A G E N D A

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on ***Tuesday, November 12, 2024 at 7:00 p.m***.

Commission Members:
Rick Keeler, Chairman
Marlene Norcross, Vice-Chairman
Jenny Bridges
David Hudgins
Chad Hicks
Wendy Johnson
Jeff Reed

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. ***Speakers are requested to observe five (5) minute time limit.***

4. ***Consent Agenda***

   All matters listed under Item 4, Consent Agenda, are considered to be 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 Planning & Zoning Commissioner 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 October 29, 2024
   b. Consider a request by SAP Properties LLC, for a Replat of Lot 1, Block E of the North Grove Business Park, to create Lot 1A, 1B & 1C, Block E, of the North Grove Business Park, 3 non-residential lots, being 6.437 acres, located at 2001 Enterprise Parkway, (Property ID 272782) – Owner: SAP Properties LLC (SUB-197-2024)
   c. Consider a request by SAP Properties LLC, for a Replat of Lot 1, Block D, of the North Grove Business Park, to create Lots 1A & 1B, Block D, of the North Grove Business Park, 2 non-residential lots, being 6.897 acres, located at 2002 Enterprise Parkway, (Property ID 272780) – Owner: SAP Properties LLC (SUB-198-2024)
   d. Consider a request by Chad Adams, for a Plat of Hightower Club, 68 residential lots and 5 HOA X-lots, being 84.747 acres, located directly north of 153 Lakeshore Drive, situated in the S.M. Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 182009) – Owner: Hightower Club Waxahachie LP (SUB-199-2024)

e. Consider a request by Joe Cortez, for a Replat of Lots 15B, 16B, & 17B of the J.H. Matthews Addition, to create Lot 15R, Jones Addition, 1 residential lot, being 0.337 acres, located directly north of 1001 E Jefferson Street, (Property ID 174774) – Owner: Bernardo Hernandez (SUB-201-2024)
f. Consider a request by Bryan Moody, Kimley-Horn, for a Plat of Haven Ranch Phase 1, 287 residential lots, 14 open space HOA X-lots, and 1 Lift Station lot, being 212.358 acres, located at 400 E Haven Road, situated in the William Stewart Survey, Abstract 956, the James Young Survey, Abstract 1199, and the Norman H. Whittenburg Survey, Abstract 1128, an addition to the City of Waxahachie (Property ID 180774, 183003, 190570, 192730, 236610, 236611, 236612, 236613, 257627, 289474, 289475, 289476, 289477,) – Owner: GRBK Edgewood LLC (SUB-212-2024)

5. ***Public Hearing*** on a request by Claudio Segovia, Johnson Volk Consulting, for a Plat of Oasis at North Grove Phase 2, 130 residential lots and 2 open space/common area lots, being 34.590 acres, located west of 2004 Vista Way, situated in the Henry Sange Survey, Abstract 1009, an addition to the City of Waxahachie (Property ID 179059) – Owner: Bloomfield Homes LP (SUB-205-2024) Staff: Zack King

6. ***Consider*** recommendation of SUB-205-2024

7. ***Public Hearing*** on a request by Matthew Smith, Darwood Partners, for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales use within a General Retail zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234) – Owner: WP Legacy LTD (ZDC-139-2024) Staff: Oanh Vu

8. ***Consider*** recommendation of ZDC-139-2024

9. ***Public Hearing*** on a request by Rebeca Vera, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 513 West 2nd Street (Property ID 171958) – Owner(s): Becman Properties, LLC (ZDC-192-2024) Staff: Oanh Vu

10. ***Consider*** recommendation of ZDC-192-2024

11. Adjourn

The Planning and Zoning Commission reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein. This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4006 or (TDD) 1-800-RELAY TX

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

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Tuesday, October 29, 2024 at 7:00 p.m.

Members Present:	Rick Keeler, Chairman David Hudgins Marlene Norcross Jeff Reed Jenny Bridges Chad Hicks
Member Absent:	Wendy Johnson
Others Present:	Jennifer Pruitt, Senior Director of Planning Zack King, Planning Manager Jami Bonner, Assistant City Secretary

1. Call to Order
2. Invocation

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

3. Public Comments

None.

4. Present Proclamation proclaiming October 2024 as Community Planning Month and Recognize the City of Waxahachie for their Richard R. Lillie, FAICP Program for Planning Excellence Certificate of Achievement

Chairman Keeler presented a Proclamation recognizing October as "Community Planning Month" and recognized the City of Waxahachie for receiving the 2024 Richard R. Lillie, FAICP Planning Excellence Award.

5. Consent Agenda

a. Minutes of the regular Planning & Zoning Commission meeting of October 15, 2024
b. Consider a request by Lisa Hyter, for a Replat of a portion of Lots 4-8, Block 6 of the Getzendaner Addition, to create Lot 5R, Block 6, Getzendaner Addition, 1 residential lot, being 0.12 acres, located at 101 S Getzendaner Avenue, (Property ID 174782) – Owner: PAD Enterprises, LLC (SUB-191-2024)

Action:
Marlene Norcross moved to approve all items on the Consent Agenda as presented. Motion was seconded by Chad Hicks and carried unanimously (6-0).

6. Public Hearing on a request by Jovie K. Corpuz Sanchez for a Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in

combined floor area for more than two (2) existing accessory structure use within a Planned Development - Twenty-three (23) - Single Family -1 (PD-23-SF-1) zoning district located at 153 Homestead Lane (Property ID 269674) – Owner: Roberto Sanchez & Jovie K. Corpuz Sanchez (ZDC-111-2023) Staff: Harper Lindamood

Planner Harper Lindamood presented the Item. The applicant requests a Specific Use Permit for an accessory structure exceeding 700+ SF, making the proposed structure to be approximately 2,083 SF proposed by the applicant. This requires a SUP in its own right, regardless of the number or size of other accessory structures on the property. There are two (2) existing accessory structures being utilized as storage sheds on the subject property. These existing structures are approximately 168 square feet and 120 square feet in size; therefore, the total square footage of existing and proposed accessory structures exceeds 1,000 square feet and requires a SUP to be approved by City Council.

According to the Ellis County Appraisal District, the existing primary dwelling structure is approximately 4,055 square feet, and the proposed accessory structure is approximately 2,083 square feet. The accessory structure is comprised of metal panels and is proposed to be used for the storage of household equipment and a camper. The applicant has noted that the structure will have plumbing and electrical work done and proposes to extend the existing concrete drive to the accessory structure. The applicant has also confirmed to staff that the structure will not be used as a dwelling or short-term rental and will not be metered, sold, or leased separately from the existing primary structure.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 11 notices were mailed to property owners within 200 feet of the request. Staff received two (2) letter of opposition, and three (3) letters of support for the SUP request.

Chairman Keeler opened the Public Hearing at approximately 7:10 p.m.

Jovie K. Corpuz Sanchez, 153 Homestead Lane, Waxahachie, Texas, explained that she plans to remove one of the existing accessory structures and may relocate the other to create a five-foot distance from the proposed new accessory structure.

There being no others to speak for or against ZDC-111-2023, Chairman Keeler closed the Public Hearing at approximately 7:12 p.m.

7. Consider recommendation of ZDC-111-2023

Action:
Chad Hicks moved to recommend approval of ZDC-111-2024, Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet contingent upon either the removal of one existing accessory structure from the property or the combination of the two existing structures, resulting in no more than two (2) accessory structures on the property within a Planned Development –Twenty-three (23)-Single Family-1 (PD-23-SF-1) zoning district, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by David Hudgins and carried unanimously (6-0).

(4a)

8. Adjourn

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

Respectfully submitted,

Jami Bonner
Assistant City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-197-2024

MEETING DATE(S)

Planning & Zoning Commission: November 12, 2024

CAPTION

Public Hearing on a request SAP Properties LLC, for a Replat of Lot 1, Block E of the North Grove Business Park, to create Lot 1A, 1B & 1C, Block E, of the North Grove Business Park, 3 non-residential lots, being 6.437 acres, located at 2001 Enterprise Parkway, (Property ID 272782) – Owner: SAP Properties LLC, (SUB-197-2024)

RECOMMENDED MOTION

*"I move to approve SUB-197-2024, a **Replat** of Lot 1, Block E of the North Grove Business Park, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The applicant requests to replat the subject properties into three (3) non-residential lots.

CASE INFORMATION

Applicant:	SAP properties, LLC
Property Owner(s):	SAP properties, LLC
Site Acreage:	6.437 acres
Number of Lots:	3 lots
Number of Dwelling Units:	0 units
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	2001 Enterprise Parkway
Parcel ID Number(s):	272782
Current Zoning:	Planned Development - Commercial (PD-C)
Existing Use:	A portion of the subject property is currently developed as Fish City Grill.

Platting History: The subject property is currently platted as Lot 1, Block E, of the North Grove Business Park.

Site Aerial:



PLANNING ANALYSIS

A Replat Application is required by the Waxahachie Subdivision Ordinance in instances where a property owner wishes to change the configuration of the existing lot. In this instance, the subject property is comprised of one (1) single-platted lot. Due to this, a Replat is necessary to subdivide the existing platted lot into three non-residential lots. The Applicant requests to replat the subject property to facilitate the future construction of commercial businesses.

As part of the review of the Replat application, staff identified technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance. These technical items are required and typicfcally are corrected prior to the filing of the Replat. The correction of each item has been identified as a condition of approval in the staff recommendation section below.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Replat, subject to the condition(s) below.

Conditions:

1. Per Section 2.4. of the Waxahachie Subdivision Ordinance, all fees must be paid before filing with the county.
2. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only existing easements are required to be shown, not building lines. Please remove the building line.
3. Per section. 2.4. c.7 of the Waxahachie subdivision ordinance, a correct title block is required. Correct the case number to SUB-197-2024.

4. Per Section 2.4.c.18 of the Waxahachie Subdivision Ordinance, accurate length and bearings of all lot boundaries must be included along the lines of each lot. Please verify the accuracy of these distances. (The sum of the distances for each portion of the property boundary does not equal the total distance that is highlighted).
5. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, correct acreage is required to be noted in the Owner's Certificate. There is a discrepancy in total acreage referenced on the plat. Verify the correct acreage and eliminate the discrepancy. (The sum of the acreage of the proposed lots does not equal the acreage noted in the Title Block or Owner's Certificate)
6. Per section. 2.4.c.25.vi.a of the Waxahachie Subdivision Ordinance, a correct owner's certificate must be provided. The owner certificate is missing the following "This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas". Please add this line to the end of owner's certificate.
7. Per Section 2.4.c.25.vi.a of the Waxahachie Subdivision Ordinance, the subject property is within City Limits. Please correct line for consistency with ownership certificate.
8. Per Section 2.4.f of the Waxahachie Subdivision Ordinance, a mutual access easement is required to be provided for internal drive aisles. please add line work for the mutual access easements. It is acceptable to execute these easements by separate instruments prior to plat filing.
9. Per Section 2.4.c.20 of the Waxahachie Subdivision Ordinance, a correct label for ROW width needs to be provided. Venture way is currently platted as a 50'-foot ROW. Revise accordingly.
10. Per section. 2.4.c.25.vi.a of the Waxahachie Subdivision Ordinance, a correct legal description must be provided. The correct abstract is 848. Please revise accordingly.
11. Per Section 2.4.c.18 of the Waxahachie Subdivision Ordinance, accurate length and bearings of all lot boundaries must be included along the lines of each lot. Please verify the accuracy of these distances. (The sum of the distances for each portion of the property boundary does not equal the total distance that is highlighted).
12. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, correct acreage is required to be noted in the Owner's Certificate. There is a discrepancy in total acreage referenced on the plat. Verify the correct acreage and eliminate the discrepancy. (The sum of the acreage of the proposed lots does not equal the acreage noted in the Title Block or Owner's Certificate).
13. Per Section 4.2.a of the Waxahachie Subdivision Ordinance, the most recent FEMA FIRM is required to be referenced. Revise to reflect the October 2023 Ellis County PMR.
14. Per Section 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements.
15. Per Section 3.10.a of the Waxahachie Subdivision Ordinance. Add a note on the plat that the detention area shall be maintained by the property owner.
16. Per Section 3.1 of the Waxahachie Subdivision Ordinance, Traffic impact analysis is required if the site will generate 1000 trips per day. If you believe it will not, provide a trip generation memo.
17. Per appendix C section 3.3 of the Waxahachie Subdivision Ordinance, Provide a drainage easement for the storm line in this corner. Provide a drainage easement for the storm line in this corner.
18. Per section. Appendix C, V, Section 3.3 of the Waxahachie Subdivision Ordinance, A 15ft utility easement is required along the road frontage.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

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

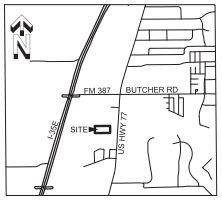
STAFF CONTACT INFORMATION

Prepared by:
Harper Lindamood
Planner
Harper.lindamood@waxahachie.com

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

0' 50' 100'

SCALE: 1" = 100'



VICINITY MAP
NOT TO SCALE

NOTES:

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

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. 48139C0225F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

THE PROPERTY DOES NOT LIE WITHIN A CITY LIMIT OR AN ETJ OF A CITY.

LEGEND

CIRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED " TXRCS" SET
● = 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" FOUND
FND = FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE
DE = DRAINAGE EASEMENT

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, SAP PROPERTIES, LLC, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE A. PRUETT SURVEY, ABSTRACT NO. 878, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK E, NORTH GROVE BUSINESS PARK, RECORDED IN CABINET J, SLIDE 258, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO SAP PROPERTIES, LLC, RECORDED IN VOLUME 2576, PAGE 1767, OPRECT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK E AND IN THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY (ROW) LINE OF ENTERPRISE PARKWAY (A CALLED 60' ROW) AND THE COMMON EAST ROW LINE OF ASPEN WAY (A CALLED 60' ROW);

THENCE N 89°29'50" E, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK E AND THE COMMON SOUTH ROW LINE OF SAID ENTERPRISE PARKWAY, A DISTANCE OF 737.27 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK E AND THE INTERSECTION OF THE SOUTH ROW LINE OF SAID ENTERPRISE PARKWAY AND THE COMMON WEST ROW LINE OF VENTURE WAY (A CALLED 60' ROW) AND BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF S 45°30'10" E, A CHORD LENGTH OF 28.28 FEET;

THENCE ALONG THE EAST LINE OF SAID LOT 1, BLOCK E AND THE COMMON WEST ROW LINE OF SAID VENTURE WAY AND WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 31.42 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE S 00°30'10" E, ALONG THE EAST LINE OF SAID LOT 1, BLOCK E AND THE COMMON WEST ROW LINE OF SAID VENTURE WAY, A DISTANCE OF 340.26 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK E AND THE COMMON NORTHEAST CORNER LOT 2, BLOCK E, NORTH GROVE BUSINESS PARK PHASES TWO AND FOUR, RECORDED IN CABINET J, SLIDE 359, OPRECT;

THENCE S 89°29'10" W, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK E AND THE COMMON NORTH LINE OF SAID LOT 2, BLOCK E, A DISTANCE OF 780.17 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK E AND THE COMMON NORTHWEST CORNER OF SAID LOT 2, BLOCK E AND IN THE EAST ROW LINE OF ASPEN WAY;

THENCE N 00°00'56" W, ALONG THE WEST LINE OF SAID LOT 1, BLOCK E AND THE COMMON EAST ROW LINE OF SAID ASPEN WAY, A DISTANCE OF 340.60 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF N 44°44'27" E, A CHORD LENGTH OF 28.16 FEET,

THENCE ALONG THE WEST LINE OF SAID LOT 1, BLOCK E AND THE INTERSECTION OF THE EAST ROW LINE OF SAID ASPEN WAY AND THE COMMON SOUTH ROW LINE OF SAID ENTERPRISE PARKWAY AND WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 31.25 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.437 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SAP PROPERTIES, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1A, 1B & 1C, BLOCK E, NORTH GROVE BUSINESS PARK, 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 THE USE TO PARTICULAR UTILITIES, SAID USE B Y 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.

SCOTT PENDERY
AUTHORIZED AGENT
SAP PROPERTIES, LLC

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 SCOTT PENDERY, 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 _____, 2024.

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

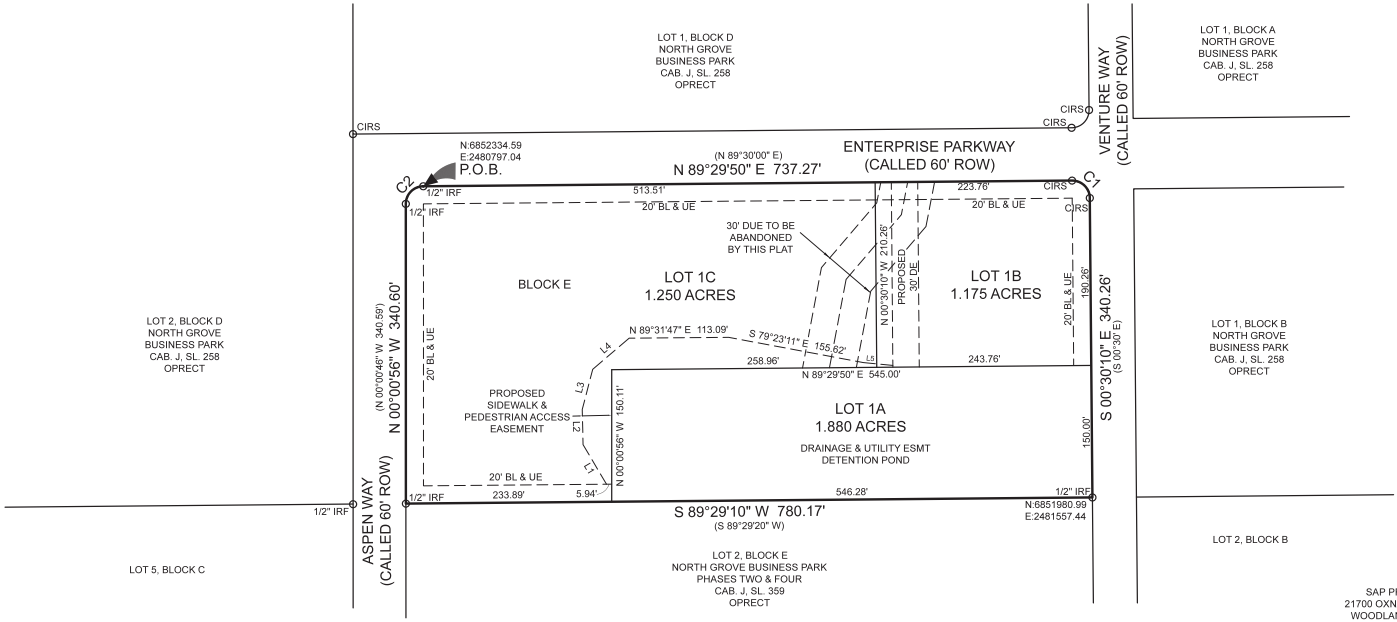
I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"
TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: _____ _____
CHAIRPERSON DATE

_____ _____
ATTEST DATE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	31.42'	28.28'	S 45°30'10" E
C2	20.00'	31.25'	28.16'	N 44°44'27" E

LINE	BEARING	DISTANCE
L1	N 30°36'56" W	39.25'
L2	N 01°19'38" W	20.00'
L3	N 14°34'16" E	40.16'
L4	N 49°33'46" E	34.48'
L5	S 84°29'52" E	10.72'

REPLAT

LOTS 1A, 1B, & 1C BLOCK E NORTH GROVE BUSINESS PARK

BEING A REPLAT OF LOT 1,
BLOCK E
NORTH GROVE BUSINESS
PARK
6.437 ACRES

SITUATED IN THE

A. PRUETT SURVEY,
ABSTRACT NO 848
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
3 COMMERCIAL LOTS

OWNER:
SAP PROPERTIES,LLC
21700 OXNARD ST., SUITE 2030
WOODLAND HILLS, CA 91367
469.715.8054

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359

JOB NO 2282C

APRIL 2024

Planning & Zoning Department

Plat Staff Report

Case: SUB-198-2024

MEETING DATE(S)

Planning & Zoning Commission: November 12, 2024

CAPTION

Public Hearing on a request SAP Properties LLC, for a Replat of Lot 1, Block D, of the North Grove Business Park, to create Lots 1A & 1B, Block D, of the North Grove Business Park, 2 non-residential lots, being 6.897 acres, located at 2002 Enterprise Parkway, (Property ID 272780) – Owner: SAP Properties LLC, (SUB-198-2024)

RECOMMENDED MOTION

*"I move to approve SUB-198-2024, a **Replat** of Lot 1, Block D of the North Grove Business Park, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The applicant requests to replat the subject properties into two (2) non-residential lots.

CASE INFORMATION

Applicant:	SAP Properties LLC
Property Owner(s):	SAP Properties LLC
Site Acreage:	6.897 acres
Number of Lots:	2 lots
Number of Dwelling Units:	0 units
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	2002 Enterprise Pkwy.
Parcel ID Number(s):	272780
Current Zoning:	Planned Development-Commercial (PD-C)
Existing Use:	A portion of the subject property is developed as a multi-tenant retail building.

Platting History: The subject property is currently platted as Lot 1, Block Dof the North Grove Business Park.

Site Aerial:



PLANNING ANALYSIS

A Replat Application is required by the Waxahachie Subdivision Ordinance in instances where a property owner wishes to change the configuration of existing lots. In this instance, the subject property is comprised of a single lot. Due to this, a Replat is necessary to subdivide the existing platted lot into two (2) lots. The Applicant requests to replat the subject property to facilitate the development of commercial lots.

As part of the review of the Replat application, staff identified technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance. These technical items are required and typicfcally are corrected prior to the filing of the Replat. The correction of each item has been identified as a condition of approval in the staff recommendation section below

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Replat, subject to the condition(s) below.

Conditions:

1. Per Section 2.4. of the Waxahachie Subdivision Ordinance, all fees must be paid before filing with the county.
2. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only existing easements are required to be shown, not building lines. Please remove the building line.
3. Per section. 2.4. c.7of the Waxahachie subdivision ordinance, a correct title block is required. Correct the case number to SUB-197-2024.
4. Per Section 2.4.c.25.ii of the Waxahachie Subdivision Ordinance, please verify these chord bearings match the legal description.

5. Per Section 2.4.c.25.ii of the Waxahachie Subdivision Ordinance, please verify these chord bearings are matched in the curve table.
6. Per section. 2.4.c.25.vi.a of the Waxahachie Subdivision Ordinance, a correct owner's certificate must be provided. The owner certificate is missing the following "This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas". Please add this line to the end of owner's certificate.
7. Per Section 2.4.c.25.vi.a of the Waxahachie Subdivision Ordinance, the subject property is within City Limits. Please correct line for consistency with ownership certificate.
8. Per Section 2.4.f of the Waxahachie Subdivision Ordinance, a mutual access easement is required to be provided for internal drive aisles. please add line work for the mutual access easements. It is acceptable to execute these easements by separate instruments prior to plat filing.
9. Per Section 2.4.c.20 of the Waxahachie Subdivision Ordinance, a correct label for ROW width needs to be provided. Venture way is currently platted as a 50'-foot ROW. Revise accordingly.
10. Per section. 2.4.c.25.vi.a of the Waxahachie Subdivision Ordinance, a correct legal description must be provided. The correct abstract is 848. Please revise accordingly.
11. Per Section 2.4.c.18 of the Waxahachie Subdivision Ordinance, accurate length and bearings of all lot boundaries must be included along the lines of each lot. Please verify the accuracy of these distances. (The sum of the distances for each portion of the property boundary does not equal the total distance that is highlighted).
12. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, correct acreage is required to be noted in the Owner's Certificate. There is a discrepancy in total acreage referenced on the plat. Verify the correct acreage and eliminate the discrepancy. (The sum of the acreage of the proposed lots does not equal the acreage noted in the Title Block or Owner's Certificate).
13. Per Section Appendix C, V, sections 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements.
14. Per Section 3.10.a of the Waxahachie Subdivision Ordinance. Add a note on the plat that the on site detention areas shall be maintained by the property owner.
15. Per section 2.4 of the Waxahachie Subdivision Ordinance, label the access easement. The civil plans show a drive is stubbed to the adjacent lot and will require a mutual access easement.The civil plans show an area of 2.53 acres.
16. Per Section Appendix C, V, Section 3.1 of the Waxahachie Subdivision Ordinance, Traffic impact analysis will be required if the development on lots 1A and 1B will exceed 1,000 trips per day. If you feel they will not meet this threshold, provide a trip generation memo from a traffic engineer.
17. Per Section 3.9 of the Waxahachie Subdivision Ordinance, Water and sewer services are required for each lot prior to filing the plat
18. Per Section Appendix C, III., Section 3.3.e, of the Waxahachie ordinance, show all easements on the plat. There will need to be an access easement for the portion that will connect to Lot 1B when developed.
19. Per Section Appendix C, V, Section 3.5: of the Waxahachie ordinance, Sidewalks are required along the road frontage.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

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

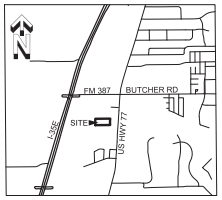
STAFF CONTACT INFORMATION

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0' 50' 100'

SCALE: 1" = 100'



VICINITY MAP
NOT TO SCALE

NOTES:

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

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. 48139C0225F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

THE PROPERTY DOES NOT LIE WITHIN A CITY LIMIT OR AN ETJ OF A CITY.

LEGEND

CIRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED " TXRCS" SET
● = 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" FOUND
FND = FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE
DE = DRAINAGE EASEMENT

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, SAP PROPERTIES, LLC, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE A. PRUETT SURVEY, ABSTRACT NO. 878, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK D, NORTH GROVE BUSINESS PARK, RECORDED IN CABINET J, SLIDE 258, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO SAP PROPERTIES, LLC, RECORDED IN VOLUME 2576, PAGE 1767, OPRECT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND IN THE EAST LINE OF LOT 2, BLOCK D, OF SAID NORTH GROVE BUSINESS PARK AND FOR THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (ROW) LINE OF ENTERPRISE PARKWAY (A CALLED 60' ROW) AND THE WEST ROW LINE OF ASPEN WAY (A CALLED 60' ROW);

THENCE N 00°00'56" W, ALONG THE WEST LINE OF SAID LOT 1 AND THE COMMON EAST LINE OF SAID LOT 2, A DISTANCE OF 359.18 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID LOT 1 AND THE COMMON NORTHEAST CORNER OF SAID LOT 2;

THENCE N 89°32'12" E, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 844.79 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID LOT 1 AND IN THE WEST ROW LINE OF VENTURE WAY (A CALLED 60' ROW);

THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE COMMON WEST ROW LINE OF SAID VENTURE WAY, AS FOLLOWS:

S 03°55'40" W, A DISTANCE OF 129.18 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE BEGINNING OF A CURVE TO THE LEFT, FEET HAVING A RADIUS OF 425.05 FEET, A CHORD BEARING OF S 01°42'45" W, A CHORD LENGTH OF 32.86 FEET;

WITH SAID CURVE TO THE LEFT AN ARC LENGTH OF 32.87 TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 00°30'10" E, A DISTANCE OF 176.96 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF S 44°29'50" W, A CHORD LENGTH OF 28.28 FEET;

WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 31.42 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE INTERSECTION OF THE WEST ROW LINE OF SAID VENTURE WAY AND THE COMMON NORTH ROW LINE OF SAID ENTERPRISE PARKWAY;

THENCE S 89°29'50" W, ALONG THE SOUTH LINE OF SAID LOT 1 AND THE COMMON NORTH ROW LINE OF SAID ENTERPRISE PARKWAY, A DISTANCE OF 816.59 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.897 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SAP PROPERTIES, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1A & 1B, BLOCK D, NORTH GROVE BUSINESS PARK, 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 THE USE TO PARTICULAR UTILITIES, SAID USE B Y 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.

SCOTT PENDERY
AUTHORIZED AGENT
SAP PROPERTIES, LLC

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 SCOTT PENDERY, 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 _____, 2024.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

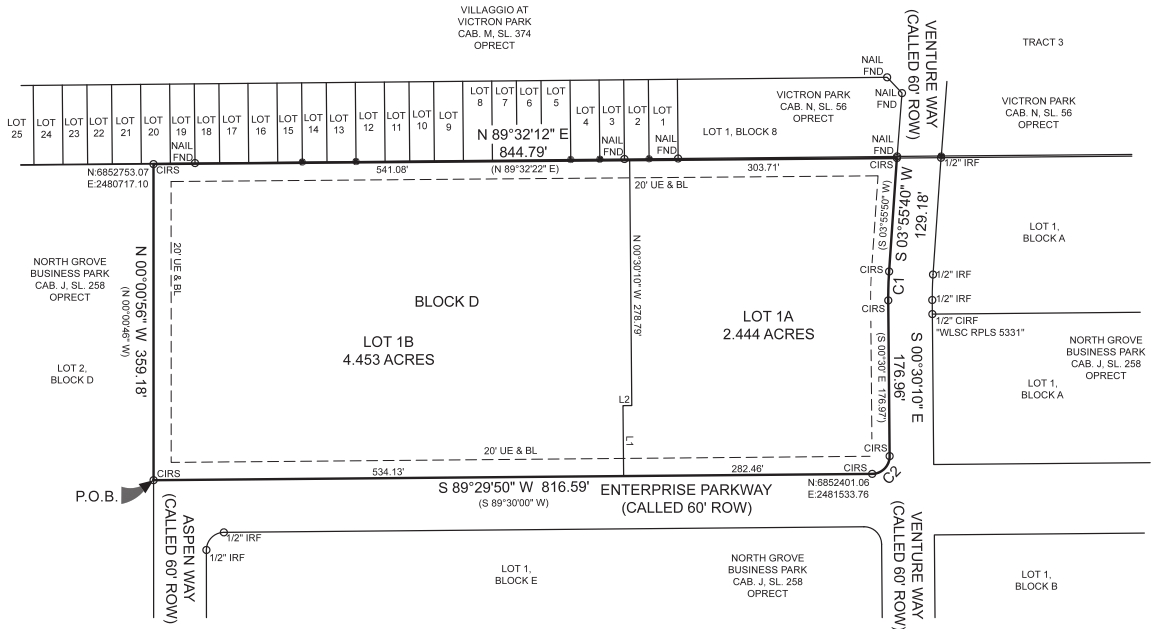
I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"
TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: _____ _____
CHAIRPERSON DATE

ATTEST _____ _____
DATE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	425.05'	32.87'	32.86'	N 01°42'45" E
C2	20.00'	31.42'	28.28'	N 44°29'50" E

LINE	BEARING	DISTANCE
L1	N 00°30'10" W	80.00'
L2	N 89°29'50" E	10.00'

OWNER:
SAP PROPERTIES,LLC
21700 OXNARD ST., SUITE 2030
WOODLAND HILLS, CA 91367
469.715.8054

SURVEYOR:
TEXAS REALITY CAPTURE & SURVEYING, LLC.
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359

REPLAT

LOTS 1A & 1B, BLOCK D NORTH GROVE BUSINESS PARK

BEING A REPLAT OF LOT 1, BLOCK D NORTH GROVE BUSINESS PARK
6.897 ACRES
SITUATED IN THE
A. PRUETT SURVEY, ABSTRACT NO 848
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
2 COMMERCIAL LOTS

JOB NO 2282B APRIL 2024 PAGE 1 OF 1

Planning & Zoning Department

Plat Staff Report

Case: SUB-199-2024

MEETING DATE(S)

Planning & Zoning Commission: November 12, 2024

CAPTION

Present a request by Chad Adams, for a **Plat** of Hightower Club, 68 residential lots and 5 HOA X-lots, being 84.747 acres, located directly north of 153 Lakeshore Drive, situated in the S.M. Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 182009) – Owner: Hightower Club Waxahachie LP (SUB-199-2024)

RECOMMENDED MOTION

"I move to approve SUB-199-2024, a Plat of Hightower Club, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to Plat the subject property into sixty-eight (68) residential lots and five (5) HOA X-lots as part of the Hightower Club subdivision.

CASE INFORMATION

Applicant:	Chad Adams
Property Owner(s):	Hightower Club Waxahachie LP
Site Acreage:	84.747 acres
Number of Lots:	73 lots
Number of Dwelling Units:	68 units
Park Land Dedication:	The cash in lieu of park land dedication for this case is estimated at **$27,200.00** (68 residential dwellings at $400.00 per dwelling).
Adequate Public Facilities:	Adequate public facilities are available to the subject property via the extension of City water infrastructure and on-site sewage systems

SUBJECT PROPERTY

General Location:	Directly north of 153 Lakeshore Drive
Parcel ID Number(s):	182009
Current Zoning:	Planned Development-Single Family-1 (PD-SF-1) – Ord. 3514
Existing Use:	The subject property is currently undeveloped.
Platting History:	The subject property is not platted.

Site Aerial:



PLANNING ANALYSIS

A Plat Application is required by the Waxahachie Subdivision Ordinance before development of a subject property in order to establish and officially record the boundaries of the property. Plat Applications are required for both commercial and residential developments. A Plat for a property is required to be approved and filed before the City of Waxahachie will issue building permits for the subject property.

With this application, the property owner proposes to plat the subject property into 68 residential lots as part of the Hightower Club subdivision. The subject property is currently zoned PD-SF-1 (Ord. 3514); which allows for the development of single-family homes on lots ranging from 1-acre in size to 1.2-acres. The zoning for the Hightower Club subdivision was approved by the City Council in May of 2024. The design of the proposed subdivision substantially conforms to the lot size, lot dimension, and lot distribution requirements of the approved Planned Development zoning district.

As part of the review of the plat application, staff identified technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance. These technical items are required to be corrected prior to the filing of the plat. The correction of each item has been identified as a condition of approval in the staff recommendation section below.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Plat request, subject to the conditions listed below.

Conditions:

1. Per Section 2.1.a of the Waxahachie Subdivision Ordinance, Application Fees ($1,180.00) are required to be paid.
2. Per Section 2.3 of the Waxahachie Subdivision Ordinance, perform a title search to locate all easements on the property. Label the existing easement width and recording information.
3. Per Section 2.3.a.4 of the Waxahachie Subdivision Ordinance, the Plat is required to conform with the Zoning of the subject property. This layout and connection to Lakeshore Drive does not match the layout required by the PD Zoning for the property (Ordinance 3514). Revise to match the PD.

Conditions (continued):

4. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90-days of your filing date) showing that no delinquent taxes exist against the property is required to be provided at the time of Plat filing.
5. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the current and proposed width (after ROW dedication) of the Lakeshore Drive ROW needs to be labeled on the Plat. Please revise accordingly.
6. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements need to be shown on the plat, not build lines (setbacks). Remove setback lines from the lots on the plat. (Setbacks are determined by zoning, not the plat, as identified by Note 5.)
7. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, street name approval is required at the time of platting. Please note that Sunny Drive is unavailable. Please submit two alternative street names for review.
8. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, proposed off-site easements are required to be identified on the Plat. Are any offsite easements needed for the storm drain to the lake? If so, record these easements and identify them on the plat prior to plat filing.
9. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, proposed on-site and off-site easements are required to be identified on the Plat. Verify whether the proposed stormwater diversion infrastructure will require its own easement? Water/sewer easements need to be provided accordingly.
10. Per Section 2.3.a.4 of the Waxahachie Subdivision Ordinance, the Plat is required to conform with the Zoning of the subject property. A Pedestrian Access Easement is required here on the east side of the emergency access drive, not a 13' "Street Easement" on either side of the emergency access drive.
11. Per Section 2.4.c.18 of the Waxahachie Subdivision Ordinance, provide curve/radius information for knuckles.
12. Per Section 2.4.c.20 of the Waxahachie Subdivision Ordinance, a correct location map is required. Please correct to FM 877.
13. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, please provide coordinates (northing, easting) for the POB and at least one (1) additional property corner.
14. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, space is required to be reserved for the placement of recording information by the Ellis County Clerk. Reserve a 12"x1.5" blank box in the top right-hand corner.
15. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The zoning is now only PD-SF-1 (Ordinance 3514). Please revise accordingly.
16. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Add the total number of non-residential lots to the title block as well. (5 Non-Residential X-Lots)
17. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-199-2024", please revise accordingly.
18. Per Section 3.1.c.3 of the Waxahachie Subdivision Ordinance, a TIA is required for developments with 100 lots or more.
19. Per Section 3.10.a of the Waxahachie Subdivision Ordinance, add a note on the plat that the detention area shall be maintained by the property owner or HOA.
20. Per Section 3.3.e of the Waxahachie Subdivision Ordinance, correct reference to easement maintenance responsibility needs to be provided. Note 4 conflicts with language on Block B dedicating a drainage easement to the HOA for maintenance. Revise Note 4 to eliminate this conflict.
21. Per Section 4.2.a of the Waxahachie Subdivision Ordinance, the most recent FEMA FIRM is required to be referenced. Revise to reflect the October 2023 Ellis County PMR.

Conditions (continued):

22. Per Section 4.3.a of the Waxahachie Subdivision Ordinance, a property/homeowner's association is required to be established with this subdivision due to the presence of private drainage/detention, landscaping, and screening improvements. Conditions, Covenants and Restrictions (CCR's) and the association documents (articles of incorporation and by-laws) are required to be submitted to the City for review with the Plat application and approval by the Planning & Zoning Commission. Provide CCR's prior to plat filing.
23. Per Sections 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.
24. Per Sections 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Revise the F.E. line work accordingly.
25. Per section 5.8 of the Waxahachie Subdivision Ordinance, water and sewer services shall be installed prior to filing the plat.
26. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

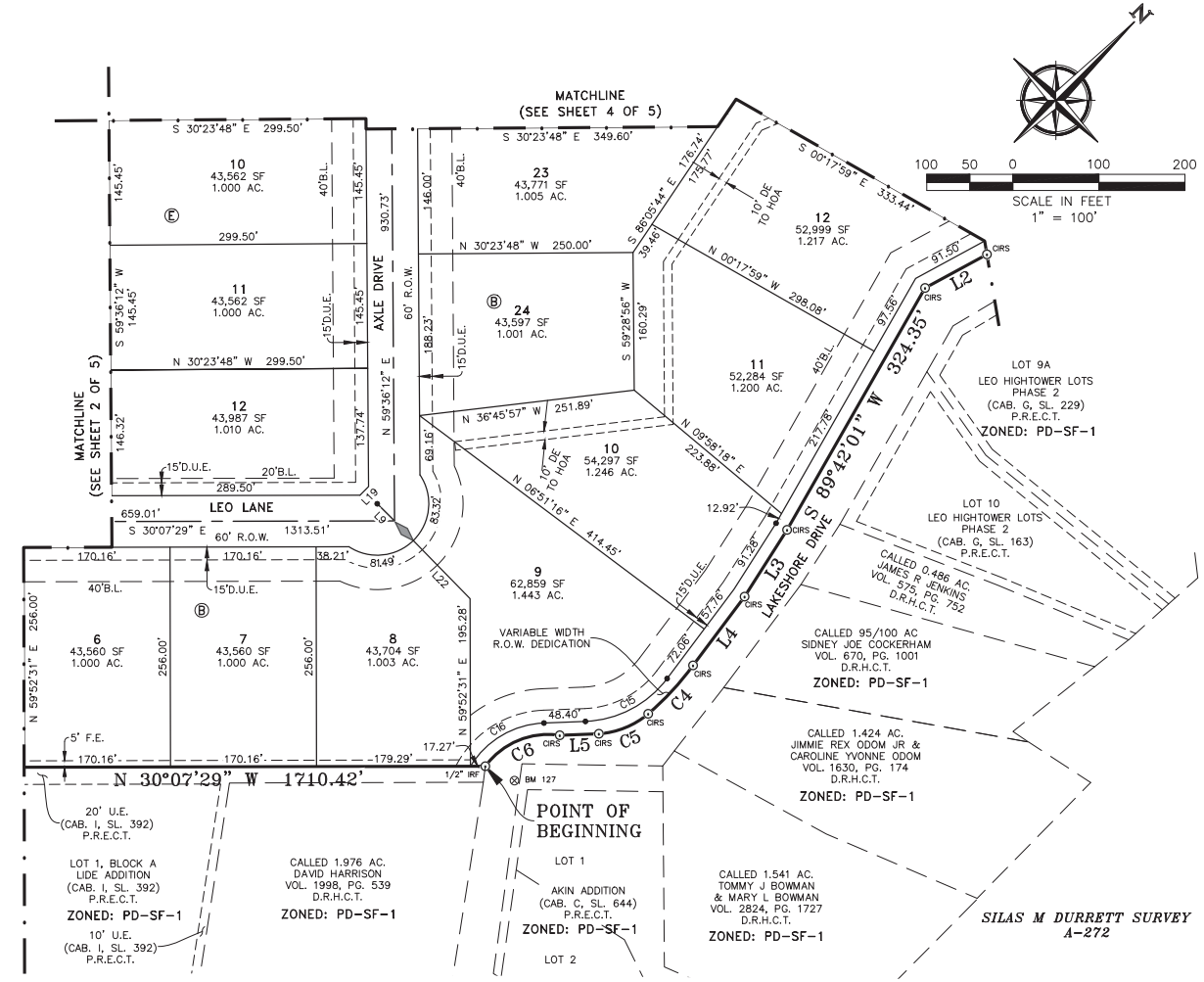
A plat shall not be filed with the Ellis County Clerk until:

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

STAFF CONTACT INFORMATION

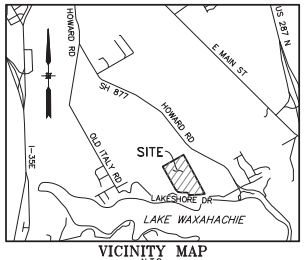
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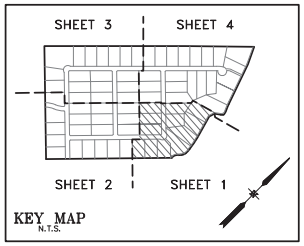


CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	4°17'00"	1294.25'	48.40'	96.76'	S 82°44'17" W	96.74'
C2	31°40'54"	123.70'	35.10'	68.40'	N 88°49'48" W	67.53'
C3	39°24'42"	64.82'	23.22'	44.59'	N 27°44'06" W	43.71'
C4	13°39'20"	323.28'	38.71'	77.05'	N 77°10'56" W	76.87'
C5	35°57'23"	100.46'	32.60'	63.04'	N 51°59'15" W	62.01'
C6	62°11'44"	90.96'	54.87'	98.74'	N 52°33'52" W	93.96'
C7	25°15'08"	300.00'	67.20'	132.22'	N 18°05'54" W	131.15'
C8	24°55'28"	300.00'	66.30'	130.50'	S 17°56'04" E	129.48'
C9	10°46'40"	430.00'	40.56'	80.89'	N 24°10'58" W	80.77'
C10	38°28'35"	112.00'	39.09'	75.21'	S 22°59'34" E	73.81'
C11	37°01'53"	88.00'	29.47'	56.88'	N 22°16'13" W	55.89'
C12	2°11'03"	1309.00'	24.95'	49.90'	N 85°09'12" E	49.89'
C13	3°59'59"	1309.00'	45.71'	91.38'	N 82°03'41" E	91.36'
C14	79°15'50"	50.00'	41.41'	69.17'	S 60°18'24" E	63.79'
C15	50°54'19"	125.00'	59.50'	111.06'	S 57°41'35" E	107.44'
C16	56°27'53"	105.00'	56.38'	103.48'	S 60°28'22" E	99.34'
C17	16°02'34"	250.00'	35.23'	70.00'	N 22°46'25" W	69.77'
C18	12°08'07"	350.00'	37.20'	74.13'	S 24°36'23" E	73.99'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 20°40'29" W	81.72'
L2	N 58°28'19" W	82.09'
L3	N 87°30'09" W	92.22'
L4	N 83°08'44" W	100.06'
L5	N 32°14'25" W	45.55'
L6	S 30°23'48" E	38.27'
L7	S 15°00'57" W	28.49'
L8	S 71°12'22" W	29.98'
L9	N 14°44'21" E	28.35'
L10	N 75°15'39" W	14.11'
L11	S 14°44'21" W	14.18'
L12	S 75°14'52" W	20.00'
L13	S 75°22'51" E	14.14'
L14	N 74°59'03" W	14.04'
L15	N 15°00'57" E	14.24'
L16	N 74°59'03" W	14.04'
L17	N 15°00'57" E	14.96'
L18	N 74°59'03" W	13.34'
L19	S 75°15'39" E	14.11'
L20	S 14°44'21" W	14.18'
L21	S 75°15'39" E	14.11'
L22	N 15°36'44" E	94.61'
L23	N 14°36'59" E	14.15'
L24	S 71°27'41" W	20.00'
L25	S 58°02'56" W	147.43'
L26	N 86°14'43" E	33.00'
L27	N 03°45'17" W	70.00'
L28	S 03°45'17" E	156.15'



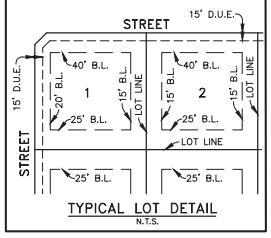
VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

LEGEND	
CIRS	1/2" IRON ROD WITH CAP STAMPED "GEONAV" SET
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
D.U.E.	DRAINAGE & UTILITY EASEMENT
T.A.E.	TEMPORARY ACCESS EASEMENT
T.U.E.	TEMPORARY UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FENCE EASEMENT
U.E.	UTILITY EASEMENT
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
	STREET NAME CHANGE

EASEMENT & BUILDING LINE DETAIL



TYPICAL LOT DETAIL
N.T.S.

PLAT

HIGHTOWER CLUB

LOTS 1–X, 2–4, 5–X, 6–19, & 20–X, BLOCK A;
LOTS 1–15, 16–X, & 17–24, BLOCK B; LOTS 1–4,
& 5–X, BLOCK C; LOTS 1–12, BLOCK D;
& LOTS 1–12, BLOCK E

BEING

84.747 ACRES

SITUATED IN THE

SILAS M. DURRETT SURVEY, ABST. NO. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

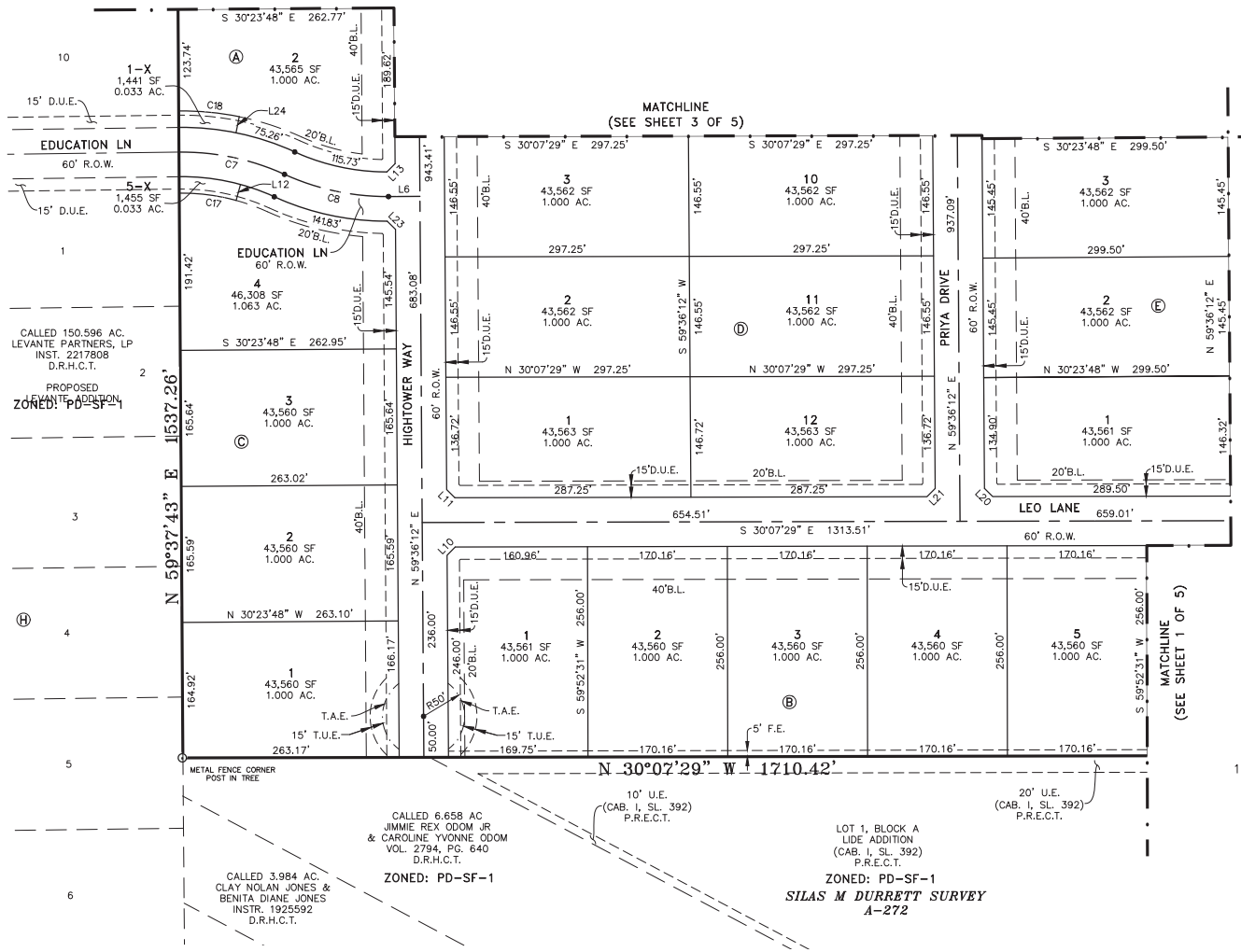
ZONING: PD–SF1 & FD
68 RESIDENTIAL LOTS
CASE NO. _____

OWNER/DEVELOPER
HIGHTOWER CLUB WAXAHACHIE, LP
P.O. BOX 1145
MIDLOTHIAN, TX 76065
214–301–2089

LAND SURVEYOR
GEONAV, LLC
3410 MIDCOURT ROAD, SUITE 110
CARROLLTON, TEXAS, 75006
TBPLS FIRM NO. 10194205
(972) 243–2409

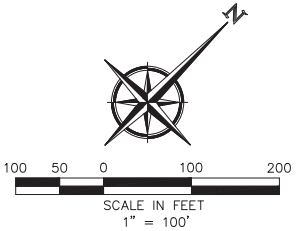
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941–8400

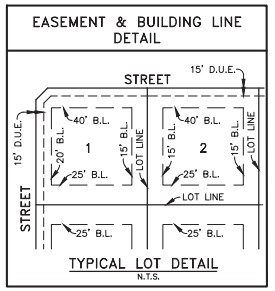
Z:\PROJECTS\06554 Waxahachie Lakeside Dr 88AC\dwg\Plats\06554 Plat.dwg

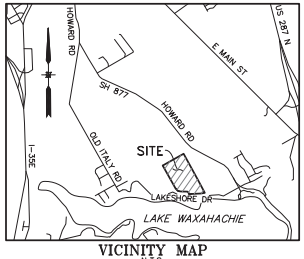


Notes:

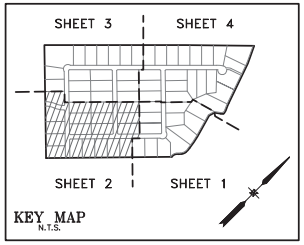
1. Basis of Bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
2. A 1/2-inch iron rod with cap stamped "RPLS 6267" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way wherever possible unless otherwise shown or noted in this drawing after the construction of this subdivision has been completed.
3. By graphical plotting, the parcel described hereon lies within Zone "X" (Area of Minimal Flood Hazard) as delineated on the Ellis County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48139C0330F, dated June 3, 2013, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
4. The Drainage Easements will be maintained by the Owners of the Lots that the Easements are situated in.
5. Building lines are not dedicated by plat. The approved PD Ordinance governs and establishes the building lines for this property.
6. The Homeowners Association shall be responsible for maintaining the open space lots. Homeowner Association lots are designated with -X suffix in the lot number.
7. The Temporary Access Easements and Temporary Utility Easements in Lot 1, Block B and Lot 1, Block C will be abandoned and/or vacated upon the extension offsite of Hightower Way after the pavement and public and franchise utility facilities are relocated.







VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

LEGEND	
CIRS	1/2" IRON ROD WITH CAP STAMPED "GEONAV" SET
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
D.U.E.	DRAINAGE & UTILITY EASEMENT
T.A.E.	TEMPORARY ACCESS EASEMENT
T.U.E.	TEMPORARY UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FENCE EASEMENT
U.E.	UTILITY EASEMENT
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
	STREET NAME CHANGE

PLAT

HIGHTOWER CLUB

LOTS 1-X, 2-4, 5-X, 6-19, & 20-X, BLOCK A;
LOTS 1-15, 16-X, & 17-24, BLOCK B; LOTS 1-4,
& 5-X, BLOCK C; LOTS 1-12, BLOCK D;
& LOTS 1-12, BLOCK E

BEING

84.747 ACRES

SITUATED IN THE

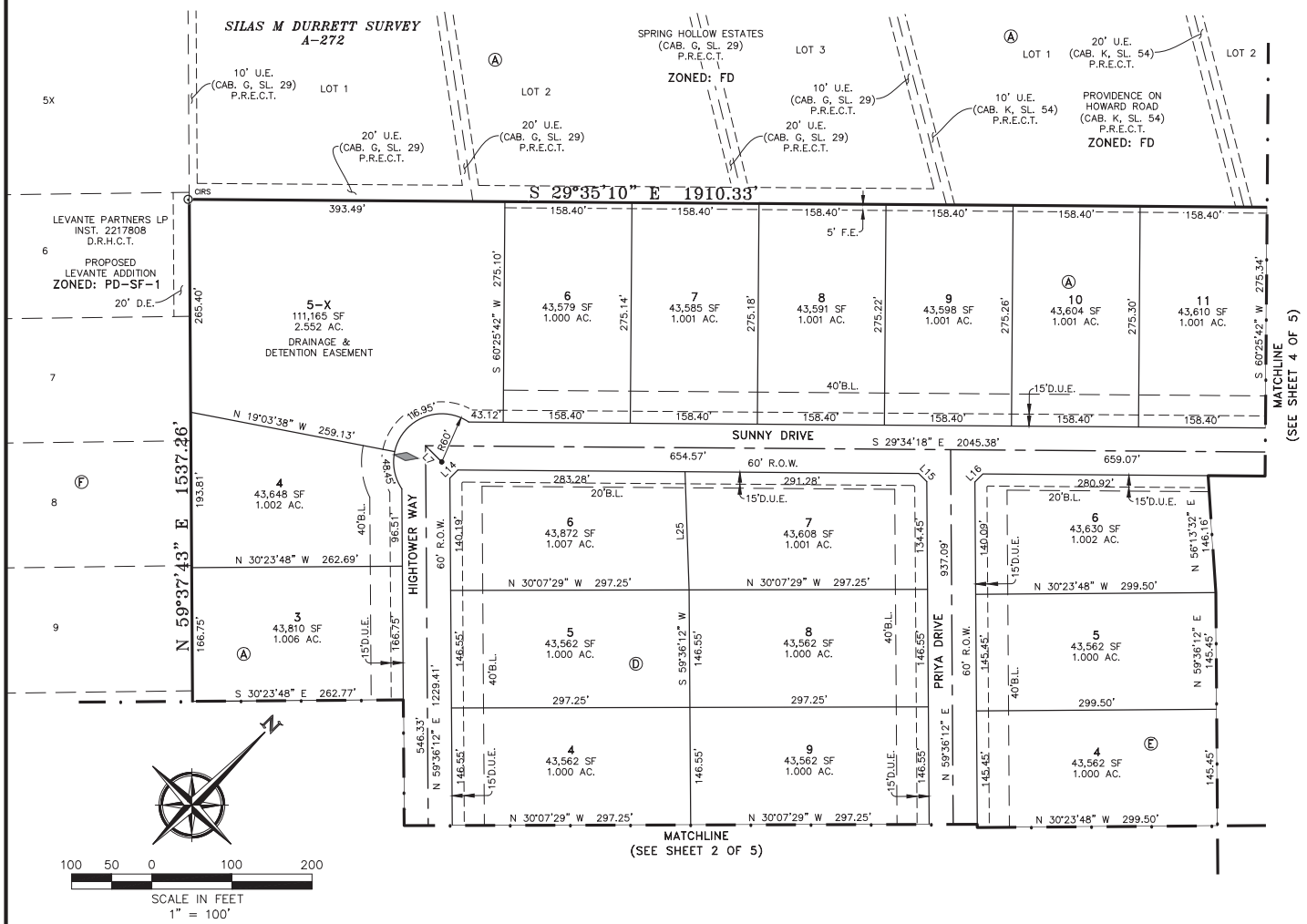
SILAS M. DURRETT SURVEY, ABST. NO. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

ZONING: PD-SF1 & FD
68 RESIDENTIAL LOTS
CASE NO. _____

OWNER/DEVELOPER
HIGHTOWER CLUB
WAXAHACHIE, LP
P.O. BOX 1145
MIDLOTHIAN, TX 76065
214-301-2089

LAND SURVEYOR
GEONAV, LLC
3410 MIDCOURT ROAD, SUITE 110
CARROLLTON, TEXAS, 75006
TBPLS FIRM NO. 10194205
(972) 243-2409

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD.
SUITE 3300
RICHARDSON, TX 75080
201 WINDCO CIR.
SUITE 100
WYLIE, TX 75098
(972) 941-8400

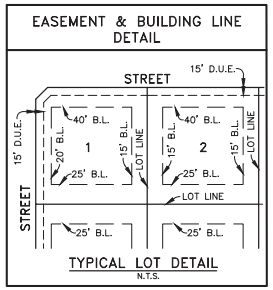


BENCHMARK 124
A MAGNETIC NAIL IN ASPHALT PAVEMENT ON THE NORTH SIDE OF LAKESHORE DRIVE, ABOUT 125 FEET WEST OF THE DRIVEWAY AT 128 LAKESHORE DRIVE, WAXAHACHIE, TX AND ABOUT 2300 FEET WEST OF THE INTERSECTION OF FM ROAD 877 AND LAKESHORE DRIVE.

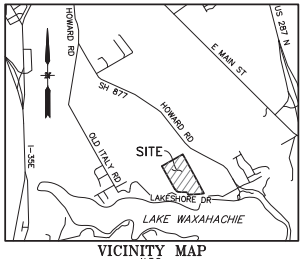
ELEV. 551.18'

BENCHMARK 127
A MAGNETIC NAIL IN ASPHALT PAVEMENT ON THE SOUTH SIDE OF LAKESHORE DRIVE, ABOUT 190 FEET EAST OF THE DRIVEWAY AT 209 LAKESHORE DRIVE, WAXAHACHIE, TX AND ABOUT 4340 FEET WEST OF THE INTERSECTION OF FM ROAD 877 AND LAKESHORE DRIVE.

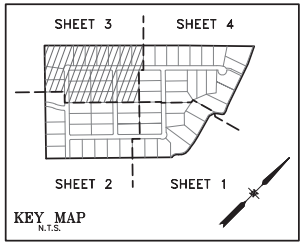
ELEV. 555.91'



LEGEND	
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IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
D.U.E.	DRAINAGE & UTILITY EASEMENT
T.A.E.	TEMPORARY ACCESS EASEMENT
T.U.E.	TEMPORARY UTILITY EASEMENT
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F.E.	FENCE EASEMENT
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D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
	STREET NAME CHANGE



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

PLAT

HIGHTOWER CLUB

LOTS 1-X, 2-4, 5-X, 6-19, & 20-X, BLOCK A;
LOTS 1-15, 16-X, & 17-24, BLOCK B; LOTS 1-4,
& 5-X BLOCK C; LOTS 1-12, BLOCK D;
& LOTS 1-12, BLOCK E

BEING

84.747 ACRES

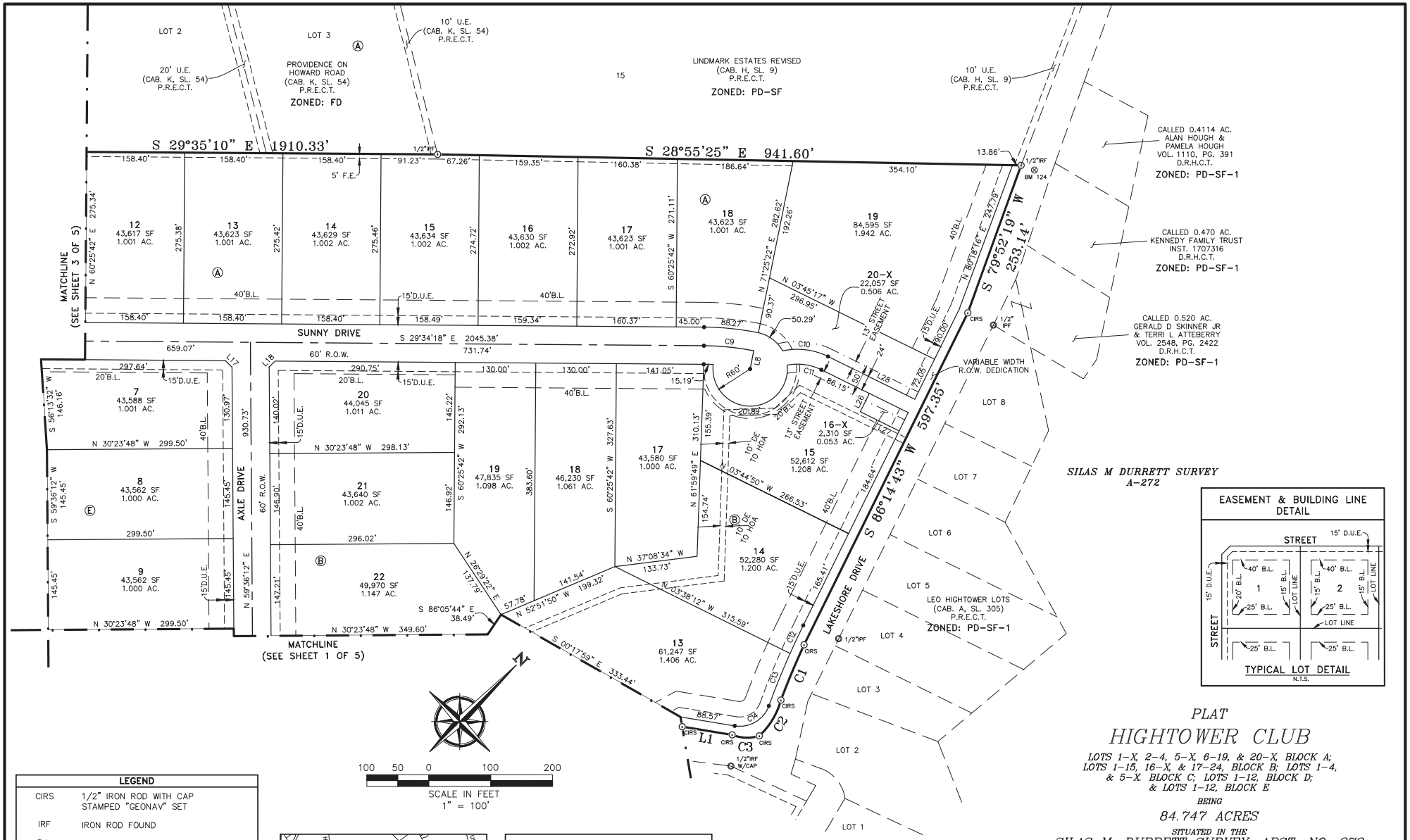
SITUATED IN THE
SILAS M. DURRETT SURVEY, ABST. NO. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

ZONING: PD-SF1 & FD
68 RESIDENTIAL LOTS
CASE NO. _____

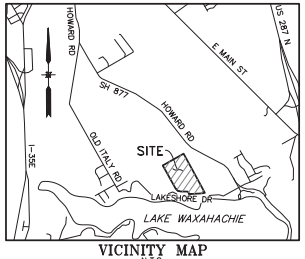
OWNER/DEVELOPER
HIGHTOWER CLUB WAXAHACHIE, LP
P.O. BOX 1145
MIDLOTHIAN, TX 76065
214-301-2089

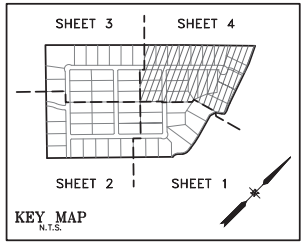
LAND SURVEYOR
GEONAV, LLC
3410 MIDCOURT ROAD, SUITE 110
CARROLLTON, TEXAS, 75006
TBPLS FIRM NO. 10194205
(972) 243-2409

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400



LEGEND	
CIRS	1/2" IRON ROD WITH CAP STAMPED "GEONAV" SET
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
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T.A.E.	TEMPORARY ACCESS EASEMENT
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F.E.	FENCE EASEMENT
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D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
	STREET NAME CHANGE





PLAT
HIGHTOWER CLUB

LOTS 1-X, 2-4, 5-X, 6-19, & 20-X, BLOCK A; LOTS 1-15, 16-X, & 17-24, BLOCK B; LOTS 1-4, & 5-X, BLOCK C; LOTS 1-12, BLOCK D; & LOTS 1-12, BLOCK E

BEING

84.747 ACRES

SITUATED IN THE

SILAS M. DURRETT SURVEY, ABST. NO. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

ZONING: PD-SF1 & FD
68 RESIDENTIAL LOTS
CASE NO. _____

OWNER/DEVELOPER
HIGHTOWER CLUB WAXAHACHIE, LP
P.O. BOX 1145
MIDLOTHIAN, TX 76065
214-301-2089

LAND SURVEYOR
GEONAV, LLC
3410 MIDCOURT ROAD, SUITE 110
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1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 8/21/2024 CASE NO.: SUB-153-2021 SHEET 4 OF 5

Z:\PROJECTS\06554 Waxahachie Lakeside Dr 88AC\dwg\Plats\06554 Plat.dwg

OWNERS CERTIFICATE AND DEDICATION

WHEREAS, HIGHTOWER CLUB WAXAHACHIE, LP is the owner of 84.747 acres of land situated in the Silas M. Durrett Survey, Abstract No. 272, City of Waxahachie, Ellis County, Texas and being all of the Hightower Club Waxahachie, LP called 84.78–acre tract described in deed, as recorded in Instrument Number 2419382, Deed Records, Ellis County, Texas (DRECT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch iron rod found for the most easterly southeast corner of Lot 1, Block A of Lide Addition, an addition to the City of Waxahachie, as recorded in Cabinet I, Page 392 of the Plat Records of Ellis County, Texas (PRECT), said corner being on the occupied and apparent northerly right–of–way line of Lakeshore Drive (a variable width public right–of–way);

THENCE North 30 degrees 07 minutes 29 seconds West, departing said right–of–way line and partially along the northeasterly line of said Lide Addition and the southwesterly line of the herein described tract, a distance of 1,710.42 feet to a metal fence corner post in a tree found for corner on the southeast line of the Levante Partners, LP called 150.596–acre tract of land described in deed, as recorded in Instrument Number 2217808, DRECT;

THENCE North 59 degrees 37 minutes 43 seconds East, along the southeast line of said 150.596–acre tract and the northerly line of the herein described tract, a distance of 1,537.26 feet to a 1/2–inch iron rod with a yellow plastic cap stamped GEONAV set (hereinafter referred to as "iron rod set") for the north corner of the herein described tract, and the west corner of Spring Hollow Estates, an addition to the City of Waxahachie, as recorded in Cabinet G, Page 29, PRECT;

THENCE South 29 degrees 35 minutes 10 seconds East, along the northeasterly line of the herein described tract and the southwesterly lines of said Spring Hollow Estates and Providence on Howard Road, an addition to the City of Waxahachie, as recorded in Cabinet K, Page 54, PRECT, a distance of 1,910.33 feet to a 1/2–inch iron pipe found for the south corner of said Providence on Howard Road and the west corner of Lindmark Estates Revised, an addition to the City of Waxahachie, as recorded in Cabinet H, Page 9, PRECT;

THENCE South 28 degrees 55 minutes 25 seconds East, along the northeasterly line of the herein described tract and the southwesterly line of said Lindmark Estate Revised, a distance of 941.60 feet to a 1/2–inch iron rod found for the southwest corner of said Lindmark Estates Revised and the southeast corner of the herein described tract, said corner being on the aforementioned northerly right–of–way line of Lakeshore Drive;

THENCE along the southerly line of the herein described tract and said northerly right–of–way line, the following fourteen (14) courses and distances:

1) South 79 degrees 52 minutes 19 seconds West, a distance of 253.14 feet to an iron rod set;
2) South 86 degrees 14 minutes 43 seconds West, a distance of 597.35 feet to an iron rod set at beginning of a non–tangent curve to the left having a radius of 1294.25 feet, whose chord bears South 82 degrees 44 minutes 17 seconds West, a distance of 96.74 feet;
3) Westerly, along said curve, through a central angle of 04 degrees 17 minutes 00 seconds, an arc distance of 96.76 feet to an iron rod set at the beginning of a non–tangent curve to the right having a radius of 123.70 feet, whose chord bears North 88 degrees 49 minutes 48 seconds West, a distance of 67.53 feet;
4) Westerly, along said curve, through a central angle of 31 degrees 40 minutes 54 seconds, an arc distance of 68.40 feet to an iron rod set at the beginning of a non–tangent curve to the right having a radius of 64.82 feet, whose chord bears North 27 degrees 44 minutes 06 seconds West, a distance of 43.71 feet;
5) Northwesterly, along said curve, through a central angle of 39 degrees 24 minutes 42 seconds, an arc distance of 44.59 feet to an iron rod set;
6) North 20 degrees 40 minutes 29 seconds West, a distance of 81.72 feet to an iron rod set;
7) North 58 degrees 28 minutes 19 seconds West, a distance of 82.09 feet to an iron rod set;
8) South 89 degrees 42 minutes 01 seconds West, a distance of 324.35 feet to an iron rod set;
9) North 87 degrees 30 minutes 09 seconds West, a distance of 92.22 feet to an iron rod set;
10) North 83 degrees 08 minutes 44 seconds West, a distance of 100.06 feet to an iron rod set at the beginning of a non–tangent curve to the right having a radius of 323.28 feet, whose chord bears North 77 degrees 10 minutes 56 seconds West, a distance of 76.87 feet;
11) Westerly, along said curve, through a central angle of 13 degrees 39 minutes 20 seconds, an arc distance of 77.05 feet to an iron rod set at the beginning of a non–tangent curve to the right having a radius of 100.46 feet, whose chord bears North 51 degrees 59 minutes 15 seconds West, a distance of 62.01 feet;
12) Westerly, along said curve, through a central angle of 35 degrees 57 minutes 23 seconds, an arc distance of 63.04 feet to an iron rod set;
13) North 32 degrees 14 minutes 25 seconds West, a distance of 45.55 feet to an iron rod set at the beginning of a non–tangent curve to the left having a radius of 90.96 feet, whose chord bears North 52 degrees 33 minutes 52 seconds West, a distance of 93.96 feet;
14) Northerly, along said curve, through a central angle of 62 degrees 11 minutes 44 seconds, an arc distance of 98.74 feet to the POINT OF BEGINNING AND CONTAINING 3,691,563 square feet, or 84.747 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HIGHTOWER CLUB WAXAHACHIE, LP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **HIGHTOWER CLUB**, an addition to the city of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purpose indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of 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 of 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 at all times have the full right of Ingress and Egress to or from the respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective system 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 _____, 2024.

FOR: HIGHTOWER CLUB WAXAHACHIE, LP

BY: _____
Name: Chad Adams
Title: Executive Officer

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 Chad Adams, 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 the ___ day of _____ 2024.

_____
Notary Public in and for the state of Texas
My Commission Expires on:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel C. Howard, hereby certify that this plat was prepared under my supervision from an actual and accurate survey of the land and that the corner monuments shown thereon as set will be properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

Given under my hand and seal of office, this ____ day of _____, 2024.

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. For plat review purposes only.

_____
JOEL C. HOWARD
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6267

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 Joel C. Howard, 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 _____, 2024.

_____
Notary Public in and for the State of Texas
My Commission Expires:

APPROVAL CERTIFICATE

APPROVED BY: Planning and Zoning Commission City of Waxahachie, Texas.

By: _____ _____
Chairperson Date

By: _____ _____
Attest Date

PLAT

HIGHTOWER CLUB

LOTS 1–X, 2–4, 5–X, 6–19, & 20–X, BLOCK A;
LOTS 1–15, 16–X, & 17–24, BLOCK B; LOTS 1–4,
& 5–X, BLOCK C; LOTS 1–12, BLOCK D;
& LOTS 1–12, BLOCK E

BEING

84.747 ACRES

SITUATED IN THE

SILAS M. DURRETT SURVEY, ABST. NO. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

ZONING: PD–SF1 & FD
68 RESIDENTIAL LOTS
CASE NO. _____

OWNER/DEVELOPER
HIGHTOWER CLUB WAXAHACHIE, LP
P.O. BOX 1145
MIDLOTHIAN, TX 76065
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LAND SURVEYOR
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3410 MIDCOURT ROAD, SUITE 110
CARROLLTON, TEXAS, 75006
TBPLS FIRM NO. 10194205
(972) 243–2409

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941–8400

Planning & Zoning Department

Plat Staff Report

Case: SUB-201-2024

MEETING DATE(S)

Planning & Zoning Commission: November 12, 2024

CAPTION

Public Hearing on a request Joe Cortez, for a Replat of Lots 15B, 16B, & 17B of the J.H. Matthews Addition, to create Lot 15R, Jones Addition, 1 residential lot, being 0.337 acres, located directly north of 1001 E Jefferson Street, (Property ID 174774) – Owner: Bernardo Hernandez (SUB-201-2024)

RECOMMENDED MOTION

*"I move to approve SUB-201-2024, a **Replat** of Lots 15B, 16B, & 17B, of the J.H. Matthews Addition, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The applicant requests to replat the subject property from three (3) lots into one (1) residential lot.

CASE INFORMATION

Applicant:	Joe Cortez
Property Owner(s):	Bernardo Hernandez
Site Acreage:	0.337 acres
Number of Lots:	1 lot
Number of Dwelling Units:	1 unit
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	Directly north of 1001 E Jefferson Street
Parcel ID Number(s):	174774
Current Zoning:	Single Family-3 (SF-3)
Existing Use:	The subject property is currently undeveloped.

Platting History: The subject property is currently platted as Lots 15B, 16B, & 17B of the J.H. Matthews Addition.

Site Aerial:



PLANNING ANALYSIS

A Replat Application is required by the Waxahachie Subdivision Ordinance in instances where a property owner wishes to change the configuration of existing lots. In this instance, the subject property is comprised of multiple abnormally small platted lots. Due to this, a Replat is necessary to combine the existing platted lots into a single consolidated lot. The Applicant requests to replat the subject property to facilitate the construction of a single-family home. The subject property is located within the Infill Overlay District and the proposed replat adheres to the minimum lot size and configuration requirements of the Infill Overlay District identified in Section 3.25 of the Waxahachie Zoning Ordinance.

As part of the review of the Replat application, staff identified technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance. These technical items are required to be corrected prior to the filing of the Replat. The correction of each item has been identified as a condition of approval in the staff recommendation section below.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 212.015 and the City's public hearing notice requirements, 24 notices will be mailed to property owners inside the City Limits within 200 feet of the subject property no later than the 15th day after the action is taken on the Replat Application.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Replat, subject to the condition(s) below.

Conditions:

1. Per Section 2.4.a of the Waxahachie Subdivision Ordinance, Scale is required match what is being proposed. please fix scale to correct number.
2. Per Section 2.4.a of the Waxahachie Subdivision Ordinance, all fees must be paid before filing with the county.
3. Per Section 2.4.c.6 of the Waxahachie subdivision ordinance, the area of each lot and ROW must be included on the plat. Please update to show the area of the ROW dedication.
4. Per section 2.4. c.7of the Waxahachie subdivision ordinance, a correct title block is required. Correct the case number to SUB-201-2024.
5. Per section 3.5 of the Waxahachie subdivision ordinance: Sidewalks are required along the road frontage.
6. Per section 2.3 of the Waxahachie subdivision ordinance: Perform a title search to locate all easements on the property.
7. Per Section 3.1.a of the Waxahachie ordinance of the City's updated comprehensive plan, a minimum of 50ft is required for residential lots so only 5ft of ROW dedication would be required (25ft from the centerline of the road).
8. Per sec. 3.9 of the Waxahachie subdivision ordinance: Water and sewer services are required for each lot prior to filing the plat. You will need to install a 2" public water main with a 1" service to your lot. Civil construction plans and a permit will be required.
9. Per Section 4.2.a of the Waxahachie Subdivision Ordinance, the most recent FEMA FIRM is required to be referenced. Revise to reflect the October 2023 Ellis County PMR.
10. Per sec. Appendix C, V, sections 5.6 and 5.7 of the Waxahachie subdivision ordinances: fences, retaining walls, and screening walls shall not be placed in utility easements.

ATTACHED EXHIBITS

1. Replat

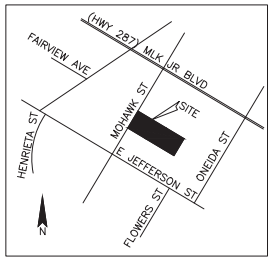
APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Harper Lindamood
Planner
Harper.lindamood@waxahachie.com

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



VICINITY MAP
NOT TO SCALE

LEGEND

( )	= RECORD CALLS
CM	= CONTROL MONUMENT
IRF	= IRON ROD FOUND
IRS	= 5/8–INCH IRON ROD SET WITH BLUE CAP STAMPED "TND GEOMATICS"
IPF	= IRON PIPE FOUND
	= SUBJECT PROPERTY LINE
	= ADJOINING PROPERTY LINE
	= ORIGINAL LOT LINE
O.P.E.T.C.T	= OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS.
"4466"	= YELLOW CAP STAMPED "RPLS 4466"
"LONESTAR"	= BLUE CAP STAMPED "LONESTAR"
PFC	= POINT FOR CORNER

SCALE: 1"=30'

OWNER'S CERTIFICATE

WHEREAS, Bernardo Hernandez is the Owner of a tract of land situated in the SM Durrett Survey, Abstract No. 272, Ellis County, Texas being more particularly described as follows:

BEING a 0.337 acre tract of land, a portion of lots 15, 16 and 17 out of the Jones Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the map or plat thereof recorded in Volume 158, Page 95 of the plat records of Ellis County, Texas, and being the same tract of land described in a General Warranty Deed Dated, June 21, 2021, from Dorothy Pitts Johnson to Bernardo Hernandez, recorded in Instrument No. 2127177, Official Public Records, Ellis County, Texas, said 0.337 acre tract of land being more particularly described by metes and bounds as follows

BEGINNING at a 3/8 inch iron rod found (controlling monument) in the southeast line of Mohawk Street, and the north corner of said lot 15, the west corner of a tract of land described in deed to Bertrand Maxwell Sr. and Bertrand Maxwell Jr., as recorded under Volume 2455, Page 885, Official Public Records,Ellis County, Texas, for the north corner of this herein described tract of land;

THENCE South 62°59'39" East (S62°56'14"E) along a southwest line of said Maxwell tract with the northeast line of this herein described tract of land, distance of 219.23 feet to a 1/2" iron rod with yellow cap stamped "4466" found at the south corner of a tract of land as described in a Clerk's Certificate to Bertrand Maxwell Jr., as recorded under Volume 2557, Page 1584, Official Public Records, Ellis County, Texas, the west corner of a tract of land as described in a Deed to DKE Family Trust, as recorded under Instrument Number 2222133, Official Public Records, Ellis County, Texas, and the north corner of a tract of land as described in deed to RS Rental 1 LLC, as recorded under Instrument Number 21321922, same being the east corner of the herein described tract;

THENCE South 25°46'43" West (S25°50'08"E), along a northwest line of said RS Rental 1 LLC tract with the southeast line of this herein described tract of land, a distance of 67.01 feet to a 5/8 inch iron rod set with blue cap stamped "TND GEOMATICS" (hereinafter called "iron rod set") at an east corner of a tract of land known as Lot 17A as described in Deed Dated September 7, 1995, from Cora Pitts etal to Cora Branch Lee Pitts etal, recorded in Volume 1180, Page 538, Official Public Records,Ellis County, Texas, for the south corner of this herein described tract of land in the west line of said RS Rental 1 LLC tract;

THENCE North 62°59'39" West (S62°56'14"E), along the common line of said Lot 17A, a southwest line of this herein described tract, distance of 219.61 feet to a iron rod set in the common line of said Mohawk Street and Lot 15, for the west corner of this herein described tract of land;

THENCE North 26°06'14" East (N26°09'39"E), a distance of 67.00 feet along the common line of said Mohawk Street with the northwest line of this herein described tract of land to the POINT OF BEGINNING containing approximately 0.337 acre (14,700 square feet) of land, more or less, subject to all easements of record.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BERNARDO HERNANDEZ, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as JONES ADDITION, LOT 15R, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any 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 _____, 20_____.

BY:

_____
Authorized Signature of Owner

BERNARDO HERNANDEZ – OWNER
Printed Name and Title

APPROVED BY: Planning and Zoning Commission City of Waxahachie

_____ _____ _____
Chairperson Date

_____ _____ _____
Attest Date

RE-PLAT

JONES ADDITION
LOT 15R

1 RESIDENTIAL LOT
ZONE SF-3
BEING A RE-PLAT OF A PORTION OF LOTS 15, 16 & 17, JONES ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 158, PAGE 95, PLAT RECORDS, ELLIS COUNTY, TEXAS.
Date of Preparation: OCTOBER 2024
CASE NUMBER: _____

GENERAL NOTES

1) A drainage / utility easement (DUE) is only required, as necessary, to show any existing / future easements or drainage easements to help with the flow of water or placement of easements.
2) City of Waxahachie will not be responsible for the maintenance of drainage easements or detention areas.
3) All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
4) Sewer services shall be installed prior to the plat being filed.

FLOODPLAIN STATEMENT

No portion of this plat is within FEMA's 100-year floodplain as defined by the Flood Insurance Rate Map Number 48139C0190F, published by FEMA and dated June 3, 2013.

SURVEYOR'S CERTIFICATE

This is to certify that I, Michael R. Doyle a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Preliminary. This document shall not be recorded for any purpose and shall not be viewed or relied upon as a final survey document.

Micheal R. Doyle
Registration No. 5517

NOTARY STATEMENT
STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BERNARDO HERNANDEZ, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____DAY OF _____, 20_____ .

_____
Notary Public in and for the State of Texas

TND GEOMATICS
PROFESSIONAL LAND SURVEYING FIRM
FIRM NO. 10194862
6821 BAKER BLVD. STE. C
RICHLAND HILLS, TX
OFFICE: 817.616.3105
EMAIL: info@tndtx.com
FIELD: JRC/CRC
TECH: MRD/JRC
JOB NO.: 24100008
OWNER: BERNARDO HERNANDEZ
4305 TRIPPIE STREET
LANCASTER, TEXAS 75134
PHONE: 469-348-4273
EMAIL: hernandez_b89@yahoo.com

Planning & Zoning Department

Plat Staff Report

Case: SUB-212-2024

MEETING DATE(S)

Planning & Zoning Commission: November 12, 2024

CAPTION

Present a request by Bryan Moody, Kimley-Horn, for a **Plat** of Haven Ranch Phase 1, 287 residential lots, 14 open space HOA X-lots, and 1 Lift Station lot, being 212.358 acres, located at 400 E Haven Road, situated in the William Stewart Survey, Abstract 956, the James Young Survey, Abstract 1199, and the Norman H. Whittenburg Survey, Abstract 1128, an addition to the City of Waxahachie (Property ID 180774, 183003, 190570, 192730, 236610, 236611, 236612, 236613, 257627, 289474, 289475, 289476, 289477) – Owner: GRBK Edgewood LLC (SUB-212-2024)

RECOMMENDED MOTION

"I move to approve SUB-212-2024, a Plat of Haven Ranch Phase 1, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into 287 single-family residential lots, fourteen (14) open space HOA X-lots, and one (1) Lift Station lot as part of the Haven Ranch Phase 1 subdivision.

CASE INFORMATION

Applicant:	Bryan Moody, Kimley-Horn
Property Owner(s):	GRBK Edgewood LLC
Site Acreage:	212.358 acres
Number of Lots:	302 lots
Number of Dwelling Units:	287 units
Park Land Dedication:	Parkland dedication requirements shall be satisfied by the development of the 120-acre "Haven Park" prior to filing the Plat for Phase 3 of the subdivision, as required by the Haven Ranch Development Agreement.
Adequate Public Facilities:	Adequate public facilities are available to the subject property via the extension of City water and wastewater infrastructure.

SUBJECT PROPERTY

General Location:	400 E Haven Road
Parcel ID Number(s):	180774, 183003, 190570, 192730, 236610, 236611, 236612, 236613, 257627, 289474, 289475, 289476, 289477

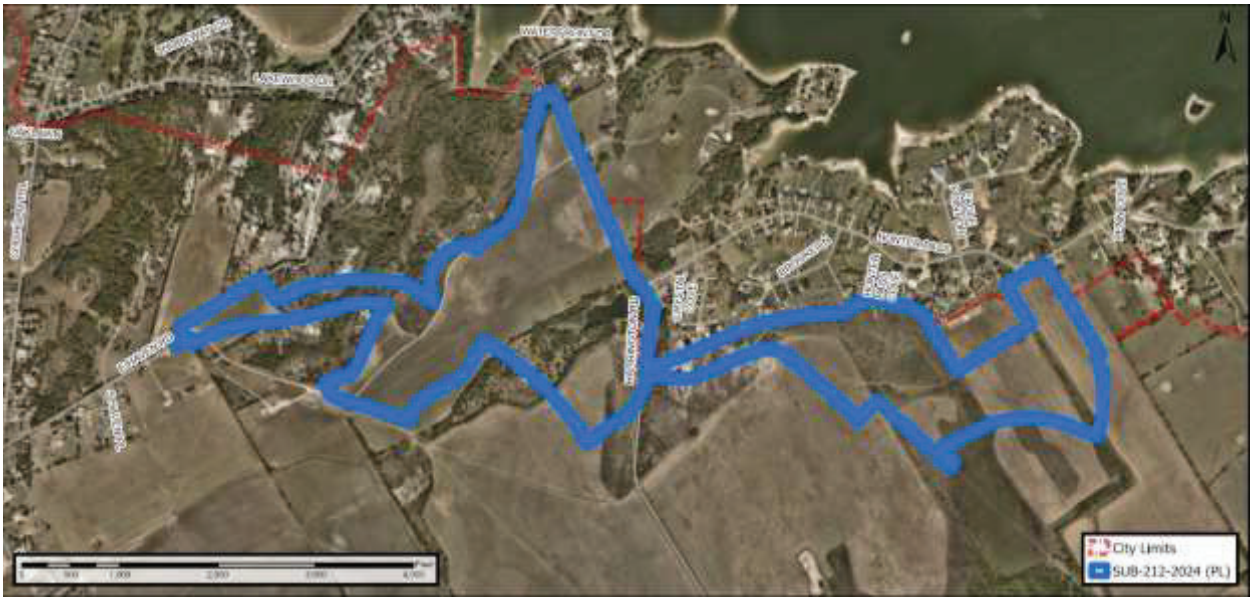
Current Zoning: N/A (ETJ) – The subject property is obligated to comply with the requirements of the Haven Ranch Development Agreement. The development agreement does obligate future phased annexation and zoning of the subject property.

Existing Use: The subject property is currently undeveloped

Platting History: A Plat Application (SUB-126-2022) was submitted for the subject property in September of 2022. This application was ultimately disapproved by the Planning & Zoning Commission for non-compliance with the Waxahachie Subdivision Ordinance.

A second Plat Application (SUB-164-2024) for the subject property in August of 2024. This application was withdrawn prior to proceeding to the Planning & Zoning Commission.

Site Aerial:



PLANNING ANALYSIS

A Plat Application is required by the Waxahachie Subdivision Ordinance prior to development of a subject property in order to establish and officially record the boundaries of the property. Plat Applications are required for both commercial and residential developments. A Plat for a property is required to be approved and filed before the City of Waxahachie will issue building permits for the subject property.

With this application, the property owner proposes to plat the subject property into 287 residential lots as part of the Haven Ranch Phase 1 subdivision. The proposed Plat also includes fourteen (14) open space HOA X-lots, and one (1) Lift Station lot for sanitary sewer infrastructure. The subject property is currently located outside of the Waxahachie City Limits; but is subject to the requirements of the Haven Ranch Development Agreement that was approved by the City Council in November of 2023. The development agreement requires phased annexation and zoning of the subject property as it develops. The development agreement also requires compliance with a concept plan that establishes lot size, lot dimension, and lot distribution requirements.

Planning Analysis (continued):
The design of the proposed subdivision substantially conforms to the requirements of the Haven Ranch Development Agreement. As part of this phase 1 Plat, the applicant is providing a 120' wide right-of-way (ROW) dedication for Haven Ranch Boulevard, as required by the 2024 Waxahachie Thoroughfare Plan. This thoroughfare will connect to the existing FM 55 and serve as the primary point of access for the subdivision.

As part of the review of the plat application, staff identified technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance. These technical items are required to be corrected prior to the filing of the plat. The correction of each item has been identified as a condition of approval in the staff recommendation section below.

RECOMMENDATION
Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Plat request, subject to the conditions listed below.

Conditions:
1. Per Section 2.3.a.4 of the Waxahachie Subdivision Ordinance, the Plat is required to conform with the development regulations for subject property. The Development Agreement (Section 6.1) for Haven Ranch requires approval of Budgeted Costs for the PID to be submitted and approved by City Council concurrently with each Plat Application.
2. Per Section 2.3.a.4 of the Waxahachie Subdivision Ordinance, the Plat is required to conform with the development regulations for subject property. The Development Agreement (Section 6.3.c) for Haven Ranch requires HOA maintenance of signage, landscape, and irrigation improvements within medians and parkways (including general mowing maintenance) as well. Add this to the existing note or add an additional note.
3. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, a hard copy of the embossed tax certificate for the property showing that no delinquent taxes exist against the property is required to be provided at the time of plat filing.
4. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, the bearings and distances sufficient to locate the exact area proposed for the subdivision. Please verify all bearings and distances are correct. There appears to be a misclosure of ~18'.
5. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, an accurate depiction of the proposed boundaries is required. Please update to reflect the proposed boundary on page 4.
6. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the width and name of proposed streets must be identified on the Plat. This ROW name and width are not labeled. Please label accordingly.
7. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements need to be shown on the plat, not build lines (setbacks). Remove setback lines from the lots on the plat. (Setbacks may be identified on your "Typical Lot Detail" for each type of proposed lot.)
8. Per Section 2.4.c.4, the location and width of all adjacent streets are required to be clearly identified on the Plat. Please revise the Plat to clearly demonstrate how the dedicated ROW will align with the existing Haven Road. Have you already purchased the offsite ROW and easements?
9. Per Section 2.4.c.19 of the Waxahachie Subdivision Ordinance, a correct location map is required. Please update to accurately reflect the metes and bounds of the property boundary.
10. Per section 2.4.c.22 of the Waxahachie Subdivision Ordinance, please verify these GPS coordinates are correct. It plots about 9,000' off.

Conditions (continued):

11. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, please add a unique symbol to each lot type to identify each unique lot type on the Plat. These symbols need to be provided on the typical lot detail and on the platted lots. (For example, past applicants have used a square, a triangle, and a star symbol on varying lot types for quick association.)
12. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-212-2024", revise accordingly.

13. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, space is required to be reserved for the placement of recording information by the Ellis County Clerk. Reserve a 12"x1.5" blank box in the top right-hand corner.
14. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Revise the lot references to identify the lift station as "1 Lift Station X-Lot", as it is labeled on the plat.
15. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, revise the Owner's *Certificate* to match the language template provided in Section 2.4.c.25.vi of the Waxahachie Subdivision Ordinance. Since this Plat will be filed after the property is annexed into the City, the Waxahachie Owner's Certificate must be utilized.
16. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, remove the Ellis County Commissioner's Court Signature Blocks. Since this Plat will be filed after the property is annexed into the City, the Waxahachie Planning & Zoning Commission will be the only approval body for the plat.
17. Per Section 2.4.c.25.ii of the Waxahachie Subdivision Ordinance, please include the bearings and distances all proposed property lines.
18. Per Section 2.4.c.25.vi of the Waxahachie Subdivision Ordinance, the name and title of the signatory for the Plat needs to be printed in the signature block. Please revise accordingly.
19. Per section 3.1.a of the subdivision ordinance, label the whole width of the ROW dedication. Linework other than ROW dedication needs to be removed or clearly labeled. The ROW dedication must comply with the City's thoroughfare plan.
20. Per section 3.1.a of the Waxahachie Subdivision Ordinance, the arrangement, character, extent, width, grade and location of all streets shall conform to the City of Waxahachie's Thoroughfare Plan and the C & D Manual. ROW should have corner clips instead of radii. Refer to the rest of the ROW connections shown in this plat. Also, the previous plat submittal showed this but it was revised in this submittal.
21. Per Section 3.1.a of the Waxahachie Subdivision Ordinance, all streets must be constructed in accordance with the Waxahachie C&D Manual. This intersection of Bluestem is too close to the intersection of Babylon road.
22. Per section 3.1.a of the Waxahachie Subdivision Ordinance, the arrangement, character, extent, width, grade and location of all streets shall conform to the City of Waxahachie's Thoroughfare Plan and the C & D Manual. Ensure this radius is not a centerline road radius. Per the design manual, a minimum centerline radius of 250ft is required.
23. Per section 3.1.c.3 of the Waxahachie Subdivision Ordinance, a Traffic Impact Analysis (TIA) is required to be completed for the subdivision. The TIA provided with the Plat is missing crucial information and is deemed incomplete. The intersection analysis does not match the phase 1 plat at all and does not include intersections and road networks within 1 mile of the site as required in the ordinance. Please take time to address the major comments made on the TIA and resubmit. We will then do a thorough review of the TIA.

Conditions (continued):

24. Per Section 3.1.4.a of the Waxahachie Subdivision Ordinance; the subdivision shall be designed to provide adequate emergency access for public safety vehicles. Per section D107.1 of 2021 IFC - One or two family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate & approved fire apparatus access roads. This area does not appear to have two points of access in the interim condition. Providing the temporary emergency access easement that was on the first plat review will address this comment.
25. Per Section 3.1.4.a of the Waxahachie Subdivision Ordinance; the subdivision shall be designed to provide adequate emergency access for public safety vehicles. Per Section D103.4 of the Fire Code, if this road is over 150ft long, a turnaround is required for the fire truck. This can be a temporary turn around.
26. Per Section 3.3.a of the Waxahachie Subdivision Ordinance, requires dedication of a 15' Utility Easement adjacent to all street ROW. If you are proposing to deviate from this, provide letters of no objection from the franchise utility companies. This is a typical comment for all proposed 10ft UEs.
27. Per section 3.3.e of the Waxahachie Subdivision Ordinance, label the drainage easement width on the plat.
28. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with your Plat application prior to plat filing. These fees can be paid via check to the City of Waxahachie or via the invoice on our Citizen Self Service (CSS) Portal.
29. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, street name approval is required at the time of platting. Please note that the following street names are unavailable. (These streets are highlighted in blue.) Please provide 2 alternative street names for EACH of the following:
    a. BUTTERCUP ST
    b. CATTAIL WAY
    c. CEDAR SPRING ST
    d. FELICITY LN
    e. GREEN PASTURE ST
    f. HAVEN CREST RD
    g. LILY POND LN
    h. LONG HORIZON LN
    i. MAPLE SPRING ST
    j. MEADOW VIEW AVE
    k. OAKWOOD ST
    l. PAINTBRUSH ST
    m. PARK VISTA DR
    n. PECAN SPRING ST
    o. PRAIRIE GRASS WAY
    p. PRIMROSE ST
    q. PRICKLY PEAR ST
    r. REFUGE LN
    s. SANCTUARY DR
    t. SHADY ELM ST
    u. SHADY OAK ST
    v. TIMBERVIEW DR
    w. WATERS EDGE RD
    x. WEEPING WILLOW WAY
    y. WHITE ROCK DR

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

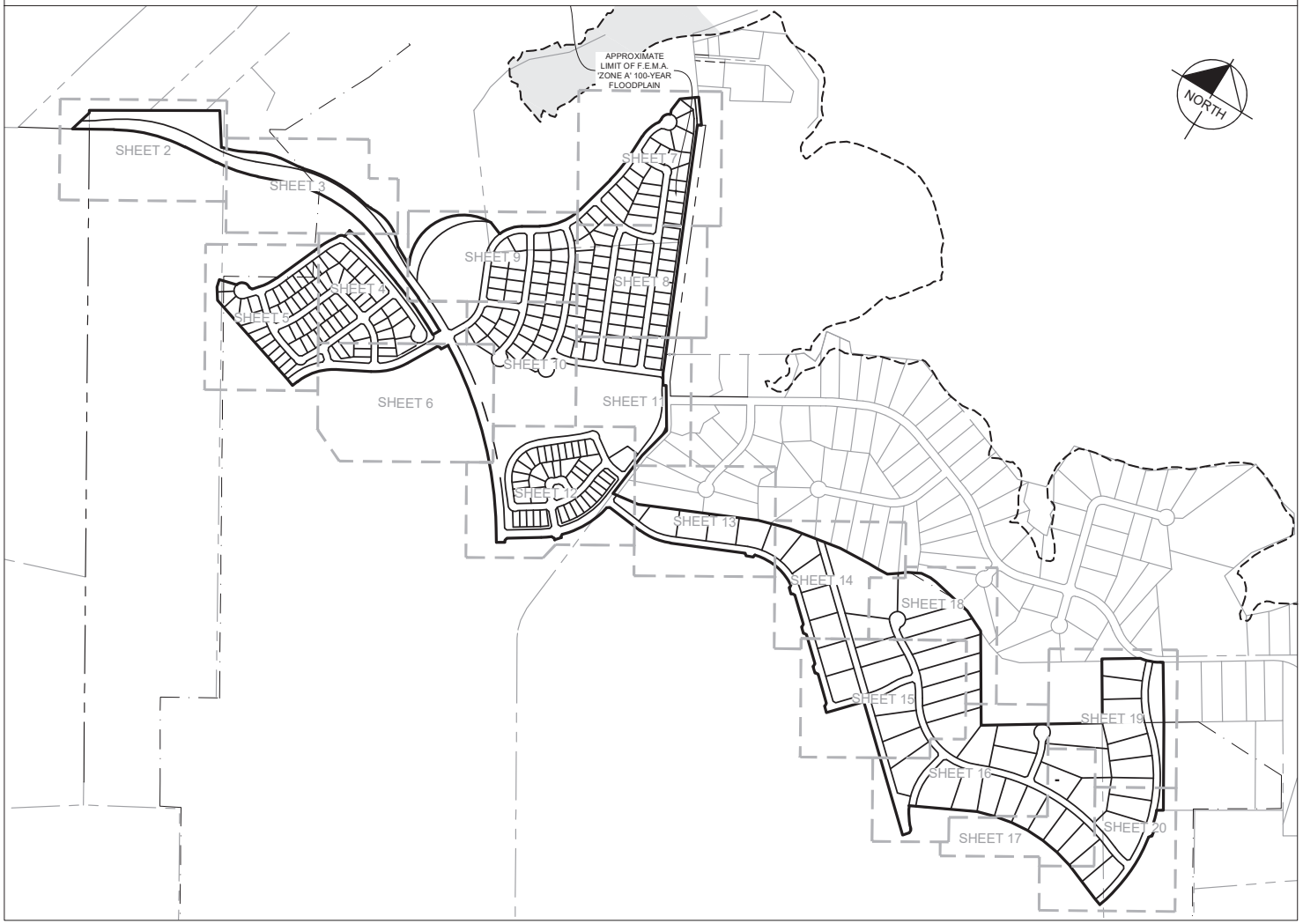
1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has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

STAFF CONTACT INFORMATION

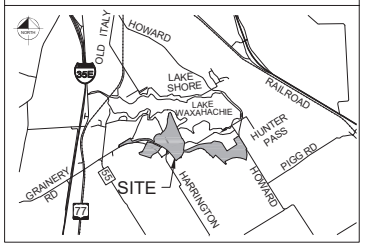
Prepared by:
Zack King, AICP
Planning Manager
zking@waxahachie.com

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

KEY MAP N.T.S.



VICINITY MAP N.T.S.



NOTES:

1. Easements shown hereon without recording information within this platted property are created by this plat, unless otherwise noted hereon.
2. Bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011). All distances shown are surface distances. Coordinates shown hereon are grid coordinates. The grid to surface factor to convert coordinates to surface is 1.000072449.
3. Abstract lines shown hereon are approximate.
4. Lots designated with an "X" are Open Space Lots maintained by the HOA.
5. Unless otherwise shown, all property corners are 5/8-inch iron rods with red plastic cap stamped "KHA" set.
6. All retaining walls/fences shall not be installed within utility easements.
7. Detention areas shown hereon shall be maintained by the property owner.
8. **FLOOD STATEMENT:**

   According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48139C0330F, for Ellis County, Texas and incorporated areas, dated June 3, 2013, this property is located within Zone "X" (unshaded) defined as "areas determined to be outside the 0.2% annual chance floodplain" If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

   Flood elevations for any lots which may ultimately be adjacent to floodplain shall be designed and constructed a minimum of 2 feet above adjacent floodplain base elevation.
9. See sheet 23 for line and curve table.
10. See lot area tables on sheet 21 for areas of all lots and typical lot details.

CITY CASE NO. SUB-164-2024

PLAT

HAVEN RANCH PHASE 1

212.358 ACRES SITUATED IN THE
WILLIAM STEWART SURVEY, ABSTRACT NO. 956,
JAMES YOUNG SURVEY, ABSTRACT NO. 1199,
NORMAN H. WHITTENBURG SURVEY, ABSTRACT NO. 1128
AND BEING A REPLAT OF
LOTS 1-4, HARRINGTON ACRES #2 ADDITION
WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS
287 RESIDENTIAL LOTS AND 14 OPEN SPACE HOA X-LOTS
1 LIFT STATION

SURVEYOR:
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6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Sylviana Gunawan, RPLS

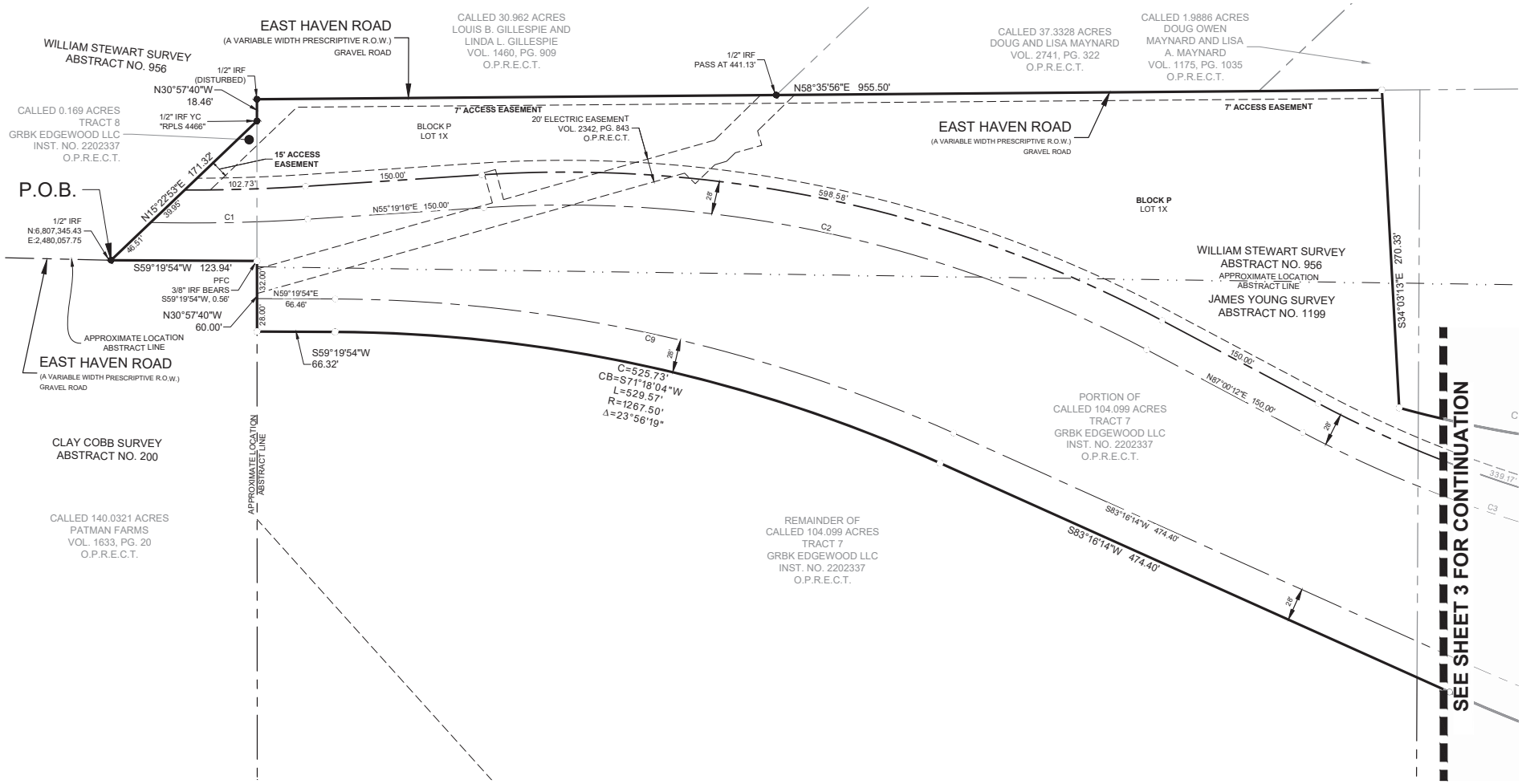
APPLICANT:
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Contact : Bryan Moody, P.E.

OWNER:
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Suite 400
Plano, Texas 75093
Phone: 817-658-2112
Contact: Bobby Samuel

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FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	OCT. 2024	064537507	1 OF 24

DWG NAME: K:\FRI_SUR\EY\064537507-HAVEN RANCH\DWG\064537507-HAVEN RANCH PH1 KEY MAP.DWG PLOTTED BY SKEETERS, CODY 10/29/2024 3:47 PM LAST SAVED 10/28/2024 1:55 PM



NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 18"x24"

LEGEND	
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
IRF	IRON ROD FOUND
B.L.	BUILDING LINE
V.E.	VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
S.W.E.	SIDEWALK EASEMENT
D.R.E.C.T.	DEED RECORDS ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS ELLIS COUNTY, TEXAS
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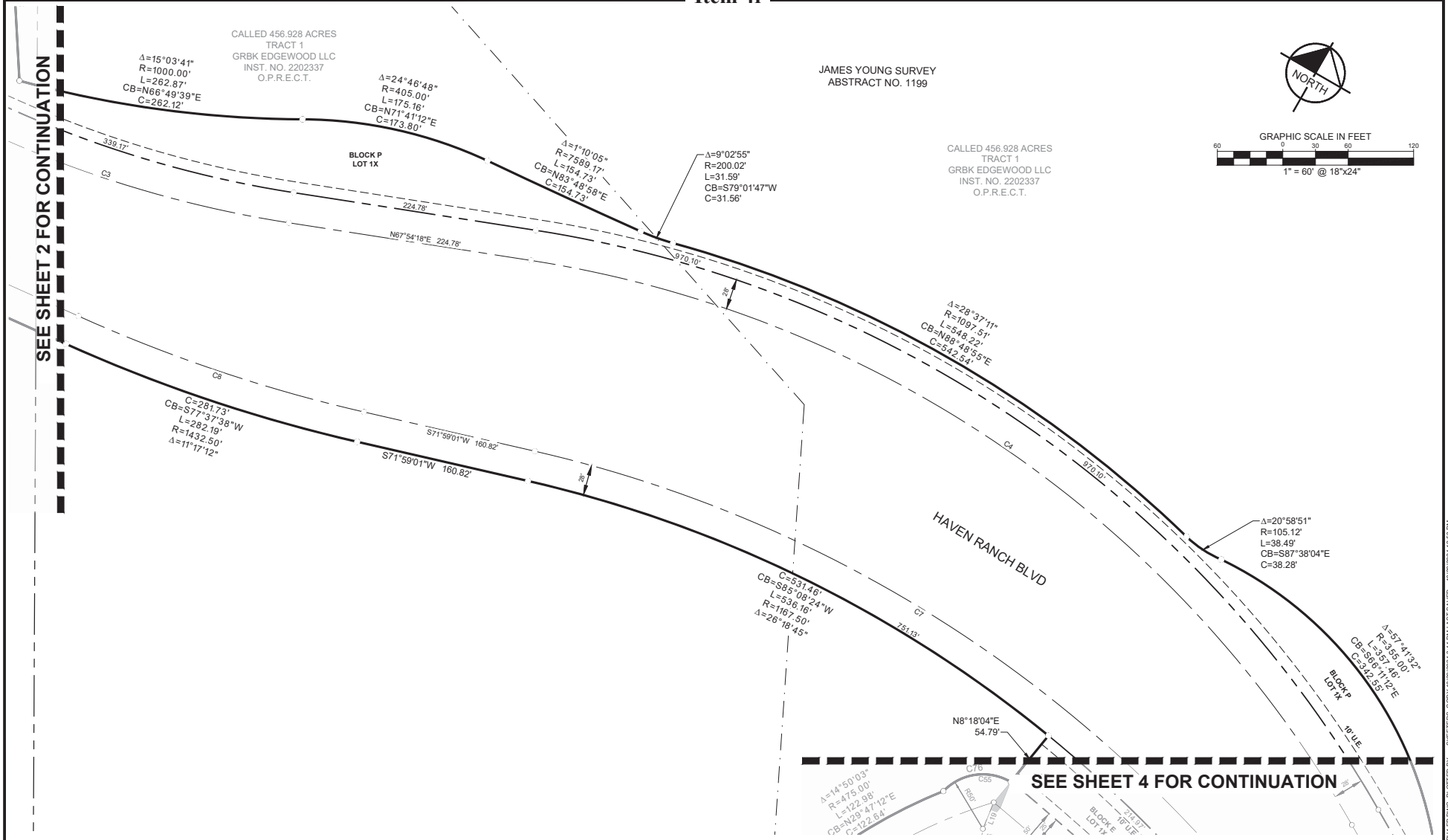
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LEGEND	
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ROW	RIGHT-OF-WAY
IRF	IRON ROD FOUND
B.L.	BUILDING LINE
V.E.	VISIBILITY EASEMENT
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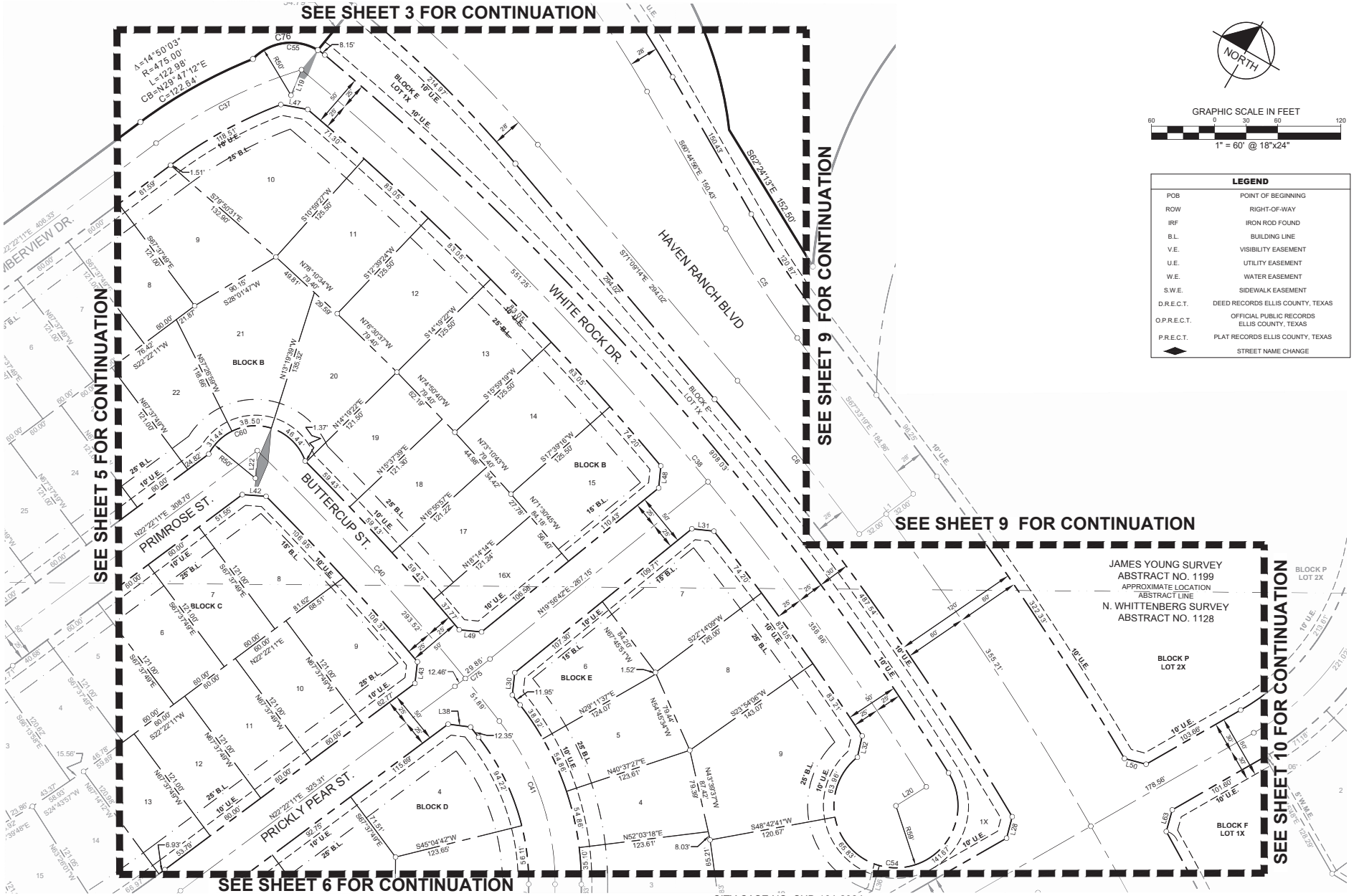
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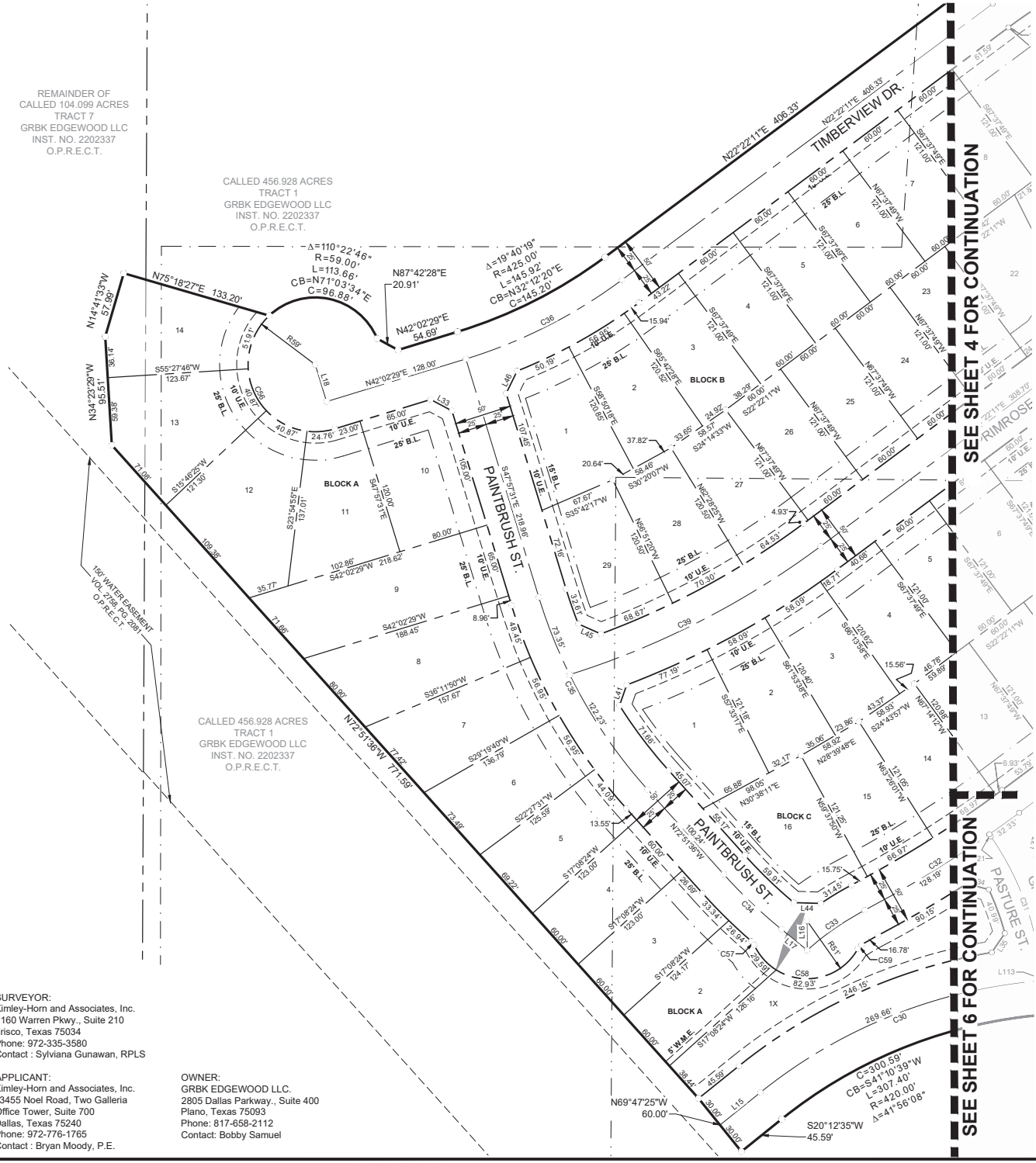
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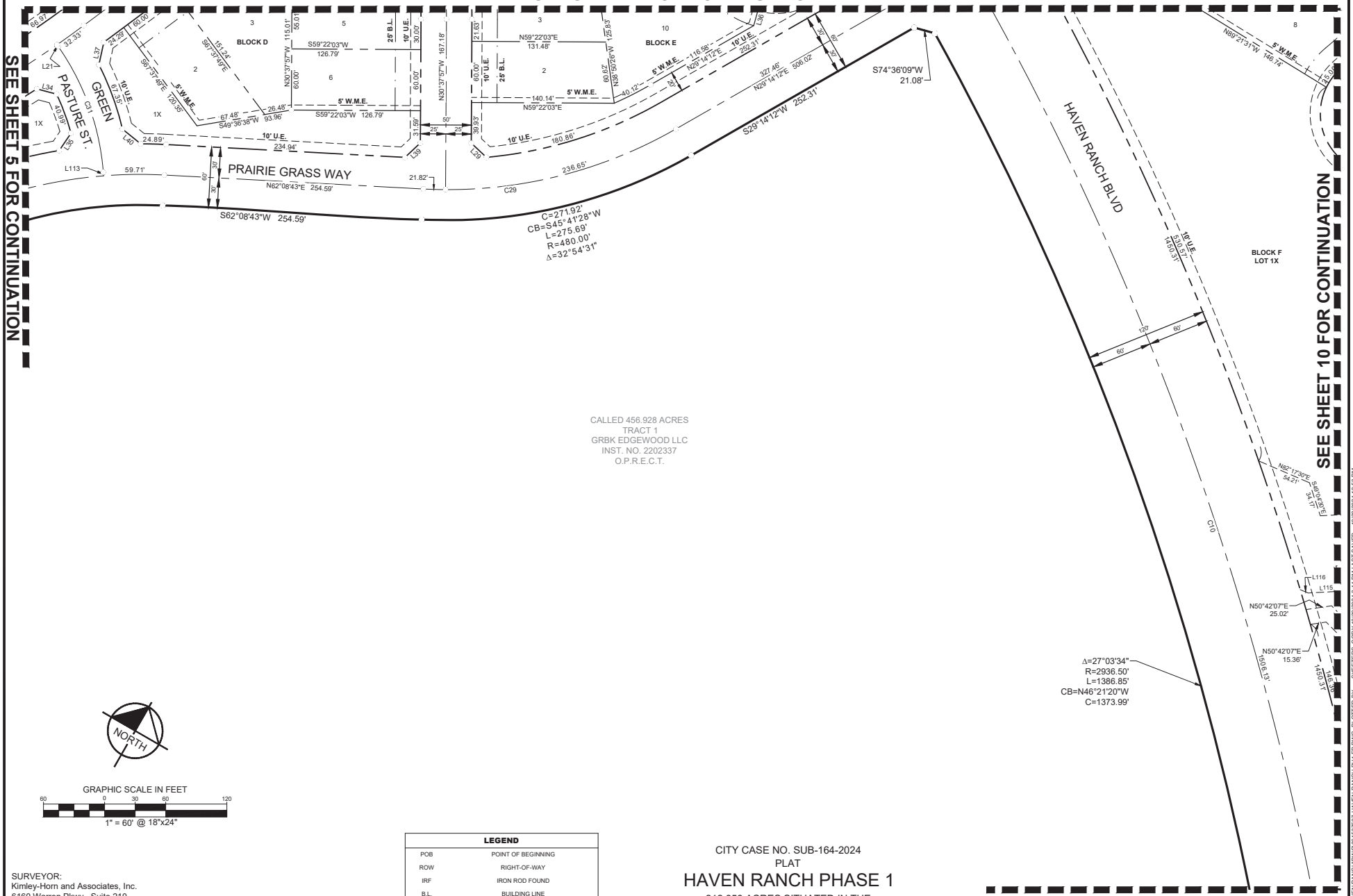
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SEE SHEET 4 FOR CONTINUATION



SEE SHEET 5 FOR CONTINUATION

SEE SHEET 10 FOR CONTINUATION

SEE SHEET 12 FOR CONTINUATION

NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 18"x24"

LEGEND	
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
IRF	IRON ROD FOUND
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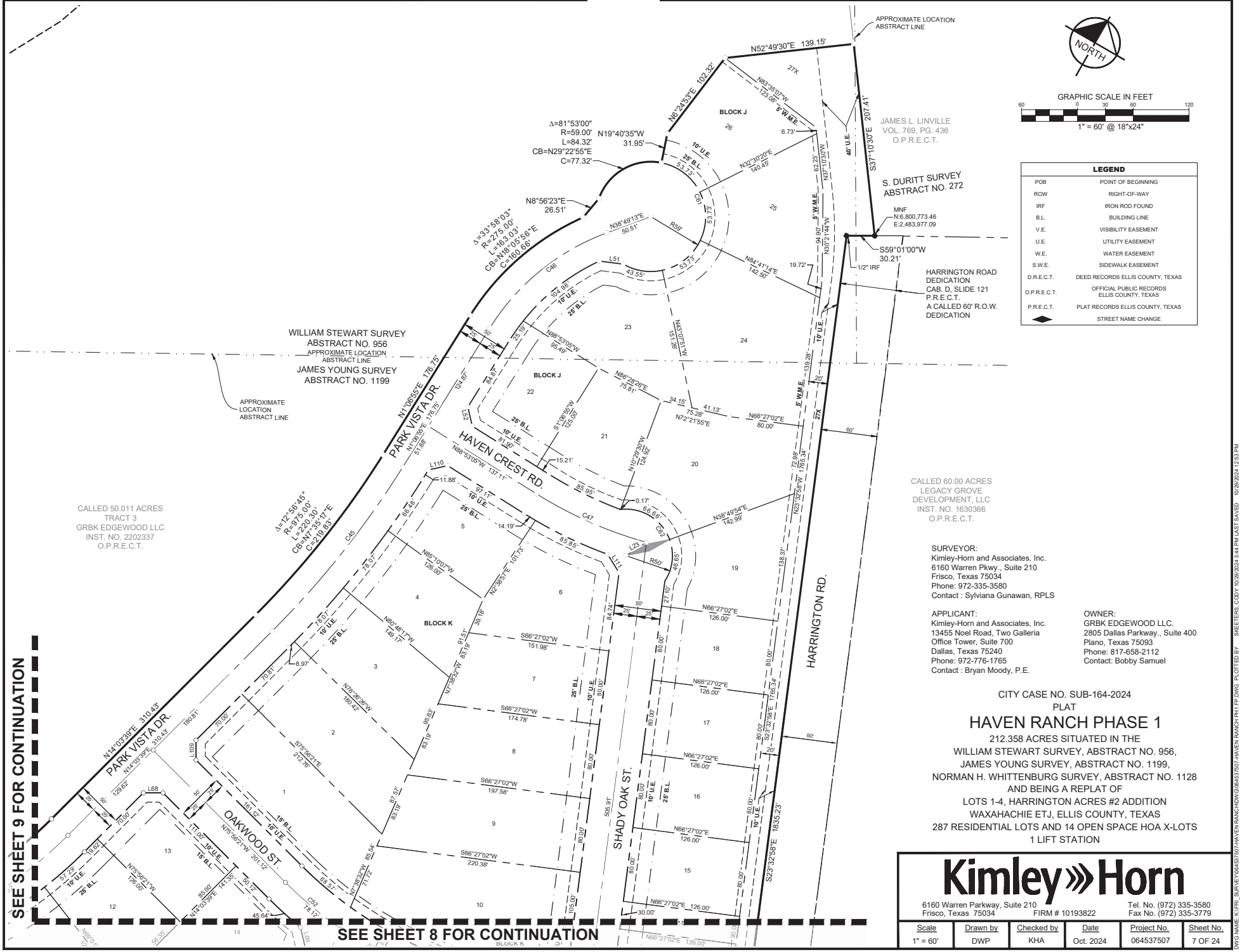
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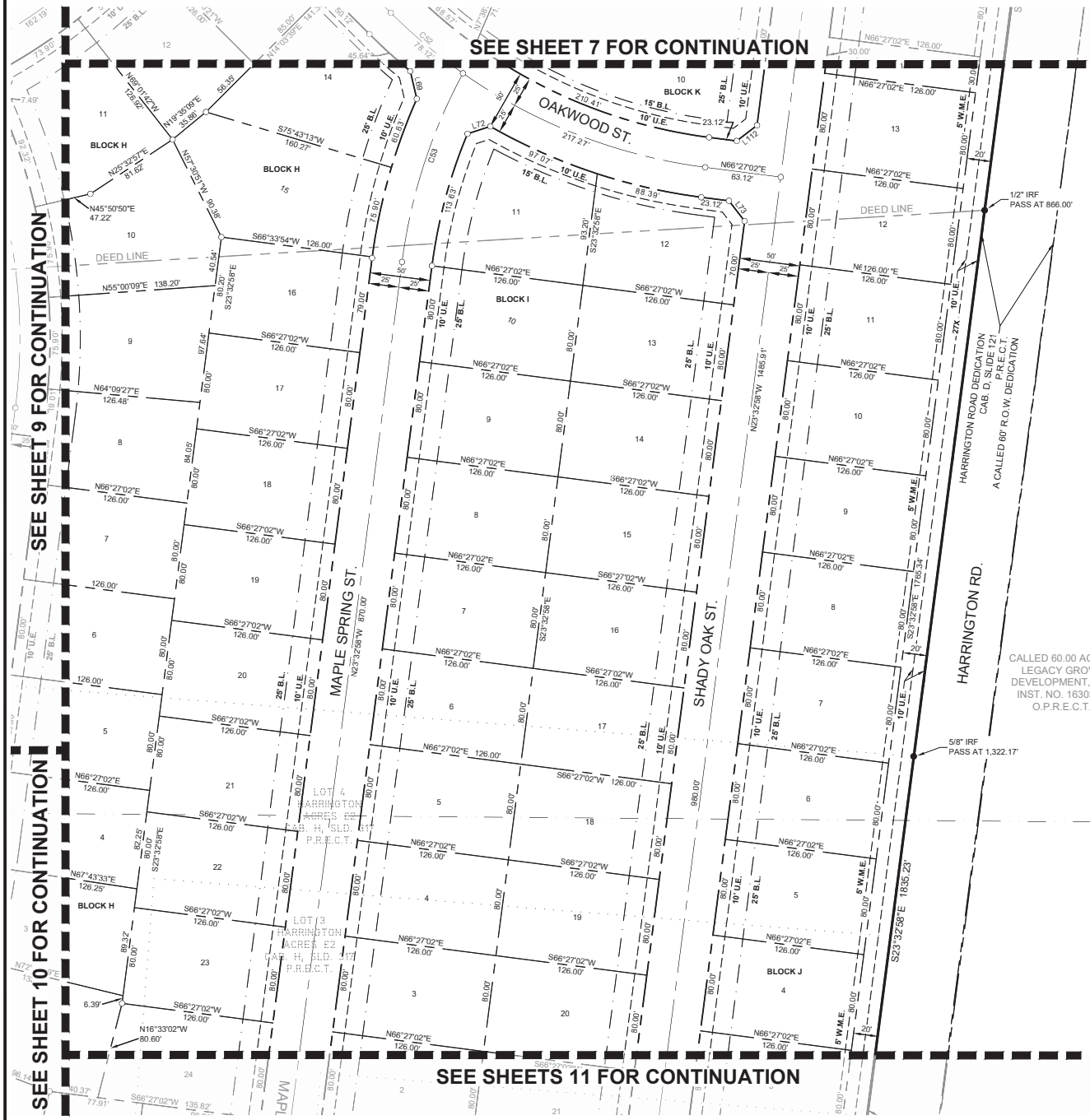
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NORTH

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1" = 60' @ 18"x24"

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ROW	RIGHT-OF-WAY
IRF	IRON ROD FOUND
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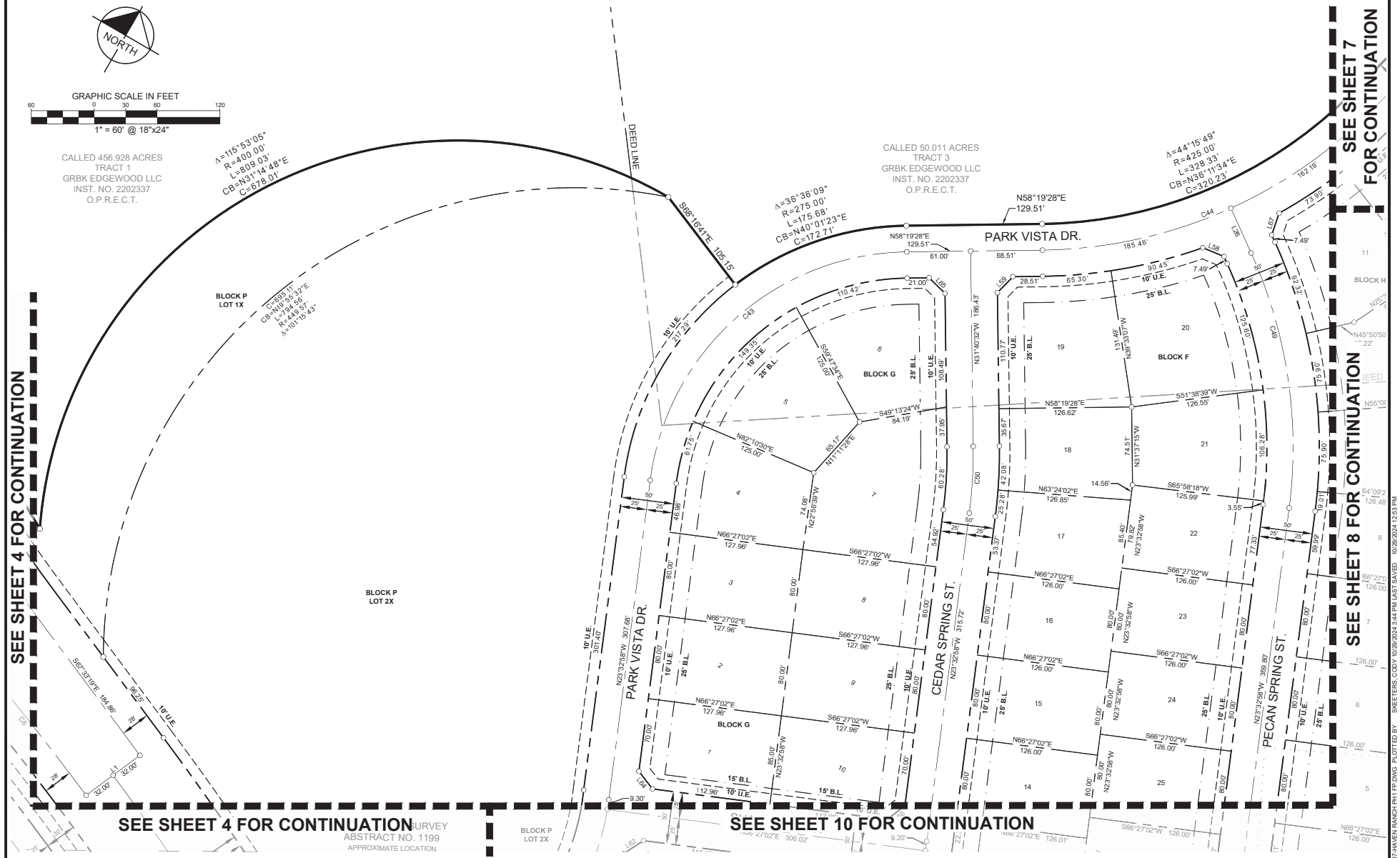
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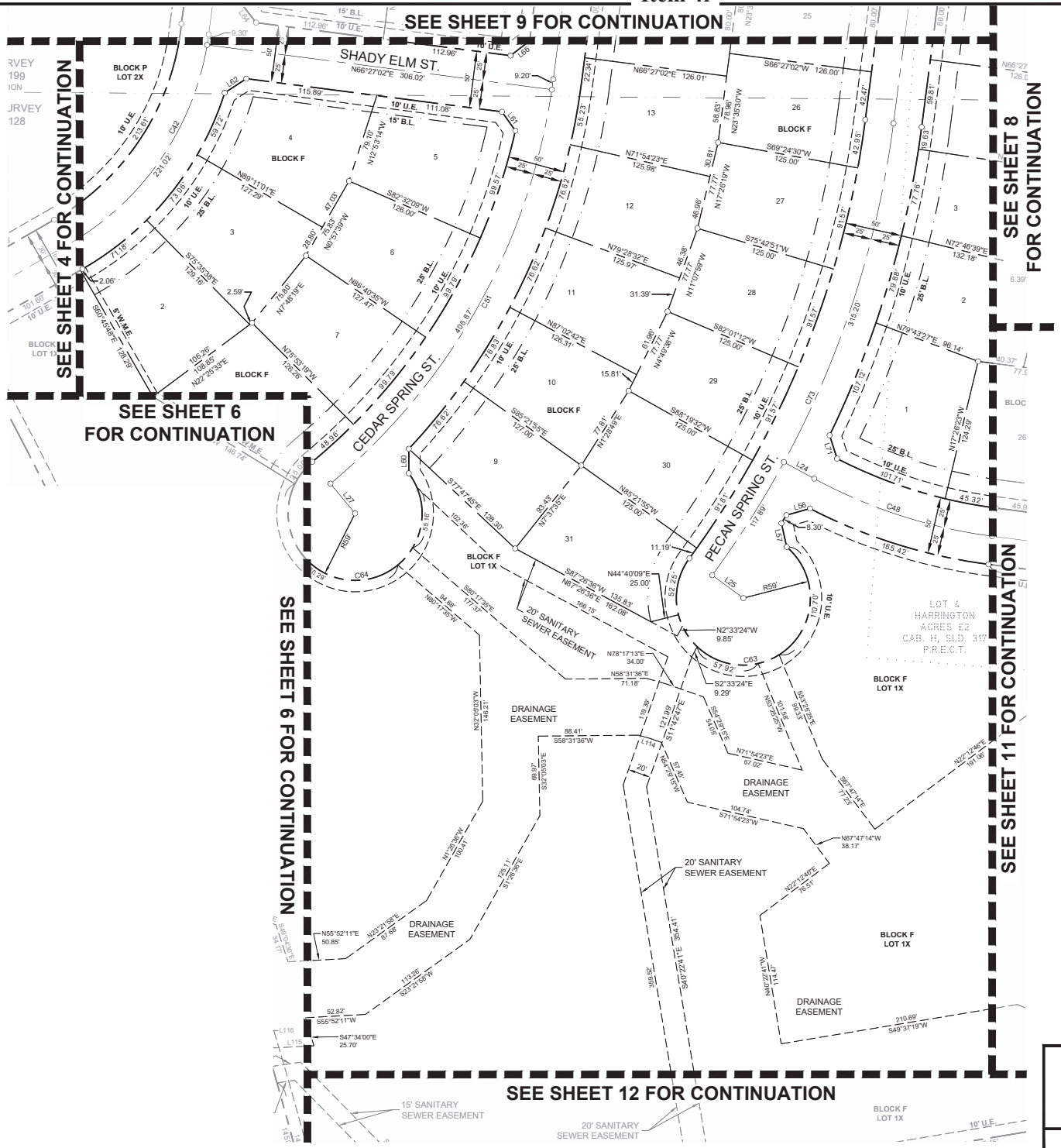
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D.R.E.C.T.	DEED RECORDS ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS ELLIS COUNTY, TEXAS
	STREET NAME CHANGE

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
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Phone: 972-335-3580
Contact : Sylviana Gunawan, RPLS

APPLICANT:
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Dallas, Texas 75240
Phone: 972-776-1765
Contact : Bryan Moody, P.E.

OWNER:
GRBK EDGEWOOD LLC.
2805 Dallas Parkway., Suite 400
Plano, Texas 75093
Phone: 817-658-2112
Contact: Bobby Samuel

CITY CASE NO. SUB-164-2024

PLAT

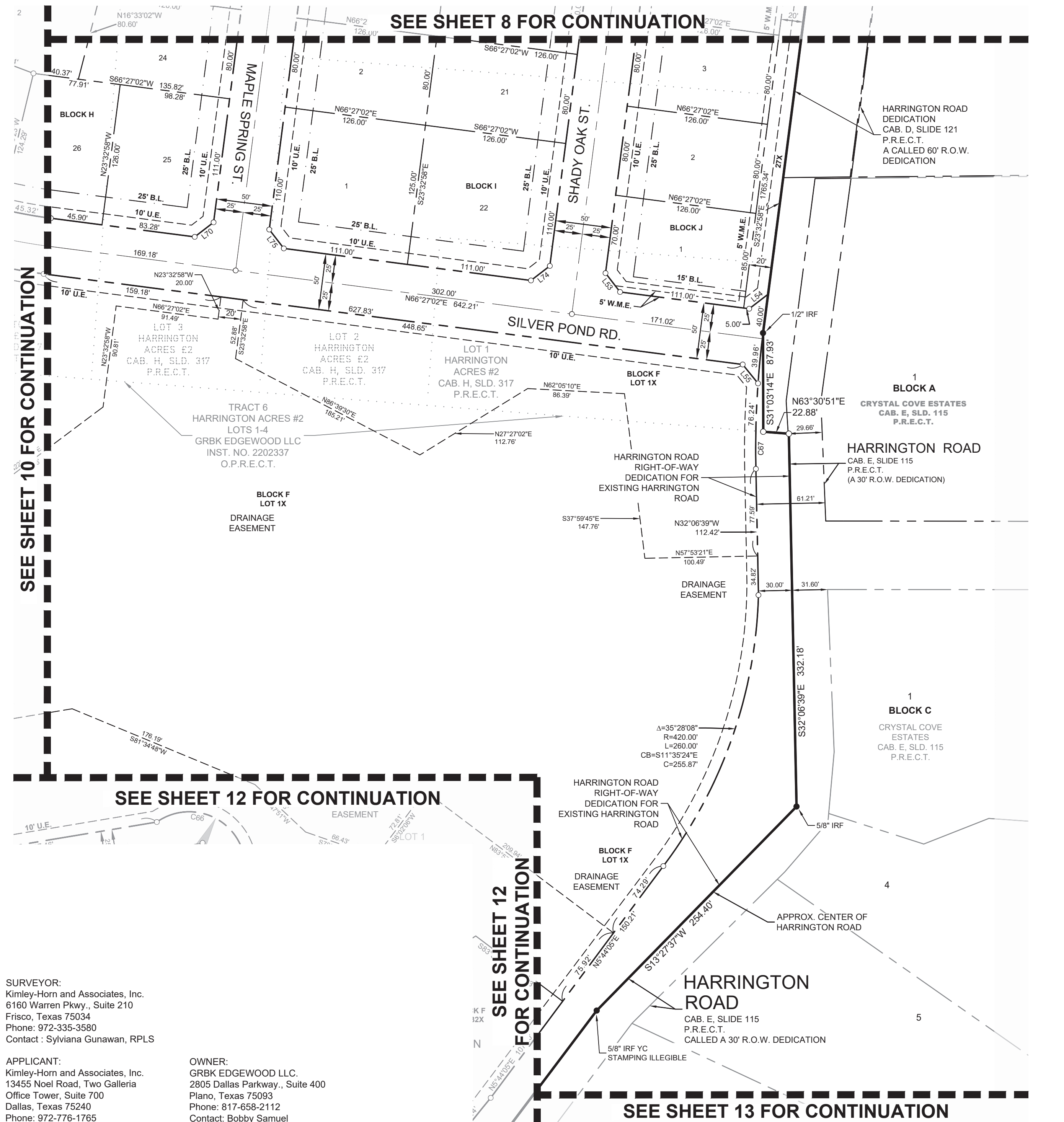
HAVEN RANCH PHASE 1

212.358 ACRES SITUATED IN THE
WILLIAM STEWART SURVEY, ABSTRACT NO. 956,
JAMES YOUNG SURVEY, ABSTRACT NO. 1199,
NORMAN H. WHITTENBURG SURVEY, ABSTRACT NO. 1128
AND BEING A REPLAT OF
LOTS 1-4, HARRINGTON ACRES #2 ADDITION
WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS
287 RESIDENTIAL LOTS AND 14 OPEN SPACE HOA X-LOTS
1 LIFT STATION

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	Oct. 2024	064537507	10 OF 24

DWG NAME: K:\FRI_SURVEY\064537507-HAVEN RANCH PH1 FP.DWG PLOTTED BY SKEETERS, CODY 10/29/2024 3:44 PM LAST SAVED 10/29/2024 12:53 PM



LEGEND

POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
IRF	IRON ROD FOUND
B.L.	BUILDING LINE
V.E.	VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
S.W.E.	SIDEWALK EASEMENT
D.R.E.C.T.	DEED RECORDS ELLIS COUNTY, TEXAS
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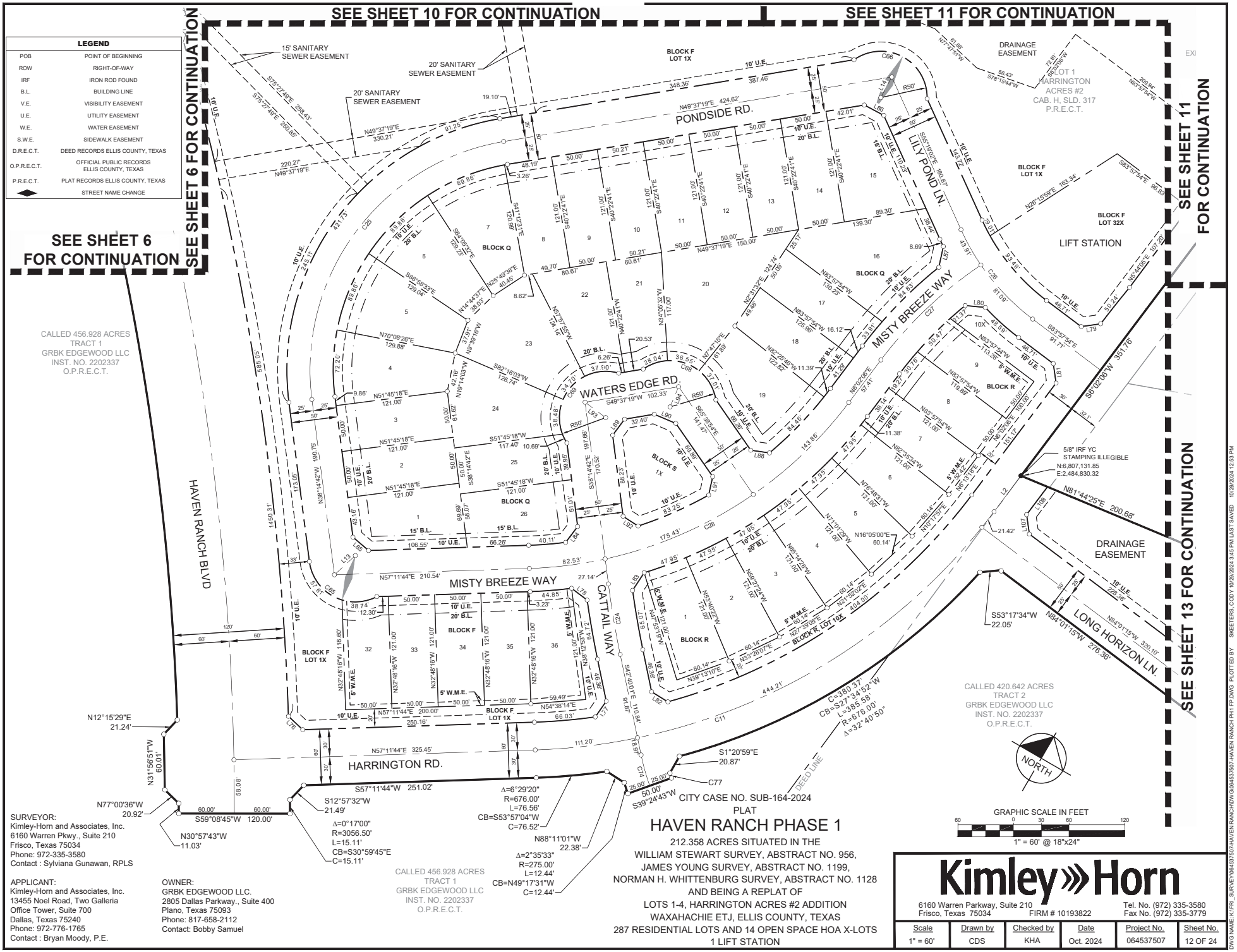
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DWG NAME: K:\FRI_SURVEY\064537507-HAVEN RANCH\DWG\064537507-HAVEN RANCH PH1 FP.DWG PLOTTED BY SKEETERS, CODY 10/29/2024 3:45 PM LAST SAVED 10/29/2024 12:53 PM



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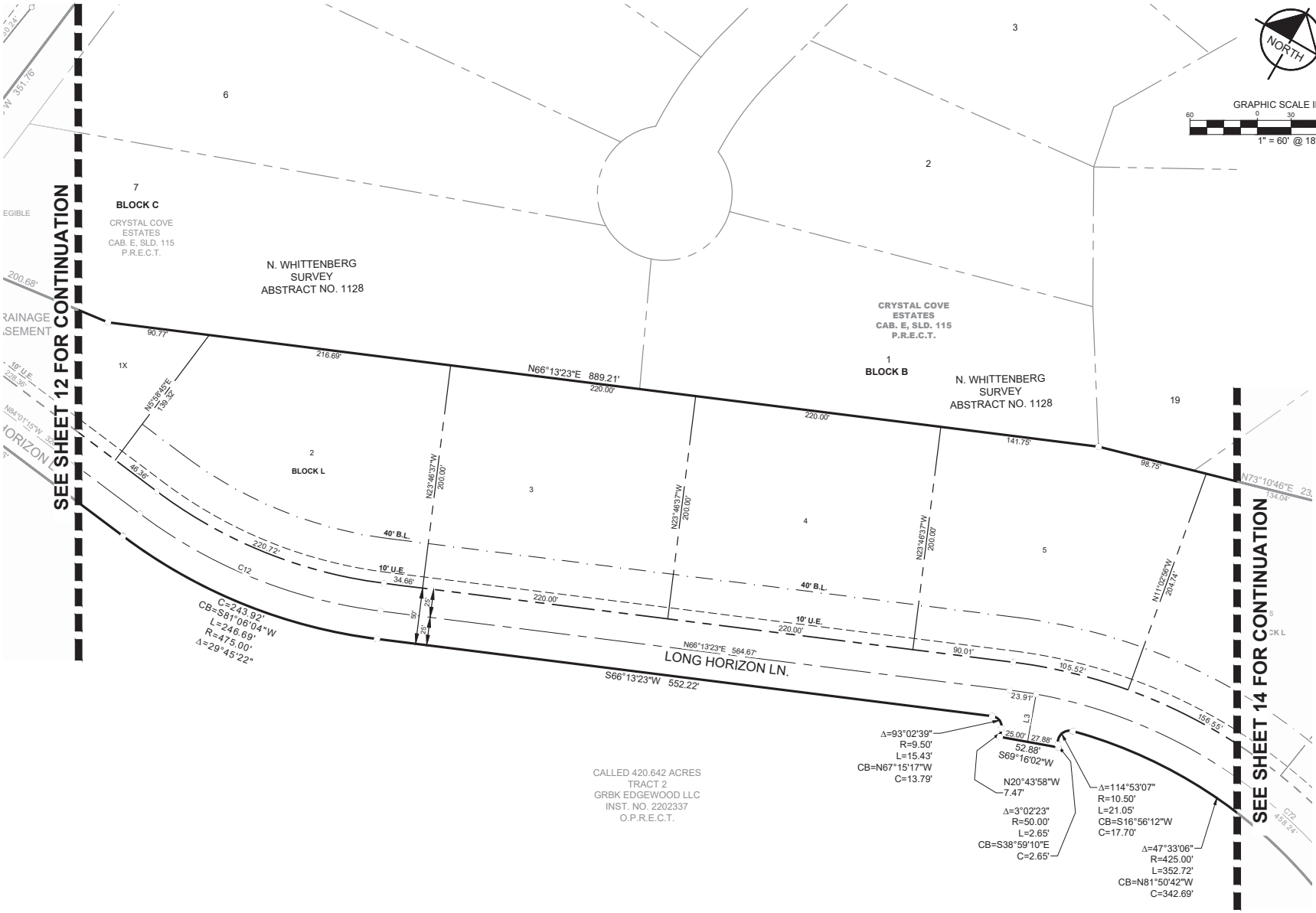
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1" = 60'	CDS	KHA	Oct. 2024	064537507	12 OF 24

DWG NAME: K:\FRI_SUR\EY\064537507-HAVEN RANCH\HDW\064537507-HAVEN RANCH PH1 FP.DWG PLOTTED BY SKEETERS, CODY 10/29/2024 3:45 PM LAST SAVED 10/29/2024 12:53 PM



LEGEND	
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
IRF	IRON ROD FOUND
B.L.	BUILDING LINE
V.E.	VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
S.W.E.	SIDEWALK EASEMENT
D.R.E.C.T.	DEED RECORDS ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS ELLIS COUNTY, TEXAS
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CITY CASE NO. SUB-164-2024
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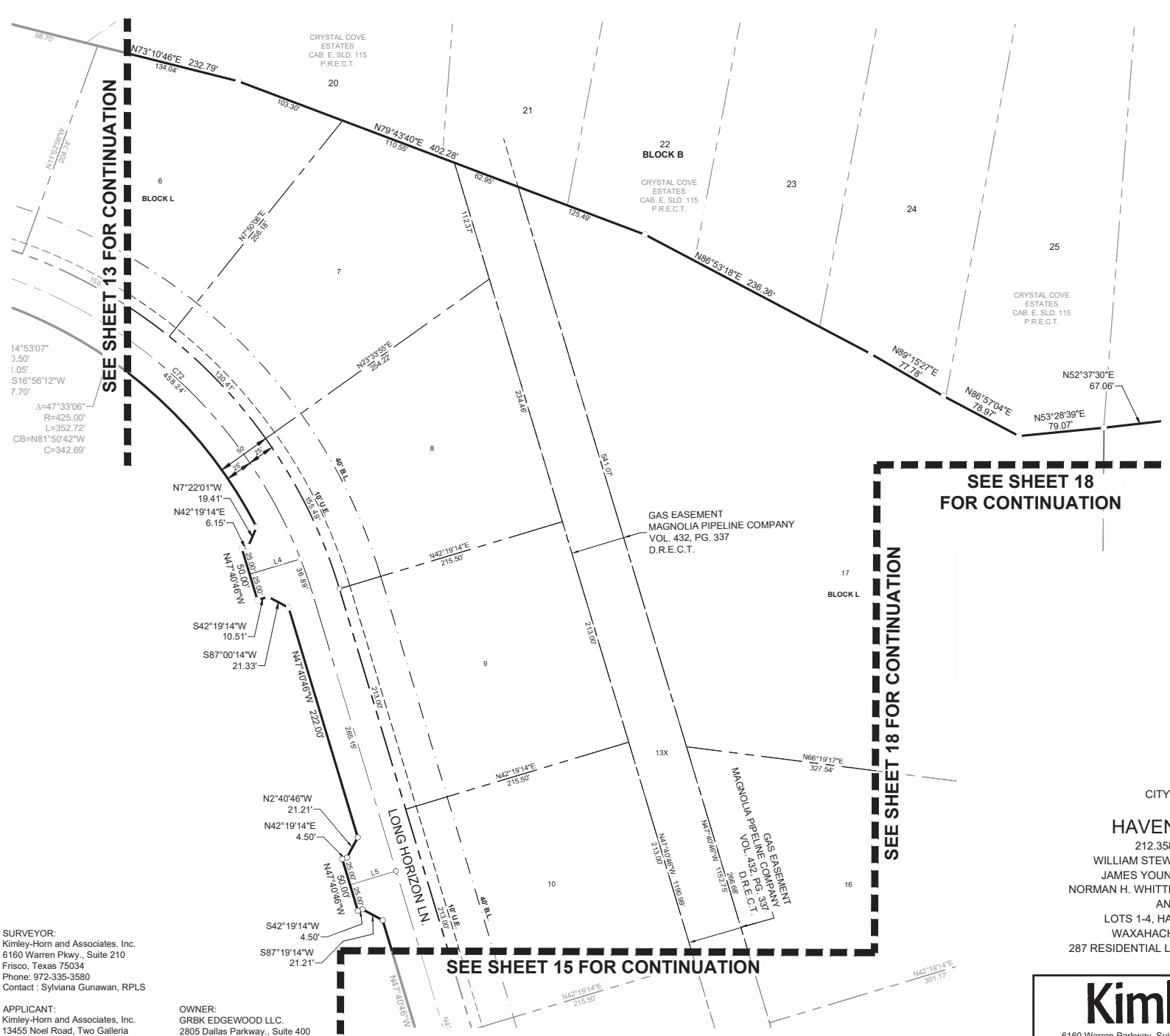
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1" = 60'	CDS	KHA	Oct. 2024	064537507	13 OF 24

DWG NAME: K:\FRI_SURVEY\064537507-HAVEN RANCH\HDW\064537507-HAVEN RANCH PH1 FP.DWG PLOTTED BY SKEETERS, CODY 10/29/2024 3:45 PM LAST SAVED 10/29/2024 12:53 PM



LEGEND	
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
IRF	IRON ROD FOUND
B.L.	BUILDING LINE
V.E.	VISIBILITY EASEMENT
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CITY CASE NO. SUB-164-2024

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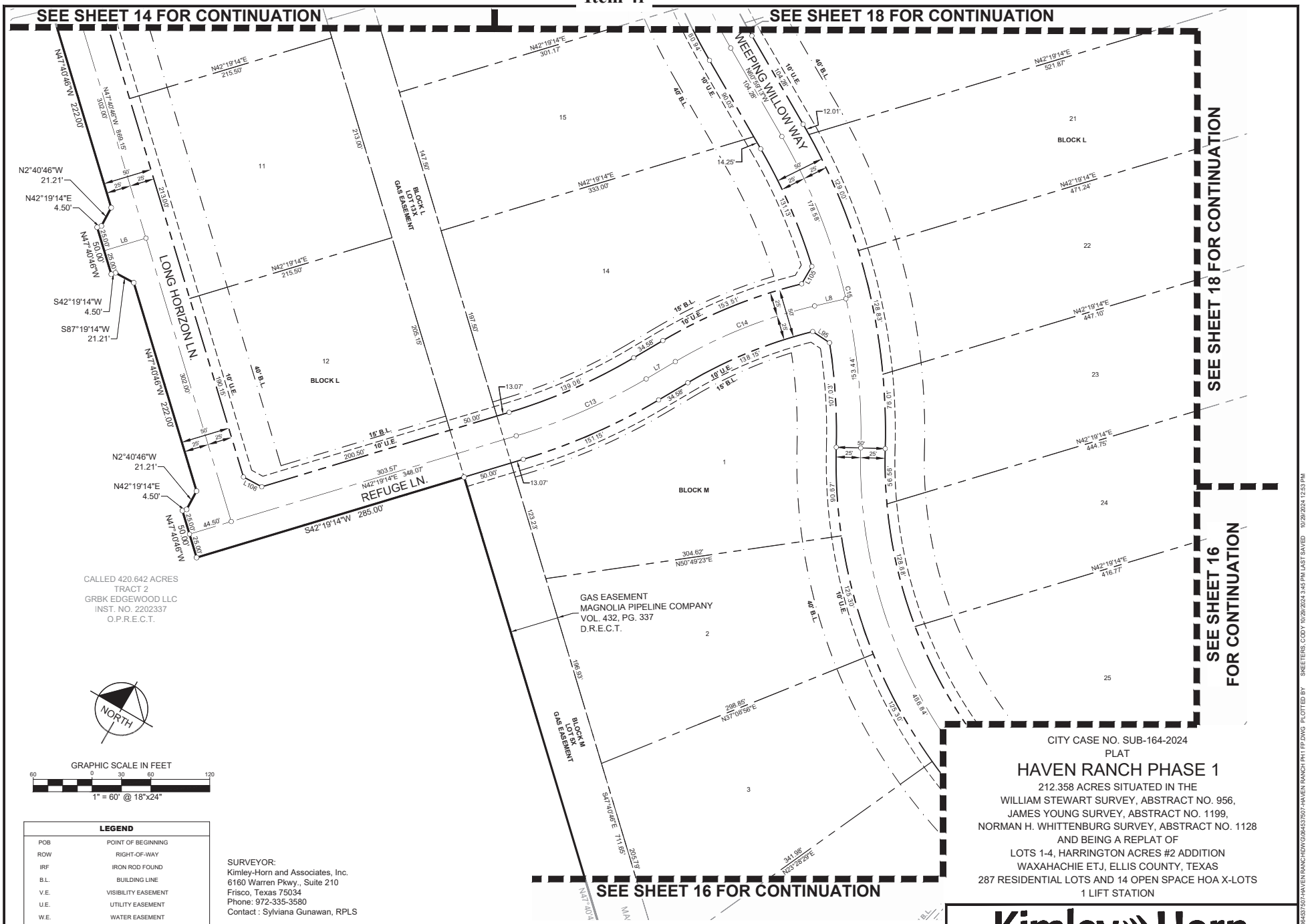
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FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	Oct. 2024	064537507	14 OF 24

DWG NAME: K:\FRI_SURVEY\064537507-HAVEN RANCH PH1 FP.DWG PLOTTED BY SKEETERS, CODY 10/29/2024 3:45 PM LAST SAVED 10/28/2024 12:53 PM



GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 18"x24"

LEGEND	
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
IRF	IRON ROD FOUND
B.L.	BUILDING LINE
V.E.	VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
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D.R.E.C.T.	DEED RECORDS ELLIS COUNTY, TEXAS
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CITY CASE NO. SUB-164-2024

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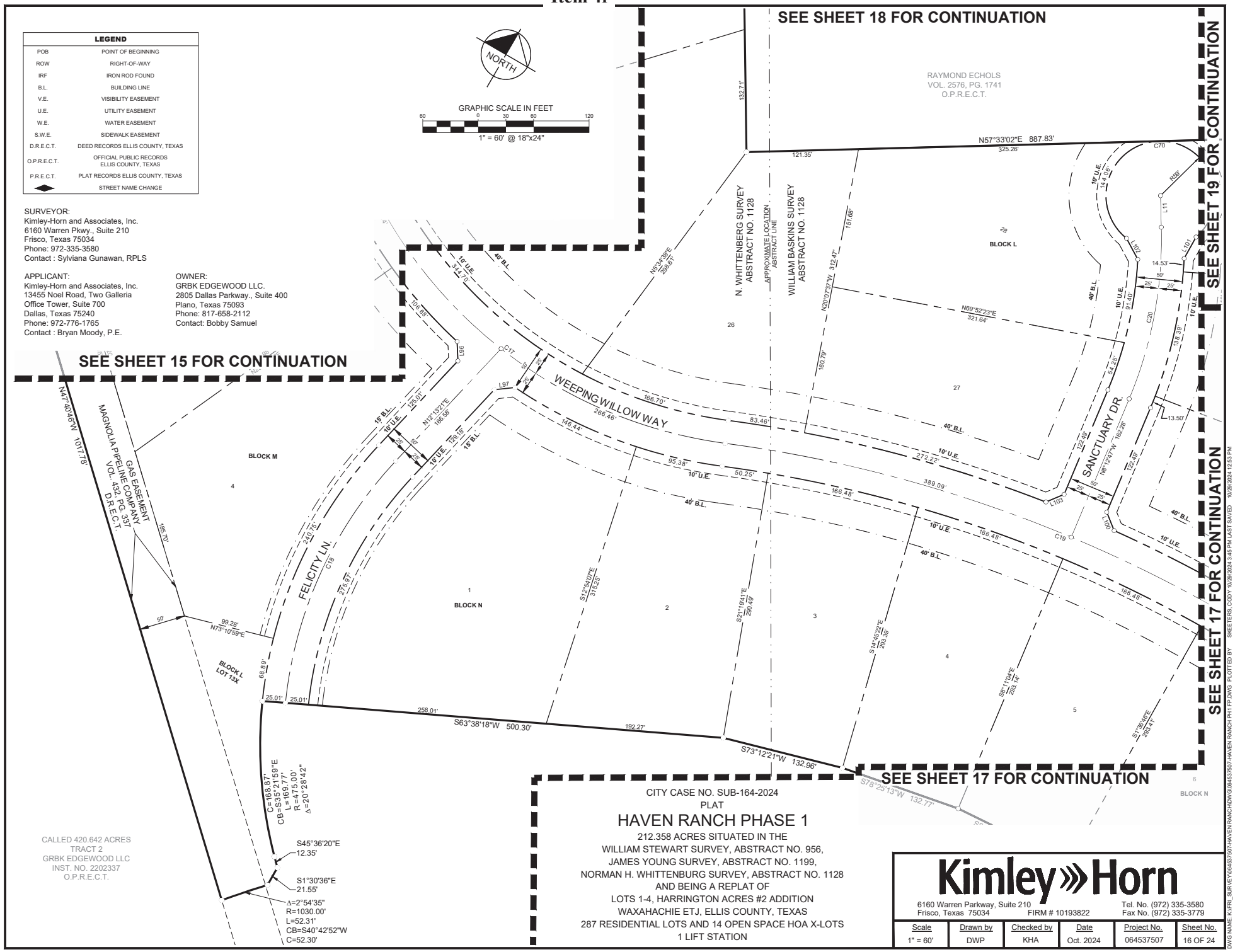
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Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # F-928
Tel. (972) 335-3580
Fax (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	Oct. 2024	064537507	15 OF 24

DWG NAME: K:\FRI_SURVEY\064537507-HAVEN RANCH PH1 FP.DWG PLOTTED BY SKEETERS, CODY 10/29/2024 3:45 PM LAST SAVED 10/29/2024 12:53 PM



CITY CASE NO. SUB-164-2024

PLAT

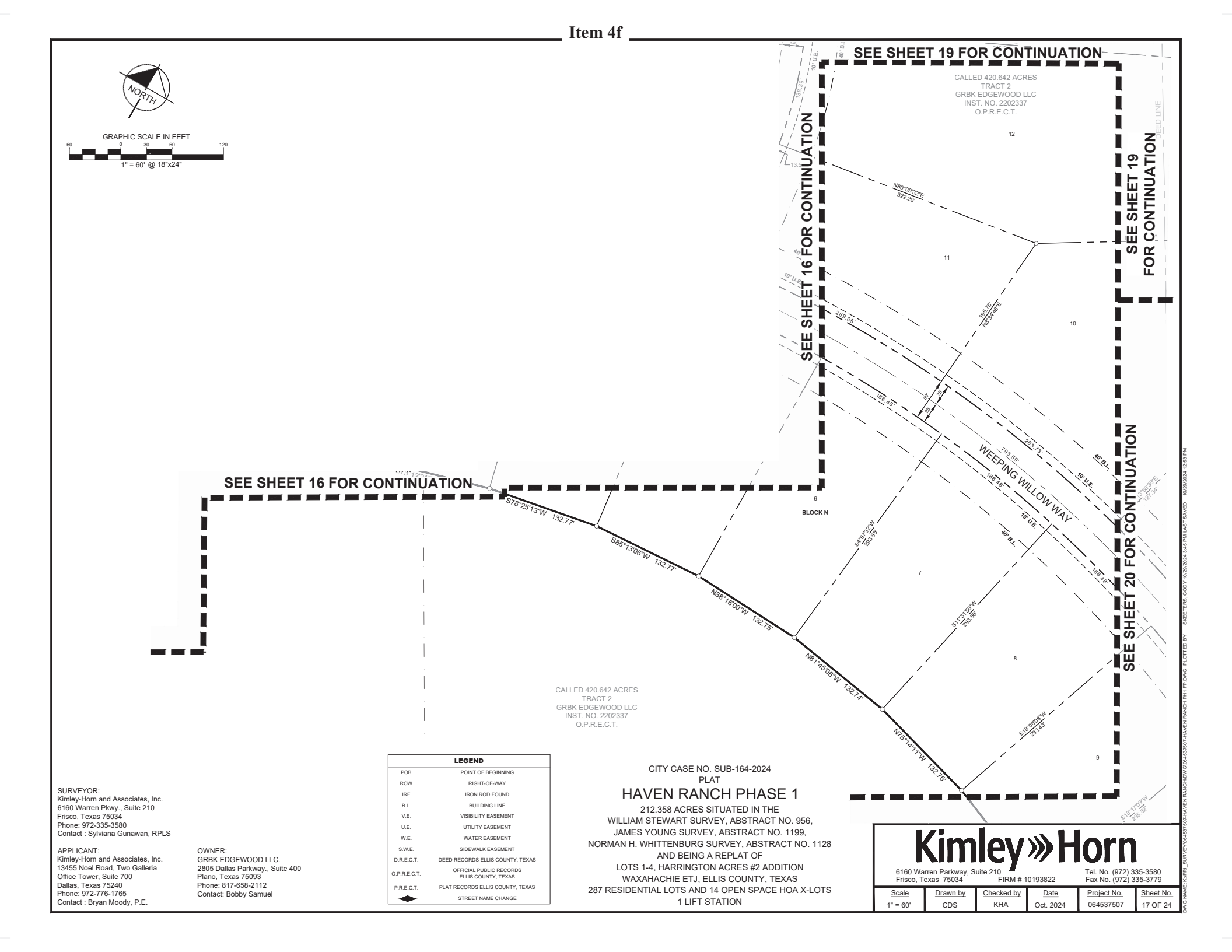
HAVEN RANCH PHASE 1

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WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS
287 RESIDENTIAL LOTS AND 14 OPEN SPACE HOA X-LOTS
1 LIFT STATION

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DWP	KHA	Oct. 2024	064537507	16 OF 24

DWG NAME: K:\FRI_SURVEY\064537507-HAVEN RANC HDW\064537507-HAVEN RANCH PH1 FP.DWG PLOTTED BY SKEETERS, CODY 10/29/2024 3:45 PM LAST SAVED 10/29/2024 12:53 PM



LEGEND	
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
IRF	IRON ROD FOUND
B.L.	BUILDING LINE
V.E.	VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
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CITY CASE NO. SUB-164-2024

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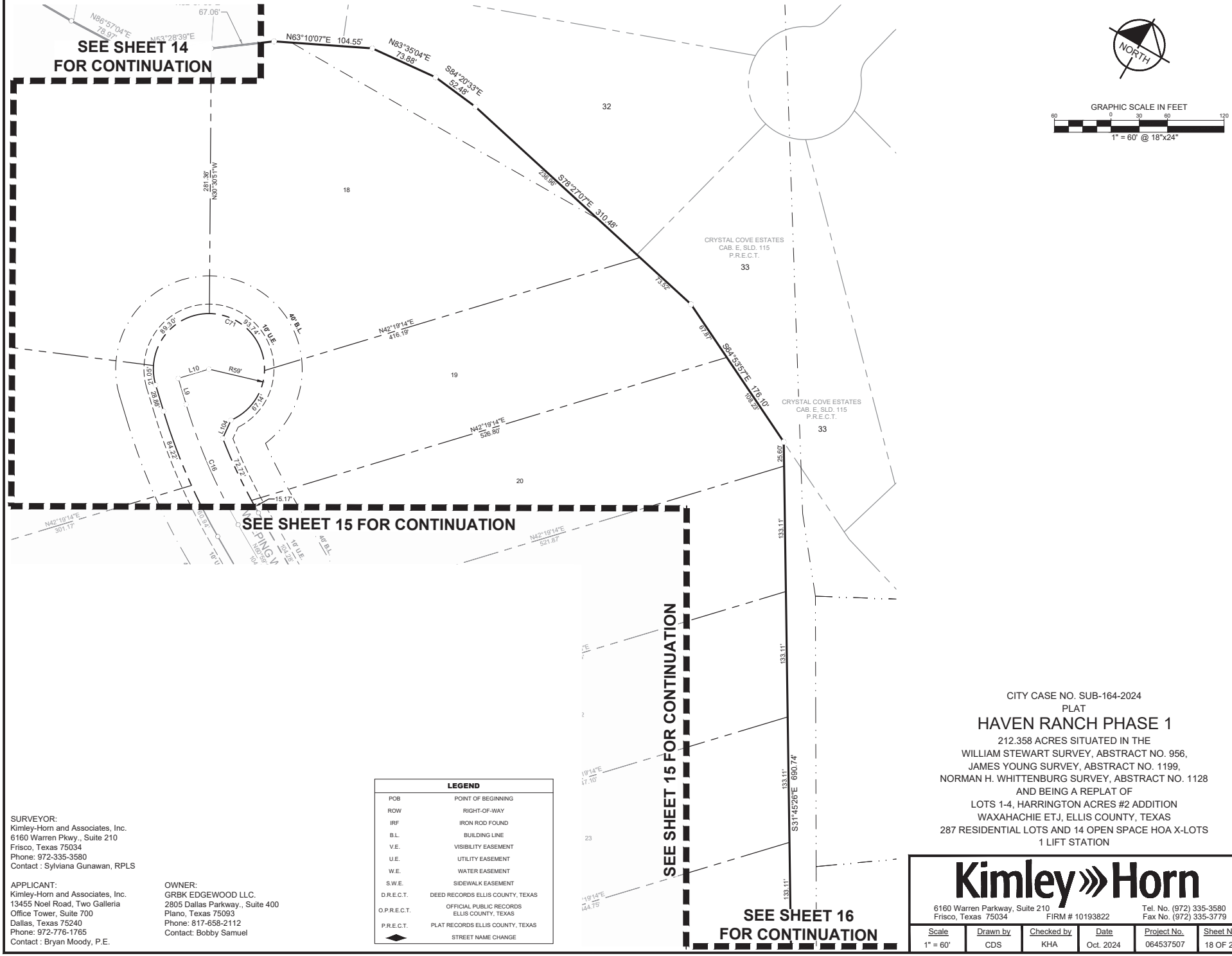
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DWG NAME: K:\FRI_SURVEY\064537507-HAVEN RANCH\HDW\064537507-HAVEN RANCH PH1 FP.DWG PLOTTED BY SKEETERS, CODY 10/29/2024 3:45 PM LAST SAVED 10/29/2024 12:53 PM



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CITY CASE NO. SUB-164-2024
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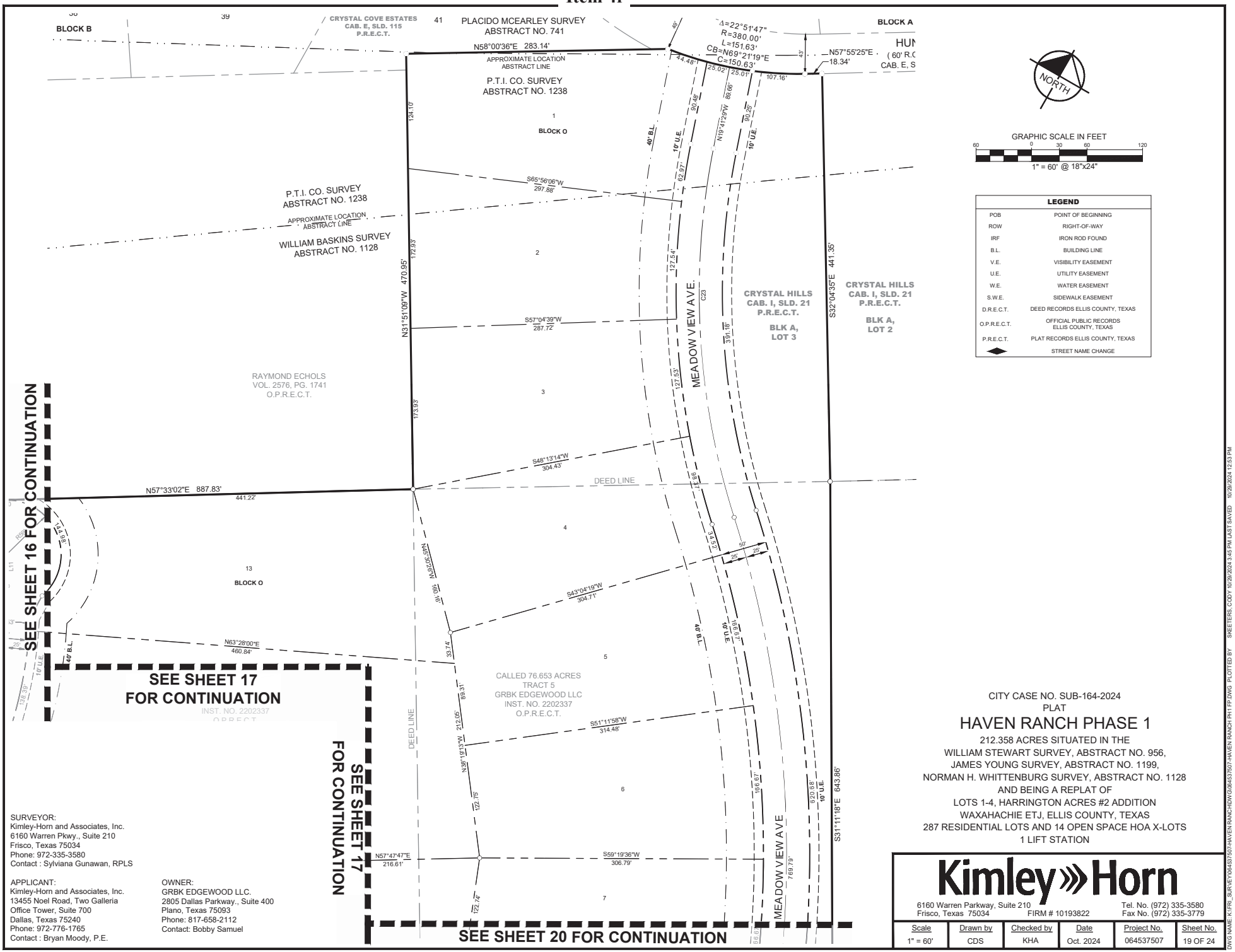
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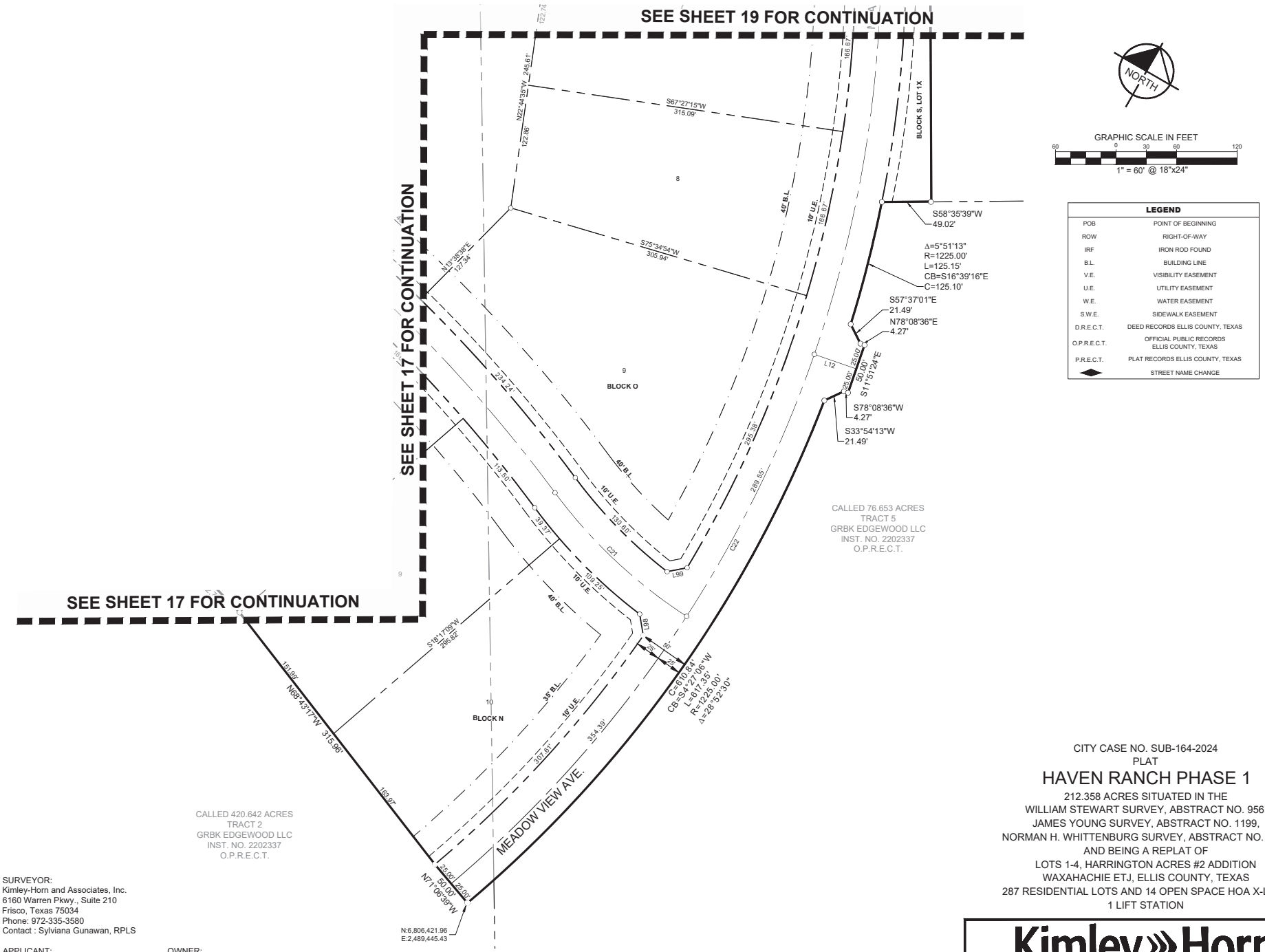
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SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Sylviana Gunawan, RPLS

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria
Office Tower, Suite 700
Dallas, Texas 75240
Phone: 972-776-1765
Contact : Bryan Moody, P.E.

OWNER:
GRBK EDGEWOOD LLC.
2805 Dallas Parkway., Suite 400
Plano, Texas 75093
Phone: 817-658-2112
Contact: Bobby Samuel

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	Oct. 2024	064537507	20 OF 24

DWG NAME: K:\FRI_SURVEY\064537507-HAVEN RANCH\HDW\064537507-HAVEN RANCH PH1 FP.DWG PLOTTED BY SKEETERS, CODY 10/29/2024 3:45 PM LAST SAVED 10/29/2024 12:53 PM

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1X	0.309	13,455
BLOCK A LOT 2	0.172	7,514
BLOCK A LOT 3	0.170	7,393
BLOCK A LOT 4	0.169	7,380
BLOCK A LOT 5	0.180	7,840
BLOCK A LOT 6	0.194	8,448
BLOCK A LOT 7	0.221	9,622
BLOCK A LOT 8	0.262	11,399
BLOCK A LOT 9	0.304	13,230
BLOCK A LOT 10	0.218	9,487
BLOCK A LOT 11	0.211	9,177
BLOCK A LOT 12	0.272	11,853
BLOCK A LOT 13	0.244	10,623
BLOCK A LOT 14	0.209	9,102
BLOCK B LOT 1	0.211	9,187
BLOCK B LOT 2	0.178	7,762
BLOCK B LOT 3	0.170	7,396
BLOCK B LOT 4	0.167	7,260
BLOCK B LOT 5	0.167	7,260
BLOCK B LOT 6	0.167	7,260
BLOCK B LOT 7	0.167	7,260
BLOCK B LOT 8	0.167	7,260
BLOCK B LOT 9	0.216	9,428
BLOCK B LOT 10	0.325	14,150
BLOCK B LOT 11	0.234	10,210
BLOCK B LOT 12	0.234	10,210
BLOCK B LOT 13	0.234	10,210
BLOCK B LOT 14	0.234	10,210
BLOCK B LOT 15	0.248	10,782
BLOCK B LOT 16X	0.149	6,510
BLOCK B LOT 17	0.169	7,378
BLOCK B LOT 18	0.169	7,378
BLOCK B LOT 19	0.169	7,375
BLOCK B LOT 20	0.213	9,284
BLOCK B LOT 21	0.292	12,706
BLOCK B LOT 22	0.179	7,819
BLOCK B LOT 23	0.167	7,260
BLOCK B LOT 24	0.167	7,260
BLOCK B LOT 25	0.167	7,260
BLOCK B LOT 26	0.167	7,260
BLOCK B LOT 27	0.178	7,759
BLOCK B LOT 28	0.179	7,788
BLOCK B LOT 29	0.210	9,136
BLOCK C LOT 1	0.229	9,970
BLOCK C LOT 2	0.174	7,560

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 3	0.173	7,557
BLOCK C LOT 4	0.169	7,361
BLOCK C LOT 5	0.167	7,260
BLOCK C LOT 6	0.167	7,260
BLOCK C LOT 7	0.167	7,260
BLOCK C LOT 8	0.205	8,912
BLOCK C LOT 9	0.202	8,796
BLOCK C LOT 10	0.167	7,260
BLOCK C LOT 11	0.167	7,260
BLOCK C LOT 12	0.167	7,260
BLOCK C LOT 13	0.168	7,297
BLOCK C LOT 14	0.175	7,638
BLOCK C LOT 15	0.176	7,646
BLOCK C LOT 16	0.229	9,962
BLOCK D LOT 1X	0.327	14,229
BLOCK D LOT 2	0.187	8,148
BLOCK D LOT 3	0.272	11,832
BLOCK D LOT 4	0.283	12,338
BLOCK D LOT 5	0.204	8,887
BLOCK D LOT 6	0.175	7,607
BLOCK E LOT 1X	1.118	48,696
BLOCK E LOT 2	0.187	8,149
BLOCK E LOT 3	0.189	8,231
BLOCK E LOT 4	0.188	8,200
BLOCK E LOT 5	0.189	8,219
BLOCK E LOT 6	0.210	9,138
BLOCK E LOT 7	0.247	10,773
BLOCK E LOT 8	0.251	10,927
BLOCK E LOT 9	0.393	17,131
BLOCK E LOT 10	0.325	14,153
BLOCK F LOT 1X	18.203	792,925
BLOCK F LOT 2	0.260	11,324
BLOCK F LOT 3	0.264	11,505
BLOCK F LOT 4	0.293	12,775
BLOCK F LOT 5	0.280	12,185
BLOCK F LOT 6	0.258	11,225
BLOCK F LOT 7	0.258	11,235
BLOCK F LOT 8	0.274	11,954
BLOCK F LOT 9	0.247	10,761
BLOCK F LOT 10	0.247	10,764
BLOCK F LOT 11	0.246	10,727
BLOCK F LOT 12	0.246	10,725
BLOCK F LOT 13	0.242	10,555
BLOCK F LOT 14	0.231	10,080
BLOCK F LOT 15	0.231	10,080

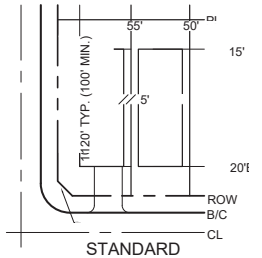
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK F LOT 16	0.231	10,080
BLOCK F LOT 17	0.237	10,343
BLOCK F LOT 18	0.243	10,579
BLOCK F LOT 19	0.340	14,816
BLOCK F LOT 20	0.375	16,347
BLOCK F LOT 21	0.265	11,542
BLOCK F LOT 22	0.232	10,124
BLOCK F LOT 23	0.231	10,080
BLOCK F LOT 24	0.231	10,080
BLOCK F LOT 25	0.231	10,080
BLOCK F LOT 26	0.237	10,340
BLOCK F LOT 27	0.244	10,642
BLOCK F LOT 28	0.244	10,642
BLOCK F LOT 29	0.244	10,642
BLOCK F LOT 30	0.244	10,647
BLOCK F LOT 31	0.261	11,361
BLOCK F LOT 32	0.136	5,911
BLOCK F LOT 32X	0.492	21,429
BLOCK F LOT 33	0.139	6,050
BLOCK F LOT 34	0.139	6,050
BLOCK F LOT 35	0.139	6,050
BLOCK F LOT 36	0.149	6,480
BLOCK G LOT 1	0.247	10,764
BLOCK G LOT 2	0.235	10,237
BLOCK G LOT 3	0.235	10,237
BLOCK G LOT 4	0.268	11,661
BLOCK G LOT 5	0.315	13,722
BLOCK G LOT 6	0.335	14,602
BLOCK G LOT 7	0.371	16,162
BLOCK G LOT 8	0.235	10,237
BLOCK G LOT 9	0.235	10,237
BLOCK G LOT 10	0.247	10,764
BLOCK H LOT 1	0.300	13,048
BLOCK H LOT 2	0.266	11,594
BLOCK H LOT 3	0.246	10,725
BLOCK H LOT 4	0.234	10,188
BLOCK H LOT 5	0.231	10,080
BLOCK H LOT 6	0.231	10,080
BLOCK H LOT 7	0.231	10,080
BLOCK H LOT 8	0.236	10,275
BLOCK H LOT 9	0.260	11,316
BLOCK H LOT 10	0.307	13,384
BLOCK H LOT 11	0.299	13,035
BLOCK H LOT 12	0.245	10,692
BLOCK H LOT 13	0.243	10,597

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK H LOT 14	0.311	13,531
BLOCK H LOT 15	0.320	13,927
BLOCK H LOT 16	0.232	10,090
BLOCK H LOT 17	0.231	10,080
BLOCK H LOT 18	0.231	10,080
BLOCK H LOT 19	0.231	10,080
BLOCK H LOT 20	0.231	10,080
BLOCK H LOT 21	0.231	10,080
BLOCK H LOT 22	0.231	10,080
BLOCK H LOT 23	0.231	10,080
BLOCK H LOT 24	0.240	10,473
BLOCK H LOT 25	0.282	12,271
BLOCK H LOT 26	0.244	10,630
BLOCK I LOT 1	0.359	15,638
BLOCK I LOT 2	0.231	10,080
BLOCK I LOT 3	0.231	10,080
BLOCK I LOT 4	0.231	10,080
BLOCK I LOT 5	0.231	10,080
BLOCK I LOT 6	0.231	10,080
BLOCK I LOT 7	0.231	10,080
BLOCK I LOT 8	0.231	10,080
BLOCK I LOT 9	0.231	10,080
BLOCK I LOT 10	0.231	10,080
BLOCK I LOT 11	0.299	13,009
BLOCK I LOT 12	0.249	10,837
BLOCK I LOT 13	0.231	10,080
BLOCK I LOT 14	0.231	10,080
BLOCK I LOT 15	0.231	10,080
BLOCK I LOT 16	0.231	10,080
BLOCK I LOT 17	0.231	10,080
BLOCK I LOT 18	0.231	10,080
BLOCK I LOT 19	0.231	10,080
BLOCK I LOT 20	0.231	10,080
BLOCK I LOT 21	0.231	10,080
BLOCK I LOT 22	0.359	15,638
BLOCK J LOT 1	0.243	10,598
BLOCK J LOT 2	0.231	10,080
BLOCK J LOT 3	0.231	10,080
BLOCK J LOT 4	0.231	10,080
BLOCK J LOT 5	0.231	10,080
BLOCK J LOT 6	0.231	10,080
BLOCK J LOT 7	0.231	10,080
BLOCK J LOT 8	0.231	10,080
BLOCK J LOT 9	0.231	10,080
BLOCK J LOT 10	0.231	10,080

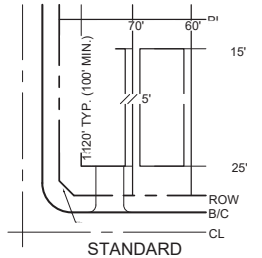
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK J LOT 11	0.231	10,080
BLOCK J LOT 12	0.231	10,080
BLOCK J LOT 13	0.231	10,080
BLOCK J LOT 14X	0.087	3,780
BLOCK J LOT 15	0.231	10,080
BLOCK J LOT 16	0.231	10,080
BLOCK J LOT 17	0.231	10,080
BLOCK J LOT 18	0.231	10,080
BLOCK J LOT 19	0.302	13,135
BLOCK J LOT 20	0.435	18,927
BLOCK J LOT 21	0.257	11,189
BLOCK J LOT 22	0.275	11,989
BLOCK J LOT 23	0.366	15,963
BLOCK J LOT 24	0.545	23,738
BLOCK J LOT 25	0.342	14,895
BLOCK J LOT 26	0.285	12,414
BLOCK J LOT 27X	1.158	50,455
BLOCK K LOT 1	0.443	19,278
BLOCK K LOT 2	0.364	15,851
BLOCK K LOT 3	0.318	13,839
BLOCK K LOT 4	0.262	11,407
BLOCK K LOT 5	0.278	12,119
BLOCK K LOT 6	0.337	14,671
BLOCK K LOT 7	0.300	13,070
BLOCK K LOT 8	0.342	14,894
BLOCK K LOT 9	0.384	16,718
BLOCK K LOT 10	0.566	24,666
BLOCK L LOT 1X	0.486	21,168
BLOCK L LOT 2	1.066	46,438
BLOCK L LOT 3	1.010	44,000
BLOCK L LOT 4	1.010	44,000
BLOCK L LOT 5	1.005	43,795
BLOCK L LOT 6	1.011	44,038
BLOCK L LOT 7	1.061	46,238
BLOCK L LOT 8	1.011	44,020
BLOCK L LOT 9	1.054	45,901
BLOCK L LOT 10	1.054	45,901
BLOCK L LOT 11	1.054	45,901
BLOCK L LOT 12	1.012	44,098
BLOCK L LOT 13X	1.345	58,594
BLOCK L LOT 14	1.398	60,889
BLOCK L LOT 15	1.070	46,606
BLOCK L LOT 16	1.367	59,551
BLOCK L LOT 17	4.112	179,101
BLOCK L LOT 18	2.345	102,141

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK L LOT 19	1.452	63,266
BLOCK L LOT 20	1.558	67,878
BLOCK L LOT 21	1.453	63,273
BLOCK L LOT 22	1.343	58,489
BLOCK L LOT 23	1.310	57,049
BLOCK L LOT 24	1.274	55,510
BLOCK L LOT 25	1.902	82,834
BLOCK L LOT 26	1.259	54,822
BLOCK L LOT 27	1.195	52,058
BLOCK L LOT 28	1.275	55,534
BLOCK M LOT 1	1.247	54,332
BLOCK M LOT 2	1.100	47,898
BLOCK M LOT 3	1.183	51,536
BLOCK M LOT 4	1.516	66,050
BLOCK M LOT 5X	1.441	62,749
BLOCK N LOT 1	1.881	81,955
BLOCK N LOT 2	1.154	50,278
BLOCK N LOT 3	1.007	43,885
BLOCK N LOT 4	1.011	44,060
BLOCK N LOT 5	1.012	44,061
BLOCK N LOT 6	1.012	44,088
BLOCK N LOT 7	1.012	44,098
BLOCK N LOT 8	1.012	44,091
BLOCK N LOT 9	1.032	44,933
BLOCK N LOT 10	1.059	46,109
BLOCK O LOT 1	1.031	44,918
BLOCK O LOT 2	1.001	43,583
BLOCK O LOT 3	1.013	44,143
BLOCK O LOT 4	1.019	44,388
BLOCK O LOT 5	1.033	44,983
BLOCK O LOT 6	1.036	45,110
BLOCK O LOT 7	1.036	45,147
BLOCK O LOT 8	1.035	45,095
BLOCK O LOT 9	1.702	74,119
BLOCK O LOT 10	1.602	69,786
BLOCK O LOT 11	1.161	50,556
BLOCK O LOT 12	2.229	97,115
BLOCK O LOT 13	1.598	69,622
BLOCK P LOT 1X	5.463	237,968
BLOCK P LOT 2X	6.751	294,069
BLOCK Q LOT 1	0.175	7,623
BLOCK Q LOT 2	0.139	6,050
BLOCK Q LOT 3	0.139	6,050
BLOCK Q LOT 4	0.180	7,823
BLOCK Q LOT 5	0.191	8,335

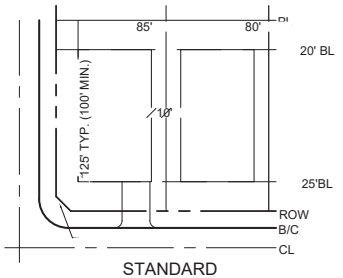
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK Q LOT 6	0.191	8,323
BLOCK Q LOT 7	0.188	8,173
BLOCK Q LOT 8	0.140	6,119
BLOCK Q LOT 9	0.139	6,050
BLOCK Q LOT 10	0.139	6,076
BLOCK Q LOT 11	0.139	6,050
BLOCK Q LOT 12	0.139	6,050
BLOCK Q LOT 13	0.139	6,050
BLOCK Q LOT 14	0.139	6,050
BLOCK Q LOT 15	0.201	8,743
BLOCK Q LOT 16	0.276	12,039
BLOCK Q LOT 17	0.147	6,388
BLOCK Q LOT 18	0.146	6,348
BLOCK Q LOT 19	0.221	9,622
BLOCK Q LOT 20	0.280	12,176
BLOCK Q LOT 21	0.148	6,428
BLOCK Q LOT 22	0.168	7,305
BLOCK Q LOT 23	0.234	10,172
BLOCK Q LOT 24	0.195	8,493
BLOCK Q LOT 25	0.138	6,030
BLOCK Q LOT 26	0.173	7,544
BLOCK R LOT 1	0.149	6,511
BLOCK R LOT 2	0.149	6,511
BLOCK R LOT 3	0.149	6,511
BLOCK R LOT 4	0.149	6,511
BLOCK R LOT 5	0.149	6,511
BLOCK R LOT 6	0.149	6,511
BLOCK R LOT 7	0.141	6,164
BLOCK R LOT 8	0.139	6,039
BLOCK R LOT 9	0.134	5,854
BLOCK R LOT 10X	0.398	17,340
BLOCK S LOT 1X	0.208	9,067



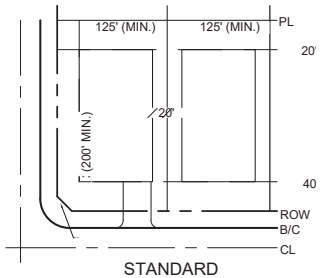
STANDARD
COTTAGE LOT



STANDARD
MANOR LOT



STANDARD
ESTATE LOT



STANDARD
1-ACRE LOT

CITY CASE NO. SUB-164-2024

PLAT

HAVEN RANCH PHASE 1

212.358 ACRES SITUATED IN THE
WILLIAM STEWART SURVEY, ABSTRACT NO. 956,
JAMES YOUNG SURVEY, ABSTRACT NO. 1199,
NORMAN H. WHITTENBURG SURVEY, ABSTRACT NO. 1128
AND BEING A REPLAT OF
LOTS 1-4, HARRINGTON ACRES #2 ADDITION
WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS
287 RESIDENTIAL LOTS AND 14 OPEN SPACE HOA X-LOTS
1 LIFT STATION

SURVEYOR:
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6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
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OWNER:
GRBK EDGEWOOD LLC.
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Plano, Texas 75093
Phone: 817-658-2112
Contact: Bobby Samuel

Kimley»Horn
6160 Warren Parkway, Suite 210
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FIRM # 10193822
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	Oct. 2024	064537507	21 OF 24

DWG NAME: K:\FRI_SURVEY\064537507-HAVEN RANCH PH1 FP.DWG PLOTTED BY SKEETERS, CODY 10/29/2024 3:46 PM LAST SAVED 10/29/2024 12:53 PM

OWNER'S CERTIFICATE AND DEDICATION
STATE OF TEXAS§
COUNTY OF ELLIS §

PROPERTY DESCRIPTION

WHEREAS, GRBK EDGEWOOD LLC, is the sole owner of a tract of land situated in the William Stewart Survey, Abstract No. 956, the James Young Survey, Abstract No. 1199, and the Norman H. Whittenberg Survey, Abstract No. 1128, City of Waxahachie, Ellis County, Texas, and being a portion of a called 456.928 acre tract of land described as "Tract 1", a portion of a called 420.642 acre tract of land described as "Tract 2", a portion of a called 50.011 acre tract of land described as "Tract 3", a portion of a called 104.099 acre tract of land described as "Tract 7," and all of a called 0.169 acre tract of land described as "Tract 8" in a Special Warranty Deed to GRBK Edgewood LLC, recorded in Instrument No. 2202337, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.), and being all of Lots 1 through 4, Harrington Acres No. 2, an addition to Ellis County, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Ellis County, Texas (P.R.E.C.T.), and described as "Tract 6" in said Special Warranty Deed to GRBK Edgewood LLC, all of Block A, Lot 3, Crystal Hills, an addition to Ellis County, according to the plat thereof recorded in Cabinet I, Slide 21, of the Plat Records of Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the most southerly corner of said 0.169 acre tract, and being at the most southerly southeast corner of a called 30.962 acre tract of land described in a Warranty Deed to Louis B. Gillespie and wife, Linda L. Gillespie, recorded in Volume 1460, Page 909, O.P.R.E.C.T., and being in the north line of a called 140.0321 acre tract of land described In a Warranty Deed to Patman Farms, recorded in Volume 1633, Page 20, O.P.R.E.C.T., and being in the approximate centerline of Haven Road (a variable width prescriptive right-of-way);

THENCE North 15°22'53" East, with the common line of said 0.169 acre tract and said 30.962 acre tract, and along said Haven Road, a distance of 171.32 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4466" found at the most northerly corner of said 0.169 acre tract, being at a southeasterly corner of said 30.962 acre tract, and being in the southwest line of said 104.099 acre tract;

THENCE North 30°57'40" West, with the common line of said 104.099 acre tract and said 30.962 acre tract, and continuing along said Haven Road, a distance of 18.46 feet to a disturbed 1/2" iron rod found at the northwest corner of said 104.099 acre tract, and being at an interior corner of said 30.962 acre tract;

THENCE North 58°35'56" East, continuing with the common line of said 104.099 acre tract and said 30.962 acre tract, and continuing along said Haven Road, passing at a distance of 441.13 feet, a 1/2" iron rod found at the southeast corner of said 30.962 acre tract, same being the most westerly southwest corner of a called 37.3328 acre tract of land described in a Warranty Deed to Doug and Lisa Maynard, recorded in Volume 2741, Page 322, O.P.R.E.C.T., and continuing with the northwest line of said 104.099, the southeast line of said 37.3328 acre tract, and the southeast line of a called 1.9886 acre tract of land described in a Deed to Doug Owen Maynard and Lisa A. Maynard, recorded in Volume 1175, Page 1035, O.P.R.E.C.T., and along said Haven Road, for a total distance of 955.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the common line of said 104.099 acre tract, the southeast line of said 1.9886 acre tract, and said Haven Road, and crossing said 104.099 acre tract, said 456.928 acre tract, and said 50.011 acre tract, the following:

South 34°03'13" East, a distance of 270.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 1,000.00 feet, a central angle of 15°03'41", and a chord bearing and distance of North 66°49'39" East, 262.12 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 262.87 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 405.00 feet, a central angle of 24°46'48", and a chord bearing and distance of North 71°41'12" East, 173.80 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 175.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 7,589.17 feet, a central angle of 01°10'05", and a chord bearing and distance of North 83°48'58" East, 154.73 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 154.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 200.02 feet, a central angle of 09°02'55", and a chord bearing and distance of North 79°01'47" East, 31.56 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 31.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 1,097.51 feet, a central angle of 28°37'11", and a chord bearing and distance of North 88°48'55" East, 542.54 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 548.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 105.12 feet, a central angle of 20°58'51", and a chord bearing and distance of South 87°38'04" East, 38.28 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 38.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 355.00 feet, a central angle of 57°41'32", and a chord bearing and distance of South 66°11'12" East, 342.55 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 357.46 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 62°24'13" East, a distance of 152.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 400.00 feet, a central angle of 115°53'05", and a chord bearing and distance of North 31°14'48" East, 678.01 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 809.03 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 68°16'41" East, a distance of 105.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 275.00 feet, a central angle of 36°36'09", and a chord bearing and distance of North 40°01'23" East, 172.71 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 175.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 58°19'28" East, a distance of 129.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 425.00 feet, a central angle of 44°15'49", and a chord bearing and distance of North 36°11'34" East, 320.23 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 328.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 14°03'39" East, a distance of 310.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 975.00 feet, a central angle of 12°56'45", and a chord bearing and distance of North 07°35'17" East, 219.83 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 220.30 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 01°06'55" East, a distance of 176.75 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 275.00 feet, a central angle of 33°58'03", and a chord bearing and distance of North 18°05'56" East, 160.66 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 163.03 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 08°56'23" East, a distance of 26.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 59.00 feet, a central angle of 81°53'00", and a chord bearing and distance of North 29°22'55" East, 77.32 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 84.32 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 19°40'35" West, a distance of 31.95 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 06°24'53" East, a distance of 102.32 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 52°49'30" East, a distance of 139.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set on the east line of said 50.011 acre tract, same being on the westerly line of a called 3.58 acre tract described in a deed to James L. Linville, recorded in Volume 769, Page 436, of the Official Public Records of Ellis County, Texas, and being in the approximate centerline of Harrington Road, no record found;

THENCE South 37°10'30" East, along the easterly line of said 50.011 acre tract and the westerly line of said 3.58 acre tract, a distance of 207.41 feet to a mag nail found for an ell corner on the easterly line of said 50.011 acre tract, common to the southwest corner of said 3.58 acre tract, same being on the northerly terminus of Harrington Road, a 60 foot wide right of way, as dedicated in Cabinet D, Slide 121, of the Plat Records of Ellis County, Texas;

THENCE South 59°01'00" West, along the easterly line of said 50.011 acre tract and said northerly terminus, a distance of 30.21 feet to a 1/2" iron rod found for an ell corner on the easterly line of said 50.011 acre tract, same being the northwest corner of said terminus;

THENCE South 23°32'58" East, along the easterly line of said 50.011 acre tract, the easterly line of said 456.928 acre tract, and the easterly line of said Harrington Acres #2, and the westerly right of way line of said Harrington Road, passing at a distance of 866.00 feet a 1/2" iron rod found for the southeast corner of said 50.011 tract, common to the southerly most northeast corner of said 456.928 acre tract, continuing a distance of 1,322.17" a 5/8" iron rod found at the northeast corner of said Harrington Acres #2, continuing for a total distance of 1,835.23 feet to a 1/2" iron rod found for corner;

THENCE South 31°03'14" East, continuing along the easterly line of said Harrington Acres #2 and the westerly right of way line of said Harrington Road, a distance of 87.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 63°30'51" East, departing the westerly right of way line of said Harrington Road, and along a northerly line of said 456.928, a distance of 22.88 feet to a 5/8" iron rod with plastic cap stamped "KHA" set on the easterly line of said 456.928 acre tract, same being on the westerly line of Crystal Cove Estates, thereof recorded in Cabinet E, Slide 115, of the Plat Records of Ellis County, Texas, and generally in the centerline of said Harrington Road;

THENCE along the easterly line of said 456.928 acre tract, the westerly line of said Crystal Cove Estates, and generally along the centerline of said Harrigton Road, the following:

South 32°06'39" East, a distance of 332.18 feet to a 5/8" iron rod found for corner;

South 13°27'37" West, a distance of 254.40 feet to a 5/8" iron rod with yellow plastic cap "illegible" found for corner;

South 06°02'06" West, a distance of 351.76 feet to a 5/8" iron rod with yellow plastic cap "illegible" found for the southwest corner of said Crystal Cove Estates, common to the northwest corner of said 420.642 acre tract;

THENCE departing the easterly line of said 456.928 acre tract and said centerline, and along the southerly line of said Crystal Cove Estates and the northerly line of said 420.642 acre tract, the following:

North 81°44'25" East, a distance of 200.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 66°13'23" East, a distance of 889.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 73°10'46" East, a distance of 232.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 79°43'40" East, a distance of 402.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 86°53'18" East, a distance of 236.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°15'27" East, a distance of 77.78 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 86°57'04" East, a distance of 78.97 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 53°28'39" East, a distance of 79.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 52°37'30" East, a distance of 67.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 63°10'07" East, a distance of 104.55 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 83°35'04" East, a distance of 73.88 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 84°20'33" East, a distance of 52.48 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 78°27'07" East, a distance of 310.48 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 64°53'57" East, a distance of 176.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of a called 10.020 acre tract of land, as described in a deed to Raymond Echols, recorded in Volume 2576, Page 1741, of the Official Public Records of Ellis County, Texas;

THENCE South 31°45'26" East, departing the southerly line of said Crystal Cove Estates and along the westerly line of sad 10.020 acre tract, a distance of 690.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southwest corner of said 10.020 acre tract;

THENCE North 57°33'02" East, along the southerly line of said 10.020 acre tract, a distance of 887.83 feet to a 5/8" iron rod with plastic cap stamped "KHA" set southeast corner of said 10.020 acre tract, common to the northwest corner of said 76.653 acre tract and the southwest corner of said Lot 3, Block A;

THENCE North 31°51'09" West, along the easterly line of said 10.020 acre tract and the westerly line of said Lot 3, Block A, a distance of 470.95 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for northwest corner of said Lot 3, Block A, same being on the southerly line of said Crystal Cove Estates;

THENCE North 58°00'36" East, along the southerly line of said Crystal Cove Estates and the northerly line of said Lot 3, Block A, a distance of 283.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set on the southerly right of way line of Hunter Pass, a 60 foot wide right of way, as dedicated in said final plat of Crystal Cove Estates, same being at the beginning of a non-tangent curve to the left with a radius of 380.00 feet, a central angle of 22°51'47", and a chord bearing and distance of North 69°21'19" East, 150.63 feet;

THENCE continuing along the northerly line of said Lot 3, Block A and along the southerly right of way line of said Hunter Pass, and in an easterly direction, with said non-tangent curve to the left, an arc distance of 151.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 57°55'25" East, continuing along the northerly line of said Lot 3, Block A, and the southerly right of way line of said Hunter Pass, a distance of 18.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 3, Block A, common to the northwest corner of Lot 2, Block A, as described in said final plat of Crystal Hills;

THENCE South 32°04'35" East, departing the southerly right of way line of said Hunter Pass, and along the easterly line of said Lot 3, Block A and the westerly line of said Lot 2, Block A, a distance of 441.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for southeast corner of said Lot 3, Block A, common to the southwest corner of said Lot 2, Block A, the northerly most northeast corner of said 76.653 acre tract, and the northwest corner of a called 10.0 acre tract of land as described in a deed to Nita Condor, recorded in Instrument No. 2034598, of the Official Public Records of Ellis County Texas;

THENCE South 31°11'18" East, along the easterly line of said 76.653 acre tract and the westerly line of said 10.0 acre tract, a distance of 643.86 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southwest corner of said 10.0 acre tract, common to an ell corner of said 76.653 acre tract;

THENCE departing the easterly line of said 76.653 acre tract, and crossing said 76.653 acre tract, said 420.642 acre tract, said 456.928 acre tract, and said 104.099 acre tract, the following:

South 58°35'39" West, a distance of 49.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,225.00 feet, a central angle of 05°51'13", and a chord bearing and distance of South 16°39'16" East, 125.10 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 125.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 57°37'01" East, a distance of 21.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 78°08'36" East, a distance of 4.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 11°51'24" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 78°08'36" West, a distance of 4.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 33°54'13" West, a distance of 21.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,225.00 feet, a central angle of 28°52'30", and a chord bearing and distance of South 04°27'06" West, 610.84 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 617.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 71°06'39" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 68°43'17" West, a distance of 315.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 75°14'11" West, a distance of 132.75 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 81°45'06" West, a distance of 132.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 88°16'00" West, a distance of 132.75 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 85°13'06" West, a distance of 132.77 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 78°25'13" West, a distance of 132.77 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 73°12'21" West, a distance of 132.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 63°38'18" West, a distance of 500.30 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 475.00 feet, a central angle of 20°28'42", and a chord bearing and distance of South 35°21'59" East, 168.87 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 169.77 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 45°36'20" East, a distance of 12.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 01°30'36" East, a distance of 21.55 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 1,030.00 feet, a central angle of 02°54'35", and a chord bearing and distance of South 40°42'52" West, 52.30 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 52.31 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 47°40'46" West, a distance of 1,017.78 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 42°19'14" West, a distance of 285.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 47°40'46" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°19'14" East, a distance of 4.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 02°40'46" West, a distance of 21.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 47°40'46" West, a distance of 222.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 87°19'14" West, a distance of 21.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 42°19'14" West, a distance of 4.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 47°40'46" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°19'14" East, a distance of 4.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 02°40'46" West, a distance of 21.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 47°40'46" West, a distance of 222.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 87°19'14" West, a distance of 21.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 42°19'14" West, a distance of 4.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

CITY CASE NO. SUB-164-2024
PLAT

HAVEN RANCH PHASE 1

212.358 ACRES SITUATED IN THE
WILLIAM STEWART SURVEY, ABSTRACT NO. 956,
JAMES YOUNG SURVEY, ABSTRACT NO. 1199,
NORMAN H. WHITTENBURG SURVEY, ABSTRACT NO. 1128
AND BEING A REPLAT OF
LOTS 1-4, HARRINGTON ACRES #2 ADDITION
WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS
287 RESIDENTIAL LOTS AND 14 OPEN SPACE HOA X-LOTS
1 LIFT STATION

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Sylviana Gunawan, RPLS

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria
Office Tower, Suite 700
Dallas, Texas 75240
Phone: 972-776-1765
Contact : Bryan Moody, P.E.

OWNER:
GRBK EDGEWOOD LLC.
2805 Dallas Parkway., Suite 400
Plano, Texas 75093
Phone: 817-658-2112
Contact: Bobby Samuel

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	Oct. 2024	064537507	22 OF 24

DWG NAME: K:\FRI_SURVEY\064537507-HAVEN RANC HDW\064537507-HAVEN RANCH PH1 FP.DWG PLOTTED BY SKEETERS, CODY 10/29/2024 3:46 PM LAST SAVED 10/29/2024 12:53 PM

OWNER'S CERTIFICATE AND DEDICATION
STATE OF TEXAS§
COUNTY OF ELLIS §

PROPERTY DESCRIPTION - CONTINUED

North 47°40'46" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°19'14" East, a distance of 4.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 02°40'46" West, a distance of 21.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 47°40'46" West, a distance of 222.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 87°00'14" West, a distance of 21.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 42°19'14" West, a distance of 10.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 47°40'46" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°19'14" East, a distance of 6.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 07°22'01" West, a distance of 19.41 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 425.00 feet, a central angle of 47°33'06", and a chord bearing and distance of North 81°50'42" West, 342.69 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 352.72 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left with a radius of 10.50 feet, a central angle of 114°53'07", and a chord bearing and distance of South 16°56'12" West, 17.70 feet;

In a southerly direction, with said compound curve to the left, an arc distance of 21.05 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 50.00 feet, a central angle of 03°02'23", and a chord bearing and distance of South 38°59'10" East, 2.65 feet;

In a southerly direction, with said reverse curve to the right, an arc distance of 2.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 69°16'02" West, a distance of 52.88 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 20°43'58" West, a distance of 7.47 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 9.50 feet, a central angle of 93°02'39", and a chord bearing and distance of North 67°15'17" West, 13.79 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 15.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 66°13'23" West, a distance of 552.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 475.00 feet, a central angle of 29°45'22", and a chord bearing and distance of South 81°06'04" West, 243.92 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 246.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 84°01'15" West, a distance of 276.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 53°17'34" West, a distance of 22.05 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 676.00 feet, a central angle of 32°40'50", and a chord bearing and distance of South 27°34'52" West, 380.37 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 385.58 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 01°20'59" East, a distance of 20.87 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 225.00 feet, a central angle of 01°24'44", and a chord bearing and distance of South 49°52'55" East, 5.55 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 5.55 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 39°24'43" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 275.00 feet, a central angle of 02°35'33", and a chord bearing and distance of North 49°17'31" West, 12.44 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 12.44 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 88°11'01" West, a distance of 22.38 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 676.00 feet, a central angle of 06°29'20", and a chord bearing and distance of South 53°57'04" West, 76.52 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 76.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 57°11'44" West, a distance of 251.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 12°57'32" West, a distance of 21.49 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 3,056.50 feet, a central angle of 00°17'00", and a chord bearing and distance of South 30°59'45" East, 15.11 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 15.11 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 59°08'45" West, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 30°57'43" West, a distance of 11.03 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 77°00'36" West, a distance of 20.92 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 31°56'51" West, a distance of 60.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 12°15'29" East, a distance of 21.24 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 2,936.50 feet, a central angle of 27°03'34", and a chord bearing and distance of North 46°21'20" West, 1,373.99 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 1,386.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 74°36'09" West, a distance of 21.08 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 29°14'12" West, a distance of 252.31 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 480.00 feet, a central angle of 32°54'31", and a chord bearing and distance of South 45°41'28" West, 271.92 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 275.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 62°08'43" West, a distance of 254.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 420.00 feet, a central angle of 41°56'08", and a chord bearing and distance of South 41°10'39" West, 300.59 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 307.40 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 20°12'35" West, a distance of 45.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 69°47'25" West, a distance of 60.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 72°51'36" West, a distance of 771.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 34°23'29" West, a distance of 95.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 14°41'33" West, a distance of 57.99 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 75°18'27" East, a distance of 133.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 59.00 feet, a central angle of 110°22'46", and a chord bearing and distance of North 71°03'34" East, 96.88 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 113.66 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 87°42'28" East, a distance of 20.91 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 42°02'29" East, a distance of 54.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 425.00 feet, a central angle of 19°40'19", and a chord bearing and distance of North 32°12'20" East, 145.20 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 145.92 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 22°22'11" East, a distance of 406.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 475.00 feet, a central angle of 14°50'03", and a chord bearing and distance of North 29°47'12" East, 122.64 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 122.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 50.00 feet, a central angle of 77°06'00", and a chord bearing and distance of North 51°15'33" East, 62.32 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 67.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 08°18'04" East, a distance of 54.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 1,167.50 feet, a central angle of 26°18'45", and a chord bearing and distance of South 85°08'24" West, 531.46 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 536.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 71°59'01" West, a distance of 160.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,432.50 feet, a central angle of 11°17'12", and a chord bearing and distance of South 77°37'38" West, 281.73 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 282.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 83°16'14" West, a distance of 474.40 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,267.50 feet, a central angle of 23°56'19", and a chord bearing and distance of South 71°18'04" West, 525.73 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 529.57 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 59°19'54" West, a distance of 66.32 feet to a 5/8" iron rod with plastic cap stamped "KHA" set on the westerly line of said 104.099 acre tract, same being on the easterly line of said 104.0321 acre tract;

THENCE North 30°57'40" West, along the westerly line of said 104.099 acre tract and the easterly line of said 104.099 acre tract, a distance of 60.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of said 104.099 acre tract, common to the southeast corner of said 0.169 acre tract;

THENCE South 59°19'54" West, along the southerly line of said 0.169 acre tract and the northerly line of said 104.099 acre tract, a distance of 123.94 feet to the **POINT OF BEGINNING** and containing 212.358 acres (9,250,337 square feet) of land, more or less.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°06'45"	1495.50'	133.45'	N57°52'39"E	133.40'
C2	31°40'57"	1054.50'	583.10'	S71°09'44"W	575.70'
C3	19°05'55"	1045.50'	348.50'	N77°27'15"E	346.89'
C4	51°20'47"	1054.50'	945.00'	N86°25'19"W	913.70'
C5	6°48'23"	1045.50'	124.20'	S64°09'07"E	124.13'
C6	3°35'55"	2964.50'	186.20'	N69°21'17"W	186.17'
C7	36°51'44"	1195.50'	769.15'	N89°35'06"W	755.95'
C8	11°17'12"	1404.50'	276.67'	S77°37'38"W	276.23'
C9	23°56'19"	1295.50'	541.27'	S71°18'04"W	537.34'
C10	36°42'04"	2996.50'	1919.42'	N49°12'17"W	1886.77'
C11	51°09'39"	646.00'	576.83'	N31°36'55"E	557.86'
C12	29°45'22"	450.00'	233.70'	N81°06'04"E	231.09'
C13	13°51'23"	600.00'	145.10'	N35°23'32"E	144.75'
C14	17°36'07"	500.00'	153.61'	S37°15'55"W	153.00'
C15	31°42'19"	600.00'	332.02'	N45°08'04"W	327.80'
C16	13°18'27"	600.00'	139.35'	S54°20'00"E	139.04'
C17	84°01'47"	500.00'	733.30'	S71°17'48"E	669.32'
C18	37°16'52"	450.00'	292.81'	S06°25'05"E	287.67'
C19	45°53'38"	1476.50'	1182.67'	S89°38'08"W	1151.31'
C20	24°14'12"	450.00'	190.35'	N20°19'52"W	188.94'
C21	20°36'50"	500.00'	179.89'	S77°43'28"E	178.92'
C22	67°30'02"	1200.00'	1413.73'	N14°51'40"W	1333.38'
C23	28°55'12"	800.00'	403.80'	S34°09'05"E	399.53'
C24	4°25'19"	1000.00'	77.18'	S40°27'21"E	77.16'
C25	87°52'01"	250.00'	383.39'	S05°41'19"W	346.91'
C26	28°38'52"	250.00'	125.00'	S69°38'28"E	123.70'
C27	19°02'22"	450.00'	149.53'	S15°33'17"W	148.85'
C28	51°09'39"	450.00'	401.82'	N31°36'55"E	388.60'
C29	32°54'31"	450.00'	258.46'	N45°41'28"E	254.93'
C30	41°56'08"	450.00'	329.36'	S41°10'39"W	322.06'
C31	30°22'57"	250.00'	132.57'	N50°38'52"W	131.02'
C32	8°53'40"	1034.00'	160.51'	N26°49'00"E	160.35'
C33	14°09'57"	250.00'	61.81'	S24°10'52"W	61.65'
C34	8°57'11"	450.00'	70.32'	S77°20'11"E	70.25'
C35	24°54'05"	450.00'	195.58'	S60°24'33"E	194.04'
C36	19°40'19"	450.00'	154.50'	N32°12'20"E	153.74'
C37	19°48'33"	450.00'	155.58'	S32°16'27"W	154.81'
C38	18°03'32"	2881.50'	908.21'	N71°59'11"W	904.45'
C39	19°12'41"	742.00'	248.79'	N31°58'31"E	247.63'
C40	7°39'27"	2584.50'	345.41'	N72°44'35"W	345.16'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C41	38°16'55"	250.00'	167.04'	N49°46'25"W	163.95'
C42	52°47'11"	250.00'	230.32'	N02°50'37"E	222.26'
C43	81°52'26"	250.00'	357.24'	S17°23'15"W	327.61'
C44	44°15'49"	450.00'	347.64'	N36°11'34"E	339.06'
C45	12°56'45"	1000.00'	225.95'	N07°35'17"E	225.47'
C46	37°42'18"	250.00'	164.52'	S19°58'04"W	161.57'
C47	16°30'02"	450.00'	129.60'	N82°51'53"E	129.15'
C48	21°04'23"	450.00'	165.51'	N76°59'13"E	164.58'
C49	31°44'21"	450.00'	249.28'	N39°25'09"W	246.10'
C50	8°07'34"	450.00'	63.82'	N27°36'45"W	63.77'
C51	42°57'13"	555.00'	416.07'	N02°04'22"W	406.40'
C52	37°36'38"	450.00'	295.39'	N85°15'21"E	290.12'
C53	21°01'26"	450.00'	165.12'	S13°02'15"E	164.20'
C54	263°37'17"	59.00'	271.46'	N68°51'13"E	87.95'
C55	86°26'02"	50.00'	75.43'	S55°55'34"W	68.48'
C56	264°12'27"	59.00'	272.07'	S05°51'17"E	87.55'
C57	24°30'10"	9.50'	4.06'	N67°52'46"W	4.03'
C58	126°24'36"	51.00'	112.52'	N61°10'01"E	91.05'
C59	29°01'48"	9.50'	4.81'	S12°28'37"W	4.76'
C60	133°22'00"	50.00'	116.38'	S63°12'39"W	91.83'
C61	280°43'21"	59.00'	289.07'	N51°11'54"W	75.28'
C62	129°50'57"	50.00'	113.31'	N62°37'56"W	90.58'
C63	266°05'15"	59.00'	274.00'	N52°21'41"E	86.24'
C64	267°03'21"	59.00'	275.00'	N65°52'35"E	85.55'
C65	110°24'05"	50.00'	96.34'	N86°33'16"E	82.12'
C66	126°44'41"	50.00'	110.61'	S87°09'08"W	89.39'
C67	5°22'45"	812.00'	76.24'	S29°30'59"E	76.21'
C68	116°24'49"	50.00'	101.59'	S81°59'13"W	85.00'
C69	139°33'03"	50.00'	121.78'	S05°41'19"W	93.83'
C70	280°41'34"	59.00'	289.04'	S57°59'46"W	75.30'
C71	263°23'38"	59.00'	271.23'	S84°01'03"W	88.11'
C72	66°05'50"	450.00'	519.13'	N80°43'42"W	490.82'
C73	28°57'17"	857.00'	433.09'	N09°04'20"W	428.50'
C74	7°55'17"	250.00'	34.56'	S46°37'39"E	34.54'
C75	2°25'28"	1000.00'	42.32'	N21°09'27"E	42.31'
C76	77°06'00"	50.00'	67.28'	N51°15'33"E	62.32'
C77	1°24'44"	225.00'	5.55'	S49°52'55"E	5.55'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S22°26'41"W	64.00'	L21	N65°50'21"W	2.16'	L41	N11°42'27"W	19.09'	L61	S66°17'43"E	20.36'	L81	S38°57'54"E	21.21'	L101	N01°49'18"W	26.60'
L2	N06°02'06"E	48.50'	L22	N27°00'21"W	26.35'	L42	N63°13'19"E	22.69'	L62	N25°49'02"E	22.76'	L82	N89°10'40"W	20.65'	L102	S59°12'08"E	25.84'
L3	N20°43'58"W	43.22'	L23	S29°55'01"W	25.31'	L43	S24°13'22"E	20.62'	L63	N15°27'31"W	21.33'	L83	N02°16'59"E	22.73'	L103	S36°10'01"W	21.44'
L4	N42°19'14"E	49.16'	L24	S87°31'25"W	30.36'	L44	S60°45'55"W	23.76'	L64	S68°32'58"E	21.21'	L84	S06°15'54"W	21.39'	L104	S06°19'39"E	21.15'
L5	S42°19'14"W	44.50'	L25	S84°35'41"E	34.00'	L45	S82°55'54"W	21.69'	L65	N76°40'32"W	21.21'	L85	N80°31'29"W	22.20'	L105	S00°39'46"E	20.65'
L6	N42°19'14"E	44.50'	L26	N55°17'19"W	46.83'	L46	N04°55'14"W	21.93'	L66	S21°27'02"W	21.21'	L86	N87°09'08"E	23.79'	L106	S87°19'14"W	21.21'
L7	N28°27'51"E	34.58'	L27	S70°35'45"E	34.00'	L47	N69°23'06"E	25.97'	L67	N12°15'02"W	21.93'	L87	S18°42'44"E	22.99'	L107	N38°59'35"W	21.20'
L8	N46°03'58"E	32.77'	L28	S16°07'45"E	21.08'	L48	S25°22'51"E	21.09'	L68	N59°03'39"E	21.21'	L88	S67°09'42"W	20.39'	L108	N06°02'06"E	37.53'
L9	S47°40'46"E	28.88'	L29	S77°50'55"E	20.38'	L49	S64°36'45"W	21.35'	L69	S44°12'21"E	23.59'	L89	N05°41'19"E	21.60'	L109	N30°56'21"W	21.21'
L10	S42°19'14"W	34.00'	L30	N24°40'31"W	21.34'	L50	N73°55'55"E	21.33'	L70	S21°27'02"W	21.21'	L90	N81°59'13"E	25.34'	L110	N46°06'55"E	21.21'
L11	S32°26'58"E	34.12'	L31	N65°16'16"E	21.09'	L51	N66°15'52"E	25.91'	L71	N48°43'31"W	21.53'	L91	S18°27'29"E	20.39'	L111	S62°42'09"E	23.26'
L12	S78°08'36"W	44.02'	L32	S18°14'45"E	20.77'	L52	N43°53'05"W	21.21'	L72	N41°15'13"E	19.89'	L92	N88°07'49"W	19.33'	L112	N21°27'02"E	21.21'
L13	N16°26'32"E	30.64'	L33	N87°02'29"E	21.21'	L53	N68°32'58"W	21.21'	L73	S68°32'58"E	21.21'	L93	S84°18'41"E	27.77'	L113	N35°27'24"W	3.56'
L14	S02°50'52"E	25.22'	L34	N73°53'31"E	20.10'	L54	S21°27'02"W	21.21'	L74	S21°27'02"W	21.21'	L94	N08°00'47"W	23.68'	L114	S78°17'13"W	10.69'
L15	N20°12'35"E	45.59'	L35	S03°17'02"W	20.38'	L55	S69°56'32"E	21.65'	L75	N68°32'58"W	21.21'	L95	S87°26'10"E	20.56'	L115	S55°52'11"W	34.73'
L16	S31°25'37"E	25.96'	L36	N15°22'54"W	25.00'	L56	N43°24'21"E	21.66'	L76	S77°44'40"E	21.19'	L96	S33°22'52"E	20.99'	L116	S82°17'30"W	8.45'
L17	S81°48'47"E	29.03'	L37	S18°31'24"E	22.62'	L57	N43°19'58"W	21.35'	L77	S03°50'39"W	20.65'	L97	N53°03'35"E	22.70'			
L18	S47°57'31"E	34.00'	L38	N66°30'19"E	21.53'	L58	N81°40'24"E	21.93'	L78	S83°52'27"E	21.12'	L98	S40°27'55"E	21.58'			
L19	S08°35'09"E	26.23'	L39	S15°45'23"W	20.69'	L59	N13°19'28"E	21.21'	L79	S51°04'38"W	21.23'	L99	S48°08'11"W	20.16'			
L20	N27°02'35"E	34.00'	L40	S82°04'09"E	23.10'	L60	N30°55'17"W	21.57'	L80	N64°18'30"E	21.78'	L100	N52°35'34"W	21.44'			

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Sylviana Gunawan, RPLS

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria
Office Tower, Suite 700
Dallas, Texas 75240
Phone: 972-776-1765
Contact : Bryan Moody, P.E.

OWNER:
GRBK EDGEWOOD LLC.
2805 Dallas Parkway., Suite 400
Plano, Texas 75093
Phone: 817-658-2112
Contact: Bobby Samuel

CITY CASE NO. SUB-164-2024
PLAT

HAVEN RANCH PHASE 1

212.358 ACRES SITUATED IN THE
WILLIAM STEWART SURVEY, ABSTRACT NO. 956,
JAMES YOUNG SURVEY, ABSTRACT NO. 1199,
NORMAN H. WHITTENBURG SURVEY, ABSTRACT NO. 1128
AND BEING A REPLAT OF
LOTS 1-4, HARRINGTON ACRES #2 ADDITION
WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS
287 RESIDENTIAL LOTS AND 14 OPEN SPACE HOA X-LOTS
1 LIFT STATION

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	Oct. 2024	064537507	23 OF 24

DWG NAME: K:\FRI_SURVEY\064537507-HAVEN RANCH\HDW\064537507-HAVEN RANCH PH1 FP.DWG PLOTTED BY SKEETERS, CODY 10/29/2024 3:46 PM LAST SAVED 10/29/2024 12:53 PM

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That **GRBK EDGEWOOD LLC,** acting herein by and through its duly authorized officers does hereby adopt this plat designating the herein above described property as **HAVEN RANCH PHASE 1**, an addition to the Ellis County, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **GRBK EDGEWOOD LLC** does herein certify the following:

1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The Easements and public use areas, as shown, and created by this plat, are dedicated to the public use forever, for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements.
5. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Ellis County's use thereof.
6. Ellis County and/or public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements.
7. Ellis County and/or public utilities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
8. All modifications to this document shall be by means of plat and approved by Ellis County.

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

WITNESS, my hand, this the ____ day of _____, 2024.

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____BOBBY SAMUEL_____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal this _____ day of _____, 2024.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES:_____

SURVEYOR'S CERTIFICATE

THAT I, Sylviana Gunawan, 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 subdivision ordinance of the City of Waxahachie.

_____

Sylviana Gunawan Date
Registered Professional Land Surveyor NO. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
sylviana.gunawan@kimley-horn.com

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

APPROVED BY:
PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

_____ _____
Chairperson Date

_____ _____
Attest Date

ACERTIFICATE OF APPROVAL BY THE COMMISSIONER'S COURT OF ELLIS COUNTY, TEXAS:
APPROVED THE DATE, THE _____ DAY OF _____, 2024

_____
County Judge

_____ _____
Commissioner, Precinct No. 1 Commissioner, Precinct No. 3

_____ _____
Commissioner, Precinct No. 2 Commissioner, Precinct No. 4

_____
Attest

CITY CASE NO. SUB-164-2024
PLAT

HAVEN RANCH PHASE 1

212.358 ACRES SITUATED IN THE
WILLIAM STEWART SURVEY, ABSTRACT NO. 956,
JAMES YOUNG SURVEY, ABSTRACT NO. 1199,
NORMAN H. WHITTENBURG SURVEY, ABSTRACT NO. 1128
AND BEING A REPLAT OF
LOTS 1-4, HARRINGTON ACRES #2 ADDITION
WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS
287 RESIDENTIAL LOTS AND 14 OPEN SPACE HOA X-LOTS
1 LIFT STATION

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Contact: Bobby Samuel

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # F-928
Tel. (972) 335-3580 Fax (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	Oct. 2024	064537507	24 OF 24

DWG NAME: K:\FRI_SURVEY\064537507-HAVEN RANC-HDW\064537507-HAVEN RANCH PH1 FP.DWG PLOTTED BY SKEETERS, CODY 10/29/2024 3:46 PM LAST SAVED 10/29/2024 12:53 PM

Planning & Zoning Department

Plat Staff Report

Case: SUB-205-2024

MEETING DATE(S)

Planning & Zoning Commission: November 12, 2024
City Council: November 18, 2024

CAPTION

Present a request by Claudio Segovia, Johnson Volk Consulting, for a **Plat** of Oasis at North Grove Phase 2, 130 residential lots and 2 open space/common area lots, being 34.590 acres, located west of 2004 Vista Way, situated in the Henry Sange Survey, Abstract 1009, an addition to the City of Waxahachie (Property ID 179059) – Owner: Bloomfield Homes LP (SUB-205-2024)

RECOMMENDED MOTION

"I move to recommend approval of SUB-205-2024, a Plat of Oasis at North Grove Phase 2, and the associated Petition for Relief Waiver, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into 130 single-family residential lots and two (2) open space/common area lots as part of the Oasis at North Grove Phase 2 subdivision.

CASE INFORMATION

Applicant:	Claudio Segovia, Johnson Volk Consulting
Property Owner(s):	Bloomfield Homes LP
Site Acreage:	34.590 acres
Number of Lots:	132 lots
Number of Dwelling Units:	130 units
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	Directly west of 2004 Vista Way.
Parcel ID Number(s):	179059
Current Zoning:	PD-SF1,2,3, MF1, GR
Existing Use:	The subject property is currently undeveloped.
Platting History:	The subject property is not platted.

Site Aerial:



PLANNING ANALYSIS

A Plat Application is required by the Waxahachie Subdivision Ordinance prior to development of a subject property in order to establish and officially record the boundaries of the property. Plat Applications are required for both commercial and residential developments. A Plat for a property is required to be approved and filed before the City of Waxahachie will issue building permits for the subject property.

With this application, the property owner proposes to plat the subject property into 130 residential lots as part of the Oasis at North Grove Phase 2 subdivision. The subject property is currently zoned as part of the North Grove Planned Development District, which allows for the development of single-family homes on lots ranging from 6,000 square feet to 11,000 square feet in this area. The design of the proposed subdivision adheres to the lot size, lot dimension, and lot distribution requirements of the Planned Development zoning district. As part of this Plat, the applicant is providing right-of-way (ROW) dedication for Hedgewood Drive that will complete a direct connection from Vista Way to Highway 77.

As part of the review of the plat application, staff identified a few technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance. These technical items must be corrected prior to the filing of the plat. The correction of each item has been identified as a condition of approval in the staff recommendation section below.

Petition for Relief Waiver (Variance Request)

The City of Waxahachie Thoroughfare Plan identifies Hedgewood Drive as a 60’ wide ROW. Due to this, the applicant is required to dedicate 60’ of ROW for Hedgewood Drive. The applicant requests to dedicate 54’ of ROW in lieu of this requirement for consistency with adjacent platted property. A ROW width of 54’ for Hedgewood Drive was approved by the City Council with the Plat for Vista Way in February of 2022. Due to Hedgewood Drive already having been established as a 54’ ROW at the intersection of Vista Way, staff supports this Petition for Relief Waiver request.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Plat request, and the associated Petition for Relief Waiver subject to the conditions listed below.

Conditions:

1. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90-days of your filing date) showing that no delinquent taxes exist against the property is required to be provided at the time of Plat filing.
2. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, street name approval is required at the time of platting. Please note that SUNLIGHT DRIVE is unavailable. Please update to the alternative street name "JOYFUL WAY".
3. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, space is required to be reserved for the placement of recording information by the Ellis County Clerk. Reserve a 12"x1.5" blank box in the top right-hand corner.
4. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

1. If approved by the 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 the applicant will be notified to make corrections.
    b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

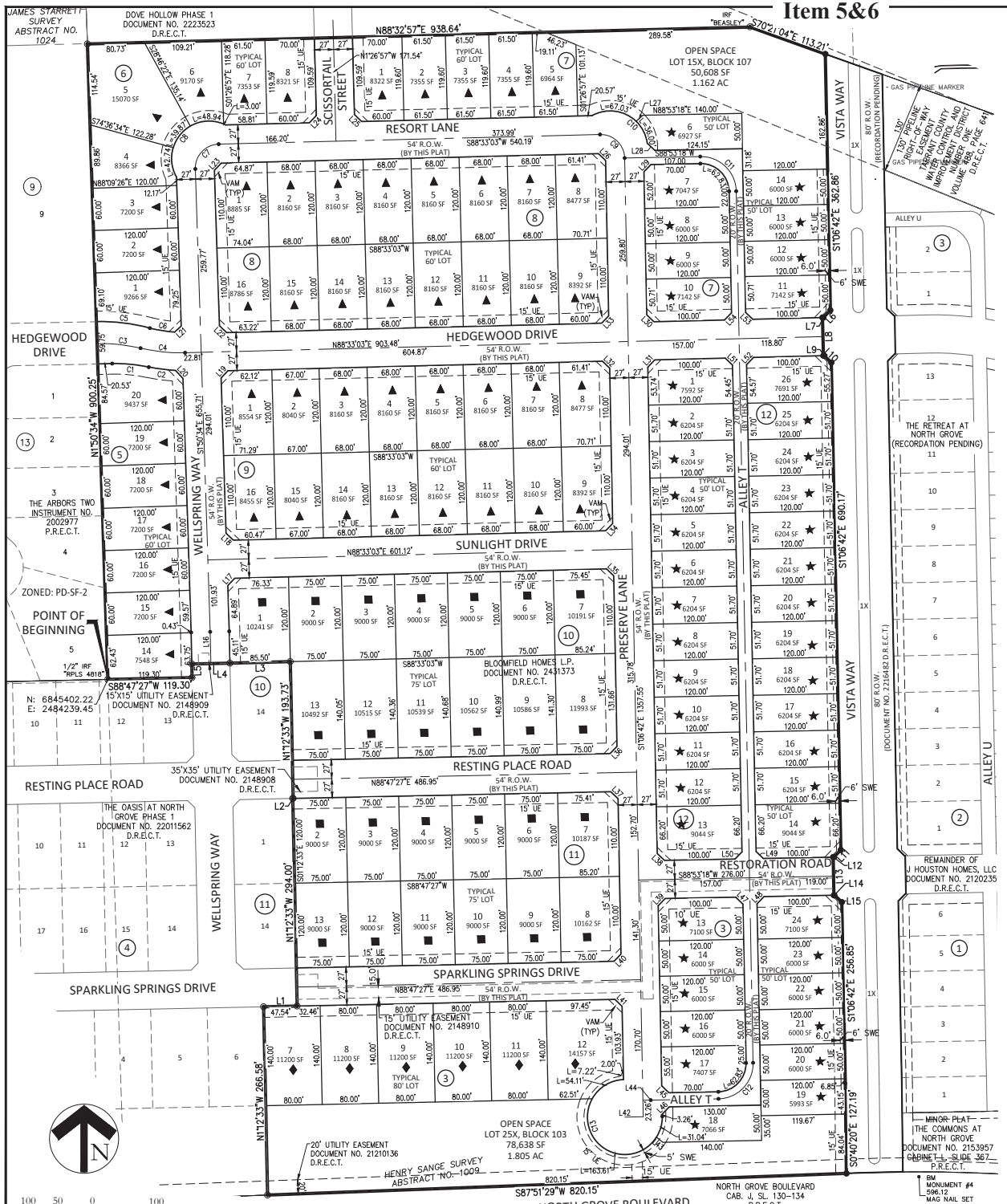
A plat shall not be filed with the Ellis County Clerk until:

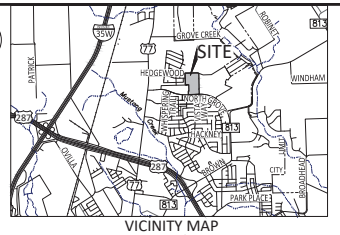
1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has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

STAFF CONTACT INFORMATION

Prepared by:
Zack King, AICP
Planning Manager
zking@waxahachie.com

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





VICINITY MAP
N.T.S.

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 platted 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. Open space X lots shall be maintained by the H.O.A.
5. The property depicted in this survey lies within Zone "X" (unshaded) Floodplain as determined by the Flood Insurance Rate Map for Ellis County, Texas and incorporated areas, Map number 48139C0190G, effective date October 19, 2023.
6. Fences, retaining walls, and screening walls shall not be placed in utility easements.

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" Iron rod found
AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
SWE	Sidewalk Easement
UE	Utility Easement
VAM	Visibility Easement

D.R.E.C.T.= Deed Records of Ellis County, Texas

BENCHMARKS:

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

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

PLAT

OASIS AT NORTH GROVE PHASE 2

34.590 ACRES

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

LOTS 7-24, 25X, BLOCK 3; LOTS 14-20, BLOCK 5; LOTS 1-8, BLOCK 6; LOTS 1-14, 15X, BLOCK 7; LOTS 1-16 BLOCK 8; LOTS 1-16, BLOCK 9; LOTS 1-13, BLOCK 10; LOTS 2-13, BLOCK 11; LOTS 1-26, BLOCK 12

130 SINGLE FAMILY LOTS

2 OPEN SPACES/COMMON AREAS

OUT OF THE

HENRY SANGE SURVEY, ABSTRACT NO. 1009

CITY OF WAXAHACHIE

ELLIS COUNTY, TEXAS

30 October 2024

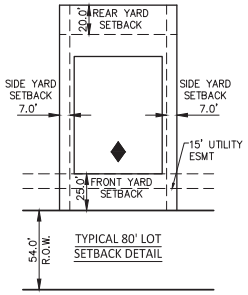
SHEET 1 OF 3

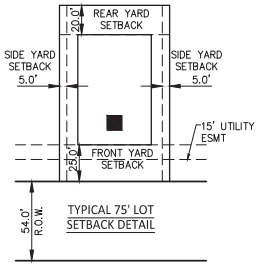
Case Number: SUB-205-2024

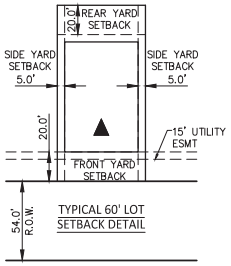
Owner/Applicant:
Bloomfield Homes, L.P.
1900 W. Kirkwood Blvd., Ste. 2300B
Southlake, TX 76092
Phone: 817-764-3015
Contact: Clint Vincent

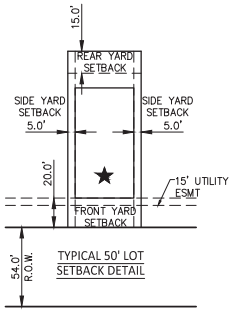
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia, P.E.

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100









Curve Table					
No.	Length	Radius	Delta	Chord Length	Chord Bearing
C1	52.11	221.00	013°30'31"	51.98	S84°28'56"E
C2	38.56	279.00	007°55'07"	38.53	S82°43'01"E
C3	62.10	250.00	014°13'54"	61.94	N83°59'44"W
C4	63.57	250.00	014°34'11"	63.40	S84°09'52"E
C5	76.62	275.00	015°57'52"	76.38	N83°07'54"W
C6	35.36	225.00	009°00'17"	35.33	N80°55'49"W
C7	53.64	34.00	090°23'37"	48.25	S43°21'15"W
C8	134.54	53.00	145°26'52"	101.22	S43°21'15"W
C9	53.61	34.00	090°20'15"	48.22	N46°16'50"W
C10	103.04	53.00	111°23'20"	87.56	N63°16'55"W
C11	78.54	50.00	090°00'00"	70.71	N46°06'42"W
C12	78.54	50.00	090°00'00"	70.71	N43°53'18"E
C13	248.76	53.00	268°55'08"	75.66	S46°39'08"E

Line Table		
No.	Length	Direction
L1	47.54	N88°47'27"E
L2	0.50	N88°47'27"E
L3	85.50	S88°33'03"W
L4	54.00	S88°47'35"W
L5	19.38	S1°12'33"E
L6	14.18	S43°43'10"W
L7	1.36	S88°33'03"W
L8	54.00	S1°26'57"E
L9	1.04	N88°33'03"E
L10	14.10	S46°16'50"E
L11	14.14	S43°53'18"W
L12	1.00	S88°53'18"W
L13	54.00	S1°06'42"E
L14	1.00	N88°53'18"E
L15	14.14	S46°06'42"E

Line Table		
No.	Length	Direction
L16	44.88	N1°12'33"W
L17	14.09	N43°21'15"E
L18	14.19	N46°38'46"W
L19	14.09	N43°21'15"E
L20	15.22	S42°16'47"E
L21	12.73	S48°36'49"W
L22	14.19	N46°38'45"W
L23	14.09	N43°21'15"E
L24	14.14	S43°33'03"W
L25	14.14	N46°26'57"W
L26	14.10	S46°16'50"E
L27	12.80	N48°47'36"E
L28	14.27	S46°38'35"E
L29	14.14	N43°53'18"E
L30	14.10	N46°16'50"W

Line Table		
No.	Length	Direction
L31	14.18	N43°43'10"E
L32	14.10	S46°16'50"E
L33	14.18	S43°43'10"W
L34	14.18	S43°43'10"W
L35	14.10	S46°16'50"E
L36	14.15	S43°50'22"W
L37	14.13	S46°09'38"E
L38	14.14	N46°06'42"W
L39	14.14	N43°53'18"E
L40	14.15	S43°50'22"W
L41	14.13	S46°09'38"E
L42	26.00	N88°53'18"E
L43	11.55	S51°01'01"E
L44	107.00	S88°53'18"W
L45	14.14	N46°06'42"W

Line Table		
No.	Length	Direction
L46	14.14	N43°53'18"E
L47	14.14	S46°06'42"E
L48	14.14	N43°52'58"E
L49	14.14	S46°07'02"E
L50	14.14	N43°53'18"E
L51	14.10	S46°16'50"E
L52	14.18	N43°43'10"E
L53	14.10	S46°16'50"E
L54	14.18	N43°43'10"E

PLAT

OASIS AT NORTH GROVE PHASE 2

34.590 ACRES

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

LOTS 7-24, 25X, BLOCK 3; LOTS 14-20, BLOCK 5; LOTS 1-8, BLOCK 6; LOTS 1-14, 15X, BLOCK 7; LOTS 1-16 BLOCK 8; LOTS 1-16, BLOCK 9; LOTS 1-13, BLOCK 10; LOTS 2-13, BLOCK 11; LOTS 1-26, BLOCK 12

130 SINGLE FAMILY LOTS

2 OPEN SPACES/COMMON AREAS

OUT OF THE

HENRY SANGE SURVEY, ABSTRACT NO. 1009

CITY OF WAXAHACHIE

ELLIS COUNTY, TEXAS

30 October 2024

SHEET 2 OF 3

Case Number: SUB-205-2024

Owner/Applicant:
Bloomfield Homes, L.P.
1900 W. Kirkwood Blvd., Ste. 2300B
Southlake, TX 76092
Phone: 817-764-3015
Contact: Clint Vincent

Engineer/Surveyor:
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LEGAL DESCRIPTION

34.590 ACRES

BEING a tract of land situated in the HENRY SANGE SURVEY, ABSTRACT NO. 1009, City of Waxahachie, Ellis County, Texas and being part of that tract of land described in Deed to Bloomfield Homes, L.P., as recorded in Document No. 2431373, 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 4818" found for the common southeast corner of THE ARBORS TWO, an Addition to the City of Waxahachie, Ellis County, Texas according to the Plat thereof recorded in Document No. 2002977, Plat Records, Ellis County, Texas and an exterior ell corner of said Bloomfield Homes, L.P. tract;

THENCE North 01 degrees 50 minutes 34 seconds West, with the common east line of said Addition and west line of said Bloomfield Homes, L.P. tract, a distance of 900.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northwest corner of said Bloomfield Homes, L.P. tract;

THENCE North 88 degrees 32 minutes 57 seconds East, leaving said common line and with the north line of said Bloomfield Homes, L.P. tract, a distance of 938.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BEASLEY" found for corner;

THENCE South 70 degrees 21 minutes 04 seconds East, continuing with said north line, a distance of 113.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 01 degrees 06 minutes 42 seconds East, leaving said north line, a distance of 362.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

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

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

THENCE South 01 degrees 26 minutes 57 seconds East, a distance of 54.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

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

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

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

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

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

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

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

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

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

THENCE South 00 degrees 40 minutes 20 seconds East, a distance of 127.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the north line of North Grove Boulevard, a 110 foot right-of-way;

THENCE South 87 degrees 51 minutes 29 seconds West, with said north line, a distance of 820.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of OASIS OF NORTH GROVE PHASE 1, an Addition to the City of Waxahachie, Ellis County, Texas according to the Plat thereof recorded in Document No. 2201562 (Cabinet L, slide 390), Plat Records, Ellis County, Texas;

THENCE Northerly, with the east line of said Addition, the following nine (9) courses and distances:

North 01 degrees 12 minutes 33 seconds West, leaving said north line, a distance of 266.58 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 88 degrees 47 minutes 27 seconds East, a distance of 47.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 01 degrees 12 minutes 33 seconds West, a distance of 294.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 88 degrees 47 minutes 27 seconds East, a distance of 0.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 01 degrees 12 minutes 33 seconds West, a distance of 193.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 88 degrees 33 minutes 03 seconds West, a distance of 85.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 88 degrees 47 minutes 35 seconds West, a distance of 54.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 01 degrees 12 minutes 33 seconds East, a distance of 19.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 88 degrees 47 minutes 27 seconds West, a distance of 119.30 feet to the POINT OF BEGINNING and containing 34.590 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS, OUR HANDS this _____ day of _____, 2024.

By: BLOOMFIELD HOMES, L.P.

_____

NAME: Clint Vincent

TITLE: Vice President of Land

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Clint Vincent, 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 _____, 2024.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

APPROVED BY: City Council
City of Waxahachie

By: _____ _____
Mayor Date

_____ _____
Attest Date

APPROVED BY: Planning and Zoning Commission
City of Waxahachie

By: _____ _____
Chairperson Date

_____ _____
Attest Date

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 _____, 2024.

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

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Ryan Reynolds, 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 _____, 2024.

_____ _____
Notary Public in and for the State of Texas

My Commission Expires: _____

Visibility, Access and Maintenance Easements: The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

Owner/Applicant:
Bloomfield Homes, L.P.
1900 W. Kirkwood Blvd., Ste. 2300B
Southlake, TX 76092
Phone: 817-764-3015
Contact: Clint Vincent

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
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Phone: 972-201-3102
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CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
30 October 2024

SHEET 3 OF 3

Case Number: SUB-205-2024

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-139-2024

MEETING DATE(S)

Planning & Zoning Commission: November 12, 2024
City Council: December 2, 2024

CAPTION

Public Hearing on a request by Matthew Smith, Darwood Partners, for a **Specific Use Permit (SUP)** for a Convenience Store with Gasoline Sales (7-Eleven) use within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234) - Owner: WP Legacy LTD (ZDC-139-2024)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-139-2024, a Specific Use Permit (SUP) for a Convenience Store with Gasoline Sales (7-Eleven) use with Elevation Option _____, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

ACTION SINCE INITIAL STAFF REPORT

On September 4, 2024, the applicant requested to continue the application from the September 10, 2024 Planning and Zoning Commission meeting to the October 15, 2024 Planning and Zoning Commission meeting in order to evaluate the public comments and meet with the neighboring properties. At the Planning and Zoning Commission meeting held on September 10, 2024, the Commission voted 6-0 to continue the case to the October 15, 2024 Planning and Zoning Commission meeting. On October 4, 2024, the applicant requested to continue the application from the October 15, 2024 Planning and Zoning Commission meeting to the November 12, 2024 Planning and Zoning Commission meeting to continue to evaluate the public comments. At the Planning and Zoning Commission meeting held on October 15, 2024, the Commission voted 7-0 to continue the case to the November 12, 2024 Planning and Zoning Commission meeting. Since the posting of the public hearings for the November 12, 2024 Planning and Zoning Commission and November 18, 2024 City Council meetings, the applicant has requested for this application to be deferred to the City Council meeting scheduled on December 2, 2024, due to a scheduling conflict.

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit for a Convenience Store with Gasoline Sales (7-Eleven) use located at the northwest corner of Broadhead Road and Garden Valley Parkway.

CASE INFORMATION

Applicant: Matthew Smith, Darwood Partners

Property Owner(s): WP Legacy LTD

Site Acreage: 1.488 acres

Current Zoning: General Retail (GR)

Requested Zoning: General Retail (GR) with a SUP for a Convenience Store with Gasoline Sales (7-Eleven) use

SUBJECT PROPERTY

General Location: Northwest corner of Broadhead Road and Garden Valley Parkway

Parcel ID Number(s): 242234

Existing Use: The subject property is currently undeveloped.

Development History: The subject property is not platted.

Adjoining Zoning & Uses:

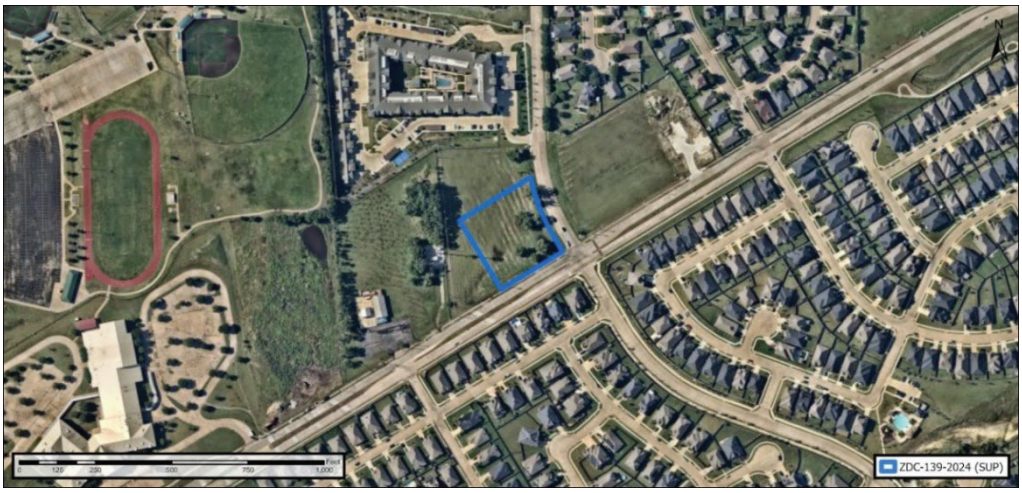
Direction	Zoning	Current Use
North	PD-MF-2	Multifamily
East	GR	Undeveloped
South	PD-SF-2	Residential
West	PD-GR	Knights of Columbus

Future Land Use Plan: Residential Neighborhood

Comprehensive Plan: This placetype serves to create neighborhoods built with a traditional walkable block/street grid network that allows some variation in housing typologies. Although this placetype will predominantly consist of traditional single family detached housing, denser housing types are encouraged such duplex, cottage courts, and townhomes. Both residential and commercial uses need to be context sensitive. Commercial uses in this placetype may be a small pop-up facility or a home converted to a small store front. Walkability is key for neighborhood commercial uses so that they are accessible from surrounding neighborhoods.

Thoroughfare Plan: The subject property is accessible via Broadhead Road which is identified as a 100' Minor Arterial, and Garden Valley Parkway which is identified as an 80' Major Collector.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to allow for a Convenience Store with Gasoline Sales (7-Eleven) in a General Retail (GR) zoning district. Per the City of Waxahachie Zoning Ordinance, both Convenience Store use and Gasoline Sales uses within a GR zoning district require a SUP to be approved by the City Council. Historically, the subject property was zoned for Future Development (FD) as a placeholder until the property owner develops it and rezone it to an appropriate zoning district. The subject property was rezoned to General Retail (GR) as part of the Garden Valley planned development in 2002 (ZA2002-21) to promote commercial development properties along the entrance corridor. The subject property is currently situated on an unplatted lot. A plat will be needed to facilitate the proposed development.

The applicant provided a traffic analysis memo for the intersection of Garden Valley and Broadhead Road for staff review on October 16, 2024. The analysis identified that a four-way stop with stop signs was needed to operate at an acceptable level of service. The 7-Eleven will be installing the four-way stop with their development. If the zoning is approved, the 7-Eleven will provide a full traffic impact analysis that also includes additional intersections within 1 square mile of the site. This full TIA will analyze if any additional improvements are needed at those intersections.

Currently, the City has a total of thirteen (13) gasoline stations existing and/or approved within 4,000 feet of the subject property. There are nine existing gasoline stations located along US 77, one existing Exxon gasoline station located on the southeastern corner of US Highway 287 and Brown Street. Two of the approved and under construction gasoline stations are QuikTrip located on the southwestern corner of US Highway 287 and Brown Street, and Valero located on the southwestern corner of US Highway 287 and Farley Street.

Proposed Use

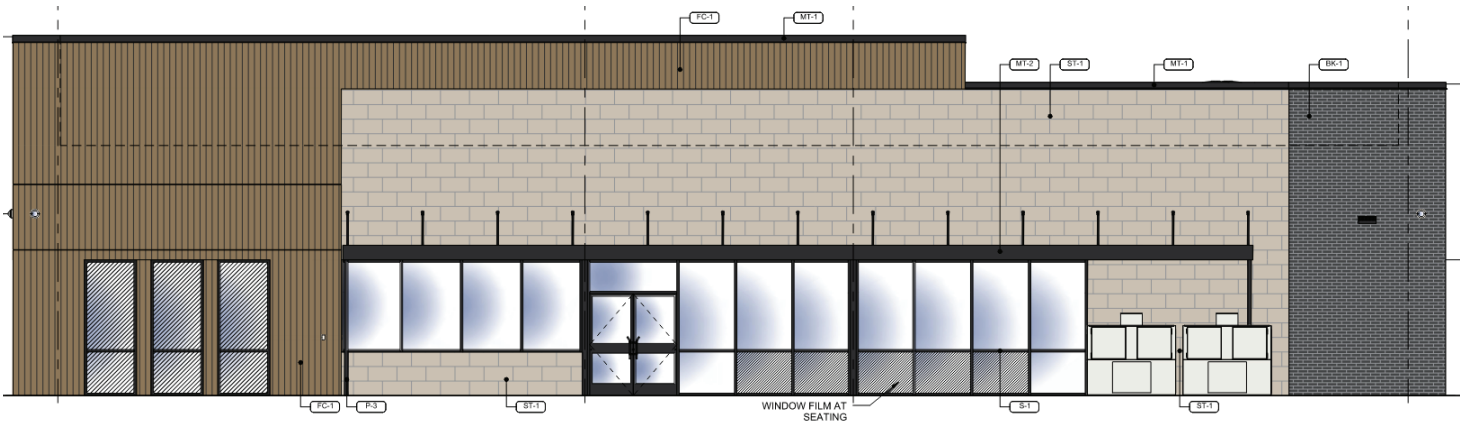
Per the Operational Plan and Site Plan provided by the applicant, 7-Eleven is proposed to feature a 4,824-square-foot convenience store with ten gasoline pumps. The parking and building setbacks for the convenience store adhere to the requirements outlined in the City of Waxahachie Zoning Ordinance. The gasoline pumps are proposed as five dual-sided pumps covered by one canopy.

7-Eleven proposes to operate twenty-four hours a day, seven days a week, with an average of three employees per shift.

Elevation/Façade

The applicant has provided two elevation/façade options for consideration with this SUP. Both elevation options feature brick and stone exterior; but differ in the color palette and decorative architectural features. Option 1 offers a total of 55.7% of masonry, while Option 2 offers a total of 80.7%. The renderings below can be referenced for a look at the difference in the front façade proposed with each elevation option.

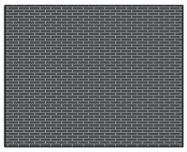
Elevation Option 1:





FC-1

FIBER CEMENT PANELS
NICHIHA - CEDAR



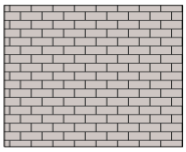
BK-1

CORONADO STONE - WIRECUT
BRICK - "BLACK FOREST"



ST-1

CORONADO STONE
FRENCH LIMESTONE
"FRENCH WHITE"



CMU-1

8" ARCHITECTURAL CMU
COLOR: NATURAL
PAINT: SW 7522
MEADOWLARK



S-1

KAWNEER 451T VG
ALUMINUM STOREFRONT FRAME
COLOR: #29 BLACK



MT-1

DUROLAST
PRE-FINISHED METAL COPING
COLOR: COAL BLACK



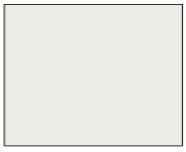
MT-2

MAPES PRE-FINISHED
CANOPY -
MATTE BLACK



MT-5

STANDING SEAM ROOF
SNAP-ON
"BLACK"



P-1

PAINT
SHERWIN WILLIAMS -
SW 7005 PURE WHITE



P-2

PAINT
SHERWIN WILLIAMS -
SW 6072 VERSATILE GRAY
HOLLOW MEATAL DOORS &
FRAMES, ELECTRICAL
PANELS



P-3

PAINT
SHERWIN WILLIAMS -
TRICORN BLACK - SW 6258
TRASH ENCLOSURE,
BOLLARDS, DOWNSPOUTS,
FUEL CANOPY COLUMNS

Elevation Option 2:

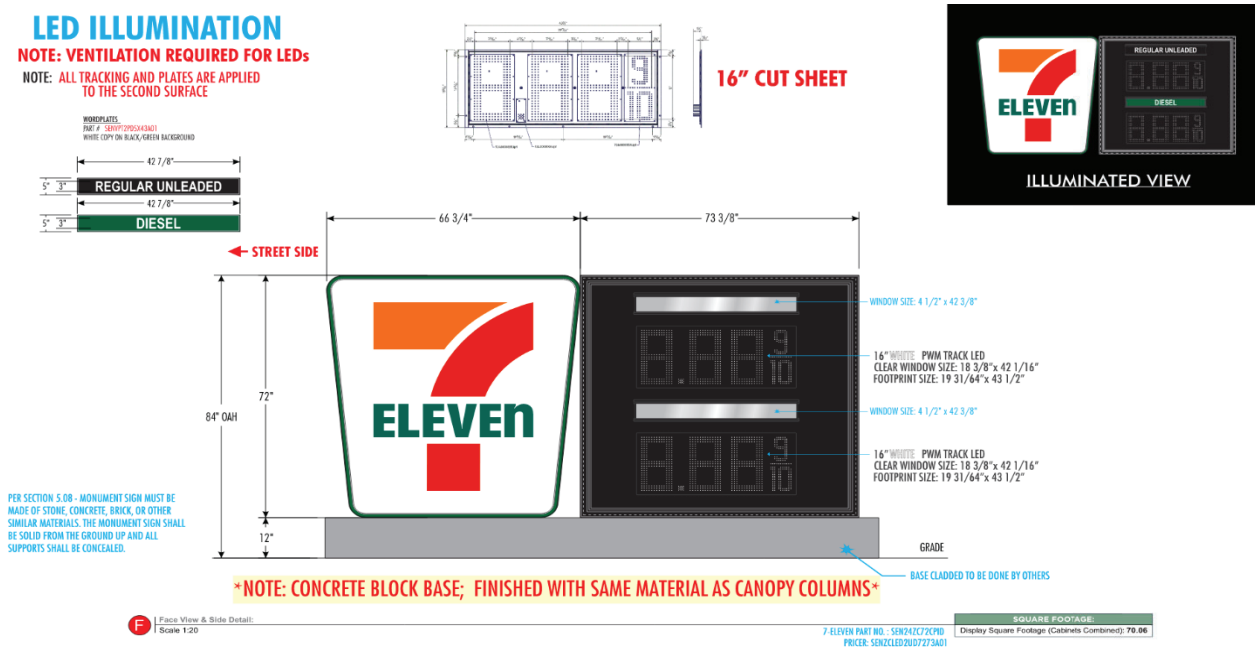


Landscaping

The landscaping proposed with this SUP meets the requirements of the City of Waxahachie Zoning Ordinance. The applicant has incorporated ten (10) Crape Myrtles into the landscape plan.

Signage

The applicant is proposing an 8', internally illuminated, monument sign. No pole sign is proposed.



PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 17 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 has received 41 letters of opposition and three (3) letters of support for the proposed SUP, with eight (8) letters of opposition and two (2) letters of support within the 200' buffer of the subject property. In addition to the letters noted above, Staff has also received two petitions with 217 signatures collected in opposition.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the SUP request, subject to the conditions noted below.

Conditions:

1. The owner shall provide a 5' sidewalk that meanders along the western and northern perimeter of the tract of land when this project is being developed.
2. The owner shall plat this lot prior to the submittal of any building permits.
3. A mutually agreed upon Development Agreement shall be fully executed within thirty (30) calendar days of the approval of this SUP application.
4. The owner shall provide a permanent irrigation system for all required landscape areas shown on the Landscape Plan and maintain the required landscaping at all times.
5. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Operational Plan
3. Saturation Map
4. Location Map (Exhibit A)
5. Site Plan (Exhibit B)
6. Site Plan (Sidewalk) (Exhibit C)
7. Landscape Plan (Exhibit D)
8. Elevation/Façade Plan (Exhibit E)
9. Signage Plan (Exhibit F)

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Oanh Vu
Senior Planner
oanh.vu@waxahachie.com

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

Item 7&8

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-139-2024

WOODS KEVIN L
217 Lariat Trl
Waxahachie, TX 75165-8715

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, September 10, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 16, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Matthew Smith, Darwood Partners, for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales use within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234) – Owner: WP Legacy LTD (ZDC-139-2024) Staff: Oanh Vu

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

Case Number: ZDC-139-2024 **City Reference: 276328**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *September 4, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:

Signature

08/27/2024
Date

Kevin Woods
Printed Name and Title

217 Lariat Trail
Address

Item 7&8

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-139-2024

<>

WP LEGACY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154-4736

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, September 10, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 16, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-139-2024 **City Reference: 231109**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *September 4, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☑ SUPPORT ☐ OPPOSE

Comments: BEST & MOST CONVENIENT USE FOR NEIGHBORHOOD

Clyde L Hargrove
Signature

9-3-24
Date

CLYDE L. HARGROVE, PRES
Printed Name and Title

101 VALLEY RIDGE DR, RED OAK, TX 75154
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-139-2024

<>

WP LEGACY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154-4736

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, September 10, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 16, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-139-2024 **City Reference: 242234**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *September 4, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☑ SUPPORT ☐ OPPOSE

Comments: HIGHEST BEST AND MOST CONVENIENT USE FOR NEIGHBORHOOD

Clyde Hargrove
Signature W.P. LEGACY

9-3-24
Date

CLYDE L. HARGROVE, PRES
Printed Name and Title

101 VALLEY RIDGE DR
Address RED OAK, TX 75154

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-139-2024

HAMMOND ANDREW J & DEANNA J SCHEERENS-HAMMOND
251 Lariat Trl
Waxahachie, TX 75165-8715

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, September 10, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 16, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by Matthew Smith, Darwood Partners, for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales use within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234) – Owner: WP Legacy LTD (ZDC-139-2024) Staff: Oanh Vu

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

Case Number: ZDC-139-2024 **City Reference: 276331**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *September 4, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:

Signature

Andrew Hammond Deanna Scheerens-Hammond
Printed Name and Title

08/31/2024
Date

251 Lariat Trail
Address

Case Number: ZDC-139-2024 **Item 7&8** **City Reference: 232247**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *September 4, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

RECEIVED SEP 03 2024

Comments:

Signature

8/29/24
Date

Arturo DeLeon Owner
Printed Name and Title

109 Valley Ranch Dr.
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-139-2024

<>

RECEIVED SEP 0 3 2024

CLAROS RAUL E M & NANCY MACHUCA
107 VALLEY RANCH CT
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, September 10, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 16, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by Matthew Smith, Darwood Partners, for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales use within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234) – Owner: WP Legacy LTD (ZDC-139-2024) Staff: Oanh Vu

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

Case Number: ZDC-139-2024 **City Reference: 232248**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *September 4, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:
Negative Safety concerns of traffic to Howard JR high Students. Light pollution, Air pollution, Safety risks, Vapes to kids.

Signature

9/3/2024
Date

Raul E M Claros, Home Owner
Printed Name and Title

107 Valley Ranch Ct
Address Waxahachie, TX 75165

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-139-2024

MCCOY LAWANNA
255 Lariat Trl
Waxahachie, TX 75165-8715

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Matthew Smith, Darwood Partners, for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales use within a General Retail zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234) – Owner: WP Legacy LTD (ZDC-139-2024) Staff: Oanh Vu

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Case Number: ZDC-139-2024 **City Reference: 276332**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 6, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:

Lawanna McCoy
Signature

10-30-2024
Date

Lawanna McCoy, Owner
Printed Name and Title

255 Lariat Trail
Waxahachie, TX 75165
Address

Venissat, Michelle

From: Robyn Chavarria <realtorrobyndfw@gmail.com>
Sent: Saturday, August 31, 2024 10:20 AM
To: Planning; Billie Wallace; Chris Wright; Travis Smith; Patrick Souter; Tres Atkins
Subject: ZDC-139-2024 SUP

Robyn Chavarria
225 Lariat Trl
Waxahachie TX 75165
8/31/2024

City Council and Planning Commission
Waxahachie

Dear Members of the City Council and Planning Commission,

I am writing to express my strong opposition to the proposed development of a gas station on Broadhead and Garden Valley, directly behind my home and adjacent to Howard Middle School. As a homeowner and a concerned resident of this community, I believe that the placement of a gas station in such close proximity to a residential area and a school poses significant risks and challenges that must be carefully considered.

First and foremost, the potential health and safety risks associated with a gas station near a middle school and residential neighborhood are of great concern. Gas stations are known to emit harmful pollutants such as benzene, toluene, and other volatile organic compounds (VOCs) that can pose serious health risks, especially to children and those with preexisting health conditions. The proposed location, being so close to my own home and Howard Middle School, raises concerns about the potential for adverse health impacts on young children who are particularly vulnerable to air pollution.

Additionally, the increase in traffic and congestion around the gas station could pose safety risks for pedestrians, particularly school children walking to and from school. The increase in vehicular traffic would not only raise the risk of accidents but could also lead to noise pollution and a decrease in the overall quality of life for residents in the area. There are already several accidents that occur at that intersection, as well as speeding traffic at all hours of the day.

The presence of a gas station may also negatively impact property values in the surrounding area. As homeowners, we are concerned that the construction of a gas station will lead to a decline in property values, making it more difficult for us to sell our homes in the future should we choose to do so. I'm a Realtor and know all too well what having a gas station behind my home will do for resale. I will lose equity immediately. My backyard overlooks this site, and there is already enough light pollution coming from The Hamilton apartments. There is also a risk for an uptick in crime due to loitering. We already have issues at the movie theater and Whataburger (especially with students).

Furthermore, there are environmental concerns to consider. Gas stations are at risk of fuel leaks and spills, which could potentially contaminate the soil and groundwater. Given the proximity to our homes and the middle school, such an environmental hazard could have far-reaching consequences for our community's health and safety.

I strongly urge the City Council and Planning Commission to reconsider this proposal and explore alternative locations for the gas station that would not pose such significant risks to our community. There are likely other areas within the city that would be more suitable for such a development without compromising the health, safety, and quality of life of our residents and schoolchildren.

Thank you for your time and consideration of my concerns. I hope that you will take these issues seriously and prioritize the safety and well-being of our community.

Sincerely,

Robyn Chavarria
214-682-4715

--



Email Facebook Instagram

Texas Law requires all real estate licensees to give the following information about brokerage services.

Venissat, Michelle

From: Kristina S <pnut1974@gmail.com>
Sent: Tuesday, September 3, 2024 12:41 PM
To: Planning
Subject: ZDC-139-2024

Greetings and salutations.
I'm a resident living in Buffalo Ridge and was recently made aware of a gas station proposal for the corner of Garden Valley Parkway and Broadhead.
Why? There is already another gas station less than 2 miles away and construction has already begun on a second gas station at the Broadhead and HWY 287 exit. Why does a mostly residential area need 3 gas stations in a 2 mile radius?
Yes, this is oil country, but that doesn't mean I want gas/oil polluting where our families live and children play.
And who was the genius that overlooked the crime statistics when there's a convenience store near a school? Shall we put a pawn shop on one side and a barbershop on the other to really class the place up?
So yah, I'm not understanding why Waxahachie believes this will benefit the surrounding community.
Thanks for coming to my TED Talk. Hopefully insight from residents will be considered when y'all decide to go ahead or not with this plan.
Kristina

Venissat, Michelle

From: Andrew Smith <asmith.sd@gmail.com>
Sent: Sunday, September 1, 2024 8:29 AM
To: Planning
Subject: ZDC-139-2024

Good morning -

I am writing in opposition of the proposed gas station for this case.

There are many reasons for this opposition-
1. A new gas station/connivence store is currently under construction less than one mile from this proposed site at the intersection of 287 and Ferris. Another gas station in a residential area is not needed.

2. The proximity to the junior high school. As a parent and former law enforcement officer I can say this will cause many issues before and after school. From a parent stand point, the children will stop there to purchase unhealthy foods for their breakfast. This will also cause traffic congestion in the area due to children crossing the road without the aide of a controlled crossing signal. As a law enforcement officer, theft will occur during the hours prior to and after school.

3. Environmental. This gas station will be close to the new active senior living community as well as Buffalo Ridge. There will be gasoline and oil runoff into the fields and the street. This can be seen by visiting any gas station and looking where the pumps are. Fuel overfills are common and not cleaned up properly by the customer or the establishment. The same is true regarding oil that leaks from vehicles.

4. Traffic congestion. This is already a main road for multiple communities to access 287, the sports complex, school, and homes. Children walk to school, families walk for exercise and recreation. Additional traffic is not needed for their safety.

As Waxahachie grows, I understand the needed for additional services. This service is not needed at this location considering a new gas station is being built 2-3 up the road.

Thank you for your time and consideration in this matter.

Respectfully,
Andrew Smith
239 Frio Dr, Waxahachie, TX 75165

Venissat, Michelle

From: Raul E. Machuca Jr <raulmachucajr@yahoo.com>
Sent: Friday, August 30, 2024 9:59 PM
To: Planning
Cc: Nancy Machuca; Billie Wallace; Chris Wright; Travis Smith; Patrick Souter; Tres Atkins
Subject: Opposition to SUP Request for Convenience Store and Gasoline Sales at Broadhead Rd and Garden Valley Pkwy (ZDC-139-2024)

City of Waxahachie Planning and Zoning Commission
401 S Rogers St
Waxahachie, TX 75165

Dear Members of the Planning and Zoning Commission,

I am writing to express my strong opposition to the Request by Matthew Smith of Darwood Partners for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234). This opposition pertains to Case Number ZDC-139-2024.

I am deeply concerned about the potential impact of placing a high-traffic gas station and convenience store, such as a 7-Eleven, directly adjacent to a middle school. This decision shows a huge disregard for the safety and well-being of our children. The increased traffic that will inevitably result from this development poses a significant risk to students who walk or ride their bikes to school. The potential for accidents increases with the added traffic, especially during peak school hours when the area is already congested.

Additionally, the road noise and the potential for loitering around the convenience store are factors that could negatively impact the learning environment and overall safety of the area. The presence of a gas station right next to a school is inappropriate, given the inherent risks and disruptions it brings.

It is also important to note that there is already a gas station being constructed across the bridge less than half a mile away. The proximity of another gas station makes this proposal not only unnecessary but redundant. The community does not need two gas stations within such a short distance of each other, especially when one is in such close proximity to a school.

In conclusion, I strongly urge the Planning and Zoning Commission to consider the safety, well-being, and overall quality of life of the students and residents in the area. Please reject this request for a Specific Use Permit (SUP) for the proposed convenience store and gasoline sales at the location mentioned.

Thank you for your time and consideration of this important matter. I hope to be able to speak on this matter at the Monday, September 16, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie,

Sincerely,

Raul E. Machuca Jr.
Address: 107 Valley Ranch Ct, Waxahachie TX 75165

Sent from Mobile

469-506-8426 | 214-302-7889
www.machucadesign.com

Venissat, Michelle

From: Marc Mangan <mmangan43@gmail.com>
Sent: Saturday, August 31, 2024 1:31 AM
To: Planning
Subject: Support for ZDC-139-2024

I live off Memory lane and Broadhead. Our immediate neighborhood has no convenience store or gas station. As the area continues to grow with additional residential housing and multi family the need for a close proximity convenience store and gas station is highly desirable.

While some will argue a gas station is being built at Farley and 287, having to cross the bridge during high traffic times will be especially inconvenient. The afternoon traffic to cross the bridge could add 20 minutes to a round trip run to make a quick run to the store. Sitting in traffic for 20 minutes cause I need gas or ice or other essentials is not convenient. This will also help remove some of the strain on road ways and bridges between us and other gas stations and reduce traffic within subdivisions. Currently I have to run to Exxon on Brown and unnecessarily drive through three subdivisions. The new QT will be just as inconvenient.

Thank you for your time.

Marc Mangan
Long time Waxahachie Resident
Real Estate Appraiser
972-935-6989

Sent from my iPhone

Venissat, Michelle

From: Elizabeth Marchese <ehejtmanek@gmail.com>
Sent: Tuesday, September 3, 2024 12:26 PM
To: Planning
Subject: Opposition to SUP Request for Convenience Store and Gasoline Sales at Broadhead Rd and Garden Valley Pkwy (ZDC-139-2024)

Dear Members of the Planning and Zoning Commission and Waxahachie Council Members,

As a resident of Waxahachie, I am writing to express my opposition to the Request by Matthew Smith of Darwood Partners for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234). This opposition pertains to Case Number ZDC-139-2024.

I ask the Planning and Zoning Commission and Council Members to prioritize the safety, well-being, and overall quality of life of the students and residents in this community. I believe it is in the best interest of the area to deny the proposed convenience store and gasoline sales at this location.

Thank you for your attention to this important issue. I look forward to the opportunity to address this matter further at the upcoming public meetings.

Elizabeth Marchese

Sent from my iPhone

From: Vu, Oanh
Sent: Tuesday, September 3, 2024 12:01 PM
To: 'Mariah Moreira' <sewchique@gmail.com>
Subject: RE: Strong Opposition to Proposed 7-Eleven Gas Station at Garden Valley & Broadhead

Good afternoon, Mariah:

Your response has been received and filed. Please let me know if you have any questions.

Thank you,

Oanh Vu
Senior Planner

City of Waxahachie
408 S. Rogers Street, P.O. Box 757
Waxahachie, TX 75168
O: 469-309-4299
oanh.vu@waxahachie.com

The Planning Department is now located at 408 S. Rogers St., Waxahachie, TX (just across from City Hall).

From: Mariah Moreira <sewchique@gmail.com>
Sent: Tuesday, September 3, 2024 11:46 AM
To: Vu, Oanh <Oanh.Vu@waxahachie.com>
Subject: Strong Opposition to Proposed 7-Eleven Gas Station at Garden Valley & Broadhead

Hello,

I am writing to express my strong opposition to the proposed 7-Eleven gas station at the corner of Garden Valley and Broadhead. As a concerned resident, I believe that this development poses significant risks and challenges for our community, particularly in terms of safety, traffic, and the character of our neighborhood.

First and foremost, the safety of our children is a paramount concern. The proposed location is in close proximity to schools and a sports complex, both of which see heavy foot traffic from young children walking to and from these facilities. Introducing a gas station at this busy intersection would increase the risk of accidents and endanger the safety of these children.

Moreover, the increase in traffic that would inevitably result from a gas station at this intersection is concerning. Garden Valley and Broadhead are already busy roads, and adding more vehicles to the mix will exacerbate congestion, increase the likelihood of accidents, and negatively impact the overall quality of life for residents in the area.

Additionally, the sale of tobacco and alcohol products at a 7-Eleven near our homes raises serious concerns. Such sales could attract undesirable activity, leading to a decline in the

neighborhood's safety and family-friendly atmosphere. This is not the type of development we want to see in our community, especially so close to where our children live and play.

In conclusion, I urge the City Council to reconsider this proposal and seek alternative locations for this development that do not pose the same risks to our community. Our neighborhood's safety, traffic conditions, and overall character are at stake, and I believe it is our duty to protect them.

Thank you for your attention to this matter. I look forward to your response and to seeing a decision that prioritizes the well-being of our community.

Sincerely,
Mariah Orullian

279 Moonshadow Drive, Waxahachie, TX 75165

385-549-3541

Mariah Orullian

Venissat, Michelle

From: Melissa Olson <molson625@gmail.com>
Sent: Tuesday, September 3, 2024 2:24 PM
To: Vu, Oanh; Planning
Cc: Pruitt, Jennifer; Brooks, Shon
Subject: Broadhead case: ZDC-139-2024

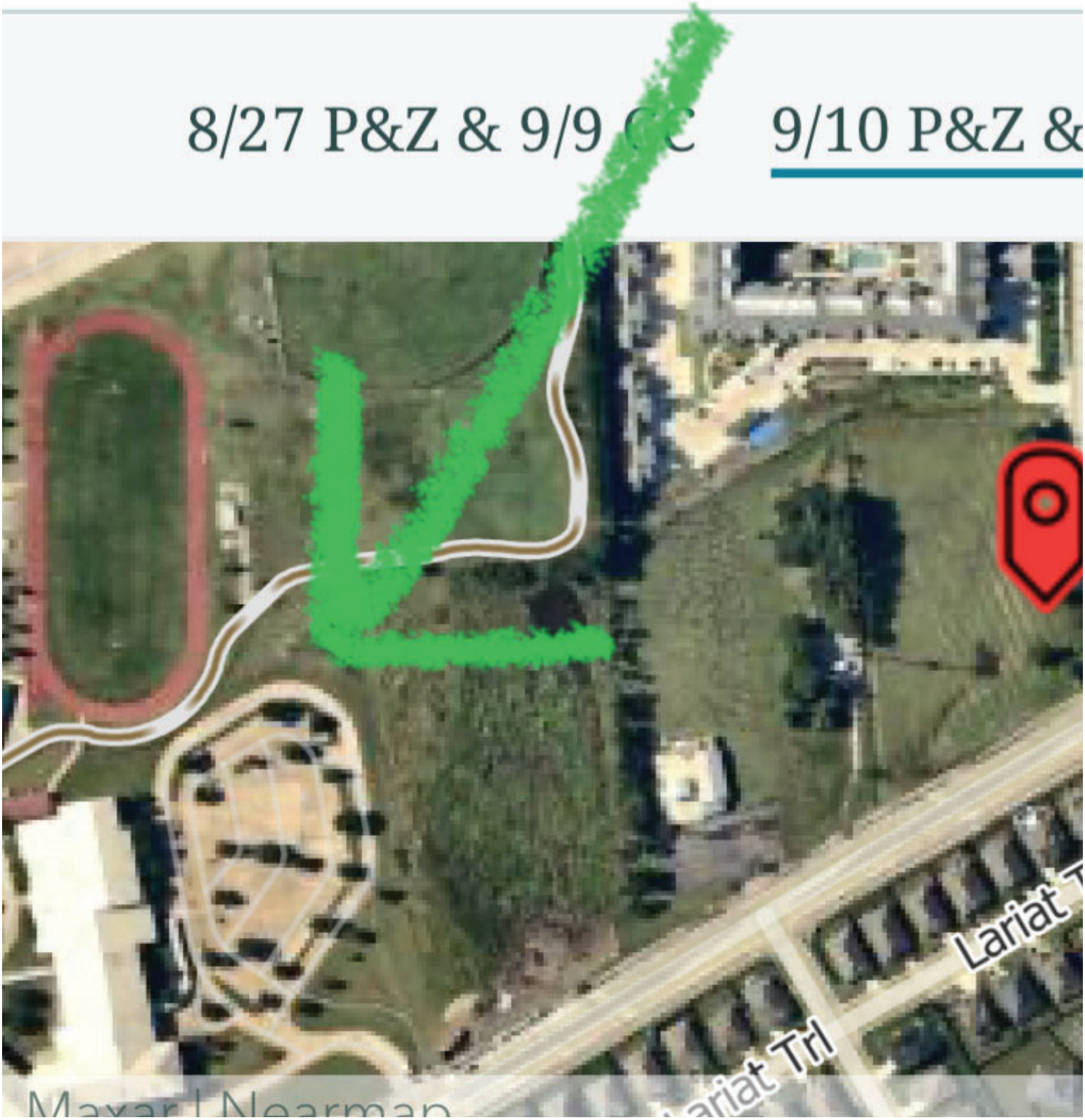
Please include my letter of opposition for Zoning case: ZDC-139-2024 for both P&Z and Council (if applicable) agenda packets.

Dear Commissioners and/or Council,

Please refer to my picture below, with the green arrow pointing to Howard Jr. High and the subject property in this case, marked with red.

Waxahachie Current Zoning Cases

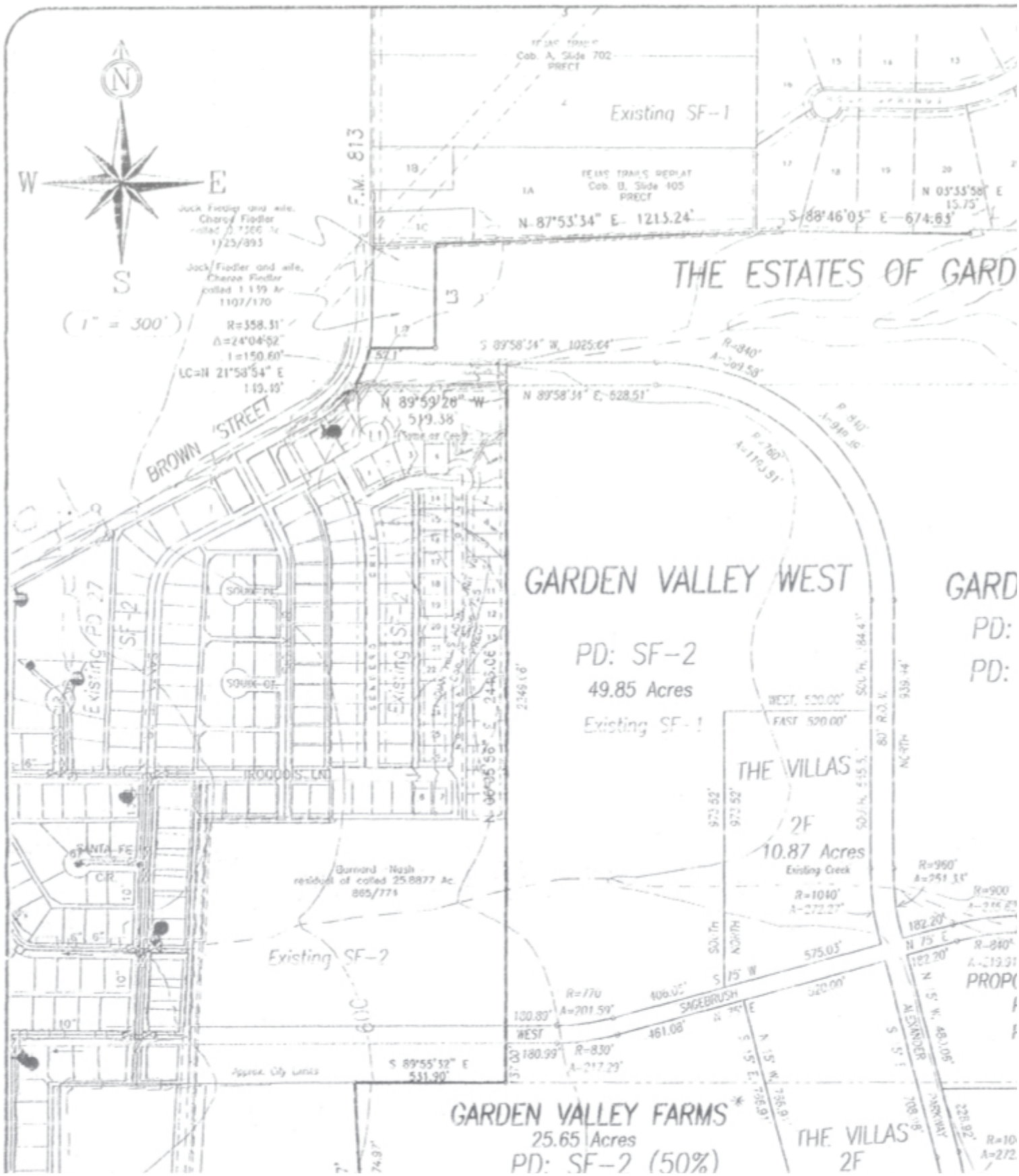
8/27 P&Z & 9/9 C C 9/10 P&Z &



Item 7&8

As you can see, the proposed 7-11 at the corner of Broadhead and Garden Valley Pkwy., is incredibly close to Howard Jr. High. I believe staff said it was 1000'. While there is a Whataburger drive-through restaurant very close to the school, it is not situated directly between students' homes and the school. Students from Garden Valley Ranch (same side of Broadhead as proposed 7-11), must use that lot to get to school. This does not appear to be a little 2-pump station. This seems to be a 10-ish pump station. How many people whip in and out in a hurry to get where they're going when filling up the car before work? Would you want your 11 year-old-child having to navigate that traffic? I don't.

You all review many zoning requests and see lots of NIMBY (Not in My Backyard) cases and I don't want this to be another of those; however, I think that that particular corner of this particular intersection is extremely dangerous for the kids in this area. There are retail locations that don't have drive-thrus and if they can go on this lot by right, then so be it; but, please do not let a drive-thru go here. It is throwing gasoline on the fire which all the recent density has created to this once-quiet area of town.


N
W
E
S
(1" = 300')
F.M. 813
Existing SF-1
Cab. A, Slide 702
PRECT
Cab. B, Slide 105
PRECT
N 87°53'34" E 1213.24'
S 88°46'05" E 674.83'
N 03°35'58" E
15.75'
THE ESTATES OF GARD
Jack Fiedler and wife,
Cheryl Fiedler
called 0.7500 Ac
1125/893
Jack Fiedler and wife,
Cheryl Fiedler
called 1.159 Ac
1107/170
R=358.31'
Δ=24°04'52"
L=150.60'
LC=N 21°58'54" E
149.49'
S 89°58'34" W 1025.64'
R=840'
A=309.58'
N 89°59'28" W
519.38'
N 89°58'34" E 528.51'
BROWN STREET
GARDEN VALLEY WEST
PD: SF-2
49.85 Acres
Existing SF-1
THE VILLAS
2F
10.87 Acres
Existing Creek
Existing SF-2
IROQUOIS LN
SANTA FE
Garrard Nash
residual of called 25.8877 Ac
865/771
S 89°55'52" E
531.90'
GARDEN VALLEY FARMS
25.65 Acres
PD: SF-2 (50%)
THE VILLAS
2F
SAGEBRUSH
ALEXANDER
PARKWAY
R=770
A=201.59'
R=830'
A=217.29'
R=960'
A=251.33'
R=1040'
575.03'
461.08'
180.99'
182.20'

In fact, in the very beginning, there was a church proposed to be near there. I have no problem with that because while a lot of traffic, it would be when kids are not going to school, so there should be no safety issue. There have been changes to the area since this drawing and this could be another change. A change for the better if 7-11 does not go in on this corner.

It would help Garden Valley residents but not Buffalo Ridge, if WISD and/or the developer worked with the city to create a SAFE walkway between one set of apartments and the GV pond. The walkway near and inside the Sports Complex there is secluded and dark and I don't want these same kids who would have to change their route if the 7-11 is approved, to go that way. Unless there is some WRITTEN guarantee on a SAFE (well lit, etc) pathway to and through the Sports Complex or alternative safe route provided ahead of time, PLEASE DO NOT APPROVE this case.

Thank you for your time and consideration!

Sincerely,

Melissa & Cutler Olson
Stampede St.

Venissat, Michelle

From: Tuesy D <tuesys@gmail.com>
Sent: Tuesday, September 3, 2024 1:43 PM
To: Planning
Subject: Opposition to SUP Request for Convenience Store and Gasoline Sales at Broadhead Rd and Garden Valley Pkwy (ZDC-139-2024)

Dear Members of the Planning and Zoning Commission and Waxahachie Council Members,

As a resident of Waxahachie, I am writing to express my opposition to the Request by Matthew Smith of Darwood Partners for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234). This opposition pertains to Case Number ZDC-139-2024.

I ask the Planning and Zoning Commission and Council Members to prioritize the safety, well-being, and overall quality of life of the students and residents in this community. I believe it is in the best interest of the area to deny the proposed convenience store and gasoline sales at this location.

Thank you for your attention to this important issue. I look forward to the opportunity to address this matter further at the upcoming public meetings.

Sincerely
Carolyn Duncan
330 Western Sky Lane
Waxahachie, TX 75165

Sent from my iPhone

Venissat, Michelle

From: Quinn Turner <quinn@turnersystems.com>
Sent: Tuesday, September 3, 2024 7:38 PM
To: Planning
Subject: Opposition to SUP Request for Convenience Store and Gasoline Sales at Broadhead Rd and Garden Valley Pkwy (ZDC-139-2024)

Dear Members of the Planning and Zoning Commission and Waxahachie Council Members,

As a resident of Waxahachie, I am writing to express my opposition to the Request by Matthew Smith of Darwood Partners for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234). This opposition pertains to Case Number ZDC-139-2024.

I ask the Planning and Zoning Commission and Council Members to prioritize the safety, well-being, and overall quality of life of the students and residents in this community. I believe it is in the best interest of the area to deny the proposed convenience store and gasoline sales at this location.

Thank you for your attention to this important issue. I look forward to the opportunity to address this matter further at the upcoming public meetings.

Quinn

Venissat, Michelle

From: Joyce Thompson <joygthompson@gmail.com>
Sent: Tuesday, September 3, 2024 9:38 PM
To: Planning
Subject: ZDC-139-2024

Hello,

We do not want this gas station in our neighborhood.

711 proposed gas station.

Thank you,

Joyce Thompson
254 Bear Trail, Waxahachie, TX 75165

From: Vu, Oanh
Sent: Wednesday, September 4, 2024 7:45 AM
To: 'Ryan F. Simpson' <Rsimpson@GPTX.org>
Subject: RE: ZDC-139-2024

Good morning, Ryan:

Your response has been received and filed.

Thank you,

Oanh Vu
Senior Planner

City of Waxahachie
408 S. Rogers Street, P.O. Box 757
Waxahachie, TX 75168
O: 469-309-4299
oanh.vu@waxahachie.com

The Planning Department is now located at 408 S. Rogers St., Waxahachie, TX (just across from City Hall).

From: Ryan F. Simpson <Rsimpson@GPTX.org>
Sent: Wednesday, September 4, 2024 6:09 AM
To: Vu, Oanh <Oanh.Vu@waxahachie.com>
Subject: ZDC-139-2024

Hello,

I am writing in opposition to the proposed SUP for the 7-11 convenience store on Broadhead Rd. There are several reasons for my opposition, and I hope you will read them and consider them all with an open mind.

- Aside from this proposed location, once all pending construction is complete, there will be a total of seven convenience stores within a two-mile radius of the proposed 7-11 location. Our community has an abundance of these already, and we do not need another at this location.
- Convenience stores have a potential to attract criminal activity of all sorts, and to be a source of blight in the community. As these stores age, this potential increases.
- The lack of traffic signals on city-controlled roadways does not support the influx of traffic this store will surely bring, especially being adjacent to a school, and near multifamily and single-family zoning.
- Aside from potential provisions in an SUP, the City does not currently have ordinances in place, specific to convenience stores. An ordinance is essential to ensuring that property maintenance standards are upheld, and that city staff can effectively hold the property owner or tenant accountable.
- Being directly across the street from SF homes, with minimal tree coverage, the convenience store has a high potential to be a source of light pollution, detracting from nearby residents' quality of life.

Thank you,

Ryan Simpson
217 Stampede St.

Venissat, Michelle

From: shounda.rimes@icloud.com
Sent: Wednesday, September 4, 2024 9:20 AM
To: Planning
Subject: Opposition to SUP Request for Convenience Store and Gasoline Sales at Broadhead Rd and Garden Valley Pkwy (ZDC-139-2024)

Dear Members of the Planning and Zoning Commission and Waxahachie Council Members,

As a resident of Waxahachie, I am writing to express my opposition to the Request by Matthew Smith of Darwood Partners for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234). This opposition pertains to Case Number ZDC-139-2024.

I ask the Planning and Zoning Commission and Council Members to prioritize the safety, well-being, and overall quality of life of the students and residents in this community. I believe it is in the best interest of the area to deny the proposed convenience store and gasoline sales at this location.

Thank you for your attention to this important issue. I look forward to the opportunity to address this matter further at the upcoming public meetings.

Sent from my iPhone

Venissat, Michelle

From: Boishea Osborne <boishearae@icloud.com>
Sent: Tuesday, September 3, 2024 8:21 PM
To: Planning
Subject: Opposition to SUP Request for Convenience Store and Gasoline Sales at Broadhead Rd and Garden Valley Pkwy (ZDC-139-2024)

Dear Members of the Planning and Zoning Commission and Waxahachie Council Members,

As a resident of Waxahachie, I am writing to express my opposition to the Request by Matthew Smith of Darwood Partners for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234). This opposition pertains to Case Number ZDC-139-2024.

I ask the Planning and Zoning Commission and Council Members to prioritize the safety, well-being, and overall quality of life of the students and residents in this community. I believe it is in the best interest of the area to deny the proposed convenience store and gasoline sales at this location.

Thank you for your attention to this important issue. I look forward to the opportunity to address this matter further at the upcoming public meetings.

Thank you,
Boishea Osborne

Venissat, Michelle

From: Nidia Machuca <machuca.nidia@yahoo.com>
Sent: Tuesday, September 3, 2024 6:19 PM
To: Planning
Subject: Oppose Request for 7-11 at Broadhead Rd and Garden Valley Pkwy - Case Number: ZDC-139-2024

I am opposing this SUP request for

7-11 at Broadhead Rd and Garden Valley Pkwy - Case Number: ZDC-139-2024

I believe this will be a danger to kids in the community.

Enviado desde Yahoo Mail para iPhone

Venissat, Michelle

From: Frankie Miller <frmiller3@hotmail.com>
Sent: Tuesday, September 3, 2024 7:28 PM
To: Planning
Subject: Opposition to SUP Request for Convenience Store and Gasoline Sales at Broadhead Rd and Garden Valley Pkwy (ZDC-139-2024)

Dear Members of the Planning and Zoning Commission and Waxahachie Council Members,

As a resident of Waxahachie, I am writing to express my opposition to the Request by Matthew Smith of Darwood Partners for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234). This opposition pertains to Case Number ZDC-139-2024.

I ask the Planning and Zoning Commission and Council Members to prioritize the safety, well-being, and overall quality of life of the students and residents in this community. I believe it is in the best interest of the area to deny the proposed convenience store and gasoline sales at this location.

Thank you for your attention to this important issue. I look forward to the opportunity to address this matter further at the upcoming public meetings.

Sent from my iPhone

Venissat, Michelle

From: Kristin Middlebrooks <kdmiddlebrooks201@gmail.com>
Sent: Tuesday, September 3, 2024 7:41 PM
To: Planning
Subject: Opposition to SUP Request for Convenience Store and Gasoline Sales at Broadhead Rd and Garden Valley Pkwy (ZDC-139-2024)

Dear Members of the Planning and Zoning Commission and Waxahachie Council Members,

As a resident of Waxahachie, I am writing to express my opposition to the Request by Matthew Smith of Darwood Partners for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234). This opposition pertains to Case Number ZDC-139-2024.

I ask the Planning and Zoning Commission and Council Members to prioritize the safety, well-being, and overall quality of life of the students and residents in this community. I believe it is in the best interest of the area to deny the proposed convenience store and gasoline sales at this location.

Thank you for your attention to this important issue. I look forward to the opportunity to address this matter further at the upcoming public meetings.

Kristin Middlebrooks

Sent from my iPhone

Venissat, Michelle

From: las100@verizon.net
Sent: Tuesday, September 3, 2024 6:41 PM
To: Planning
Subject: Opposition to Convenience Store!!

Dear Members of the Planning and Zoning Commission and Waxahachie Council Members,

As a resident of Waxahachie, I am writing to express my opposition to the Request by Matthew Smith of Darwood Partners for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales
within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234). This opposition pertains to Case Number ZDC-139-2024.

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Thank you for your attention to this important issue. I look forward to the opportunity to address this matter further at the upcoming public meetings.

Sent from AOL on Android

Venissat, Michelle

From: TRACY GRAGG <tlgragg@sbcglobal.net>
Sent: Tuesday, September 3, 2024 8:32 PM
To: Planning
Subject: Opposition to SUP Request for Convenience Store and Gasoline Sales at Broadhead Rd and Garden Valley Pkwy (ZDC-139-2024)

Dear Members of the Planning and Zoning Commission and Waxahachie Council Members,

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Thank you for your attention to this important issue. I look forward to the opportunity to address this matter further at the upcoming public meetings.

Sent from my iPhone

Venissat, Michelle

From: Aaron Gonzalez <agonzalez0531@icloud.com>
Sent: Tuesday, September 3, 2024 6:56 PM
To: Planning
Subject: Opposition to SUP Request for Convenience Store and Gasoline Sales at Broadhead Rd and Garden Valley Pkwy (ZDC-139-2024)

Dear Members of the Planning and Zoning Commission and Waxahachie Council Members,

As a resident of Waxahachie, I am writing to express my opposition to the Request by Matthew Smith of Darwood Partners for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234). This opposition pertains to Case Number ZDC-139-2024.

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Thank you for your attention to this important issue. I look forward to the opportunity to address this matter further at the upcoming public meetings.

Sent from my iPhone

Venissat, Michelle

From: Analeah Candy <analeahcandy@yahoo.com>
Sent: Tuesday, September 3, 2024 7:58 PM
To: Planning
Subject: Opposition to SUP Request for Convenience Store and Gasoline Sales at Broadhead Rd and Garden Valley Pkwy (ZDC-139-2024)

Dear Members of the Planning and Zoning Commission and Waxahachie Council Members,

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Thank you for your attention to this important issue. I look forward to the opportunity to address this matter further at the upcoming public meetings.

Analeah Candy

Sent from Yahoo Mail for iPhone

Venissat, Michelle

From: anthony buttafuoco <bbbutta60@yahoo.com>
Sent: Tuesday, September 3, 2024 8:09 PM
To: Planning
Subject: Case# ZDC-139-2024

Good evening,

I am against (opposed) the building of Case# ZDC-139-2024. Please do not build a Gas station in the middle of a neighborhood.

Thanks,

Anthony 908-305-9108

Sent from Yahoo Mail for iPhone

Venissat, Michelle

From: Janice Buchanan <janicebuchanan79@gmail.com>
Sent: Tuesday, September 3, 2024 8:26 PM
To: Planning
Subject: Opposition to SUP Request for Convenience Store and Gasoline Sales at Broadhead Rd and Garden Valley Pkwy (ZDC-139-2024)

Dear Members of the Planning and Zoning Commission and Waxahachie Council Members,

As a resident of Waxahachie, I am writing to express my opposition to the Request by Matthew Smith of Darwood Partners for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234). This opposition pertains to Case Number ZDC-139-2024.

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Thank you for your attention to this important issue. I look forward to the opportunity to address this matter further at the upcoming public meetings.

Sent from my iPhone

Venissat, Michelle

From: Keri Bickerstaff <that_girl010@icloud.com>
Sent: Tuesday, September 3, 2024 9:01 PM
To: Planning
Subject: Extremely opposed

I am one who has helped gather over 180 signatures in opposition to this ridiculous plan. I am the house with the star.
I'll also be there at the City Council meeting.
Keri Bickerstaff





Sent from my iPhone

Item 7&8

City of Waxahachie
City Council
Planning & Zoning Commission
Waxahachie Texas

Re: Case Number ZDC-139-2024
SUP for Gas Station and Convenience Store at northwest corner of Broadhead Road and Garden Valley Parkway

Opposition Signatures

Name	Address	OPPOSE	Signature
LaVerne James	225 Brazos Dr.	✓	LaVerne James
Marni Crume	226 Brazos Dr	✓	
Stew Villa	195 Half Moon	✓	
Cindy Villa	195 Half Moon	✓	
[illegible]	317 Adwood dr	✓	
[illegible]	226 Brazos Dr.	✓	Denise Crume
CHANDRA CRUME	226 BRAZOS DR	✓	
Bukola Onatoya	1414 Trail Dr	✓	
ANTONIO SAEZ	222 BRAZOS	✓	
Ana Velo	218 Brazos Dr	✓	
Pam Flowers	213 Brazos Dr	✓	
Heather Taylor	209 Brazos Dr.	✓	
JON CRUME	317 ADWOOD DR	✓	

Item 7&8

City of Waxahachie
City Council
Planning & Zoning Commission
Waxahachie Texas

Re: Case Number ZDC-139-2024
SUP for Gas Station and Convenience Store at northwest corner of Broadhead Road and Garden Valley Parkway

Opposition Signatures

Name	Address	OPPOSE	Signature
Robyn Chavarria	225 Lariat Trl	X	
Keri Bieberstaff	104 Deer Crossing	X	
[illegible] Bieberstaff	104 Deer Crossing	X	
Donna M Ross	151 N of Moon Dr	X	
	151 Half Moon Dr	X	
	155 Half Moon Dr. TX		
	136 Halfmoon Dr.	X	
	136 Half moon Dr	X	
Marvin Fox	101 Deer Crossing	X	
Emerson Hardister	108 Deer Crossing	X	
Anthony Lambert	113 Broken Arrow St.	X	
Roberto Martinez	151 Tokoma Dr.	X	
Amy Pantoja-Martinez	151 Tokoma Dr.	X	
A. Esquivel	148 Half Moon Dr.	X	
Manuel Esquivel	148 Half Moon Dr.	X	
William Bolton	243 Half Moon Dr	X	

Item 7&8

City of Waxahachie
City Council
Planning & Zoning Commission
Waxahachie Texas

Re: Case Number ZDC-139-2024
SUP for Gas Station and Convenience Store at northwest corner of Broadhead Road and Garden Valley Parkway

Opposition Signatures

Name	Address	OPPOSE	Signature
Emaly Riojas	137 Deer Crossing Dr.	✓	Emaly Riojas
Cassidy Mentzy	128 Deer Crossing	✓	Cassidy Mentzy
CORA WILLS	132 DEER CROSSING	✓	Cora Wills
Lisa Sawyers	215 Four Roses DR	✓	Lisa Sawyers
Dee Gaugler	215 Four Roses Dr	✓	Dee Gaugler
Loretta Stark	136 DEER CROSSING	✓	
Trey Shutterman	262 Firelight Dr	✓	
Marlon and Antra Mitchell	254 Firelight Dr	✓	
Jocory Rusch	250 Bear Trail	✓	
Willis Washington	258 BEAR Trail	✓	Willis Washington
Joyce Thomp	254 Bear Trail	✓	Joyce Thompson
Homer Thompson	254 Bear Trail	✓	Homer Thompson
Linda Christian	274 Bear Trail	✓	
CURTIS Christianson	274 Bear Trail		Curtis Christianson
Tim Jamieson	275 Bear Trail	✓	
EFRAIN ZARATE JR	164 Deer Crossing	✓	
Milton D. Madison	100 Deer Crossing	✓	

Item 7&8

City of Waxahachie
City Council
Planning & Zoning Commission
Waxahachie Texas

Re: Case Number ZDC-139-2024
SUP for Gas Station and Convenience Store at northwest corner of Broadhead Road and Garden Valley Parkway

Opposition Signatures

Name	Address	OPPOSE	Signature
Janet Wilson	123 Lariat trl	yes	
Nick Allison	" "	yes	
Sarah Spellman	132 Campfire Dr	Yes	
Lindsay Taylor	305 Adwood Dr	yes	
Kent Sivadge	116 Morning Star Ln	Yes	
Jennifer Watson	410 Foxtail Ct	Yes	
Tim Watson	410 Foxtail Ct	yes	
Mike Taylor	305 Adwood Dr	Yes	
JOSE MARTINEZ	106 LARIAT TR	YES	
Mayra Martinez	106 Lariat trl	Yes	
Jacquelyn Bolton	237 Four Roses Dr	YES	
George Bolton			
Jayden Bolton			

Item 7&8

City of Waxahachie
City Council
Planning & Zoning Commission
Waxahachie Texas

Re: Case Number ZDC-139-2024
SUP for Gas Station and Convenience Store at northwest corner of Broadhead Road and Garden Valley Parkway

Opposition Signatures

Name	Address	OPPOSE	Signature
Austin Styron	218 Lariat Trl	YES	
Mike+Erin Leslie	170 Half Moon Dr.	Yes	E. Leslie
Megan Roberts	223 Half Moon Dr.	Yes	
Cecilia Clark	234 Half Moon Dr.	Yes	
Cary Clark	234 Half Moon Dr.	yes	
TYLER Prothro	150 Deer Crossing Dr	YES	
Shaylynn Mount	150 Deer Crossing Dr.	Yes	
Paige Liedka	167 Half Moon Dr.	yes	
Honey Lantrip	100 Horseshoe Dr.	yes	
LeLarsche Campbell	136 Sundance Cir	yes	
Kayla Saez	222 Brazos dr.	Yes	
Madison Gonzales	220 lone star dr	yes	
Casey Gonzales	220 lone star dr	yes	
Debra Powers	110 Eagle Feather Dr	yes	Debra L Powers
Sonja Howard	113 Eagle Feather Dr	yes	Sonja Howard
Jessica Allison	123 Lariat trl	Yes	

Item 7&8

City of Waxahachie
City Council
Planning & Zoning Commission
Waxahachie Texas

Re: Case Number ZDC-139-2024
SUP for Gas Station and Convenience Store at northwest corner of Broadhead Road and Garden Valley Parkway

Opposition Signatures

Name	Address	OPPOSE	Signature
Camila Jansen Trion	243 Half Moon Dr	X	Camila Trion
Lexi Eller	395 Boone Dr.	X	Lexi Eller
Matthew Jordan	190 Mockingbird Ln	X	
Gina Vowels	221 Lariat Trail	X	
Martha L Barnhill	117 Eagle Feather	X	
Debra Barnhill	117 Eagle Feather	X	Debra Barnhill

change.org

Congratulations on starting your petition!
Take steps to strengthen it.

RECEIVED SEP 0 3 2024



Oppose Request for 7-11 at Broadhead Rd and Garden Valley Pkwy - Case Number: ZDC-139-2024

Started August 30, 2024
Petition to Mayor of City of Waxahachie Billie Wallace and 1 other

144
Signatures

200
Next Goal

144 people signed this week

Share this petition

Why this petition matters



Started by **Raul Machuca Jr**

Media inquiries

Details: (Property ID 242234) - Owner: WP Legacy LTD (ZDC-139-2024) Staff: Oanh Vu Case Number: ZDC-139-2024

Contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

I am writing this petition because I am deeply concerned about the safety of our children. Matthew Smith and Darwood Partners have requested a Specific Use Permit (SUP) for a convenience store and gasoline sales outlet within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway, right next to a middle school. The development of this high-traffic commercial structure near an educational campus will not only disrupt school traffic but will also put the children who walk and bicycle to school in potential danger.

Not only does the proposed convenience store (7-11) and gas station increase the risk of road noise and loitering near the school, but it also shows a lack of regard for the established community environment. Moreover, another gas station is already under construction less than half a mile away, across the bridge, thereby eliminating the pressing need for another gasoline sales outlet in the same vicinity.

This proposal is a gross oversight of our children's safety and the wellbeing of the community of Waxahachie, TX specifically the Garden Valley and Buffalo Ridge neighborhoods. Furthermore, it undermines the purpose of the General Retail zoning, which aims to facilitate commercial activities that complement residential use.

We call on the City of Waxahachie to refuse this SUP request from Matthew Smith and Darwood Partners. We ask residents and all those who care about the safety of our children and the peace of our community to sign this petition. Together, we can ensure our community remains safe, peaceful, and conducive to nurturing our children. Please sign to show your support for the refusal of this request.

Additional evidence of risks to the community:

144 people signed this week

Share this petition

and Xylene)

- Increased Traffic: passenger and commercial traffic in a highly populated walking community
- Proximity to Robbie F Howard Jr High School: high risk for student walking traffic
- Increased Noise Pollution
- Increased Light Pollution (fuel pump canopies, neon lighting, LED flashing signage, street side gas pricers, late night lighting)
- Property Devaluation - Convenience Store with Gas Station. Number 2 on the list of the 10 Industries that Diminish Property Values The Most (housely.com)
- Negative implications of Alcohol and Tobacco sales
- Loitering and Drug Dealing
- Increased police activity on site

IMPORTANT DATES:

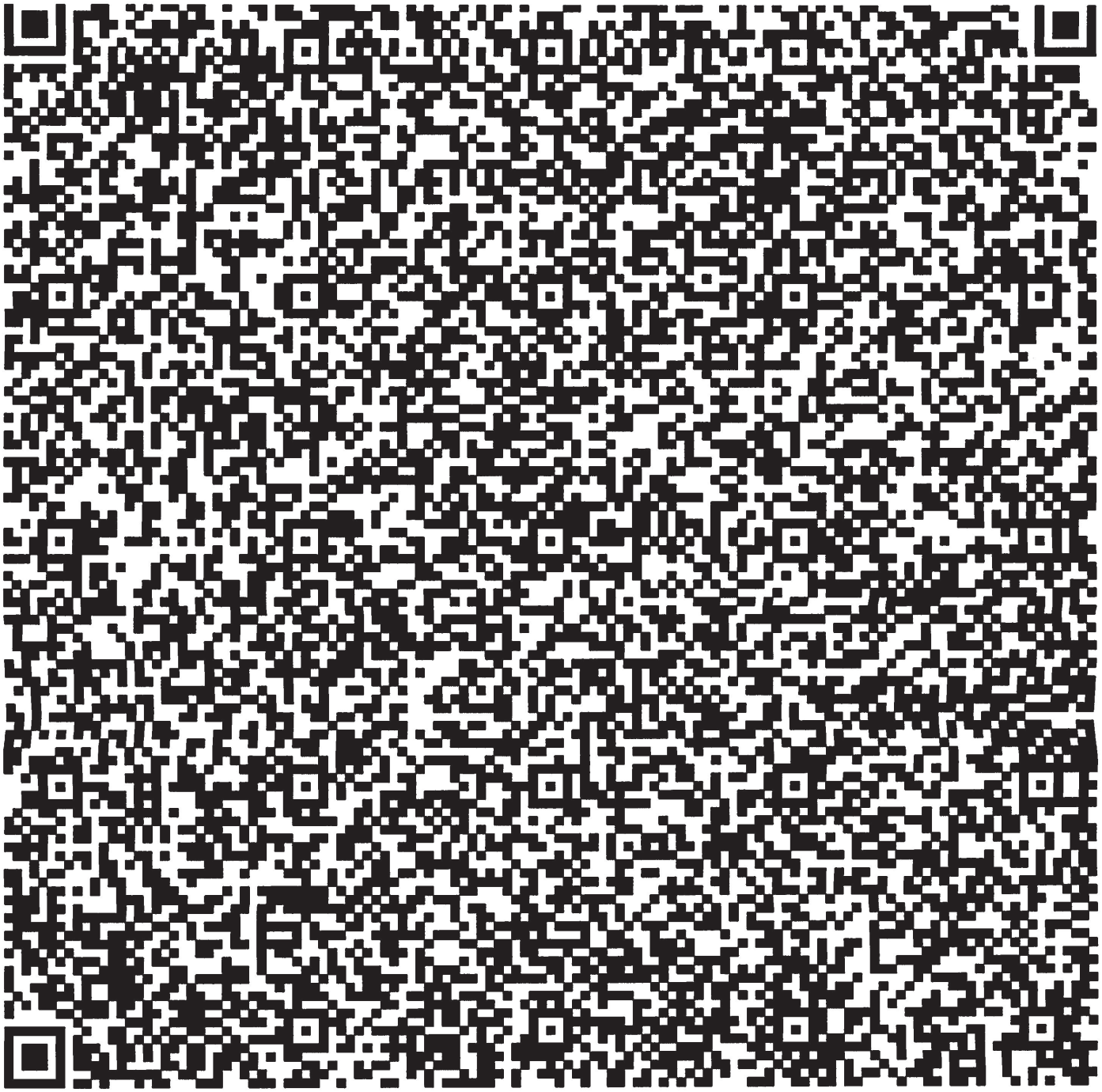
Waxahachie Planning and Zoning Commission Public Hearings

- Tuesday Sept. 10, 2024 @ 7pm
  Waxahachie City Council Hearing
- Monday, Sept. 16, 2024 @ 7pm

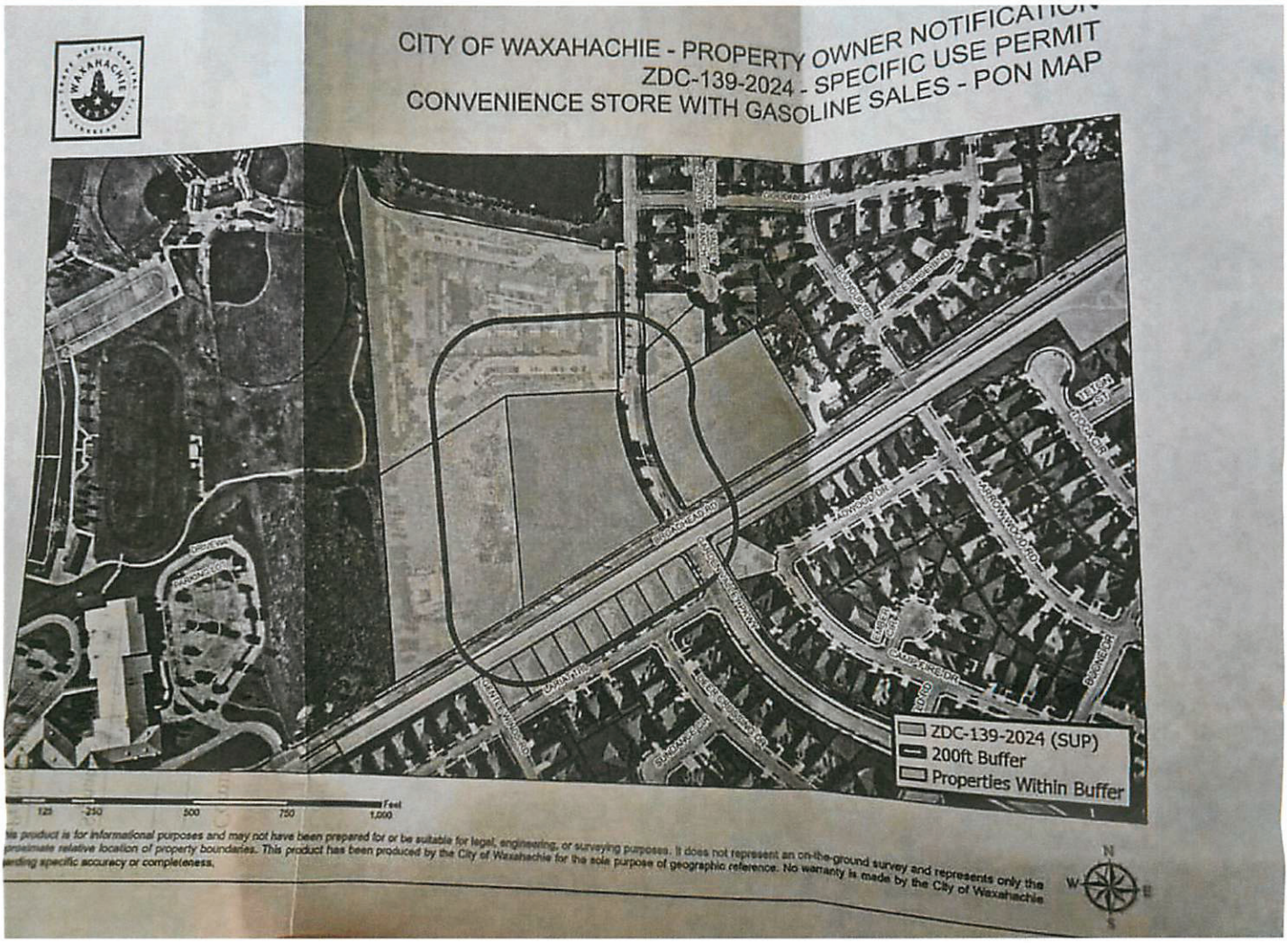
All hearings are in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie

SCAN QR CODE TO EMAIL OPPOSITION EMAIL:

144 people signed this week



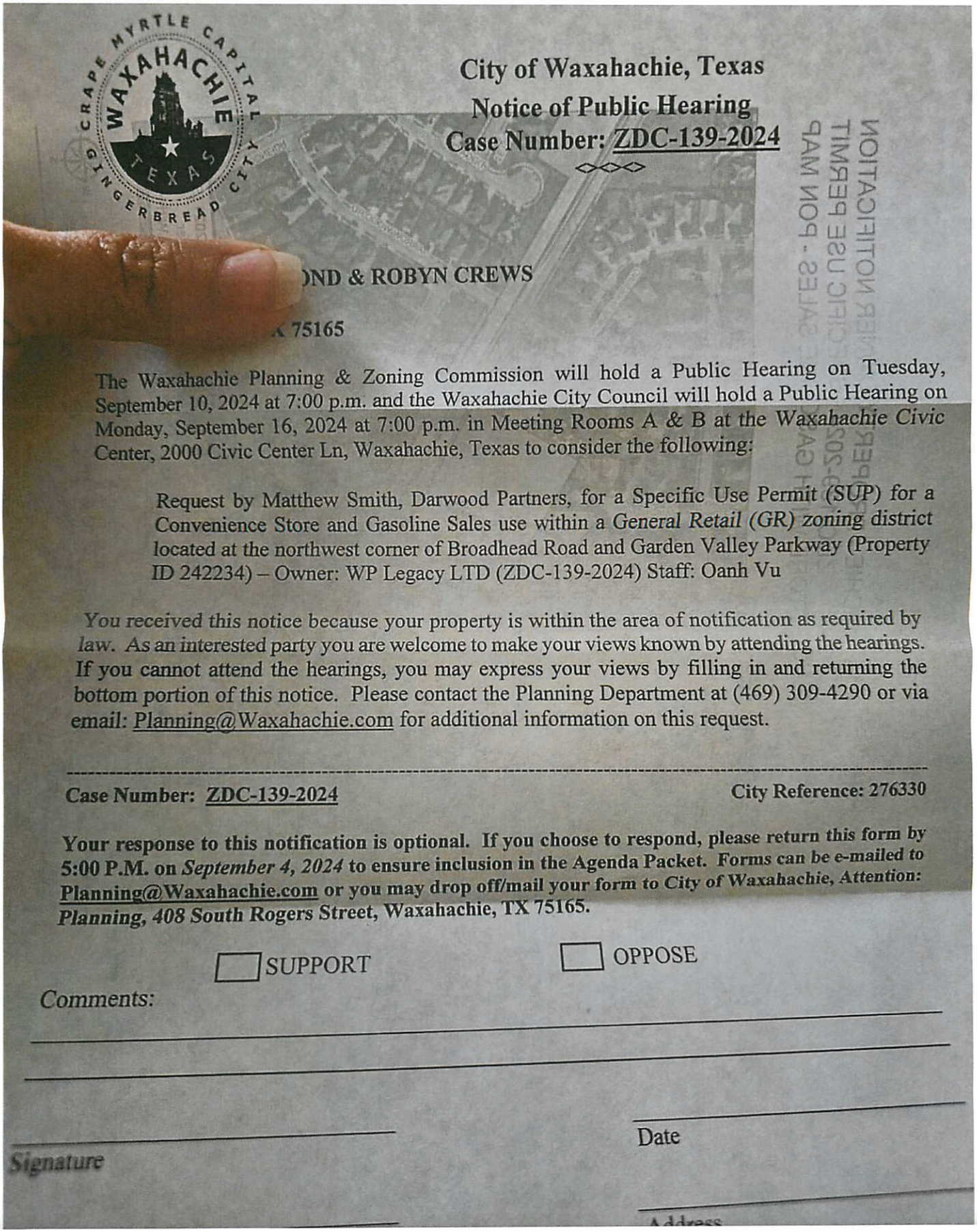
✊ **144 people** signed this week



144 people signed this week



144 people signed this week



CRAPE MYRTLE CAPITAL
WAXAHACHIE
TEXAS
GINGERBREAD CITY

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-139-2024

NOTIFICATION
SPECIFIC USE PERMIT
SALES - PON MAP

ND & ROBYN CREWS

X 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, September 10, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 16, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Matthew Smith, Darwood Partners, for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales use within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234) – Owner: WP Legacy LTD (ZDC-139-2024) Staff: Oanh Vu

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

Case Number: ZDC-139-2024 **City Reference: 276330**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *September 4, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: *Planning, 408 South Rogers Street, Waxahachie, TX 75165.*

☐ SUPPORT ☐ OPPOSE

Comments:

_____

_____

_____ _____

Signature Date

_____ _____

Address

144 people signed this week

Share this petition in person or use the QR code for your own material.

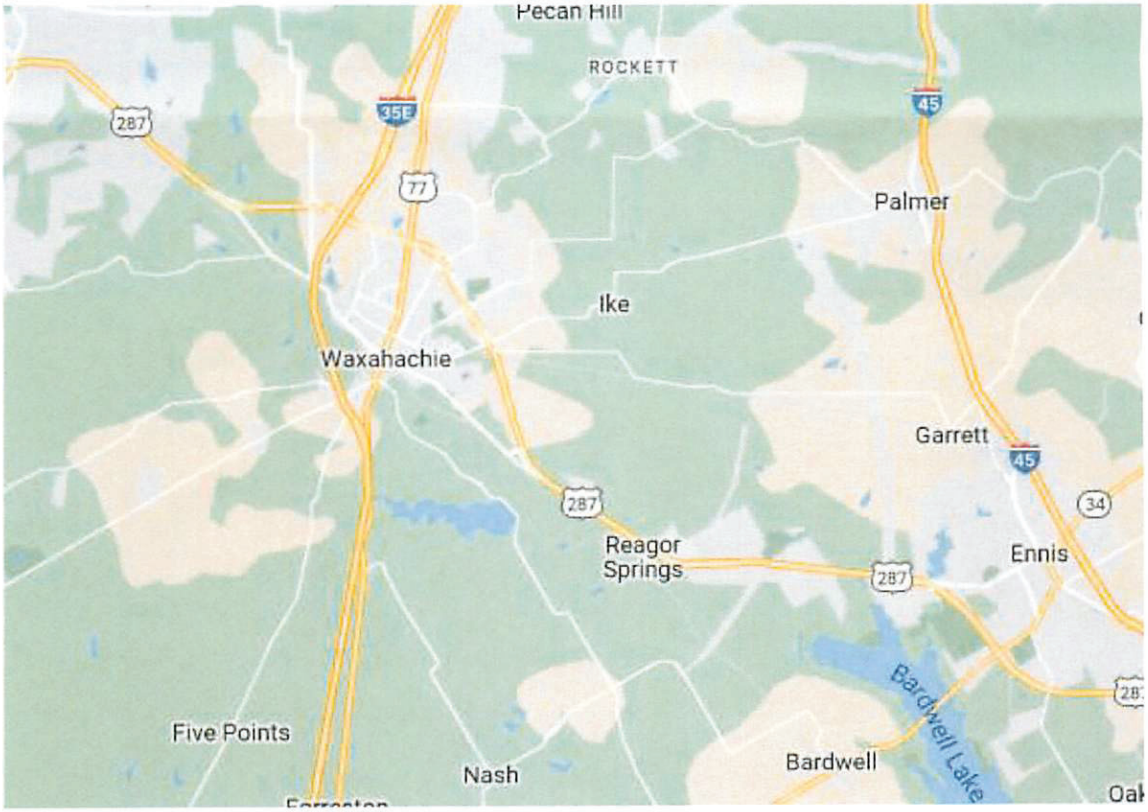
Download QR Code

Report a policy violation

Media inquiries

Are you a member of the media looking to cover this petition?
Reach out for available actions.

Supporter Map



76% of supporters come from this area.
Top zip code(s) with the most supporters: 75165

144 people signed this week

Item 7&8

Name	City	State	Zip Code	Country	Comment Date	Comment
Raul Machuca Jr	Waxahachie	TX	75165	US	8/31/2024	"Children's safety is more important."
Rahel Craig	waxahachie	TX	75165	US	8/31/2024	"I stand with me neighbors against the gas station and Highschool. Keep our neighborhood safe and healthy."
Michelle Roemer Colbert	Waxahachie	TX	75165	US	8/31/2024	"The noise,traffic, saftey of the middle school children and the potential increase in crime."
Laurie Tatum	Grand Prairie	TX	75054	US	8/31/2024	"Our children's safety is a concern for the ones that walk and bike. Cars whipping in and out of a convenient store/ gas station definitely does not belong in the middle of a quiet family neighborhood. There is one being built less than a mile away."
Andy Hammond	Waxahachie	TX	75165	US	8/31/2024	"1) Health Effects and Immediate Air Quality – Benzene, Totuene, Ethyl Benzene, and Xytene (BETX) 2) Increased passenger and commercial traffic in a highly populated walking community 3) Proximity to Robbie F Howard Jr High School and student walking traffic 4) Increased Noise Poltution 5) Increased Light Pollution (fuel pump canopies, neon lighting, LED flashing signage, street side gas pricers, late night lighting) 6) Property Devaluation – Convenience Store with Gas Station. Number 2 on the list of the 10 Industries that Diminish Property Values the Most 10 Industries That Diminish Property Values The Most (housely.com) 7) Negative implications of Alcohol and Tobacco sales 8) Loitering and Drug Dealing 9) Increased police activity on site"
Ryan Kavanaugh	Dallas	TX	75209	US	8/31/2024	"There is no need for a gas station in the middle of *my neighborhood where I purchased my home 17 years ago.* This is a residential area with no need for a second gas station within a mile of each other. We currently have a gas station under construction on the other side of 287. Gas stations have no place next to homes and by schools."
Rachael Ashley	Athens	TX	75752	US	9/1/2024	"The location of the gas station is in a neighborhood. There is absolutely no need for a service station here when one is being built .5 mile away. The proximity of the station to the middle school will increase traffic and ultimately puts the kids that walk to and from school in danger."
Courtney Facundo	Waxahachie	TX	75165	US	9/1/2024	"Protect our children and our neighborhoods and put the convenience station somewhere else."
Andy Hammond	Waxahachie	TX	75165	US	9/1/2024	"1) Mail or Email every Waxahachie City Council Member a. Ms. Billie Wallace Mayor billie.wallace@waxahachie.com b. Mr. Chris Wright Mayor Pro Tem cwright@waxahachie.com c. Mr. Travis Smith Council Member travis.smith@waxahachie.com d. Mr. Patrick Souter Council Member patrick.souter@waxahachie.com e. Mr. Tres Atkins Council Member tres.atkins@waxahachie.com 2) Appear at the September 16, 2024 7PM Meeting a. We are working on a small team of spokespersons to represent all of us b. The goal is to stand in support of those spokespersons while speaking, likely during "public comments" c. This is important to deliver the message and allow the council to get right to a vote"
Donna Earnest	Hillsboro	OR	97124	US	9/2/2024	"Broadhead Rd and Garden Valley is overwhelmingly residential. We do not need a convenience store right in the middle of a neighborhood especially close to a school like that. Can you imagine the kids that would be hanging out and other people at the same time who are of questionable character. There is absolutely no need for a convenience store and gas station in the middle of this family neighborhood with a new gas station being built less than a half a mile away. This is about nothing but the city wanting money through taxes, and to cram as many businesses and new homes in a geographical area as possible. Waxahachie is becoming intolerable with its overcrowded population."
Pam Stonecipher	Waxahachie	TX	75165	US	9/2/2024	"We have to much building in Waxahachie now. This close to school will bring more unnecessary traffic. For the safety of the children & every one, this is not needed."
Donald Ray	Waxahachie	TX	75165	US	9/2/2024	"We do not need a gas station right in the middle of our residential neighborhood"

Item 7&8

Michele Mercer	Carrollton	TX	75007 US	9/3/2024	"This is the stupidest thing I've read. Putting another 7-11 in this small town at THAT location??? With an already heavy traffic area during school with drivers who don't drive the speed limts, ever, and all of the kids who walk and bike home from that school and y'all want to put a gas station right there?? You've lost your mind. Don't allow this type of business to be built that close to a school with so many walkers/bikers. THEIR SAFETY should be more important that the money it'll make for you."

Name	City	State	Postal Code	Country	Signed On
Raul Machuca	Dallas	TX	75211	US	8/31/2024
Nancy Machuca	Waxahachie	TX	75165	US	8/31/2024
Brenda Herrera	Crowley	TX	76036	US	8/31/2024
Mary Morales	Waxahachie	TX	75165	US	8/31/2024
ANTOINESE LEAKE	Waxahachie	TX	75165	US	8/31/2024
Griselda Hernandez	Waxahachie	TX	75165	US	8/31/2024
Layla Adair	Waxahachie	TX	75165	US	8/31/2024
Jill Wernersbach	Waxahachie	TX	75165	US	8/31/2024
Marita Hartford	Crowley	TX	76036	US	8/31/2024
Carolyn Page	Waxahachie	TX	75165	US	8/31/2024
Chrystina Walters	Fort Worth	TX	76123	US	8/31/2024
Keri Bickerstaff	Waxahachie	TX	75165	US	8/31/2024
Whitney Alvarez	Waxahachie	TX	75165	US	8/31/2024
Heather Jeffries	Waxahachie	TX	75165	US	8/31/2024
Victoria Loveday	Waxahachie	TX	75165	US	8/31/2024
Melissa Lanoue	Waxahachie	TX	75165	US	8/31/2024
Christy Huskins	Waxahachie	TX	75165	US	8/31/2024
Nancy Rodriguez	Waxahachie	TX	75165	US	8/31/2024
Jessica Allison	Waxahachie	TX	75165	US	8/31/2024
Nick Lawrence	Waxahachie	TX	75165	US	8/31/2024
Sarah Lawrence	Waxahachie	TX	75165	US	8/31/2024
Nicholas Allison	Waxahachie	TX	75165	US	8/31/2024
Juan Rodriguez	Waxahachie	TX	75165	US	8/31/2024
Ashlyn Songstad	Waxahachie	TX	75165	US	8/31/2024
Melissa Olson	Waxahachie	TX	75165	US	8/31/2024
J MATA	Waxahachie	TX	75165	US	8/31/2024
Robyn Chavarria	Waxahachie	TX	75165	US	8/31/2024
Donna Ross	Waxahachie	TX	75165	US	8/31/2024
Jerry Garcia	104 lariat trl	TX	75229	US	8/31/2024
Shawn Vowels	Waxahachie	TX	75165	US	8/31/2024
Yenia Machado	Waxahachie	TX	75165	US	8/31/2024
Raymond Chavarria	Waxahachie	TX	75165	US	8/31/2024
Rosa Garcia	Waxahachie	TX	75165	US	8/31/2024
Rahel Craig	Ennis	TX	75119	US	8/31/2024
Laurie Tatum	Waxahachie	TX	75165	US	8/31/2024
Michelle Roemer Colbert	Waxahachie	TX	75165	US	8/31/2024
Rachel Boler	Waxahachie	TX	75165	US	8/31/2024
William Crews	Waxahachie	TX	75165	US	8/31/2024
Andrea Striegel	Waxahachie	TX	75165	US	8/31/2024
Kelly Skistimas	Waxahachie	TX	75165	US	8/31/2024
Marilyn Carrion	Houston	TX	77092	US	8/31/2024
Paul Colbert	Waxahachie	TX	75165	US	8/31/2024
Andy Hammond	Waxahachie	TX	75165	US	8/31/2024
Caitlann Brown	Waxahachie	TX	75165	US	8/31/2024

Deanna Scheerens-Hammond	Waxahachie	TX	75165 US	8/31/2024
Ryan Kavanaugh	Waxahachie	TX	75165 US	8/31/2024
Kevin Woodd	Waxahachie	TX	75165 US	8/31/2024
Isabel Cadena	Waxahachie	TX	75165 US	8/31/2024
Janet Wilson	Waxahachie	TX	75167 US	8/31/2024
Elijah Machuca	Waxahachie	TX	75165 US	8/31/2024
Michael Olson	Waxahachie	TX	75165 US	8/31/2024
Katherine White	Waxahachie	TX	75165 US	8/31/2024
Jose Cadena	Waxahachie	TX	75165 US	8/31/2024
Laura Webb	Red Oak	TX	75154 US	8/31/2024
Kalen Tulipane	Waxahachie	TX	75165 US	8/31/2024
Linda Machuca	Dallas	TX	75214 US	8/31/2024
Evelyn Alvarez	Waxahachie	CA	94063 US	8/31/2024
Martha Craig	Waxahachie	TX	75165 US	8/31/2024
Carolyn Duncan	Fort Worth	TX	76123 US	8/31/2024
Gloria Villalba	Fort Worth	TX	76126 US	8/31/2024
Kristin Herrin	Waxahachie	TX	75165 US	8/31/2024
Martha Frias moran	Waxahachie	TX	75165 US	9/1/2024
Rachael Park	Waxahachie	TX	75165 US	9/1/2024
Corey Johnson	Waxahachie	TX	75165 US	9/1/2024
Dione Bennett	Waxahachie	TX	75165 US	9/1/2024
Alyssa Trevino	Waxahachie	TX	75165 US	9/1/2024
Jordan White	Waxahachie	TX	75167 US	9/1/2024
Robin Cody	Waxahachie	TX	75165 US	9/1/2024
Eli M	Dallas	TX	75211 US	9/1/2024
abby b	Warren	MI	48089 US	9/1/2024
Annabelle Bonilla	Waxahachie	TX	75165 US	9/1/2024
Destiny Wicker	Palmer	TX	75151 US	9/1/2024
Maira Alvarado	Waxahachie	TX	75165 US	9/1/2024
Michelle Hunter	Waxahachie	TX	75165 US	9/1/2024
Courtney Facundo	Waxahachie	TX	75165 US	9/1/2024
Danny Castro	Waxahachie	TX	75165 US	9/1/2024
Lisa Ingram	Waxahachie	TX	75165 US	9/1/2024
Sarah Spellman	Waxahachie	TX	75165 US	9/1/2024
Marta Tingdale	Waxahachie	TX	75165 US	9/1/2024
Ariana Robles	Waxahachie	TX	75165 US	9/1/2024
Derrick Mason	Waxahachie	TX	75165 US	9/1/2024
Ryan Simpson	Waxahachie	TX	75165 US	9/1/2024
Sidney Malcolm	Waxahachie	TX	75165 US	9/1/2024
Jholi Gonzalez	Waxahachie	TX	75165 US	9/1/2024
DAISY TORRES	Irving	TX	75062 US	9/1/2024
Joshua Jammer Sr	Waxahachie	TX	75165 US	9/1/2024
Lynn Wilson	Waxahachie	TX	75165 US	9/1/2024
Anon Anon	Waxahachie	TX	75165 US	9/1/2024
Savannah Yeager	Waxahachie	TX	75165 US	9/1/2024

David Johnson	Dallas	TX		75270 US	9/1/2024
Melissa Bohland	Waxahachie	TX		75165 US	9/1/2024
Ashlyn Reynolds	Waxahachie	TX		75165 US	9/1/2024
Matthew Essex	Granbury	TX		76049 US	9/1/2024
Crystal Redding	Kingman	AZ		93552 US	9/1/2024
Elizabeth Marchese	Waxahachie	TX		75165 US	9/1/2024
Shanna Carter	Waxahachie	TX		75165 US	9/1/2024
Alexandria Esquivel	Waxahachie	TX		75165 US	9/1/2024
Nadine Castro	Waxahachie	TX		75165 US	9/1/2024
Dallas Horne	Waxahachie	TX		75165 US	9/1/2024
Esme Valderas	Waxahachie	TX		75165 US	9/1/2024
Kurt Eshelman	Waxahachie	TX		75165 US	9/1/2024
Cynthia Forney	Waxahachie	TX		75165 US	9/1/2024
Gail Hendrix	Waxahachie	TX		75165 US	9/1/2024
Meaghan Reynolds	Waxahachie	TX		75165 US	9/1/2024
Johnathon Reynolds	Waxahachie	TX		76165 US	9/1/2024
Ashley Peel	Waxahachie	TX		75165 US	9/2/2024
Alana Preziosi	Swedesboro	NJ	08085	US	9/2/2024
Julie Rogers	Waxahachie	TX		75165 US	9/2/2024
Sheryl Smith	Cynthiana	KY		41031 US	9/2/2024
Elisa Pinson	Dallas	TX		75212 US	9/2/2024
Donna Earnest	Waxahachie	TX		75165 US	9/2/2024
Amanda McDevitt	Waxahachie	TX		75165 US	9/2/2024
Britt Sanchez	Waxahachie	TX		75165 US	9/2/2024
Danielle Vela	Waxahachie	TX		75165 US	9/2/2024
Kenyatta Cobb	Midlothian	TX		76065 US	9/2/2024
Chris Garcia	Waxahachie	TX		75165 US	9/2/2024
Megean Barker	Waxahachie	TX		75165 US	9/2/2024
Du Brown	Waxahachie	TX		75165 US	9/2/2024
Heather Fuller	Waxahachie	TX		75165 US	9/2/2024
Andrew Tittle	Waxahachie	TX		75165 US	9/2/2024
Aaron Fuller	Grand Prairie	TX		75052 US	9/2/2024
Carmen Derrick	Waxahachie	TX		75165 US	9/2/2024
Yessenia Perez	Austin	TX		78754 US	9/2/2024
Brenda Mavridis	Dallas	TX		75244 US	9/2/2024
Melissa Nogic	Waxahachie	TX		75165 US	9/2/2024
tony suri	Farmersville	TX		75442 US	9/2/2024
Shawn Bastien	Arlington	TX		76017 US	9/2/2024
Pam Stonecipher	Waxahachie	TX		75165 US	9/2/2024
Kayla Crist	Waxahachie	TX		75165 US	9/2/2024
Donald Ray	Waxahachie	TX		75165 US	9/2/2024
Pamela Starling	Waxahachie	TX		75165 US	9/2/2024
Amber Hicks	Waxahachie	TX		75165 US	9/2/2024
Carol Hutchinson	Waxahachie	TX		75165 US	9/2/2024
Keana Brown	Waxahachie	TX		75165 US	9/3/2024

FRANCES J FLYNT	Waxahachie	TX	75165 US	9/3/2024
Julie alicea	Denair	CA	95316 US	9/3/2024
Pila Lopez	Waxahachie	TX	75165 US	9/3/2024
Evelyn Garcia	Waxahachie	TX	75165 US	9/3/2024
Francine Vargas	Waxahachie	TX	75165 US	9/3/2024
Katie White	Waxahachie	TX	75165 US	9/3/2024
Raphael Willison	Crowley	TX	76036 US	9/3/2024
Marsha Vanatta	Waxahachie	TX	75165 US	9/3/2024
Michele Mercer	Waxahachie	TX	75165 US	9/3/2024
Jamika James	Houston	TX	77056 US	9/3/2024

Venissat, Michelle

From: SUSAN SHEALY <snsy@aol.com>
Sent: Wednesday, September 4, 2024 12:04 PM
To: Planning
Subject: Opposition to SUP Request for Convenience Store and Gasoline Sales at Broadhead Rd and Garden Valley Pkwy (ZDC-139-2024)

Dear Members of the Planning and Zoning Commission and Waxahachie Council Members,

As a resident of Waxahachie, I am writing to express my opposition to the Request by Matthew Smith of Darwood Partners for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234). This opposition pertains to Case Number ZDC-139-2024.

I ask the Planning and Zoning Commission and Council Members to prioritize the safety, well-being, and overall quality of life of the students and residents in this community. I believe it is in the best interest of the area to deny the proposed convenience store and gasoline sales at this location.

Thank you for your attention to this important issue. I look forward to the opportunity to address this matter further at the upcoming public meetings.

Susan Shealy
113 ODonna Dr
Waxahachie, TX 75165

Sent from my iPhone

Venissat, Michelle

From: Nathan L. <nlindblom@gmail.com>
Sent: Wednesday, September 4, 2024 7:04 PM
To: Planning
Subject: Opposition to SUP Request for 7-11 at Broadhead Rd and Garden Valley Pkwy (ZDC-139-2024)

Dear Members of the Planning and Zoning Commission and Waxahachie Council Members,

As a resident of Waxahachie, in the Buffalo Ridge community, I am writing to express my opposition to the Request by Matthew Smith of Darwood Partners for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234). This opposition pertains to Case Number ZDC-139-2024.

I ask the Planning and Zoning Commission and Council Members to prioritize the safety, well-being, and overall quality of life of the students and residents in this community. I believe it is in the best interest of the area to deny the proposed convenience store and gasoline sales at this location.

Thank you for your attention to this important issue. I look forward to the opportunity to address this matter further at the upcoming public meetings.

- Nathan Lindblom

Venissat, Michelle

From: Johnna Smith <jbsmith1221@gmail.com>
Sent: Wednesday, September 4, 2024 10:05 PM
To: Planning
Subject: NO to Proposed 7-11 at Broadhead and Garden Valley

Dear Planners:

I am writing this petition because I am deeply concerned about the safety of our children and all other citizens in this neighborhood. Matthew Smith and Darwood Partners have requested a Specific Use Permit (SUP) for a convenience store and gasoline sales outlet within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway, right next to a middle school. The development of this high-traffic commercial structure near an educational campus will not only disrupt school traffic but will also put the children who walk and bicycle to school in potential danger.

Not only does the proposed convenience store (7-11) and gas station increase the risk of road noise and loitering near the school, but it also shows a lack of regard for the established community environment. Moreover, another gas station is already under construction less than half a mile away, across the bridge, thereby eliminating the pressing need for another gasoline sales outlet in the same vicinity.

This proposal is a gross oversight of our children's safety and the wellbeing of the community of Waxahachie, TX specifically the Garden Valley and Buffalo Ridge neighborhoods. Furthermore, it undermines the purpose of the General Retail zoning, which aims to facilitate commercial activities that complement residential use.

We call on the City of Waxahachie to refuse this SUP request from Matthew Smith and Darwood Partners. We ask residents and all those who care about the safety of our children and the peace of our community to sign this petition. Together, we can ensure our community remains safe, peaceful, and conducive to nurturing our children. Please sign to show your support for the refusal of this request.

Additional evidence of risks to the community:

- Health Effects and Immediate Air Quality (Benzene, Toluene, Ethyl Benzene, and Xylene)
- Increased Traffic: passenger and commercial traffic in a highly populated walking community
- Proximity to Robbie F Howard Jr High School: high risk for student walking traffic
- Increased Noise Pollution
- Increased Light Pollution (fuel pump canopies, neon lighting, LED flashing signage, street side gas pricers, late night lighting)
- Property Devaluation - Convenience Store with Gas Station. Number 2 on the list of the 10 Industries that Diminish Property Values The Most (housely.com)
- Negative implications of Alcohol and Tobacco sales
- Loitering and Drug Dealing
- Increased police activity on site

In addition, I am concerned about additional disturbance of wildlife on that lot. Since the new church across the street from proposed convenience store lot has started their build, we have skunks regularly visiting our yard. That has not happened in the 3/12 years we have lived here.

There are several full grown, beautiful trees on that proposed site that should not be destroyed! Again, the wildlife living in those trees or on that lot should not be disturbed.

We know of 4 car accidents that have happened at the intersection of Broadhead and Garden Valley in the last year. Two, I, Johnna Smith, have witnessed and the other two involved two of our immediate neighbors. One of those accidents involved an elderly person that resides at The Hamilton which is the 55+ community right next door to the proposed site. Our fear is that increased traffic and chaos would cause additional car accidents for all at that intersection. Cars literally race up and down Broadhead at very high rates of speed. To avoid, drivers will cut through neighborhoods to avoid that intersection, creating more danger for all neighbors.

Please say NO to this proposed convenience store (7-11). Please consider the safety of children walking to and from Howard Middle School, the school bus traffic in our neighborhood, all drivers, and active walkers and runners in this area. Way to dangerous. Not worth it.

Thank you for your consideration.

Regards,

Robert Smith and Johnna Smith
Residents of the Buffalo Ridge Subdivision
on Arrow Wood Road

Venissat, Michelle

From: Sylvia Torres <sylviatorres682@gmail.com>
Sent: Wednesday, September 4, 2024 7:24 PM
To: Planning
Subject: Opposition to SUP Request for 7-11 at Broadhead Rd and Garden Valley Pkwy (ZDC-139-2024

Dear Members of the Planning and Zoning Commission and Waxahachie Council Members,

As a resident of Waxahachie in the Garden Village community, I am writing to express my opposition to the request by Matthew Smith of Darwood Partners for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234). This opposition pertains to Case Number ZDC-139-2024.

I ask the Planning and Zoning Commission and Council Members to prioritize the safety, well-being, and overall quality of life of the students and residents in this community. I believe it is in the best interest of the area to deny the proposed convenience store and gasoline sales at this location. We already have one being built on the other side of the bridge on Broadway, and there's already a 7/11 on 77 with a new Tom Thumb gas station that just opened. Not to mention there's already a gas station on Brown. Is there a reason we need so many in a small radius?

Thank you for your attention to this important issue. I look forward to the opportunity to address this matter further at the upcoming public meetings.

Sylvia Torres

Venissat, Michelle

From: stacey h <staceythefrog@yahoo.com>
Sent: Monday, September 9, 2024 1:44 PM
To: Planning
Cc: Billie Wallace; Chris Wright; Travis Smith; Patrick Souter; Tres Atkins
Subject: Gas Station at Broadhead & Garden Valley

Good afternoon,

I'm reaching out about case # ZDC-139-2024, the proposal to approve a convenience store and gas station at the corner of Broadhead and Garden Valley. I live in the Buffalo Ridge neighborhood, not far from that intersection. Considering the frequent, heavy foot and bicycle traffic at that intersection, including children walking to school, I'm asking you to please reject placing a gas station at this intersection.

A gas station is already being built just down the street at the corner of Broadhead/ Farley and 287. There is no need to place this proposed gas station- a busy commercial business which invites heavy traffic and other issues- in the middle of a large, quiet residential area where it will certainly pose safety issues and impact quality of life.

MANY children walk through the intersection at Broadhead and Garden Valley daily during the school year to Howard Junior High, and/ or walk or ride bikes year round to the sports complex. Families with small children and many adults walk, ride bikes, and walk dogs in that area daily.

Please do not allow a gas station to be built at this location.

Thank you,
Stacey Bailey
105 Sunburst Drive
Waxahachie, TX 75165

Venissat, Michelle

From: Devonza Cheatham <dchthm1@icloud.com>
Sent: Sunday, September 8, 2024 7:54 PM
To: Planning
Cc: Billie Wallace; Chris Wright; Travis Smith; Patrick Souter; Tres Atkins; ryan.craig.young@gmail.com
Subject: Case Number: ZDC-139-2024

Dear Council Members,

I've been truly disturbed by the proposal to have a gas station planted on the intersection of Broadhead and Garden Valley. I'm in complete opposition of this proposal.

To give you some background on this area, especially the Buffalo Ridge Area, it's a very quant, easy going area (which is what drew my to this particular area). At any given time, children are riding their bikes or walking the trails with their parents. You may see your neighbors running up and down the sidewalk or there may be a young family walking their pets. We take pride in our community, the streets are clean and there isn't any recognizable noise present. Living in Waxahachie has been awesome, as the neighborhood has become quit the community. Unfortunately, I feel this reality is in jeopardy.

At this time, I feel the vast majority of the residents are in opposition of the proposed convenience store and the negative impacts it may bring to our community.

The following is a list of concerns:

1. Increased air and traffic pollution- There is already a substantial amount of traffic to leave out of my community. I'm afraid any additions to this area will exacerbate traffic and require additional remedies to traffic. Not to mention, the additional risks faced by the children that attend Howard middle school will be directly impacted. A gas station or convenience store of any kind will make it more dangerous for children to cross that intersection as additional traffic will be present.

2.Increased light and noise pollution- The lights at the gas station will take away from the charm of the area and will be a distraction to drivers. Additionally, the neighborhood is extremely quiet and I feel that once this gas station is there our neighborhood will be challenged with an influx of cars and trucks which will then increase the noise levels in our area.

3. Property devaluation- It's been shunned upon to have a gas station in a neighborhood. Convenience stores and gas stations bring drifters and have a potential for high crime. This will adversely impact the area as the neighborhood could become flooded with transients and we could have more crime reported in this neighborhood which will devalue our homes. Also, the closeness of the gas station to the school will create further foot traffic by students since the station is near the middle school.

4.Fuel Odor Pollution and Road damages- Our roads aren't equipped to handle heavy loads like the 18-wheelers, that will bombard the area to put gas and food in the store. This will cause an unnatural amount of erosion and the need for street repairs. Unfortunately, we're all aware of the repairs done when streets are damaged; it's a lot of patch work and if there is roadwork in progress it will negatively impact the flow of traffic. We will also face the pollution of gas odors from the station and the exhaust from the vehicles and diesel trucks that will influx the area and we also have to worry whether the gas will leak into our water supply as well as worry about whether there is an accident with the gas or a spill.

5. Alcohol- The sale of alcohol can potentially promote drunk driving in the neighborhood and be a danger to all of us in the surrounding neighborhood.

6. Lastly, there are several gas stations in the area within a 5 mile radius; it's unnecessary to build a gas station smack in the middle of a neighborhood. It's unsightly and the residents of the area aren't pleased.

These are just a few reasons as to why I'm opposed to this addition. Truly, if it were on the outskirts of the neighborhood like off the service road by the movie theater that would be one thing since it wouldn't directly impact the community. Unfortunately, our neighborhood would be inconvenienced if the store is built in the proposed area and there are so many negative effects.

I strongly request that you deny the proposal as the neighbors in the Buffalo Ridge neighborhood would like to keep this close nit community to the standard that was presented when we moved to Waxahachie!

Thank you for your time and consideration in this matter.

Best Regards,

Ms. Cheatham

Venissat, Michelle

From: Kelly Skistimas <kellyskistimas@gmail.com>
Sent: Friday, September 6, 2024 5:13 PM
To: Planning
Subject: 7-11 SUP proposal

Good afternoon,

I live on Goodnight Lane in Waxahachie. I have a 7th grader, 5th grader and 2nd grader. We are strongly opposed to a 7-11 gas station in our neighborhood. The proposal shows it is in the exact path many 11-13 year olds walk from our neighborhood to Howard Jr. High.

Kids having to navigate 2x a day the multiple cars that will be in and out will increase the change of potential accidents. In addition, it makes it too easy for someone to be snatched. The world we live in is already scary. We do not need to increase the chances something can happen to our children.

Kelly Skistimas | Senior Director of Marketing | The Good and the Beautiful

214-457-3677

Venissat, Michelle

From: Robert Tinning <rtinning@swbell.net>
Sent: Thursday, September 12, 2024 9:00 PM
To: Planning
Subject: Opposed to 711 at Broadhead and Garden Valley

Horrible idea. Have some zoning integrity.

Venissat, Michelle

From: Ernest Villarreal <evillarreal48@icloud.com>
Sent: Monday, September 16, 2024 7:27 AM
To: Planning
Subject: Opposition to SUP Request for Convenience Store and Gasoline Sales at Broadhead Rd and Garden Valley Pkwy (ZDC-139-2024)

Dear Members of the Planning and Zoning Commission and Waxahachie Council Members,

As a resident of Waxahachie, I am writing to express my opposition to the Request by Matthew Smith of Darwood Partners for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234). This opposition pertains to Case Number ZDC-139-2024.

I ask the Planning and Zoning Commission and Council Members to prioritize the safety, well-being, and overall quality of life of the students and residents in this community. I believe it is in the best interest of the area to deny the proposed convenience store and gasoline sales at this location.

Thank you for your attention to this important issue. I look forward to the opportunity to address this matter further at the upcoming public meetings.

Sent from my iPhone

Venissat, Michelle

From: CJ Finney <7cjfinney@gmail.com>
Sent: Wednesday, September 18, 2024 7:01 PM
To: Planning
Subject: Case # ZDC-139-2024 seven eleven at Broadhead and Garden Valley

This email is to file my protest against Case # ZDC-139-2024 seven eleven at Broadhead and Garden Valley.

My reasons for this are:
1. Elementary school less than a block away. Concern for the safety of children.

2. Residential homes are very close by. It will destroy their home values.

3. Two gas stations are currently being built close by, one at 287 and Brown, the other at 287 and Farley.

4. Current Gas station on Brown that has been there for years will probably go out of business.

5. Trash. I walk my dog down Garden Valley, up Broadway to Bison Meadow about once a week. While walking my dog I pick up trash. Sometimes my bag is so full I have to stop picking up. Most of it is from Whataburger at 287 and Broadhead. It isn't Whataburgers fault it's the lazy people, but I can't imagine how much worse it will be and to what purpose? It isn't needed.

Thank you,
CJ Finney
101 Rain Cloud Dr
Waxahachie
817-301-6436

Vu, Oanh

From: Stephen Vedro <svedro@yahoo.com>
Sent: Tuesday, October 15, 2024 9:05 AM
To: Vu, Oanh <Oanh.Vu@waxahachie.com>
Cc: Stephen Vedro <svedro@yahoo.com>
Subject: Letter of opposition to SUP for ZDC-139-2024

Good Morning.

I would like to voice my opposition to the Specific Use Permit for the 7-11 on Broadhead and Garden Valley Parkway (ZDC-139-2024) for the following reasons:

1. Student safety. Gas station is in close proximity to Howard Middle School. Many students access the sidewalks on Broadhead while traveling to and from school. There is already traffic concerns at this intersection that many students cross when walking and biking to school. I have had three middle school students access this walking route and they have all informed me of the danger of this intersection. As a parent, I am already concerned about my child getting hit by a vehicle while walking to school and the addition of a gas station will only increase these safety concerns.
2. Increased crime. It's a known fact that gas stations are targets for armed robbery, theft, and loitering. The presence of a gas station will decrease the safety in the surrounding neighborhoods. Gas stations also attract transient people who will ask for money from patrons and from surrounding residents in the community.
3. Decreased property values. At first the store will look nice. After a few short years, the store will become like every other gas station - dirty, undesirable, and unsightly. This will have an impact on the surrounding neighborhood. In 10 years, who will want to live across the street from a gas station - especially in a neighborhood where there are already property value concerns due to the presence of 3 large multi-family developments.
4. Restricted development of surrounding retail plats. I am concerned that the presence of the gas station will negatively impact the type of development that will accompany the surrounding plats. There is an opportunity for this highly sought after land to bring in development that could increase property value and benefit the community. The presence of a gas station will limit what tenants are attracted to the adjacent plats and the plats across the street.
5. There are already two other gas stations being developed in close proximity to this proposal - Broadhead and 287 bypass and Brown and 287. Not to mention there are additional gas station capacity that is coming in with the Tom Thumb development. We don't need more gas stations - especially at this community intersection.
6. Community just does not want a gas station in their backyard. Everyone of my neighbors that I have talked to has voice their concerns with having a gas station in their backyard. This is something I don't want nor do my neighbors want.

• I hope the PZ committee listens to the voice of the residents who will have to live here next to this developed property. Please decline this SUP.

Thanks!

Stephen Vedro
219 Range Rd
Waxahachie, TX 75165

Item 7&8

Operational Plan

7 Eleven plans to operate a convenience and gas station at the NWC of Broadhead & Garden Valley. The location will operate 24 hours a day, 7 days a week. There will be five gas pumps which allows for a maximum of 10 cars to fuel at any given time. The pumps will serve both gasoline and diesel vehicles. There will be an average of three staff members per shift at all times, day and night.


Gas Station Saturation Map
9/20/2024
ZDC-139-2024
Existing
Under Construction
City Limits
Cole Creek
0 1,000 2,000 4,000
US Feet
N
W
E
S

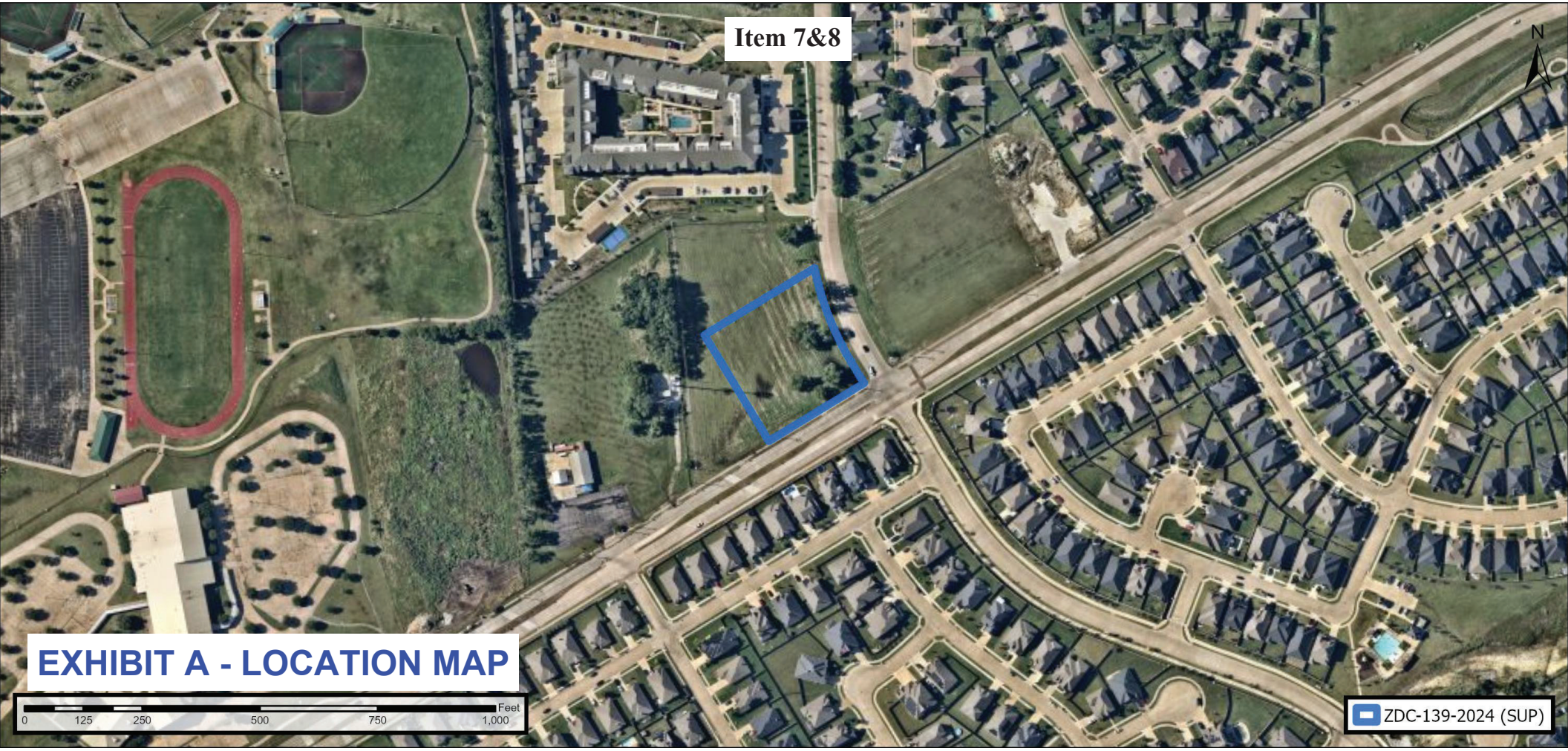
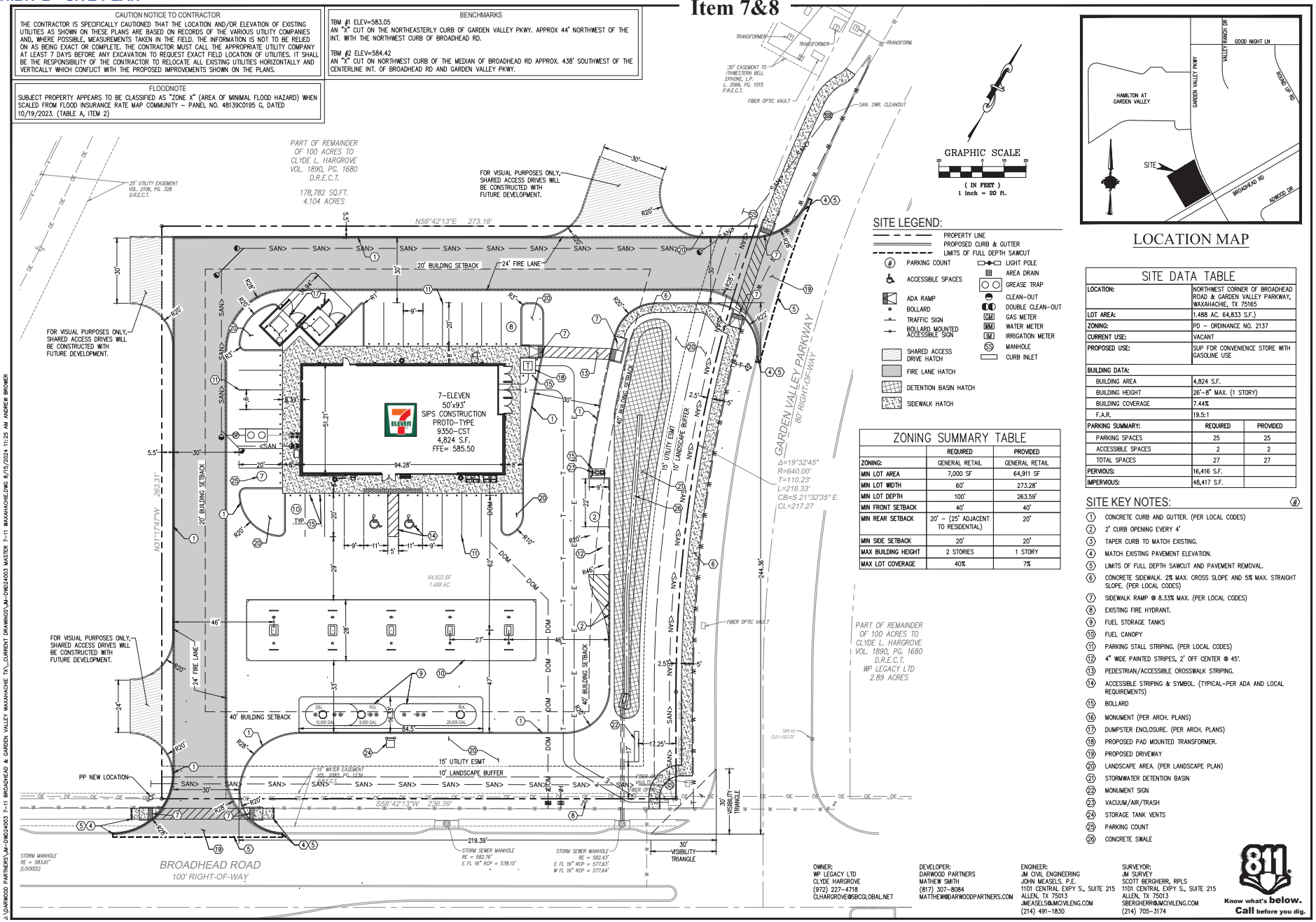

Item 7&8
N
EXHIBIT A - LOCATION MAP
Feet
0
125
250
500
750
1,000
ZDC-139-2024 (SUP)

EXHIBIT B - SITE PLAN

Item 7&8



JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

FIRM NO. F-19504
FOR REVIEW ONLY.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF JOHN MEASELS, P.E. (LIC. NO. 93278). IT IS NOT TO BE USED FOR CONSTRUCTION.
08/15/2024

SUP
SITE PLAN
7-ELEVEN
1.49 ACRES
LOT X, BLK X, OF THE X ADDITION
TO THE CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS
ZONING: GENERAL RETAIL (GR)
CASE NO. ZDC-139-2024
(07-19-2024)

REV	DATE	DESCRIPTION	NAME
	06/13/24	CLIENT REVIEW	ASB
	07/19/24	CITY COMMENTS	ASB
	07/24/24	2nd SUBMITTAL	ASB

PROJECT MGR: JM-DW024003
DRAWN BY: TMW/ASB
CHECKED BY: AS
ISSUE DATE: 08/15/2024
5
##

C 100

J:\DARWOOD PARTNERS\JM-DW024003 7-11 BROADHEAD & GARDEN VALLEY WAXAHACHIE TX_CURRENT DRAWINGS\JM-DW024003 MASTER 7-11 WAXAHACHIE.DWG 8/15/2024 11:25 AM ANDREW BROWER

EXHIBIT C - SITE PLAN (SIDEWALK)

Item 7&8

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

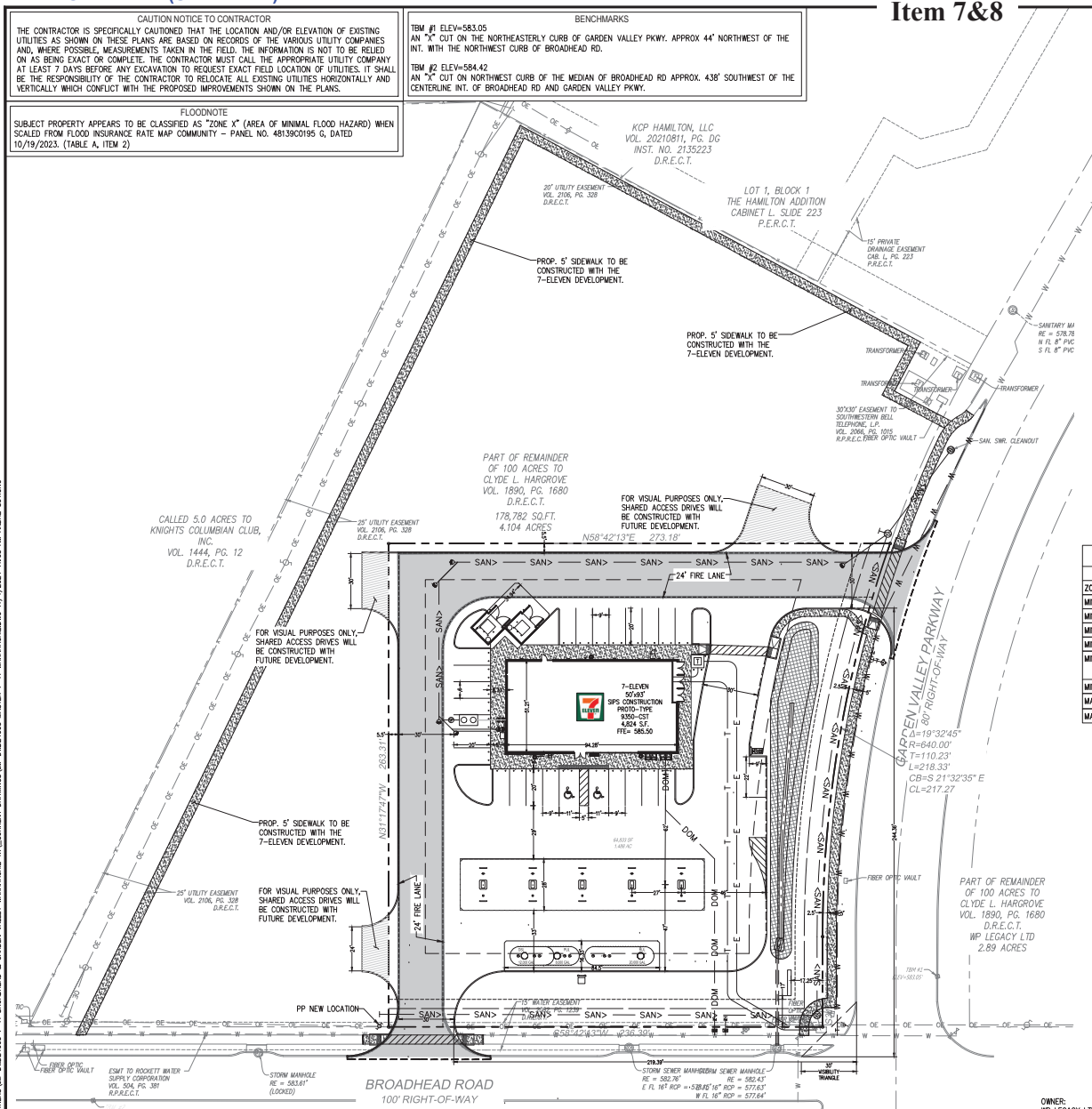
BENCHMARKS

TBM #1 ELEV=583.05
AN "X" CUT ON THE NORTHEASTERLY CURB OF GARDEN VALLEY PKWY. APPROX 44' NORTHWEST OF THE INT. WITH THE NORTHWEST CURB OF BROADHEAD RD.

TBM #2 ELEV=584.42
AN "X" CUT ON NORTHWEST CURB OF THE MEDIAN OF BROADHEAD RD APPROX. 438' SOUTHWEST OF THE CENTERLINE INT. OF BROADHEAD RD AND GARDEN VALLEY PKWY.

FLOODNOTE

SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY – PANEL NO. 48139C0195 G, DATED 10/19/2023. (TABLE A, ITEM 2)



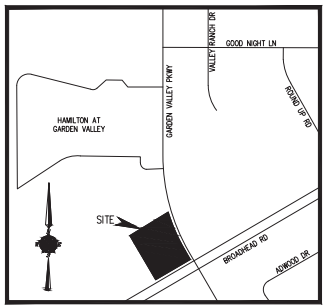
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

SITE LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- PARKING COUNT
- ACCESSIBLE SPACES
- ADA RAMP
- BOLLARD
- TRAFFIC SIGN
- BOLLARD MOUNTED ACCESSIBLE SIGN
- SHARED ACCESS DRIVE HATCH
- FIRE LANE HATCH
- DETENTION BASIN HATCH
- SIDEWALK HATCH
- LIGHT POLE
- AREA DRAIN
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GAS METER
- WATER METER
- IRRIGATION METER
- MANHOLE
- CURB INLET

ZONING SUMMARY TABLE

	REQUIRED	PROVIDED
ZONING:	GENERAL RETAIL	GENERAL RETAIL
MIN LOT AREA	7,000 SF	64,911 SF
MIN LOT WIDTH	60'	273.28'
MIN LOT DEPTH	100'	263.59'
MIN FRONT SETBACK	40'	40'
MIN REAR SETBACK	20' – (25' ADJACENT TO RESIDENTIAL)	20'
MIN SIDE SETBACK	20'	20'
MAX BUILDING HEIGHT	2 STORIES	1 STORY
MAX LOT COVERAGE	40%	7%



LOCATION MAP

SITE DATA TABLE

LOCATION:	NORTHWEST CORNER OF BROADHEAD ROAD & GARDEN VALLEY PARKWAY, WAXAHACHIE, TX 75165	
LOT AREA:	1.488 AC. 64,833 S.F.)	
ZONING:	PD – ORDINANCE NO. 2137	
CURRENT USE:	VACANT	
PROPOSED USE:	SUP FOR CONVENIENCE STORE WITH GASOLINE USE	
BUILDING DATA:		
BUILDING AREA	4,824 S.F.	
BUILDING HEIGHT	26'-8" MAX. (1 STORY)	
BUILDING COVERAGE	7.44%	
F.A.R.	19.5:1	
PARKING SUMMARY:	REQUIRED	PROVIDED
PARKING SPACES	25	25
ACCESSIBLE SPACES	2	2
TOTAL SPACES	27	27
PERVIOUS:	16,416 S.F.	
IMPERVIOUS:	48,417 S.F.	

OVERALL SITE PLAN

OWNER:
WP LEGACY LTD
CLYDE HARGROVE
(972) 227-4718
CLHARGROVE@SBCGLOBAL.NET

DEVELOPER:
DARWOOD PARTNERS
MATHEW SMITH
(817) 307-8084
MATTHEW@DARWOODPARTNERS.COM

ENGINEER:
JM CIVIL ENGINEERING
JOHN MEASELS, P.E.
1101 CENTRAL EXPY S., SUITE 215
ALLEN, TX 75013
JMEASELS@JMCIVILENG.COM
(214) 491-1830

SURVEYOR:
JM SURVEY
SCOTT BERGHERR, RPLS
1101 CENTRAL EXPY S., SUITE 215
ALLEN, TX 75013
SBERGHERR@JMCIVILENG.COM
(214) 705-3174

Know what's below. Call before you dig.

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

FIRM NO. F-19504
FOR REVIEW ONLY.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF JOHN MEASELS, P.E. (LIC. NO. 93278). IT IS NOT TO BE USED FOR CONSTRUCTION.
11/04/2024

SUP
7-ELEVEN
1.49 ACRES
LOT X, BLK X OF THE X ADDITION
TO THE CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS
ZONING: GENERAL RETAIL (GR)
CASE NO. ZDC-139-2024
(07-19-2024)

REV	DATE	DESCRIPTION	NAME
	08/13/24	CLIENT REVIEW	ASB
	09/04/24	CLIENT REVIEW	ASB
	07/24/24	2nd SUBMITTAL	ASB
	11/04/24	ADD OFFSITE SIDEWALK	

PROJECT NO: JM-DW024003
DRAWN BY: TMA/ASB
CHECKED BY: AS
ISSUE DATE: 11/04/2024
6
##

J:\DARWOOD PARTNERS\JM-DW024003 7-11 BROADHEAD & GARDEN VALLEY WAXAHACHIE TX_CURRENT DRAWINGS\JM-DW024003 MASTER 7-11 WAXAHACHIE.DWG 11/4/2024 11:05 AM ANDRE SUTONO

EXHIBIT D - LANDSCAPE PLAN

Item 7&8

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

REFER TO SHEET L 200 FOR PLANTING NOTES AND CALCULATIONS

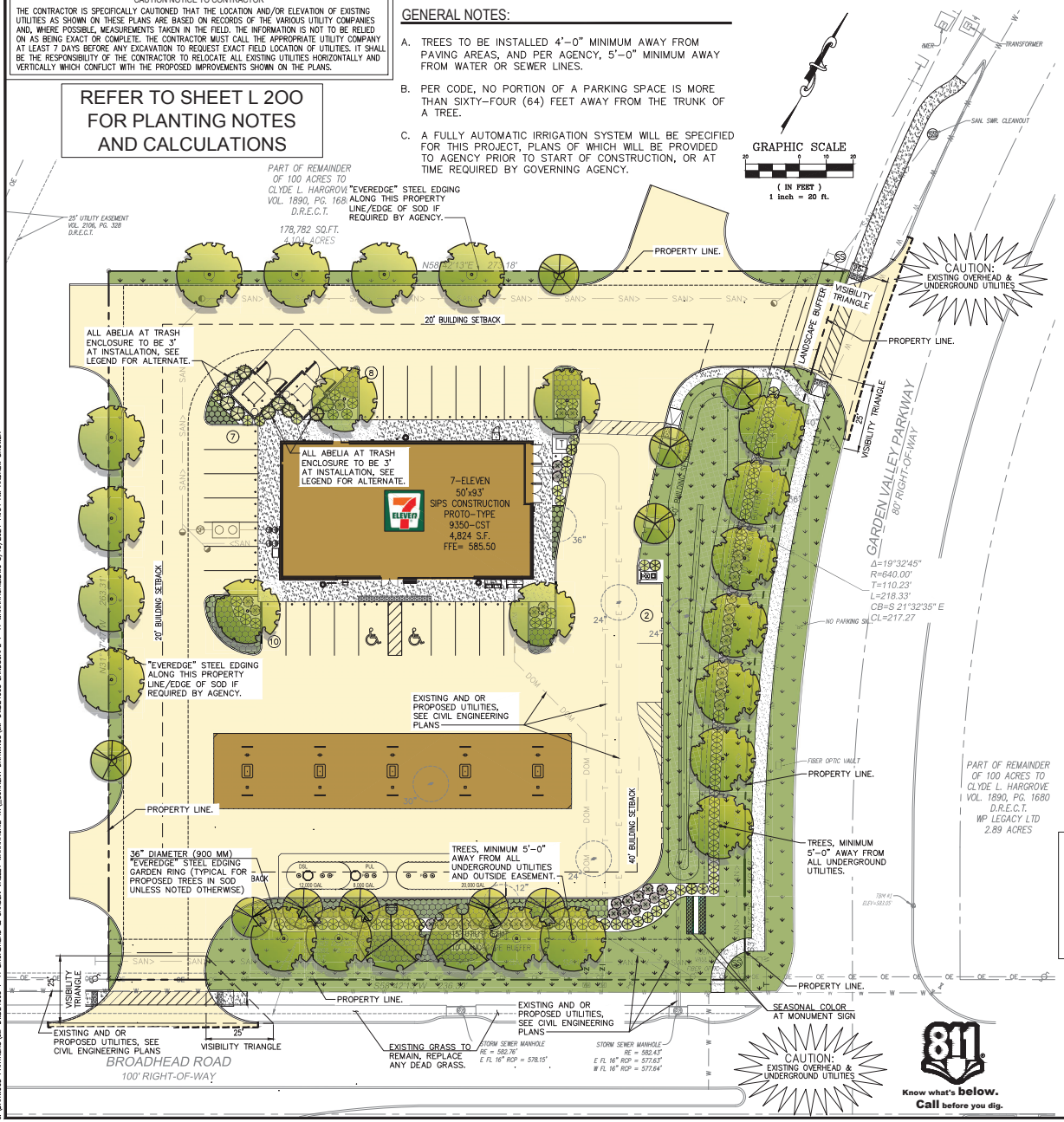
GENERAL NOTES:

A. TREES TO BE INSTALLED 4'-0" MINIMUM AWAY FROM PAVING AREAS, AND PER AGENCY, 5'-0" MINIMUM AWAY FROM WATER OR SEWER LINES.

B. PER CODE, NO PORTION OF A PARKING SPACE IS MORE THAN SIXTY-FOUR (64) FEET AWAY FROM THE TRUNK OF A TREE.

C. A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE SPECIFIED FOR THIS PROJECT, PLANS OF WHICH WILL BE PROVIDED TO AGENCY PRIOR TO START OF CONSTRUCTION, OR AT TIME REQUIRED BY GOVERNING AGENCY.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.



LEGEND:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	INSTALL SIZE	CONTAINER	FLWR COLOR	QUANTITY
EXISTING TREES						
	EXISTING TREES TO BE REMOVED	–	–	–	–	8
CANOPY TREES						
	QUERCUS VIRGINIANA	LIVE OAK	4" CAL.	B&B	INSIGNIFICANT	2
	ULMUS CRASSIFOLIA	CEDAR ELM	4" CAL	B&B	INSIGNIFICANT	23
ACCENT/UNDERSTORY TREES						
	LAGERSTROEMIA INDICA 'DALLAS RED'	CRAPE MYRTLE	6'(FOOT)	CONT.	RED	10
SHRUBS MIN. 3 GALLON (MINIMUM CONTAINER SIZE PER CITY)						
	ABELIA GRANDIFLORA (SEE NOTE 1 BELOW)	GLOSSY ABELIA	–	CONT.	LILAC	10
	ILEX VOMITORIA 'STOKES'	DWARF YAUPON	–	CONT.	WHITE	88
	LEUCOPHYLLUM FRUTESCENS 'THUNDERCLOUD'	TEXAS SAGE	–	CONT.	PINK	46
SOD, GROUND GOVER, MULCH AND MISCELLANEOUS						
	CYNDON DACTYLON 'TIF 419'	BERMUDA GRASS	–	–		15,216± S.F. SOD (NOT ACCOUNTING FOR SLOPE)
	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	–	4" CONT. @ 3" O.C.	YELLOW	2040 S.F.
	CEDAR MULCH OR AGENCY AND CLIENT APPROVED EQUAL, (MIN. 3" DEPTH W/ WEED BARRIER FABRIC)					INSTALL BELOW ALL PROPOSED PLANTING AREAS EXCEPT WHERE GROUNDCOVER OR SOD ARE PROPOSED
	EVEREDGE STEEL EDGING (GARDEN RING WHERE NOTED)					LINEAR FEET PER PLAN

NOTES:

1. IF ABELIA SHOWN AROUND TRASH ENCLOSURE CANNOT BE PURCHASED AT 3'-0" HEIGHT, INSTALL LIGUSTRUM JAPONICUM 'TEXANUM', OR PURPOSE AN ALTERNATE SHRUB FOR CITY APPROVED.

SEASONAL COLOR

70 S.F. (49 SF MINIMUM REQUIRED)

AUG. THRU NOV.	DEC. THRU FEB.	MARCH THRU MAY	JUNE THRU AUG.
PANSIES	POINSETTIA	DIANTHUS	IMPATIENS
ICELAND POPPY	PANSIES	DAHLIAS	DUSTY MILLER
CINERARIA	VIOLA	VINCA ROSEA	SNAP DRAGONS
BEGONIAS	BEGONIAS	BEGONIAS	CHRYSANTHEMUM
LOBELIA	LOBULARIA	LIMONIUM	SALVIA SPLENDENS
TAGETES	CALENDULA	ESCHOLZIA	VERBENA

OWNER:
WP LEGACY LTD
CLYDE HARGROVE
(972) 227-4718
CLHARGROVE@SBCGLOBAL.NET

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

REGISTERED LANDSCAPE ARCHITECT
JOHN MEASELS
3500
STATE OF TEXAS

08/15/2024

SUP LANDSCAPE PLAN
7-ELEVEN
1.49 ACRES
LOT X, BLK X OF THE X ADDITION
TO THE CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS
ZONING: GENERAL RETAIL (GR)
CASE NO: ZDC-139-2024
(07-19-2024)

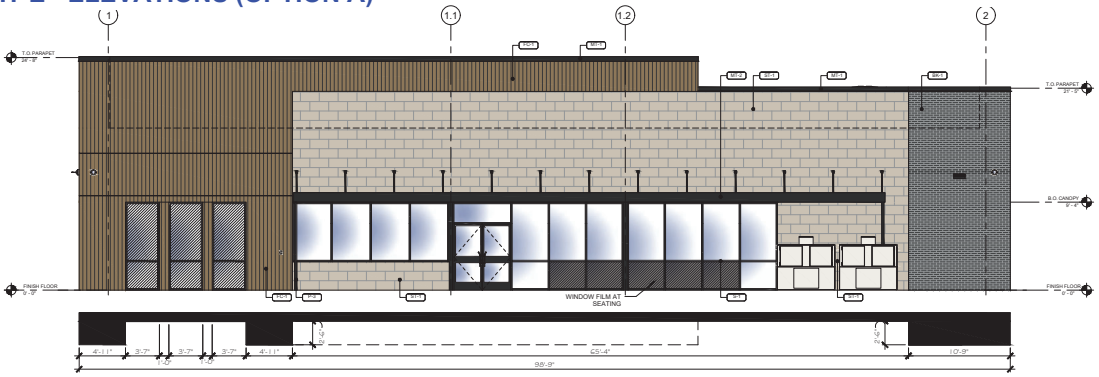
REV	DATE	DESCRIPTION	NAME
	06/13/24	CLIENT REVIEW	JMA
	07/08/24	1ST SUBMITTAL	JMA
	07/24/24	2ND SUBMITTAL	GAB

PROJECT NO: ########
DRAWN BY: ##
CHECKED BY: ##
ISSUE DATE: 08/15/2024
OF

L 100

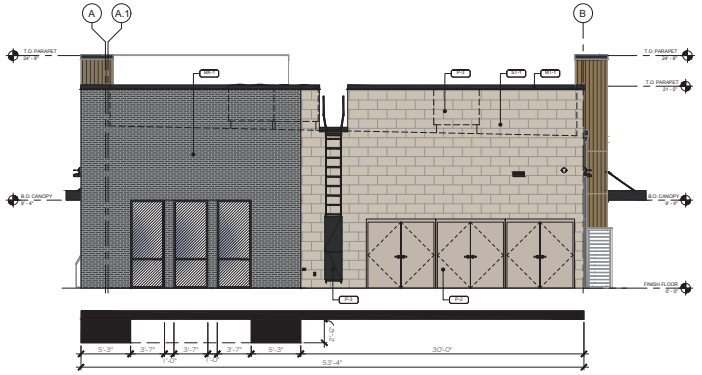
J:\DARWOOD PARTNERS\JM-DWG\2403 7-11 BROADHEAD & GARDEN VALLEY WAXAHACHIE TX_CURRENT DRAWINGS\JM-DWG\2403 LANDSCAPE 7-11 WAXAHACHIE.DWG 8/15/2024 11:34 AM ANDREW BROWER

EXHIBIT E - ELEVATIONS (OPTION A)



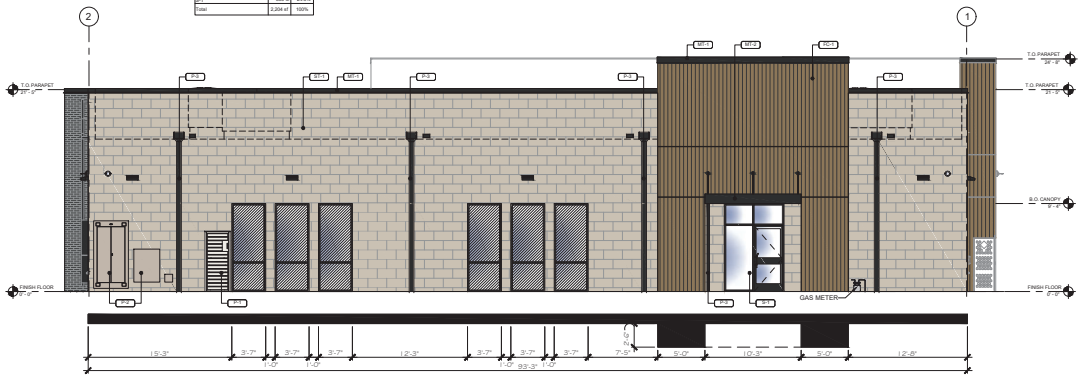
1 ELEVATION - FRONT
3/16" = 1'-0"

Front Elevation Materials	SF	Percent
FC-1	583 sf	27.0%
BK-1	227 sf	10.0%
ST-1	864 sf	39%
S-1	530 sf	24.0%
Total	2,204 sf	100%



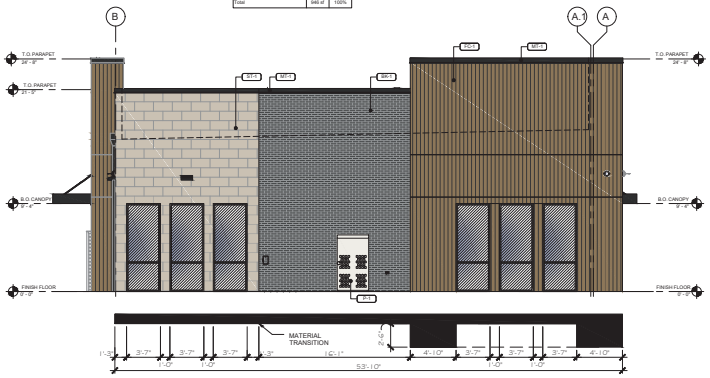
2 ELEVATION - RIGHT SIDE
3/16" = 1'-0"

Right Elevation Materials	SF	Percent
BK-1	368 sf	41.0%
ST-1	424 sf	48.0%
S-1	100 sf	11.0%
Total	946 sf	100%



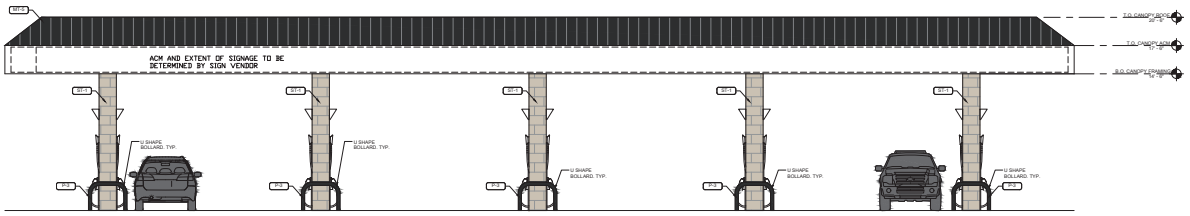
3 ELEVATION - REAR
3/16" = 1'-0"

Rear Elevation Materials	SF	Percent
FC-1	865 sf	18.0%
ST-1	1,008 sf	70.0%
S-1	260 sf	12.0%
Total	4,163 sf	100%

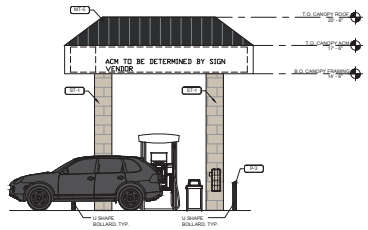


4 ELEVATION - LEFT SIDE
3/16" = 1'-0"

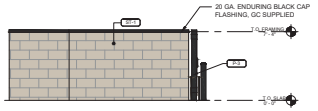
Left Elevation Materials	SF	Percent
FC-1	446 sf	37.0%
BK-1	338 sf	28.0%
ST-1	221 sf	18.0%
S-1	200 sf	17.0%
Total	1,205 sf	100%



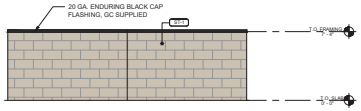
5 GAS CANOPY ELEVATION - FRONT
3/16" = 1'-0"



6 GAS CANOPY ELEVATION - SIDE
3/16" = 1'-0"



7 SIDE DUMPSTER ENCL. ELEVATION
3/16" = 1'-0"



8 BACK DUMPSTER ENCL. ELEVATION
3/16" = 1'-0"



9 FRONT DUMPSTER ENCL. ELEVATION
3/16" = 1'-0"

MATERIAL PALETTE



FC-1
FIBER CEMENT PANELS
NICHIHA - CEDAR

BK-1
CORONADO STONE - WIRECUT BRICK - "BLACK FOREST"

ST-1
CORONADO STONE FRENCH LIMESTONE "FRENCH WHITE"

CMU-1
8" ARCHITECTURAL CMU
COLOR: NATURAL
PAINT: SW 7522 MEADOWLARK

S-1
KAWNEER 451T VG ALUMINUM STOREFRONT FRAME
COLOR: #29 BLACK

MT-1
DUROLAST PRE-FINISHED METAL COPING
COLOR: COAL BLACK

MT-2
MAPES PRE-FINISHED CANOPY -
MATTE BLACK

MT-5
STANDING SEAM ROOF SNAP-ON "BLACK"

P-1
PAINT
SHERWIN WILLIAMS - SW 7005 PURE WHITE

P-2
PAINT
SHERWIN WILLIAMS - SW 6072 VERSATILE GRAY
HOLLOW METAL DOORS & FRAMES, ELECTRICAL PANELS

P-3
PAINT
SHERWIN WILLIAMS - TRICORN BLACK - SW 6258
TRASH ENCLOSURE, BOLLARDS, DOWNSPOUTS, FUEL CANOPY COLUMNS

Rev. #	Date	Description

PROTO: CST 9350

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TX 75063

7-ELEVEN #XXXXX
BROADHEAD STREET & GARDER VALLEY ROAD
WAXAHACHIE, TX

PRELIMINARY EXTERIOR ELEVATIONS

THE DIMENSION GROUP
ARCHITECTURE/CIVIL ENGINEERING/INTERIORS
1000 N. CENTRAL EXPRESSWAY, SUITE 210
TEL: 214-414-4100 www.thedimensiongroup.com

Job#: 240-036
Scale: AS NOTED
Date: 7/18/24
Drawn By:
Checked By:

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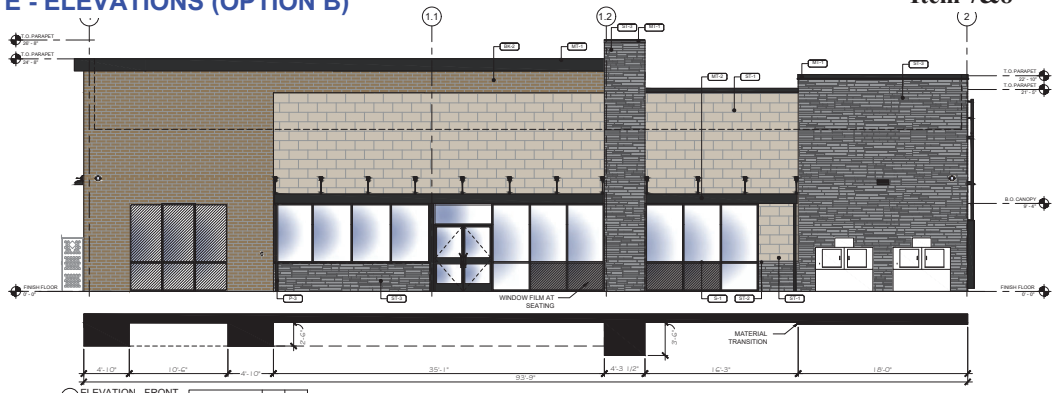
7/18/24

SHEET:
P-ELEV

CST - SIPS

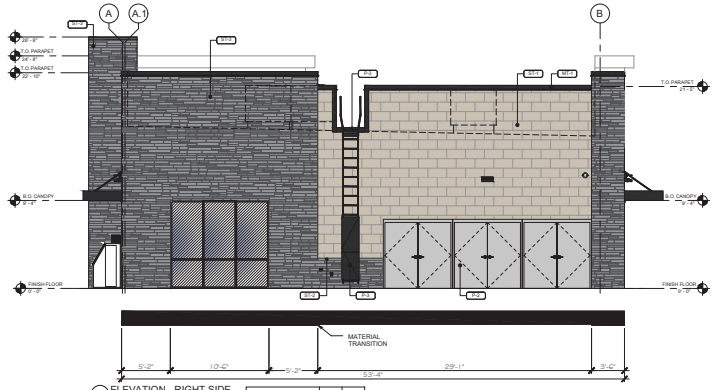
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DRAWING NAME: 3D_XA-EXTERIOR ELEVATIONS PRELIM 2024.07.17.DWG
PRINT DATE: Jul 18, 2024 - 12:39pm

EXHIBIT E - ELEVATIONS (OPTION B)



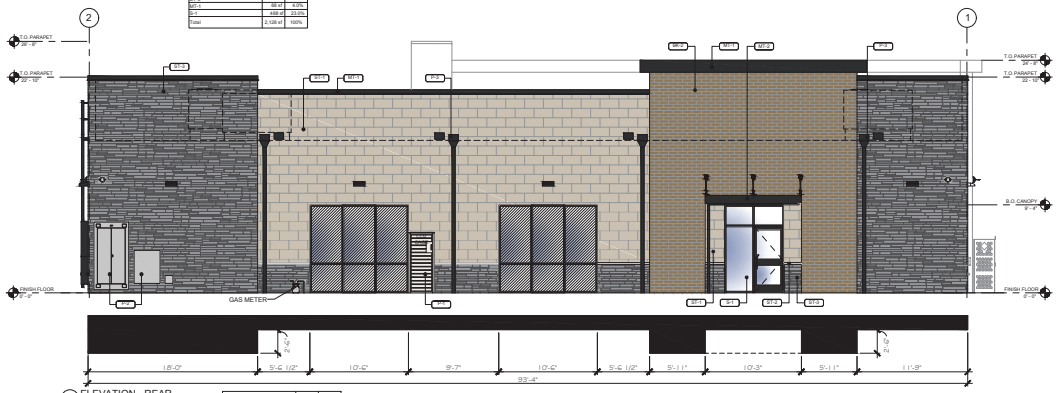
1 ELEVATION - FRONT
3/16" = 1'-0"

Front Elevation Materials	SF	Percent
BK-2	456 sf	21.3%
ST-1	624 sf	29.2%
ST-3	497 sf	23.2%
MT-1	88 sf	4.0%
S-1	488 sf	22.8%
Total	2,138 sf	100%



2 ELEVATION - RIGHT SIDE
3/16" = 1'-0"

Right Elevation Materials	SF	Percent
ST-1	418 sf	36.6%
ST-3	470 sf	40.5%
MT-1	33 sf	2.9%
S-1	98 sf	8.5%
P-2 ELECTRICAL DOORS	164 sf	14.0%
Total	1,162 sf	100%



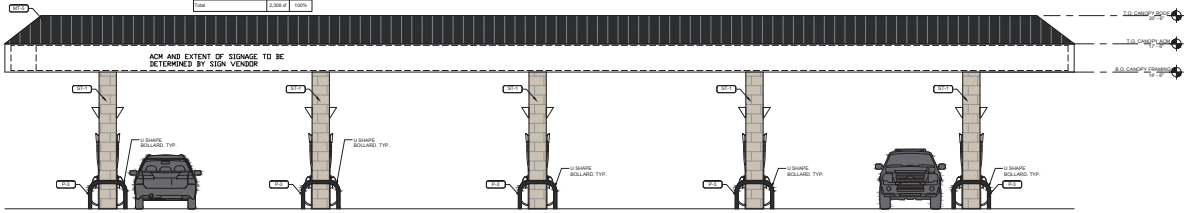
3 ELEVATION - REAR
3/16" = 1'-0"

Rear Elevation Materials	SF	Percent
BK-2	418 sf	18.0%
ST-1	765 sf	33.0%
ST-3	805 sf	35.0%
MT-1	64 sf	3.0%
S-1	256 sf	11.0%
Total	2,308 sf	100%

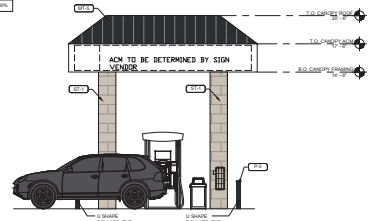


4 ELEVATION - LEFT SIDE
3/16" = 1'-0"

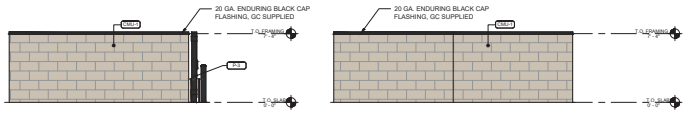
Left Elevation Materials	SF	Percent
BK-2	415 sf	33.0%
ST-1	296 sf	23.6%
ST-3	392 sf	31.0%
MT-1	42 sf	4.0%
S-1	98 sf	8.5%
Total	1,236 sf	100%



5 GAS CANOPY ELEVATION - FRONT
3/16" = 1'-0"



6 GAS CANOPY ELEVATION - SIDE
3/16" = 1'-0"



7 SIDE DUMPSTER ENCL. ELEVATION
3/16" = 1'-0"

8 BACK DUMPSTER ENCL. ELEVATION
3/16" = 1'-0"



9 FRONT DUMPSTER ENCL. ELEVATION
3/16" = 1'-0"

MATERIAL PALETTE



BK-2
THIN BRICK
ACME (METROBRICK)
COLOR: BROWNSTONE

ST-1
CORONADO STONE
FRENCH LIMESTONE
"FRENCH WHITE"

ST-2
STONE SILL
CORONADO STONE
900 SERIES TRIM - GRAY

ST-3
STONE VENEER
CORONADO STONE
PRO-LEDGE - HURON

S-1
KAWNEER 451T VG
ALUMINUM STOREFRONT FRAME
COLOR: #29 BLACK

CMU-1
8" ARCHITECTURAL CMU
COLOR: NATURAL
PAINT: SW 7522
MEADOWLARK

MT-1
DUROLAST
PRE-FINISHED METAL COPING
COLOR: COAL BLACK

MT-2
MAPES PRE-FINISHED
CANOPY -
MATTE BLACK

MT-5
STANDING SEAM ROOF
SNAP-ON
"BLACK"

P-1
PAINT
SHERWIN WILLIAMS -
SW 7005 PURE WHITE

P-2
PAINT
SHERWIN WILLIAMS -
SW 6072 VERSATILE GRAY
HOLLOW MEATAL DOORS &
FRAMES, ELECTRICAL
PANELS

P-3
PAINT
SHERWIN WILLIAMS -
TRICORN BLACK - SW 6258
TRASH ENCLOSURE,
BOLLARDS, DOWNSPOUTS,
FUEL CANOPY COLUMNS

Description	Date	Rev. #

PROTO: CST 9350

7-ELEVEN, INC.
3000 HACKBERRY ROAD, IRVING, TX 75063

7-ELEVEN #XXXXX
BROADHEAD STREET & GARDER VALLEY ROAD
WAXAHACHIE, TX

PRELIMINARY EXTERIOR ELEVATIONS

THE DIMENSION GROUP
ARCHITECTURE/CIVIL ENGINEERING/INTERIOR DESIGN
TBPE FIRM REGISTRATION #F-3121
TBAE FIRM REGISTRATION #BR-1
TEL: 214-614-4900 www.thedimensiongroup.com

Job#: 240-036
Scale: AS NOTED
Date: 7/18/24
Drawn By:
Checked By:

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7/18/24

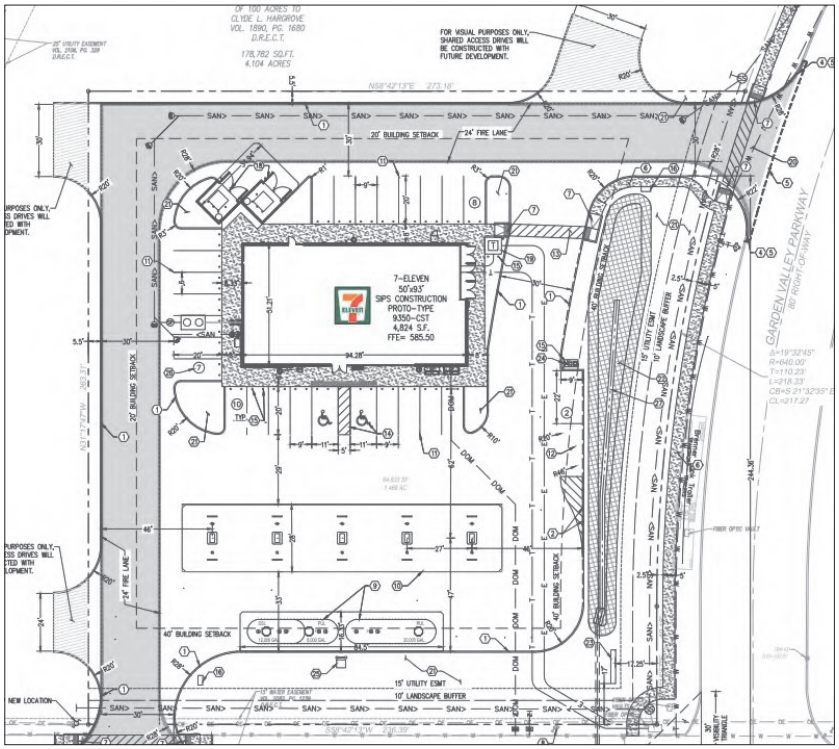
SHEET:
P-ELEV

CST - SIPS

PRINTED BY: BRIDGE
DRAWING NAME: 3D_XA-EXTERIOR ELEVATIONS PRELIM 2024.07.17.DWG PRINT DATE: Jul 18, 2024 - 12:57pm

EXHIBIT F - SIGNAGE PLAN

Item 7&8



BROADHEAD AND GARDEN VALLEY
WAXAHACHIE, TX 75165

7-ELEVEN #1056075

08/07/24_AC/DD

7-11-1056075_WAXAHACHIE_TX_J

SignResource
A Royston Group Company

Los Angeles • Knoxville

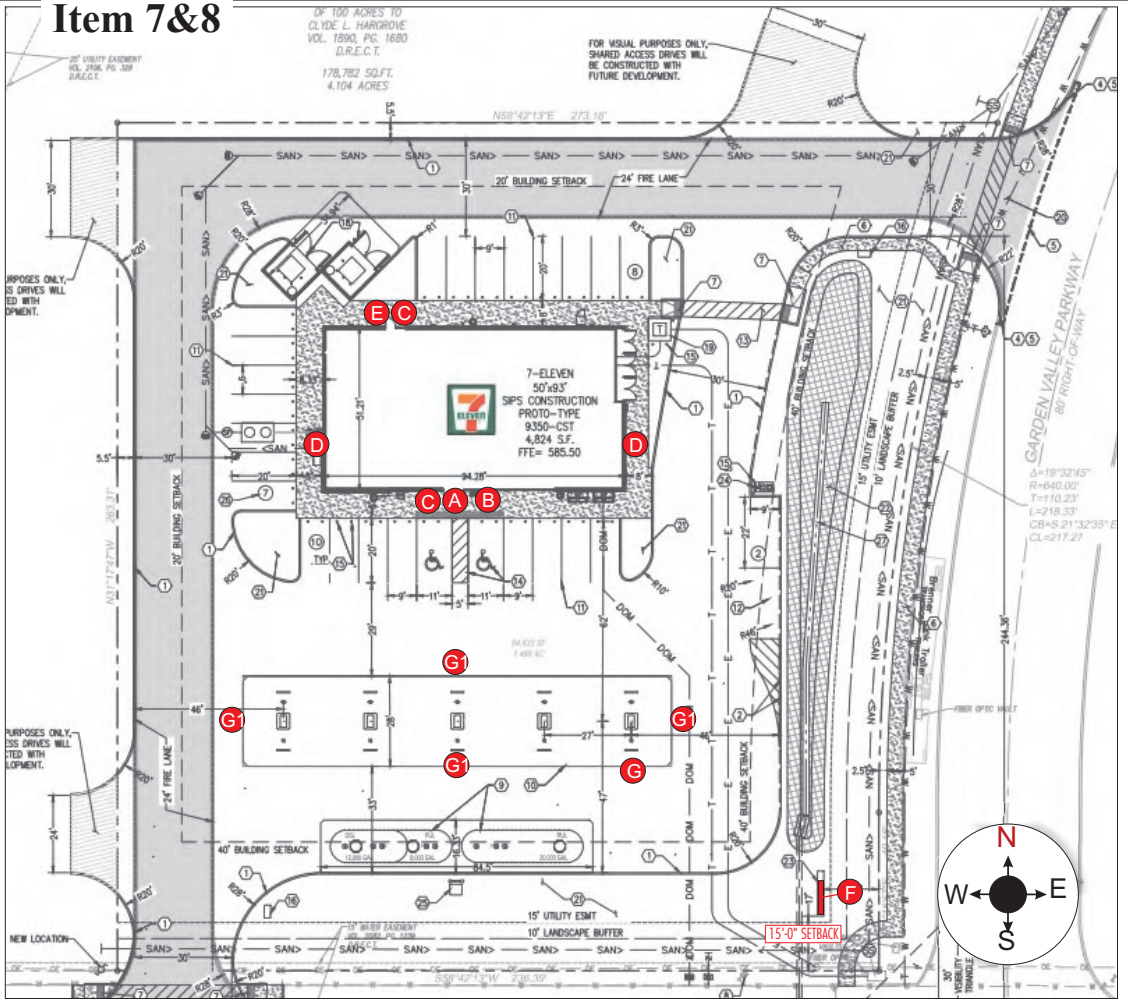
800-423-4283

www.SignResource.com

EXHIBIT F - SIGNAGE PLAN

Item 7&8

	SQUARE FOOTAGE:
A 84" 7-Eleven Wall Sign	44.91 SQ.FT. QTY (1)
B Illuminated Stripes (wall)	N/A
C Welcome Sign	N/A
D 84" 7-Eleven Channel Letter Sign	36.6 SQ.FT. QTY (2)
E 72" 7-Eleven Channel Letter Sign	27.06 SQ.FT.
F MID Sign	70.06 SQ.FT. QTY (1)
G 24" Canopy Sign	22.08 SQ.FT.
G1 Non-Illuminated Canopy Stripes	3.07 SQ.FT. EACH QTY (2)
TOTAL BUILDING SIGNAGE:	145.17 SQ.FT.
MAX ALLOWED:	145.46 SQ.FT.



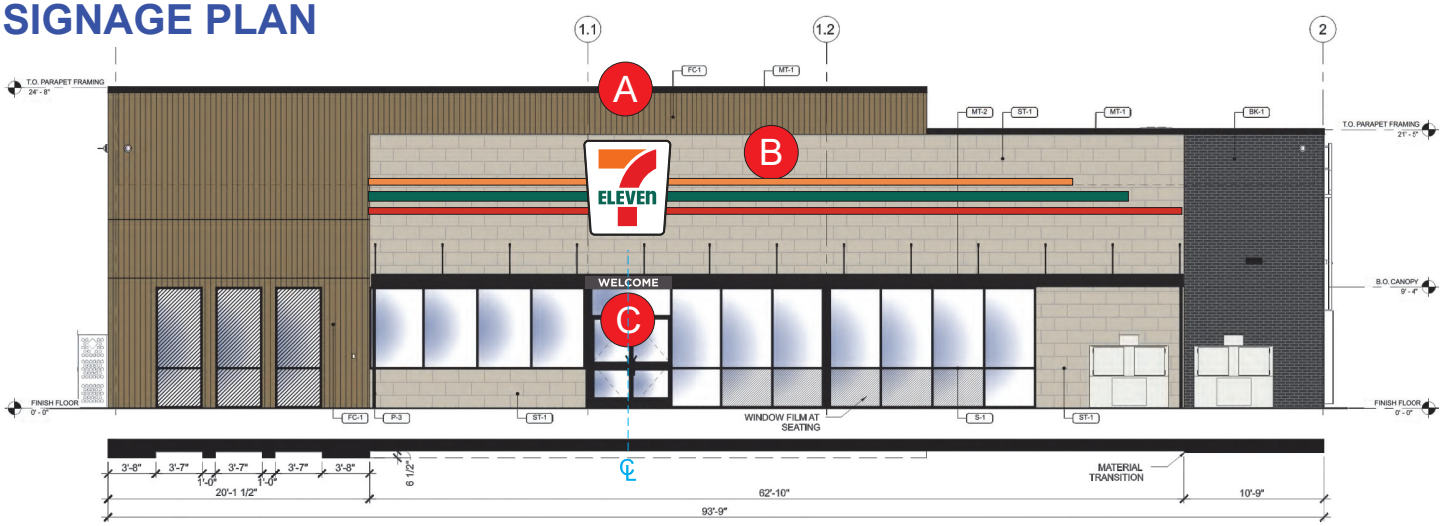
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JM-DWD24003 | 07/24/2024 | C100

Site Overview

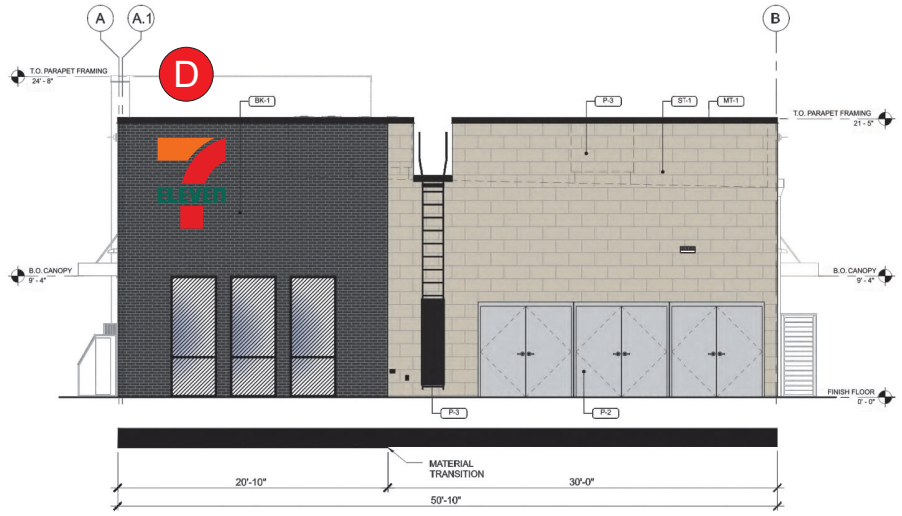
Building Materials are for sign visuals only. Actual Elevations will be approved by Elevation exhibit

EXHIBIT F - SIGNAGE PLAN



PROPOSED SOUTH ELEVATION:
Scale 1:115

SQUARE FOOTAGE:	
PROPOSED: FRONT WALL WALL SIGN - A	 44.91 SQ.FT. EACH
TOTAL:	44.91 SQ.FT

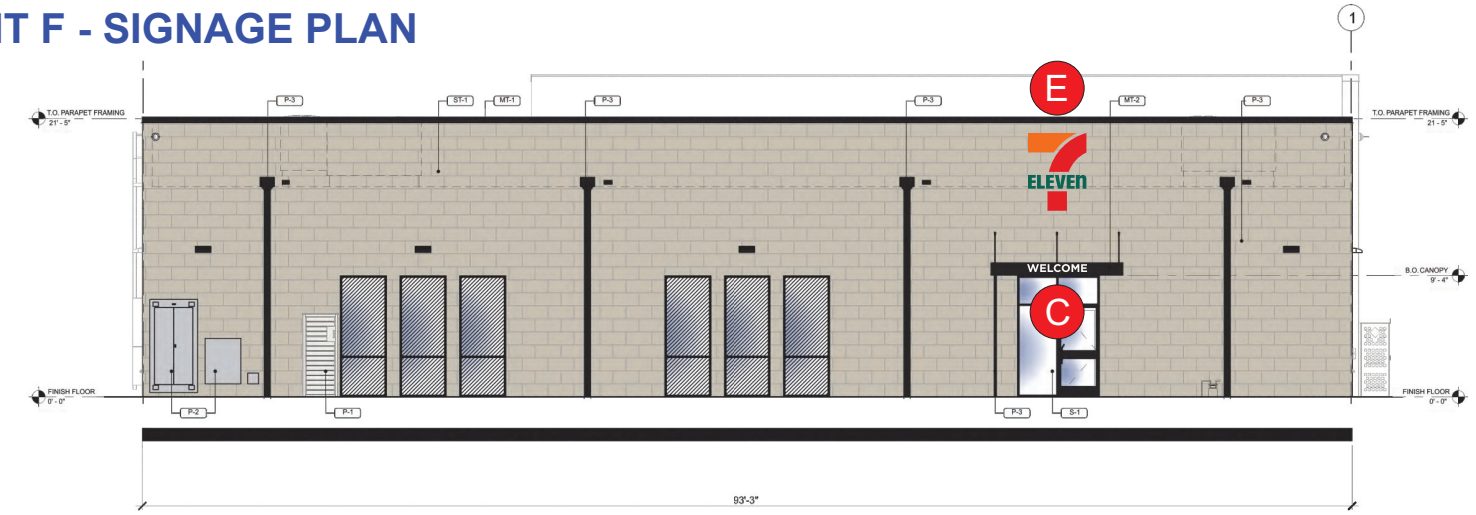


PROPOSED EAST ELEVATION:
Scale 1:115

SQUARE FOOTAGE:	
PROPOSED: SIDE WALL WALL SIGN - D	 36.6 SQ.FT. EACH
TOTAL:	36.6 SQ.FT

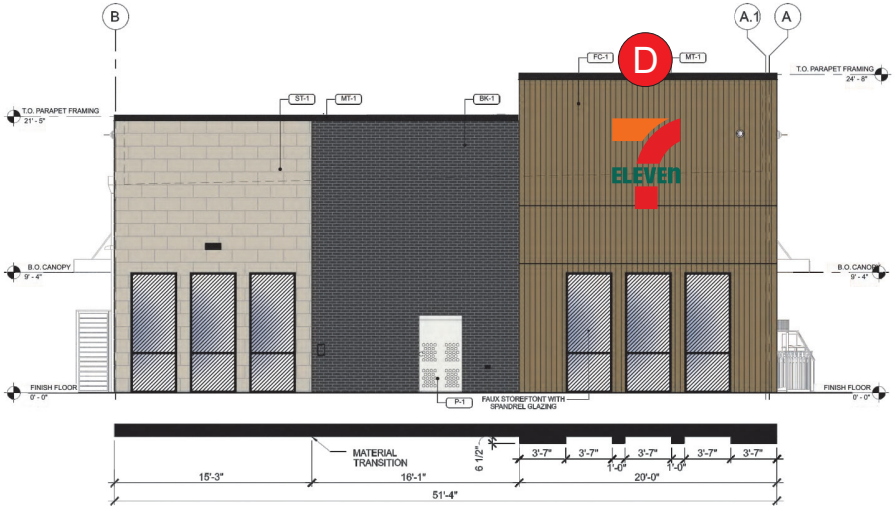
Building Materials are for sign visuals only. Actual Elevations will be approved by Elevation exhibit

EXHIBIT F - SIGNAGE PLAN



E PROPOSED NORTH ELEVATION:
Scale 1:115

SQUARE FOOTAGE:	
PROPOSED: REAR WALL WALL SIGN - E	 27.06 SQ.FT. EACH
TOTAL:	27.06 SQ.FT.

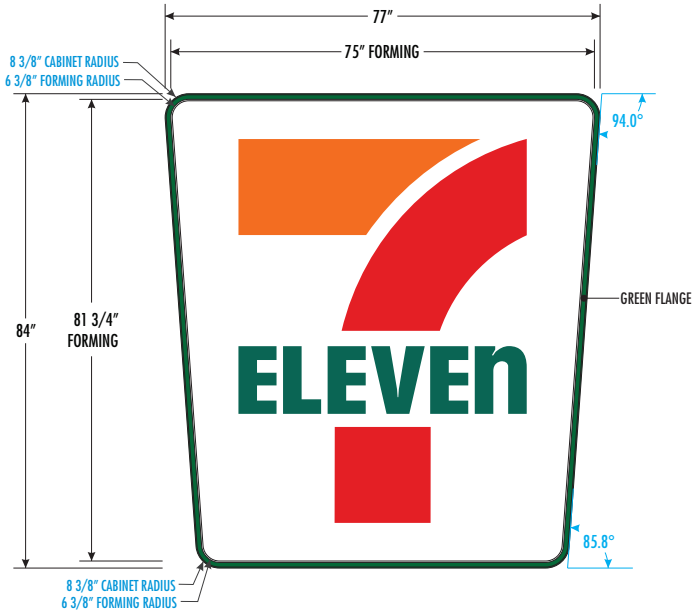


D PROPOSED WEST ELEVATION:
Scale 1:115

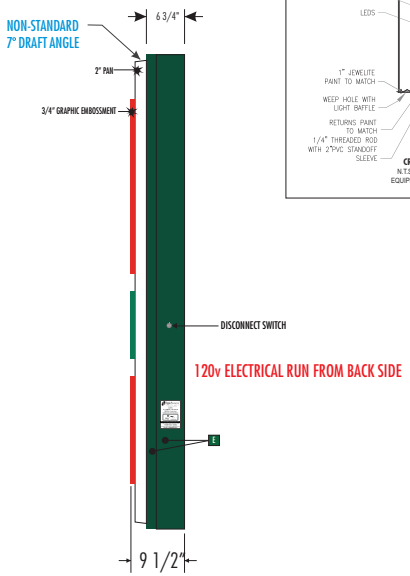
SQUARE FOOTAGE:	
PROPOSED: SIDE WALL WALL SIGN - D	 36.6 SQ.FT. EACH
TOTAL:	36.6 SQ.FT

EXHIBIT F - SIGNAGE PLAN

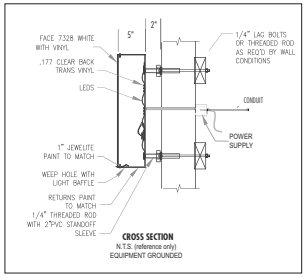
Item 7&8



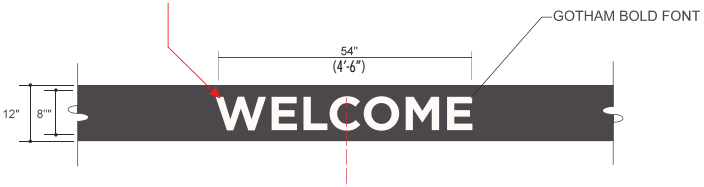
FRONT VIEW



END VIEW



VINYL TO BE APPLIED TO CANOPY - FIRST SURFACE

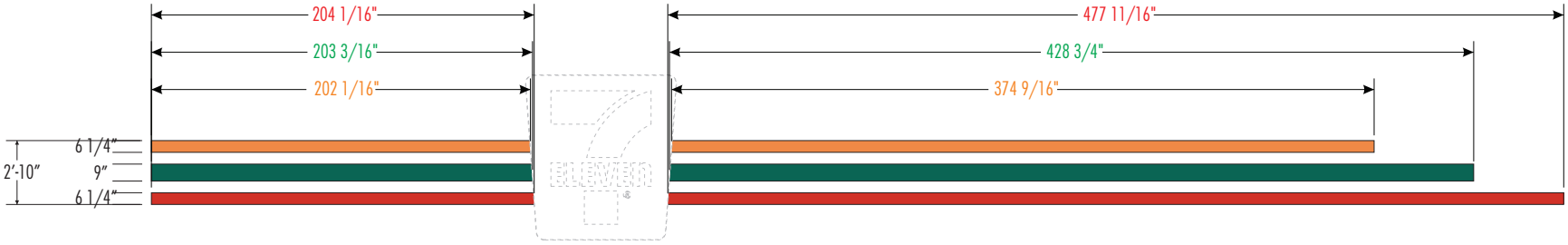


C WELCOME SIGN
PART #: SENVNLWEL0854

A Front & Side View
Scale 1:22

PART #: SEN24W84EM

SQUARE FOOTAGE:
Display Square Footage(Cabinet): **44.91**



B ILLUMINATED STRIPES
SCALE: 1:60

PART #: To Be Assigned

Wall Sign Detail

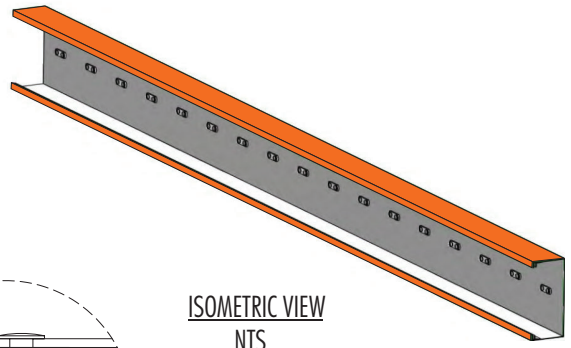
EXHIBIT F - SIGNAGE PLAN

Item 7&8

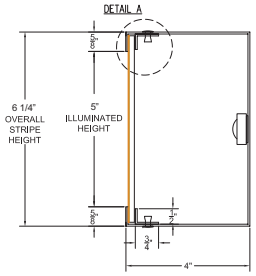
ILLUMINATION VIEW
WITH FACE INSTALLED

LED ILLUMINATION

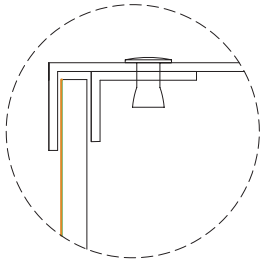
NOTE: ALUMINUM
PAINTED TO MATCH
NON-ILLUMINATED
VINYL COLOR



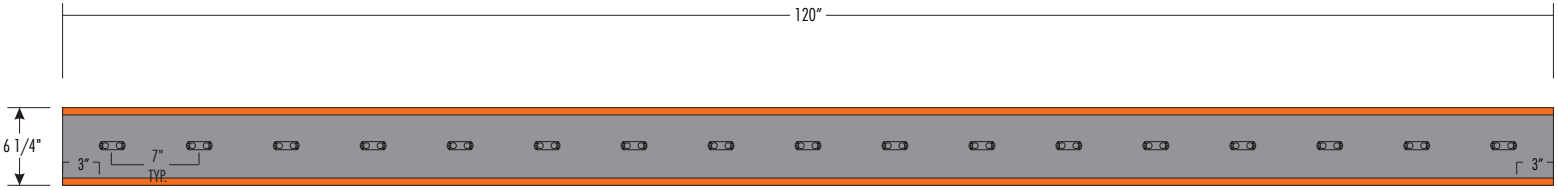
ISOMETRIC VIEW
NTS



SECTION VIEW
AS SEEN INSTALLED
SCALE: 1:4



DETAIL A



FRONT VIEW
SCALE: 1:10



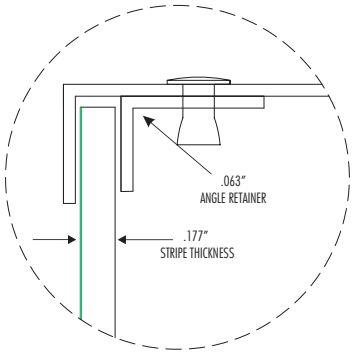
BOTTOM VIEW
SCALE: 1:10

Wall Sign Detail

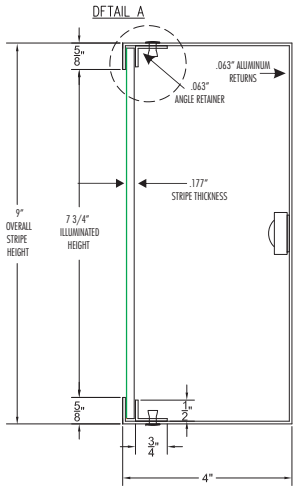
EXHIBIT F - SIGNAGE PLAN

Item 7&8

ILLUMINATION VIEW
WITH FACE INSTALLED

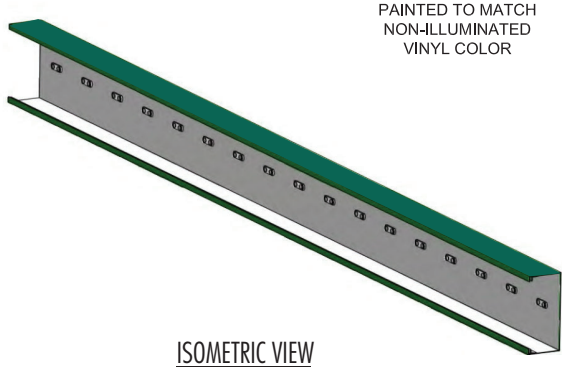


DETAIL A

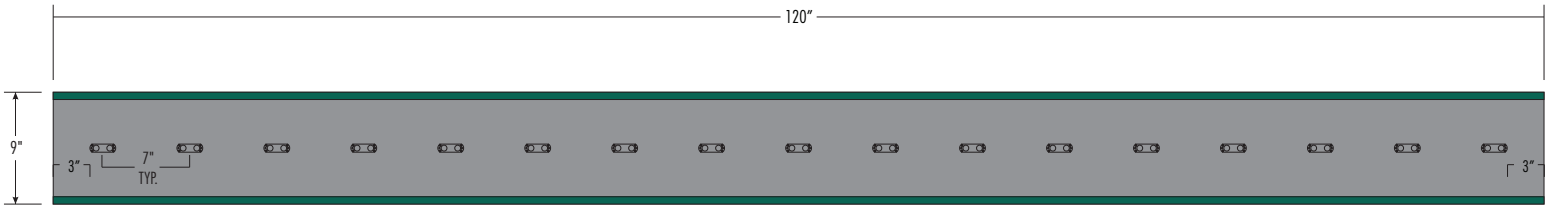


SECTION VIEW
AS SEEN INSTALLED
SCALE: 1:4

NOTE: ALUMINUM
PAINTED TO MATCH
NON-ILLUMINATED
VINYL COLOR



ISOMETRIC VIEW
NTS



FRONT VIEW
SCALE: 1:10



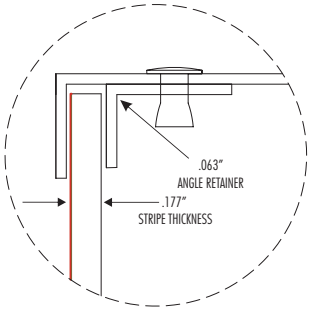
BOTTOM VIEW
SCALE: 1:10

Wall Sign Detail

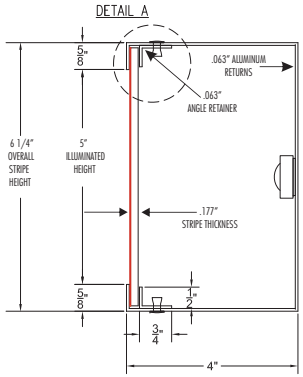
EXHIBIT F - SIGNAGE PLAN

Item 7&8

ILLUMINATION VIEW
WITH FACE INSTALLED

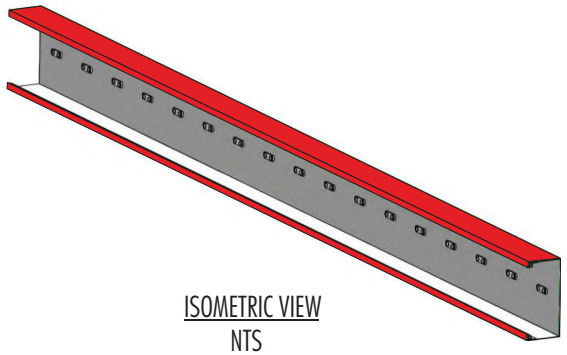


DETAIL A

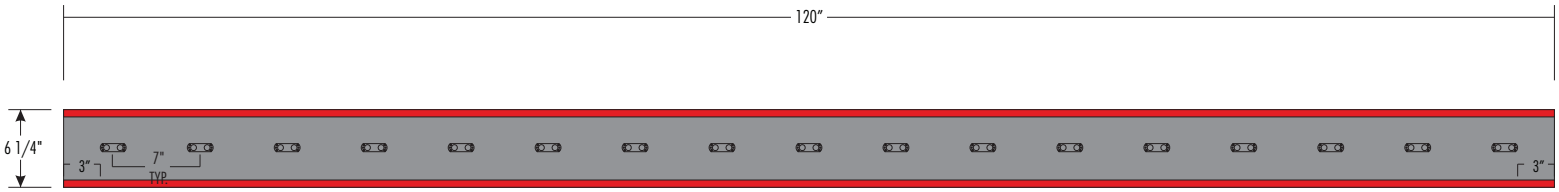


SECTION VIEW
AS SEEN INSTALLED
SCALE: 1:4

NOTE: ALUMINUM
PAINTED TO MATCH
NON-ILLUMINATED
VINYL COLOR



ISOMETRIC VIEW
NTS



FRONT VIEW
SCALE: 1:10



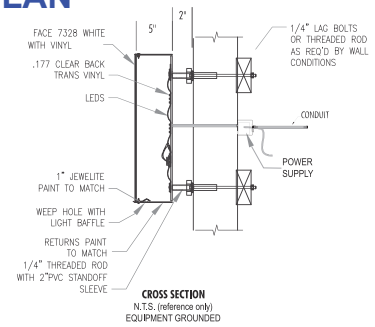
BOTTOM VIEW
SCALE: 1:10

Wall Sign Detail

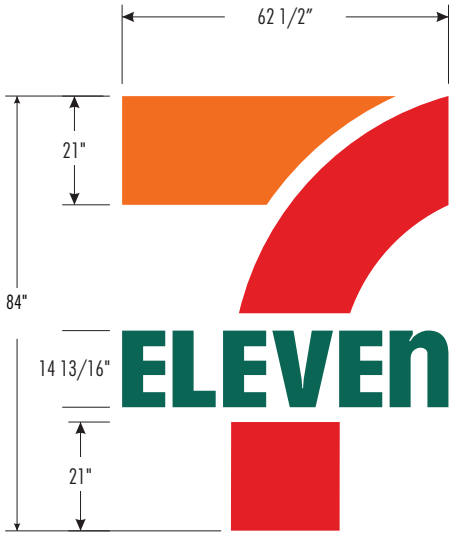
EXHIBIT F - SIGNAGE PLAN

Item 7&8





HALO & FACE ILLUMINATED CHANNEL LETTERS



FRONT VIEW



SIDE VIEW

D

Front View - **84" Wall Sign**

Internally Illuminated Remote Channel Logo

SCALE 1:24

SQUARE FOOTAGE:
Display Square Footage : **36.6**

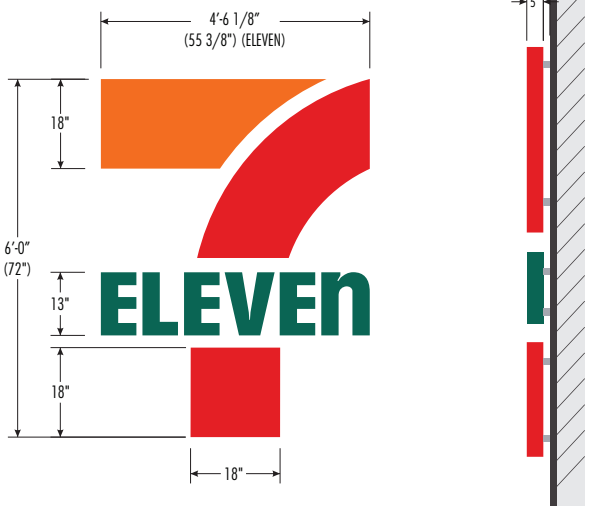
PART #: SEN24CL84HFI

Wall Sign Detail

EXHIBIT F - SIGNAGE PLAN

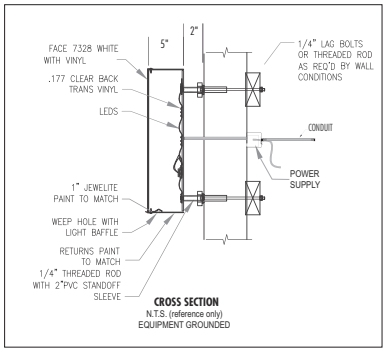
Item 7&8





FRONT VIEW

SIDE VIEW
NTS



E FRONT & SIDE VIEW - 72" 7-ELEVEN CHANNEL LETTERS
Scale 1:25

PART #: SENCL72HFI

SQUARE FOOTAGE:
Display Square Footage(Cabinet): **27.06**

Wall Sign Detail

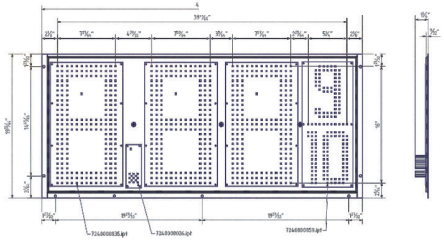
EXHIBIT F - SIGNAGE PLAN

LED ILLUMINATION

NOTE: VENTILATION REQUIRED FOR LEDs

NOTE: ALL TRACKING AND PLATES ARE APPLIED TO THE SECOND SURFACE

Item 7&8

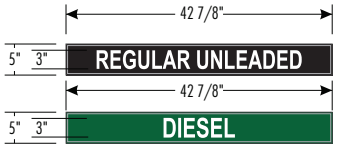


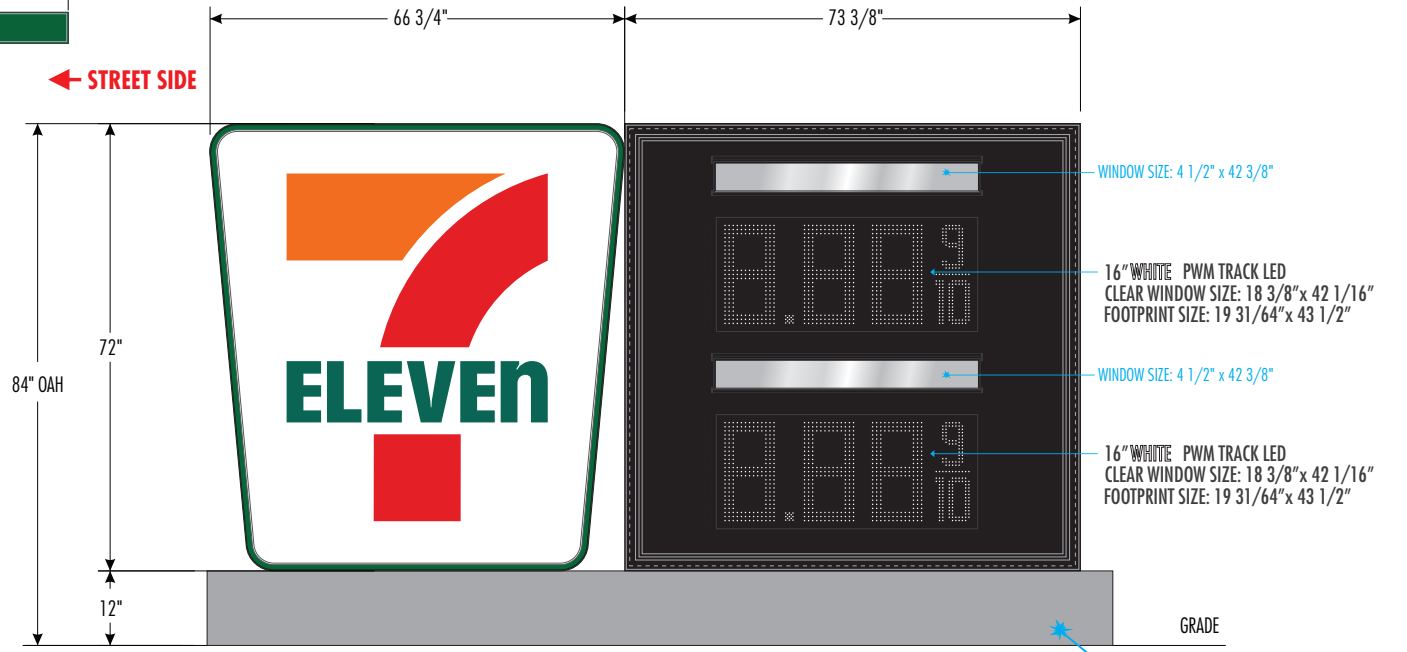
16" CUT SHEET



ILLUMINATED VIEW

WORDPLATES
PART # SENVPT2PD5X43A01
WHITE COPY ON BLACK/GREEN BACKGROUND





PER SECTION 5.08 - MONUMENT SIGN MUST BE MADE OF STONE, CONCRETE, BRICK, OR OTHER SIMILAR MATERIALS. THE MONUMENT SIGN SHALL BE SOLID FROM THE GROUND UP AND ALL SUPPORTS SHALL BE CONCEALED.

NOTE: CONCRETE BLOCK BASE; FINISHED WITH SAME MATERIAL AS CANOPY COLUMNS

F Face View & Side Detail:
Scale 1:20

SQUARE FOOTAGE:
Display Square Footage (Cabinets Combined): **70.06**

7-ELEVEN PART NO. : SEN24ZC72CPID
PRICER: SENZCLED2UD7273A01

Main I.D.

EXHIBIT F - SIGNAGE PLAN

SITE OVERVIEW

TE: PROPOSED ELEVATION FOR CONCEPT ONLY, S Item 7&8 ATION TO BE PROVIDED IF NEEDED

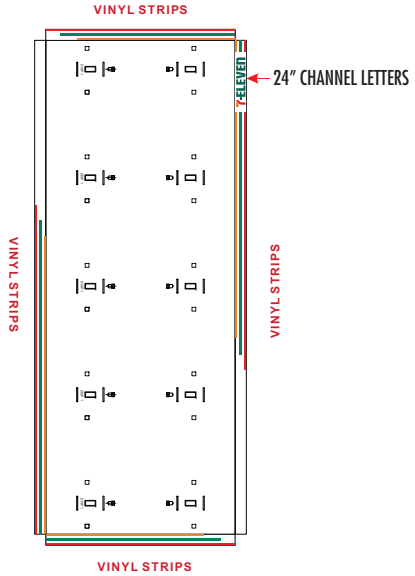
NOTE: EYEBROW LIGHTING NOT ALLOWED PER CODE

36" HEIGHT OF ACM

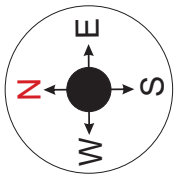
RED STRIPE TO BE 2/3 CANOPY LENGTH

GARDEN VALLEY PKWY

BUILDING SIDE



BROADHEAD RD.



VINYL STRIPES
TO BE SUPPLIED AND INSTALLED BY OTHERS

Canopy

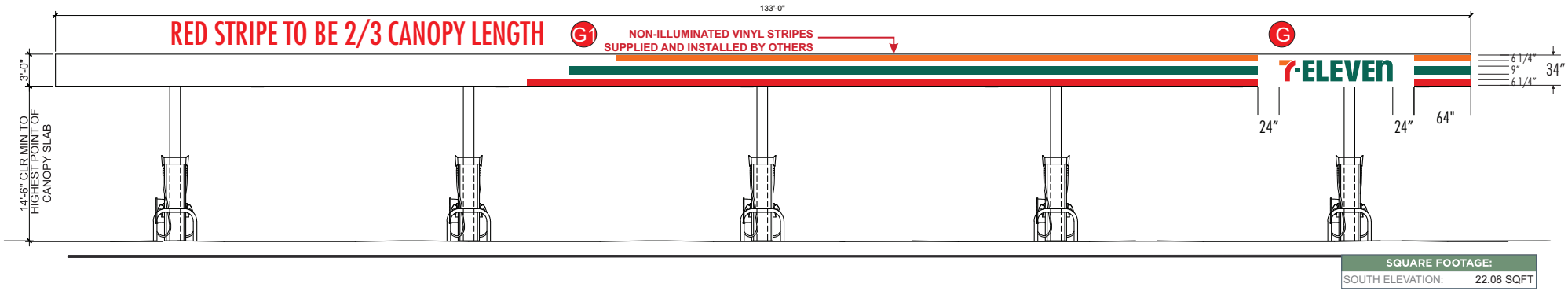
SCALE: NTS

EXHIBIT F - SIGNAGE PLAN

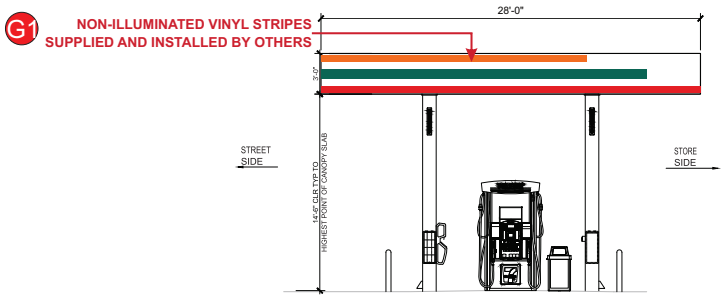
NOTE: FUEL CANOPY SIGNS ARE NOT ADDRESSED IN COUNTY CODE; MUST Item 7&8 REVIEW AND APPROVAL.

NOTE: EYEBROW LIGHTING NOT ALLOWED PER CODE

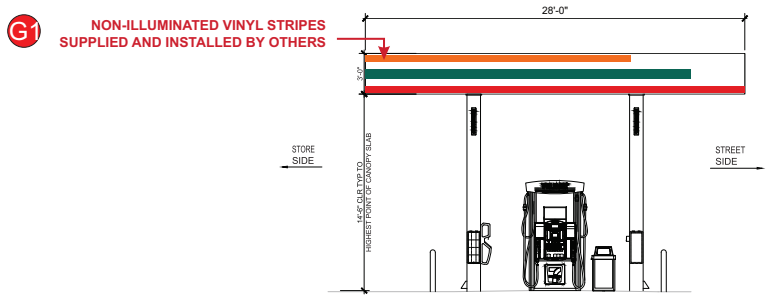
RED STRIPE TO BE 2/3 CANOPY LENGTH



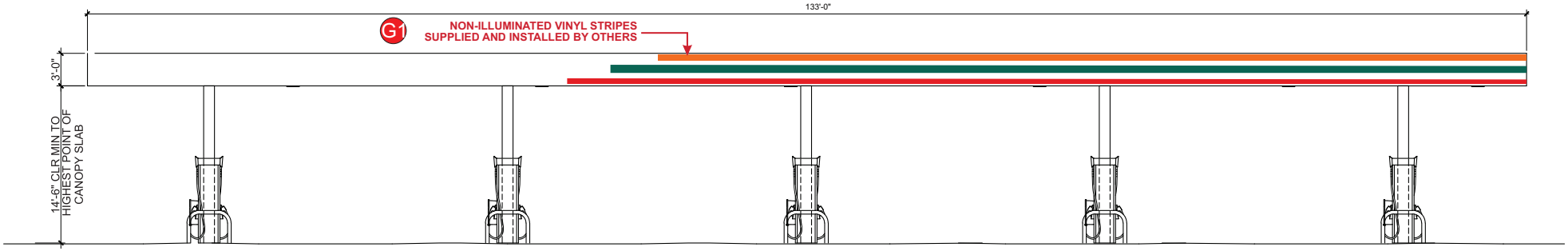
SQUARE FOOTAGE:	
SOUTH ELEVATION:	22.08 SQFT



SQUARE FOOTAGE:	
WEST ELEVATION:	N/A



SQUARE FOOTAGE:	
EAST ELEVATION:	N/A



SQUARE FOOTAGE:	
NORTH ELEVATION:	N/A

TYPICAL FUEL CANOPY LAYOUT DISPLAYED - WILL REQUIRE SURVEY FOR EXACT SIZE

VINYL STRIPS
TO BE SUPPLIED AND INSTALLED BY OTHERS

SCALE: 1:110

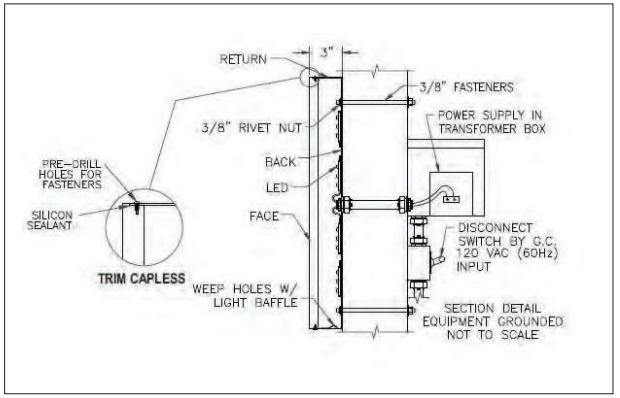
Canopy

EXHIBIT F - SIGNAGE PLAN

Item 7&8

ILLUMINATION VIEW

LED ILLUMINATION



NO TRIMCAP
RETURNS MATCH FACE COLOR



END VIEW

FRONT VIEW

END VIEW

TO BE INSTALLED @ SOUTH ELEVATION

G 24" 7-Eleven Channel Letter Sign
Scale 1:16

PART #: SEN24LTR24E01

SQUARE FOOTAGE:
Display Square Footage (Cabinets Combined): **22.08**

Canopy Details

7-Eleven Paint Specs		
Sample	Description	Applied to
	3M Scotchcal **3730-6537** Pantone PMS 336 C	MID Logo
	3M Scotchcal **3730-2723** Pantone PMS 2347 X GC	MID Logo
	3M Scotchcal **3730-3243** Pantone PMS 1505 X GC	MID Logo
	PMS BLACK	MID Logo
	881E - SILVER	MID Logo
	White	MID Background Canopy fascia Grade / Ancillary Copy
	TRICORN Black	Poles / Cabinets

7-Eleven Paint Specifications

Sign Resource

CODE CHECK

SITE INFO
DATE COMPLETED: 3-14-24
CUSTOMER NAME: 7-Eleven
PROPERTY ID: 1056075
SITE ADDRESS: Garden Valley Parkway, Waxahachie, TX 75165
ZONING: GR General Retail
OVERLAY DISTRICT: no
MSP? Yes ☐ No ☒ Unknown ☐ (NOTE ANY PROHIBITED SIGNS OR RESTRICTIONS NOT COVERED) See end notes for list of prohibited signs.
TOLL ROAD AUTHORITY: Yes ☐ No ☒
CITY/COUNTY INFORMATION
JURISDICTION: City of Waxahachie
CONTACT: Zach King
PHONE: 469-309-4294
EMAIL: zking@waxahachie.com
WEBSITE/LINK: https://www.waxahachie.com/
WHEN WERE REGS LAST UPDATED? Current March 1, 2024
GAS CANOPY SIGNS
SIZE RESTRICTIONS: Greater of 10% of face of canopy, or 25 sf.
NUMBER OF SIGNS ON CANOPY: 1 per canopy face.
CAN SIGNS EXTEND BEYOND FASCIA(ABOVE/BELOW): Yes ☐ No ☒
ILLUMINATION RESTRICTIONS: The internal illumination of a canopy is limited to the portions of the canopy face upon which a sign or illuminated stripe is permitted.
GAS PUMP SIGNAGE/DECAL ALLOW: Submit proposal.
DO STRIPES COUNT IN SIGN AREA? (illuminated/non-illuminated): Yes ☐ No ☒
IS EYEBROW ILLUMINATION ALLOWED?: Yes ☐ No ☒
SED REQUIRED? Yes ☐ No ☒
NOTES: The sign may consist of only the name, logo, or both of the business at the location of the canopy. An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the face of the canopy. The width or thickness of the stripe shall be limited to one-third (⅓) of the vertical dimension of the face of the canopy. A canopy sign shall have a minimum clearance of eight (8) feet above any sidewalk/pedestrian travel surface, and fourteen (14) feet above any vehicular parking or circulation surface.
BUILDING SIGNS
ARE BUILDING SIGNS ALLOWED? Yes ☒ No ☐ DO THEY COUNT AGAINST PROPERTY ALLOWANCES? Yes ☐ No ☒
NUMBER ALLOWED PER BUILDING OR PER PROPERTY: 4 per bldg.

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SQ. FT. FORMULA: **Aggregate of all wall signs:** An attached sign located at a height of 36 ft or less is limited to 1 sf per lin ft of building frontage for a single tenant building, or lease space frontage in a multiple tenant building, max 250 sf, and a minimum of 25 sf. An attached sign located above a height of 36 ft shall be permitted an increase in maximum effective area. Such increases shall not exceed 4 sf in effective area for each additional 1 ft of height above 36 ft measured from the base of the sign. Signs may be increased hereunder to a maximum size of 350 sf. Attached signs may be located on any façade except for signs located on the side or rear wall of a building where the sign would face an adjacent residential zoning district. The sum of the effective area of all attached signs shall not exceed the allowable effective area specified above, whichever paragraph is applicable. Signs on a single façade shall not exceed the sign area allowed above.
MAX SF PER SIGN: See formula.
HOW IS SIGN SQ FOOTAGE CALCULATED? Box copy, including backer panel.
MAX NUMBER SIGNS ALLOWED: 4 per bldg.
ALLOWED ON ALL ELEVATIONS? Yes, unless it faces residential
SED REQUIRED? Yes ☐ No ☒
ILLUMINATION TYPES ALLOWED: internal/external
SIGN ALLOWED ON EVERY WALL, OR MUST IT BE STREET-FACING? no
DO LIGHT BARS COUNT AS SIGNAGE? Yes ☐ No ☒
WINDOW SIGNAGE/DISPLAYS PERMITTED? Yes ☒ No ☐ SIZE RESTRICTIONS (% OF WINDOW OPENING OR SPECIFIC SQFT)? 40% of window area. ILLUMINATION ALLOWED? Yes ☐ No ☒ VINYL DECALS ALLOWED? Yes ☒ No ☐
CAR WASH BUILDING SIGNS: TYPICAL SIGNS ARE "CAR WASH," NON-ILLUMINATED ENTRANCE/EXIT AND CAR WASH SPECIFIC DIRECTIONAL SIGNAGE AREA ALLOWANCE(included above?): Wall signs would count against aggregate. Directional does not count against number.
DO STRIPES COUNT IN SIGN AREA? (illuminated/non-illuminated): Yes ☐ No ☐ Submit proposal.
NOTES:
GROUND/DIRECTIONAL SIGNS
ARE DIRECTIONAL SIGNS ALLOWED? Yes ☒ No ☐ DO THEY COUNT AGAINST SQUARE FOOTAGE? Yes ☐ No ☒
NUMBER ALLOWED: not stipulated
SQ. FT. FORMULA: 8 sf x 3 ft high
MAX SF PER SIGN: 8 sf
HOW IS SIGN SQ FOOTAGE CALCULATED? boxed
MAX NUMBER SIGNS ALLOWED: not stipulated
ARE LOGOS ALLOWED ON DIRECTIONAL SIGNAGE? Yes ☐ No ☒ (area restrictions?)
ILLUMINATION RESTRICTIONS:
DO STRIPES COUNT IN SIGN AREA? (illuminated/non-illuminated): Yes ☐ No ☒
NOTES:
HI-RISE SIGNS
NUMBER ALLOWED/ALLOWED PER FRONTAGE: Discuss with city. May be considered as pole sign if applicable. SUP required.
MAX SQUARE FOOT ALLOWED:

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MAX HEIGHT ALLOWED:
IS INTERNAL ILLUMINATION ALLOWED? Yes ☐ No ☐ (restrictions?)
IF INTERNAL ILLUMINATION NOT ALLOWED, WHAT ARE THE REQUIREMENTS FOR EXTERNAL ILLUMINATION?
MIN. REQUIREMENTS FOR FUEL GRADE DISPLAY (Must all grades be displayed, for ex.) GIVE REQUIREMENTS
LED PRICERS ALLOWED? Yes ☐ No ☐ ARE THERE RESTRICTIONS? Yes ☐ No ☐ (Size, Frequency, Colors)
SETBACK RESTRICTIONS- FRONT AND BACK:
GIVE LINE-OF-SIGHT RESTRICTIONS? (Clearance or sight Triangle):
DO STRIPES COUNT IN SIGN AREA? (illuminated/non-illuminated): Yes ☐ No ☐
DISTANCE BETWEEN, IF (2) ALLOWED:
SED REQUIRED FOR NEW?: Yes ☐ No ☐
NOTES:

PYLON/MONUMENT SIGNS
TYPES ALLOWED: Pole/Pylon: ☒ Monument: ☒ None: ☐
NUMBER ALLOWED/ALLOWED PER FRONTAGE: 1
MAX SQUARE FT. ALLOWED: Monument: 80 sf. Pole: Allowed only by SUP by the amending ordinance establishing a PD. 200 sf for up to 50 ft tall. Signs between 51 and 75 ft may be 300 sf. Only allowed on Interstate Highway 35E and U.S. Hwy 287 bypass. For signs up to 25 ft in ht, setback shall be 15 ft from property lines adjacent to a street and 10 ft from side or rear property lines. For signs greater than 25 ft in ht, setback shall be 25 ft, plus 1n ft for each foot the sign exceeds 25 ft up to 50 ft, from all property lines. 350 ft from any other pole or pylon sign on the same property, measured along the street frontage. One (1) per every fractional 350 ft of street frontage.
MAX HEIGHT ALLOWED: Monument: 8 ft
IS INTERNAL ILLUMINATION ALLOWED? Yes ☒ No ☐ no flashing/blinking
IF INTERNAL ILLUMINATION NOT ALLOWED, WHAT ARE THE REQUIREMENTS FOR EXTERNAL ILLUMINATION?
MIN. REQUIREMENTS FOR FUEL GRADE DISPLAY (Must all grades be displayed, for ex.): Not addressed. Submit proposal.
LED PRICERS ALLOWED? Yes ☐ No ☐ ARE THERE RESTRICTIONS?(TIMING, COLORS) Electronic message signs may be allowed in any Zoning District by Specific Use Permit (SUP) 70% may be electronic message. Submit proposal.
SETBACK RESTRICTIONS- FRONT AND BACK: 15 ft from street ROW.
LINE OF SIGHT RESTRICTIONS: Cannot obstruct view.
DO STRIPES COUNT IN SIGN AREA? (illuminated/non-illuminated): Yes ☐ No ☒ Submit proposal for illumination.

DISTANCE BETWEEN IF (2) ALLOWED: Pole sign if allowed-550 ft from any other pole or pylon sign on the same property, measured along the street frontage.
IF MONUMENT, GIVE SUBSTRATE REQUIREMENTS, IF APPLICABLE: Monument signs shall have a low profile and must be made of stone, concrete, brick, or other similar materials. A monument sign shall be solid from the ground up and all pole(s) or supports shall be concealed.
SED REQUIRED FOR NEW?: Yes ☒ No ☐ Signs taller than ten (10) feet in height shall be designed and constructed to withstand a wind pressure of not less than thirty (30) pounds per square foot of area, and shall be constructed to receive a dead load as required in the Building Code or other codes/ordinances of the City. All signs shall be placed in concrete bases or footings, and the plans for such signs and their bases/footings shall be sealed by a licensed structural engineer.
PERMITTING REQUIREMENTS
PERMIT FEE BASIS: Wall $50. F/S $75
PERMIT TIMING: 15 business days
DOES REFACING SIGN REQUIRE PERMIT? Yes ☒ No ☐
ELECTRICAL PERMIT REQUIRED: Yes ☒ No ☐
PERMIT DOCUMENTS REQUIRED: Sign Drawings ☒ Site Plan ☒ Elevations ☒ Owner Auth. Ltr ☒ Legal Description ☐ Others?
WHAT SIGNATURES ARE REQUIRED ON APPLICATION? Contractor or owner
ARE LANDSCAPE PLANS REQUIRED FOR PERMIT APP? Yes ☐ No ☒
NOTES:
MASTER / COMPREHENSIVE SIGN PLAN
DOES CITY HAVE MSP/CSP ON RECORD? Yes ☐ No ☒
IF SO, PLEASE ATTACHED.
POINT OUT AGGREGATE SIGNAGE REQUIREMENTS AND/OR RESTRICTIONS STIPULATED IN MSP/CSP.
CHANGE GROUND/DIRECTIONAL SIGNS TO DIRECTIONAL/WAYFINDING SIGNS:
NOTES:
CAR WASH
Can the car wash be considered a secondary building? Yes ☐ No ☒ Per city, counts against aggregate.
Does signage on a car wash count against overall property signage? Yes ☒ No ☐
Are vinyl stripes allowed on building and do they count against square footage allowance? Yes ☐ No ☐ Submit proposal.
Notes:
VARIANCE
VARIANCE ALLOWED? YES ☒ NO ☐
BASIS FOR APPROVAL: hardship
PROCEDURE: Submit application for review. Meetings held as needed.
PROBABILITY FOR APPROVAL: 50%
APPLICATION DEADLINE: will advise meeting date

TIME REQUIRED TO PROCESS: 60-90 days
NOTES:

Per city, business use will require a Special Use Permit (SUP).

Please note that no specific address given for this location.
Regulations based on the best estimate given the provided information.

Prohibited Signs and Activities:

1)Traffic. A sign shall not be erected in a manner that would confuse motorists, or that would obstruct the view or interpretation of any official traffic sign, signal or device.

2)Obscene. Indecent and immoral matter. It shall be unlawful for any person to display upon any sign any obscene, indecent or immoral matter.

3)Off-premises. billboard and signs advertising off premises sale, service or activity.

4)Advertising matter placed or suspend from buildings, poles, sidewalks and the like.

a)No person shall place or suspend from any building, light pole, utility pole, structure, sidewalk, parkway, driveway or parking area, any goods, wares, merchandise or other advertising or display of such items other than a sign, as defined, regulated and permitted by this Section.

b)No cloth, paper, banner, flag, device or other similar advertising matter shall be permitted to be attached to, suspended from or be allowed to hang from, any sign, building or structure, when the same shall create a public menace or danger.

5)Painting, marking or otherwise inscribing streets, sidewalks, utility poles, and the like. No person shall attach any sign, paper or other material, or paint, stencil or write any name, number (except address numbers) or otherwise mark on any sidewalk, curb, gutter, street, utility pole, public building, fence or structure except as otherwise allowed by ordinance.

6)Attaching advertising matter to fences, utility poles, and the like; scattering advertising matter on streets and sidewalks.

7)No person, firm, corporation, association or person, shall paste, stick, stack, nail, or otherwise place any advertisement, handbill, placard or printed, pictured or written matter or thing for any purpose upon any fence, railing, sidewalk or public telephone, electric or other utility pole, or any other public property, including trees thereon.

8)No lighted sign shall be erected within one hundred fifty (150) feet of a residential district unless the lighting is shielded from view of the residential district.

9)Roof sign prohibited. Any sign erected on a vertical framework supported by and located immediately and entirely over the roof of a building is prohibited.

10)Balloons and other inflatable devices. No person shall erect, maintain or permit the erection of any balloon or other similar inflatable/floating device anchored to the ground or to any other structure within the City.

11)No signs attached to a trailer, skid, or similar mobile structure, where the primary use of such structure is for sign purposes, will be permitted. This provision does not restrict the identification signing on vehicles used for delivery service, interstate commerce, or any bona fide transportation activity.

12)Signs attached to or upon any vehicle shall be prohibited where any such vehicle is allowed to remain parked in the same location, or in the same vicinity, at frequent or extended periods of time where the intent is apparent to be one of using the vehicle and signs for purposes of advertising an establishment, service or product. Vehicles operating under a City franchise shall be excluded from this provision.

Item 7&8

REVISION LEVEL	DATE	DESCRIPTOIN
A	04/02/24	• INITIAL BRAND BOOK
B	04/06/24	• UPDATED ELEVATION • REMOVED REGISTRATION MARK FROM LOGOS
C	04/29/24	• UPDATED BUILDING SIGNAGE • ADDED SECOND MID • UPDATED CANOPY
D	05/27/24	• UPDATED SITE PLAN IS ATTACHED. PLEASE UPDATE ON SCOPE OF WORK PAGE. PLEASE CHANGE NOTES ON CANOPY OVERHEAD VIEW SO ALL SIDES HAVE VINYL STRIPES W/ EYEBROW LIGHTING. AND CHANGE TO 24" CHANNEL
E	06/05/24	• REMOVE SIGN LABEL "F" ON NORTH ENTRANCE. MOVE SIGN LABEL "H" IN IT'S PLACE • REMOVE NOTE SAYING "TWO IDENTICAL SIGNS ON SITE"
F	06/20/24	• UPDATE SITE PLAN USING THE ATTACHED REVISED DOC • UPDATE E - TO 72" INCH 7-ELEVEN CHANNEL LETTER SET • REMOVE I - DUMPSTER INDICATOR • RELETTER BB AND UPDATE DIRECTIONAL CALLOUT ON CANOPY
G	07/08/24	• MOVE SIGN G TO SOUTH ELEVATION
H	07/17/24	• UPDATED SIGN DETAILS • UPDATED DIRECTIONAL SIGN • ADDED DIMS ON CANOPY/BLDG STRIPES
I	07/25/24	• UPDATED SITE PLAN
J	08/07/24	• CHANGE NOTES FOR MID BASE: "CONCRETE BLOCK BASE; FINISHED WITH SAME MATERIAL AS CANOPY COLUMNS" • CHANGE RIGHT AND LEFT ELEVATION TO 7' VERTICAL CHANNEL LETTER - PN SEN24CL84HFI • ADDED CROSS SECTION ON ILLUMINATION FOR TRI-STRIPES

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-192-2024

MEETING DATE(S)

Planning & Zoning Commission: November 12, 2024
City Council: November 18, 2024

CAPTION

Public Hearing on a request by Rebeca Vera, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-2 (SF-2) zoning district located at 513 West 2nd Street (Property ID 171958) – Owner(s): Becman Properties, LLC (ZDC-192-2024)

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-192-2024, a Specific Use Permit (SUP) for Short-Term Rental use."*
- *"I move to recommend approval of ZDC-192-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly."*

APPLICANT REQUEST

The Applicant requests a Specific Use Permit for a Short-Term Rental use at 513 West 2nd Street.

CASE INFORMATION

Applicant:	Rebeca Vera
Property Owner(s):	Becman Properties, LLC
Site Acreage:	0.231 acres
Current Zoning:	Single-Family Dwelling-2 (SF-2)
Requested Zoning:	SF-2 with a Specific Use Permit (SUP) for a Short-Term Rental use

SUBJECT PROPERTY

General Location:	513 West 2nd Street
Parcel ID Number(s):	171958
Existing Use:	Residential use
Development History:	The subject property was platted as Lot 1, Block 352 of the Town Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Single-Family-2 (SF-2)	Residential
East	Single-Family-2 (SF-2)	Residential
South	Single-Family-2 (SF-2)	Residential
West	Single-Family-2 (SF-2)	Residential

Future Land Use Plan: Mixed Use Neighborhood

Comprehensive Plan: A mixed-use neighborhood hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Thoroughfare Plan: The subject property is accessible via West 2nd Street.

Site Image:



PLANNING ANALYSIS

During the City Council meeting held on October 16, 2023, Councilmembers approved an ordinance to allow the use of a short-term rental in all zoning districts with an approved SUP, with the exception of the Central Area (CA) zoning district. All residential-use properties located within the Central Area (CA) zoning district are allowed to operate a short-term rental by right without seeking the approval of a SUP.

The applicant requests a SUP for short-term rental use at 513 West 2nd Street because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,409 square feet, built in 1925 with two (2) bedrooms and one (1) bathroom and enough improved surface to accommodate for the maximum parking spaces of two (2) vehicles. The subject property is situated on an approximately 0.23 acres (10,018 square feet) lot. The applicant has not been operating the subject property as a short-term rental; therefore, the applicant has not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on October 2, 2024.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls had been made regarding the property's current use in the past 12 months.

Currently, we have no pending, approved and/or registered short-term rentals within 500' of the subject property; however, we do have three (3) approved short-term rentals within 1,500' of the subject property. The closest approved and registered short-term rental is located at 511 West Parks Avenue, which is approximately 1,362 feet (0.25 miles) from the subject property. Of the three (3) short-term rentals that are approved, two (2) short-term rentals have completed the registration process required by Section 3.27 of the City's Zoning Ordinance.

The applicant's local emergency contact is Manuel Vera, Jr. at 513 West 2nd Street, Waxahachie, TX 75165, mvera6@att.net, which is located at the subject property.

PUBLIC NOTIFICATIONS

To comply with state law contained in local government code chapter 211 and the city's public hearing notice requirements, 43 notices were mailed to property owners within 500 feet of the as required in section 3.27 of the city's zoning ordinance. In addition, a notice was published in the Waxahachie sun, and a sign was visibly posted at the property. As of the time this staff report was published, staff received a total of five (5) letters opposing the project and thirteen (13) letters in support of the project. Of these, no letters of opposition and two letters of support were submitted from within the 200-foot buffer zone.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering a recommendation for approval:

Conditions:

1. The applicant shall provide insurance of a minimum of $1,000,000 per occurrence.
2. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
3. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
4. The short-term rental operator shall allow a maximum occupancy of six (6) guests per stay.

5. The short-term rental operator shall provide a maximum of two (2) off-street parking spaces.
6. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
7. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Saturation Map
3. Location Map (Exhibit A)
4. Zoning Map (Exhibit B)
5. Floorplan (Exhibit C)
6. Survey (Exhibit D)
7. Host Rules (Exhibit E)

STAFF CONTACT INFORMATION

Prepared by:
Oanh Vu
Senior Planner
oanh.vu@waxahachie.com

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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024

<>

AUTREY DUSTY
200 S ELM ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by Rebeca Vera, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 513 West 2nd Street (Property ID 171958) – Owner(s): Becman Properties, LLC (ZDC-192-2024) Staff: Oanh Vu

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

Case Number: ZDC-192-2024 **City Reference: 171944**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 6, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments:

Signature

10-28-24
Date

Dusty Autrey - Owner
Printed Name and Title

200 S Elm Wax TX 75165
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024

RECEIVED OCT 2 8 2024

DIANA ROBERT J & SHARON L
104 HARBIN AVE
WAXAHACHIE, TX 75165-2440

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-192-2024 **City Reference: 174084**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 6, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, *Attention:* Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:
THIS IS A SINGLE RESIDENTIAL AREA THAT GETS VERY CONJESTED BEFORE & AFTER SCHOOL. A TEMP RENTAL BUILDING WILL HAVE MORE PEOPLE WITH

Robert J. Diana
Signature

10-25-24
Date

MR. ROBERT J. DIANA
Printed Name and Title

104 HARBIN (CORNER@2ND ST.
WAXA
Address

→ AUTO'S ADDING TO THE DANGEROUS CONJESTION AFFECTING SAFETY IMMEDIATELY BY THE SCHOOL CROSSING !!!
ALSO, THIS SETS A PRECEDENT FOR (SEE BACK)
THAT BLOCK ON 2ND ST WITH OTHER SMALL HOMES,

Item 9&10

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024

<><><>

HILL WILLIAM D & MICKIE
607 W MARVIN AVE
WAXAHACHIE, TX 75165-3027

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-192-2024 **City Reference: 171941**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 6, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☑ OPPOSE

Comments: Short term rentals (hotel businesses) are inappropriate in residential areas of our City.

Signature

30 Oct 2024
Date

MICKIE HILL
Printed Name and Title

607 W. MARVIN
Address

Venissat, Michelle

From: Andrew Cody <atothecmrc@gmail.com>
Sent: Thursday, October 31, 2024 8:06 AM
To: Planning; Vu, Oanh
Subject: Opposition to ZDC-192-2024 and Question

I am writing to express my opposition to ZDC-192-2024 for a short term rental

I live about 1,500 ft from this location, and the 2 primary reasons are
-that I don't care for a revolving door of people in an area where many children(mine included) walk weekly while it looks directly at a school.
-It does not add value to community, it takes away. The people who stay there do bring money, but not a care to the people of our city or neighborhood as it is a vacation spot, not a place for them to live.

I have another question in regards to it facing the school.

What if any requirements do you have of the people renting there in regards to having a background check done if they are on the sex registry list? Is this the responsibility of the owner, the website they use to book?
If a person who is on the sex registry list they could not live long term in this house, so what are we doing to make sure they are not living here short term either?

This property faces an elementary school.

I want to make it clear I don't think the owner is negligent that would allow this if they knew, but are they doing their diligence to make sure this is not happening?

Thank you for your time

Andrew Cody
811 W. Marvin Ave

Case Number: ZDC-192-2024 **Item 9&10** **City Reference: 174170**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 6, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

RECEIVED OCT 31 2024

☒ SUPPORT ☐ OPPOSE

Comments: We have known the owners for years. Living next door it will be handled with care

Lindley Stoker
Signature

10/31/24
Date

Lindley Stoker
Printed Name and Title

205 Harbin Ave.
Address

Item 9&10

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024

<>

VINCENT SUSAN D & ROBERT L
105 HARBIN AVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-192-2024 **City Reference: 174168**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 6, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

[X] SUPPORT [ ] OPPOSE

Comments: A short term rental with the owners next door is WAY better than a long term rental who doesn't care about the neighborhood

Susan Vincent
Signature

10/31/24
Date

Susan Vincent, homeowner
Printed Name and Title

105 Harbin, Wax 75165
Address

Item 9&10

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024

<>

MONTEJANO JACQUELINE E & MIKULA RUDY
412 W MARVIN AVE
WAXAHACHIE, TX 75165-3044

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-192-2024 **City Reference: 176935**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 6, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☑ OPPOSE

Comments:

Signature 10-31-2024
Date

JACQUELINE MONTEJANO + RUDY MIKULA
Printed Name and Title

412 W. Marvin Ave. Waxahachie TX 75165
Address

Venissat, Michelle

From: Mary Sachs <mas619@sbcglobal.net>
Sent: Sunday, November 3, 2024 9:34 PM
To: Planning
Subject: STR

Case number zdc-192-2024 Mary Ann sachs 100 Harbin would like to oppose

Sent from my iPhone

Item 9&10

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024

VERA MANUEL JR & REBECA
511 W 2ND ST
WAXAHACHIE, TX 75165-2421

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-192-2024 **City Reference: 171939**

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☑ SUPPORT ☐ OPPOSE

Comments:

Signature

11-2-2024
Date

Manuel Vera
Printed Name and Title

511 W 2nd St 75165
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024

BECMAN PROPERTIES LLC
511 W 2nd St
Waxahachie, TX 75165-2421

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Case Number: ZDC-192-2024 **City Reference: 171958**

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☑ SUPPORT ☐ OPPOSE

Comments:

Rebeca Vera
Signature

10-29-24
Date

Rebeca Vera
Printed Name and Title

511 W. 2nd St.
Address

Venissat, Michelle

From: Karen Snow <karen_snow@msn.com>
Sent: Sunday, November 3, 2024 7:41 PM
To: Planning
Subject: Re: Support for STR Permit Approval for 513 W 2nd Street

Dear City of Waxahachie,
I am writing to you in support of the STR permit application for 513 W 2nd Street.
This lovely property is being restored by the family and they wish to share it with others by having a short term rental there.

We are friends with them and see all the hard work and dedication they are putting into this project, and not to mention the financial contribution they have committed to. We wish them well in showcasing this home and their beautiful family heritage for others to experience.
Thanks,
Chris and Karen Snow
107 University Avenue

Venissat, Michelle

From: Karen Snow <karen_snow@msn.com>
Sent: Sunday, November 3, 2024 7:49 PM
To: Planning
Subject: Support for STR permit approval for 513 W 2nd Street

Dear City of Waxahachie,
We are writing to support the STR permit application request by owners of 513 W 2nd Street.

As owners of our property in which we are utilizing for short term rental here at 103 University Avenue, we are happy to see that there is another beautiful home for visitors to Waxahachie to have to enjoy. There are limited choices for visitors to our city and these homes are enjoyed and guests feel more comfortable when in town.
These homeowners have been putting in lots of hard work both physically and financially to make this a beautiful and comfortable restored home.

Thank you ,
Chris and Karen Snow
103 University Avenue
Waxahachie TX 75165

Venissat, Michelle

From: JENNIFER FORD <jen14ford@yahoo.com>
Sent: Monday, November 4, 2024 9:35 AM
To: Planning
Subject: 513 W 2nd St

To whom it may concern,

My name is Jennifer Weir, I live at 2800 Howard Road, I approve the STR at 513 W 2nd St.

At the rate the town is growing STR are essential to accommodating new growth and all the incredible events that the town hosts.

thank you
Jen Weir

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024

GONZALEZ VINCENT J & MEREDITH A
200 HARBIN AVE
WAXAHACHIE, TX 75165

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Request by Rebeca Vera, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 513 West 2nd Street (Property ID 171958) – Owner(s): Becman Properties, LLC (ZDC-192-2024) Staff: Oanh Vu

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

Case Number: ZDC-192-2024 **City Reference: 174151**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 6, 2024* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☑ SUPPORT ☐ OPPOSE

Comments: Mr. & Mrs. Vera have been our neighbors for many years and have only demonstrated positive contributions to our neighborhood and I have no doubt they will continue to do so with this rental property.

Meredith Gonzalez
Signature

11-4-2024
Date

Meredith Gonzalez
Printed Name and Title

Speech Pathologist Asst.
Waxahachie ISD

200 Harbin Ave.
Address

Venissat, Michelle

From: Courtney Brown <ccbrown13@yahoo.com>
Sent: Monday, November 4, 2024 10:59 AM
To: Planning
Subject: 513 W. 2nd Street

To whom it may concern,

My name is Courtney Brown and I live at 4884 FM 877 Waxahachie TX and I approve of the short term rental at 513 W 2nd St.

This is the previous home of my friend Rebecca Vera's grandparents, she has now purchased it and is beautifully renovating it. Her family has been in Waxahachie for generations, Rebeca appreciates this town and its history so much.

She and her family live next door in a beautiful house that they built. They have pride in their home and their rentals, the property will be well taken care of.

I hope you will grant her this short term rental opportunity, it will bring so much value to that neighborhood.

Thank you for your time,

Courtney Brown

Venissat, Michelle

From: Monica Flores <monicaflores2144@icloud.com>
Sent: Monday, November 4, 2024 11:00 AM
To: Planning
Subject: 513 W 2nd St.

To whom it may concern,

My name is Monica Flores, I live at 105 Brown St, Waxahachie Tx!! I was born and raised in this small, loving, beautiful town of good ol Waxahachie Texas!! I'm also a small town business owner. Nothing that I love more than others who love our town and shop small!!

Mr. & Mrs. Vera are clients of mine who give back to our community and share the love of Waxahachie on a regular basis.

I've watch their house business start from the beginning. I tell all those who look to visit Waxahachie to check out their house to learn about our little town. Their little bits and pieces of decor are all things Historical of Hachie.

I'm so excited to see how their new house brings insight to our town! I'm here to approve of the STR at 513 W 2nd St. in Waxahachie Tx.

Have a great Day
Monica Flores
972-935-1592

Case Number: ZDC-192-2024 **Item 9&10** **City Reference:** 174169

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☑ SUPPORT ☐ OPPOSE RECEIVED NOV 0 5 2024

Comments:
We are long time residents of Harbin Ave, and currently 201 Harbin our home is in direct line of sight of 513 West 2nd Street & both see back

Kelly Martin
Signature

10/29/24
Date

Dr. Kelly Martin
Printed Name and Title

201 Harbin Ave, Waxahachie
Address

cnt. - & do not see any problem or any devaluation of our property - In fact - Rebecca Vela owns a beautiful house & impeccable upkeep of their property & know that she will actually greatly improve the property in said notice, thus increasing all properties in the immediate vicinity. We look forward to the city's approval of this request

Item 9&10

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024

<>

BUSKNESS DAVID E & DONNA
610 N GIBSON ST
WAXAHACHIE, TX 75165

RECEIVED NOV 06 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-192-2024 **City Reference: 171950**

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☒ SUPPORT ☐ OPPOSE

Comments:

Donna Buskness
Signature

11/5/24
Date

Donna Buskness, home owner
Printed Name and Title

610 N. Gibson St.
Address
Waxahachie 75165

Venissat, Michelle

From: jenblaess <jenblaess@yahoo.com>
Sent: Wednesday, November 6, 2024 4:02 PM
To: Planning
Subject: ZDC-192-2024
Attachments: 20241106_155546.jpg

I support this property to be used as short term leasing. There is no difference in long term vs short term. If anything the property would be better maintained with short term leasing and promote visitors to the Waxahachie area. Most people who do short term leasing are families. The owners of this property are extremely attentive to the property with maintenance and appearance.

Jennifer Jackson Blaess
615 N Gibson St
Waxahachie

Sent from my Verizon, Samsung Galaxy smartphone

Item 9&10

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024

JACKSON JENNIFER A
615 N GIBSON ST
WAXAHACHIE, TX 75165

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Case Number: ZDC-192-2024 **City Reference: 174085**

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☒ SUPPORT ☐ OPPOSE

Comments:
as a homeowner there is no difference from a long term renter or short term renter.

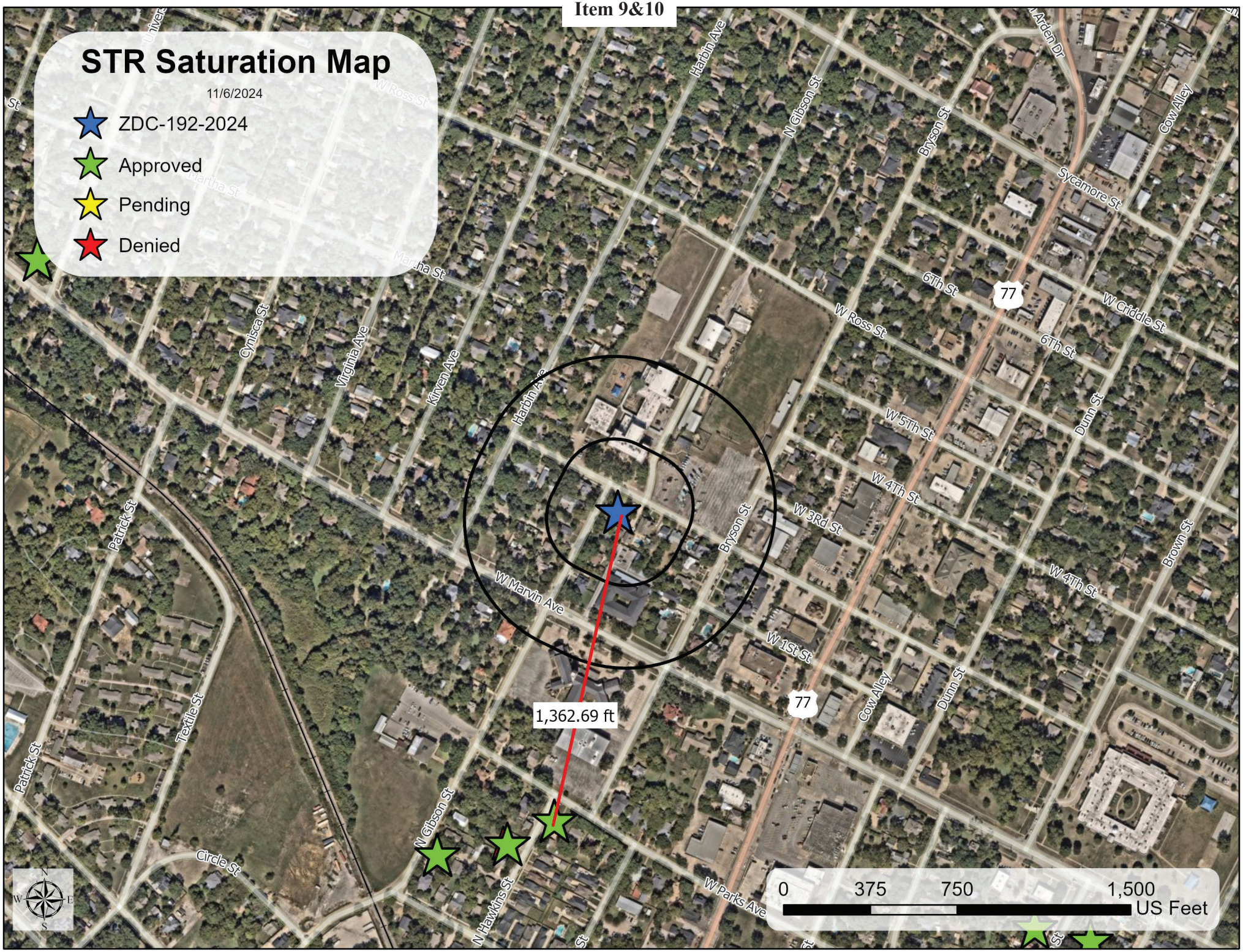
Signature

11.6.24
Date

Jennifer Blass
Printed Name and Title

615 N. Gibson St. Wax 75165
Address

The owners of the property are extremely attentative to the property with maint. and appearance.


STR Saturation Map
11/6/2024
ZDC-192-2024
Approved
Pending
Denied
1,362.69 ft
0
375
750
1,500
US Feet
W Marvin Ave
W Ross St
6Th St
W Criddle St
W 5Th St
W 4Th St
W 3Rd St
W 1St St
W Parks Ave
Harbin Ave
N Gibson St
Bryson St
Dunn St
Brown St
Cow Alley
Sycamore St
Arden Dr
Cynisca St
Virginia Ave
Kirven Ave
Patrick St
Textile St
Circle St
N Hawkins St
77


Item 9&10
HARBIN AVE
N GIBSON ST
W 2ND ST
W 3RD ST
BRYSON ST
N GIBSON ST
N
EXHIBIT A - LOCATION MAP
0
37.5
75
150
225
300
Feet
ZDC-192-2024 (SUP)

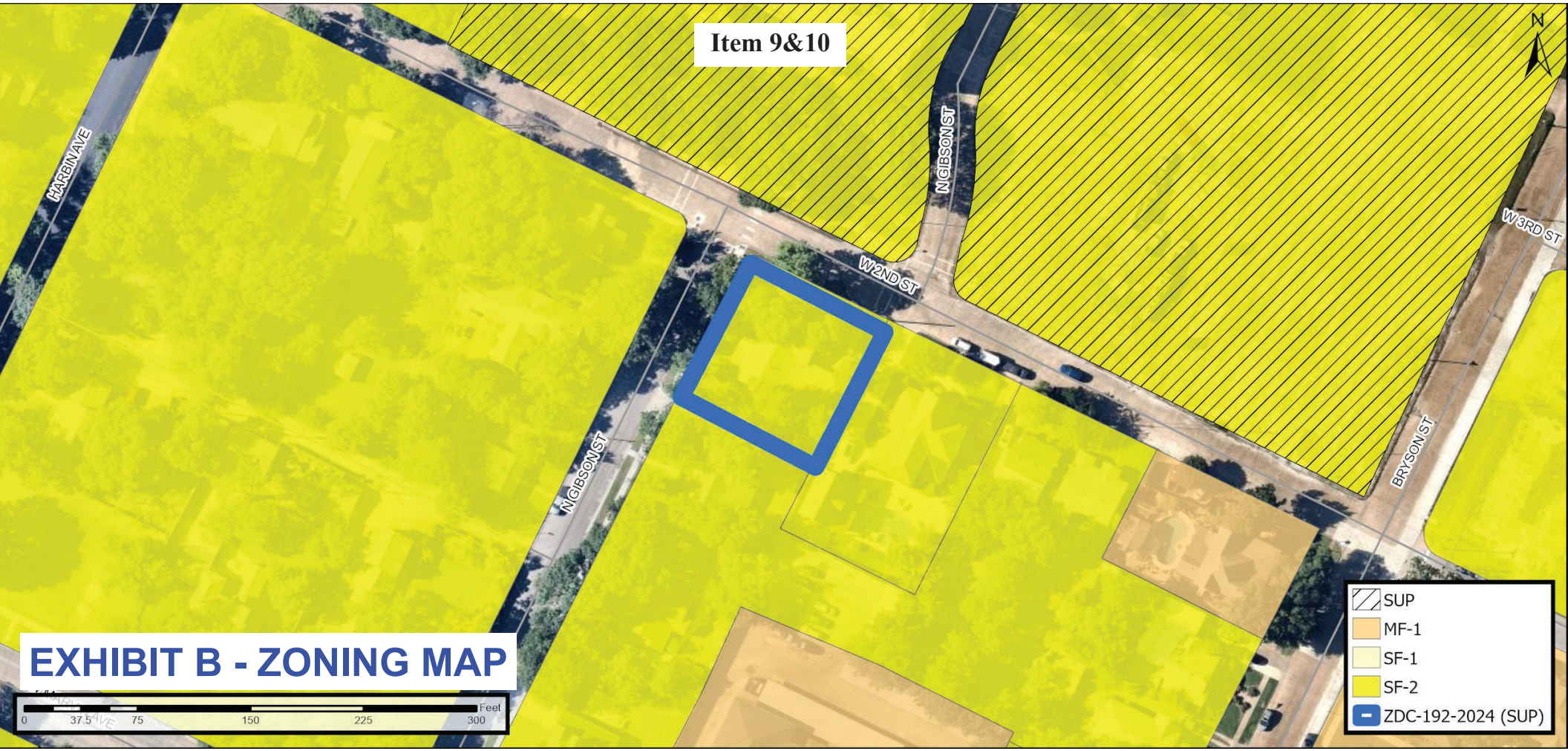
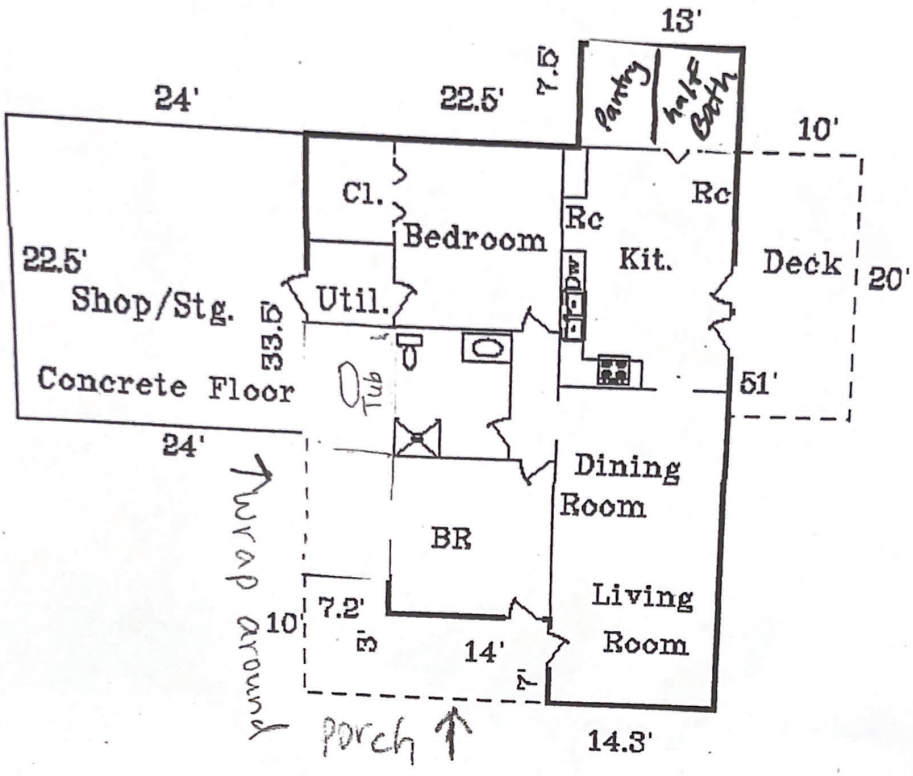


EXHIBIT B - ZONING MAP

IMPROVEMENTS SKETCH



SCALE: 1 inch = 15.00 feet

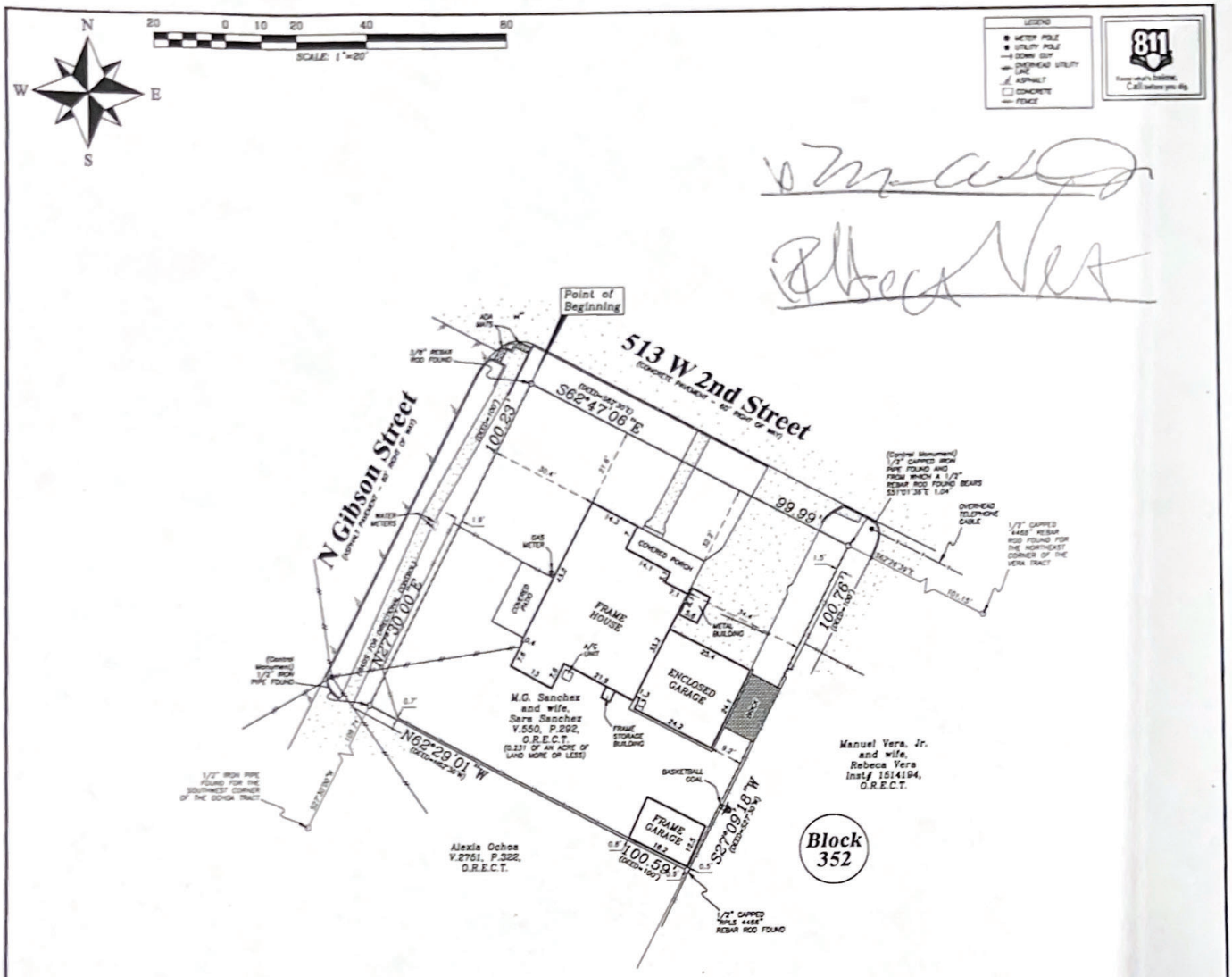
AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Area	Name of Area	Size	Totals
GLA1	First Floor	1471.75	1471.75
P/P	Front Cvd. Porch	170.00	
P/P	Deck	200.00	370.00
OTH	Storage/Workshop	540.00	540.00

LIVING AREA CALCULATIONS

Breakdown			Subtotals
13.00	X	7.50	97.50
22.50	X	33.50	753.75
13.00	X	43.50	565.50
15.30	X	3.00	45.90
1.30	X	7.00	9.10



Legal Description:
Description for a tract of land being a portion of Block 352 of the PHILLIPS & HAWKINS OFFICIAL MAP of the City of Waxahachie, Ellis County, Texas as shown by the map thereof recorded in Cabinet A, Slides 181-184, Plat Records, Ellis County, Texas, and being the same tract of land described in a deed to M.G. Sanchez and wife, Sara Sanchez recorded in Volume 550, Page 292, Official Records, Ellis County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at 3/8" rebar rod found for the northerly corner of Block 352, same being the northerly corner of the Sanchez Tract, and being at the intersection of the southeast line of N Gibson Street, an existing 60 feet wide right of way and the southwest line of W 2nd Street, an existing 60 feet wide right of way;

THENCE S62°47'06"E. (DEED=S62°30'E), 99.99 feet along the southwest line of W 2nd Street to a 1/2" capped iron pipe found (Control Monument) for the northeast corner of the Sanchez Tract, and from which a 1/2" rebar rod found for the apparent northerly corner of a tract of land described in a deed to Manuel Vera, Jr. and wife, Rebeca Vera recorded in Instrument Number 1514194, Official Records, Ellis County, Texas, and from which a 1/2" capped "RPLS 4466" rebar rod found for the northeast corner of the Vera Tract bears S62°26'39"E., 101.15 feet;

THENCE S27°09'18"W. (DEED=S27°30'W), 100.76 feet (DEED=100') through Block 352 and being along the common line of the Sanchez Tract and the Vera Tract to a 1/2" capped "RPLS 4466" rebar rod found for the southerly corner of the Sanchez Tract and being the easterly corner of a tract of land described in a deed to Alexia Ochoa recorded in Volume 2751, Page 322, Official Records, Ellis County, Texas;

THENCE N62°29'01"W. (DEED=N62°30'W), 100.59 feet (DEED=100') through Block 352 and being along the common line of the Sanchez Tract and the Ochoa Tract to a 1/2" iron pipe found (Control Monument) in the southeast line of N Gibson Street for the westerly corner of the Sanchez Tract, same being the northerly corner of the Ochoa Tract, and from which a 1/2" iron pipe found for the southwest corner of the Ochoa Tract bears S27°30'00"W., 109.74 feet;

THENCE N27°30'00"E. (BASIS FOR DIRECTIONAL CONTROL), 100.23 feet (DEED=100') along the southeast line of N Gibson Street to the POINT OF BEGINNING and containing 0.231 of an acre of land more or less.

TRI SURVEYING COUNTIES
d/b/a TRICO/DELTA JOINT VENTURE
118 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4327
tco4277@gmail.com
FIRM REGISTRATION: 10194647
KMF 23100380 GF# 5154205313

Note:
According to the Flood Insurance Rate Map for Ellis County, Texas, and Incorporated Areas, Community Panel Number 48139C 0190 G, Dated October 19, 2023, this tract is in Zone X, an area not in the 1% annual chance flood.

STATE OF TEXAS
REGISTERED
LONNIE REED
4277
PROFESSIONAL
LAND SURVEYOR

This sketch accurately represents on on the ground survey performed under my direction and supervision, and shows all property corners, and visible improvements, encroachments, and easements that have been provided to me. This survey has been performed strictly for this transaction only, as indicated by the Quorum's File Number as stated on this drawing, and is not to be used for any other transaction.

Lonnie Reed
10-23-2023

EXHIBIT E - HOST RULES

Item 9&10

- 513 W 2nd St
Waxahachie, Tx 75165

GUEST CONTACT:
- Rebeca, 1.469.261.4440 beca831@yahoo.com
- Please contact your guest contact(s) with any questions or concerns you may have before or during your stay

CHECK-IN INSTRUCTIONS:
- Check in after 3:00 PM
- The home is accessible via keyless entry. The code is ****
- Please inform the Guest Contact of any problems or concerns upon arrival, so we can work to address these immediately

CHECK-OUT INSTRUCTIONS:
- Check out before 10:00 AM
- Prior to your departure, please tidy up the unit by doing the following:
- Remove all perishable items
- Take out the trash
- Wash and put away all used dishes
- Strip all used linens from beds and place in a pile
- Turn off all lights, electronics, and appliances
- Close and lock all windows and doors
- Additional fees will be imposed if the unit is found in an unsatisfactory condition, so please return it to the condition in which you found it

HOUSE RULES:
- No smoking
- No pets allowed
- No events, parties, or large gatherings
- Must be at least 25 years old to book
-The Maximum Capacity is 5 guest at all Times -Please report any damages that occur to both the Guest Contact and Evolve

INTERNET INSTRUCTIONS:
- Instructions for connecting to the wireless internet network can be found inside the unit upon arrival

PARKING:
- 2 vehicles can be parked in the driveway only
NO cars parked in the street

PLANNING & ZONING DEPARTMENT
408 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290 | www.waxahachie.com/Departments/Planning_Department

PROPERTY OWNER AFFIDAVIT
SUP - Short-Term Rental Application

Applicant: Rebeca Vera Company: Becman Properties

Mailing Address: 513 W. 2nd St.

Phone #: 469-261-4440 Fax #: _____

Email: beca831@yahoo.com

Property Owner: Becman Properties Company: _____

Mailing Address: 513 W. 2nd St Waxahachie, Tx 75165

Phone #: 469-261-4440 Fax #: _____

Email: beca831@yahoo.com

The information contained on the application, to the best of my knowledge and belief, is true and correct. I certify that I, the property owner, give legal consent to the applicant listed above to submit this application on my behalf and if there are additional property owners, I have the requisite consent from them relative to the submission of this application. Further, in the event that there is an alleged violation of any City of Waxahachie ordinance provision or other rules and regulations relative to the location in question, I hereby agree to accept service of any citation for any such alleged violation.

Rebeca Vera
Owner Signature

Rebeca Vera
Printed Name

STATE OF Texas COUNTY OF Ellis

Before me, Heather Warren, on this day personally appeared Rebeca Vera known to me (or proved to me on the oath of TXDL, or through —, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF September, 2024.

(SEAL) HEATHER D WARREN
Notary Public, State of Texas
NOTARY ID # 12403095-8
My Commission Exp 02/22/27

Notary Public's Signature