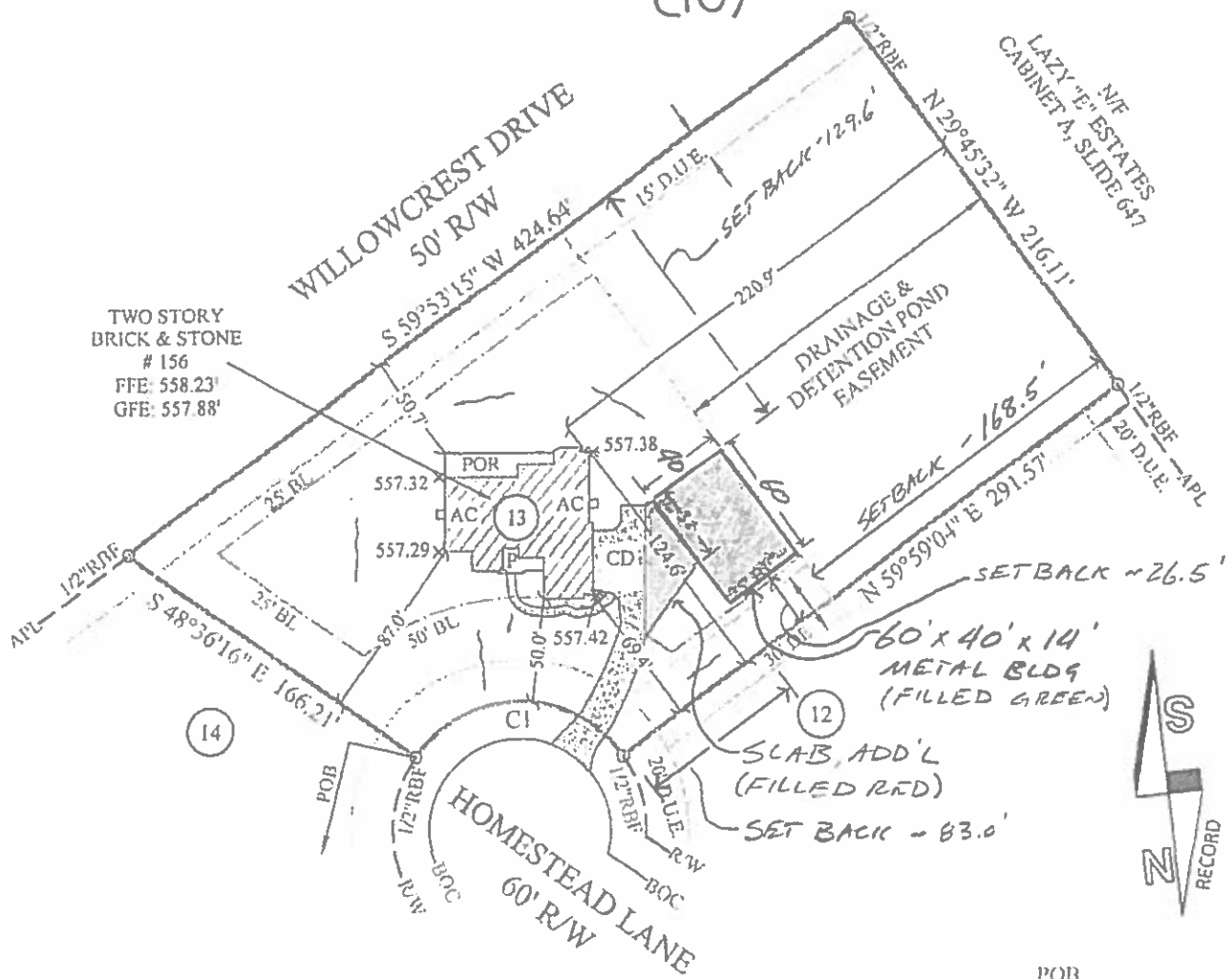
3/5/21  
Date

Mark Singleton  
Printed Name and Title

P.O. Box 717, Waxahachie  
Address  
75108

*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.*



POB  
585.12' ALONG THE R/W  
TO THE 50' R/W OF  
SANDERS DRIVE

Curve	Radius	Length	Chord	Chord Bearing
CI	60.00'	114.69'	98.01'	S 83°50'36" E

**LEGEND:**

- RBF- Rebar Found
- BL-Building Line
- DUE- Drainage & Utility Easement
- POB- Point of Beginning
- UE- Utility Easement
- WME- Wall Maintenance Easement
- VDE- Visibility and Drainage Easement
- R/W- Right of Way
- FFE- First Floor Elevation
- GFE- Garage Floor Elevation
- APL- Approximate Property Line
- BOC- Back of Curb

I, David J. Baggett, Texas Registered Professional Land Surveyor No. 6226, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon

ACCEPTED BY *[Signature]* ACCEPTED BY *[Signature]* DATE 8/24/2020

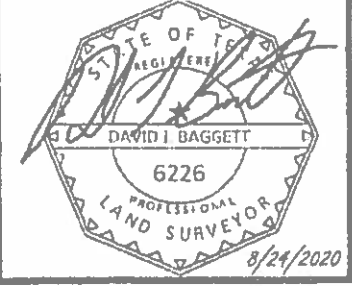
**SURVEY FOR:**  
**JOHN HOUSTON HOMES**

SUBDIVISION: HOMESTEAD ESTATES  
LOT: 13 BLOCK: A  
CITY OF WAXAHACHIE,  
ELLIS COUNTY, TEXAS

FIELD WORK DATE: 08/22/2020  
20200802393 JHHOMES FC: ES

**CARTER & CLARK**  
**LAND SURVEYORS AND PLANNERS**

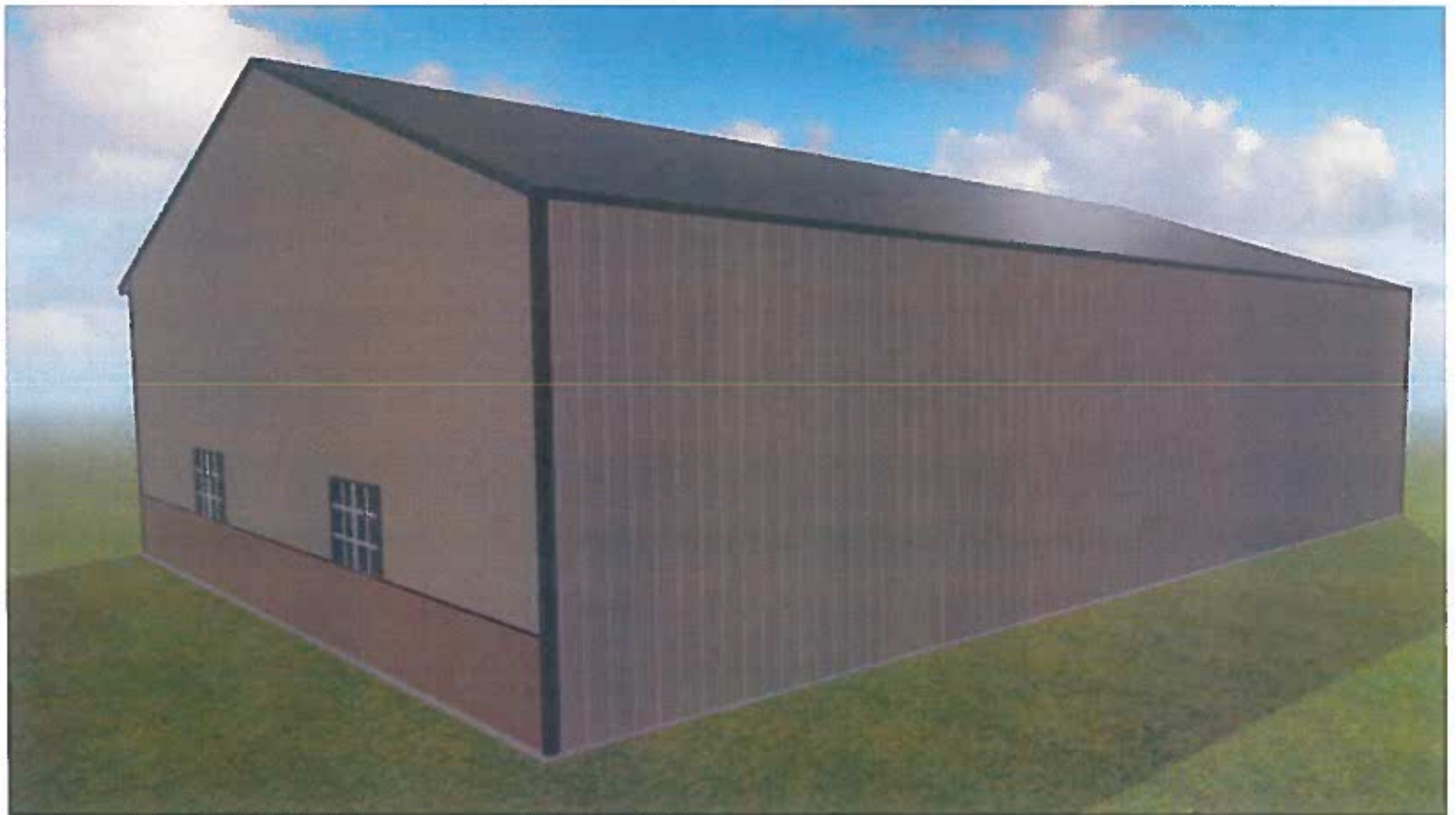
3090 Premiere Parkway, Suite 600  
Duluth, GA 30097  
Ph: 770.495.9793  
Toll Free: 866.637.1048  
www.carterandclark.com  
FIRM LICENSE: 10193759



(10)



(10)



# Planning & Zoning Department

## Zoning Staff Report

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Case: ZDC-16-2021

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### MEETING DATE(S)

*Planning & Zoning Commission:* March 23, 2021

*City Council:* April 5, 2021

### CAPTION

**Public Hearing** on a request by David Harrison for a Specific Use Permit (SUP) for **Accessory Building (Residential), Greater than or Equal to 700 SF**, use within a Planned Development-23-Single-Family Residential-1 zoning district located at 200 Lake Shore Dr. (Property ID 182138) - Owner: DAVID HARRISON (ZDC-16-2021)

### APPLICANT REQUEST

The applicant is requesting to construct a +700 sq. ft. (1,200 sq. ft.) accessory structure in the rear of a single family property.

### CASE INFORMATION

*Applicant:* David Harrison

*Property Owner(s):* David Harrison

*Site Acreage:* 1.98 acres

*Current Zoning:* Planned Development-23-Single-Family-1

*Requested Zoning:* Planned Development-23-Single Family-1 with SUP

### SUBJECT PROPERTY

*General Location:* 200 Lakeshore Dr.

*Parcel ID Number(s):* 182138

*Existing Use:* Single Family Residence

*Development History:* N/A

**Table 1: Adjoining Zoning & Uses**

Direction	Zoning	Current Use
North	FD	Undeveloped Land
East	FD	Undeveloped Land
South	FD	Undeveloped Land
West	PD-23-SF1	Single Family Residences

*Future Land Use Plan:*

Estate Residential

*Comprehensive Plan:*

This use is representative of traditional, single-family detached dwellings on large lots that are over one acre in size. This type of land is envisioned to primarily be located in the southern portion of the City and in the ETJ area south and west of Waxahachie.

*Thoroughfare Plan:*

The subject property is accessible via Lakeshore Dr.

*Site Image:*



## **PLANNING ANALYSIS**

### **Purpose of Request:**

The applicant is requesting to construct a +700 sq. ft. (1,200 sq. ft.) accessory structure in the rear of a single family property located at 200 Lakeshore Dr. Ellis County Appraisal District states that the primary structure on the property is 1,738 sq. ft. Per the City of Waxahachie Zoning Ordinance, an accessory structure that is equal to or greater than 700 square feet requires a SUP to be approved by City Council.

### **Proposed Use:**

The applicant is requesting approval to construct a 40ft. x 30ft. x 19ft. tall accessory structure. The applicant is proposing to construct the structure out of metal, and intends to use the accessory structure for storage of home equipment, vehicles, and workshop space. During site visits, staff noticed there are other accessory structures within the surrounding neighborhood area.

The applicant also requesting that staff allow the applicant to construct a gravel pathway that leads to the proposed accessory structure opposed to a concrete drive. During site visits, staff noticed there are a minimum of four surrounding properties with gravel driveways. At the time of this report (3/17/2021), staff has yet to receive any correspondence from the surrounding neighbors.

Subject to approval of this application, an approved building permit will be required prior to the commencement of the construction. As part of the building permit review process, the Building Inspections department will ensure construction complies with all regulations.

**STAFF CONCERNS**

**Gravel**

Staff suggests that the applicant provide a concrete path from the front of the property that leads to the accessory structure, opposed to the requested gravel.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 6 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

**RECOMMENDATION**

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

- Denial
- Approval, as presented.
- Approval, per the following comments:**
  1. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections department prior to construction of the proposed structure.
  2. A concrete drive that leads from the home to the accessory structure shall be provided by the applicant.

**ATTACHED EXHIBITS**

1. Site Plan
2. Elevation Plan

**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

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

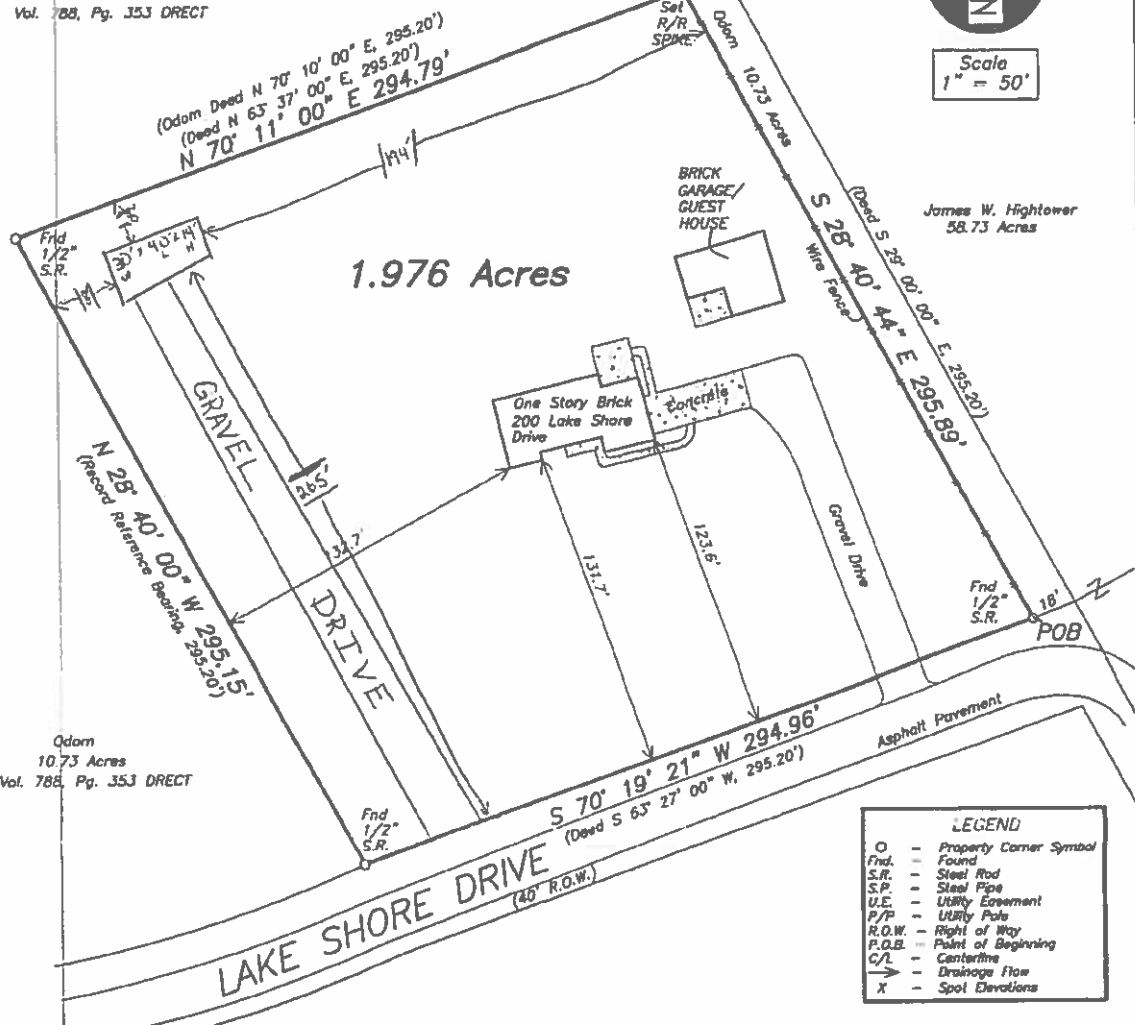
*Reviewed by:*  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)



Odom  
10.73 Acres  
Vol. 788, Pg. 353 DRECT



Scale  
1" = 50'



Odom  
10.73 Acres  
Vol. 788, Pg. 353 DRECT

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

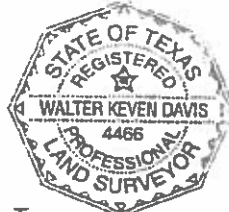
### SEE ATTACHED FIELD NOTES

(also known as 200 Lake Shore Drive)

The plat hereon reflects a survey made on the ground and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way. This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions. I further declare that no portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas, Map # 48139C0185 D, Zone X. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 3 Survey. This survey was prepared for title purposes in conjunction with Trinity Abstract & Title Co. Commitment for Title Insurance, G.F. No. 67830, dated November 3, 2003. The easements, right of ways, or other exceptions noted hereon are according to the Schedule B provided. The surveyor has not abstracted the property.

*Walter Keven Davis*

Walter Keven Davis  
Registered Professional Land Surveyor  
#4466

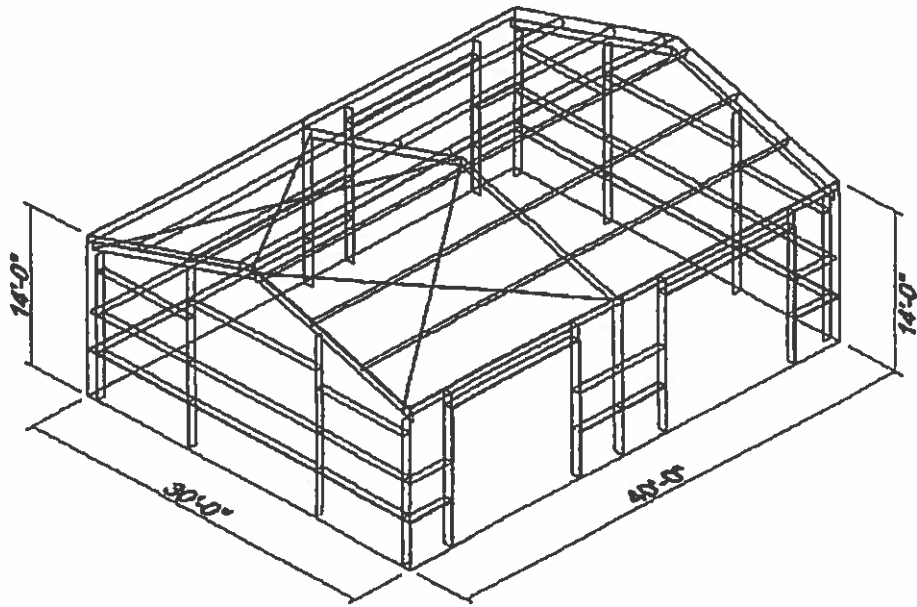


ENGINEERS  
**D & M**  
SURVEYORS

**DAVIS & McDILL**  
P.O. BOX 428, WAXAHACHIE, TEXAS 75168  
PHONE: METRO (972) 938-1185

Description: Survey Plat Client: Trinity Abstract & Title Co. G.F.# 67830  
Drawn by: Kevin Huber Scale: 1" = 50' Date: December 10, 2003 Job# 203-1107

(12)



**Planning & Zoning Department**  
**Zoning Staff Report**

**Case: ZDC-14-2021**



**MEETING DATE(S)**

*Planning & Zoning Commission:* March 23, 2021

*City Council:* April 5, 2021

**CAPTION**

**Public Hearing** on a request by Claudio Segovia, J Volk Consulting, Inc, for an Amendment to Ordinance No. 2733 for North Grove Planned Development to allow for a mixed use residential development located at the NW corner of Washington Ave at North Grove Blvd (Property ID 283993) - Owner: NORTH GROVE 12.5 LLC SERIES 1 (ZDC-14-2021)

**APPLICANT REQUEST**

The applicant intends to amend an existing Ordinance (No. 2733) to create a Planned Development to allow for retail, commercial, office, multi-family apartments and townhome uses on 12.4 acres.

**CASE INFORMATION**

*Applicant:* Mark Singleton, North Grove 12.5 LLC Series 1

*Property Owner(s):* Mark Singleton, North Grove 12.5 LLC Series 1

*Site Acreage:* 12.435 acres

*Current Zoning:* North Grove Planned Development District (Planned Development-Single Family-1, Planned Development-Single Family-2, Planned Development-Single Family-3, Multi-Family, General Retail)

*Requested Zoning:* North Grove Planned Development District (Planned Development-Single Family-1, Planned Development-Single Family-2, Planned Development-Single Family-3, Multi-Family, General Retail) with amended Ordinance

**SUBJECT PROPERTY**

*General Location:* NW corner of Washington Ave at North Grove Blvd

*Parcel ID Number(s):* 283993

*Existing Use:* Currently Undeveloped

*Development History:* The North Grove Planned Development District was approved by City Council on March 3, 2014.

**Table 1: Adjoining Zoning & Uses**

Direction	Zoning	Current Use
North	North Grove Planned Development District Ord. 2733	Undeveloped Land
East	North Grove Planned Development District Ord. 2733	Estates of North Grove Ph. 1
South	North Grove Planned Development District Ord. 2733	Estates of North Grove Ph. 1
West	North Grove Planned Development District Ord. 2733	Single Family Residences

*Future Land Use Plan:*

Low Density Residential

*Comprehensive Plan:*

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

*Thoroughfare Plan:*

The subject property is accessible via North Grove Blvd., Washington Ave., and Granite Way.

*Site Image:*



**PLANNING ANALYSIS**

**Purpose of Request:**

Due to townhomes not being allowed within the existing Ordinance (No. 2733), the applicant intends to amend the Ordinance to create a Planned Development to allow for retail, commercial, office, multi-family apartments and townhome uses on 12.4 acres.

Proposed Use:

The applicant is proposing a mixed-use development (The Place at North Grove) within the North Grove Planned Development District. The Planned Development is proposed to consist of seven 4-story buildings with retail and/or office use on the ground floor, and nine townhome lots. The development will also include a sit-down restaurant on the corner of North Grove Boulevard and Washington Avenue, as well as local specialty cafes and shops in the ground floor retail/office areas of the four story buildings. One of the ground floor lease areas will support a third party owned gym/workout area available for The Place residents as well as the public. The office use for the ground floor lease areas can be utilized by residents of The Place to help further create a live/work atmosphere. Based on the proposed build out population of North Grove, the applicant intends to see future demand for other neighborhood service tenants such as dry cleaner pickup location, tailor shop, shoe repair, hair care, and many different professional office tenants.

The mixed-use buildings within the development are proposed to be constructed in three phases. Buildings 1, 6, and 7 will be constructed in Phase 1. Buildings 4 and 5 will be constructed in phase 2. The third phase will consist of Buildings 2 and 3. The nine proposed townhomes will be on nine separate lots and an open space lot, platted at a future date. The drainage channel lot will be platted with lot 1 of the development, and will be dedicated to the city with a mutually agreed upon maintenance agreement between the City of Waxahachie and the owner of lot 1. The owner of lot 1 will be responsible for providing maintenance for the drainage channel.

Staff Analysis:

Though staff is supportive of the proposed mixed-use development, staff recommends that the applicant revise the proposed elevation/façade plan(s) for the townhome structures within the proposed development. Staff does not believe that the current design of the structures will age well with the surrounding development.

The Concept Plan depicts a development that includes amenities such as:

- Walking Trail (will connect to North Grove Boulevard hike/bike trail)

Conformance with the Comprehensive Plan:

The proposed development is consistent with the following goals and objectives in the 2016 Comprehensive Plan Addendum:

- Growth Strategies – Goal 1: Encourage the most desirable, efficient use of land while maintaining and enhancing local aesthetics.
- Growth Strategies – Goal 2: Encourage a balance of land uses to serve the needs of citizens and to ensure a diverse economic base
- Growth Strategies – Goal 9: Establish gateways and entryways into the City and into various areas or neighborhoods to promote community-wide and neighborhood identity.
- Growth Strategies – Goal 12: Promote growth of the community where infrastructure exists.

Development Standards:

Allowed uses shall be those provided within the City of Waxahachie Zoning Ordinance with additional changes listed below.

**Permitted Uses:**

- Townhomes
- Multi-Family Apartments
- Office
- Retail
- Commercial

**SPECIAL EXCEPTION/VARIANCE REQUEST:****Townhome Area**

Front loading, front facing garages shall not project out from the front façade of the building.

- The proposed townhome garages currently project out from the front façade of the building.

Front loading, front facing garages shall not constitute more than sixty (60) percent of the total width of the dwelling.

- The proposed garages currently exceed more that 60% of the total width of the dwelling.

All front-loading, front facing garages shall incorporate at least two (2) different architectural elements.

- The proposed townhomes currently incorporate only one (1) architectural element.

Two-car garages shall have a separate door for each bay. Doors shall be separated by a masonry column.

- The proposed garage currently depicts one door.

**Staff Concerns:**

Though staff is supportive of the proposed mixed-use development, staff recommends that the applicant revise the proposed elevation/façade plan(s) for the townhome structures within the proposed development. Staff does not believe that the current design of the structures will age well with the surrounding development.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 49 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

**PUBLIC NOTIFICATIONS**

Inside 200ft. Notification Area: Staff has received one (1) letter of opposition for the proposed development.

Outside 200ft. Notification Area: Staff has received one (1) letter of opposition for the proposed development.

**RECOMMENDATION**

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

- Denial
- Approval, as presented.
- Approval, per the following comments:**
  1. A mutually agreed upon Development Agreement will be required for the development.

2. Staff suggest that the applicant revise the existing townhome elevation/façade plan(s) to be more conducive to the surrounding area.

**ATTACHED EXHIBITS**

1. Property Owner Notification Responses
2. Planned Development Provisions
3. Site Plan
4. Preliminary Utility Plan
5. Preliminary Storm Plan
6. Preliminary Grading Plan
7. Landscape Plan
8. Elevation/Façade Plan
9. Screening/Dumpster Enclosure Exhibit
10. Signage Exhibit

**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

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

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

(14)

Tran#	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
118980	MORGAN HARLAN L & E CARY W MORGAN & MICHAEL D MORGAN	1.2	5 J B & A ADAMS 1.2 ACRES	3103 BROWN ST	WAXAHACHE	TX	75165	3103 FM 813 WAXAHACHE TX 75165
262119	LIMPKINS STUART B JR ETAL	7.272	5 J B & A ADAMS & E3 J B & LINDSEY 7.272 ACRES	8121 BLANDALE CT	FT WORTH	TX	76123	E NORTH GROVE BLVD WAXAHACHE TX 75165
262120	LIMPKINS STUART B JR ETAL	4.575	5 J B & A ADAMS 4.575 ACRES	8121 BLANDALE CT	FT WORTH	TX	76123	FM 113 WAXAHACHE TX 75165
262126	JH4 NORTH GROVE DEVELOPMENT LLC	6.41	1000 H SANGE 6.41206 ACRES	P O BOX 2629	RED OAK	TX	75164	E NORTH GROVE BLVD WAXAHACHE TX 75165
269428	JH4 PROPE RTY ACQUISITION SERVICES LLC	9.182	5 J B & A ADAMS 9.182 ACRES	300 N 126 SERVICE RD BUREAU	RED OAK	TX	75164	E NORTH GROVE BLVD WAXAHACHE TX 75165
272254	BAKER ADRIENNE L & BRANDON D	0.327	LOT 22 BLK 8 ESTATES OF NORTH GROVE PH 1 0.327 AC	1578 HARRISON CIR	WAXAHACHE	TX	75165	1678 HARRISON CIR WAXAHACHE TX 75165
272260	BEHRINGER DEBRE K & HEATHER R	0.263	LOT 24 BLK 8 ESTATES OF NORTH GROVE PH 1 0.263 AC	1588 HARRISON CIR	WAXAHACHE	TX	75165	1678 HARRISON CIR WAXAHACHE TX 75165
272382	CALDWELL PATRICK R	0.405	LOT 28 BLK 8 ESTATES OF NORTH GROVE PH 1 0.405 AC	1818 GRANITE WAY	WAXAHACHE	TX	75163	1818 GRANITE WAY WAXAHACHE TX 75165
272383	DE CURE DWIGHT L	0.207	LOT 27 BLK 8 ESTATES OF NORTH GROVE PH 1 0.207 AC	600 WASHINGTON AVE	WAXAHACHE	TX	75165	600 WASHINGTON AVE WAXAHACHE TX 75165
272384	RLEDO JEFFREY A & MARTHA J	0.144	LOT 28 BLK 8 ESTATES OF NORTH GROVE PH 1 0.144 AC	604 WASHINGTON AVE	WAXAHACHE	TX	75165	604 WASHINGTON AVE WAXAHACHE TX 75165
272385	BROWN KESSIA R & DEBRE K W	0.138	LOT 29 BLK 8 ESTATES OF NORTH GROVE PH 1 0.138 AC	608 WASHINGTON AVE	WAXAHACHE	TX	75165	608 WASHINGTON AVE WAXAHACHE TX 75165
272388	SCHUBEL LYDIA M & TMOOTHY J	0.160	LOT 30 BLK 8 ESTATES OF NORTH GROVE PH 1 0.160 AC	612 WASHINGTON AVE	WAXAHACHE	TX	75165	612 WASHINGTON AVE WAXAHACHE TX 75165
272387	MAYERS MICHELLE	0.153	LOT 31 BLK 8 ESTATES OF NORTH GROVE PH 1 0.153 AC	618 WASHINGTON AVE	WAXAHACHE	TX	75165	618 WASHINGTON AVE WAXAHACHE TX 75165
272389	HAMPSON TC B & LUCAS L	0.189	LOT 33 BLK 8 ESTATES OF NORTH GROVE PH 1 0.189 AC	624 WASHINGTON AVE	WAXAHACHE	TX	75165	624 WASHINGTON AVE WAXAHACHE TX 75165
272370	NORTH GROVE RESIDENTIAL ASSOCIATION INC	3.082	LOT 34X BLK 8 (OPEN SPACE) ESTATES OF NORTH GROVE PH 1 3.082 AC	P O BOX 191185	DALLAS	TX	75219	870 NORTH GROVE BLVD WAXAHACHE TX 75165
272460	LESTER DEBRA	0.201	LOT 1 BLK 10 ESTATES OF NORTH GROVE PH 1 0.201 AC	636 WASHINGTON AVE	WAXAHACHE	TX	75165	636 WASHINGTON AVE WAXAHACHE TX 75165
272461	MURPHY JORDAN H	0.130	LOT 2 BLK 10 ESTATES OF NORTH GROVE PH 1 0.130 AC	640 WASHINGTON AVE	WAXAHACHE	TX	75165	640 WASHINGTON AVE WAXAHACHE TX 75165
272462	BALEYPACK W & PATRICIA L	0.138	LOT 3 BLK 10 ESTATES OF NORTH GROVE PH 1 0.138 AC	644 WASHINGTON AVE	WAXAHACHE	TX	75165	644 WASHINGTON AVE WAXAHACHE TX 75165
272463	DUSSING ANNE	0.138	LOT 4 BLK 10 ESTATES OF NORTH GROVE PH 1 0.138 AC	648 WASHINGTON AVE	WAXAHACHE	TX	75165	648 WASHINGTON AVE WAXAHACHE TX 75165
272464	YOUNGER TATAYANIDA B	0.188	LOT 5 BLK 10 ESTATES OF NORTH GROVE PH 1 0.188 AC	652 WASHINGTON AVE	WAXAHACHE	TX	75165	652 WASHINGTON AVE WAXAHACHE TX 75165
272465	LESTER JENNIFER	0.227	LOT 6 BLK 10 ESTATES OF NORTH GROVE PH 1 0.227 AC	653 PIERCE ST	WAXAHACHE	TX	75165	653 PIERCE ST WAXAHACHE TX 75165
272466	ROBERTSON ROBERTA L & GLEN R	0.212	LOT 7 BLK 10 ESTATES OF NORTH GROVE PH 1 0.212 AC	645 PIERCE ST	WAXAHACHE	TX	75165	645 PIERCE ST WAXAHACHE TX 75165
272467	KELLY JOHN A & ERIN	0.259	LOT 8 BLK 10 ESTATES OF NORTH GROVE PH 1 0.259 AC	637 PIERCE ST	WAXAHACHE	TX	75165	637 PIERCE ST WAXAHACHE TX 75165
272468	BELL ERIC D	0.187	LOT 1 BLK 11 ESTATES OF NORTH GROVE PH 1 0.187 AC	633 WASHINGTON AVE	WAXAHACHE	TX	75165	633 WASHINGTON AVE WAXAHACHE TX 75165
272470	MCCARTHER LERIC L	0.138	LOT 3 BLK 11 ESTATES OF NORTH GROVE PH 1 0.138 AC	624 WASHINGTON AVE	WAXAHACHE	TX	75165	624 WASHINGTON AVE WAXAHACHE TX 75165
272471	CURRIN VANITA	0.138	LOT 4 BLK 11 ESTATES OF NORTH GROVE PH 1 0.138 AC	620 WASHINGTON AVE	WAXAHACHE	TX	75165	620 WASHINGTON AVE WAXAHACHE TX 75165
272472	WELLS YOLANDA K	0.138	LOT 5 BLK 11 ESTATES OF NORTH GROVE PH 1 0.138 AC	618 WASHINGTON AVE	WAXAHACHE	TX	75165	618 WASHINGTON AVE WAXAHACHE TX 75165
272473	MCLARTIQUE PAULA & SIDNEY	0.138	LOT 6 BLK 11 ESTATES OF NORTH GROVE PH 1 0.138 AC	612 WASHINGTON AVE	WAXAHACHE	TX	75165	612 WASHINGTON AVE WAXAHACHE TX 75165
272474	BURTON KEVIN W & ASHLEY BURTON	0.138	LOT 7 BLK 11 ESTATES OF NORTH GROVE PH 1 0.138 AC	608 WASHINGTON AVE	WAXAHACHE	TX	75165	608 WASHINGTON AVE WAXAHACHE TX 75165
272482	DA SILVA KEVIN R R & PATRICK W KEENEY	0.265	LOT 15 BLK 11 ESTATES OF NORTH GROVE PH 1 0.265 AC	633 GRANT CT	WAXAHACHE	TX	75165	633 GRANT CT WAXAHACHE TX 75165
272480	NORTH GROVE RESIDENTIAL ASSOCIATION INC	1.914	LOT 1X BLK 11 (OPEN SPACE) ESTATES OF NORTH GROVE PH 1 1.914 AC	P O BOX 191185	DALLAS	TX	75219	WASHINGTON AVE WAXAHACHE TX 75165
262085	JH4 NORTH GROVE DEVELOPMENT LLC	0.234	LOT 20 BLK 12 THE ENCLAVE PH 1 0.234 AC	P O BOX 2629	RED OAK	TX	75164	1704 STONE GATE ST WAXAHACHE TX 75165
262084	JH4 NORTH GROVE DEVELOPMENT LLC	0.234	LOT 21 BLK 12 THE ENCLAVE PH 1 0.234 AC	P O BOX 2629	RED OAK	TX	75164	1704 STONE GATE ST WAXAHACHE TX 75165
262086	NORTH GROVE RESIDENTIAL ASSOCIATION	0.183	LOT 21X BLK 12 (POA) THE ENCLAVE PH 1 0.183 AC	11149 RESEARCH BLVD STE 100	AUSTIN	TX	78750	1712 STONE GATE ST WAXAHACHE TX 75165
262088	JH4 NORTH GROVE DEVELOPMENT LLC	0.234	LOT 1 BLK 15 THE ENCLAVE PH 1 0.234 AC	P O BOX 2629	RED OAK	TX	75164	1704 STONE GATE ST WAXAHACHE TX 75165
262087	HIGHLAND HOMES - DALLAS LLC	0.234	LOT 2 BLK 15 THE ENCLAVE PH 1 0.234 AC	6801 DE MOCRACY DR STE 300	PLANO	TX	75224	1688 STONE GATE ST WAXAHACHE TX 75165
262088	JH4 NORTH GROVE DEVELOPMENT LLC	0.234	LOT 3 BLK 15 THE ENCLAVE PH 1 0.234 AC	P O BOX 2629	RED OAK	TX	75164	1688 STONE GATE ST WAXAHACHE TX 75165
262088	JH4 NORTH GROVE DEVELOPMENT LLC	0.234	LOT 4 BLK 15 THE ENCLAVE PH 1 0.234 AC	P O BOX 2629	RED OAK	TX	75164	1688 STONE GATE ST WAXAHACHE TX 75165
262100	HIGHLAND HOMES - DALLAS LLC	0.234	LOT 5 BLK 15 THE ENCLAVE PH 1 0.234 AC	6801 DE MOCRACY DR STE 300	PLANO	TX	75224	1688 STONE GATE ST WAXAHACHE TX 75165
262105	NORTH GROVE RESIDENTIAL ASSOCIATION	0.260	LOT 1X BLK 15 (POA) THE ENCLAVE PH 1 0.260 AC	11149 RESEARCH BLVD STE 100	AUSTIN	TX	78750	1688 STONE GATE ST WAXAHACHE TX 75165
262224	BLOOMFIELD HOMES LP	0.215	LOT 6 BLK 15 ESTATES OF NORTH GROVE PH 2 0.215 AC	1050 E HWY 114 #210	SOUTH LAKE	TX	75082	1888 B STONE GATE WAY RED OAK TX 75164
262225	BLOOMFIELD HOMES LP	0.20	LOT 7 BLK 15 ESTATES OF NORTH GROVE PH 2 0.20 AC	1050 E HWY 114 #210	SOUTH LAKE	TX	75082	529 LOWLAND LN WAXAHACHE TX 75165
262226	BLOOMFIELD HOMES LP	0.187	LOT 8 BLK 15 ESTATES OF NORTH GROVE PH 2 0.187 AC	1050 E HWY 114 #210	SOUTH LAKE	TX	75082	524 LOWLAND LN WAXAHACHE TX 75165
262292	J HOUSTON HOMES LLC	0.157	LOT 38 BLK 15 ESTATES OF NORTH GROVE PH 2 0.157 AC	421 CENTURY WAY STE 100	RED OAK	TX	75164	605 WASHINGTON AVE WAXAHACHE TX 75165
262293	J HOUSTON HOMES LLC	0.16	LOT 39 BLK 15 ESTATES OF NORTH GROVE PH 2 0.16 AC	421 CENTURY WAY STE 100	RED OAK	TX	75164	608 WASHINGTON AVE WAXAHACHE TX 75165
262308	NORTH GROVE RESIDENTIAL ASSOCIATION	2.134	LOT OPEN SPACE ESTATES OF NORTH GROVE PH 2 2.134 AC	11149 RESEARCH BLVD STE 100	AUSTIN	TX	78750	WASHINGTON AVE WAXAHACHE TX 75165
272483	PROPERTY OWNER	0		629 WASHINGTON AVE	WAXAHACHE	TX	75165	629 WASHINGTON AVE WAXAHACHE TX 75165
272328	PROPERTY OWNER	0		1582 HARRISON CIR	WAXAHACHE	TX	75163	1582 HARRISON CIR WAXAHACHE TX 75165





City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-14-2021

CHANGE OMARR J  
620 WASHINGTON AVE  
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 23, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 5, 2021 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. **Public Hearing** on a request by Claudio Segovia, J Volk Consulting, Inc, for an Amendment to Ordinance No. 2733 for North Grove Planned Development to allow for a mixed use residential development located at the NW corner of Washington Ave at North Grove Blvd (Property ID 283993) - Owner: NORTH GROVE 12.5 LLC SERIES 1 (ZDC-14-2021)

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](mailto:Planning@Waxahachie.com) for additional information on this request.

Case Number: ZDC-14-2021

City Reference: 272368

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Tuesday, March 16, 2021 to ensure inclusion in the Agenda Packet. Forms can be emailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

Comments:  SUPPORT  OPPOSE

  
Signature

3/5/21  
Date

Omarr Change/owner  
Printed Name and Title

1020 Washington Ave.  
Address

*It is a crime to knowingly submit a false mailing 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.*

(14)

# Outside 200 ft. Notification Area





City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-14-2021

Property Owner  
Outside 200' Notification Buffer

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 23, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 5, 2021 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. Public Hearing on a request by Claudio Segovia, J Volk Consulting, Inc. for an Amendment to Ordinance No. 2733 for North Grove Planned Development to allow for a mixed use residential development located at the NW corner of Washington Ave at North Grove Blvd (Property ID 283993) - Owner: NORTH GROVE 12.3 LLC SERIES 1 (ZDC-14-2021)

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](mailto:Planning@Waxahachie.com) for additional information on this request.

Case Number: ZDC-14-2021

City Reference: N/A

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Tuesday, March 16, 2021 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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:

*Due to the increase traffic flow and the original plan called for single family housing only in this commun*

*Teddy Anderson*  
Signature

3/15/2021  
Date

Teddy Anderson  
Printed Name and Title

1559 Harrison Circle  
Address Waxahachie Tx

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.

(14)

## ZDC-14-2021

### The Place at North Grove Planned Development Provisions

**Project Description:** The Place at North Grove is a mixed-use new urbanism style density development. Our vision for the development is to create a sense of place for the North Grove community. There are seven 4 story mixed-use buildings oriented along an urban-style streetscape with retail or office use on the ground floor. The Place will not only be the hub of mixed-uses for its residents but will become a destination for the residents of all of the North Grove neighborhoods. We anticipate a casual sit-down restaurant being developed on the corner of North Grove Boulevard and Washington Street as well as local specialty cafes and shops in the ground floor retail/office areas of the four story buildings. One of the ground floor lease areas will support a third party owned gym/workout area available for The Place residents as well as the public. The office use for the ground floor lease areas can be utilized by residents of The Place creating a live work atmosphere. Based on the build out population of North Grove we see future demand for other neighborhood service tenants such as dry cleaner pickup location, tailor shop, shoe repair, hair care, and many different professional office tenants.

The layout of The Place will create a very pedestrian friendly atmosphere with landscaped medians between the parking lot streets and enhanced designated crosswalks. Also, an internal walking trail will access the North Grove Blvd hike/bike trail as well as the sidewalk on Washington Avenue. A large grassed and landscaped open area next the pool will have many outside activities available to our residents. The combination of the drainage channel, that we plan to landscape and keep as a manicured grass setting, and the protected open space to the west of our property will create a natural setting for our residents as well as the other neighborhood residents.

The residents of The Place will have easy access to the community pool as well as pocket parks to be provided. The plan includes a large open space area on the south side of the property that will have benches and shade trees for a comfortable sitting area. All the medians and entries will be landscaped with trees, shrubs and color beds to help create a natural setting for the area. Our goal is to create a density development area within a natural setting lifestyle. We want our residents, who we feel will be of all ages, to feel a sense of place when they are at home and a pedestrian friendly area to easily walk to amenities and services.

**Uses:** The development will have residential apartments for lease with one and two bedroom floor plans. In addition, at least 25% of the ground floor of the residential buildings will be commercial lease space. Along Washington Avenue there will be 9 Townhome Units with 4 attached units in one building and 5 in a second building. Each Townhome will be on its lot that is shown on the attached site plan.

**Density:** The Density and uses are shown on the attached site plan. Open space including drainage channel is over 2 acres in area.

(14)

**Building Heights:** The mixed-use buildings are 57'-6", The retail is 16'-0" and the Townhomes are 23'-6".

**Parking:** Required parking for the various uses is as follows:

- Multi-Family 252 units require 378 parking spaces
- Commercial 29,796sf require 119 parking spaces
- Retail 7000sf require 47 parking spaces
- Commercial 77 parking spaces
- Retail 30 parking spaces

We applied a 10% reduction based on Ordinance Section 5.02(f) and a 25% reduction per Ordinance 2733, S Off-Street Parking on Non-Residential Parking. The resulting total parking requirement is 486 spaces. Our site plan includes 494 parking spaces.

A table to the parking requirement is also contained on the attached Site Plan.

**Access:** The Place will have a total of three access points from public streets. One access driveway is to North Grove Blvd. We will construct a left turn lane in the median of the north side of the boulevard to improve this access to the development. In addition, there is two driveway access points from Washington Ave. The first is a new drive located towards North Grove Blvd and the other is lined up with Granite Street. Two of these access points will have lighted and landscaped entry columns as shown on the exhibit attached.

**Landscaping and Screening:** See attached Landscape Plan which illustrates our tree and plant location and type. Also, it shows illustrations how we will provide screening with landscape and not walls.

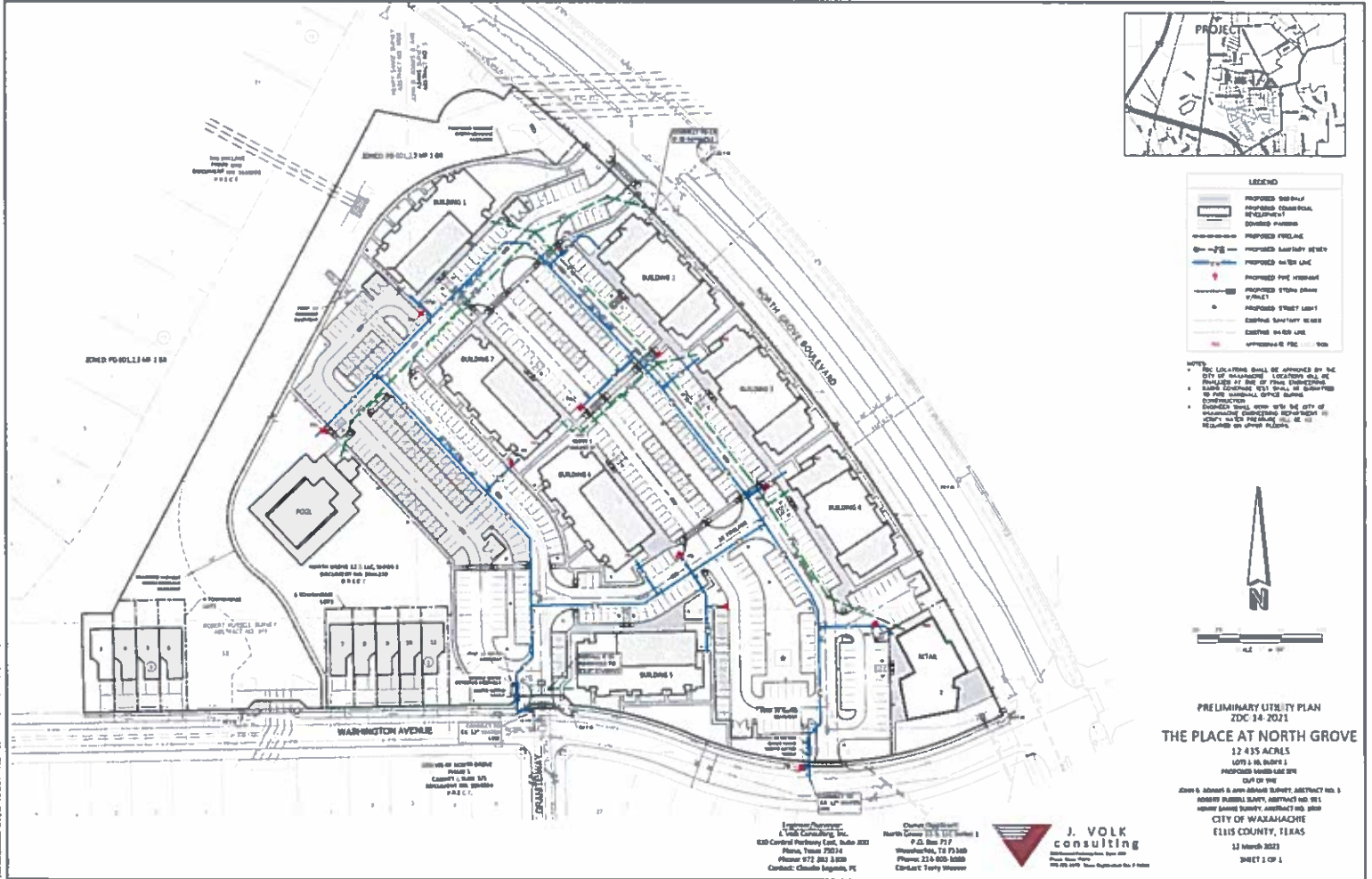
**Project Phasing:** The mixed-use buildings will be constructed in three phases. Three buildings in the first construction phase (1,6 & 7). Two buildings in the second phase (4 & 5). Two buildings in the third phase (2 & 3). The area where the mixed-use buildings are located outside the Townhome area, drainage channel, and the corner restaurant site will be platted as a single lot.

The 9 Townhomes will be on 9 separate lots and an open space lot platted at a future date. The Drainage Channel lot will be platted with lot 1 and will be dedicated to the city with a mutually agreed upon maintenance agreement between the city and the owner of lot 1 with the lot 1 owner providing maintenance for the drainage channel. Lot 2 will be platted separately and sold in the future to a third party for construction with CCRs and ARC rights being held by the owner of lot 1.

**Management Association:** The management association for the Townhomes and the drainage channel lots will be the existing North Grove Association. That Association will maintain the Townhome area and the Drainage Channel lot. There will be established a Townhome Association to provide maintenance to the Townhome structures layered on top of the North Grove Covenants. Lot 2 will have its own set of CCRs.



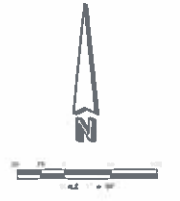
(14)



**LEGEND**

[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED COMMERCIAL BUILDING
[Symbol]	PROPOSED PARKING
[Symbol]	PROPOSED FUTURE
[Symbol]	PROPOSED SANITARY STREET
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED FIRE MAIN
[Symbol]	PROPOSED STREET LIGHT
[Symbol]	EXISTING SANITARY STREET
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING FIRE LINE

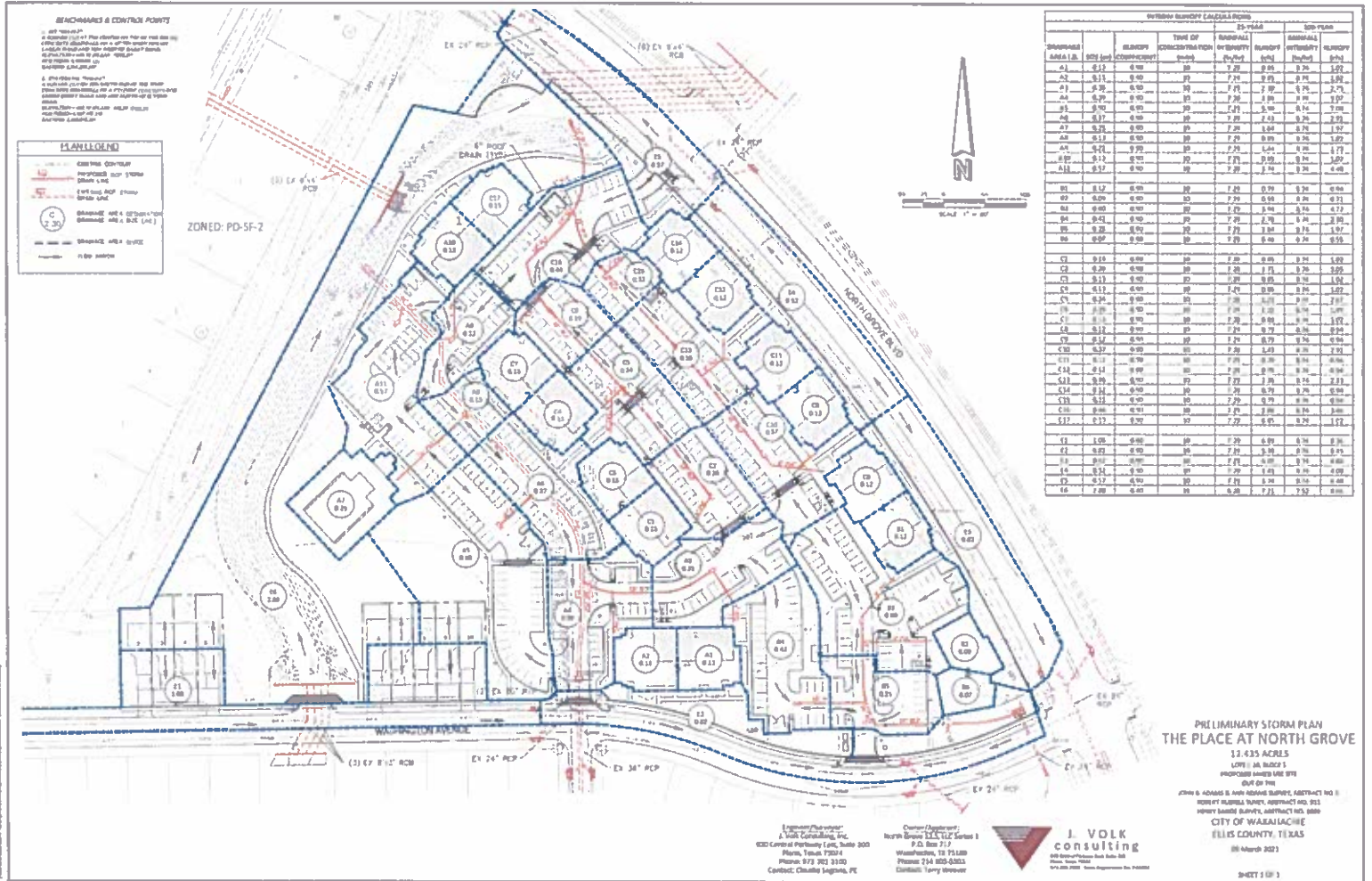
NOTE:  
 \* ALL LOCATIONS SHALL BE APPROVED BY THE CITY OF WASHINGTON. LOCATIONS WILL BE FINALIZED AT THE END OF FINAL ENGINEERING. LAND SURVEYORS WILL BE RESPONSIBLE FOR THE NECESSARY SURVEY WORK AND CONSTRUCTION. ENGINEERING SHALL BE THE RESPONSIBILITY OF THE ENGINEER. ENGINEERING SHALL BE THE RESPONSIBILITY OF THE ENGINEER. ENGINEERING SHALL BE THE RESPONSIBILITY OF THE ENGINEER.



PRELIMINARY UTILITY PLAN  
 ZDC 14-2021  
**THE PLACE AT NORTH GROVE**  
 12.435 ACRES  
 LOTS 1-10, BLOCK 1  
 PROJECT NORTH LANE DISTRICT OF THE  
 JOHN B. MOHR & ASSOCIATES SUBDIVISION, DISTRICT NO. 1,  
 COUNTY OF WASHINGTON, TEXAS  
 CITY OF WASHINGTON, TEXAS  
 12 MONTHS 2021  
 SHEET 1 OF 4

**J. VOLK CONSULTING**  
 1200 Central Expressway East, Suite 2021  
 Plano, Texas 75074  
 Phone: 972.262.2828  
 Contact: Claudia Leggett, PE

Client: (Redacted)  
 North Grove 12.435 Acres  
 P.O. Box 717  
 Washington, TX 75788  
 Phone: 214.650.3888  
 Contact: Terry Weaver



MANHOLE	AREA (A)	AREA (B)	AREA (C)	TOTAL	25-YEAR		50-YEAR	
					INFLUENCE	INFLUENCE	INFLUENCE	INFLUENCE
A1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
A2	0.11	0.00	0.00	0.11	0.00	0.00	0.00	
B1	0.20	0.00	0.00	0.20	0.00	0.00	0.00	
B2	0.20	0.00	0.00	0.20	0.00	0.00	0.00	
C1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
C2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
D1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
D2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
E1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
E2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
F1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
F2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
G1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
G2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
H1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
H2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
I1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
I2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
J1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
J2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
K1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
K2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
L1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
L2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
M1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
M2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
N1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
N2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
O1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
O2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
P1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
P2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
Q1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
Q2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
R1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
R2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
S1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
S2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
T1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
T2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
U1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
U2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
V1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
V2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
W1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
W2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
X1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
X2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
Y1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
Y2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
Z1	0.12	0.00	0.00	0.12	0.00	0.00	0.00	
Z2	0.12	0.00	0.00	0.12	0.00	0.00	0.00	

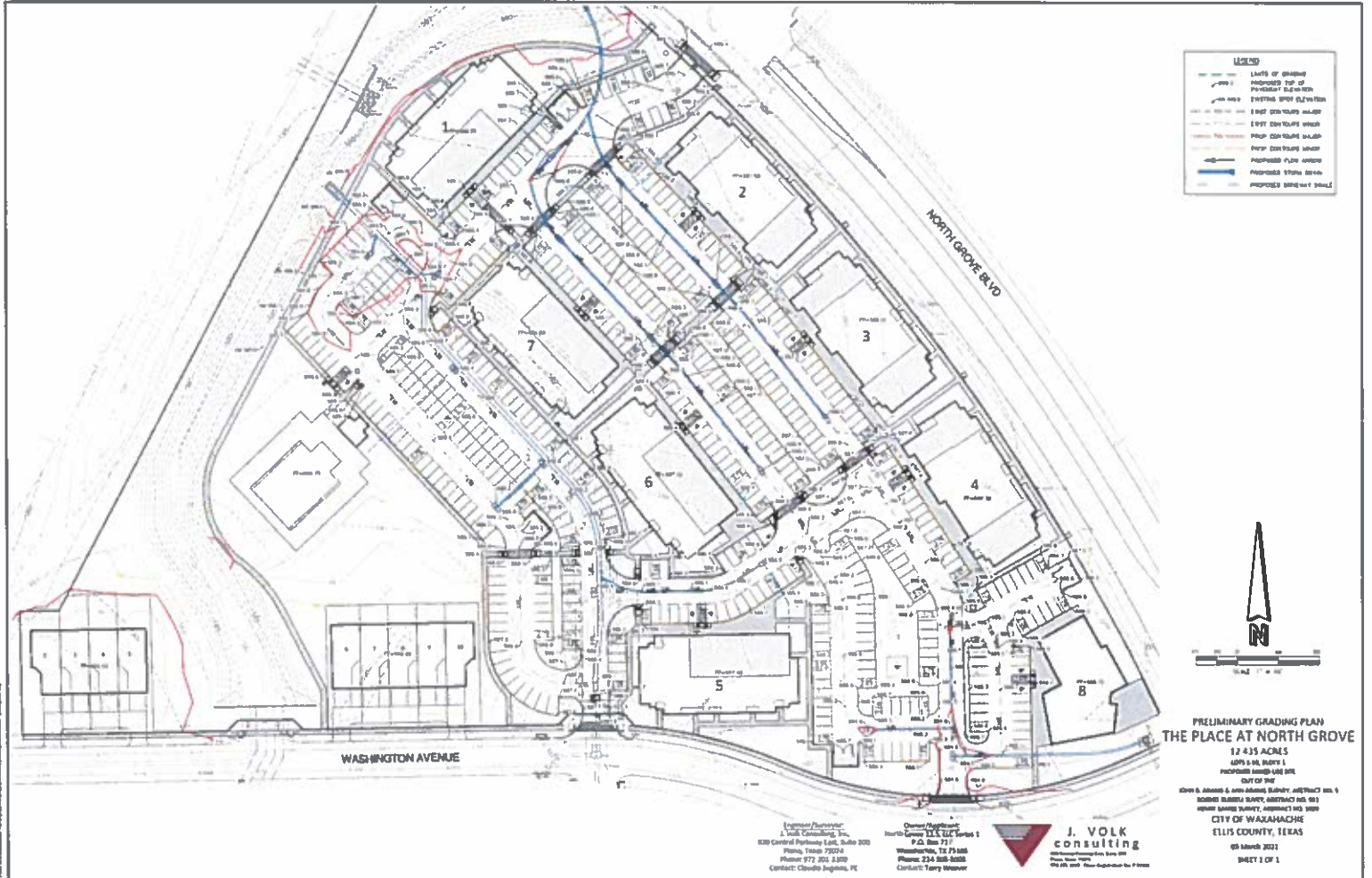
PRELIMINARY STORM PLAN  
 THE PLACE AT NORTH GROVE  
 11.435 ACRES  
 LOWE'S AND BUZZI'S  
 PROPOSED LOTS AND SITES  
 OUT OF THE  
 JAMES B. ADAMS & AVELL ADAMS SURVEY, ABSTRACT NO. 11  
 HENRY BARNES SURVEY, ABSTRACT NO. 111  
 HENRY BARNES SURVEY, ABSTRACT NO. 188B  
 CITY OF WAKULLA  
 FLORIDA COUNTY, FLORIDA  
 08 March 2021  
 SHEET 1 OF 1

Engineer/Designer:  
 J. Volk Consulting, Inc.  
 1000 Central Parkway, Suite 300  
 Marietta, Texas 77564  
 Phone: 972-362-2100  
 Contact: Chandra Sathya, PE

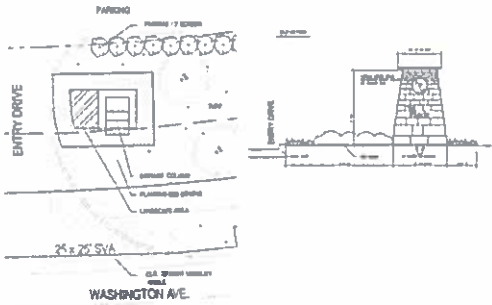
Owner/Developer:  
 North Grove LLC Series 1  
 P.O. Box 717  
 Washington, TX 75159  
 Phone: 214-852-0523  
 Contact: Tony Steuber

J. VOLK consulting  
 1000 Central Parkway, Suite 300  
 Marietta, Texas 77564  
 Phone: 972-362-2100

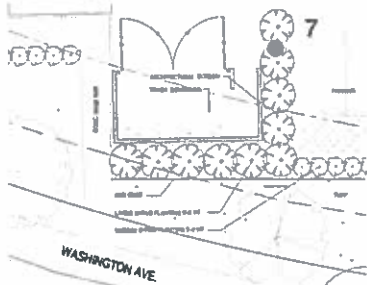








ENTRY COLUMN SIGNAGE



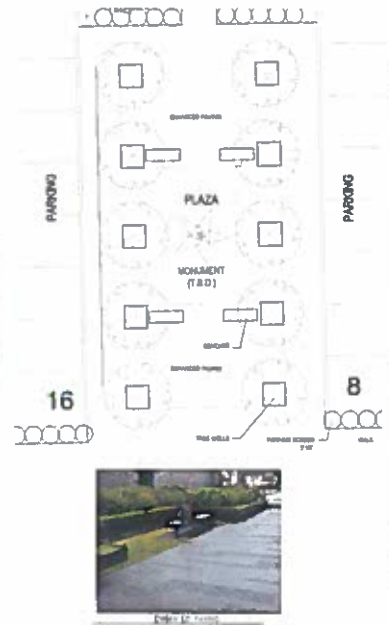
TYPICAL LANDSCAPE SCREENING



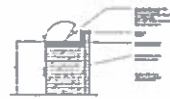
DOG WASTE STATION



PLAZA CONCEPT & AMENITIES



BBQ (POOL AREA)



CONCEPT PLAN

The PLACE  
Mixed Use Development  
Waxahachie, Texas

SCALE:  
CONCEPT DETAILS

L2.00

DATE: 01/17/2018

(14)



BUILDING TYPE 1 (3,6,7 BAY)	
Overall Height	38'-0"
Overall Width	100'-0"
Area	3800 sq ft
Volume	142400 cu ft

REAR ELEVATION - BUILDINGS 1, 5, 6, 7  
1/8" = 1'-0"



CONDOMINIUMS - STREET ELEVATION  
1/8" = 1'-0"



CONDOMINIUMS - REAR ELEVATION  
1/8" = 1'-0"

# THE PLACE AT NORTH GROVE

MIXED USE DEVELOPMENT  
WAXAHACHIE, TX

ELEVATIONS  
1/8" = 1'-0"

CASE #  
ZDC-14-2021



REV 2021.03.05

(14)



BUILDING TYPE 2, 3, 4	
CONCRETE FRAME WITH CLAD	
Area	10,000
Height	4
Depth	100

BUILDING TYPE 2,3,4	
CONCRETE FRAME WITH CLAD	
Area	10,000
Height	4
Depth	100

BUILDING TYPE 2,(3,4 SM)	
CONCRETE FRAME WITH CLAD	
Area	10,000
Height	4
Depth	100

NORTH GROVE BLVD. ELEVATION - BUILDINGS 2,3,4  
1/8" = 1'-0"



INTERIOR STREET ELEVATION - BUILDINGS 2,3,4  
1/8" = 1'-0"



END ELEVATION - BUILDINGS 2,3,4  
1/8" = 1'-0"

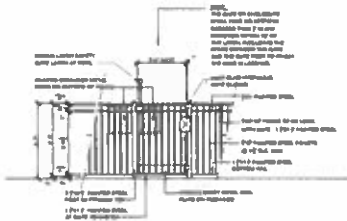
CASE #  
ZDC-14-2021

# THE PLACE AT NORTH GROVE

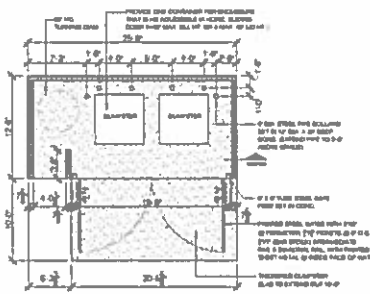
MIXED USE DEVELOPMENT  
WAXAHACHIE, TX

ELEVATIONS  
1/8" = 1'-0"

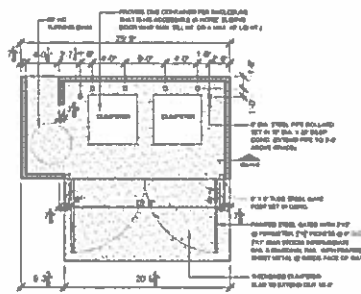




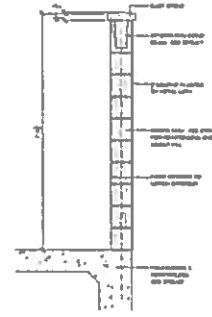
1 POOL GATE  
8'0" x 7'0"



2 DUMPSTER TYPE 1 PLAN  
8'0" x 7'0"



3 DUMPSTER TYPE 2 PLAN  
8'0" x 7'0"



4 DUMPSTER WALL SECTION  
8'0" x 7'0"

THE PLACE AT NORTH GROVE  
MIXED USE DEVELOPMENT  
WAXAHACHIE, TX

FENCE & DUMPSTER DETAILS

CASE #  
ZDC-14-2021



(14)



FRONT ELEVATION-BUILDING1 (BLOK 5,6,7 SMI)

**THE PLACE AT NORTH GROVE**  
MIXED USE DEVELOPMENT  
WAXAHACHIE, TX

RENDERED ELEVATION



(14)



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MAIL 7263 Envoy Court, Dallas, TX 75247

CLIENT JH DEVELOPMENT  
PROPERTY NORTHGROVE  
SIGN TYPE PILLAR SIGNS

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**COLOR KEY**  
■ SW METALLIC SILVER  
■ POWDER COATED CORTEN

INSTALLATION  
CLIP MOUNT PAN SIGN TO RECESS

2/5/2021 1



(14)

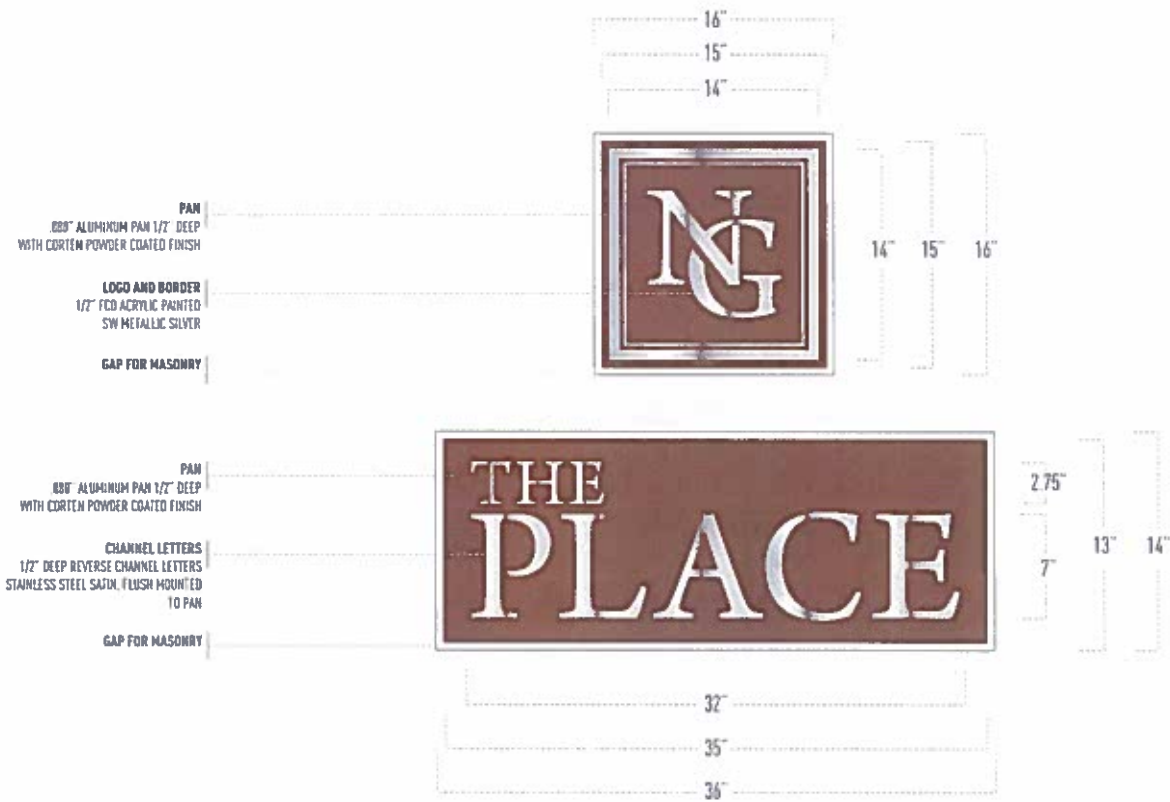


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MAIL 7263 Envoy Court, Dallas, TX 75247

CLIENT JH DEVELOPMENT  
PROPERTY NORTHGROVE  
SIGN TYPE PILLAR SIGNS

QTY  
SPEC

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**COLOR KEY**

-  SW METALLIC SILVER
-  POWDER COATED CORTEN

INSTALLATION  
CLIP MOUNT PAN SIGN TO RECESS

2/5/2021 2

(14)



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CLIENT JH DEVELOPMENT  
PROPERTY NORTHGROVE  
SIGN TYPE REVERSE CHANNEL LOGO

QTY  
3

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LOGO  
1/2" DEEP REVERSE CHANNEL LETTERS  
STAINLESS STEEL SATIN WITH MOUNTING STUDS



COLOR KEY  
SW METALLIC SILVER

INSTALLATION  
STUD MOUNTED TO PAN FLUSH

2/5/2021 3

(14)



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CLIENT JH DEVELOPMENT  
PROPERTY NORTHGROVE  
SIGN TYPE REVERSE CHANNEL LETTERS

QTY  
3

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CHANNEL LETTERS  
1/2" DEEP REVERSE CHANNEL LETTERS  
STAINLESS STEEL SATIN WITH MOUNTING STUDS



COLOR KEY  
SW METALLIC SILVER

INSTALLATION  
STUD MOUNTED TO PAN FLUSH

2/5/2021 4

(14)



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CLIENT JH DEVELOPMENT  
PROPERTY NORTHGROVE  
SIGN TYPE PILLAR SIGN PANS

QTY  
3 OF EACH  
TOTAL OF 6

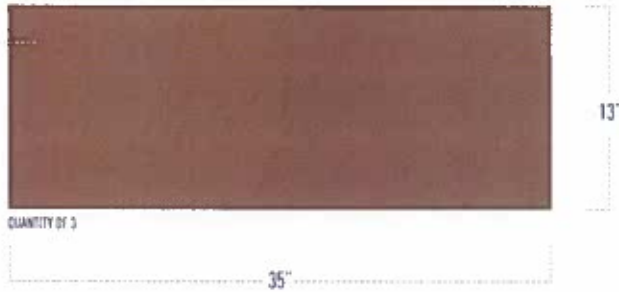
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PAN  
.030" ALUMINUM PAN 1/2" DEEP  
WITH CORTEN POWDER COATED FINISH



QUANTITY OF 3

PAN  
.030" ALUMINUM PAN 1/2" DEEP  
WITH CORTEN POWDER COATED FINISH



QUANTITY OF 3

COLOR KEY

- SW METALLIC SILVER
- POWDER COATED CORTEN

INSTALLATION  
CLIP MOUNT PAN SIGN TO RECESS

2/5/2021 5

(14)



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HA 7263 Ervay Court, Dallas, TX 75247

CLIENT JH DEVELOPMENT  
PROPERTY NORTHGROVE  
DESIGN TYPE INSTALL LOCATION MAP

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