

# *A G E N D A*

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, January 28, 2020 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

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

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

4. ***Consent Agenda***

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

- a. Minutes of the regular Planning & Zoning Commission meeting of January 14, 2020
  - b. Minutes of the Planning and Zoning Commission briefing of January 14, 2020
5. ***Continue Public Hearing*** on a request by Michael Martin, Bannister Engineering, for a **Zoning Change** from a Light Industrial-1 and Heavy Industrial to Planned Development-General Retail and Planned Development-Multi Family-2, with Concept Plan, located SW of Butcher Road at N Highway 77 (Property ID 189377, 189370, and 239005) - Owner: DMJ Properties LTD, Saldena Properties LP, and Citizens National Bank in Waxahachie (PD-19-0175)
  6. ***Consider*** recommendation of Zoning Change No. PD-19-0175
  7. ***Public Hearing*** on a request by Brad Yates, Loren Gray Investments LLC, for a **Replat** of Lots 8A and 16A, Block 5, Town Addition, to create Lots 1 and 2, Block A, Yinger Addition, 0.2279 acres (Property ID 170607) – Owner: Loren Gray Investments LLC (RP-19-0167)

8. *Consider* approval of RP-19-0167
9. **Public Hearing** on a request by Chip G. Boyd, JH Development, for a **Zoning Change** from a Planned Development-23-Single Family-1 zoning district to a Single Family-1 zoning district located East of the intersection of Hunter Pass and FM 877 (Property ID 183566) - Owner: Bobby Lide Inc. (ZC-19-0152)
10. *Consider* recommendation of Zoning Change No. ZC-19-0152
11. *Consider* request by Chip G. Boyd, JH Development, for a **Plat** of Sanctuary for 86 residential lots and 1 common area being 110.484 acres situated in the WC Coleman Survey, Abstract 204, AB Fluery Survey, Abstract 374, and the M Rafferty Survey, Abstract 898 (Property ID 183566) - Owner: Bobby Lide Inc. (PL-19-0153)
12. **Public Hearing** on a request by Mark Thedford, Akamai Designs, for a **Replat** of Lot 7R, Block B, Indian Hills Addition, Unit VII to create Lots 1, 2, and 3, Block A, Stone Creek Estates, 1.787 acres (Property ID 221873) – Owner: Akamai Designs Inc. (RP-19-0157)
13. *Consider* approval of RP-19-0157
14. Adjourn

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

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

<p style="text-align: center;"><i>Notice of Potential Quorum</i> <i>One or more members of the Waxahachie City Council may be present at this meeting.</i> <i>No action will be taken by the City Council at this meeting.</i></p>
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Planning and Zoning Commission  
January 14, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, January 14, 2020 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

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

Member Absent: Jim Phillips

Others Present: Shon Brooks, Director of Planning  
Colby Collins, Senior Planner  
Chris Webb, Planner  
Macey Martinez, Graduate Engineer  
Lori Cartwright, City Secretary  
Mary Lou Shipley, Council Representative

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

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

3. **Public Comments**

Ms. Jennifer Chelwick, 2222 Abela Drive, Waxahachie, HOA President of Arbors at Willow Grove, expressed concern with proposed Plat (PL-19-0154) being the Arbors Two for 125 residential lots. She stated there is only one ingress and egress on the property and with the additional construction of houses, it will be more difficult getting onto Highway 77. She requested additional access roads with Plat approval.

Mr. Marty Hiles, 105 Holly Street, Waxahachie, stated the access in and out of the Arbors at Willow Grove is a safety concern. He stated four years ago they were told that there would be an access road from Lillian Street to North Grove Road and explained to date there are no additional roads in and out of the Arbors at Willow Grove. Mr. Hiles stated additional roads must accompany the Arbors Two proposal.

Ms. Amy Hedtke, 106 Vanderbilt, Waxahachie, referenced the political signage and expressed concern with rights to property owners pertaining to permitting for political signage. She stated each sign is an expression of speech.

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of December 17, 2019
- b. Minutes of the Planning and Zoning Commission briefing of December 17, 2019

**Action:**

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

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

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue PD-19-0175 to the January 28, 2020 Planning & Zoning Commission meeting.

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

**Action:**

*Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Michael Martin, Bannister Engineering, for a Zoning Change from a Light Industrial-1 and Heavy Industrial to Planned Development-General Retail and Planned Development-Multi Family-2, with Concept Plan, located SW of Butcher Road at N Highway 77 (Property ID 189377, 189370, and 239005) - Owner: DMJ Properties LTD, Saldena Properties LP, and Citizens National Bank in Waxahachie (PD-19-0175) to the January 28, 2020 Planning & Zoning Commission meeting. Ms. Betty Square Coleman seconded, All Ayes.*

7. **Consider request by George Salvador, Lillian Custom Homes, for a Plat of The Arbors Two for 125 residential lots and 2 park lots being 41.709 acres situated in the H Sange Survey, Abstract 1009 and the J Starrett Survey, Abstract 1024 (Property ID 267116) - Owner: Arbors WG Development LLC (PL-19-0154)**

Mr. Chris Webb, Planner, reported the Plat is an extension of the Arbors Development. He stated the Plat has met all Subdivision requirements and recommended approval.

Assistant City Manager Tommy Ludwig addressed the traffic issue at the Arbors at Willow Grove noting City Staff received notification from TxDOT today that there will be a light at their intersection and will be constructed this summer. He stated, in terms of North Grove to Arbor at Willow Grove, the city is working actively on a temporary access.

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by George Salvador, Lillian Custom Homes, for a Plat of The Arbors Two for 125 residential lots and 2 park lots being 41.709 acres situated in the H Sange Survey, Abstract 1009 and the J Starrett Survey, Abstract 1024 (Property ID 267116) - Owner: Arbors WG Development LLC (PL-19-0154) subject to staff comments. Mrs. Bonney Ramsey seconded, All Ayes.*

8. **Consider request by Grayson Ceballos, Windrose Land Surveying, for a Plat of Steadham Addition for 2 lots being 21.333 acres situated in the J. Liles Survey,**

**Abstract 660 (Property ID 263967) in the Extra Territorial Jurisdiction - Owner: Steven C & April R Steadham (PL-19-0145)**

Mr. Webb reported the applicant seeks to establish two (2) platted lots for single-family use. He stated there is adequate water and fire flow established for this property and recommended approval.

**Action:**

*Mrs. Bonney Ramsey moved to approve a request by Grayson Ceballos, Windrose Land Surveying, for a Plat of Steadham Addition for 2 lots being 21.333 acres situated in the J. Liles Survey, Abstract 660 (Property ID 263967) in the Extra Territorial Jurisdiction - Owner: Steven C & April R Steadham (PL-19-0145) subject to staff comments. Mr. Erik Test seconded, All Ayes.*

**9. Public Hearing on a request by Dalton Bradbury, Southfork Capital, for a Replat of Block 23 of Town Addition to create Lots 1-6, Block A, Bradbury Addition, 2.445 acres (Property ID 193492) – Owner: Southfork Capital LLC (RP-19-0148)**

Chairman Keeler opened the Public Hearing.

Mr. Webb reported the applicant is replatting the property to allow for five (5) single-family lots. Staff recommended approval.

There being no others to speak for or against RP-19-0148, Chairman Keeler closed the Public Hearing.

**10. Consider approval of RP-19-0148**

**Action:**

*Mr. David Hudgins moved to approve a request by Dalton Bradbury, Southfork Capital, for a Replat of Block 23 of Town Addition to create Lots 1-6, Block A, Bradbury Addition, 2.445 acres (Property ID 193492) – Owner: Southfork Capital LLC (RP-19-0148). Mr. Erik Test seconded, All Ayes.*

**11. Public Hearing on a request by Amy Carlisle, Green Light Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district located at 110 Broken Arrow Street (Property ID 267494) – Owner: Lisa H Barshofsky and Karen Hadley (SU-19-0164)**

Chairman Keeler opened the Public Hearing.

Mr. Webb reported the applicant seeks to install rooftop solar panels on a single-family residence. He recommended approval noting it meets the zoning requirements. Staff received one letter of support.

There being no others to speak for or against SU-19-0164, Chairman Keeler closed the Public Hearing.

**12. Consider recommendation of Zoning Change No. SU-19-0164**

**Action:**

*Mr. David Hudgins moved to approve a request by Amy Carlisle, Green Light Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district located at 110 Broken Arrow Street (Property ID 267494) – Owner: Lisa H Barshofsky and Karen Hadley (SU-19-0164). Vice Chairman Melissa Ballard seconded, All Ayes.*

**13. Public Hearing on a request by Rostin Javahery, Equisolar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district located at 510 Timber Drive (Property ID 222745) – Owner: Frederico Palafox and Emma Y Sigala (SU-19-0165)**

Chairman Keeler opened the Public Hearing.

Mr. Webb reported the applicant seeks to install rooftop solar panels on a single-family residence. He recommended approval noting it meets the zoning requirements. Staff received three letters of support.

There being no others to speak for or against SU-19-0165, Chairman Keeler closed the Public Hearing.

**14. Consider recommendation of Zoning Change No. SU-19-0165**

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Rostin Javahery, Equisolar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district located at 510 Timber Drive (Property ID 222745) – Owner: Frederico Palafox and Emma Y Sigala (SU-19-0165) subject to staff comments. Mrs. Bonney Ramsey seconded, All Ayes.*

**15. Public Hearing on a request by Chris Acker, Acker Construction, for a Zoning Change from a Light Industrial-1 zoning district to Planned Development-Light Industrial-1, with Concept Plan, located at 110 Lucas Street (Property ID 195216) - Owner: Crux Jefferson LLC (PD-19-0172)**

Chairman Keeler opened the Public Hearing.

Mr. Colby Collins, Senior Planner reported the Applicant ordered the buildings at 80 feet and they came in at 93 feet 3 inches, which does not meet the setback requirements. Mr. Shon Brooks, Director of Planning, explained the erected buildings require an alternate drainage plan. He recommended approval based on an approved alternate drainage plan.

Mr. Chris Acker, 4100 Honeysuckle Road, Midlothian, applicant was available for questions. Chairman Keeler asked if he could put additional live landscaping to the back of the buildings and Mr. Acker agreed. Chairman Keeler asked if the owner of the surgery center is also the owner of the storage units and Mr. Acker stated the doctor owns both.

There being no others to speak for or against PD-19-0172, Chairman Keeler closed the Public Hearing.

**16. Consider recommendation of Zoning Change No. PD-19-0172**

**Action:**

*Mrs. Bonney Ramsey moved to approve a request by Chris Acker, Acker Construction, for a Zoning Change from a Light Industrial-1 zoning district to Planned Development-Light Industrial-1, with Concept Plan, located at 110 Lucas Street (Property ID 195216) - Owner: Crux Jefferson LLC (PD-19-0172) subject to staff comments. Mr. Erik Test seconded, All Ayes.*

**17. Public Hearing on a request by Stuart Shaw, Cypress Creek Waxahachie LP, for a Zoning Change from a Single Family-2 and Planned Development District-49-General Retail, Multi-Family-Two Family zoning district to Planned Development-Multiple Family-2, with Concept Plan, located NW of Post Oak Drive at Highway 287 (Property ID 184249) - Owner: AMERITAI PARTNERSHIP (PD-19-0174)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the Commission approved the initial case at their meeting of November 12, 2019 and City Council denied the proposed development at their meeting of November 18, 2019. He stated the Applicant currently proposes the following:

- A minimum of 90% masonry
- 168 detached garages
- An 8-foot masonry fence is required adjacent to the single-family River Oaks subdivision  
A 6-foot decorative ornamental fence is required along the remainder of the property (front, sides, and rear)
- Connectivity to the adjacent hike/bike trail at Brown Singleton Trail  
Applicant request the roof pitch along the sides be 5:12 pitch instead of the required 7:12 pitch. Staff recommended enforcing the 7:12 pitch on all sides.

Mr. Collins stated a Developers Agreement is required and reported nine (9) letters of oppositions were received. Staff recommended approval per proposal

Mr. Collins stated staff received nine (9) letters in opposition. Staff recommended approval subject to all staff comments.

Mr. Stuart Shaw, applicant, Austin Texas, stated they will extend the road and developers coming in behind them will develop their portion of the road. He explained the frontage area is retail and the multi-family will be to the back. He agreed to comply with the 7:12 roof pitch on all sides and the 8-foot fence. He stated Cypress Creek Waxahachie LP will add additional buffer noting they always exceed the landscaping requirements.

Those who spoke against PD-19-0174:

Mr. Ronald Thedford, 317 Myrtle, Waxahachie

There being no others to speak for or against PD-19-0174, Chairman Keeler closed the Public Hearing.

**18. Consider recommendation of Zoning Change No. PD-19-0174**

**Action:**

*Mr. Erik Test moved to deny a request by Stuart Shaw, Cypress Creek Waxahachie LP, for a Zoning Change from a Single Family-2 and Planned Development District-49-General Retail, Multi-Family-Two Family zoning district to Planned Development-Multiple Family-2, with Concept Plan, located NW of Post Oak Drive at Highway 287 (Property ID 184249) - Owner: AMERITAI PARTNERSHIP (PD-19-0174).*

*The motion died due to a lack of second.*

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Stuart Shaw, Cypress Creek Waxahachie LP, for a Zoning Change from a Single Family-2 and Planned Development District-49-General Retail, Multi-Family-Two Family zoning district to Planned Development-Multiple Family-2, with Concept Plan, located NW of Post Oak Drive at Highway 287 (Property ID 184249) - Owner: AMERITAI PARTNERSHIP (PD-19-0174), subject to staff comments and requiring a 7:12 roof pitch on all sides of building. Ms. Betty Square Coleman seconded. The vote was as follows:*

*Ayes: Rick Keeler  
Melissa Ballard  
Betty Square Coleman  
Bonney Ramsey  
David Hudgins*

*Noes: Erik Test*

*The motion carried.*

**19. Continue Public Hearing on a request by James Pool, Cross Development, for a Specific Use Permit (SUP) for Auto Repair (Major) use within a Commercial zoning district, located at 2001 Corporate Parkway (Property ID 273977) – Owner: LEDBETTER REAL ESTATE LTD (SU-19-0133)**

Chairman Keeler continued the Public Hearing.

Mr. Collins reported the applicant request to construct a Caliber Collision (Auto Body Repair & Paint Shop) within the North Grove Business Park development. Staff believes the request has the potential to create a considerable change to the character of the surrounding area and recommended denial.

Mr. James Pool, applicant, Cross Development, 4336 March Ridge Road, Carrollton, stated he had several meetings with staff and made changes accordingly. He stated the building has service only on the south side where there are no other neighbors. They swapped out with masonry and added



additional landscaping. Mr. Pool stated this is a good addition to the community and will serve the citizens.

Chairman Keeler asked if they paint and the applicant stated they do paint.

Those who spoke against SU-19-0133:

Ms. Rhonda Anderson, 212 Katy Lake Drive, Waxahachie

Mr. Ryan Anderson, 200 Southern Avenue, Avalon

Mr. Brett Hess, 327 Blue Ribbon Road, Waxahachie, representing the applicant stated Caliber would be a large investment for this area.

There being no others to speak for or against SU-19-0133, Chairman Keeler closed the Public Hearing.

## **20. Consider recommendation of Zoning Change No. SU-19-0133**

### **Action:**

*Vice Chairman Melissa Ballard moved to deny a request by James Pool, Cross Development, for a Specific Use Permit (SUP) for Auto Repair (Major) use within a Commercial zoning district, located at 2001 Corporate Parkway (Property ID 273977) – Owner: LEDBETTER REAL ESTATE LTD (SU-19-0133) subject to Staff Comments and. Ms. Betty Square Coleman seconded, All Ayes.*

## **21. Public Hearing on a request by the City of Waxahachie for a textual amendment to the City Zoning Ordinance, Ordinance No. 3020, to Article IV Definitions and Use Regulations, Section 4.01 Definitions, to Article IV Definitions and Use Regulations, Section 4.03 Use Charts, to Article V Development Standards, Section 5.01 Exterior Construction Requirements, and to Article V Development Standards, Section 5.07 Accessory Structures and Accessory Uses (TA-19-0177)**

Chairman Keeler opened the Public Hearing.

Mr. Shon Brooks, Director of Planning, reviewed proposed text amendments for Article IV and V of the City of Waxahachie Zoning Ordinance. He reviewed the following:

- Roof top solar panels request will not require approval from the Commission and City Council and will be approved at Staff level.
- Increasing the masonry coverage to 90%.
- Metal shipping containers may not function as the structure of a residence.
- Accessory structures are limited to two (2) per single-family residential structures.
- Regulations pertaining to boat dock accessory structures.

Mr. Brooks stated Section 9 of Article V, Development Standards, Section 5.08 Sign Regulations will not be part of the proposed changes and explained the city attorney drafted regulations conflicting with state guidelines and the city attorney will need to re-evaluate proposed amendments.

There being no others to speak for or against TA-19-0177, Chairman Keeler closed the Public Hearing.

**22. Consider recommendation of Zoning Change No. TA-19-0177**

**Action:**

*Ms. Betty Square Coleman moved to approve a request by the City of Waxahachie for a textual amendment to the City Zoning Ordinance, Ordinance No. 3020, to Article IV Definitions and Use Regulations, Section 4.01 Definitions, to Article IV Definitions and Use Regulations, Section 4.03 Use Charts, to Article V Development Standards, Section 5.01 Exterior Construction Requirements, and to Article V Development Standards, Section 5.07 Accessory Structures and Accessory Uses (TA-19-0177) deleting Section 9 of Article V, Development Standards, Section 5.08 Sign Regulation . Mr. David Hudgins seconded, **All Ayes.***

**23. Adjourn**

There being no further business, the meeting adjourned at 8:09 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary

Planning and Zoning Commission  
 January 14, 2020  
 Page 1

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, January 14, 2020 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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

Member Absent: Jim Phillips

Others Present: Shon Brooks, Director of Planning  
 Colby Collins, Senior Planner  
 Chris Webb, Planner  
 Macey Martinez, Graduate Engineer  
 Lori Cartwright, City Secretary  
 Mary Lou Shipley, Council Representative

## 1. Call to Order

Chairman Rick Keeler called the meeting to order.

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

Staff reviewed the following cases:

- PD-19-0175 – Applicant requested to continue to the Planning and Zoning Commission meeting of January 28, 2020 and City Council of February 3, 2020
- PL-19-0154 – Applicant requested to create a second addition to the Arbor at Willow Grove. Staff recommend approval as presented.
- PL-19-0145 – Applicant requested to establish two (2) platted legal lots for single-family use located in the ETJ. Staff reported there is adequate water and fire flow to the property and recommended approval as presented.
- RP-19-0148 – Applicant requested replatting of property to allow five (5) single-family lots to be established. Staff reported the other half of the property will remain open and recommended approval as presented.
- SU-19-0164 – Applicant requested rooftop solar panel system and it meets staff requirements. Staff recommended approval as presented.
- SU-19-0165 - Applicant requested rooftop solar panel system and it meets staff requirements. Staff recommended approval as presented.
- PD-19-0172 – Applicant is requesting approval for a Planned Development, as the storage structures do not meet the setback requirements for the zoning district. Applicant ordered the buildings at 80 feet and they came in at 93 feet 3 inches, which does not meet the setback requirements. Mr. Shon Brooks, Director of Planning, explained the buildings are installed and staff will need an alternate drainage plan. He recommended approval based on an approved alternate drainage plan.

- PD-19-0174 – Staff reported the Commission approved the initial case at their meeting of November 12, 2019. City Council denied the proposed development at their meeting of November 18, 2019. The Applicant currently proposes the following:
  - a minimum 90% masonry wall be provided for the development
  - 168 detached garages will be provided for the development
  - An 8-foot masonry fence is required adjacent to the single-family River Oaks subdivision. A 6 foot decorative ornamental fence is required along the remainder of the property (front, sides, and rear)
  - Connectivity shall be provided to the adjacent hike/bike trail at Brown Singleton Trail

Applicant requested the roof pitch along the sides be 5:12 pitch instead of the required 7:12 pitch. Staff recommended enforcing the 7:12 pitch on all sides. They stated a Developers Agreement is required. Staff received nine (9) letters of oppositions. They recommended approval per proposal.

*{Ms. Betty Coleman arrived at 6:38 p.m.}*

- SU-19-0133 – Applicant requested to construct a Caliber Collision (Auto Body Repair & Paint Shop) within the North Grove Business Park development. Staff believes the request has the potential to create a considerable change to the character of the surrounding area and recommended denial.
- TA-19-0177 – Mr. Brooks reviewed proposed text amendments for Article IV and V of the City of Waxahachie Zoning Ordinance. He reviewed the following:
  - Roof top solar panels request will not require approval from the Commission and City Council and approved at Staff level.
  - Increasing the masonry coverage to 90%.
  - Metal shipping containers may not function as the structure of a residence.
  - Accessory structures are limited to two (2) per single-family residential structures.
  - Regulations pertaining to boat dock accessory structures.

Mr. Brooks stated Section 9 of Article V, Development Standards, Section 5.08 Sign Regulations will not be part of the proposed changes in the draft. He explained the city attorney drafted regulations conflicting with state guidelines and the city attorney will need to re-evaluate proposed amendments. The Commission held discussion on the size of political signs and staff reported the state law is 9 feet by 4 feet.

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:54 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary



## Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: January 21, 2020

Re: PD-19-0175 – Victron Park

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On January 21, 2020, the applicant requested to continue case no. PD-19-0175 to the February 11, 2020 Planning and Zoning meeting and the February 17, 2020 City Council meeting agenda.

# Planning & Zoning Department

## Plat Staff Report

Case: RP-19-0167



### MEETING DATE(S)

Planning & Zoning Commission: January 28, 2020

### CAPTION

**Public Hearing** on a request by Brad Yates, Loren Gray Investments LLC, for a **Replat** of Lots 8A and 16A, Block 5, Town Addition, to create Lots 1 and 2, Block A, Yinger Addition, 0.2279 acres (Property ID 170607) – Owner: Loren Gray Investments LLC (RP-19-0167)

### APPLICANT REQUEST

The applicant is requesting a replat to move an existing property line to allow for the construction of a single family residence.

### CASE INFORMATION

*Applicant:* Brad Yates, Loren Gray Investments, LLC.

*Property Owner(s):* Loren Gray Investments, LLC.

*Site Acreage:* 0.2279 acres

*Number of Lots:* 2 lots

*Number of Dwelling Units:* 2 units

*Park Land Dedication:* N/A. The proposed replat is moving a lot line and not creating a new lot. Therefore the Park Land Dedication fee doesn't apply.

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

### SUBJECT PROPERTY

*General Location:* Lot neighboring 15 Yinger St.

*Parcel ID Number(s):* 170607

*Current Zoning:* SF-2 (Infill)

*Existing Use:* Undeveloped

*Platting History:* LOT 8A & 16A BLK 5 TOWN

Site Aerial:



**PON RESPONSES**

Staff received four (4) letters of support for the proposed development.

**RECOMMENDATION**

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

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

**ATTACHED EXHIBITS**

1. Plat drawing
2. PON Responses

**APPLICANT REQUIREMENTS**

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

**CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

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

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

**STAFF CONTACT INFORMATION**

*Prepared by:*  
Chris Webb  
Planner  
[cwebb@waxahachie.com](mailto:cwebb@waxahachie.com)

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





Case RP-19-0167  
 Responses Received Inside Required 200' Notification Area  
 Support: 4 Oppose: 0

PropertyID	Owner's Name	Acreage	Legal Description	Owner's Address	Owner's Suite	Owner's City	Owner's State	Owner's ZIP	Physical Address
170583	MANN STEVE T & THERESA M	0.172	LOT 29A BLK 5 TOWN 0.172 AC	213 WILLIAMS ST		WAXAHACHIE	TX	75165	213 WILLIAMS ST WAXAHACHIE TX 75165
170584	GOWESKY SARAH	0.2649	LOT PT 10 30A BLK 5 TOWN-WAXAHACHIE .2649 ACRES	209 WILLIAMS ST		WAXAHACHIE	TX	75165	209 WILLIAMS ST WAXAHACHIE TX 75165
170585	BROWN JASON P & HEIDI G	0.315	31A 5 TOWN-WAXAHACHIE 0.315 ACRES	207 WILLIAMS ST		WAXAHACHIE	TX	75165	207 WILLIAMS ST WAXAHACHIE TX 75165
170588	STRICKLAND CRYSTAL & STEVEN	0.563	LOT 24A & 20A BLK 5 TOWN 0.563 AC	310 E MARVIN AVE		WAXAHACHIE	TX	75165	310 E MARVIN AVE WAXAHACHIE TX 75165
170589	STRICKLAND DONNA M	0.371	LOT 25A BLK 5 TOWN .371 AC	314 E MARVIN AVE		WAXAHACHIE	TX	75165	314 E MARVIN AVE WAXAHACHIE TX 75165
170591	JIMENEZ HECTOR	0.179	27A 5 TOWN-WAXAHACHIE 0.179 ACRES	320 E MARVIN AVE		WAXAHACHIE	TX	75165	217 WILLIAMS ST WAXAHACHIE TX 75165
170592	G K HOLDINGS LLC SERIES 2	0.354	LOT 28A BLK 5 TOWN 0.354 AC	209 E MAIN		WAXAHACHIE	TX	75165	215 WILLIAMS ST WAXAHACHIE TX 75165
170593	CABRERA MICHAEL JR	0.195	17A 5 TOWN-WAXAHACHIE 0.195 ACRES	1935 HARBOR LIGHTS DR		GRAND PRAIRIE	TX	75051	412 N FLAT ST WAXAHACHIE TX 75165
170594	VIEN LADD	0.195	LOT 18A BLK 5 TOWN 0.195 AC	1015 FERRIS AVE		WAXAHACHIE	TX	75165	414 N FLAT ST WAXAHACHIE TX 75165
170596	BRECHT CHARLES L/E LAUREN WALTON	0.383	LOT 22A(ALSO LOT 5-6) BLK 5 TOWN .383 AC	475 MARBLE HILL DR		KATY	TX	77450	304 E MARVIN AVE WAXAHACHIE TX 75165
170597	MOTTLA ANTHONY W & LAURA	0.584	23A & 19A 5 TOWN-WAXAHACHIE 0.584 ACRES	308 E MARVIN AVE		WAXAHACHIE	TX	75165	308 E MARVIN AVE WAXAHACHIE TX 75165
170598	LOREN GRAY INVESTMENTS LLC	0.184	LOT 9A & 15A BLK 5 TOWN .184 AC	PO BOX 2868		WAXAHACHIE	TX	75168	14 YINGER ST WAXAHACHIE TX 75165
170600	LOREN GRAY INVESTMENTS LLC	0.26	LOT 11AR-11BR BLK 5 TOWN 0.26 AC	PO BOX 2868		WAXAHACHIE	TX	75168	301/303 E PARKS AVE WAXAHACHIE TX 75165
170601	SILENT W INVESTMENTS LLC SERIES 3	0.248	LOT 13A & 14B TOWN .248 AC	200A N ROGERS ST		WAXAHACHIE	TX	75165	410 FLAT ST WAXAHACHIE TX 75165
170602	LOREN GRAY INVESTMENTS LLC	0.24	LOT 14AR BLK 5 TOWN-WAXAHACHIE .24 AC	PO BOX 2868		WAXAHACHIE	TX	75168	408 N FLAT ST WAXAHACHIE TX 75165
170603	KING DOUGLAS WAYNE	0.092	4A 5 TOWN-WAXAHACHIE 0.092 ACRES	311 E PARKS AVE		WAXAHACHIE	TX	75165	311 E PARKS AVE WAXAHACHIE TX 75165
170604	PARK STREET PROPERTIES LLC	0.13	5A 5 TOWN-WAXAHACHIE 0.13 ACRES	200 N ROGERS ST	STE A	WAXAHACHIE	TX	75165	309 E PARKS AVE WAXAHACHIE TX 75165
170605	VILLARREAL RODRIGIO	0.109	LOT 6A BLK 5 TOWN .109 AC	PO BOX 2024		WAXAHACHIE	TX	75168	10 YINGER ST WAXAHACHIE TX 75165
170607	KIRTON ALEXANDER L	0.193	LOT 8A & 16A BLK 5 TOWN 0.193 AC	15493 DORIS DR		LINDALE	TX	75771	15 YINGER ST WAXAHACHIE TX 75165
170615	ZAVALA JOSE G & DE LA HOYA IGNACIA	0.109	4A 4 TOWN-WAXAHACHIE 0.109 ACRES	314 E PARKS AVE		WAXAHACHIE	TX	75165	314 E PARKS AVE WAXAHACHIE TX 75165
170618	TAMEZ JIMMIE L	0.052	4D 4 TOWN-WAXAHACHIE 0.052 ACRES	119 WILLIAMS ST		WAXAHACHIE	TX	75165	316 E PARKS AVE WAXAHACHIE TX 75165
210322	PARK STREET PROPERTIES LLC	0.18	LOT 3C BLK 4 TOWN-WAXAHACHIE-REV 0.18 AC	200 N ROGERS ST	STE A	WAXAHACHIE	TX	75165	308 E PARKS AVE WAXAHACHIE TX 75165
210324	PARK STREET PROPERTIES LLC	0.212	LOT 3D BLK 4 TOWN-WAXAHACHIE-REV 0.212 ACRES	200 N ROGERS ST	STE A	WAXAHACHIE	TX	75165	310 E PARKS AVE WAXAHACHIE TX 75165
230029	WILLETT JASON M & EMILY ROBIN	0.9651	LOT 11AR BLK 5 TOWN-WAXAHACHIE .9651 AC	201 WILLIAMS ST		WAXAHACHIE	TX	75165	201 WILLIAMS ST WAXAHACHIE TX 75165
265829	LOREN GRAY INVESTMENTS LLC	0.26	LOT 12AR-12BR BLK 5 TOWN .26 AC	PO BOX 2868		WAXAHACHIE	TX	75168	305/307 E PARKS AVE WAXAHACHIE TX 75165



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: **RP-19-0167**



LOREN GRAY INVESTMENTS LLC  
PO BOX 2868  
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Brad Yates, Loren Gray Investments LLC, for a **Replat** of Lots 8A and 16A, Block 5, Town Addition, to create Lots 1 and 2, Block A, Yinger Addition, 0.2279 acres (Property ID 170607) – Owner: Loren Gray Investments LLC (RP-19-0167)

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

Case Number: **RP-19-0167**


City Reference: 170598

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, January 22, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
  
Signature

\_\_\_\_\_  
\_\_\_\_\_  
1/21/20  
Date

Printed Name and Title

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.*



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: **RP-19-0167**



LOREN GRAY INVESTMENTS LLC  
PO BOX 2868  
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Brad Yates, Loren Gray Investments LLC, for a **Replat** of Lots 8A and 16A, Block 5, Town Addition, to create Lots 1 and 2, Block A, Yinger Addition, 0.2279 acres (Property ID 170607) – Owner: Loren Gray Investments LLC (RP-19-0167)

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

Case Number: **RP-19-0167**

City Reference: 170600

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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_

\_\_\_\_\_

Signature \_\_\_\_\_ Date 1/21/20

Printed Name and Title Brad Yates Address \_\_\_\_\_

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City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: **RP-19-0167**



LOREN GRAY INVESTMENTS LLC  
PO BOX 2868  
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Brad Yates, Loren Gray Investments LLC, for a **Replat** of Lots 8A and 16A, Block 5, Town Addition, to create Lots 1 and 2, Block A, Yinger Addition, 0.2279 acres (Property ID 170607) – Owner: Loren Gray Investments LLC (RP-19-0167)

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

Case Number: **RP-19-0167**

City Reference: 170602

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, January 22, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
*Signature*  
*Brad Yates*  
Printed Name and Title

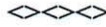
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*1/21/20*  
Date  
\_\_\_\_\_  
Address

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

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City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: **RP-19-0167**



LOREN GRAY INVESTMENTS LLC  
PO BOX 2868  
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

- 1. Request by Brad Yates, Loren Gray Investments LLC, for a **Replat** of Lots 8A and 16A, Block 5, Town Addition, to create Lots 1 and 2, Block A, Yinger Addition, 0.2279 acres (Property ID 170607) – Owner: Loren Gray Investments LLC (RP-19-0167)

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

Case Number: **RP-19-0167**

City Reference: 265829

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, January 22, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
*Brad Yates*  
Signature  
*Brad Yates*  
Printed Name and Title

\_\_\_\_\_  
*1/21/20*  
Date  
\_\_\_\_\_  
Address

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# Planning & Zoning Department

## Zoning Staff Report

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Case: ZC-19-0152

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### MEETING DATE(S)

*Planning & Zoning Commission:* January 28, 2020

*City Council:* February 3, 2020

### CAPTION

Request by Chip G. Boyd, JH Development, for a **Zoning Change** from a Planned Development-23-Single Family-1 zoning district to a Single Family-1 zoning district located East of the intersection of Hunter Pass and FM 877 (Property ID 183566) - Owner: Bobby Lide Inc. (ZC-19-0152)

### APPLICANT REQUEST

The applicant is requesting a zoning change from Planned Development-23-Single Family-1 (PD-23-SF1) to Single Family-1 (SF1) to create a single family residential development.

*\*The annexation case (AX-19-0158) for this property was reviewed by City Council as a Public Hearing item on January 6, 2020. City Council is scheduled to take action on the item on February 3, 2020.*

### CASE INFORMATION

*Applicant:* Chip G. Boyd, JH Development

*Property Owner(s):* Bobby Lide Inc.

*Site Acreage:* 110.5 acres

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

*Requested Zoning:* Single Family-1

### SUBJECT PROPERTY

*General Location:* East of the intersection of Hunter Pass and FM 877

*Parcel ID Number(s):* 183566

*Existing Use:* Currently Undeveloped

*Development History:* N/A

**Table 1: Adjoining Zoning & Uses**

Direction	Zoning	Current Use
North	PD-23-SF1 & FD	Currently Undeveloped
East	ETJ	Currently Undeveloped
South	ETJ	Single Family Residential
West	FD	Currently Undeveloped

*Future Land Use Plan:* Estate Residential

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

*Thoroughfare Plan:* The subject property is accessible via Howard Rd.

*Site Image:*



**PLANNING ANALYSIS**

**Purpose of Request:**

The applicant is requesting a zoning change from Planned Development-23-Single Family-1 (PD-23-SF1) to Single Family-1 (SF1) to create a single family residential development.

**Proposed Use:**

The applicant is requesting approval for a zoning change to accommodate development of a single family residential development consisting of eighty-seven lots (86 dwelling unit lots; 1 open space/common area lot) on 110.5 acres located East of the intersection of Hunter Pass and FM 877.

Each lot within the development will be one acre minimum lots, and the applicant intends to meet all Single Family-1 zoning district requirements.

Staff Note: The annexation case (AX-19-0158) for this property was reviewed by City Council as a Public Hearing item on January 6, 2020. City Council is scheduled to take action on the item on February 3, 2020.

The Concept Plan depicts a residential development that includes elements such as:

- Open Space/Common Area
- Community Pond (Detention/Amenity Pond)

Conformance with the Comprehensive Plan:

Residential developments can include low density residential, medium density residential, and high density residential. The proposed development is consistent with the FLUP and the following goals and objectives in the 2016 Comprehensive Plan Addendum:

- Growth Strategies – Goal 1: Encourage the most desirable, efficient use of land while maintaining and enhancing local aesthetics.
- Growth Strategies – Goal 3: Ensure that land use recommendations for development and redevelopment respect critical physical features and support innovative development.
- Growth Strategies – Goal 12: Promote growth of the community where infrastructure exists.

**Table 2: Proposed Single Family Residential (per SF1 standards)**

*\*\*\*Items highlighted in bold do not meet the City of Waxahachie SF1 requirements\*\*\**

<b>Standard</b>	<b>City of Waxahachie</b>	<b>Sanctuary</b>	<b>Meets</b>
Min. Lot Area	16,000 sq. ft.	43,560 sq. ft.	Yes
Min. Lot Width	90 ft.	150 ft.	Yes
Min. Lot Depth	140 ft.	290 ft.	Yes
Min. Front Setback	40 ft.	40 ft.	Yes
Min. Interior Setback	15 ft; 20 ft (ROW)	15 ft.; 20 ft. (ROW)	Yes
Min. Rear Setback	25 ft.	25 ft.	Yes
Min. Dwelling Size	2,200 sq. ft.	2,200 sq. ft.	Yes
Max. Height	2 stories (main structure); 1 story (accessory structure)	2 stories (main structure); 1 story (accessory structure)	Yes
Max. Lot Coverage	50%	50%	Yes
Parking	Min. of two (2) enclosed parking spaces behind the front building line on the same lot as the main structure	Min. of two (2) enclosed parking spaces behind the front building line on the same lot as the main structure	Yes



### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **19** 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.

### **STAFF CONCERNS**

1. Staff has no outstanding concerns for the applicant.

### **APPLICANT RESPONSE TO CONCERNS**

1. The applicant has addressed all staff concerns.

### **RECOMMENDATION**

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

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

### **ATTACHED EXHIBITS**

1. Concept Plan
2. Survey

### **APPLICANT REQUIREMENTS**

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

### **STAFF CONTACT INFORMATION**

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

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



**CONCEPT PLAN**  
 86 SF LOTS - 1 AC MIN  
 CITY OF WAXAHACHIE, TEXAS

**LEGAL DESCRIPTION:**

BEING a tract of land situated in the W.C. COLEMAN SURVEY, ABSTRACT NO. 204, the A.B. FLUERY SURVEY, ABSTRACT NO. 374 and the M. RAFFERTY SURVEY, ABSTRACT NO. 898, City of Waxahachie, Ellis County, Texas and being part of that tract of land described in Deed to Bobby Lide, Inc., as recorded in Volume 2720, Page 1243, Deed Records, Ellis County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 4466" found in the southeast line of Farm to Market Road No. 877, on a 90 foot right-of-way, for the most northerly northwest corner of said Bobby Lide, Inc. tract;

THENCE Easterly, with the north line of said Bobby Lide, Inc. tract, the following thirteen (13) courses and distances:

South 63 degrees 34 minutes 10 seconds East, leaving said southeast line, a distance of 73.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 4466" found for corner;

South 51 degrees 30 minutes 12 seconds East, a distance of 333.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 4466" found for corner;

South 87 degrees 23 minutes 59 seconds East, a distance of 110.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 69 degrees 43 minutes 05 seconds East, a distance of 96.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 62 degrees 27 minutes 02 seconds East, a distance of 98.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 4466" found for corner;

North 60 degrees 23 minutes 07 seconds East, a distance of 575.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 60 degrees 23 minutes 05 seconds East, a distance of 31.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 28 degrees 50 minutes 48 seconds East, a distance of 9.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 4466" found for corner;

North 60 degrees 27 minutes 52 seconds East, a distance of 295.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 21 degrees 08 minutes 44 seconds East, a distance of 84.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 48 degrees 02 minutes 16 seconds East, a distance of 389.40 feet to a 1/2 inch iron rod found for corner;

North 19 degrees 00 minutes 36 seconds West, a distance of 242.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 64 degrees 23 minutes 14 seconds East, a distance of 576.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 29 degrees 23 minutes 08 seconds East, leaving said north line, a distance of 1,191.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 16 degrees 37 minutes 16 seconds West, a distance of 1,442.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 59 degrees 01 minutes 15 seconds West, a distance of 350.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 73 degrees 22 minutes 44 seconds West, a distance of 1,019.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 88 degrees 16 minutes 27 seconds West, a distance of 131.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

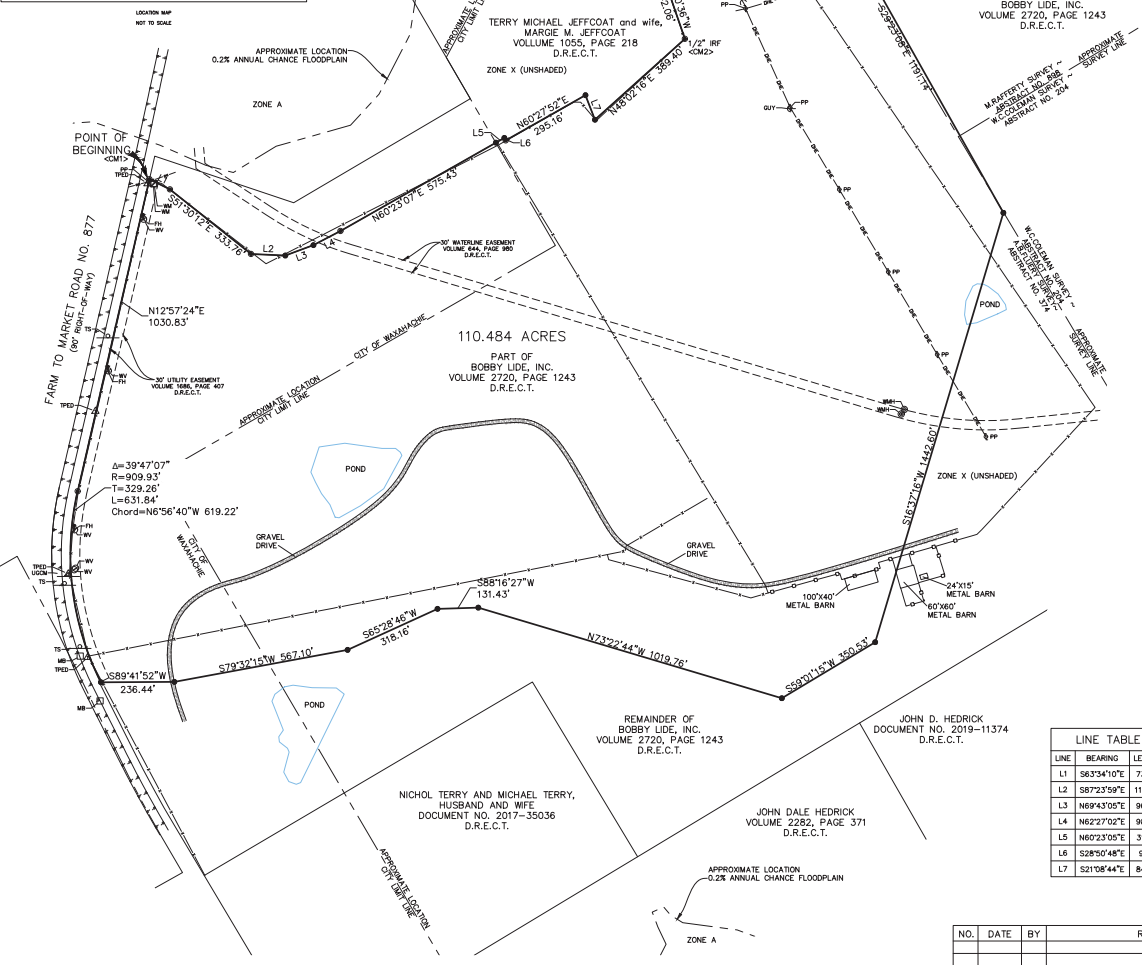
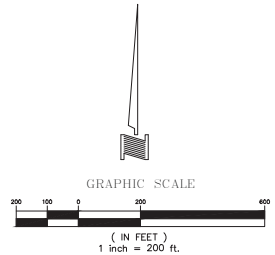
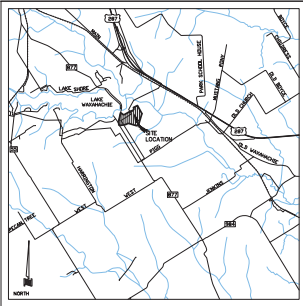
THENCE South 65 degrees 28 minutes 46 seconds West, a distance of 318.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 79 degrees 32 minutes 15 seconds West, a distance of 567.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 89 degrees 41 minutes 52 seconds West, a distance of 236.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the southeast line of the above mentioned Farm to Market Road No. 877 at the beginning of a non-tangent curve to the right having a central angle of 39 degrees 47 minutes 07 seconds, a radius of 909.93 feet and a chord bearing and distance of North 06 degrees 56 minutes 40 seconds West, 619.22 feet;

THENCE Northerly, with said southeast line and said curve to the right, an arc distance of 631.84 feet to a wood right-of-way monument found for corner;

THENCE North 12 degrees 57 minutes 24 seconds East, continuing with said southeast line, a distance of 1,030.83 feet to the POINT OF BEGINNING and containing 110.484 acres of land, more or less.



**NOTES:**

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF N75°18'29"E, 1,782.10'.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48139C0350F, DATED JUNE 3, 2013 FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT COMMITMENT FOR TITLE INSURANCE, AND ONLY REFLECTS THOSE EASEMENTS OF WHICH I HAVE BEEN ADVISED AND SHOWN HEREON. NO OTHER RESEARCH WAS PERFORMED BY SURVEYOR.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY. NO SURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.
5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.
6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.
8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED; AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

**SURVEYOR'S CERTIFICATE:**

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

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

RYAN S. REYNOLDS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6385  
SURVEYED ON THE GROUND: NOVEMBER 1, 2019



**LEGEND**

- 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RPLS 4466" (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
- <CM> CONTROL MONUMENT
- D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS
- P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS
- TS - T TRAFFIC SIGN
- UGCM - UNDERGROUND CABLE MARKER
- FH - FIRE HYDRANT
- GUY - GUY WIRE ANCHOR
- PP - POWER POLE
- TPED - TELEPHONE PEDESTAL
- WM - WATER METER
- WM - WATER VALVE
- WMH - WATER MANHOLE
- WF - WIRE FENCE
- OF - OVERHEAD ELECTRIC LINE
- AS - ASPHALT
- GR - GRAVEL

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S63°34'10"E	73.57'
L2	S87°23'59"E	110.34'
L3	N69°43'05"E	96.55'
L4	N62°27'02"E	98.34'
L5	N60°23'05"E	31.20'
L6	S28°50'48"E	9.21'
L7	S21°08'44"E	84.75'

NO.	DATE	BY	REVISION

**LAND TITLE SURVEY**

**110.484 ACRES**

W.C. COLEMAN SURVEY, ABSTRACT NO. 204  
A.B. FLUERY SURVEY, ABSTRACT NO. 374  
M. RAFFERTY SURVEY, ABSTRACT NO. 898  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET

# Planning & Zoning Department

## Plat Staff Report

Case: PL-19-0153



### MEETING DATE(S)

*Planning & Zoning Commission:* January 28, 2020

*City Council:* February 3, 2020

### CAPTION

**Consider** request by Chip G. Boyd, JH Development, for a **Plat** of Sanctuary for 86 residential lots and 1 common area being 110.484 acres situated in the WC Coleman Survey, Abstract 204, AB Fluery Survey, Abstract 374, and the M Rafferty Survey, Abstract 898 (Property ID 183566) - Owner: Bobby Lide Inc. (PL-19-0153)

### APPLICANT REQUEST

The applicant is requesting a plat that would establish eighty-six (86) 1-acre single family lots and one (1) common area lot for a new subdivision. The applicant will also be requesting a Petition of Relief from City Council to allow a dead end street that exceeds what is allowable in the subdivision ordinance.

### CASE INFORMATION

*Applicant:* Chip G. Boyd, JH Development

*Property Owner(s):* Bobby Lide Inc.

*Site Acreage:* 110.5 acres

*Number of Lots:* 87 lots

*Number of Dwelling Units:* 86 units

*Park Land Dedication:* The cash in lieu of park land dedication for this case is estimated at \$34,600.00 (86 residential dwellings at \$400.00 per dwelling).

*Adequate Public Facilities:* Adequate water can be supplied to this property. All sewer will be handled by septic systems.

### SUBJECT PROPERTY

*General Location:* 4101 Howard Rd

*Parcel ID Number(s):* 183566

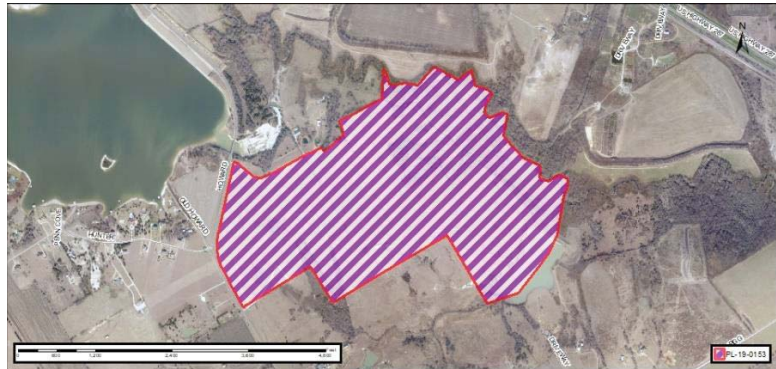
*Current Zoning:* PD-SF-1 & FD but will be changed to SF-1 per ZC-19-0152

*Existing Use:* Largely Undeveloped with existing Agricultural structures

Platting History:

374 A B FLEURY; 898 M RAFFERTY; 204 WC COLEMAN

Site Aerial:



### **RECOMMENDATION**

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

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

### **ATTACHED EXHIBITS**

1. Plat drawing

### **APPLICANT REQUIREMENTS**

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

### **CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

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

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

### **STAFF CONTACT INFORMATION**

*Prepared by:*

Chris Webb

Planner

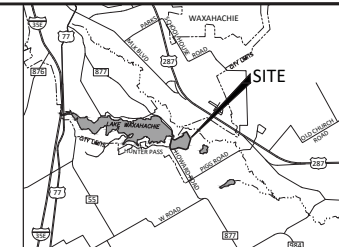
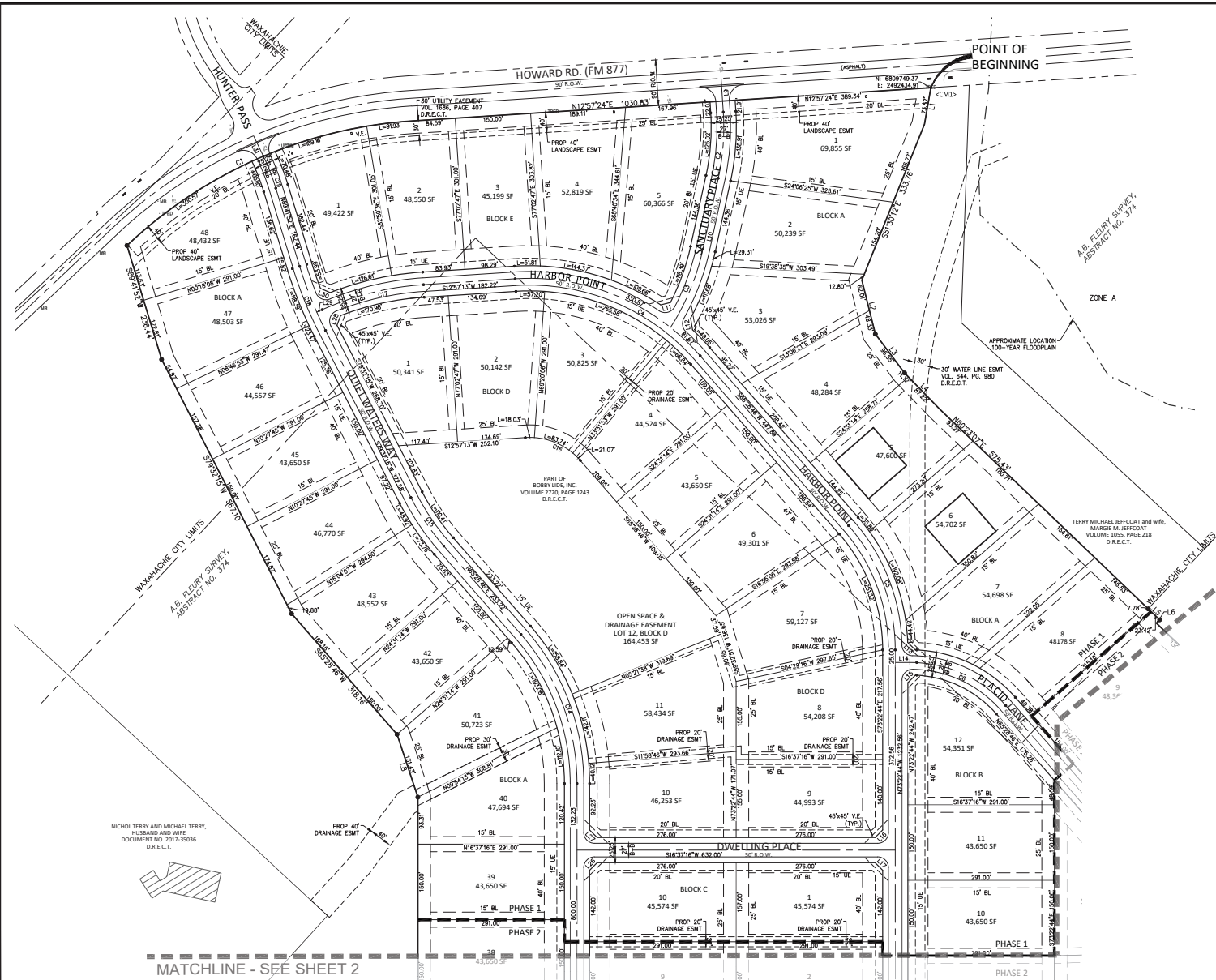
[cwebb@waxahachie.com](mailto:cwebb@waxahachie.com)

*Reviewed by:*

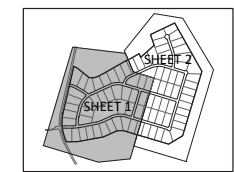
Shon Brooks, AICP

Director of Planning

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



VICINITY MAP  
NOT TO SCALE



**LEGEND**

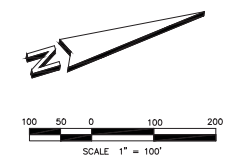
- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF
- AC Acre
- BL Building Line
- C1 Curve No.
- <CM> Control Monument
- DE Drainage Easement
- Esmt Easement
- LT Line No.
- SF Square Feet
- UE Utility Easement
- V.E. Visibility Easement
- D.R.E.C.T. = Deed Records of Ellis County, Texas

**GENERAL NOTES:**

1. All lot corners monumented with a 1/2" iron rod with a yellow plastic cap stamped "JVC" unless otherwise noted.
2. All Utility easements and Drainage easements within this planned property are created by this plat, unless otherwise noted.
3. Basis of Bearing and Coordinates shown hereon refer to "Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on Grid Coordinate values.
4. Per FEMA FIRM Panel 48130C0350F dated June 3, 2013, the Plat limits lie in "Zone X" and are of minimal flood hazard.

**BENCHMARKS:**

- MONUMENT NO. 1:**  
Mag nail set in asphalt paving of Farm to Market Road No. 887 approximately 272' southwest of the dam across Wawahachie Lake. The monument is located approximately 40' west of a fire hydrant and 120' southwest of a telephone pedestal.  
Elevation = 556.55' (field)
- MONUMENT NO. 2:**  
Mag nail set in asphalt paving of Farm to Market Road No. 887 approximately 1210' southeast of the intersection of Farm to Market Road No. 887 and Hunter Pass. The monument is located approximately 84' southeast of a mailbox, 138' southeast of a power pole and 32' southwest of a barbed wire fence.  
Elevation = 556.73' (field)



**PLAT**  
**SANCTUARY**  
PL-19-0153  
110.484 ACRES  
LOTS 1-48, BLOCK A; LOTS 1-12, BLOCK B;  
LOTS 1-10 BLOCK C; LOTS 1-11, BLOCK D;  
LOTS 1-5, BLOCK E  
86 SINGLE FAMILY LOTS  
1 COMMON AREA LOT  
OUT OF THE  
W.C. COLEMAN SURVEY, ABSTRACT NO. 204  
A.B. FLEURY SURVEY, ABSTRACT NO. 374  
M. RAFFERTY SURVEY, ABSTRACT NO. 898

**CITY OF WAXAHACHIE**  
**ELLIS COUNTY, TEXAS**  
ZONED: SF-1  
23 January 2020  
SHEET 1 OF 3

NICHOL TERRY AND MICHAEL TERRY,  
HUSBAND AND WIFE  
DOCUMENT NO. 2021-3626  
D.R.E.C.T.



MATCHLINE - SEE SHEET 2

Applicant:  
J.H. Development  
421 Century Way  
Red Oak, TX 75154  
Phone: 512-567-4504  
Contact: Chip Boyd

Owner:  
Bobby Lide, Inc.  
PO Box 55  
Wortham, TX 76693

Engineer/Surveyor:  
J. Volk Consulting, Inc.  
830 Central Parkway East, Suite 300  
Plano, Texas 75074  
972-201-3100  
Contact: Jay Volk

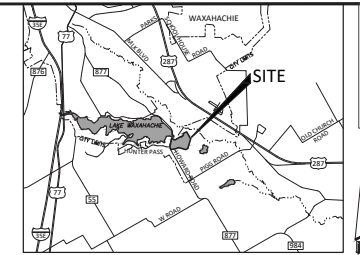
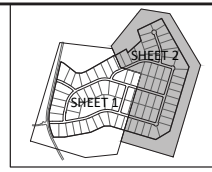


LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE		
LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.
1	BLOCK A	69855	13	BLOCK A	44970	25	BLOCK A	50250	37	BLOCK A	43650	1	BLOCK B	50126	1	BLOCK C	45574	1	BLOCK E	49422
2	BLOCK A	50239	14	BLOCK A	45807	26	BLOCK A	43650	38	BLOCK A	43650	2	BLOCK B	50142	2	BLOCK C	45687	2	BLOCK E	48550
3	BLOCK A	53026	15	BLOCK A	45735	27	BLOCK A	43650	39	BLOCK A	43650	3	BLOCK B	50825	3	BLOCK C	45687	3	BLOCK E	45199
4	BLOCK A	48284	16	BLOCK A	44157	28	BLOCK A	45105	40	BLOCK A	47694	4	BLOCK B	44524	4	BLOCK C	45687	4	BLOCK E	52819
5	BLOCK A	47200	17	BLOCK A	49128	29	BLOCK A	49128	41	BLOCK A	50723	5	BLOCK B	43596	5	BLOCK C	45574	5	BLOCK E	60366
6	BLOCK A	54702	18	BLOCK A	44984	30	BLOCK A	43650	42	BLOCK A	43650	6	BLOCK B	43596	6	BLOCK C	45574	6	BLOCK E	49301
7	BLOCK A	54698	19	BLOCK A	43613	31	BLOCK A	43650	43	BLOCK A	48552	7	BLOCK B	43592	7	BLOCK C	45687	7	BLOCK E	59127
8	BLOCK A	29176	20	BLOCK A	44184	32	BLOCK A	43650	44	BLOCK A	49770	8	BLOCK B	43650	8	BLOCK C	45687	8	BLOCK E	54208
9	BLOCK A	48565	21	BLOCK A	48425	33	BLOCK A	49279	45	BLOCK A	43650	9	BLOCK B	43650	9	BLOCK C	45687	9	BLOCK E	44993
10	BLOCK A	52102	22	BLOCK A	46127	34	BLOCK A	43650	46	BLOCK A	44557	10	BLOCK B	43650	10	BLOCK C	45574	10	BLOCK E	46253
11	BLOCK A	44526	23	BLOCK A	47570	35	BLOCK A	43650	47	BLOCK A	48503	11	BLOCK B	58434	11	BLOCK C	45574	11	BLOCK E	58434
12	BLOCK A	63092	24	BLOCK A	80688	36	BLOCK A	43650	48	BLOCK A	48432	12	BLOCK B	164453	12	BLOCK C	45574	12	BLOCK E	164453

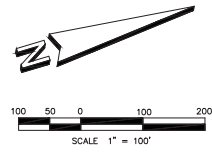
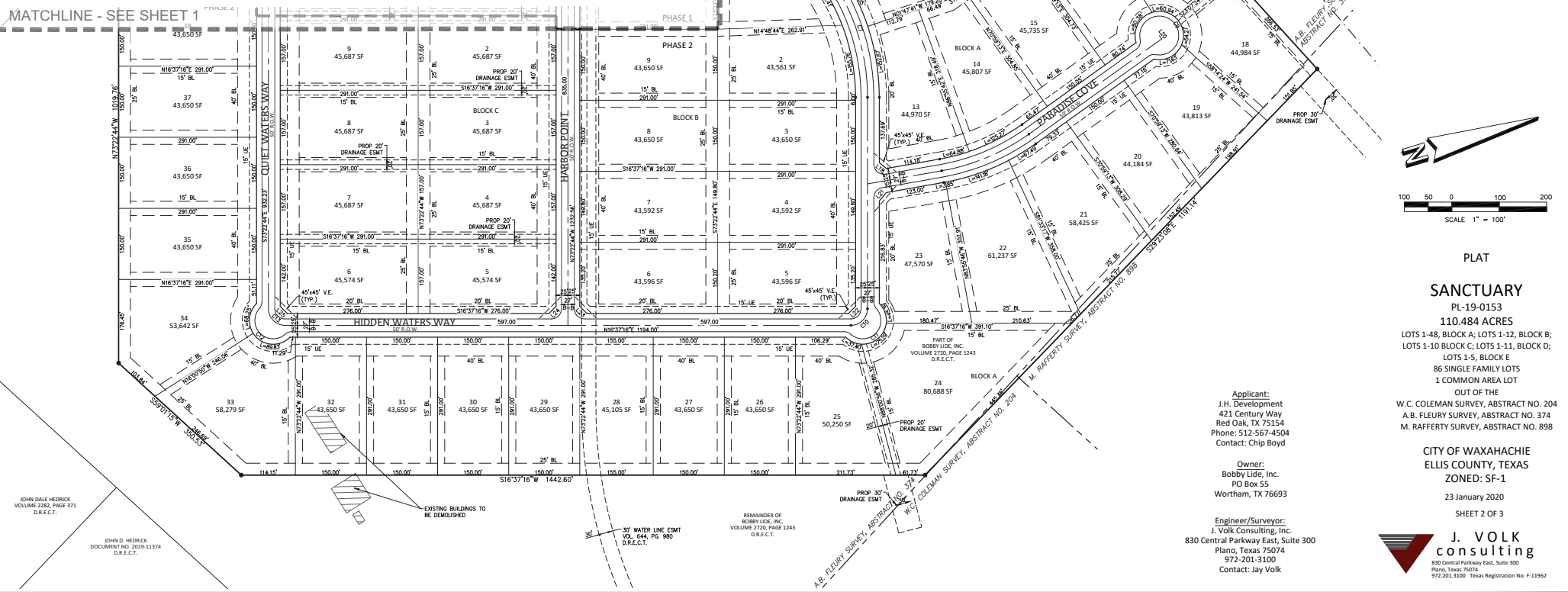
Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	631.84	909.93	039°47'07"	619.22 N06°56'40"W
C2	131.97	475.00	015°50'06"	131.55 N69°05'14"W
C3	169.21	475.00	020°24'36"	168.31 N50°55'23"W
C4	412.54	450.00	052°31'33"	398.24 S39°13'00"W
C5	269.27	375.00	041°08'30"	263.52 S86°03'01"W
C6	213.19	250.00	048°51'30"	206.78 S41°03'01"W
C7	323.13	450.00	041°08'30"	316.23 S86°03'01"W
C8	261.22	375.00	025°38'03"	199.86 N06°11'45"W
C9	267.22	51.03	300°00'00"	51.03 S59°29'45"W
C10	54.98	35.00	090°00'00"	49.50 N28°22'44"W
C11	158.08	50.00	181°08'46"	99.99 N28°22'44"W
C12	89.81	50.00	102°56'17"	78.23 N22°31'02"E

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C13	54.98	35.00	090°00'00"	49.50 N61°37'16"E
C14	323.13	450.00	041°08'30"	316.23 S86°03'01"W
C15	116.55	475.00	014°03'20"	116.25 N72°30'31"E
C16	122.84	134.00	052°31'33"	118.59 S39°13'00"W
C17	208.42	585.00	020°24'48"	207.32 S02°44'49"W
C18	137.43	775.00	010°09'37"	137.25 N84°37'04"E
C19	68.20	450.00	008°41'00"	68.13 S85°21'22"W

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	73.57	S63°34'10"E	L13	21.46	S81°13'16"W	L25	21.21	S81°33'16"W
L2	110.34	S87°23'59"E	L14	31.23	S16°33'16"W	L26	21.21	N08°22'44"W
L3	96.55	N69°43'05"E	L15	21.16	N08°13'44"W	L27	21.21	S81°33'16"W
L4	98.34	N62°23'02"E	L16	21.21	S28°22'44"E	L28	20.31	N62°51'14"W
L5	31.20	N62°23'02"E	L17	21.21	N61°33'16"E	L29	11.82	N7°27'35"W
L6	9.21	S28°30'48"E	L18	19.28	S56°37'16"W	L30	21.13	S39°46'00"W
L7	84.75	S21°08'44"E	L19	158.88	N0°33'16"E	L31	45.06	S81°00'52"W
L8	131.43	S88°16'27"W	L20	8.86	N70°59'13"E			
L9	67.03	S77°02'47"E	L21	22.98	N33°22'44"W			
L10	144.36	S81°07'41"E	L22	21.21	S28°22'44"E			
L11	20.10	S2°48'31"W	L23	21.21	S81°33'16"W			
L12	23.44	N82°43'38"W	L24	21.21	S28°22'44"E			



- 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" IRF
  - AC Acre
  - BL Building Line
  - C1 Curve No.
  - <C/M> Control Monument
  - DE Drainage Easement
  - Esmt Easement
  - LT Line No.
  - SF Square Feet
  - UE Utility Easement
  - V.E. Visibility Easement
  - D.R.E.C.T. = Deed Records of Ellis County, Texas



**PLAT**  
**SANCTUARY**  
 PL-19-0153  
 110.484 ACRES  
 LOTS 1-48, BLOCK A; LOTS 1-12, BLOCK B;  
 LOTS 1-10 BLOCK C; LOTS 1-11, BLOCK D;  
 LOTS 1-5, BLOCK E  
 86 SINGLE FAMILY LOTS  
 1 COMMON AREA LOT  
 OUT OF THE  
 W.C. COLEMAN SURVEY, ABSTRACT NO. 204  
 A.B. FLEURY SURVEY, ABSTRACT NO. 374  
 M. RAFFERTY SURVEY, ABSTRACT NO. 898

**Applicant:**  
 J.H. Development  
 421 Century Way  
 Red Oak, TX 75154  
 Phone: 512-567-4504  
 Contact: Chip Boyd

**Owner:**  
 Bobby Lide, Inc.  
 PO Box 55  
 Wortham, TX 76693

**Engineer/Surveyor:**  
 J. Volk Consulting, Inc.  
 830 Central Parkway East, Suite 300  
 Plano, Texas 75074  
 972-201-3100  
 Contact: Jay Volk



JOHN DALE HEDRICK  
 VOLUME 2320, PAGE 971  
 D.R.E.C.T.

JOHN D. HEDRICK  
 DOCUMENT NO. 2019-11374  
 D.R.E.C.T.

REMAINDER OF  
 BOBBY LIDE, INC.  
 VOL. 644, PG. 980  
 D.R.E.C.T.

REMAINDER OF  
 BOBBY LIDE, INC.  
 VOLUME 2720, PAGE 1243  
 D.R.E.C.T.

REMAINDER OF  
 BOBBY LIDE, INC.  
 VOLUME 2720, PAGE 1243  
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 VOLUME 2720, PAGE 1243  
 D.R.E.C.T.

REMAINDER OF  
 BOBBY LIDE, INC.  
 VOLUME 2720, PAGE 1243  
 D.R.E.C.T.

LEGAL DESCRIPTION  
SANCTUARY  
110.484 ACRES

BEING a tract of land situated in the W.C. COLEMAN SURVEY, ABSTRACT NO. 204, the A.B. FLEURY SURVEY, ABSTRACT NO. 374 and the M. RAFFERTY SURVEY, ABSTRACT NO. 898, City of Waxahachie, Ellis County, Texas and being part of that tract of land described in Deed to Bobby Lide, Inc., as recorded in Volume 2720, Page 1243, Deed Records, Ellis County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped 'RPLS 4466' found in the southeast line of Farm to Market Road No. 877, an 90 foot right-of-way, for the most northerly northwest corner of said Bobby Lide, Inc. tract;

THENCE Easterly, with the north line of said Bobby Lide, Inc. tract, the following thirteen (13) courses and distances:

South 63 degrees 34 minutes 10 seconds East, leaving said southeast line, a distance of 73.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'RPLS 4466' found for corner;

South 51 degrees 30 minutes 12 seconds East, a distance of 333.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'RPLS 4466' found for corner;

South 87 degrees 23 minutes 59 seconds East, a distance of 110.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 69 degrees 43 minutes 05 seconds East, a distance of 96.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 62 degrees 27 minutes 02 seconds East, a distance of 98.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'RPLS 4466' found for corner;

North 60 degrees 23 minutes 07 seconds East, a distance of 575.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 60 degrees 23 minutes 05 seconds East, a distance of 31.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 28 degrees 50 minutes 48 seconds East, a distance of 9.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'RPLS 4466' found for corner;

North 60 degrees 27 minutes 52 seconds East, a distance of 295.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 21 degrees 08 minutes 44 seconds East, a distance of 84.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 48 degrees 02 minutes 16 seconds East, a distance of 389.40 feet to a 1/2 inch iron rod found for corner;

North 19 degrees 00 minutes 36 seconds West, a distance of 242.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 64 degrees 23 minutes 14 seconds East, a distance of 576.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 29 degrees 23 minutes 08 seconds East, leaving said north line, a distance of 1,191.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 16 degrees 37 minutes 16 seconds West, a distance of 1,442.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 59 degrees 01 minutes 15 seconds West, a distance of 350.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 73 degrees 22 minutes 44 seconds West, a distance of 1,019.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 88 degrees 16 minutes 27 seconds West, a distance of 131.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 65 degrees 28 minutes 46 seconds West, a distance of 318.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 79 degrees 32 minutes 15 seconds West, a distance of 567.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 89 degrees 41 minutes 52 seconds West, a distance of 236.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the southeast line of the above mentioned Farm to Market Road No. 877 at the beginning of a non-tangent curve to the right having a central angle of 39 degrees 47 minutes 07 seconds, a radius of 909.93 feet and a chord bearing and distance of North 06 degrees 56 minutes 40 seconds West, 619.22 feet;

THENCE Northerly, with said southeast line and said curve to the right, an arc distance of 631.84 feet to a wood right-of-way monument found for corner;

THENCE North 12 degrees 57 minutes 24 seconds East, continuing with said southeast line, a distance of 1,030.93 feet to the POINT OF BEGINNING and containing 110.484 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SANCTUARY, LTD., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as SANCTUARY, 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: \_\_\_\_\_

NAME:

TITLE:

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared \_\_\_\_\_, 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\_\_.

FOR REVIEW PURPOSES ONLY. PRELIMINARY,  
THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE.

RYAN S. REYNOLDS, R.P.L.S.  
Registered Professional Land Surveyor No. 6385

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 \_\_\_\_\_

PLAT

SANCTUARY

PL-19-0153

110.484 ACRES

LOTS 1-48, BLOCK A; LOTS 1-12, BLOCK B;

LOTS 1-10 BLOCK C; LOTS 1-11, BLOCK D;

LOTS 1-5, BLOCK E

86 SINGLE FAMILY LOTS

1 COMMON AREA LOT

OUT OF THE

W.C. COLEMAN SURVEY, ABSTRACT NO. 204

A.B. FLEURY SURVEY, ABSTRACT NO. 374

M. RAFFERTY SURVEY, ABSTRACT NO. 898

CITY OF WAXAHACHIE  
ELLIS COUNTY, TEXAS  
ZONED: SF-1

23 January 2020

SHEET 3 OF 3



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

Applicant:  
J.H. Development  
421 Century Way  
Red Oak, TX 75154  
Phone: 512-567-4504  
Contact: Chip Boyd

Owner:  
Bobby Lide, Inc.  
PO Box 55  
Wortham, TX 76693

Engineer/Surveyor:  
J. Volk Consulting, Inc.  
830 Central Parkway East, Suite 300  
Plano, Texas 75074  
972-201-3100  
Contact: Jay Volk





# Planning & Zoning Department

## Plat Staff Report

Case: RP-19-0157



### MEETING DATE(S)

*Planning & Zoning Commission:* January 28, 2020

### CAPTION

Public Hearing on a request by Mark Thedford, Akamai Designs, for a Replat of Lot 7R, Block B, Indian Hills Addition, Unit VII to create Lots 1, 2, and 3, Block A, Stone Creek Estates, 1.787 acres (Property ID 221873) – Owner: Akamai Designs Inc. (RP-19-0157)

### APPLICANT REQUEST

The applicant is requesting a replat that would separate Lot 7 Block B of the Indian Hills Addition into 3 different lots, and allow for the construction of two (2) single family homes in addition to the one being constructed on Santa Fe Trail.

### CASE INFORMATION

*Applicant:* Mark Thedford, Akamai Designs

*Property Owner(s):* Mark Thedford

*Site Acreage:* 1.787 acres

*Number of Lots:* 3 lots

*Number of Dwelling Units:* 3 units

*Park Land Dedication:* The cash in lieu of park land dedication for this case is estimated at \$800.00 (2 residential dwellings at \$400.00 per dwelling).

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

### SUBJECT PROPERTY

*General Location:* 106 Santa Fe Trail

*Parcel ID Number(s):* 221873

*Current Zoning:* SF-1

*Existing Use:* A home is being constructed near the cul-de-sac.

*Platting History:* The final plat for Indian Hills Ph VII was approved by City Council on 9/17/2001.



**STAFF CONTACT INFORMATION**

*Prepared by:*

Chris Webb

Planner

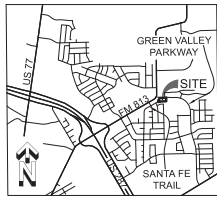
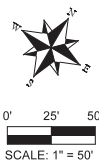
[cwebb@waxahachie.com](mailto:cwebb@waxahachie.com)

*Reviewed by:*

Shon Brooks, AICP

Director of Planning

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



VICINITY MAP  
N.T.S.

NOTES:

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

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE "THE FLOOD INSURANCE RATE MAP NO. 48139C0190F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

- CIRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET FND = FOUND
- IRF = IRON ROD FOUND
- OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
- PRECT = PLAT RECORDS ELLIS COUNTY TEXAS
- (XXX) = INDICATED RECORD OR DEED CALL
- B.L. = BUILDING LINE
- D.U.E. = DRAINAGE & UTILITY EASEMENT
- U.E. = UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	S 60°09'03" W	16.86'
L2	N 01°14'30" W	24.46'
L3	N 01°14'30" W	1.68'

(S 61°24'55" W 16.86')

STATE OF TEXAS:  
COUNTY OF ELLIS:      KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, AKAMAI DESIGNS INC. IS THE SOLE OWNER OF ALL OF LOT 7R, OF LOTS 5R, 6R AND 7R IN BLOCK B AND THAT SECTION OF SANTA FE TRAIL, INDIAN HILLS ADDITION, UNIT VII, AN ADDITION TO THE CITY OF WAXAHACHIE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SL. 198, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS, (OPRECT), AND BEING ALL OF TRACT 1 DESCRIBED IN DEED TO AKAMAI DESIGNS, INC., RECORDED IN INSTRUMENT NO. 1905021, OPRECT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "PELETON" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 7R AND THE COMMON NORTHWEST CORNER OF GARDEN VALLEY MEADOWS, AN ADDITION TO THE CITY OF WAXAHACHIE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET J, SLIDE 380, OPRECT, AND IN THE SOUTH RIGHT-OF-WAY (ROW) LINE OF GARDEN VALLEY PARKWAY (A CALLED 80' FOOT ROW),

THENCE S 01°13'20" E, ALONG THE EAST LINE OF SAID LOT 7R AND THE COMMON WEST LINE OF SAID GARDEN VALLEY MEADOWS ADDITION, A DISTANCE OF 190.16 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 7R AND THE COMMON NORTHEAST CORNER OF LOT 6, BLOCK H OF INDIAN HILLS ADDITION, UNIT VII, AN ADDITION TO THE CITY OF WAXAHACHIE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 382, OPRECT,

THENCE S 89°44'25" W, ALONG THE SOUTH LINE OF SAID LOT 7R AND THE COMMON NORTH LINES OF SAID LOT 6, LOT 5 AND LOT 4 OF SAID INDIAN HILLS ADDITION, UNIT VII AND LOT 2R, BLOCK H, INDIAN HILLS ADDITION, UNIT VI, AN ADDITION TO THE CITY OF WAXAHACHIE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 382, OPRECT, PASSING A 1/2" CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 4 AND THE COMMON NORTHEAST CORNER OF SAID LOT 2R AT A DISTANCE OF 289.92 FEET, IN ALL A TOTAL DISTANCE OF 331.02 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS THAT BEARS S 01°15'52" E, A DISTANCE OF 200.00 FEET.

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 7R AND THE COMMON NORTH LINE OF SAID LOT 2R AND ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 28°35'06", AN ARC LENGTH OF 99.78 FEET, A CHORD THAT BEARS S 74°26'35" W, AND A CHORD DISTANCE OF 98.75 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER,

THENCE S 60°09'03" W, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 7R AND THE COMMON NORTH LINE OF SAID LOT 2R, A DISTANCE OF 16.86 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID LOT 7R, THE INTERSECTION OF THE NORTH LINE OF SAID LOT 2R AND THE SOUTH ROW LINE OF SANTA FE TRAIL (A CALLED 50' ROW), AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS THAT BEARS N 31°53'38" W, A DISTANCE OF 50.00 FEET,

THENCE ALONG THE WEST LINE OF SAID LOT 7R AND THE COMMON EAST ROW LINE OF SAID SANTA FE TRAIL, AND WITH SAID NON-TANGENT CURVE TO THE LEFT HAVING A DELTA ANGLE OF 118°09'27", AN ARC LENGTH OF 101.37 FEET, A CHORD THAT BEARS N 00°00'34" W, AND A CHORD DISTANCE OF 84.88 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4466" FOUND FOR THE WEST CORNER OF SAID LOT 7R AND THE COMMON SOUTHEAST CORNER OF LOT 6RA, BLOCK B OF LOTS 5RA & 6RA, BLOCK B, INDIAN HILLS ADDITION, UNIT VII, AN ADDITION TO THE CITY OF WAXAHACHIE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET I, SLIDE 221, OPRECT,

THENCE N 28°28'31" E, CONTINUING ALONG THE WEST LINE OF SAID LOT 7R AND THE COMMON EAST LINE OF SAID LOT 6RA, A DISTANCE OF 158.23 FEET TO AN "X"-CUT FOUND FOR THE NORTHWEST CORNER OF SAID LOT 7R AND THE COMMON NORTHEAST CORNER OF SAID LOT 6RA, AND IN THE SOUTH ROW LINE OF SAID GARDEN VALLEY PARKWAY;

THENCE N 88°39'14" E, ALONG THE NORTH LINE OF SAID LOT 7R AND THE COMMON SOUTH ROW LINE OF SAID GARDEN VALLEY PARKWAY, A DISTANCE OF 360.99 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.787 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AKAMAI DESIGNS, INC. DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS STONE CREEK ESTATES, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, 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 THESE USES 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 WAY 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 \_\_\_\_\_, 2019.

MARK THEDFORD  
AKAMAI DESIGNS, INC.

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 MARK THEDFORD, 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 \_\_\_\_\_, 2019.

NOTARY PUBLIC, IN AND FOR THE  
STATE OF TEXAS

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

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

JEREMY D. RUCKMAN  
REGISTRATION NUMBER 6707

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRPERSON

ATTEST \_\_\_\_\_ DATE \_\_\_\_\_

GARDEN VALLEY PARKWAY

(CALLED 80' ROW)  
CAB. H, SL. 419  
OPRECT

ESTATES OF GARDEN VALLEY  
CAB. H, SL. 419  
OPRECT

GARDEN VALLEY PARKWAY  
(CALLED 80' ROW)

TRACT 1A, BLOCK 1

BLOCK 2

3

N 88°39'14" E 360.99'

(N 89°53'30" E)  
10' TP&L ESMT  
VOL.777, PG. 887  
OPRECT

P.O.B.  
5/8" CIRF  
"PELETON"

5.00'

10' TP&L ESMT  
VOL.777, PG. 887  
OPRECT

5.00'

S 01°13'20" E 190.16'

(S 00°00'27" E)

185.16'

20' U.E. - CAB. F

SL. 198, OPRECT

66X  
OPEN SPACE LOT  
ZONED SF-1

1/2" CIRF

GARDEN VALLEY MEADOWS  
CAB. J, SL. 386  
OPRECT

OWNERS:  
AKAMAI DESIGNS, INC.  
145 Royal Park Lane  
WAXAHACHIE, TX 75165  
469.843.3331

REPLAT

STONE CREEK ESTATES

BEING A REPLAT OF LOTS 5R, 6R AND 7R IN  
BLOCK B AND THAT SECTION OF SANTA FE TRAIL  
INDIAN HILLS ADDITION, UNIT VII

IN THE

CITY OF WAXAHACHIE, TEXAS

ELLIS COUNTY, TEXAS

1.787 ACRES

3 RESIDENTIAL LOTS

ZONED SF-1

CASE NUMBER PR-19-0157

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REPLAT

STONE CREEK ESTATES

Case RP-19-0157  
 Responses Received Inside Required 200' Notification Area  
 Support: 1 Oppose: 7

PropertyID	Owner's Name	Acreage	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
179066	FIEDLER JACK & CHEREE C/O DAVID HUNTER	1.876	5 J B & A ADAMS 1.876 ACRES	P O BOX 772	WAXAHACHIE	TX	75168	2560 BROWN ST WAXAHACHIE TX 75165
206110	REAM NORMA J	0.207	LOT 4 BLK B INDIAN HILLS 6 0.207 AC	112 SANTA FE TRL	WAXAHACHIE	TX	75165	112 SANTA FE TRL WAXAHACHIE TX 75165
206172	BALLARD KIM	0.222	1 H INDIAN HILLS 6 0.222 ACRES	315 OSAGE DR	WAXAHACHIE	TX	75165	315 OSAGE DR WAXAHACHIE TX 75165
206173	BHORE JOGINDER S & CHRISTINE K	0.485	LOT 2R BLK H INDIAN HILLS 6 .485 AC	317 OSAGE DR	WAXAHACHIE	TX	75165	317 OSAGE DR WAXAHACHIE TX 75165
206181	CARTWRIGHT LORI	0.472	LOT 13 BLK G INDIAN HILLS 6 0.472 AC	203 SENDERO DR	WAXAHACHIE	TX	75165	203 SENDERO DR WAXAHACHIE TX 75165
221798	HUNTER JEFFREY & MICHELLE	0.261	LOT 5RA BLK B INDIAN HILLS PH VII .261 AC	110 SANT FE TRL	WAXAHACHIE	TX	75165	110 SANTA FE TRL WAXAHACHIE TX 75165
221850	HUNTER MARK & ELIZABETH	0.45	6 H INDIAN HILLS PH VII 0.405 ACRES	325 OSAGE DR	WAXAHACHIE	TX	75165	325 OSAGE DR WAXAHACHIE TX 75165
221851	SCOTT LIGEIA	0.258	LOT 7 BLK H INDIAN HILLS PH VII 0.258 AC	205 NOCONA DR	WAXAHACHIE	TX	75165	205 NOCONA DR WAXAHACHIE TX 75165
221859	TAYLOR CECIL E JR & LAURA L	0.234	LOT H BLK 4 INDIAN HILLS PH VII 0.234 AC	321 OSAGE DR	WAXAHACHIE	TX	75165	321 OSAGE DR WAXAHACHIE TX 75165
221860	WHITFIELD FRANCIS G & MACEL	0.254	LOT 5 BLK H INDIAN HILLS PH VII .254 AC	323 OSAGE DR	WAXAHACHIE	TX	75165	323 OSAGE DR WAXAHACHIE TX 75165
221872	LACY RODNEY & WENDY L CROW	0.46	LOT 6RA INDIAN HILLS PH VII .46 AC	108 SANTA FE TRL	WAXAHACHIE	TX	75165	108 SANTA FE TRL WAXAHACHIE TX 75165
221873	AKAMAI DESIGNS INC	1.787	LOT 7R BLK B INDIAN HILLS PH VII 1.787 AC	145 ROYAL PARK LN	WAXAHACHIE	TX	75165	106 SANTA FE TRL WAXAHACHIE TX 75165
221873	AKAMAI DESIGNS INC	1.787	LOT 7R BLK B INDIAN HILLS PH VII 1.787 AC	145 ROYAL PARK LN	WAXAHACHIE	TX	75165	106 SANTA FE TRL WAXAHACHIE TX 75165
221876	HARRIS C M & B D LIVING TRUST CHARLES M & BRENDA D HARRIS TRUSTEES	0.207	LOT 14 BLK G INDIAN HILLS PH VII .207 AC	204 NOCONA DR	WAXAHACHIE	TX	75165	204 NOCONA DR WAXAHACHIE TX 75165
240564	JOHNSON WILLIAM C & JENNIFER J	0.2356	LOT 1 BLK 1 ESTATES OF GARDEN VALLEY .2356 AC	103 WATER GARDEN DR	WAXAHACHIE	TX	75165	103 WATER GARDEN DR WAXAHACHIE TX 75165
240593	BETHANY GARDEN VALLEY LTD	0.5944	LOT 1A BLK 1 ESTATES OF GARDEN VALLEY 0.5944 AC	101 VALLEY RIDGE DR	RED OAK	TX	75154	101 WATER GARDEN DR WAXAHACHIE TX 75165
240594	BETHANY GARDEN VALLEY LTD	0.3852	LOT 1 BLK 2 ESTATES OF GARDEN VALLEY 0.3852 AC	101 VALLEY RIDGE DR	RED OAK	TX	75154	108 WATER GARDEN DR WAXAHACHIE TX 75165
240595	HESTER MICHAEL	0.7262	LOT 2R BLK 2 ESTATES OF GARDEN VALLEY .7262 AC	16351 LEDGEMONT LN APT 1209	ADDISON	TX	75001	110 WATER GARDEN DR WAXAHACHIE TX 75165
240603	BETHANY GARDEN VALLEY LTD	1.0319	LOT 1A BLK 2 ESTATES OF GARDEN VALLEY 1.0319 AC	101 VALLEY RIDGE DR	RED OAK	TX	75154	WATER GARDEN DR WAXAHACHIE TX 75165
273187	JASPER MARK JR & QIANA	0.236	LOT 66 BLK 1 GARDEN VALLEY MEADOWS .236 AC	269 POND MILLS RD	WAXAHACHIE	TX	75165	269 POND MILLS RD WAXAHACHIE TX 75165
273196	LEGACY GROVE DEVELOPMENT LLC	2.674	LOT 66X BLK 1 (OPEN SPACE) GARDEN VALLEY MEADOWS 2.674 AC	5865 FM 1181	ENNIS	TX	75119	MULBERRY LN WAXAHACHIE TX 75165

PropertyID	Owner's Name	Physical Address
240677	KENNETH R. MILLER	158 OLD BRIDGE ROAD
240678	MELINDA MILLER	160 OLD BRIDGE ROAD
240609	HOWARD AND JACKIE KOCH	133 OLD BRIDGE ROAD
240624	TYLER FEATHERSTON	101 CATTAIL COURT
240664	ROGER A. UNDERWOOD	130 OLD BRIDGE ROAD
240577	BILL AND GAIL DAWSON	129 WATER GARDEN DRIVE
240587	JOSEPH E. COLUNGA	130 WATER GARDEN DRIVE
240572	JORDON DROLL	119 WATER GARDEN DRIVE
240656	LINDA LEE TROY	114 OLD BRIDGE ROAD
240584	KAREN WOODS	143 WATER GARDEN DRIVE
240586	RICK AND JULIE ZEHNER	128 WATER GARDEN DRIVE
240592	WILLIAM H. AYERS	140 WATER GARDEN DRIVE
240657	CLAUDIA M. MICHAEL	116 OLD BRIDGE ROAD
240575	RANDALL LINEBAUGH	125 WATER GARDEN DRIVE
240578	WESLEY A. HARLOW	131 WATER GARDEN DRIVE
240576	VERL J. DILLBECK	127 WATER GARDEN DRIVE
240574	JOHN TRAVIS MORAN	123 WATER GARDEN DRIVE
240573	MARY BOYD	121 WATER GARDEN DRIVE
240569	MIKE TANNA	113 WATER GARDEN DRIVE
240613	DOUGLAS KIRK BROWN	141 OLD BRIDGE ROAD
240658	SANDRA BLYTHE	118 OLD BRIDGE ROAD
240617	CORY SIX	149 OLD BRIDGE ROAD
240583	LANCE MECHE	141 WATER GARDEN DRIVE
240588	LESLIE ROSS	132 WATER GARDEN DRIVE
240581	H.E. OWENS	137 WATER GARDEN DRIVE
240585	ADELE CHAVEZ	145 WATER GARDEN DRIVE
240580	STEPHEN BOULTON	135 WATER GARDEN DRIVE
240565	S. MUKHOPDHYAY	105 WATER GARDEN DRIVE
240566	SHERRY SIMS	107 WATER GARDEN DRIVE
240666	MICHAEL L. AND BEVERLY PASCHAL	134 OLD BRIDGE ROAD
240660	MARY BURNS	122 OLD BRIDGE ROAD
240662	JOHN L. AND JAN M. SCOTT	126 OLD BRIDGE ROAD
240668	GREG CARPENTER	140 OLD BRIDGE ROAD
240619	MARY HAUGRUD	153 OLD BRIDGE ROAD
240654	MIKE DOLEZALIK	110 OLD BRIDGE ROAD
240655	MIKE DOLEZALIK	112 OLD BRIDGE ROAD
203672	BETTY SIMMONS	219 SIOUX
240676	STUART A. WALKER III	156 OLD BRIDGE ROAD

RECEIVED  
1/14/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157

**FIEDLER JACK & CHEREE C/O DAVID HUNTER**  
P O BOX 772  
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Mark Thedford, Akamai Designs, for a Replat of Lot 7R, Block B, Indian Hills Addition, Unit VII to create Lots 1, 2, and 3, Block A, Stone Creek Estates, 1.787 acres (Property ID 221873) – Owner: Akamai Designs Inc. (RP-19-0157)

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

Case Number: RP-19-0157

City Reference: 179066

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, January 22, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Cherrie Fiedler  
Signature

1-17-2020  
Date

Cherrie Fiedler  
Printed Name and Title Home Owner

2560 Braun Str.  
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.*



RECEIVED  
1/21/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157

◇◇◇◇

BALLARD KIM  
315 OSAGE DR  
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

- 1. Request by Mark Thedford, Akamai Designs, for a **Replat** of Lot 7R, Block B, Indian Hills Addition, Unit VII to create Lots 1, 2, and 3, Block A, Stone Creek Estates, 1.787 acres (Property ID 221873) – Owner: Akamai Designs Inc. (RP-19-0157)

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Case Number: RP-19-0157

City Reference: 206172

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SUPPORT

OPPOSE

Comments:

Drainage must be addressed !!!

Kim Ballard  
Signature

1/21/2020  
Date

Kimberly M. Ballard  
Printed Name and Title

315 Osage Dr. Waxahachie  
Address  
TX 75165

*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.*

RECEIVED  
1/21/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157

BHORE JOGINDER S & CHRISTINE K  
317 OSAGE DR  
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

- 1. Request by Mark Thedford, Akamai Designs, for a Replat of Lot 7R, Block B, Indian Hills Addition, Unit VII to create Lots 1, 2, and 3, Block A, Stone Creek Estates, 1.787 acres (Property ID 221873) – Owner: Akamai Designs Inc. (RP-19-0157)

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Case Number: RP-19-0157

City Reference: 206173

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SUPPORT

OPPOSE

Comments: UNTIL THE DRAINAGE SITUATION IS FULLY CORRECTED ON THIS PROPERTY THAT SERVES AS A MAJOR COMPONENT IN THE REMOVAL OF STORM WATER FROM THE INDIAN HILLS SUBDIVISION, THERE IS NO POINT IN MOVING FORWARD WITH ANY KIND OF FURTHER CONSTRUCTION. \*

Christine Bhoore/Joginder Bhoore  
Signature

January 19, 2020  
Date

CHRISTINE BHORE/JOGINDER BHORE  
Printed Name and Title

317 OSAGE DRIVE, WAXAHACHIE,  
Address  
TX 75165

\* THIS PROPERTY HAS ALWAYS BEEN CONSIDERED AS PART OF INDIAN HILLS (SUBJECT TO THE PROTECTIVE COVENANT CREATED BY L. VIEN IN 2002) AND FOR CONSISTENCY IT NEEDS TO REMAIN AS PART OF INDIAN HILLS.

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 27.10)

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.

RECEIVED  
1/15/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157

HUNTER JEFFREY & MICHELLE  
110 SANT FE TRL  
WAXAHACHIE, TX 75165

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Case Number: RP-19-0157

City Reference: 221798

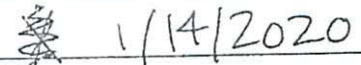
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SUPPORT

OPPOSE

Comments:

  
Signature

  
Date

Jeffrey Hunter  
Printed Name and Title

110 Santa Fe Tr  
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.*

RECEIVED  
1/21/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157

WHITFIELD FRANCIS G & MACEL  
323 OSAGE DR  
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

- 1. Request by Mark Thedford, Akamai Designs, for a Replat of Lot 7R, Block B, Indian Hills Addition, Unit VII to create Lots 1, 2, and 3, Block A, Stone Creek Estates, 1.787 acres (Property ID 221873) – Owner: Akamai Designs Inc. (RP-19-0157)

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Case Number: RP-19-0157

City Reference: 221860

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, January 22, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

*drainage work has not been completed - don't want house floods  
clean up trash back there.*

*Gerald Whitfield*  
Signature

*1/20/2020*  
Date

*Gerald Whitfield*  
Printed Name and Title

*323 Osage Dr*  
Address  
*75165*

*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.*



RECEIVED  
1/21/2020

City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157

WHITFIELD FRANCIS G & MACEL  
323 OSAGE DR  
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Mark Thedford, Akamai Designs, for a Replat of Lot 7R, Block B, Indian Hills Addition, Unit VII to create Lots 1, 2, and 3, Block A, Stone Creek Estates, 1.787 acres (Property ID 221873) – Owner: Akamai Designs Inc. (RP-19-0157)

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Case Number: RP-19-0157

City Reference: 221860

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SUPPORT

OPPOSE

Comments:

Main concern is drainage hasn't been completed.  
Property has not been kept up, trees, brush + junk everywhere.

Ruth Whitfield  
Signature

1/20/2020  
Date

Ruth Whitfield  
Printed Name and Title

323 Osage Dr. 75165  
Address

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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.*

RECEIVED  
1/13/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157

LACY RODNEY & WENDY L CROW  
108 SANTA FE TRL  
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Mark Thedford, Akamai Designs, for a **Replat** of Lot 7R, Block B, Indian Hills Addition, Unit VII to create Lots 1, 2, and 3, Block A, Stone Creek Estates, 1.787 acres (Property ID 221873) – Owner: Akamai Designs Inc. (RP-19-0157)

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Case Number: RP-19-0157

City Reference: 221872

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, January 22, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Wendy Lacy  
Signature

WENDY LACY  
Printed Name and Title

1-13-2020  
Date

108 Santa Fe Trail  
Address

Case Number: RP-19-0157

City Reference: 221876

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, January 22, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

Comments:

SUPPORT

OPPOSE

RECEIVED  
1/21/2020

C.M. & B.D. Harris  
Signature

1-11-2020  
Date

C.M. & B.D. HARRIS  
Printed Name and Title

204 NACONA DR  
Address

OWNERS

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

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RECEIVED  
1/13/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



BETHANY GARDEN VALLEY LTD  
101 VALLEY RIDGE DR  
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

- 1. Request by Mark Thedford, Akamai Designs, for a **Replat** of Lot 7R, Block B, Indian Hills Addition, Unit VII to create Lots 1, 2, and 3, Block A, Stone Creek Estates, 1.787 acres (Property ID 221873) – Owner: Akamai Designs Inc. (RP-19-0157)

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Case Number: RP-19-0157

City Reference: 240594

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SUPPORT

OPPOSE

Comments:

OPPOSED THIS ONCT BEFORE DO NOT ENTER OFF  
GARDEN VALLEY PKWY AND TAKE THE WALL DOWN

Clyde L Hargrove  
Signature

1-13-20  
Date

CLYDE L. HARGROVE, MANAGER  
Printed Name and Title

101 VALLEY RIDGE DR  
RED OAK, TX 75154  
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.*



RECEIVED  
1/15/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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SUPPORT

OPPOSE

Comments:

HOW CAN MR. THEDFORD ASSURE US WE WILL  
HAVE NO MORE FLOODING IF HE ELIMINATES  
THE CURRENT DRAINAGE MEASURES, 7.7.7

Signature

Date

KENNETH R. MILLER  
Printed Name and Title

158 OLD BRIDGE RD  
Address  
WAXAHACHIE, TX  
75165

Outside Notification Area  
PID: 240677

RECEIVED  
1/15/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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SUPPORT

OPPOSE

Comments:

MR. THEDFORD NEEDS TO FOLLOW THE RULES OUTLINED BY THE CITY.

Melinda Miller SNP, CRNA  
Signature

1/15/2020  
Date

MELINDA MILLER SNP, CRNA  
Printed Name and Title  
EGV HOA PRESIDENT

160 OLD BRIDGE RD  
Address  
WAXAHACHIE, TX  
75165

Outside Notification Area  
PID: 240678

RECEIVED  
1/17/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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SUPPORT

OPPOSE

Comments:

ADVERSE to Property Values

Signature

Date

1-16-2020

Printed Name and Title

HOWARD KOCH H/O

Address

133 OLD BRIDGE RD.

ESTATES OF GARDEN VALLEY

75165

Outside Notification Area

PID: 246609

RECEIVED  
1/17/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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SUPPORT                       OPPOSE

Comments: PROPOSAL CONTRARY TO EXISTING HOMES

Jackie Koch  
Signature

1-16-2020  
Date

JACKIE KOCH H/O  
Printed Name and Title  
Estates at  
GARDEN Valley

133 OLD BRIDGE RD.  
Address  
75165

Outside Notification Area  
PID: 240409

RECEIVED  
1/21/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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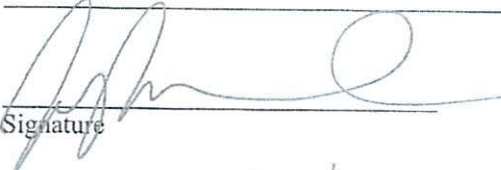
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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_



Signature

1/20/20

Date

Tyler Featherston

Printed Name and Title

101 Cat La., Wax

Address

Outside Notification Area  
PID: 2410624

RECEIVED  
1/21/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157  
◇◇◇

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Mark Thedford, Akamai Designs, for a **Replat** of Lot 7R, Block B, Indian Hills Addition, Unit VII to create Lots 1, 2, and 3, Block A, Stone Creek Estates, 1.787 acres (Property ID 221873) – Owner: Akamai Designs Inc. (RP-19-0157)

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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_  
\_\_\_\_\_

Roger A. Underwood  
Signature

20 Jan 2020  
Date

Roger A. Underwood / Homeowner  
Printed Name and Title

130 Old Bridge Road  
Waxahachie, TX 75165  
Address

Outside Notification Area  
PID: 2406001

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

PLEASE READ ATTACHED EMAILS FROM DICK & GAIL DAWSON WHO ARE IN THE CARIBBEAN FOR 6 MONTHS. THEY VOTE NO!!  
*M. MILLER DNP, CRNA*

BILL & GAIL DAWSON  
Signature

1/20/2020  
Date

\_\_\_\_\_  
Printed Name and Title

129 Waters Garden  
Address

Outside Notification Area  
PID: 240577

**Re: Theoford building plans**

Cdicksail <cdicksail@aol.com>

Mon 1/20/2020 4:16 PM

To: ~~mmillercrna@hotmail.com~~ <mmillercrna@hotmail.com>

Hi Melinda:

I was not able to print out the city form. So please present my former email regarding our objections at the meeting. Hope we have a good turn out of our home owners present and that the City will agree with us once again!! Heard from Joe and Cindy Dillbeck regarding the matter, so expect them to be present. Hope that Joe Boer will also show up. He was an excellent representative and direct neighbor to the property in question. Best of luck and please keep me posted of the outcome.

Thanks for all your hard work,

Richard and Gail Dawson

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)

On Thursday, January 16, 2020, Melinda Miller <mmillercrna@hotmail.com> wrote:

I'll also print your response off and take it to the City if you can't get it printed to sign.  
Melinda

Sent from my iPhone

On Jan 16, 2020, at 2:12 PM, Cdicksail <cdicksail@aol.com> wrote:

Greetings from the Caribbean:

I have received your recent email messages regarding Theoford's new attempt at building on the property where he shot himself in the foot by blocking access to the Santa Fe col de sac. Unfortunately, both Gail and I will not be able to attend the meeting. In addition printing out the form for the city is problematic for me as I don't have access to a printer or computer here on the boat. I'll be back in port over the weekend and will see if I can get it done then.

In any event, please represent to the City the fact that both Gail and I are most definitely against any building on that property as the City has not given us any assurance that further building on that property will not increase the chances of flooding in our neighborhood. In addition, another access drive to Garden Valley Drive will definitely compound traffic problems



no matter how you look at it. We already have problems that are becoming hazardous with increasing traffic from all the new building going on throughout the surrounding areas. Lastly, and this may not have anything to do with the City, but have we ever determined who owns or controls the brick wall itself?

Both Gail and I are making our objections to any further building on Mr. Theoford's property based on our own decisions as to the good of our neighborhood and have not been influenced or coerced by anyone to voice our objections, but do so because it is the right thing to do.

Furthermore, we own property in Indian Hills at 320 Iroquois Ln and at 129 Water Garden Dr. in Garden Valley Estates, both of which were subject to flooding in April 2019. I mention this because we have substantial investment in two areas that could be further subjected to increased flooding should the City allow this building.

Thank you Melinda for your diligence in keeping us informed and carrying our objections to the City.

Sincerely,  
Richard and Gail Dawson  
129 Water Garden Drive  
Garden Valley Estates  
Waxahachie, TX 75175  
214-399-7546  
cdicksail@aol.com

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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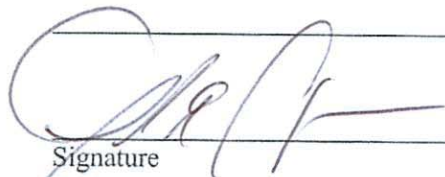
- 1. Request by Mark Thedford, Akamai Designs, for a **Replat** of Lot 7R, Block B, Indian Hills Addition, Unit VII to create Lots 1, 2, and 3, Block A, Stone Creek Estates, 1.787 acres (Property ID 221873) – Owner: Akamai Designs Inc. (RP-19-0157)

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SUPPORT

OPPOSE

Comments:

  
Signature

1/19/2020  
Date

Joseph E Colunga, Owner  
Printed Name and Title

130 WATER GARDEN DR  
Address

Outside Notification Area  
PID: 240587

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_  
\_\_\_\_\_

  
Signature

1/19/2020  
Date

GORDON D. ROLL  
Printed Name and Title  
OWNER

119 WATER GARDEN DR.  
Address

Outside Notification Area  
PID: 240572

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157  
◇◇◇◇

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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_

Linda Lee Troy  
Signature

1-19-20  
Date

Linda Lee Troy, owner  
Printed Name and Title

114 Old Bridge Rd.  
Address

Outside Notification Area  
PID: 2406054

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157  
◇◇◇◇

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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_

Karen Woods  
Signature

1/19/2020  
Date

Karen Woods, owner  
Printed Name and Title

143 Watergarden Dr  
Address

Outside Notification Area  
PID: 246584

RECEIVED  
1/17/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

CONCERNED ABOUT TRAFFIC  
AND DRAINAGE

[Signature]  
Signature

1/18/20  
Date

Rick Zehner  
Printed Name and Title  
owner

128 WATER GARDEN DR  
Address  
WAXAHACHIE, TX  
75165

Outside Notification Area  
PID: 210586

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

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Julie Zehner  
Signature

1-14-20  
Date

Julie Zehner  
Printed Name and Title  
OWNER

128 WATER GARDEN  
Address

Outside Notification Area  
PID: 240586

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157  
◇◇◇

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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_

W H Ayers  
Signature

1/19/20  
Date

William H. AYERS  
Printed Name and Title  
OWNER

140 WATER GARDEN DR.  
Address

Outside Notification Area  
PID: 240598



RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

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Claudia McMichael  
Signature

1-18-2020  
Date

Claudia McMichael  
Printed Name and Title  
OWNER

116 Old Bridge Rd  
Address

Outside Notification Area  
PID: 2406057

RECEIVED  
11/22/2020



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Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

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Randall Jones  
Signature

1-19-20  
Date

Randall Linebaugh  
Printed Name and Title *owner*

125 Water Garden  
Address

Outside Notification Area  
PID: 240515

RECEIVED  
1/22/2020



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Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_  
\_\_\_\_\_

Wesley A. Harlow  
Signature

1/19/20  
Date

Wesley A. Harlow  
Printed Name and Title  
OWNER

131 Water Garden Drive  
Address

Outside Notification Area  
PID: 240578

RECEIVED

RECEIVED  
1/22/20



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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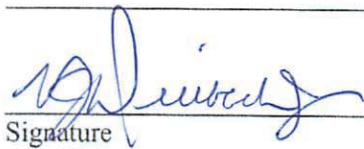
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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_

  
Signature

1.19.2020  
Date

VERL J. DILLBECK, OWNER  
Printed Name and Title

127 WATER GARDEN DR.  
Address

Outside Notification Area  
PID: 240574

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

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Signature

1-17-2020  
Date

JOHN TRAVIS MORAN  
Printed Name and Title  
*OWNER*

123 WATER GARDEN DR  
Address

Outside Notification Area  
PID: 240574

RECEIVED  
1/19/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_  
\_\_\_\_\_

Mary Boyd  
Signature

1/19/2020  
Date

MARY BOYD  
Printed Name and Title OWNER

121 Water Garden Dr.  
Address

Outside Notification Area  
PID: 240573

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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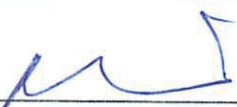
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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_

  
\_\_\_\_\_  
Signature

1-19-2020  
\_\_\_\_\_  
Date

Mike Tanna  
\_\_\_\_\_  
Printed Name and Title  
owner

113 Water Garden Dr  
\_\_\_\_\_  
Address

Outside Notification Area  
PID: 2105609

RECEIVED  
1/28/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

D. Kirk Brown MD  
Signature

1-19-2020  
Date

Douglas Kirk Brown MD  
Printed Name and Title

141 Old Bridge Rd.  
Address  
Waxahachie, TX 75165

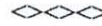
Outside Notification Area  
PID: 240613



RECEIVED  
11/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

Sandra Blythe  
Signature

1/19/20  
Date

Sandra Blythe  
Printed Name and Title  
owner

118 Old Bridge Rd  
Address

Outside Notification Area  
PID: 240658

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

---

Cory Six  
Signature

1/19/2020  
Date

Cory Six - owner  
Printed Name and Title

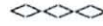
149 Old Bridge Rd  
Address  
Waxahachie, TX 75165

Outside Notification Area  
PID: 240617

RECEIVED  
1/23/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Signature  
LANCE MECHE - owner  
Printed Name and Title

January 19, 2020  
Date  
141 WATER GARDEN DR.  
Address

Outside Notification Area  
PID: 240583

RECEIVED  
1/28/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

---

---

Leslie Ross  
Signature

1-19-2020  
Date

Leslie Ross (owner)  
Printed Name and Title

132 Water Garden Dr  
Address

Outside Notification Area

PID: 240588

RECEIVED  
02/21/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157

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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_

HE Owens  
Signature

1/19/2020  
Date

HE Owens  
Printed Name and Title  
*owner*

137 Water Garden Dr  
Address

Outside Notification Area  
PID: 240581

RECEIVED  
1/19/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_

Adele Chavez  
Signature

1-19-2020  
Date

Adele Chavez  
Printed Name and Title  
owner

145 Water Garden Dr  
Address

Outside Notification Area  
PID: 240585

RECEIVED  
01/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_  
\_\_\_\_\_



Signature

01-20-2020

Date

Stephen Boulton

Printed Name and Title

135 Water Garden Dr  
Waxahachie TX, 75165

Address

Outside Notification Area  
PID: 240580

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

---

---



Signature

Date

1/20/2020

S. M.

Printed Name and Title

Address

105 Water Bend.

S. Mukhopdhyay

Outside Notification Area

PID: 240565



RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157  
◇◇◇◇

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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_

Signature

1/20/2020  
Date

Sherry Sims  
Printed Name and Title

107 Watas Park  
Address

Outside Notification Area  
PID: 240546

RECEIVED  
02/11/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157

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SUPPORT

OPPOSE

Comments:

Potential flooding. (property is at least 2 to 3 ft. below street level). Property values would go down for our developments.

MA Paschal  
Signature

1-20-2020  
Date

Michael L. Paschal  
Printed Name and Title

134 Old Bridge Rd  
Address  
Waxahachie TX 75165

Outside Notification Area

PID: 246140

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

Houses(3) should not be built on a retaining Pond.  
Traffic is very dangerous at this location.

Beverly Paschal  
Signature

1-20-2020  
Date

Beverly Paschal  
Printed Name and Title

134 Old Bridge Rd.  
Address  
Waxahachie, TX 75165

Outside Notification Area  
PID: 240666



RECEIVED  
1/18/2020

City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_

Mary Burns  
Signature

1/16/2020  
Date

Mary Burns - Homeowner  
Printed Name and Title

122-Old Bridge Rd  
Address  
Waxahachie, TX

Outside Notification Area  
PID: 24101060



RECEIVED  
1/22/2020

City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_  
\_\_\_\_\_

Jan M. Scott  
Signature

1-21-2020  
Date

Jan M. Scott  
Printed Name and Title

126 Old Bridge Road  
Address Waxahachie, TX 75165

Outside Notification Area  
PID: 240602

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

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157

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SUPPORT

OPPOSE

Comments:

John L. Scott  
Signature

1-21-2020  
Date

John L. Scott  
Printed Name and Title

126 Old Bridge Rd  
Address Waxahachie, TX  
75165

Outside Notification Area  
PID: 2406402

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

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

*Due to ridiculous traffic on Garden Valley Parkway I oppose any development going in. Not to mention I DO NOT want our wall knocked down across from EGY entrance.*

*Greg Carpenter*  
Signature

*1-21-20*  
Date

*Greg Carpenter, HOA Secretary/Treasurer*  
Printed Name and Title

*140 Old Bridge, Waxahachie, TX 75165*  
Address

Outside Notification Area  
PID: *2406608*

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_

Mary Haugrud  
Signature

1-20-20  
Date

MARY HAUGRUD  
Printed Name and Title

153 OLD BRIDGE RD  
Address  
WAXAHACHIE, TX 75165

Outside Notification Area  
PID: 240619



RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157  
◇◇◇

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SUPPORT

OPPOSE

Comments:

\_\_\_\_\_  
\_\_\_\_\_

Mike Dolezalik  
Signature

1-20-2020  
Date

Mike Dolezalik (Owner)  
Printed Name and Title

110- Old Bridge Rd.  
Address  
Waxahachie TX 75165

Outside Notification Area  
PID: 240654



RECEIVED  
1/22/2020

City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

This Guy Does Not Know what He wants to do And does not comply with what the city tells him

Ann Dolezal  
Signature

1-20-2020  
Date

Mike Dolezalik (Owner)  
Printed Name and Title

112 Old Bridge Rd.  
Address  
Waxahachie TX 75165

Outside Notification Area  
PID: 240455

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157  
◇◇◇

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 28, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

- 1. Request by Mark Thedford, Akamai Designs, for a Replat of Lot 7R, Block B, Indian Hills Addition, Unit VII to create Lots 1, 2, and 3, Block A, Stone Creek Estates, 1.787 acres (Property ID 221873) – Owner: Akamai Designs Inc. (RP-19-0157)

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, January 22, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165. Please contact the Planning Department at (469) 309-4290 for additional information on this request.

SUPPORT       OPPOSE

Comments:

\_\_\_\_\_  
\_\_\_\_\_

Betty Simmons  
Signature

1/21/2020  
Date

Betty Simmons  
Printed Name and Title

219 Sioux  
Address

Outside Notification Area  
PID: 203672

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

RECEIVED  
1/22/2020



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: RP-19-0157



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SUPPORT

OPPOSE

Comments:

BAO IDEA, WILL CAUSE ALL SORTS OF ISSUES

  
\_\_\_\_\_  
Signature

01/21/20  
\_\_\_\_\_  
Date

STUART A. WALKER III  
\_\_\_\_\_  
Printed Name and Title

156 OLD BRIDGE RD.  
\_\_\_\_\_  
Address

JOHN HOUSTON CUSTOM HOME  
MANAGER

Outside Notification Area  
PID: 240676