

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, February 15, 2022 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 January 25, 2022
 - b. Minutes of the Planning and Zoning Commission briefing of January 25, 2022
5. ***Consider*** request by Afshin Dehghan, for a **Plat** of Pisheh Place, Lot 1, Block A, being 4.977 acres, located at 1234 Boyce Road, situated in the Marion Woodard Survey, Abstract 1120, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 220770) – Owner: AFSHIN DEGHAN (SUB-214-2021)
6. ***Consider*** request by Claudio Segovia, for a **Plat** of Vista Way, Phase 2, 4 Open Space Lots, being 2.946 acres, located at East of Hwy 77 and North of North Grove Boulevard, situated in the Henry Sange Survey, Abstract 1009, an addition to the City of Waxahachie (Property ID 262133) – Owner: J HOUSTON HOMES LLC (SUB-3-2022)

7. **Consider** request by Marshall Patton, KFM Engineering & Design, for a **Plat** of Dove Hollow, Phase I, being 66.1542 acres, located at North E Grove Blvd and South of Grove Creek Road, situated in the J.W. Wright Survey, Abstract 1182, and the H. Sange Survey, Abstract 1009 an addition to the City of Waxahachie (Property ID 192636 and 192643) – Owner: GRBK EDGEWOOD LLC (SUB-2-2022)
8. **Consider** request by Tim Jackson, Texas Reality Capture & Surveying LLC, for a **Replat** of Lots 9R & lot 11, Block 1, to create Lots 9R1 & 9R2, Block 1, Broadhead Addition, two Residential Lots, being 5.709 acres (Property ID 148087) in the Extra Territorial Jurisdiction – Owner: ROBERT E JENNINGS (SUB-121-2021)
9. **Public Hearing** on a request by Iyke F. Enemo, IYCAN Investments, LLC, for a **Replat** of Lot 4, Block 173, Official Town Map of Waxahachie, to create Lot 4A & 4B, Block 173, Official Town Map of Waxahachie, 2 Residential Lots, being 0.525 acres, located at 807 Dr Martin Luther King Jr Blvd, (Property ID 171251) – Owner: IYCAN INVESTMENTS, LLC (SUB-209-2021)
10. **Consider** approval of SUB-209-2021
11. **Public Hearing** on a request by George Salvador, Waxahachie One Development, for a **Zoning Change** from a Future Development (FD) zoning district to a Planned Development Single Family-1 (PD-SF-1) zoning district, located at 3811 Black Champ Road (Property ID 225711) - Owner: CHRIS & HEATHER NOWELS (ZDC-217-2021)
12. **Consider** recommendation of Zoning Change No. ZDC-217-2021
13. 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) 309-4006 or (TDD) 1-800-RELAY TX.

Notice of Potential Quorum

***One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.***

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, January 25, 2022 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Bonney Ramsey
David Hudgins

Members Absent: Betty Square Coleman
Jim Phillips
Erik Test

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Director of Planning
Eleana Tuley, Senior Planner
Macey Martinez, Graduate Engineer
Amber Villarreal, City Secretary
Melissa Olson, Council Representative

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

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

3. Public Comments

Janet Schieman, 3821 Blackchamp Road, Waxahachie, Texas, expressed concerns regarding traffic, power grid impact, overloaded cell phone tower, and Wi-Fi availability in the area of Black Champ Road if ZDC-217-2021 is approved.

Jeff Bartlett, 3650 Blackchamp Road, Waxahachie, Texas, expressed concerns with traffic if ZDC-217-2021 is approved.

4. Consent Agenda

- a. Minutes of the regular Planning & Zoning Commission meeting of January 11, 2022
- b. Minutes of the Planning and Zoning Commission briefing of January 11, 2022

Action:

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

5. **Consider a request by Emile Sirchia, for a Replat of Lots 1A, Emerald Forest, to create Lots 1A1, 1A2 & 1A3, Block 2, Emerald Forest, 3 Residential Lots, being 4.818 acres, located at 136 Oak Hill Court, in the Extra Territorial Jurisdiction (Property ID 150256) – Owner: EMILE A & KATHERINE A SIRCHIA (SUB-181-2021)**

(4a)

Planning Director Jennifer Pruitt presented the case noting the applicant is requesting to replat the subject property into three (3) lots for single-family residential use and staff recommended approval as presented.

Action:

Ms. Bonney Ramsey moved to approve a request by Emile Sirchia, for a Replat of Lots 1A, Emerald Forest, to create Lots 1A1, 1A2 & 1A3, Block 2, Emerald Forest, 3 Residential Lots, being 4.818 acres, located at 136 Oak Hill Court, in the Extra Territorial Jurisdiction (Property ID 150256)– Owner: EMILE A & KATHERINE A SIRCHIA (SUB-181-2021) as presented. Vice Chairman Melissa Ballard seconded, All Ayes.

- 6. Consider request by Roger Borgelt, Dycal Land Holdings, LLC, for a Plat of Robnett Acres, Lot 1-6, Block A, being 22.682 acres, located at Robnett Road, situated in the Ashton Slayback Survey, Abstract 1005, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 191155) – Owner: BUTCHER-ROBINETT REALTY LLC (SUB-169-2021)**

Ms. Pruitt presented the case noting the applicant is requesting to plat the subject property into six (6) lots for single-family residential use and staff recommended approval with the following condition:

1. The existing 2-inch water main along Robnett Road is replaced with an 8-inch water main to provide adequate domestic water flow to each lot, per Rockett SUD requirements.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Roger Borgelt, Dycal Land Holdings, LLC, for a Plat of Robnett Acres, Lot 1-6, Block A, being 22.682 acres, located at Robnett Road, situated in the Ashton Slayback Survey, Abstract 1005, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 191155) – Owner: BUTCHER-ROBINETT REALTY LLC (SUB-169-2021) as presented. Mr. David Hudgins seconded, All Ayes.

- 7. Public Hearing on a request by Kenyatta Henderson, YaYa's Yuniversity, for a Specific Use Permit (SUP) for a Child Daycare Center use within a Single Family-2 (SF-2) zoning district located at 323 Kirksey Street (Property ID 193801) - Owner: SEVENTH DAY ADVENTIST (ZDC-216-2021)**

Chairman Keeler opened the Public Hearing.

Ms. Pruitt presented the case noting the applicant is requesting a Specific Use Permit to allow for a daycare use on the subject property and staff recommended approval per the following staff comments:

1. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections Department prior to any construction on the subject property.
2. Any new pavement added to the site shall be concrete.
3. The applicant will need to obtain a Certificate of Occupancy (CO) from the City of Waxahachie Building Inspections Department prior to operating on the subject property.

(4a)

Ms. Pruitt explained the applicant is aware of the parking requirement for the facility and staff received one letter of support and one letter of support with opposition.

Kenyatta Henderson, 7650 Quails Nest Circle, Ovilla, Texas, explained her plan is to open a daycare with approximately sixty children and noted she is working with the State on licensing requirements.

Chairman Keeler asked if Ms. Henderson is aware of the parking agreement with Interbank and she stated she is.

There being no others to speak for or against ZDC-216-2021, Chairman Keeler closed the Public Hearing.

8. Consider recommendation of Zoning Change No. ZDC-216-2021

Action:

Vice Chairman Melissa Ballard moved to approve a request by Kenyatta Henderson, YaYa's Yuniversity, for a Specific Use Permit (SUP) for a Child Daycare Center use within a Single Family-2 (SF-2) zoning district located at 323 Kirksey Street (Property ID 193801) - Owner: SEVENTH DAY ADVENTIST (ZDC-216-2021) as presented. Mr. David Hudgins seconded, All Ayes.

9. Public Hearing on a request by George Salvador, Waxahachie One Development, for a Zoning Change from a Future Development (FD) zoning district to a Single Family-1 (SF-1) zoning district, located at 3811 Blackchamp Road (Property ID 225711) - Owner: CHRIS & HEATHER NOWELS (ZDC-217-2021)

Chairman Keeler announced the applicant will resubmit their case and property owner's will receive new notices.

10. Consider recommendation of Zoning Change No. ZDC-217-2021

No action taken.

11. Adjourn

Planning Director Jennifer Pruitt introduced and welcomed Senior Planner Eleana Tuley. Ms. Pruitt announced consideration is being taken to start Planning & Zoning Commission meetings at 6 p.m. and add plats to the consent agenda. Ms. Pruitt also announced the following meeting dates in February: February 8th-Comprehensive Plan Neighborhood meeting, February 15th-Planning & Zoning Commission meeting, and February 29th-Comprehensive Plan Advisory Committee meeting

There being no further business, the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Amber Villarreal, City Secretary

(4b)

Planning and Zoning Commission
January 25, 2022

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, January 25, 2022 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Bonney Ramsey
David Hudgins

Members Absent: Betty Square Coleman
Jim Phillips
Erik Test

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Director of Planning
Eleana Tuley, Senior Planner
Macey Martinez, Graduate Engineer
Amber Villarreal, City Secretary
Melissa Olson, 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 Jennifer Pruitt reviewed the following cases:

- SUB-181-2021, the applicant is requesting approval to replat the subject property into three (3) lots for single-family residential use. Staff recommends approval as presented.
- SUB-169-2021, the applicant is requesting to plat the subject property into six (6) lots for single-family residential use. Staff recommends approval with conditions.
- ZDC-116-2021, the applicant is requesting a Specific Use Permit to allow for a daycare use on the subject property. Staff recommends approval per staff comments.
- ZDC-217-2021, the applicant is requesting to continue the Public Hearing to the February 15, 2021 Planning and Zoning Commission meeting. Ms. Pruitt explained the applicant has submitted additional information for staff to evaluate and new notices will be sent out due to the original submission as a straight zoning case to a revised submittal requesting a Planned Development.

3. Adjourn

There being no further business, the meeting adjourned at 6:40 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

(5)

Plat Staff Report

Case: SUB-214-2021



MEETING DATE(S)

Planning & Zoning Commission: February 15, 2022

CAPTION

Consider request by Afshin Dehghan, for a Plat of Pisheh Place, Lot 1, Block A, being 4.977 acres, located at 1234 Boyce Road, situated in the Marion Woodard Survey, Abstract 1120, an addition in the Extra Territorial Jurisdiction (ETJ) of the City of Waxahachie (Property ID 220770) – Owner: AFSHIN DEGHAN (SUB-214-2021)

APPLICANT REQUEST

The applicant is requesting to Plat the subject property into one (1) lot for single family residential use.

CASE INFORMATION

Applicant: Afshin Dehghan

Property Owner(s): Afshin Dehghan

Site Acreage: 4.977 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 unit

Park Land Dedication: N/A

Adequate Public Facilities: Adequate Public Facilities are available to the site for domestic services. Inadequate flow for firefighting & fire suppression.

SUBJECT PROPERTY

General Location: 1234 Boyce Road

Parcel ID Number(s): 220770

Current Zoning: N/A (ETJ)

Existing Use: A single family home currently exists on the subject property.

Platting History: The subject property is part of the F M Woodard Survey, abstract 1120.

(5)

Site Aerial:



PLATTING ANALYSIS

The applicant is proposing to plat the subject property into one (1) lot for single family residential use. The applicant has provided a Water Endorsement Letter from Rockett SUD stating that adequate water flow is available to the site for domestic services only. Water flow and pressure for firefighting and fire suppression purposes is not available. The City of Waxahachie Subdivision Ordinance allows plats of fewer than 4 lots in the Waxahachie ETJ to be approved without adequate fire flow; provided that the plat include a note indicating this fact. The applicant has provided this required note on the plat, so no variance or relief waiver is required. All lot size and dimension 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:

- Denial
- Approval, as presented.

ATTACHED EXHIBITS

1. Plat
2. Water Letter

APPLICANT REQUIREMENTS

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

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.

(5)

STAFF CONTACT INFORMATION

Prepared by:

Zack King

Planner

zking@waxahachie.com

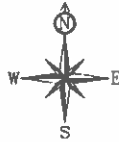
Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

Owner:
 Afshin Dehghan
 1234 Boyce Road
 Waco, Texas 76715
 Phone: 972-351-6444



NOTE:
 PROPERTY IS IN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF WAXAHACHIE AND IS SUBJECT TO THEIR PLATTING RULES AND REGULATIONS.

STATE OF TEXAS,
 COUNTY OF ELLIS:

KNOW ALL MEN BY THESE PRESENTS

That I, Afshin Dehghan, being the owner of that certain tract of land hereinafter described as follows:

FIELD NOTES
 4.99 ACRES

BEING a part of the Marion Woodard Survey, Abstract 1120, Ellis County, Texas, and part of the 15.00 acre tract described in deed from Shahla Pishen to Afshin Dehghan, recorded in Volume 1810, Page 2023, Official Public Records, Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a point on the centerline of Boyce Road, an Ellis County road, and at the southeast of said 15.00 acre tract and the northeast corner of the 9.998 acre tract described in deed from Tracy Sullivan Ryder to Linda Greenly, recorded in Volume 2346, Page 2354 OPRECT, a 1/2 inch steel rod found, from which a 1/2 inch steel rod found on the east right of way line of said Road at the common west corner of LOT 11 and LOT 12, Whispering Meadows subdivision, according to the plat thereof recorded in Cabinet C, Slides 218 and 219, Plat Records, Ellis County, Texas,

THENCE N 89° 57' 18" W (deed call N 88° 48' 07" W), with the common line of said 15.00 acre and 9.998 acre tracts, passing at 16.92 feet a 1/2 inch steel rod, with plastic cap stamped "Davis & McDill" set, in all 427.71 feet to a 1/2 inch steel rod, with plastic cap stamped "Davis & McDill" set;

THENCE through said 15.00 acre tract the following courses and distances: N 24° 55' 03" W, 279.44 feet to a 1/2 inch steel rod, with plastic cap stamped "Davis & McDill" set; N 35° 32' 31" E, 224.89 feet to a 1/2 inch steel rod, with plastic cap stamped "Davis & McDill" set near a pond;

THENCE following around the dam of said pond, N 04° 56' 25" E, 61.89 feet, N 70° 47' 33" E, 69.17 feet, N 86° 49' 23" E, 54.35 feet, S 70° 31' 36" E, 63.25 feet, S 43° 01' 04" E, 53.83 feet, and S 14° 06' 49" E, 81.43 feet to a 1/2 inch steel rod, with plastic cap stamped "Davis & McDill" set for an inset corner of this tract;

THENCE S 89° 56' 46" E, 171.07' to a railroad spike set in Boyce Road for the northeast corner of this tract;

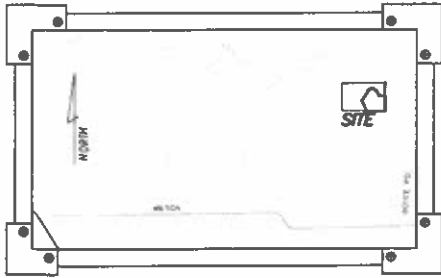
THENCE S 00° 22' 34" E (deed call S 0° 44' 31" W), 384.62 feet to the point of beginning and containing approximately 4.99 acres of which 0.28 acre is in the right of way dedication Boyce Road, leaving 4.71 net acres of land.

SURVEYOR'S CERTIFICATE

This is to certify that I, Stuart G. Hamilton, a Registered Public Land Surveyor of the State of Texas, have plotted the subdivision hereon from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Stuart G. Hamilton
 Stuart G. Hamilton
 Registered Professional Land Surveyor
 Number 4480

JAN 10 2022
 Date



LOCATION MAP SCALE: 1" = 2000'

LEGEND

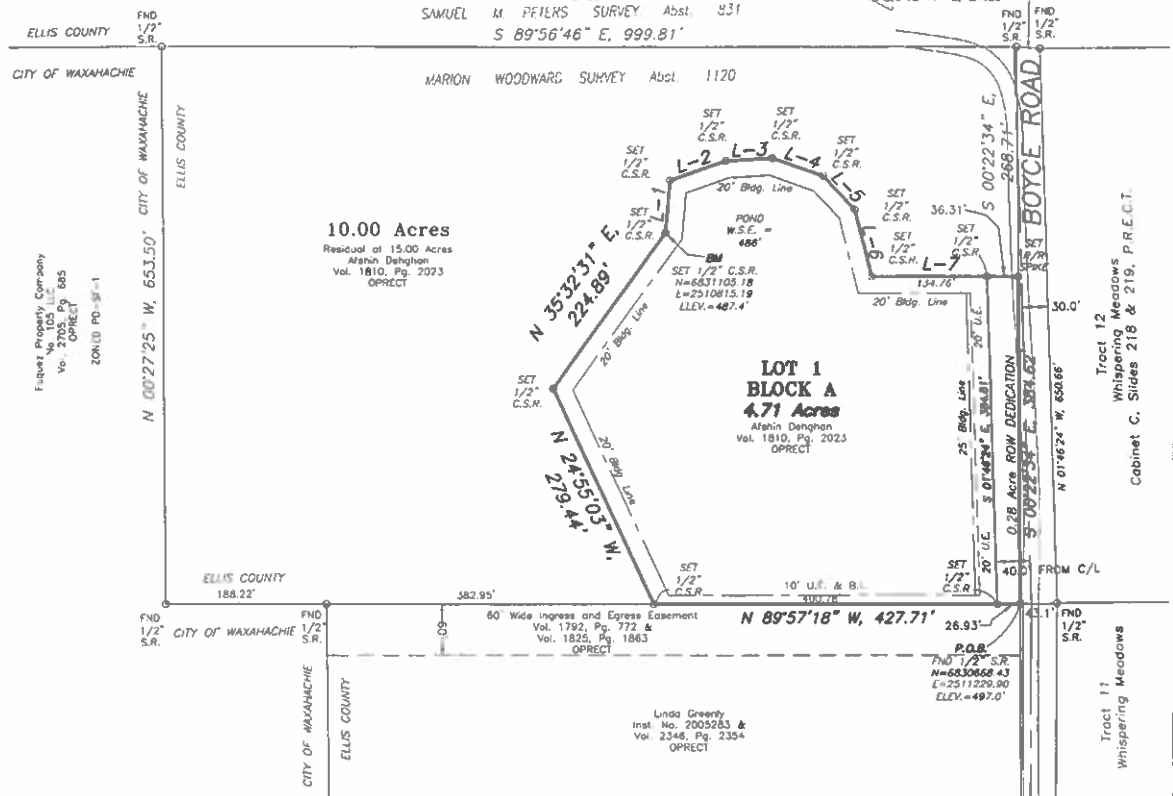
- - Property Corner Symbol
- Fnd - Found
- C.S.R. - Capped Steel Rod
- S.R. - Steel Rod
- S.P. - Steel Pipe
- U.C. - Utility Easement
- U.P.P. - Utility Pole
- R.O.W. - Right of Way
- P.O.B. - Point of Beginning
- C.A. - Contourline
- - Spot Elevations
- x - Building Line
- - Drainage & Utility Line
- - Benchmarks
- Elev. - Elevation
- W.S.F. - Water Surface Elevation

LINE TABLE

L-1	N 04°56'25" E,	61.89'
L-2	N 70°47'33" E,	69.17'
L-3	N 86°49'23" E,	54.35'
L-4	S 70°31'36" E,	63.25'
L-5	S 43°01'04" E,	53.83'
L-6	S 14°06'49" E,	81.43'
L-7	S 89°56'46" E,	171.06'

GENERAL NOTES:

- 100-Year Flood Note
 NO 100-Year Floodplain
 Per FIRM Map # 48139C0225 F
 Zone: X UNSHADED
 Dated: June 3, 2013
- Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & McDILL", unless otherwise noted.



Plat
PISHEP PLACE
 LOT 1, BLOCK A
 4.99 Acres

Marion Woodard Survey, Abst. 1120
 City of Waxahachie ETJ,
 Ellis County, Texas
 1 Residential Lot
 Parcel Number 220770

Case Number: SUB-214-2021

Page 1 of 2



Davis & McDill

A Texas licensed surveying firm # 10194681
 SURVEYING - LAND PLANNING FLOODPLAIN MANAGEMENT
 P.O. BOX 428, WAXAHACHIE, TEXAS 75168
 PHONE: 972-938-1185

Drawn by: D. Hocutt Date 01/10/2022 Job no. 221-0175

STATE OF TEXAS:
COUNTY OF ELLIS:

Owner:
Afshin Dehghan
1234 Bayce Hood
Waxahachie, Texas 75165
Phone: 972-351-6444

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, Afshin Dehghan, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as PISHEH PLACE, an addition to Ellis County, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. Afshin Dehghan does herein certify the following:

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

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

WITNESS, my hand, this the _____ day of _____, 2022.

BY:

Afshin Dehghan, owner

STATE OF TEXAS §
COUNTY OF ELLIS §

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

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires On:

NOTE:
PROPERTY IS IN THE JURISDICTION OF ELLIS COUNTY, TEXAS AND IS SUBJECT TO THEIR PLATING RULES AND REGULATIONS.

NOTE:
PROPERTY IS IN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF WAXAHACHIE AND IS SUBJECT TO THEIR PLATING RULES AND REGULATIONS.

STATE OF TEXAS:
COUNTY OF ELLIS:

Certificate of approval by the Commissioners Court of Ellis County, Texas:
Approved this date, the _____ day of _____, 2022.

Todd Little, County Judge

Randy Stinson
Commissioner Precinct # 1

Lane Grayson
Commissioner Precinct # 2

Paul Perry
Commissioner Precinct # 3

Kyle Butler
Commissioner Precinct # 4

ATTEST:

Krystal Valdez, County Clerk

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____, 2022.
Chairperson

Attest _____, 2022.

ON-SITE SEWAGE FACILITY STATEMENT

This plat has been approved by the Department of Development of Ellis County, Texas for on-site sewage disposal facilities and meets or exceeds the minimum requirements established by TCEQ and the Ellis County Septic Order, pending any and all information as may be required by the Ellis County Department of Development.

Department of Development Director

Approval Date

DRAINAGE NOTES:

- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

NOTE: AT THE TIME OF PLAT APPROVAL, THIS DEVELOPMENT DOES NOT HAVE ADEQUATE WATER FLOW FOR FIRE FIGHTING AND FIRE SUPPRESSION SERVICES TO ANY IMPROVED PROPERTIES.

SURVEYOR'S CERTIFICATE

This is to certify that I, Stuart G. Hamilton, a Registered Public Land Surveyor of the State of Texas, have plotted the subdivision hereon from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Stuart G. Hamilton
Registered Professional Land Surveyor
Number 4480

JAN 10 2022
Date



Plat
PISHEH PLACE
LOT 1, BLOCK A
4.99 Acres

Marion Woodard Survey, Abst. 1120
City of Waxahachie ETJ,
Ellis County, Texas
1 Residential Lot
Parcel Number 220770

Case Number: SUB-214-2021

Page 2 of 2



Davis & McDill

A Texas licensed surveying firm # 10194881
SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE 972-938-1185

Drawn by: D. Hocutt Date 01/10/2022 Job no. 221-0175



(5)



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: AFshin Dehghan Parcel ID #: 290002 (4.9770 Ac)
 Subdivision Name: 1234 Boyce Rd Waxahachie, TX 75165

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

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

Contact Information:

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

To be completed by the water utility provider:

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

Jacob morales
 Print Name of General Manager of water provider or Designee

Rockett SUD
 Name of water provider company

Jacob Morales
 Signature of General Manager of water provider or Designee

12/10/2021
 Date

(6)

Planning & Zoning Department
Plat Staff Report

Case: SUB-3-2022



MEETING DATE(S)

Planning & Zoning Commission: February 15, 2022

CAPTION

Consider request by Claudio Segovia, for a Plat of Vista Way, Phase 2, 4 Open Space Lots, being 2.946 acres, located at East of Hwy 77 and North of North Grove Boulevard, situated in the Henry Sange Survey, Abstract 1009, an addition to the City of Waxahachie (Property ID 262133) – Owner: J HOUSTON HOMES LLC (SUB-3-2022)

APPLICANT REQUEST

The applicant is requesting to plat the subject property and dedicate 80 feet of Right-of-Way (ROW) as an extension of Vista Way with four (4) open space lots to serve as landscaped medians.

CASE INFORMATION

Applicant: Claudio Segovia, J. Volk Consulting, Inc.

Property Owner(s): JHDMC, LLC

Site Acreage: 2.946 acres

Number of Lots: 4 lots

Number of Dwelling Units: 0 units

Park Land Dedication: The plat adheres to the North Grove PD, no park land dedication is required with this plat.

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

SUBJECT PROPERTY

General Location: Directly North of the intersection of Vista Way and E North Grove Boulevard

Parcel ID Number(s): 262133

Current Zoning: PD-SF1,2,3, MF-1, GR

Existing Use: The subject property is currently undeveloped.

Platting History: The subject property is part of the Henry Sange Survey, Abstract 1009.

(6)

Site Aerial:



PLATTING ANALYSIS

The applicant is proposing to plat the subject property and dedicate 80 feet of Right-of-Way (ROW) as an extension of Vista Way with four (4) open space lots to serve as landscaped medians. The width and location of Vista Way adheres to the City of Waxahachie Thoroughfare Plan. This plat will establish the ROW necessary to extend Vista Way north and provide access to the Dove Hollow development. Vista Way will be constructed in its entirety with Phase 1 of Dove Hollow. As part of this construction, the developer will extend a 16" water line along the extent of Vista Way to serve Dove Hollow.

VARIANCE REQUEST

The City of Waxahachie Thoroughfare Plan shows Hedgewood Drive as an 80' ROW. Due to this, the applicant is required to dedicate 80' of ROW for Hedgewood Drive. The applicant is requesting to dedicate 54' of ROW in lieu of this requirement.

Due to Hedgewood Drive having an existing ROW width of 60' in The Arbors Phase 2 subdivision, staff is supportive of this variance request. Future phases of The Oasis at North Grove development will need to transition the Hedgewood ROW width from 60' at The Arbors Phase 2 down to 54' at the intersection with Vista Way.

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.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

(6)

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:

Zack King

Planner

zking@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

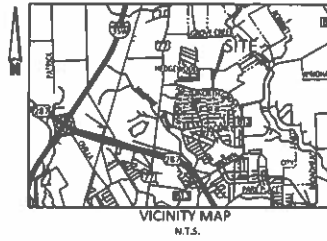
Senior Director of Planning

jennifer.pruitt@waxahachie.com

Line Table	No.	Length	Direction
L1	85.36	S70°21'04"E	
L2	14.10	N46°18'50"W	
L3	0.98	S88°53'03"W	
L4	54.00	N07°06'16"W	
L5	0.85	N88°33'03"E	
L6	14.18	N43°43'10"E	
L7	14.14	N46°08'42"W	
L8	1.00	S88°53'18"W	
L9	54.00	N11°06'42"W	
L10	1.00	N88°53'18"E	
L11	14.14	N43°53'18"E	
L12	16.76	N87°51'28"E	
L13	14.14	S46°08'42"E	
L14	1.00	N88°53'18"E	
L15	54.00	S11°06'42"E	
L16	1.00	S88°53'18"W	
L17	14.14	S43°53'18"W	

Line Table	No.	Length	Direction
L18	14.10	S46°18'50"E	
L19	1.04	N88°33'03"E	
L20	54.00	S1°28'57"E	
L21	1.38	S88°33'03"W	
L22	14.18	S43°43'10"W	
L23	178.03	N11°06'42"W	
L24	178.03	N11°06'42"W	
L25	103.74	S11°06'42"E	
L26	103.74	N11°06'42"W	
L27	882.71	S11°06'42"E	
L28	882.71	N11°06'42"W	
L29	236.87	S11°06'42"E	
L30	253.03	N11°06'42"W	
L31	108.21	S0°40'20"E	
L32	108.27	N0°40'20"W	
L33	128.44	S0°40'20"E	

Curve Table					
No.	Length	Radius	Delta	Chord Length	Chord Bearing
C1	83.25	2250.00	001°26'38"	83.25	N88°58'48"E
C2	25.13	8.00	180°00'00"	16.00	N88°53'18"E
C3	25.13	8.00	180°00'00"	16.00	S88°53'18"W
C4	25.13	8.00	180°00'00"	16.00	N88°53'18"E
C5	25.13	8.00	180°00'00"	16.00	S88°53'18"E
C6	25.13	8.00	180°00'00"	16.00	N88°53'18"E
C7	25.13	8.00	180°00'00"	16.00	S88°53'18"E
C8	25.13	8.00	180°00'00"	16.00	N88°53'18"E



POINT OF COMMENCING
 N: 6848302.01
 E: 2484210.50
 JAMES STARRETT SURVEY ABSTRACT NO. 1024

BENCHMARKS:

MONUMENT NO. 1:
 Mag nail set in concrete on the north sidewalk of North Grove Boulevard approximately 1100' east of the centerline intersection of U.S. Highway No. 77 and North Grove Boulevard. The monument is located approximately 45' west of a fire hydrant and 54' northeast of a light pole.
 Elevation = 630.23'

MONUMENT NO. 3:
 Mag nail set in concrete on the north sidewalk of North Grove Boulevard approximately 390' west of the centerline intersection of North Grove Boulevard and Highland Drive. The monument is located approximately 15' northeast of a fire hydrant and 100 feet northwest of a storm inlet.
 Elevation = 616.73'

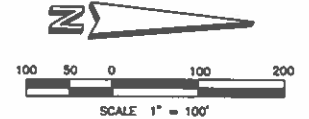
MONUMENT NO. 4:
 Mag nail set in concrete on the north sidewalk of North Grove Boulevard at the northeast corner of the intersection of North Grove Boulevard with Vista Way, the monument is located approximately 15' north of a fire hydrant and 3' from a pair of water valves.
 Elevation = 596.12'

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" RF (unless otherwise noted)
- AC Acre
- BL Building Line
- CI Curve No.
- <CM> Control Monument
- DE Drainage Easement
- EMT Easement
- LI Line No.
- SF Square Feet
- UE Utility Easement
- VME Viability Easement
- D.R.E.C.T. = Deed Records of Ellis County, Texas

GENERAL NOTES:

- All lot corners monumented with a 1/2" iron rod with a yellow plastic cap stamped "JVC" unless otherwise noted.
- All Utility easements and Drainage easements within this platted property are created by this plat, unless otherwise noted.
- Basis of Bearing and Coordinates shown hereon refer to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83) on Grid Coordinate values.
- North Grove HOA shall maintain the open space lots.



PLAT

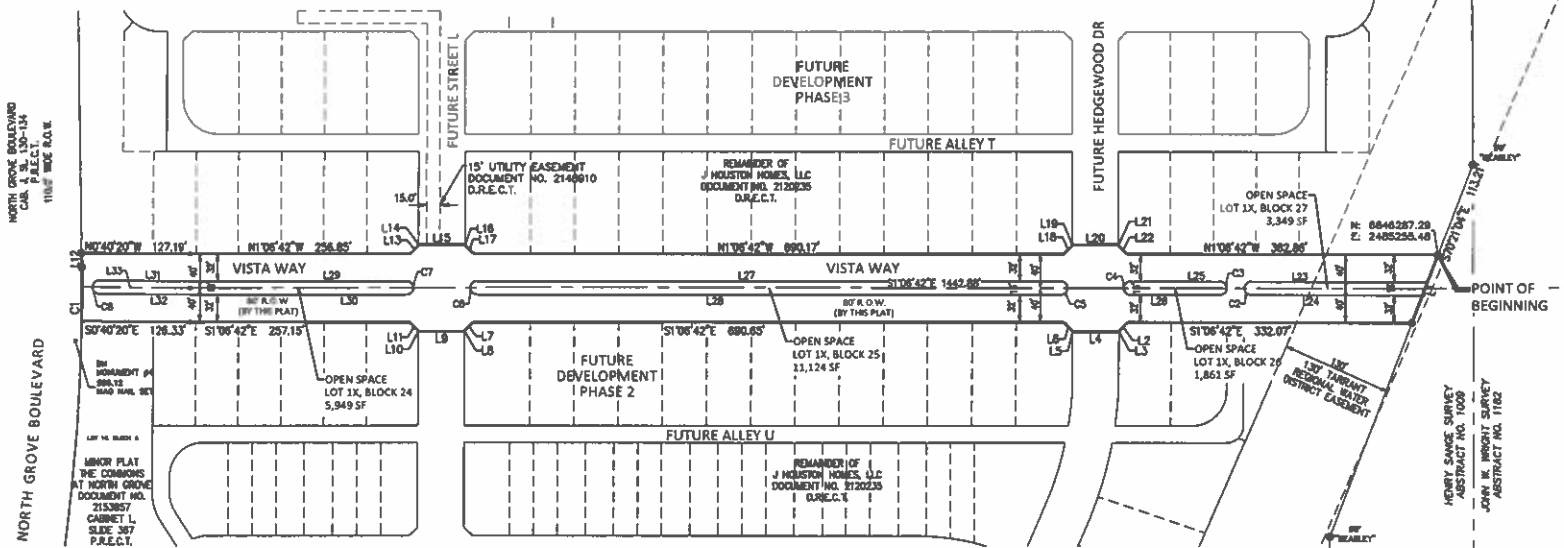
VISTA WAY PHASE 2

2.946 ACRES
 4 OPEN SPACE/COMMON AREAS
 2.435 AC ROW DEDICATION
 OUT OF THE
 HENRY SANGE SURVEY, ABSTRACT NO. 1009
 CITY OF WAXAHACHIE
 ELLIS COUNTY, TEXAS

ZONING: (PD-SF1,2,3, MF-1, GR)

20 January 2022

SHEET 1 OF 2



Owner:
 J Houston Homes, LLC
 421 Century Way
 Red Oak, TX 75154
 Phone: 512-567-4504
 Contact: Chip Boyd

Developer:
 GRBK Edgewood, LLC
 2805 Dallas Parkway, Suite 400
 Plano, TX 75093
 Phone: 817-658-2112
 Contact: Bobby L. Samuel III

Engineer/Surveyor:
 J. Volk Consulting, Inc.
 830 Central Parkway East, Suite 300
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Claudio Segovia, P.E.

J. VOLK consulting
 830 Central Parkway East, Suite 300
 Plano, Texas 75074
 972.201.3100 Texas Registration No. F-11962

STATE OF TEXAS §
COUNTY OF ELLIS §

LEGAL DESCRIPTION

WHEREAS, J HOUSTON HOMES, LLC is the Owner of a tract of land situated in the HENRY SANGE SURVEY, ABSTRACT NO. 1009, City of Waxahachie, Ellis County, Texas and being part of that tract of land described as 121.385 Acre Tract in Deed to J HOUSTON HOMES, LLC, as recorded in Document No. 2120235, Deed Records, Ellis County, Texas and being and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the east line of THE ARBORS TWO, an Addition to the City of Waxahachie, Ellis County, Texas according to the Plat thereof recorded in Document No. 2002977, Plat Records, Ellis County, Texas for the northwest corner of said J HOUSTON HOMES, LLC tract;

THENCE Easterly, with the north line of said J HOUSTON HOMES, LLC tract, the following three (3) courses and distances:

North 88 degrees 32 minutes 57 seconds East, leaving said east line, a distance of 538.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BEASLEY" found for corner;

South 70 degrees 21 minutes 04 seconds East, a distance of 113.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the POINT OF BEGINNING of the tract of land herein described;

South 70 degrees 21 minutes 04 seconds East, a distance of 85.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 01 degrees 06 minutes 42 seconds East, leaving said north line, a distance of 332.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 46 degrees 16 minutes 50 seconds East, a distance of 14.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 88 degrees 33 minutes 03 seconds East, a distance of 0.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 58 minutes 16 seconds East, a distance of 54.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 88 degrees 33 minutes 03 seconds West, a distance of 0.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 43 degrees 43 minutes 10 seconds West, a distance of 14.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 01 degrees 06 minutes 42 seconds East, a distance of 690.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 46 degrees 06 minutes 42 seconds East, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 88 degrees 53 minutes 18 seconds East, a distance of 1.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 01 degrees 06 minutes 42 seconds East, a distance of 54.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 88 degrees 53 minutes 18 seconds West, a distance of 1.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 43 degrees 53 minutes 18 seconds West, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 01 degrees 06 minutes 42 seconds East, a distance of 257.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 40 minutes 20 seconds East, a distance of 126.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the north line of North Grove Boulevard, a 110 foot right-of-way, at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 36 minutes 38 seconds, a radius of 2,250.00 feet and a chord bearing and distance of South 88 degrees 39 minutes 48 seconds West, 63.25 feet;

THENCE Westerly, with said north line and said curve to the left, an arc distance of 63.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 87 degrees 51 minutes 29 seconds West, continuing with said north line, a distance of 16.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 00 degrees 40 minutes 20 seconds West, leaving said north line, a distance of 127.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 01 degrees 06 minutes 42 seconds West, a distance of 256.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 46 degrees 06 minutes 42 seconds West, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 88 degrees 53 minutes 18 seconds West, a distance of 1.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 01 degrees 06 minutes 42 seconds West, a distance of 54.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 88 degrees 53 minutes 18 seconds East, a distance of 1.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 43 degrees 53 minutes 18 seconds East, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 01 degrees 06 minutes 42 seconds West, a distance of 690.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 46 degrees 16 minutes 50 seconds West, a distance of 14.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 88 degrees 33 minutes 03 seconds West, a distance of 1.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 01 degrees 28 minutes 57 seconds West, a distance of 54.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 88 degrees 33 minutes 03 seconds East, a distance of 1.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 43 degrees 43 minutes 10 seconds East, a distance of 14.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 01 degrees 06 minutes 42 seconds West, a distance of 362.86 feet to the POINT OF BEGINNING and containing 2.946 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT J Houston Homes, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as VISTA WAY PHASE 2, an addition to the City of Waxahachie, Texas, and do hereby dedicate in fee simple the streets, alleys, and common areas shown thereon. The streets, alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission from anyone.

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

WITNESS, OUR HANDS this ____ day of _____ 20__

By: J Houston Homes, LLC

NAME: CHIP BOYD

TITLE: COO

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared CHIP BOYD, Owner's Agent, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 20__

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of City of Waxahachie, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 20__

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 8368

STATE OF TEXAS §
COUNTY OF COLLIN §

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ Date _____
Chairperson

Attest _____ Date _____

IF APPLICABLE, APPROVED BY: City Council City of Waxahachie

By: _____ Date _____
Mayor

Attest _____ Date _____

Owner:
J Houston Homes, LLC
421 Century Way
Red Oak, TX 75154
Phone: 512-567-4504
Contact: Chip Boyd

Developer:
GRBK Edgewood, LLC
2805 Dallas Parkway, Suite 400
Plano, TX 75093
Phone: 817-658-2112
Contact: Bobby L. Samuel III

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia, P.E.



J. VOLK
consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

PLAT

VISTA WAY PHASE 2

2.946 ACRES
4 OPEN SPACE/Common Areas
2.435 AC ROW DEDICATION
OUT OF THE
HENRY SANGE SURVEY, ABSTRACT NO. 1009
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

ZONING: (PD-SF1,2,3, MF-1, GR)

20 January 2022

SHEET 2 OF 2

(7)

Planning & Zoning Department Plat Staff Report

Case: SUB-2-2022



MEETING DATE(S)

Planning & Zoning Commission: February 15, 2022

CAPTION

Consider request by Marshall Patton, KFM Engineering & Design, for a **Plat** of Dove Hollow, Phase I, being 66.1542 acres, located at North E Grove Blvd and South of Grove Creek Road, situated in the J.W. Wright Survey, Abstract 1182, and the H. Sange Survey, Abstract 1009 an addition to the City of Waxahachie (Property ID 192636 and 192643) – Owner: GRBK EDGEWOOD LLC (SUB-2-2022)

APPLICANT REQUEST

The applicant is requesting to plat the subject property into 224 single family residential lots, 1 HOA lot, and 4 open space lots.

CASE INFORMATION

Applicant: Marshall Patton, KFM Engineering & Design

Property Owner(s): BRBK Edgewood LLC

Site Acreage: 66.1542 acres

Number of Lots: 229 lots

Number of Dwelling Units: 224 units

Park Land Dedication: The plats open space provisions adhere to the Site Plan (SP-75-2020) approved for the property. No additional park land dedication is required.

Adequate Public Facilities: Adequate public facilities are available to the site.

SUBJECT PROPERTY

General Location: Directly East of 204 Lacy Oak Lane

Parcel ID Number(s): 192636 & 192643

Current Zoning: PD-SF1,2,3, MF-1, GR

Existing Use: The subject property is currently undeveloped

Platting History: The subject property is part of the J W Wright Survey, Abstract 1182 and Henry Sange Survey, Abstract 1009.

Site Aerial:



PLATTING ANALYSIS

The applicant is proposing to plat the subject property into 224 single family residential lots, 1 non-residential HOA lot, and 4 open space lots. The layout of the proposed plat meets the expectations of the Thoroughfare Plan as it relates to the subject property. The plat contains two (2) types of residential lots; 50' lots and 60' lots. The minimum lot size for 50' lots is 6,000 square feet; while the minimum size for 60' lots is 7,200 square feet. These dimensions adhere to the Site Plan approved for the property in 2020 (SP-75-2020). All 50' lots have rear entry alley access.

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.

ATTACHED EXHIBITS

- 1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

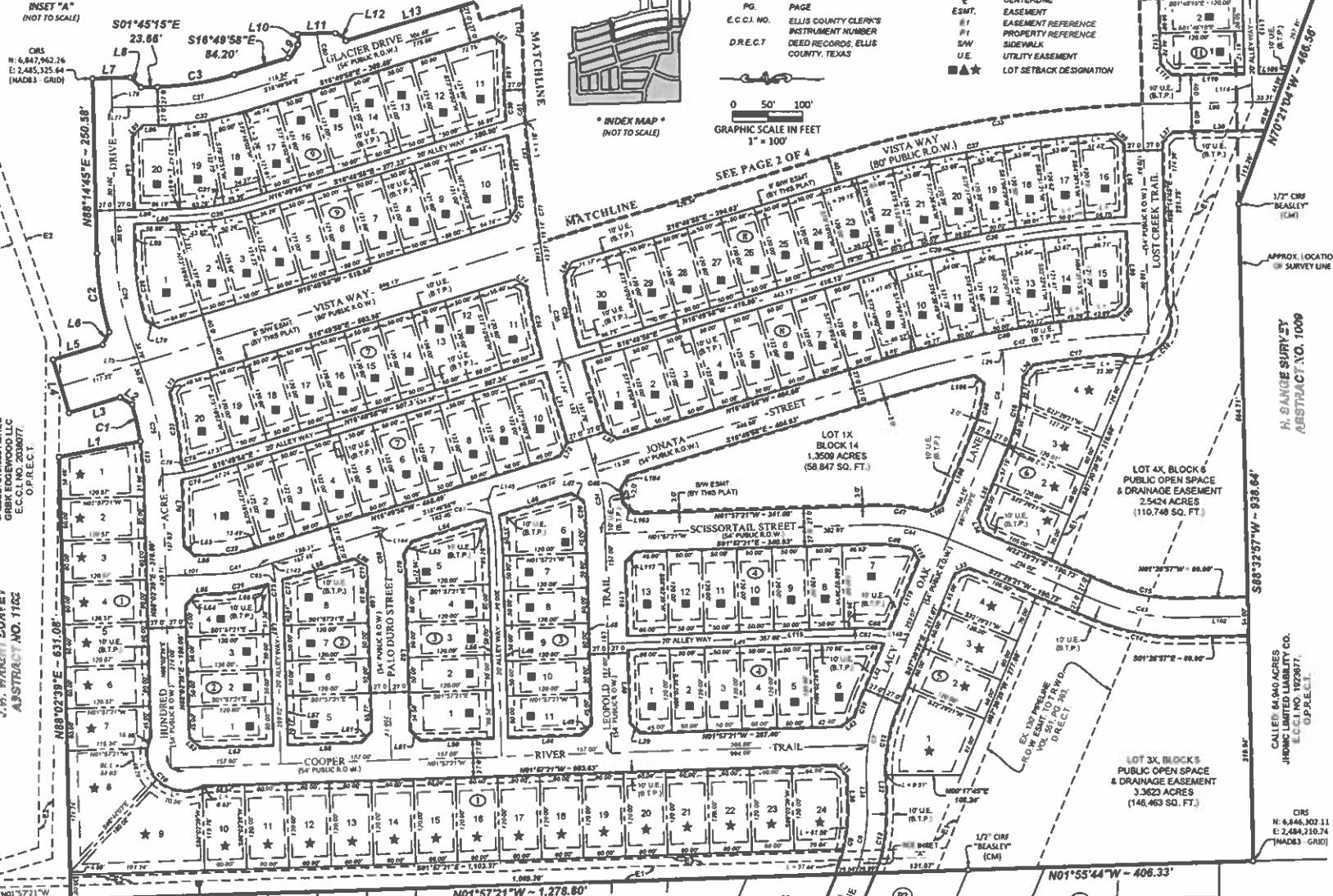
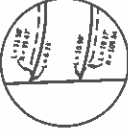
A plat shall not be filed with the Ellis County Clerk until:

- 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:
 Zack King
 Planner
zking@waxahachie.com

Reviewed by:
 Jennifer Pruitt, AICP, LEED-AP, CNU-A
 Senior Director of Planning
jennifer.pruitt@waxahachie.com

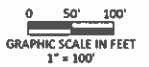
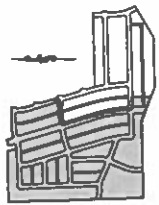


E1 EX. 20' R.O.W. ESMT TO ROCKETT SPECIAL UTILITY DISTRICT VOL. 1441, PG. 557, D.R.E.C.T.
 E2 EX. 20' PERMANENT SANITARY SEWER ESMT, E.C.C.I. NO. 128337, D.P.R.E.C.T.
 E3 PROPOSED R.O.W. ESMT, E.C.C.I. NO. O.P.R.E.C.T.
 E4 BLOCK 2 THE ARBOR'S TWO CAB. K. SLIDE 21, P.R.E.C.T.
 E5 BLOCK 5 THE ARBOR'S AT WILLOW GROVE CAB. H. SLIDE 498, P.R.E.C.T.
 NOTES: All distances along curves shown herein are arc lengths. See Page 3 for Line, Curve and Area Tables. See Page 4 for Owner's Certificate and Dedication, Surveyor's Statement, and General Notes.
 OWNER/APPLICANT: GRBK EDGEWOOD LLC, 2895 DALLAS PARKWAY, STE 400, PLANO, TEXAS 75093, PH: (817) 658-2122, ATTN: BOBBY SAMUEL
 ENGINEER: KFM ENGINEERING & DESIGN, 3501 OLYMPIUS BLVD. STE 100, DALLAS, TX 75041, PH: (469) 899-0536, ATTN: JOSH MILLSAP, PE
 SURVEYOR: SPOONER & ASSOCIATES, 300 BYERS STREET, SUITE 100, DALLAS, TEXAS 75202, PH: (800) 548-5448, WWW.SPOONERSURVEYORS.COM, TPLS FIRM NO. 10054800 - SBA 20100

*** LEGEND ***

CRP	IRON ROD FOUND WITH CAP	⊙ P.R.E.C.T.	OFFICIAL PUBLIC RECORDS
CIR	5" IRON ROD WITH CAP STAMPED	L + 3"	ARC LENGTH OF S.P.
IRF	"SPOONER 5822" SET	B.L.	BUILDING LINE
P.F.C.	IRON ROD FOUND	B.T.P.	BY THIS PLAT
(CM)	POINT FOR CORNER	Ⓢ	BLOCK REFERENCE
CGM	CONTROLLING MONUMENT	Ⓢ	CENTERLINE
VOL.	VOLUME	ESMT.	EASEMENT
PG.	PAGE	#1	EASEMENT REFERENCE
E.C.C.I. NO.	ELLIS COUNTY CLERK'S INSTRUMENT NUMBER	#1	PROPERTY REFERENCE
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS	SW	SIDEWALK
		U.E.	UTILITY EASEMENT
		▲★	LOT SETBACK DESIGNATION

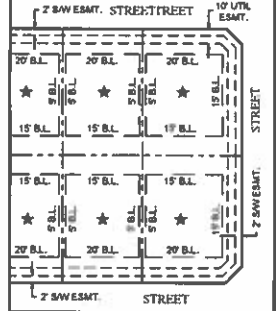
THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
JANUARY 31, 2022



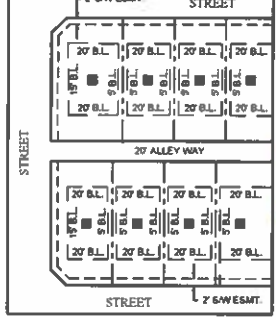
* VICINITY MAP * (NOT TO SCALE)



80 LOT DETAIL (NOT TO SCALE)



50 LOT DETAIL (NOT TO SCALE)



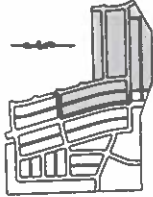
PLAT DOVE HOLLOW, PHASE I

BEING A 68.1542 ACRE TRACT OF LAND LOCATED IN THE J W WRIGHT SURVEY, ABSTRACT NO. 1182 & THE H. SANGE SURVEY, ABSTRACT NO. 1009, CITY OF WAXAHACHIE, ELLIS COUNTY, TX.
 ZONED: PD-SF1.2.3 MF-1 CR
 224 RESIDENTIAL LOTS - 35.2926 ACRES
 1 NON RESIDENTIAL LOT - 1.3509 ACRES
 4 OPEN SPACE LOTS - 10.0670 ACRES
 JANUARY - 2022
 CASE NO. SUB-2-2022 PAGE 1 OF 4

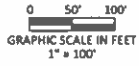
77



* VICINITY MAP *
(NOT TO SCALE)



* INDEX MAP *
(NOT TO SCALE)



CRS
N: 6,846,942.22
E: 2,486,512.71
(NAD83 - GRID)

CALLED: 213.083 ACRES
GRBK EDGEWOOD LLC
E.C.C.I. NO. 2039077.
O.P.R.E.C.T.

CALLED: 38.684 ACRES
JHDMC LIMITED LIABILITY CO.
VOL. 2828, PG. 1078,
D.R.E.C.T.

CALLED: 29.000 ACRES
JHDMC LIMITED LIABILITY CO.
E.C.C.I. NO. 1929877.
O.P.R.E.C.T.

H. SANGE SURVEY
ABSTRACT NO. 1009

LOT 5X BLOCK 11
PUBLIC OPEN SPACE
& DOWNSIDE RESIDENT
3.2814 ACRES
(142,938 SQ. FT.)

CALLED: 84.940 ACRES
JHDMC LIMITED
LIABILITY CO.
E.C.C.I. NO. 1929877.
O.P.R.E.C.T.

1/2" CRP "BEASLEY" (CM)
R: 6,846,169.00
E: 2,485,588.35
(NAD83 - GRID)

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
JANUARY 31, 2022

ENGINEER:

KFM
ENGINEERING & DESIGN
3501 OLYMPIUS BLVD, STE 100
DALLAS, TX 75219
PH: (469) 899 0536
ATTN: JOSH MILLSPAC, PE

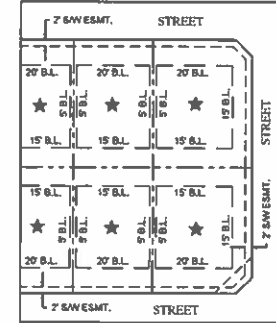
SURVEYOR:

SPOONER & ASSOCIATES
SURVEYING PROFESSIONALS, LAND MARKING
OVER 30 YEARS OF SERVICE
303 BYERS STREET, SUITE 100, ELLESA, TEXAS 78029
(817) 865-8446 WWW.SPOONERSURVEYORS.COM
TITLE FIRM NO. 10058800 - SA 27019

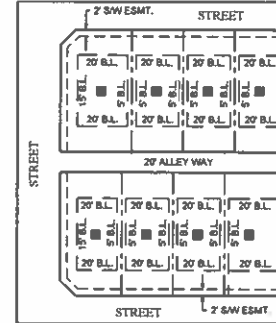
* NOTES *

- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 49130C0200F; map revised June 3, 2013, for Ellis County and incorporated areas. This flood statement does not imply that the property interior structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Fences shall not be placed within the utility easement along the alleys.

★ 60' LOT DETAIL
(NOT TO SCALE)



■ 50' LOT DETAIL
(NOT TO SCALE)



* LEGEND *

CRP	IRON ROD FOUND WITH CAP	O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS
CRS	5/8" IRON ROD WITH CAP STAMPED	ELLIS COUNTY, TEXAS	
HRP	"SPOONER 582" SET	L = 5.0'	ARC LENGTH OF 5.0'
P.F.C.	IRON ROD FOUND	B.L.	BUILDING LINE
(CM)	POINT FOR CORNER	B.T.P.	BY THIS PLAT
VOL.	CONTROLLING MONUMENT	⊙	BLOCK REFERENCE
PG.	VOLUME	⊕	CENTERLINE
E.C.C.I. NO.	ELLIS COUNTY CLERK'S	ESMT	EASEMENT
D.R.E.C.T.	INSTRUMENT NUMBER	E1	EASEMENT REFERENCE
	DEED RECORDS, ELLIS	P1	PROPERTY REFERENCE
	COUNTY, TEXAS	SW	SIDEWALK
		U.E.	UTILITY EASEMENT
		▲★	LOT SETBACK DESIGNATION

PLAT
DOVE HOLLOW, PHASE I

BEING A 66.1542 ACRE TRACT OF LAND LOCATED
IN THE J.W. WRIGHT SURVEY, ABSTRACT NO.
1182 & THE H. SANGE SURVEY, ABSTRACT NO.
1009, CITY OF WAXAHACHIE, ELLIS COUNTY, TX.

ZONED: PD-SF1,2,3 MF-1 GR

224 RESIDENTIAL LOTS ~ 35,2926 ACRES
1 NON RESIDENTIAL LOT ~ 1.3509 ACRES
4 OPEN SPACE LOTS ~ 10,0670 ACRES

JANUARY ~ 2022
CASE NO. SUB-2-2022 PAGE 2 OF 4

NOTES
All distances along curves shown hereon are arc lengths.
See Page 3 for Line, Curve and Area Tables, and lot details.
See Page 4 for Owner's Certificate and Dedication
Surveyor's Statement, and General Notes.

OWNER/APPLICANT
GRBK EDGEWOOD LLC
2805 DALLAS PARKWAY, STE 400
PLANO, TEXAS 75093
PH: (214) 658-2212
ATTN: BOBBY SAMUEL

SEE PAGE 1 OF 4
MATCHLINE

SEE PAGE 1 OF 4
MATCHLINE

SEE PAGE 1 OF 4
MATCHLINE

(7)

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	423.00	54.00	N77°02'17"E	53.89
C2	427.00	113.50	S68°37'42"W	113.16
C3	423.00	111.32	S68°17'37"E	111.00
C4	216.00	96.70	N15°20'35"W	96.89
C5	424.01	232.67	S18°25'37"E	229.78
C6	250.00	88.31	S80°41'24"E	87.68
C7	250.00	108.89	N79°44'00"W	105.85
C8	250.00	127.80	S10°02'16"E	126.51
C9	223.00	98.02	N79°14'08"W	98.21
C10	53.00	134.79	S43°02'36"W	101.29
C11	423.00	48.56	N83°52'01"E	48.53
C12	277.00	97.82	S81°50'21"E	97.31
C13	223.00	85.14	N79°44'00"W	84.42
C14	397.00	136.82	S10°31'12"W	135.63
C15	274.00	114.06	S10°31'12"W	113.23
C18	277.19	103.14	S78°10'32"E	102.55
C17	1444.00	125.83	N08°54'22"W	125.79
C18	52.00	127.56	S47°47'18"E	97.90
C19	277.00	32.83	N70°54'58"W	32.81
C20	223.00	30.14	N84°10'22"E	30.11
C21	277.00	71.82	S08°23'36"E	71.72
C22	223.00	57.80	S08°23'36"E	57.74
C23	477.00	105.85	N89°25'35"E	105.62
C24	827.00	108.38	S77°37'30"W	106.29
C25	450.00	132.45	N78°38'44"E	131.87
C26	450.00	134.07	S78°42'47"W	133.54
C27	450.00	118.43	S08°17'37"E	118.00
C28	373.00	96.31	S80°37'07"W	96.01
C29	410.00	107.80	S08°17'37"E	107.58
C30	477.00	35.70	S88°08'08"W	35.69
C31	390.00	102.84	S08°17'37"E	102.34
C32	477.00	125.53	S08°17'37"E	125.17
C33	1800.00	493.82	N08°58'19"W	492.37
C34	250.00	84.91	N80°38'21"E	84.73
C35	800.00	128.89	S77°47'11"W	126.85
C36	773.00	105.59	S78°12'11"W	105.48
C37	1780.00	402.73	N10°16'38"W	401.85
C38	1638.00	389.59	N10°01'24"W	386.88
C39	1819.00	384.31	N10°01'56"W	383.41
C40	1688.00	333.78	N10°28'58"W	333.09
C41	250.00	84.91	S08°23'36"E	84.73
C42	1471.00	368.88	N08°36'09"W	367.71
C43	300.00	125.34	S10°31'12"W	124.43
C44	250.00	108.89	N10°16'00"E	105.85
C45	277.00	21.12	N80°53'44"E	21.11
C46	223.00	72.43	S78°48'54"E	72.11
C47	277.00	78.44	N08°15'37"E	78.17
C48	223.00	58.23	S07°12'55"W	58.08
C49	278.17	87.32	N82°40'01"E	87.16
C50	478.01	70.05	S27°56'56"E	69.89
C51	38.00	58.69	N43°14'45"E	53.74
C52	252.19	97.19	N78°38'32"E	96.59
C53	223.00	43.00	N82°43'18"E	42.84
C54	478.01	113.24	S07°29'38"E	112.89
C55	2158.00	210.84	N08°09'43"W	210.75
C56	2158.00	107.13	N12°36'05"W	107.12
C57	2102.00	482.73	N10°07'02"W	481.81
C58	1981.00	475.89	N09°57'02"W	474.79
C59	1981.00	470.83	N09°57'28"W	468.50
C60	423.00	21.34	S88°49'01"W	21.34
C61	1840.00	423.78	N10°14'04"W	422.85
C62	451.01	247.48	S18°25'37"E	244.39
C63	450.00	39.89	S85°42'23"W	39.87
C64	2128.00	541.84	N09°32'30"W	540.38
C65	250.00	43.10	N83°08'21"E	43.04

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C66	250.00	64.91	N80°38'21"E	64.73
C67	250.00	84.91	N80°38'21"E	84.73
C70	277.00	34.80	N84°26'09"E	34.88
C71	223.00	20.87	N85°21'48"E	20.86
C72	280.00	25.08	N85°16'52"E	25.07
C73	240.00	19.89	N85°40'29"E	19.88
C74	280.00	34.80	S12°58'53"E	34.78
C75	240.00	29.71	N13°17'10"W	29.69
C76	250.00	58.29	S10°02'16"E	58.15
C77	4000.00	53.18	S82°47'11"W	53.18
C78	4027.00	21.38	S83°00'55"W	21.39
C79	3973.00	12.21	N83°04'45"W	12.21
C80	250.00	48.84	S77°50'23"W	48.78
C81	450.00	42.00	S73°56'20"W	41.89
C81	250.00	63.05	N05°16'00"E	62.86

AREA TABLE - BLOCK 1		
LOT	SQ. FT.	ACRES
1	6,226	0.1888
2	7,234	0.1881
3	7,234	0.1881
4	7,234	0.1881
5	7,234	0.1881
6	7,234	0.1881
7	7,188	0.1850
8	13,384	0.3075
9	18,271	0.4206
10	7,200	0.1853
11	7,200	0.1853
12	7,200	0.1853
13	7,200	0.1853
14	7,200	0.1853
15	7,200	0.1853
16	7,200	0.1853
17	7,200	0.1853
18	7,200	0.1853
19	7,200	0.1853
20	7,200	0.1853
21	7,200	0.1853
22	7,200	0.1853
23	7,200	0.1853
24	7,200	0.1853
25	7,200	0.1853
26	7,200	0.1853
27	7,200	0.1853
28	7,200	0.1853
29	7,200	0.1853
30	10,988	0.2522

AREA TABLE - BLOCK 4		
LOT	SQ. FT.	ACRES
1	7,088	0.1827
2	6,000	0.1377
3	6,000	0.1377
4	6,000	0.1377
5	6,000	0.1377
6	6,000	0.1377
7	10,888	0.2485
8	6,000	0.1377
9	6,000	0.1377
10	6,000	0.1377
11	6,000	0.1377
12	6,000	0.1377
13	7,088	0.1827

AREA TABLE - BLOCK 5		
LOT	SQ. FT.	ACRES
1	12,703	0.2916
2	7,200	0.1853
3	7,200	0.1853
4	8,288	0.1893

AREA TABLE - BLOCK 6		
LOT	SQ. FT.	ACRES
1	8,288	0.1893
2	7,200	0.1853
3	7,251	0.1688
4	12,811	0.2964

AREA TABLE - BLOCK 7		
LOT	SQ. FT.	ACRES
1	11,277	0.2586
2	6,100	0.1400
3	6,100	0.1400
4	6,100	0.1400
5	6,100	0.1400
6	6,100	0.1400
7	6,100	0.1400
8	6,100	0.1400
9	6,100	0.1400
10	7,208	0.1855
11	7,543	0.1732
12	6,000	0.1377
13	6,000	0.1377
14	6,000	0.1377
15	6,000	0.1377
16	6,000	0.1377
17	6,000	0.1377
18	6,000	0.1377
19	6,880	0.1582
20	7,830	0.1782

AREA TABLE - BLOCK 3		
LOT	SQ. FT.	ACRES
1	8,237	0.1881
2	6,000	0.1377
3	6,000	0.1377
4	6,000	0.1377
5	9,438	0.2167
6	6,000	0.1377
7	6,000	0.1377
8	6,000	0.1377
9	6,000	0.1377
10	6,000	0.1377
11	7,088	0.1827

AREA TABLE - BLOCK 8		
LOT	SQ. FT.	ACRES
1	7,208	0.1855
2	6,100	0.1400
3	6,100	0.1400
4	6,100	0.1400
5	6,100	0.1400
6	6,100	0.1400
7	6,100	0.1400
8	6,100	0.1400
9	6,100	0.1400
10	6,249	0.1435
11	6,249	0.1435
12	6,249	0.1435
13	6,249	0.1435
14	6,249	0.1435
15	7,468	0.1719
16	7,448	0.1710
17	6,237	0.1436
18	6,241	0.1435
19	6,241	0.1435
20	6,241	0.1435
21	6,235	0.1431
22	6,235	0.1431
23	6,122	0.1405
24	6,000	0.1377
25	6,000	0.1377
26	6,000	0.1377
27	6,000	0.1377
28	6,000	0.1377
29	6,000	0.1377
30	10,988	0.2522

AREA TABLE - BLOCK 9		
LOT	SQ. FT.	ACRES
1	10,552	0.2422
2	6,549	0.1503
3	6,154	0.1413
4	6,001	0.1388
5	6,050	0.1389
6	6,050	0.1389
7	6,050	0.1389
8	6,050	0.1389
9	6,050	0.1389
10	9803	0.2265
11	8,552	0.1963
12	6,000	0.1389
13	6,000	0.1389
14	6,000	0.1389
15	6,000	0.1389
16	6,000	0.1389
17	6,000	0.1389
18	6,000	0.1389
19	6,000	0.1389
20	7,832	0.1821

AREA TABLE - BLOCK 10		
LOT	SQ. FT.	ACRES
1	13,174	0.3024
2	6,050	0.1389
3	6,050	0.1389
4	6,050	0.1389
5	6,050	0.1389
6	6,050	0.1389
7	6,149	0.1412
8	6,249	0.1435
9	6,249	0.1435
10	6,249	0.1435
11	6,249	0.1435
12	6,249	0.1435
13	6,249	0.1435
14	6,249	0.1435
15	8,945	0.1847
16	7,401	0.1699
17	6,235	0.1431
18	6,235	0.1431
19	6,235	0.1431
20	6,235	0.1431
21	6,235	0.1431
22	6,235	0.1431
23	6,235	0.1431
24	6,235	0.1431
25	6,113	0.1403
26	6,050	0.1388
27	6,050	0.1388
28	6,050	0.1388
29	6,050	0.1388
30	6,050	0.1388
31	8,540	0.1961

AREA TABLE - BLOCK 11		
LOT	SQ. FT.	ACRES
1	7,142	0.1638
2	6,000	0.1377
3	6,000	0.1377
4	6,000	0.1377
5	6,000	0.1377
6	6,000	0.1377
7	6,000	0.1377
8	6,000	0.1377
9	6,000	0.1377
10	6,000	0.1377
11	6,000	0.1377
12	6,000	0.1377
13	6,000	0.1377
14	6,000	0.1377
15	6,000	0.1377
16	6,000	0.1377
17	6,000	0.1377
18	6,000	0.1377
19	6,000	0.1377
20	7,832	0.1821

AREA TABLE - X LOTS		
LOT	SQ. FT.	ACRES
1X	58,372	1.3509
2X	146,463	3.3623
3X	110,748	2.5424
4X	142,838	3.2814

AREA TABLE - BLOCK 12		
LOT	SQ. FT.	ACRES
1	9,822	0.2269
2	6,200	0.1853
3	6,200	0.1853
4	6,200	

* OWNER'S CERTIFICATION *

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS GRBK EDGEWOOD LLC is the sole owner of a 66.1542 acre tract of land located in the J.W. Wright Survey, Abstract No. 1182 and the H. Sange Survey, Abstract No. 1009, City of Wauahachie, Ellis County, Texas, said 66.1542 acre tract being a portion a called 213.083 acre tract of land conveyed to GRBK EDGEWOOD LLC, by deed thereof filed for record in Ellis County Clerk's Instrument No. 2038077, Official Public Records, Ellis County, Texas, said 66.1542 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) on the west property line of the said 213.083 acre tract, same being the east line of Block 1, The Arbor at Willow Grove, being an Addition to the said City, County and State, according to the plat thereof filed for record in Cabinet M, Slide 498, Plat Records, Ellis County, Texas (P.R.E.C.T.), from which a 1/2 inch iron rod found Controlling Monument at the northeast corner of said Block 1 bears North 01°57'21" West, a distance of 113.51 feet;

THENCE departing the said property line and the said block line, over and across the said 213.083 acre tract the following courses and distances:

- North 88°02'39" East, a distance of 631.08 feet to an iron rod set;
South 10°42'25" East, a distance of 118.56 feet to the beginning of a non-tangent curve to the left having a radius of 423.00 feet;
Along said curve to the left, an arc length of 54.03 feet, and across a chord which bears North 77°03'12" East, a chord length of 53.99 feet to an iron rod set;
North 31°41'15" East, a distance of 19.87 feet to an iron rod set;
North 16°49'58" West, a distance of 76.50 feet to an iron rod set;
North 73°10'02" East, a distance of 80.00 feet to an iron rod set;
South 16°49'58" East, a distance of 73.82 feet to an iron rod set;
South 62°24'31" East, a distance of 21.00 feet to the beginning of a non-tangent curve to the right having a radius of 427.00 feet;
Along said curve to the right, an arc length of 113.50 feet, and across a chord which bears North 80°37'42" East, a chord length of 113.16 feet to an iron rod set;
North 88°14'45" East, a distance of 250.58 feet to an iron rod set;
South 01°45'15" East, a distance of 54.00 feet to an iron rod set;
South 43°14'45" West, a distance of 21.21 feet to an iron rod set;
South 01°45'15" East, a distance of 23.66 feet to an iron rod set at the beginning of a tangent curve to the left having a radius of 423.00 feet;
Along said curve to the left, an arc length of 111.32, and across a chord which bears South 09°17'37" East, a chord length of 111.00 feet to an iron rod set;
South 16°49'58" East, a distance of 84.20 feet to an iron rod set;
South 58°40'43" East, a distance of 72.35 feet to an iron rod rod set;
North 82°76'00" East, a distance of 13.60 feet to an iron rod set;
South 02°25'46" East, a distance of 54.34 feet to an iron rod set;
South 32°05'13" West, a distance of 19.71 feet to an iron rod set;
South 16°49'58" East, a distance of 215.61 feet to an iron rod set;
South 54°17'37" East, a distance of 73.81 feet to an iron rod set;
North 88°14'45" East, a distance of 14.55 feet to an iron rod set;
South 01°45'15" East, a distance of 54.00 feet to an iron rod set;
South 35°42'23" West, a distance of 18.25 feet to an iron rod set;
South 16°49'58" East, a distance of 232.41 feet to an iron rod set;
South 60°38'33" East, a distance of 21.65 feet to an iron rod set;
South 16°49'44" East, a distance of 54.10 feet to an iron rod set;
South 29°32'10" West, a distance of 20.72 feet to the beginning of a non-tangent curve to the right having a radius of 1,156.00 feet;
Along said curve to the right, an arc length of 96.70 feet, and across a chord which bears South 15°20'35" East, a chord length of 96.69 feet to an iron rod set;
North 88°14'45" East, a distance of 928.56 feet to an iron rod set;
South 01°45'15" East, a distance of 105.00 feet to an iron rod set;
South 46°45'15" East, a distance of 21.21 feet to an iron rod set;
South 01°45'15" East, a distance of 54.00 feet to an iron rod set;
South 43°14'45" West, a distance of 21.21 feet to an iron rod set;
South 01°45'15" East, a distance of 93.75 to an iron rod set at the beginning of a curve to the left having a radius of 424.01 feet;
Along said curve to the left, an arc length of 232.67 feet, and across a chord which bears South 16°25'37" East, a chord length of 229.76 feet to an iron rod set;
South 32°09'55" East, a distance of 24.22 feet to an iron rod set on a south property line of the said 213.083 acre tract, same being the northwest property line of a called 38.684 acre tract of land conveyed to JHDMAC Limited Liability Company, by deed thereof filed for record in Volume 2828 Page 1078, P.R.E.C.T.;

THENCE South 59°13'44" West, along the said south property line of the 213.083 acre tract, and in part along the said northwest property line of the 38.684 acre tract, and in part along the northwest property line of a called 20.00 acre tract of land conveyed to JHDMAC Limited Liability Co., by deed thereof filed for record in Ellis County Clerk's Instrument No. 1923677, D.P.R.E.C.T., a distance of 448.73 feet to a 1/2 inch iron rod with a cap stamped "BEASLEY 4050" found (Controlling Monument);

THENCE South 88°11'34" West, along a south property line of the said 213.083 acre tract, in part along a northwest property line of the said 20.00 acre tract, and in part along the north property line of a called 64.940 acre tract of land conveyed to JHDMAC Limited Liability Co., by deed thereof filed for record in Ellis County Clerk's Instrument No. 1923677, D.P.R.E.C.T., a distance of 624.86 feet to a 1/2 inch iron rod with a cap stamped "BEASLEY 4050" found (Controlling Monument);

THENCE North 70°21'04" West, along a southwest property line of the said 213.083 acre tract and along a northeast property line of the said 64.940 acre tract, a distance of 466.56 feet to a 1/2 inch iron rod with a cap stamped "BEASLEY 4050" found (Controlling Monument);

THENCE South 88°32'57" West, along a south property line of the said 213.083 acre tract and along a north property line of the said 64.940 acre tract, a distance of 938.64 feet to an iron rod set at the southwest property corner of the said 213.083 acre tract, same being the northwest property corner of the said 64.940 acre tract, said iron rod set being on the east line of Block 2, The Arbors Two, being an Addition to the said City, County and State, according to the plat thereof filed for record in Cabinet K, Slide 21, P.R.E.C.T.;

THENCE North 01°55'44" West, along the west property line of the said 213.083 acre tract and along the said east line of The Arbors Two, a distance of 406.33 feet to a 1/2 inch iron rod with a cap stamped "BEASLEY 4050" found (Controlling Monument) at the northeast corner of the said The Arbors Two, same being the southeast corner of aforesaid parcel of The Arbor at Willow Grove;

THENCE North 01°57'21" West, continuing along the said west property line and along the east line of the said The Arbor at Willow Grove, a distance of 3,278.80 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 66.1542 acres (2,881,679 square feet) of land, more or less.

* OWNER'S DEDICATION *

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT GRBK EDGEWOOD LLC, acting herein by and through their duly authorized agent, does hereby adopt this plat designating the hereinabove described property as DOVE HOLLOW, PHASE I, an Addition to the City of Wauahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas as, as shown, are dedicated, for the public use forever, for the purpose indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Wauahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particularly utilities, said use by public utilities being subordinate to the public's and City of Wauahachie's use thereof. The City of Wauahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wauahachie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing from all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS MY HAND this the ____ day of _____, 2022.

GRBK EDGEWOOD LLC

Duly Authorized Agent for GRBK EDGEWOOD LLC

Printed Name and Title

STATE OF §

COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the ____ day of _____, 2022.

Notary Public, State of _____

OWNER/APPLICANT
GRBK EDGEWOOD LLC
3905 DALLAS PARKWAY, STE 400
PLANO, TEXAS 75098
PH: (817) 658-2112
ATTN: BOBBY SAMUEL

ENGINEER:
KFM
ENGINEERING & DESIGN
3561 DLYMPLIS BLVD, STE 100
DALLAS, TX 75219
PH: (469) 899 0536
ATTN: JOSH MILLSPA, PE

SURVEYOR:
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYOR
OVER 30 YEARS OF SERVICE
300 BYERS STREET, SUITE 100, ELLENS, TEXAS 76701
(817) 886-8446 WWW.SPOONER&ASSOCIATES.COM
TSPS PFM NO. 1058880 - SBA 20108

STATE OF TEXAS §
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Wauahachie, Texas.

Surveyed on the ground during the month of August, 2020.

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5322

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
JANUARY 31, 2022

* GENERAL NOTES *

- The bearings, distances and coordinates shown herein are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N 8,947,242.84 and E 3,486,752.12 using a combined scale factor of 1.00052564. All areas shown herein are calculated based on surface measurements.
According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic platting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48139C0200F, map revised June 3, 2013, for Ellis County and incorporated areas. This flood statement does not imply that the property under structure located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
This plat is based on a Land Title Survey which was prepared with the benefit of a copy of a Commitment for Title Insurance prepared by Fidelity National Title Insurance Company, GF # Commitment No. 525595-D-TX-CP-01, having an effective date of June 28, 2020 and issued July 8, 2020, and only reflects those assessments, covenants, restriction, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record not listed in said Commitment was performed by Spooner & Associates, Inc.
According to the City of Wauahachie Zoning Map, the subject property is currently zoned "PD-6F1,2,3 MF-1 GR Planned Development -Single Family 1, 2, 3 Multi-Family-2 GR".
All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5622" unless shown otherwise herein.
2' Sidewalk Easements accompany all Right-of-Ways created by this plat, unless shown otherwise herein.
Fences shall not be placed within the utility easement along the alleys.
Selling a portion of this addition by metes and bounds is a violation of City Ordinance, and State Law, and is subject to fines and withholding of utilities and building permits.

CERTIFICATE OF APPROVAL
Approved by: Planning and Zoning Commission, City of Wauahachie
Chairperson Date

PLAT
DOVE HOLLOW, PHASE I
BEING A 66.1542 ACRE TRACT OF LAND LOCATED
IN THE J.W. WRIGHT SURVEY, ABSTRACT NO.
1182 & THE H. SANGE SURVEY, ABSTRACT NO.
1009, CITY OF WAAHACHIE, ELLIS COUNTY, TX.
ZONED PD-SF1,2,3 MF-1 GR
224 RESIDENTIAL LOTS - 35,2926 ACRES
1 NON RESIDENTIAL LOT - 1.3509 ACRES
4 OPEN SPACE LOTS - 10.0670 ACRES
JANUARY - 2022
CASE NO. SUB-2-2022 PAGE 4 OF 4

Handwritten initials 'JD' in blue ink.

(8)

Planning & Zoning Department

Plat Staff Report

Case: SUB-121-2021



MEETING DATE(S)

Planning & Zoning Commission: February 15, 2022

CAPTION

Consider request by Tim Jackson, Texas Reality Capture & Surveying LLC, for a **Replat** of Lots 9R & lot 11, Block 1, to create Lots 9R1 & 9R2, Block 1, Broadhead Addition, two Residential Lots, being 5.709 acres (Property ID 148087) in the Extra Territorial Jurisdiction(ETJ) – Owner: ROBERT E JENNINGS (SUB-121-2021)

APPLICANT REQUEST

The applicant is requesting to replat the subject properties into two (2) lots for single family residential use.

CASE INFORMATION

<i>Applicant:</i>	Tim Jackson
<i>Property Owner(s):</i>	Robert Jennings
<i>Site Acreage:</i>	5.709 acres
<i>Number of Lots:</i>	Two (2) lots
<i>Number of Dwelling Units:</i>	Two (2) units
<i>Park Land Dedication:</i>	N/A (ETJ)
<i>Adequate Public Facilities:</i>	Adequate Public Facilities are available to the site via Rockett SUD. Inadequate flow for firefighting & fire suppression.

SUBJECT PROPERTY

<i>General Location:</i>	1630 Broadhead Road
<i>Parcel ID Number(s):</i>	148087
<i>Current Zoning:</i>	N/A (ETJ)
<i>Existing Use:</i>	Two (2) single family homes exist on the property.
<i>Platting History:</i>	The subject property is currently platted as Lots 9, 9R, 10 and 11, Block 1 of the Broadhead Addition, Phase One.

(87)

Site Aerial:



PLATTING ANALYSIS

The purpose of this replat is to create two (2) single family residential lots. The proposed new lots are 1.000 acre and 4.537 acres in size, respectively. As part of the proposed replat, a 25ft. Right-of-Way (ROW) dedication is provided along Broadhead Road. This ROW dedication is in conformance with the City of Waxahachie Thoroughfare Plan.

Adequate public facilities are available to the site via Rockett SUD and on-site septic systems. However, Rockett SUD has indicated that water flow and pressure for firefighting and fire suppression purposes is not available. The City of Waxahachie Subdivision Ordinance allows plats of fewer than four (4) lots in the Waxahachie ETJ to be approved without adequate fire flow; provided that the plat include a note indicating this fact. This note is not currently included on the replat document provided to staff. However, the applicant has acknowledge the need for this note and will be providing an updated plat containing this note.

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, per the following comments:
 1. A revised version of the replat shall be provided to staff that includes a note stating the following: "NOTE: AT THE TIME OF PLAT APPROVAL, THIS DEVELOPMENT DOES NOT HAVE ADEQUATE WATER FLOW TO ALLOW FOR FIRE FIGHTING AND FIRE SUPPRESSION SERVICES TO ANY IMPROVED PROPERTIES."

ATTACHED EXHIBITS

1. Replat
2. Water Letter

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Zack King

Planner

zking@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(9)

Planning & Zoning Department Plat Staff Report

Case: SUB-209-2021



MEETING DATE(S)

Planning & Zoning Commission: February 15, 2022

City Council: February 21, 2022

CAPTION

Public Hearing on a request by lyke F. Enemo, IYCAN Investments, LLC, for a **Replat** of Lot 4, Block 173, Official Town Map of Waxahachie, to create Lot 4A & 4B, Block 173, Official Town Map of Waxahachie, 2 Residential Lots, being 0.525 acres, located at 807 Dr. Martin Luther King Jr Blvd, (Property ID 171251) Owner: IYCAN INVESTMENTS, LLC (SUB-209-2021)

APPLICANT REQUEST

The applicant is requesting to replat the subject property into two (2) lots for single family residential use.

CASE INFORMATION

Applicant: Tim Jackson, Texas Realty Capture & Surveying LLC

Property Owner(s): lyke Enemo, Iycan Investments LLC

Site Acreage: 0.525 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

Park Land Dedication: The cash-in-lieu for park land dedication is \$400.00 (1 additional residential lot at \$400.00 per lot).

Adequate Public Facilities: Adequate Public Facilities are available

SUBJECT PROPERTY

General Location: 807 MLK Blvd.

Parcel ID Number(s): 171251

Current Zoning: Single Family-3 (SF-3)

Existing Use: A single family home currently exists on the subject property.

Platting History: The subject property is platted as Lot 4, Block 173 of the Town Addition.

Site Aerial:



PLATTING ANALYSIS

The purpose of this replat is to divide the existing single family lot into two (2) lots for continued single family residential use. Adequate public facilities are available to the site along MLK Boulevard. The subject property is located within the Infill Overlay District and meets or exceeds all lot size and dimension requirements of said district.

VARIANCE REQUEST

The City of Waxahachie Thoroughfare Plan shows MLK Blvd. as a future 110' Right-of-Way (ROW). Due to this, a ROW dedication of 27.5' along MLK Blvd. is required with this plat. The applicant is requesting a variance from this requirement due to the location of an existing home on the property; which is approximately 20' from the existing ROW.

The applicant is proposing to provide a 10' ROW dedication instead of the required 27.5' dedication. The proposed 10' dedication is consistent with other recently approved ROW dedication variances along MLK Boulevard. Staff is supportive of this variance request.

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.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

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

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:

Zack King

Planner

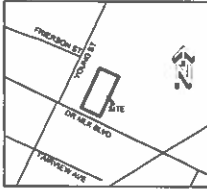
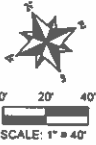
zking@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS §
COUNTY OF ELLIS §

OWNER'S CERTIFICATE

WHEREAS, ITCAN INVESTMENTS, LLC, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE A.M. KEEN SURVEY, ABSTRACT NO. 598, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING ALL OF LOT 4, BLOCK 173, OFFICIAL TOWN MAP OF WAXAHACHIE, RECORDED IN CABINET A, SLIDE 181 OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO ITCAN INVESTMENTS, LLC, RECORDED IN INSTRUMENT NO. 2105197, OPRECT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 60" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHEAST CORNER OF SAID ITCAN TRACT AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO VIEN LADD, RECORDED IN VOLUME 2119, PAGE 688, BEING FURTHER DESCRIBED IN VOL. 785, PAGE 435, OPRECT AND IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF DR. MARTIN LUTHER KING JR. BOULEVARD (A VARIABLE WIDTH ROW);

THENCE N 64°17'18" W ALONG THE SOUTH LINE OF SAID ITCAN TRACT AND THE COMMON NORTH ROW LINE OF SAID MARTIN LUTHER KING JR. BOULEVARD, A DISTANCE OF 104.00 FEET TO A 12" IRON ROD WITH CAP STAMPED "BURNS SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAID ITCAN TRACT;

THENCE N 25°18'48" E ALONG THE WEST LINE OF SAID ITCAN TRACT AND THE COMMON EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JUAN CARLOS GERRITOS, RECORDED IN INSTRUMENT NO. 2000088, OPRECT, A DISTANCE OF 218.54 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "BURNS SURVEYING" FOUND FOR THE NORTHWEST CORNER OF SAID ITCAN TRACT AND THE COMMON NORTHEAST CORNER OF SAID CERROTOS TRACT AND IN THE SOUTH LINE OF TOWN ADDITION, LOT 2AR, BLOCK 173, RECORDED IN CABINET H, SLIDE 598, OPRECT;

THENCE S 65°51'31" E ALONG THE NORTH LINE OF SAID ITCAN TRACT AND THE COMMON SOUTH LINE OF SAID TOWN ADDITION, A DISTANCE OF 104.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4488" FOUND FOR THE NORTHEAST CORNER OF SAID ITCAN TRACT AND THE COMMON SOUTHEAST CORNER OF SAID TOWN ADDITION AND IN THE WEST LINE OF SAID LADD TRACT;

THENCE S 25°18'30" W ALONG THE EAST LINE OF SAID ITCAN TRACT AND THE COMMON WEST LINE OF SAID LADD TRACT, A DISTANCE OF 221.38 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.525 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, ITCAN INVESTMENTS, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 4A & 4B, OFFICIAL TOWN MAP OF WAXAHACHIE, AN ADDITION TO THE CITY OF WAXAHACHIE, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHIE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF WAXAHACHIE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WAXAHACHIE'S USE THEREOF. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY MANNER ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2022.

BY

ITCAN INVESTMENTS, LLC
ASSIGNED AGENT
TYKE ENEMO

STATE OF TEXAS
COUNTY OF ELLIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TYKE ENEMO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL, THIS, THE _____ DAY OF _____, 2022.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

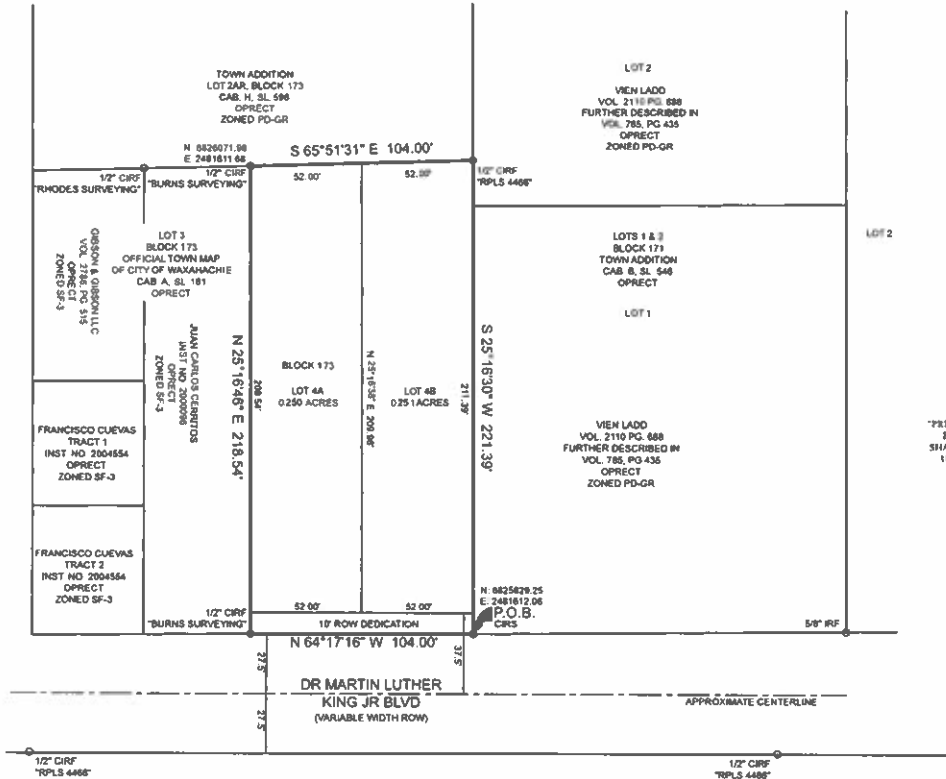
APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

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

BY: _____ DATE _____
CHAIRPERSON

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

ATTEST _____ DATE _____
TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644



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

OWNER:
ITCAN INVESTMENTS, LLC
ARLINGTON, TEXAS 76002
817.714.0991

SURVEYOR:
TEXAS REALTY CAPTURE & SURVEYING, LLC.
P.O. BOX 252
WAXAHACHIE, TEXAS 75108
409.518.0338
TRPLS FORM NO 1019K359

REPLAT
LOTS 4A & 4B
BLOCK 173
OFFICIAL TOWN MAP OF
WAXAHACHIE

0.525 ACRES
SITUATED IN THE
A.M. KEEN SURVEY,
ABSTRACT NO 598
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
2 RESIDENTIAL LOT
ZONED SF-3

CASE NO SUB-209-2021

(11)

Planning & Zoning Department

Zoning Staff Report



Case: ZDC-217-2021

MEETING DATE(S)

Planning & Zoning Commission: February 15, 2022

City Council: February 21, 2022

CAPTION

Public Hearing on a request by George Salvador, Waxahachie One Development, for a **Zoning Change** from a Future Development (FD) zoning district to **Planned Development Single Family-1 (PD-SF-1)** zoning district, located at 3811 Black Champ Road (Property ID 225711) - Owner: CHRIS & HEATHER NOWELS (ZDC-217-2021)

APPLICANT REQUEST

The applicant is requesting a zoning change from Future Development to Planned Development-Single Family-1 (PD-SF-1).

CASE INFORMATION

Applicant: George Salvador, Waxahachie One Development

Property Owner(s): Chris Nowels & Heather Nowels

Site Acreage: 65.00 acres

Current Zoning: Future Development (FD)

Requested Zoning: Planned Development-Single Family-1 (PD-SF-1)

SUBJECT PROPERTY

General Location: 3811 Black Champ Road

Parcel ID Number(s): 225711

Existing Use: The portion of the property included in this zoning change request is currently undeveloped.

Development History: The subject property is a portion of the D.S. Gentry Survey, Abstract 409.

Adjoining Zoning & Uses:

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	FD	Undeveloped land
East	N/A (ETJ)	Single Family Residential Homes (1+ acre lots)
South	FD & O	Undeveloped land and 2 small office buildings
West	FD	Undeveloped land

Future Land Use Plan:

Airport Industrial & Highway Commercial

Comprehensive Plan:

Airport Industrial: The Airport Industrial land use type is intended to provide areas for industrial uses that are related to the Midway Regional Airport, such as industrial uses that need the ability to transport goods by plane. Another example would be industries that manufacture airplane parts or components. This land use designation is also intended to help protect the future sustainability of the airport and its operations.

Highway Commercial: Highway Commercial areas are intended to allow for traditional commercial land uses, but such uses should be developed to a higher standard. For example, outside storage may be permitted, but would have to be screened and not visible from the road. In addition, a more limited array of commercial uses would be permitted. Hotels, motels, and car dealerships would be permitted, for example, but manufactured home sales and self-storage buildings would not. The idea is for these areas to show a positive image of Waxahachie and make visitors want to travel into the main part of the City.

Thoroughfare Plan:

The subject property is accessible via Black Champ Road. Additionally, Right-of-Way (ROW) Dedication will be provided on the Northwestern corner of the property in alignment with the City of Waxahachie Thoroughfare Plan. The City of Waxahachie Thoroughfare Plan shows a 120' ROW crossing through this portion of the property.

Site Image:



STAFF ANALYSIS**Purpose of Request:**

The applicant is requesting a zoning change from Future Development (FD) to Planned Development-Single Family-1 (PD-SF-1) to allow for a single family residential development.

Proposed Use:

The proposed development is intended to be a low density residential subdivision that blends with the existing residential development along Black Champ Road. To this end, the minimum proposed lot sizes will be comparable to nearby development and larger than typical base SF1 lots. Due to the proposed large lot sizes and relatively low lot count, the applicant has opted not to propose varied architectural style requirements for the development. Instead, the applicant is proposing Traditional style homes or market driven styles.

The development is proposed to have varying minimum lot sizes; determined by the availability of City sewer services and capacity. If City sewer lines are extended to the subject property and are available at the time of development, the applicant is proposing a minimum lot size of 0.5 acres. If City sewer lines are not available to the subject property at the time of development, the applicant is proposing a minimum lot size of 1.0 acre.

City sewer services are not currently extended to, or available for, the subject property. Water services for this property will be provided by Sardis-Lone Elm WSC. The proposed planned development would limit the minimum lot size for the subdivision to 21,780 square feet (0.5 acres), if sewer services are extended to the property. This is a larger minimum lot size than base SF-1 standards; which would allow for minimum lot sizes of 16,000 square feet if straight SF-1 zoning was present on the property.

Proposed Conceptual Layout:

The applicant has provided a conceptual site plan indicating the expected layout of the development if the subject property is developed with a minimum lot size of one acre. Two access points are proposed for the development off of Black Champ Road. The northernmost access point is proposed to be approximately a 70' ROW with a 27' road; while the southernmost access point is currently a 100' ROW with a proposed 27' road.

This conceptual site plan also has a provision for a Right-of-Way (ROW) dedication on the Northwest corner of the subject property, in conformance with the City of Waxahachie Thoroughfare Plan. Additionally, one stub road is proposed to provide future access to the adjacent property to the west. These are two aspects of the site layout that staff recommends the applicant provide with any future Detailed Site Plan submittal.

Depending on the minimum lot size at the time of development, the layout of the proposed development may change. Due to this, staff recommends the applicant return with a Detailed Site Plan to be reviewed and approved administratively by the Planning Department. This will ensure the ultimate layout of the development still includes the two key components indicated above.

Half Acre Minimum Lot Size:

If the development proceeds with a minimum lot size of half an acre, the expected total number of lots is eighty-six (86). The proposed minimum lot width, depth, setback, and lot coverage requirements for these lots all match SF-1 standards. Table 2 can be referenced below for further detail.

Table 2: Single Family Comparison Chart (1/2 acre minimum lot size)

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

Standard	City of Waxahachie (Existing SF1 Standards)	Proposed Development Standards (Applicant Request)	Meets or exceeds SF1 Standards
Min. Lot Area	16,000 sq. ft.	21,780 sq. ft. (1/2 acre)	Yes
Min. Lot Width	90 ft.	90 ft.	Yes
Min. Lot Depth	140 ft.	140 ft.	Yes
Min. Front Setback	40 ft.	40 ft.	Yes
Min. Interior Setback	15 ft.; 20 ft. (ROW)	15 ft.; 20 ft. (ROW & corner lots)	Yes
Min. Rear Setback	25 ft.	25 ft.	Yes
Min. Dwelling Size	2,200 sq. ft.	2,200 sq. ft.	Yes
Max. Lot Coverage	50%	50%	Yes
Parking	Minimum of 2 enclosed parking spaces behind the front building line on the same lot as the main structure	Minimum of 2 enclosed parking spaces behind the front building line on the same lot as the main structure	Yes

One Acre Minimum Lot Size:

If the development proceeds with a minimum lot size of 1 acre, the expected total number of lots is forty-nine (49). The overall density of the proposed development with 1 acre minimum lot sizes is estimated at 0.76 units per acre. The proposed minimum lot width, depth, setback, and lot coverage requirements for these lots all match SF-1 standards. Table 3 can be referenced below for further detail.

Table 3: Single Family Comparison Chart (1.0 acre minimum lot size)

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

Standard	City of Waxahachie (Existing SF1 Standards)	Proposed Development Standards (Applicant Request)	Meets or exceeds SF1 Standards
Min. Lot Area	16,000 sq. ft.	43,560 sq. ft. (1.0 acre)	Yes
Min. Lot Width	90 ft.	90 ft.	Yes
Min. Lot Depth	140 ft.	140 ft.	Yes
Min. Front Setback	40 ft.	40 ft.	Yes
Min. Interior Setback	15 ft.; 20 ft. (ROW)	15 ft.; 20 ft. (ROW & corner lots)	Yes
Min. Rear Setback	25 ft.	25 ft.	Yes
Min. Dwelling Size	2,200 sq. ft.	2,200 sq. ft.	Yes
Max. Lot Coverage	50%	50%	Yes
Parking	Minimum of 2 enclosed parking spaces behind the front building line on the same lot as the main structure	Minimum of 2 enclosed parking spaces behind the front building line on the same lot as the main structure	Yes

Screening:

Per Section 5.03 (e) of the Waxahachie Zoning Ordinance, Single family residential developments are required to provide a 6' masonry screening wall along the perimeter of the development. This screening all will need to be indicated on the required future Detailed Site Plan submittal.

Elevations & Architectural Style:

The applicant is proposing to construct homes with a Traditional Architectural Style. The minimum masonry requirement for each home is proposed to be 75%.

Variances:

No variances are currently requested with this Planned Development (PD) Proposal. All standards not explicitly defined in this PD will default back to base SF-1 standards.

PUBLIC NOTIFICATIONS (PON'S)

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 29 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PROPERTY OWNER NOTIFICATION RESPONSES

Staff has received ten (10) letters of opposition for the proposed development. Note: Five (5) of the opposition letters have been sent in by two (2) property owners.

STAFF CONCERNS

1. Staff suggests that the applicant return with a Detailed Site Plan for administrative review and approval by the Planning Department, prior to development of the subject property. Due to the potential for alternative minimum lot sizes, staff believes there is a need to review the proposed layout of the subdivision once the applicant determines if sewer services will be extended to the property or not.

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. Prior to platting, a Detailed Site Plan shall be required to be administratively reviewed and approved by the Planning Department. The Detailed Site Plan Shall include a Landscape Plan.

ATTACHED EXHIBITS

1. PON Responses
2. Conceptual Site Plan (1.0 acre minimum lot size)
3. Conceptual Landscape Plan (1.0 acre minimum lot size)
4. Elevations
5. Development Standards

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.

STAFF CONTACT INFORMATION

Prepared by:
Zack King
Planner
zking@waxahachie.com

Reviewed by:
Jennifer Pruitt, AICP, LEED-AP, CNU-A
Senior Director of Planning
jennifer.pruitt@waxahachie.com



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-217-2021



SCHIEMANN STEVEN A & JANET C
3821 BLACK CHAMP RD
MIDLOTHIAN, TX 76065

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 25, 2022 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 7, 2022 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

- 1. Request by George Salvador, Waxahachie One Development, for a Zoning Change from a Future Development (FD) zoning district to a Single Family-1 (SF-1) zoning district, located at 3811 Black Champ Road (Property ID 225711) - Owner: CHRIS & HEATHER NOWELS (ZDC-217-2021)

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 for additional information on this request.

Case Number: ZDC-217-2021

City Reference: 241485

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Tuesday, January 18, 2022* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165,

SUPPORT

OPPOSE

Comments:

There are 3 main reasons we oppose this request: #1: the power grid can't handle the houses already established as we saw last February; #2: access points are limited and I don't want a street between my house and my neighbor's; #3: we moved here for the clean agricultural space. Thank you.

Signature

Janet C. Schiemann

Date

1/12/2022

Printed Name and Title

JANET C. SCHIEMANN

Address

*3821 Black Champ Rd.
Midlothian, TX 76065*

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.

(11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-217-2021

SCHIEMANN STEVEN A & JANET C
3821 BLACK CHAMP RD
MIDLOTHIAN, TX 76065

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SUPPORT

OPPOSE

Comments:

A development at the stated location has no direct access to Hwy 287 without using Black Champ Rd. which is already insufficient to handle the present resident traffic.

Janet C. Schiemann
Signature

2/7/2022
Date

JANET C. SCHIEMANN
Printed Name and Title

3821 Black Champ Rd. Midlothian TX
Address 76065

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(11)

Massey, Morgan

Subject: FW: tonight's P&Z meeting

From: Janet Schiemann <jschiem@hotmail.com>
Sent: Tuesday, January 25, 2022 11:31 AM
To: Pruitt, Jennifer <jennifer.pruitt@waxahachie.com>
Subject: tonight's P&Z meeting

Good morning, Jennifer,

I plan to be at tonight's meeting regarding case number ZDC-217-2021.

The issues I would like to bring to the attention of the committee are:

- The problems an access point proposed on the north property line of 3821 Black Champ (which is my property) would bring.
 - My driveway will be confused for the access point.
 - Either my neighbor or I will lose property in order to make the access point wide enough.
- The problems a new SF neighborhood would bring to existing homeowners regarding internet access and cell phone reception.
 - Cell phone towers are oversubscribed as it is; cell phone reception is currently poor no matter what carrier you have.
 - Internet is a key issue with more people working from home. Towers and satellites aren't reliable. Fiber optics might be nice but aren't offered here.
- The problems of adding more houses to an electric grid that can't handle the existing number of houses.
 - Last February we were experiencing rolling blackouts due to the weather. Adding more houses to the grid will not improve matters.

I'm hopeful these issues will be addressed as the process plays out.

Thank you for your time and consideration.

Janet Schiemann
3821 Black Champ Rd.
Midlothian TX 76065
940-453-1856
jschiem@hotmail.com



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-217-2021



TWIN CEDARS TRUST HOOD JAMES ORLAN JR & SHEILA LAUREEN HOOD CO TRUSTEES
3841 BLACKCHAMP RD
MIDLOTHIAN, TX 76065

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 25, 2022 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 7, 2022 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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Case Number: ZDC-217-2021

City Reference: 241486

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SUPPORT

OPPOSE

Comments:

- POWER GRID WILL NOT SUPPORT ADDITIONAL HOMES
- ADDITIONAL 96 CARS DUMPING ONTO BLACKCHAMP WILL CREATE ADVERSE TRAFFIC & SAFETY ISSUES.

Sheila Hood
Signature

1/12/2022
Date

SHEILA HOOD, TRUSTEE
Printed Name and Title

3841 BLACKCHAMP RD
MIDLOTHIAN 76065
Address

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

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(11)

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SUPPORT

OPPOSE

Comments:

Flooding / Natural Water Shed
was to have 1st choice to buy property behind 4291 Bl. Champ

Thomas D. Condron
Signature

1-12-22
Date

Tom Condron
Printed Name and Title

4291 Black Champ Rd.
Address
Midlothian, TX 76065

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(11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-217-2021

TRULL WILLIAM L JR & SHIRLEY A
4261 BLACK CHAMP RD
MIDLOTHIAN, TX 76065

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 25, 2022 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 7, 2022 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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Case Number: ZDC-217-2021

City Reference: 241497

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SUPPORT

OPPOSE

Comments: See attachment:

Shirley Trull
William L. Trull
Signature
Shirley Trull - owner
William L. Trull - owner
Printed Name and Title

1-14-2022
Date
4261 BLACKCHAMP RD
Address MIDLOTHIAN, TX
76065

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(11)

2nd Submittal from Property Owner

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-217-2021



TRULL WILLIAM L JR & SHIRLEY A
4261 BLACK CHAMP RD
MIDLOTHIAN, TX 76065

RECEIVED FEB 07 2022

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Case Number: ZDC-217-2021

City Reference: 241497

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SUPPORT

OPPOSE

Comments:

See attachment:

Shirley Trull
William L. Trull Jr
Signature

Shirley Trull - OWNER
William L. Trull - OWNER
Printed Name and Title

2-7-2022
Date

4261 BLACKCHAMP RD
Address
MIDLOTHIAN, TX
76065

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(11)

These are our concerns as retired homeowners :

1. We have built a berm on owner's property(with their permission) to prevent flooding in the spring, concerned that we can't repair it in the future.
2. What are the dimensions of the buffer
3. Concerned the trees will be removed behind our property and we will lose shade and sound barrier from Hwy 287 traffic
4. Would have liked the option to purchase land behind our back fence as once discussed with owner Heather



(11)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-217-2021

TWIN CEDARS TRUST HOOD JAMES ORLAN JR & SHEILA LAUREEN HOOD CO TRUSTEES
3841 BLACKCHAMP RD
MIDLOTHIAN, TX 76065

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Case Number: ZDC-217-2021

City Reference: 241486

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SUPPORT

OPPOSE

Comments:

*Very concerned about power grid
Most importantly the high traffic increase
with a road entering Blackchamps @ the dangerous
curve -*

Signature

*Also concerned about water control. Water
will run down into my property and*

Printed Name and Title

into my home

Address

Sheila Wood 3841 Blackchamps Rd

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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.

(11)

From: Ellen Saltzman <ellenksaltzman@gmail.com>
Sent: Thursday, February 3, 2022 2:11 PM
To: Massey, Morgan
Subject: ZDC-217-2021 241495

Hi Morgan,

This information is being sent to you per Jennifer's response to me on 1/28/2022. I have been delayed in sending this so if it doesn't make it into the packet for Monday's meeting, please let me know so I can be prepared to speak instead. Thank you!

I am the owner of 4231 Black Champ, the residence adjacent to the proposed south entrance to the development.

- Given that Black Champ Road is already a precarious situation for cars passing one another while driving opposite directions, I am concerned that Black Champ Road is not equipped to handle the traffic that would be associated with it becoming the main thoroughfare to 50 new homes. Adding 100+ cars to that traffic adds to the precarity.
- An entrance along the 287 service road seems like a much more efficient plan. I understand that the available property may not include the frontage property to the service road, but it seems worth investigating the additional purchase for the sake of a more feasible traffic flow.
- If the easement adjacent to my home does become a road, what will the width of the road be? Will it be concrete with curbs, chip seal, or something else? How near will it be to my property line?
- I understand there may be a proposal for a wall along my property line if the entrance road is constructed adjacent to my property. I am not necessarily in favor of that.
- What directive or mandate can be given regarding the preservation of trees on the land being developed? I am specifically requesting that the trees directly across the property line at the rear of my lot not be cut down.

Ellen Saltzman

Case Number: ZDC-217-2021

City Reference: 241498

(11)

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SUPPORT

OPPOSE

Comments:

experienced flooding in my yard originating from described development area directly behind my property.

Thomas Condon, Jr.
Signature

2-6-22
Date

Thomas Condon, Jr.
Printed Name and Title

4291 BlackChamp Rd.
Address
Miclothian, TX 76065

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(11)

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SUPPORT

OPPOSE

Comments:

Christi Davidson

Signature

1/31/22

Date

Christi Davidson

Printed Name and Title

3851 Blackchamp Rd.

Address

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.



(11)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-217-2021

GOODENOUGH DONALD & SANDRA
3840 BLACK CHAMP RD
MIDLOTHIAN, TX 76065

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Case Number: ZDC-217-2021

City Reference: 201109

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SUPPORT

OPPOSE

Comments:

Concerned about school capacity, Power Grid, where is traffic plans, need more Grocery stores water supply, infrastructure

Don Goodenough
Signature

2-3-2020
Date

Printed Name and Title

Address

PS AS you know another HOUSING DEV. in midlothian on 287 near what a burget is going in. p/o 287 Waxahachie next TO cowhook much

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

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(11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-217-2021



GOODENOUGH DONALD & SANDRA
3840 BLACK CHAMP RD
MIDLOTHIAN, TX 76065

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 15, 2022 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 21, 2022 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

- 1. Request by George Salvador, Waxahachie One Development, for a Zoning Change from a Future Development (FD) zoning district to a Planned Development Single Family-1 (PD-SF-1) zoning district, located at 3811 Black Champ Road (Property ID 225711) - Owner: CHRIS & HEATHER NOWELS (ZDC-217-2021)

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 for additional information on this request.

Case Number: ZDC-217-2021

City Reference: 201109

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, February 8, 2022** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

CONCERNED ABOUT SCHOOL CAPACITY, POWER GRID, GROCERY STORES, TRAFFIC PLANS, WATER SUPPLY, INFRASTRUCTURE

Don Goodenough
Signature

2-3-2021
Date

Printed Name and Title

Address

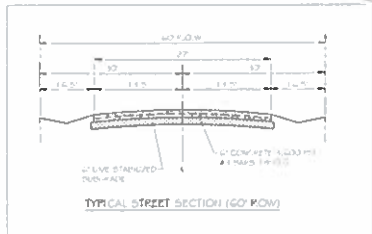
PS what about the 300+ homes on Midlothian on 282 close to what a Burger and Waxahachie
NEXT TO COE BOY CHURCH

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.



VICINITY MAP (N.T.S.)

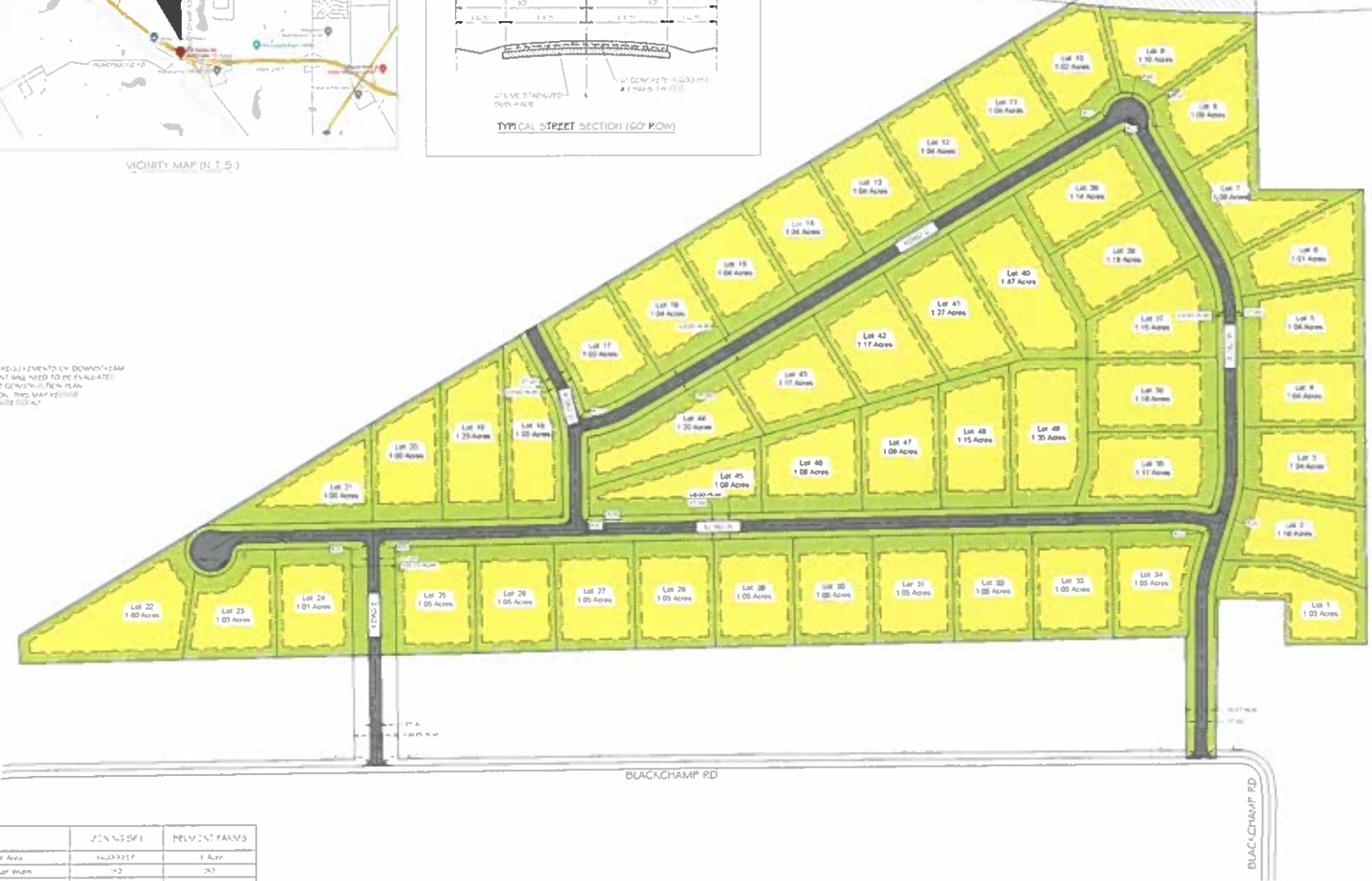


TYPICAL STREET SECTION (60' ROW)

ROW DEDICATION



NOTE:
CERTAIN REQUIREMENTS BY DOWNSTREAM
ASSESSMENT WILL NEED TO BE EVALUATED
DURING THE CONSTRUCTION PLAN
PREPARATION. THIS MAY AFFECT
THE TOTAL SITE SIZE.



	ZONING CODE	RELEVANT PARAS
Minimum Lot Area	6,233.57	1. Acres
Minimum Lot Width	32	32'
Minimum Lot Depth	14.7	14.7'
Front Yard	40	40'
Minimum side yard	10' and 20' for Corner lots	10' and 20' for Corner lots
Minimum rear yard	20	25'
Minimum lot coverage	40% by main and accessory structures	40% by main and accessory structures
Minimum DCA	2,000.00	2,000.00
Max. Height	2 1/2 stories main structure, 1 story (accessory structure)	2 stories main structure, 1 story (accessory structure)
Number of Lots		49

SITE DATA:
TOTAL AREA = 45 ACRES
TOTAL NO. LOTS = 49
LOT WIDTH = 32'
LOT DEPTH = 20'
TOTAL WIDTH = 22'
TOTAL DEPTH = 10'
TOTAL AREA = 45 ACRES
MINIMUM LOT AREA PROPOSED = 1.02 ACRES

CONCEPTUAL SITE PLAN

LOT COLOR LEGEND	% OF LOTS
1 Acre lots	49

LEGEND:

- GREEN SHADE: GREEN SPACE
- GRAY SHADE: CONCRETE DRIVE
- DIAGONAL HATCH: ROW DEDICATION

CONCEPTUAL SITE PLAN - 65 Acres

01-25-2022



TURNKEY TRACT
F-22283

NOT FOR CONSTRUCTION

TURNKEY TRACT
2770 MAIN ST #171 FRISCO, TX
75033
F-22283
nkcvlengineer4@gmail.com
214-377-0388

BELMONT FARMS
BLACKCHAMP RD.
MIDCLOTHIAN, TX 76065

DATE	01-28-2022	NO.	1
DATE		NO.	8

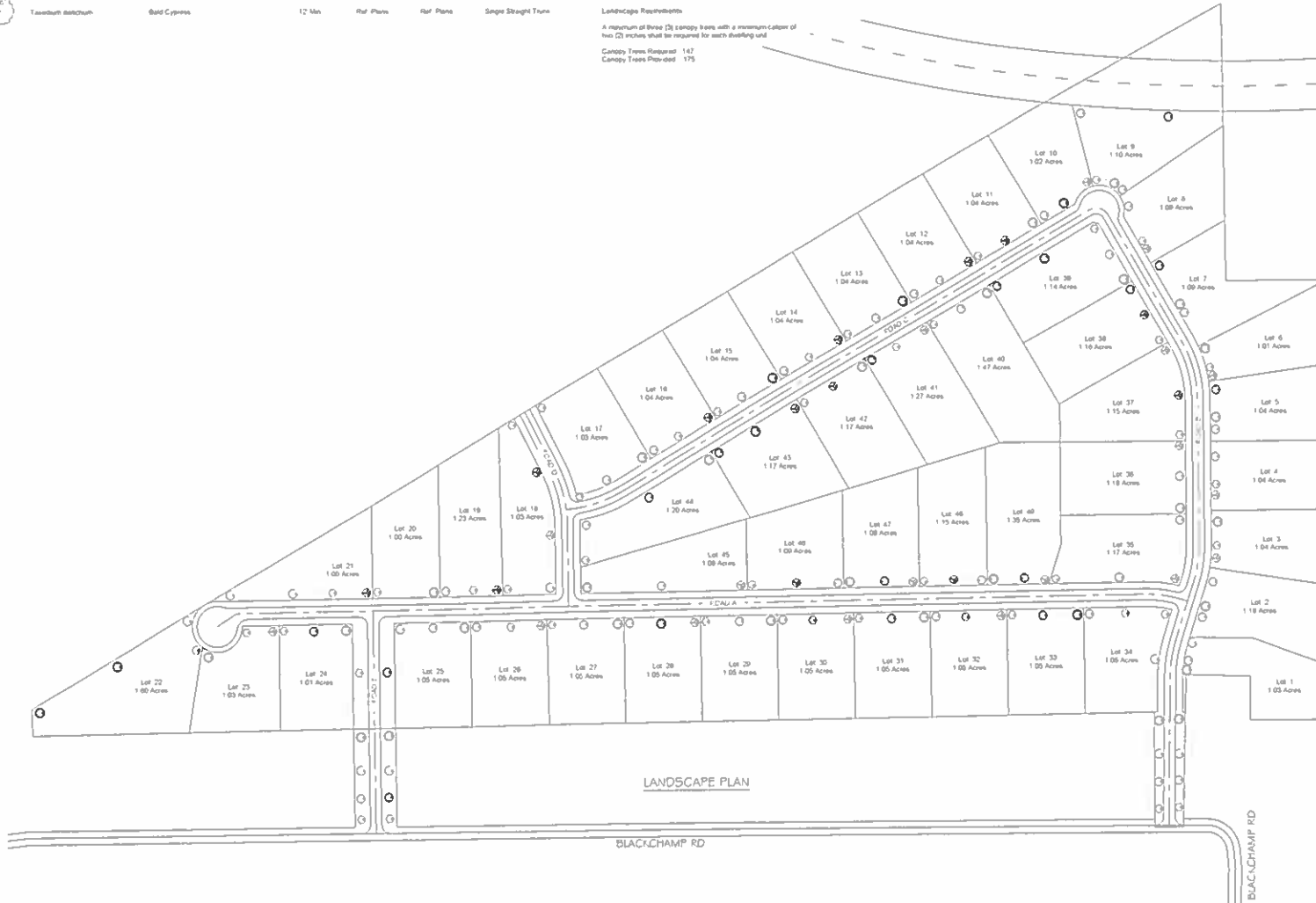
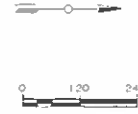
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SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	QUANTITY	COMMENTS
	<i>Quercus shumardii</i>	Shumard Red Oak	12 Mn	Ref. Plans	Ref. Plans	Single Straight Trunk
	<i>Ulmus crassifolia</i>	Cedar Elm	12 Mn	Ref. Plans	Ref. Plans	Single Straight Trunk
	<i>Quercus virginiana</i>	Southern Live Oak	12 Mn	Ref. Plans	Ref. Plans	Single Straight Trunk
	<i>Pistacia chinensis</i>	Chinese Pistache	12 Mn	Ref. Plans	Ref. Plans	Single Straight Trunk
	<i>Pinus strobus</i>	Alphian Pine	12 Mn	Ref. Plans	Ref. Plans	Single Straight Trunk
	<i>Taxodium distichum</i>	Bald Cypress	12 Mn	Ref. Plans	Ref. Plans	Single Straight Trunk

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	QUANTITY	COMMENTS
	<i>Ilex cornuta</i> Dwarf Burford	Dwarf Burford Holly	5 Gal	18-24"	36" O.C.	Ref. Plans	
	<i>Ilex vomitoria</i> Yucca	Dwarf Yucca	5 Gal	12 Mn	36" O.C.	Ref. Plans	
	<i>Jubaea hirsuta</i> Star Harbor	Star Harbor Creeping Juniper	5 Gal	12 Mn	48" O.C.	Ref. Plans	
	<i>Muhlenbergia lindheimeri</i>	Lindheimer's Muhly	5 Gal	12 Mn	36" O.C.	Ref. Plans	
	<i>Myrica pauciflora</i>	Dwarf Southern Blue Myrtle	5 Gal	12 Mn	36" O.C.	Ref. Plans	

Landscaping Requirements

A maximum of three (3) canopy trees with a minimum caliper of two (2) inches shall be required for each dwelling unit.
 Canopy Trees Required: 147
 Canopy Trees Provided: 175



LANDSCAPE PLAN

LANDSCAPE PLAN

01-25-2022



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F-22283

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BELMONT FARMS
BLACKCHAMP RD,
MIDLOTHIAN, TX 76065

Date	01-25-2022	Sheet	3
Total Sheets			8

(11)

ELEV A_3112

1 ACRE LOTS



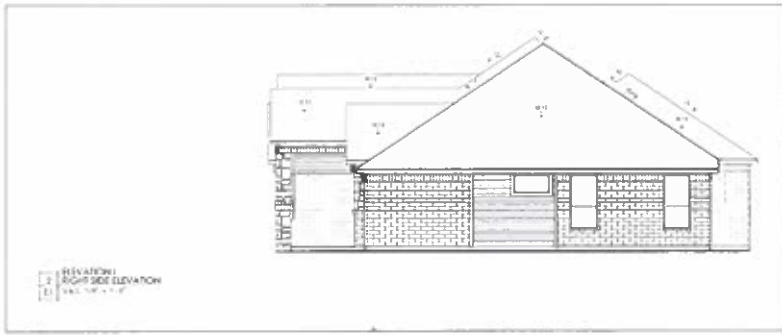
TURNKEY TRACT
F-22283

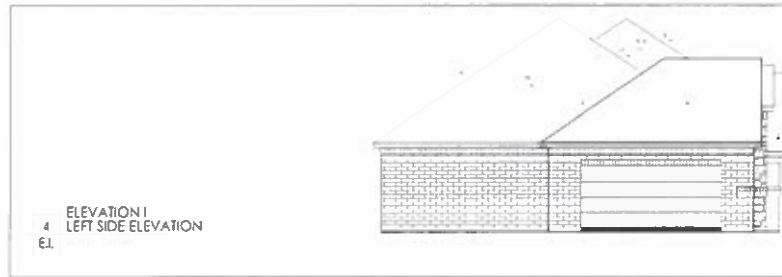
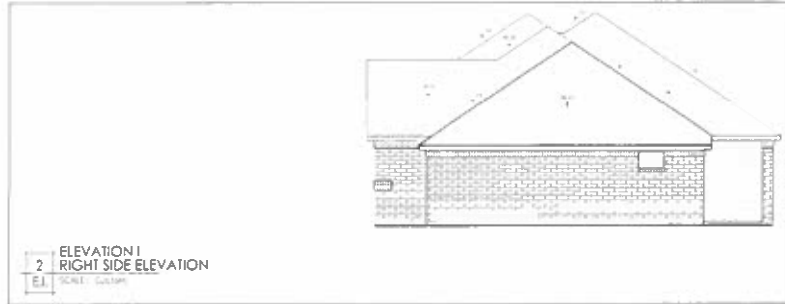
K. Nelson
NOT FOR CONSTRUCTION

TURNKEY TRACT
2770 MAIN ST #171 FRISCO, TX
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F-22283
nkcivilengineer4@gmail.com
214-377-0388

BELMONT FARMS
BLACKCHAMP RD.
MIDDLOTHIAN, TX 76065

01/19/2022	
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01_19_2022.dwg

ELEV. I_2340

1 ACRE LOTS



TURNKEY TRACT
F-22283

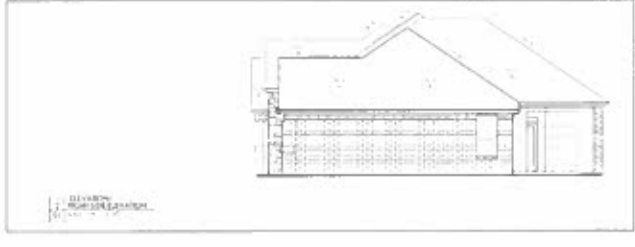
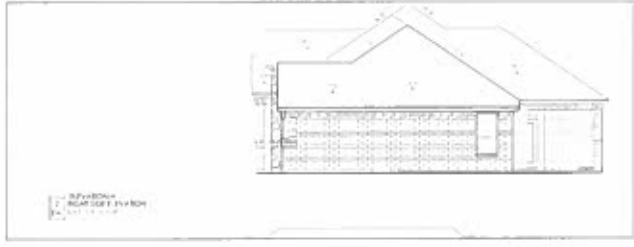
K. H. Hester
NOT FOR CONSTRUCTION

TURNKEY TRACT
2770 MAIN ST #171 FRISCO, TX
75033
F-22283
nkcivilengineer4@gmail.com
214-377-0388

BELMONT FARMS
BLACKHAMP RD,
MIDLOTHIAN, TX 76065

01/19/2022

(11)



ELEV.G-1_2802

1 ACRE LOTS



TURNKEY TRACT
F-22283

K. Newman
NOT FOR CONSTRUCTION

TURNKEY TRACT
2770 MAIN ST #171 FRISCO, TX
75033
F-22283
nkcivilengineer4@gmail.com
214-377-0388

BELMONT FARMS
BLACKCHAMP RD,
MIDLOTHIAN, TX 76065

01/19/2022

ELEV_I_2546

1 ACRE LOTS



TURNKEY TRACT
F-22283

K. Korman

NOT FOR CONSTRUCTION

TURNKEY TRACT
2770 MAIN ST #171 FRISCO, TX
75033
F-22283
nkivilengineer4@gmail.com
214-377-0388

BELMONT FARMS
BLACKCHAMP RD.
MIDLOTHIAN, TX 76065

01/19/2022	

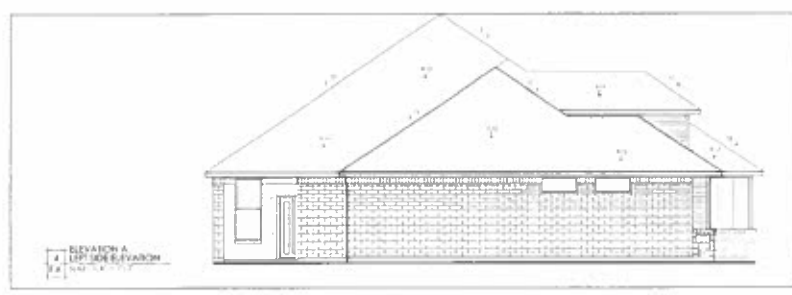


EXHIBIT "B"

Purpose and intent of this Planned Development (PD) known as Belmont Farms is to allow for the development of 49 single family detached homes as shown in the enclosed PD site plan. Any standards not written herein should default to the Base Zoning District (SF-1) as described in the City of Waxahachie's Code of Ordinances.

Compliance with City's Comprehensive Plan:

Single Family – 1 (SF-1) zoning district is the intended base zoning classification underlying this PD. The proposed PD zoning district is intended to be similar to the SF-1 with principal permitted uses include single family detached dwellings.

Description of the request:

- We intend to modify the existing Future Development (FD) requirements under a planned development which will allow for the development of 49 single family detached homes.

Proposed use of the property:

- Belmont Farms consists of one acre lots with houses that are a minimum 2200 SF in size. There will be a total of 49 residential lots proposed on this property.

General development requirements

- The development site plan is attached in Exhibit "C"
- Elevations are attached in Exhibit "C"
- Density of the proposed development is 0.76 units per acre (no floodplain in the property).
- Main access to Belmont Farms will be provided by connecting the proposed 2-entrances to the existing Black Champ Rd.
- Internal streets: proposed 60' right of way with 27' paved roadway.
- 100' right of way is proposed at one of the entrances.
- SF lot coverage @50% maximum.
- Proposed masonry percentage for SF residential lots @75%. All materials should be in accordance with the City of Waxahachie requirements.
- Accessory buildings for SF Residential lots limited to 1 per lot with
- Size of SF Residential lots
 - Minimum lot area – 43,560 Square Ft.
 - Minimum lot width – Ninety (90')
 - Minimum lot depth – 140'
- Sizes of SF Residential yards:
 - Minimum Front Yard – 40'
 - Minimum Side Yard – 15'Regualr. 20' on corner lots.
 - Minimum Rear Yard – 25'
- No variances requested from the base zoning of SF-1