

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, March 1, 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 February 15, 2022
 - b. Minutes of the Planning and Zoning Commission briefing of February 15, 2022
 - c. Minutes of the City Council and Planning & Zoning Commission Joint Work Session of February 15, 2022
5. ***Consider*** request by Tim Jackson, TXRCS, for a Replat of Lot 2, Park Place Professional Center, to create Lots 2A & 2B, Block A, Park Place Professional Center, 2 Commercial Lots, being 5.798 acres, located North of 114 & 115 Park Place Court (Property ID 247585) – Owner: STARPEACH TEXAS LP (SUB-4-2022)
6. 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.

Planning and Zoning Commission
February 15, 2022

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, February 15, 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
Betty Square Coleman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Director of Planning
Eleana Tuley, Senior Planner
Zack King, Planner
James Gaertner, Director of Public Works and Engineering
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

None

4. Consent Agenda

- 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

Action:

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

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)

Planner Zack King presented the case noting the applicant is requesting to plat the subject property into one (1) lot for single-family residential use. Staff recommended approval as presented.

Action:

Vice Chairman Melissa Ballard moved to approve a 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) as presented. Mr. David Hudgins seconded, All Ayes.

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)**

Mr. King presented the case noting 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. The applicant is requesting a variance to dedicate 54' of ROW in lieu of the required 80' due to the existing ROW width of 60' in The Arbors Phase 2 subdivision. Staff recommends approval of the plat as presented and approval of the variance request.

Action:

Mr. David Hudgins moved to approve a 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) and approve the variance request. Mr. Erik Test seconded, All Ayes.

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)**

Mr. King presented the case noting the applicant is requesting to plat the subject property into 224 single-family residential lots, 1 HOA lot, and 4 open space lots. Staff recommended approval as presented.

Action:

Vice Chairman Melissa Ballard moved to approve a 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) as presented. Mr. David Hudgins seconded, All Ayes.

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)**

Mr. King presented the case noting the applicant is requesting to replat the subject properties into two (2) lots for single-family residential use. Staff recommended approval as presented.

Action:

Ms. Bonney Ramsey moved to approve a 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). Mr. Erik Test seconded, All Ayes.

- 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)**

Chairman Keeler opened the Public Hearing.

Mr. King presented the case noting the applicant is requesting to replat the subject property into two (2) lots for single-family residential use. The applicant is requesting a variance to dedicate 10' of ROW in lieu of the required 27.5' due to the location of an existing home on the property. Staff recommends approval of the plat as presented and approval of the variance request.

Commissioner Erik Test confirmed that if TxDOT decides to widen Dr. MLK, Jr. Blvd. there will be an issue of right-of-way acquisition. Mr. King explained there are currently several homes along the road that would need to be removed if TxDOT expands the road.

Commissioner Betty Square Coleman expressed opposition to replatting the larger lot into two smaller lots. She asked if sidewalks will be required and James Gaertner, Director of Public Works and Engineering, explained a Certificate of Occupancy will not be issued until sidewalks are completed on new construction.

There being no others to speak for or against SUB-209-2021, Chairman Keeler closed the Public Hearing.

- 10. Consider approval of SUB-209-2021**

Action:

Mr. David Hudgins moved to approve 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) and approve variance request. Vice Chairman Melissa Ballard seconded, the vote was as follows: Ayes: Rick Keeler, Melissa Ballard, Bonney Ramsey, Jim Phillips, David Hudgins, and Erik Test. Noes: Betty Square Coleman.

The motion carried.

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)

Chairman Keeler opened the Public Hearing.

Mr. King presented the case noting the applicant is requesting a zoning change from Future Development to Planned Development-Single-Family-1 (PD-SF-1). Mr. King explained the proposed development is to be a low-density residential subdivision that blends with the existing residential development along Black Champ Road. The applicant has opted not to propose varied architectural style requirements for the development. 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 acre. If City sewer lines are not available at the time of development, the applicant is proposing a minimum lot size of 1.0 acre. Staff recommends approval per the following staff 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.

Mr. King reported the applicant is proposing 75% masonry standard for the traditional style homes and is meeting or exceeding all development standards for Single-Family-1 zoning. He explained ten letters of opposition were received from five property owners.

Those who spoke in opposition:

Janet Schiemann, 3821 Black Champ Road, Waxahachie, Texas
Daniel Rozier, 4010 Black Champ Road, Waxahachie, Texas
Melissa Baker, 3630 Black Champ Road, Waxahachie, Texas
Kathy Moody, 4001 Black Champ Road, Waxahachie, Texas
Shirley Trull, 4261 Black Champ Road, Midlothian, Texas
Ellen Saltzman, 4231 Black Champ Road, Waxahachie, Texas
Tom Baker, 3630 Black Champ Road, Waxahachie, Texas
Jeff Barton, 3650 Black Champ Road, Waxahachie, Texas

Chairman Keeler inquired about drainage in the area and James Gaertner, Director of Public Works and Engineering, explained that will be addressed at a later time. He noted the request at this time is for the zoning change.

Mr. Gaertner explained the City performed a traffic count at this location and the numbers were under the maximum capacity for a rural road. Mr. Gaertner noted civil plans will be reviewed during the platting process.

Commissioner Test confirmed Black Champ Road is maintained by Ellis County and the City has no authority to require maintenance or upgrades by Ellis County. Mr. Gaertner explained the City would make recommendations to Ellis County and work with them to improve the road.

Council Member Melissa Olson explained citizens may contact City Council to request a tree preservation ordinance.

Naveen Khammampati, Civil Engineer, explained the current zoning on the property would allow commercial or light industrial use and the developer agrees a residential subdivision is a better use for the site. He explained the developer is working with staff to address drainage, traffic safety on Black Champ Road, and will work with other utility companies to address adjacent property owner concerns with the lack of accessibility.

The Commission inquired about the consideration of shrubs or vegetative screening to the adjacent property owners, add stop sign to northern intersection, left and right turn lanes leaving the development, and possibility for homeowners to work with the developer to leave the trees in place behind the current properties on Black Champ Road. Mr. Khammampati was agreeable to considering recommendations from the Commission and adjacent property owners. The Commission expressed support for reviewing the detailed site plan at a future meeting.

There being no others to speak for or against ZDC-217-2021, Chairman Keeler closed the Public Hearing.

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

Action:

Mr. Erik Test moved to approve 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) per staff comments. Vice Chairman Melissa Ballard seconded, All Ayes.

13. Adjourn

Commissioner Betty Square Coleman announced February is Black History Month.

Commissioner David Hudgins confirmed only the zoning was approved for ZDC-217-2021. Executive Director of Development Services Shon Brooks explained the Commission approved the zoning per staff comments requesting the detailed site plan be reviewed and approved administratively by staff. Mr. Brooks explained the engineering is approved by staff.

Planning Director Jennifer Pruitt confirmed the plat will be approved by the Planning & Zoning Commission at a later date.

Council Member Melissa Olson explained City Council can consider review of the detail site plan by the Planning & Zoning Commission.

There being no further business, the meeting adjourned at 8:34 p.m.

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Respectfully submitted,

Amber Villarreal
City Secretary

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Planning and Zoning Commission
February 15, 2022

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, February 15, 2022 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Director of Planning
Eleana Tuley, Senior Planner
Zack King, Planner
James Gaertner, Director of Public Works and Engineering
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

Planner Zack King reviewed the following cases:

- SUB-214-2021, the applicant is requesting approval to plat the subject property into one (1) lot for single-family residential use. Staff recommends approval as presented.
- SUB-3-2022, 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. The applicant is requesting a variance to dedicate 54' of ROW in lieu of the required 80' due to the existing ROW width of 60' in The Arbors Phase 2 subdivision. Staff recommends approval of the plat as presented and approval of the variance request.
- SUB-26-2022, the applicant is requesting to plat the subject property into 224 single-family residential lots, one (1) HOA lot, and four (4) open space lots. Staff recommends approval as presented.
- SUB-121-2021, the applicant is requesting to replat the subject properties into two (2) lots for single-family residential use. Staff recommends approval as presented.
- SUB-209-2021, the applicant is requesting to replat the subject property into two (2) lots for single-family residential use. The applicant is requesting a variance to dedicate 10' of ROW in lieu of the required 27.5' due to the location of an existing home on the property. Staff recommends approval of the plat as presented and approval of the variance request.
- ZDC-217-2021, the applicant is requesting a zoning change from Future Development to Planned Development-Single-Family-1 (PD-SF-1). Mr. King explained the proposed

(4b)

Planning and Zoning Commission

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development is to be a low-density residential subdivision that blends with the existing residential development along Black Champ Road. The applicant has opted not to propose varied architectural style requirements for the development. 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 acre. If City sewer lines are not available at the time of development, the applicant is proposing a minimum lot size of 1.0 acre. Staff recommends approval with the staff comment requesting a detailed site plan to be reviewed by staff.

Chairman Keeler inquired about drainage in the area and James Gaertner, Director of Public Works and Engineering, explained that will be addressed at a later time. He noted the request at this time is for the zoning change.

Mr. Gaertner explained the City performed a traffic count at this location and the numbers were under the maximum capacity for a rural road.

3. Adjourn

There being no further business, the meeting adjourned at 6:57 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

City Council and Planning & Zoning Commission
February 15, 2022

A Joint Work Session of the Mayor and City Council and Planning & Zoning Commission of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers on Tuesday, February 15, 2022 at 5:30 p.m.

Council Members Present: Doug Barnes, Mayor, Council Member Place 2
Billie Wallace, Mayor Pro Tem, Council Member Place 4
David Hill, Council Member Place 1
Melissa Olson, Council Member Place 3
Travis Smith, Council Member Place 5

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

Planning & Zoning Member Absent: Betty Square Coleman

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Director of Planning
Eleana Tuley, Senior Planner
James Gaertner, Graduate Engineer
Amber Villarreal, City Secretary

1. Call to Order by Mayor Doug Barnes and Chairman Rick Keeler

Mayor Doug Barnes called the City Council meeting to order.

Chairman Rick Keeler called the Planning and Zoning Commission meeting to order.

2. Discuss City’s desired development requirements and standards

The City Council and Planning and Zoning Commission discussed desired development requirements and standards to serve as a guide for staff, developers, and elected/appointed officials. The goal is to provide a minimum list of expectations for developers and identify insufficient standards.

There was a discussion on the allowance of alleys in future developments due to the financial burden to maintain and replace alleys.

Additionally, City Council and the Planning and Zoning Commission discussed impact of Public Improvement Districts, density, masonry, architectural styles, lot size variations, park land dedications, connectivity, dedication of land for schools, and tree preservation.

After a lengthy discussion, the following guidelines were established:

Must Haves (minimum requirements):

- Masonry
- Custom floor plans
- Variation in architectural styles (100 units (3 styles), 300 units (5 styles), 400+ units (6 styles))
- Defined guidelines/definitions for architectural styles
- Increased lot variation within each block
- 60' lots or smaller can have alleys; 70-80' lots are to have j-swing garage
- Open space connectivity (especially to public park land)
- Minimum school site sizes: 15 acres (grade school), 20 acres (junior high), 50 acres (high school)
- Landscape buffers with masonry screening walls for subdivisions specifically along 60' right-of-way or greater
- Preservation of existing trees based on size and species
- Homeowner's Association maintenance of small park lands. City would consider receiving 5-10 acres regional park dedications

Characteristics of quality development:

- Variation in open space/park amenities for all age groups

Deal breaker (no-go)

- Maximum density: 3.5 homes/per net acre (not including floodplain/green space)

Reviewed on a case by case basis:

- Reduce number of small lots where the garage fronts the street and use alley instead; larger lots use a j-swing garage
 - 40-50% of 40-50' lots use an alley
- Consideration of Public Improvement Districts
 - In instances that standards are well above minimums
 - Significant dedication of roadways, amenities, park lands, etc.

3. Discuss changing the start times of Planning and Zoning Commission meetings

It was the consensus to make no changes to the start time of the Planning and Zoning Commission meetings at this time.

(4c)

City Council and Planning & Zoning Commission

February 15, 2022

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4. Adjourn

There being no further business, the meeting adjourned at 6:29 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

(5)

Plat Staff Report

Case: SUB-4-2022



MEETING DATE(S)

Planning & Zoning Commission: March 15, 2022

CAPTION

Consider request by Tim Jackson, TXRCS, for a **Replat** of Lot 2, Park Place Professional Center, to create Lots 2A & 2B, Block A, Park Place Professional Center, 2 Commercial Lots, being 5.798 acres, located North of 114 & 115 Park Place Court (Property ID 247585) – Owner: STARPEACH TEXAS LP (SUB-4-2022)

APPLICANT REQUEST

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

CASE INFORMATION

Applicant: Tim Jackson, Texas Reality Capture & Surveying LLC

Property Owner(s): Starpeach Texas LP

Site Acreage: 5.798 acres

Number of Lots: 2 lots

Number of Dwelling Units: 0 units

Park Land Dedication: N/A

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

SUBJECT PROPERTY

General Location: Directly north of 114 & 115 Park Place Ct.

Parcel ID Number(s): 247585

Current Zoning: Planned Development-General Retail (PD-GR)

Existing Use: The subject property is currently undeveloped

Platting History: The subject property is currently platted as Lot 2, Block A of the Park Place Professional Center

Site Aerial:



PLATTING ANALYSIS

The applicant is proposing to replat the subject property from one (1) lot to two (2) lots for commercial use. The property is currently undeveloped, however, this replat was spurred by desire to develop an office building on proposed Lot 2A. The size of Lot 2A is consistent with neighboring properties along Park Place Court. A 24' Mutual Access Easement is proposed to be created with this replat in order to provide cross-lot access between Lot 2A & 2B. There are existing utility easements on the property, none of which are being changed with this replat.

RECOMMENDATION

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

- Denial
- Approval, as presented.

ATTACHED EXHIBITS

1. Replat

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 replats.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

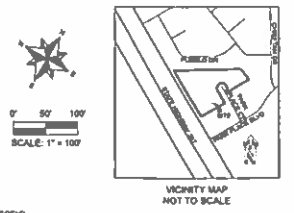
1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has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

(5)



STATE OF TEXAS
COUNTY OF ELLIS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, STARPEACH TEXAS, LP, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE J.B. AND A. ADAMS SURVEY, ABSTRACT NO. 8, CITY OF WAXAHACHEE, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO STARPEACH TEXAS, LP, RECORDED IN VOL. 1796, PAGE 1346, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS CORRECT AND BEING ALL OF LOT 2, BLOCK A, PARK PLACE PROFESSIONAL CENTER, RECORDED IN CABINET H, SLIDE 852, CORRECT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "TRICE" SET FOR THE NORTHWEST CORNER OF SAID LOT 2 AND THE COMMON SOUTHWEST CORNER OF INDIAN HILLS ADDITION, RECORDED IN CABINET A, SLIDE 114, CORRECT AND IN THE EAST RIGHT-OF-WAY (ROW) LINE OF U.S. HIGHWAY 287 (RPM 8) A VARIABLE WIDTH ROW;

THENCE N 89°58'21" E, ALONG THE NORTH LINE OF SAID LOT 2 AND THE COMMON SOUTH LINE OF SAID INDIAN HILLS ADDITION, A DISTANCE OF 789.22 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TRICE" SET FOR THE NORTHEAST CORNER OF SAID LOT 2 AND THE COMMON NORTHWEST CORNER OF LOT 4, BLOCK A, OF SAID PARK PLACE PROFESSIONAL CENTER, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "W.L.C. 5317" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4 BEARS N 88°58'02" E, A DISTANCE OF 334.86 FEET;

THENCE S 89°58'02" E, ALONG THE EAST LINE OF SAID LOT 2 AND THE COMMON WEST LINE OF SAID LOT 4, A DISTANCE OF 184.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "W.L.C. 5317" FOUND FOR A SOUTHEAST CORNER OF SAID LOT 2 AND THE COMMON NORTHWEST CORNER OF LOT 3B, BLOCK A, PARK PLACE PROFESSIONAL CENTER, RECORDED IN CABINET H, SLIDE 852, CORRECT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "W.L.C. 4487" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3B, S 39°58'58" E, A DISTANCE OF 183.57 FEET;

THENCE S 89°54'00" W, ALONG A SOUTH LINE OF SAID LOT 2 AND THE COMMON NORTH LINE OF SAID LOT 3B, A DISTANCE OF 314.76 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "W.L.C. 5317" FOUND FOR A SOUTHWEST CORNER OF SAID LOT 2 AND THE COMMON NORTHWEST CORNER OF SAID LOT 3B AND IN THE EAST ROW LINE OF PARK PLACE COURT (CALLED 74 ROW);

THENCE N 39°54'00" W, ALONG A WEST LINE OF SAID LOT 2 AND THE COMMON EAST ROW LINE OF SAID PARK PLACE COURT, A DISTANCE OF 15.31 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "W.L.C. 5317" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 89.89 FEET, A CHORD BEARING OF N 87°45'19" W, A CHORD LENGTH OF 97.75 FEET;

THENCE ALONG A SOUTH LINE OF SAID LOT 2 AND THE COMMON NORTH ROW LINE OF SAID PARK PLACE COURT WITH SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 279.52 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "W.L.C. 5317" FOUND FOR CORNER IN AN EAST LINE OF SAID LOT 2 AND THE COMMON WEST ROW LINE OF SAID PARK PLACE COURT;

THENCE S 39°58'12" E, ALONG AN EAST LINE OF SAID LOT 2 AND THE COMMON WEST ROW LINE OF SAID PARK PLACE COURT, A DISTANCE OF 186.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TRICE" SET FOR THE SOUTHWEST CORNER OF SAID LOT 3 AND THE COMMON NORTHWEST CORNER OF LOT 1, OF SAID PARK PLACE PROFESSIONAL CENTER, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "W.L.C. 4487" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 BEARS S 39°58'12" E, A DISTANCE OF 339.39 FEET;

THENCE S 89°58'12" E, ALONG THE SOUTH LINE OF SAID LOT 2 AND THE COMMON NORTH LINE OF SAID LOT 1, A DISTANCE OF 314.82 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND THE COMMON NORTHWEST CORNER OF SAID LOT 1 AND IN THE EAST ROW LINE OF SAID U.S. HIGHWAY 287 (RPM 8) FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "W.L.C. 5317" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 BEARS S 39°29'37" E, A DISTANCE OF 299.89 FEET;

THENCE N 39°29'37" E, ALONG THE WEST LINE OF SAID LOT 2 AND THE COMMON EAST ROW LINE OF SAID U.S. HIGHWAY 287 (RPM 8), A DISTANCE OF 439.82 FEET TO THE POINT OF BEGINNING, CONTAINING 3.786 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT STARPEACH TEXAS, LP, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 2A AND 2B, BLOCK A, PARK PLACE PROFESSIONAL CENTER, IN ADDITION TO THE CITY OF WAXAHACHEE, ELLIS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHEE, TEXAS, FOR THE PUBLIC USE, PURPOSES, THE STREETS AND ALLEYS SHOWN THEREON, THE STREETS AND ALLEYS ARE DESIGNATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE, PURPOSES, FOR THE PURPOSES INDICATED ON THIS PLAT, NO BUILDINGS, 1 INCHES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR ORNITHES 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 WAXAHACHEE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE NATURAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIGNED TO USE OR URING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PROJECT AND CITY OF WAXAHACHEE USE THEREOF THE CITY OF WAXAHACHEE 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 ORNITHES WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR OPERATION OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS THE CITY OF WAXAHACHEE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE, READING METERS, AND ADJUNCT TO OR REMOVAL OF, 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 WAXAHACHEE, TEXAS.

WITNESSE, MY HAND, THIS _____ DAY OF _____ 2022

STARPEACH TEXAS, LP
MANAGER

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THE DAY PERSONALLY APPEARS AND KNOWS TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY EXCISED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JENNIFER D. BRADMAN, JPL, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE SHOWING UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.

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

JENNIFER D. BRADMAN
REGISTRATION NUMBER 6797

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHEE

BY _____ DATE _____
CHAIRPERSON

BY _____ DATE _____
ATTYST

OWNERS
LARRY DANITIC &
ASHLEY DANITIC
1007 FERRIS AVENUE
WAXAHACHEE, TX 75165
214 901 1740

SURVEYOR
TEXAS REALTY CAPTURE &
SURVEYING, LLC
P.O. BOX 252
WAXAHACHEE, TEXAS 75168
409 518 8338
TBPL8 PRM NO 10184350



REPLAT
LOTS 2A & 2B
BLOCK A
PARK PLACE
PROFESSIONAL CENTER

BEING A REPLAT OF
LOT 2
PARK PLACE PROFESSIONAL CENTER
CABINET H, SLIDE 852
OFFICIAL PUBLIC RECORDS, ELLIS COUNTY TEXAS
J.B. & A. ADAMS SURVEY, ABSTRACT NO. 8
OF CITY OF WAXAHACHEE, ELLIS COUNTY, TEXAS
5.786 ACRES
2 RESIDENTIAL LOTS
ZONED PD-GR
CASE NO. SUB-4-2022

NOVEMBER 2021