

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, February 25, 2025 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 February 11, 2025
 - b. Consider a request by David Griffin for a Plat of Lot 1, Block A, Warbrouck Addition, being 16.363-acres, located approximately 190 feet east of 2254 East Highway Bus, situated in the Silas M. Duritt Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 209777) – Owner: TX DOT (SUB-10-2025)
 - c. Consider a request by Stephanie Gienger, for a Plat of Carbon Waxahachie, 2 residential lots, being 13.655 acres, located at 2795 John Arden Drive, situated in the Jonathan E. Prince Survey, an addition to the City of Waxahachie (Property ID 189265, 189266, and 275156) – Owner: Arden Group LLC and International Church of the Four Square Gospel (SUB-16-2025)
5. ***Public Hearing*** on a request by Richard Shinpaugh, Ellis County Bail Bond, for a Specific Use Permit (SUP) for a Bail Bond Agency use within a Commercial (C) zoning district located at 104 North Jackson Street (Property ID 170540 - Owner: 201 Main Wax LLC (ZDC-6-2025)

6. ***Consider*** recommendation of ZDC-6-2025

7. 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, February 11, 2025 at 7:00 p.m.

Members Present: Rick Keeler, Chairman
Marlene Norcross, Vice Chair
David Hudgins
Jenny Bridges
Chad Hicks
Wendy Johnson

Member Absent: Jeff Reed

Others Present: Shon Brooks, Executive Director of Development Services
Trenton Robertson, Senior Director of Planning
Zack King, Planning Manager
Amber Villarreal, 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. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of January 14, 2025
- b. Consider a request by Matt Baacke, GMcivil, for a Plat of Myrtle Creek Phase 2A, 84 residential lots and 4 non-residential lots, being 25.416 acres, located approximately 4,000 feet north of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, an addition to the City of Waxahachie (Property ID 180362) – Owner: HT US 287 Owner LP (SUB-3-2025)
- c. Consider a request by Matt Baacke, GMcivil, for a Plat of Myrtle Creek Phase 2B, 183 residential lots and 9 non-residential lots, being 53.285 acres, located approximately 3,000 feet north of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, and the Silas M. Duritt Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 180365) – Owner: HT US 287 Owner LP (SUB-4-2025)
- d. Consider a request by Matt Baacke, GMcivil, for a Plat of Myrtle Creek Phase 2C, 112 residential lots and 8 non-residential lots, being 62.206-acres, located approximately 4,000 feet east of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, an addition to the City of Waxahachie (Property ID 180362) – Owner: HT US 287 Owner LP (SUB-5-2025)

Action:

Marlene Norcross moved to approve the Consent Agenda, subject to the recommendations of staff. Motion was seconded by David Hudgins and carried unanimously (6-0).

5. Adjourn

There being no further business, the meeting adjourned at 7:02 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-10-2025



MEETING DATE(S)

Planning & Zoning Commission: February 25, 2025

CAPTION

Present a request by David Griffin for a **Plat** of Lot 1, Block A, Warbrouck Addition, being 16.363-acres, located approximately 190 feet east of 2254 East Highway Bus, situated in the Silas M. Duritt Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 209777) – Owner: TX DOT (SUB-10-2025).

RECOMMENDED MOTION

"I move to approve SUB-10-2025, a Plat of the Warbrouck Addition, Lot 1, Block A, 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 one (1) commercial lot.

CASE INFORMATION

<i>Applicant:</i>	David Griffin, Griffin Land Surveying
<i>Property Owner(s):</i>	Texas Department of Transportation
<i>Site Acreage:</i>	16.363 acres
<i>Number of Lots:</i>	1 lot
<i>Number of Dwelling Units:</i>	0 units
<i>Park Land Dedication:</i>	The cash in lieu of park land dedication for this case is estimated at \$9,817.80 (\$600.00 per acre for non-residential lots).
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property via the extension of off-site water and sanitary sewer lines

SUBJECT PROPERTY

<i>General Location:</i>	Directly east of 2254 East Highway Bus
<i>Parcel ID Number(s):</i>	209777
<i>Current Zoning:</i>	Future Development (FD)
<i>Existing Use:</i>	The subject property is currently undeveloped
<i>Platting History:</i>	The subject property is not currently platted

Site Aerial:

PLANNING ANALYSIS

A Plat Application is required by the Waxahachie Subdivision Ordinance prior to the 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.

The applicant proposes to Plat the subject property into one (1) lot. The subject property is currently situated in the Future Development (FD) zoning district. The proposed Plat adheres to the FD zoning district's lot size and dimension requirements.

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 plat being filed. 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 with the motion and conditions noted below.

Conditions:

1. Per Section 1.3 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) will need to be provided with your plat at the time of filing.
2. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, correct street names for adjoining ROW are required. Please update to E US Highway 287 Business.
3. 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.
4. Per Section 2.4.c.19 of the Waxahachie Subdivision Ordinance, a correct location map is required. Please update to accurately reflect the correct street names (See Plat P175-P178).

5. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, please provide coordinates (northing, easting) for the POB and least one (1) additional property corner.
6. 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.
7. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please remove "Commercial" from "1 Commercial Lot."
8. 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.
9. Per Section 2.4.c.25.vi of the Waxahachie Subdivision Ordinance, the name and title of the signatory needs to be provided.
10. Per Section 2.4.c.25.vi.c of the Waxahachie Subdivision Ordinance, only the Planning and Zoning Commission Approval Block is needed due to the fact that the Planning and Zoning Commission is the approval body for this plat. Please remove the City Council and Mayor Approval Block.
11. Per Section 4.4.d.1 of the Waxahachie Subdivision Ordinance, the Cash in Lieu of Park Land Dedication Fee must be paid with the Plat Application prior to plat filing.
12. 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.
13. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.
14. Per Appendix C, V, Section 3.3 of the City's Subdivision ordinance - Drainage and utility easements are not required around the whole property. Only along the road frontage. It is up to you if you want to keep it all the way around.
15. Per Appendix C, V section 3.9: Water and sewer services are required for each lot prior to filing the plat.

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

Prepared by:

Caleb Ensley

Planner

caleb.ensley@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

Trenton.Robertson@waxahachie.com

Item 4b

GENERAL NOTES:

1. Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).
2. This property lies in Zone X according to Flood Insurance Rate Map No. 48139C0350F, dated June 3, 2013 as published by FEMA. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."
3. City of Waxahachie shall not be responsible for the maintenance of drainage easements or detention areas.

APPROVED BY: Planning and Zoning Commission, City of Waxahachie

By: Chairperson Date

Attest

ASKKCC, LLP
CALLED 187,626 ACRES
VOL. 531, PG. 668
D.R.E.C.T.

STATE OF TEXAS §
COUNTY OF ELLIS §

OWNERS'S CERTIFICATE

WHEREAS the State of Texas, is the owner of a tract of land situated in the Silas M. Duritt Survey, Abstract No. 272, and being all of a called 16.37 acre tract of land described in the Deed to the State of Texas, acting by and through the Texas Transportation Commission, recorded in Instrument Number 2101902 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "SUDDUTH 5309" found in the northeast line of a called 49.945 acre tract of land described in the deed to the State of Texas recorded in Volume 528, Page 587 of the Deed Records of Ellis County, Texas (D.R.E.C.T.) for the most southerly southwest corner of said 16.37 acre tract and the south corner of a called 2.653 acre tract of land described in the deed to Bob Thomas Young II recorded in Volume 1075, Page 1049, D.R.E.C.T.

THENCE North 37 degrees 23 minutes 18 seconds East, along the northwesterly line of said 16.37 acre tract and the southeast line of said 2.653 acre tract, a distance of 428.08 feet (Deed - 427.91 feet) to a 1/2 inch iron rod found for an ell corner of said 16.37 acre tract and the east corner of said 2.653 acre tract;

THENCE North 58 degrees 00 minutes 00 seconds West, along a southwesterly line of said 16.37 acre tract and the northeast line of said 2.653 acre tract, a distance of 206.09 feet (Deed - 212.20 feet) to a 1/2 inch iron rod found in the southeast line of a called 187.626 acre tract of land described in the deed to the State of Texas recorded in Volume 531, Page 668, D.R.E.C.T., on an easterly corner of said 187.626 acre tract, the most northerly corner of said 16.37 acre tract, and a west corner of the aforementioned 49.945 acre tract;

THENCE North 59 degrees 19 minutes 17 seconds East, along the northwest line of said 16.37 acre tract and the southeast line of said 187.626 acre tract, a distance of 999.93 feet (Deed - 1,000.94 feet) to a 1/2 inch iron rod found in the southwesterly Right of Way line of U.S. Highway 287, a Variable Width Right of Way, for the south corner of a called 42.163 acre tract of land described in the deed to the State of Texas recorded in Volume 531, Page 668, D.R.E.C.T., on an easterly corner of said 187.626 acre tract, the most northerly corner of said 16.37 acre tract, and a west corner of the aforementioned 49.945 acre tract;

THENCE South 32 degrees 34 minutes 04 seconds East, along the southwesterly line of said 49.945 acre tract and the northeasterly line of said 16.37 acre tract, a distance of 65.08 feet (Deed - 65.00 feet) to a 1/2 inch iron rod with cap stamped "SUDDUTH 5309" found for corner;

THENCE South 72 degrees 37 minutes 16 seconds East, continuing along the southwesterly line of said 49.945 acre tract and the northeasterly line of said 16.37 acre tract, a distance of 88.37 feet (Deed - 88.12 feet) to a 1/2 inch iron rod with cap stamped "RPLS 4466" found for an ell corner of said 49.945 acre tract and the northeast corner of said 16.37 acre tract;

THENCE South 06 degrees 53 minutes 37 seconds West, along the easterly line of said 16.37 acre tract and the westerly line of said 49.945 acre tract, a distance of 415.08 feet (Deed - 417.02 feet) to a 1/2 inch iron rod with cap stamped "SUDDUTH 5309" found for corner;

THENCE South 27 degrees 46 minutes 53 seconds West, continuing along the easterly line of said 16.37 acre tract and the westerly line of said 49.945 acre tract, a distance of 357.78 feet (Deed - 357.75 feet) to a 1/2 inch iron rod with cap stamped "RPLS 4466" found for corner;

THENCE South 44 degrees 31 minutes 38 seconds West, along the southeast line of said 16.37 acre tract and the northwest line of said 49.945 acre tract, a distance of 645.71 feet (Deed - 643.74 feet) to a 1/2 inch iron rod found for an inner ell corner of said 16.37 acre tract and an inner ell corner of said 49.945 acre tract;

THENCE South 88 degrees 53 minutes 52 seconds West, along the southerly line of said 16.37 acre tract and a northerly line of said 49.945 acre tract, a distance of 70.59 feet (Deed - 70.71 feet) to a 1/2 inch iron rod with cap stamped "SUDDUTH 5309" found for an inner ell corner of said 16.37 acre tract and an inner ell corner of said 49.945 acre tract;

THENCE North 46 degrees 03 minutes 42 seconds West, along the southwest line of said 16.37 acre tract and the northeast line of said 49.945 acre tract, a distance of 450.08 feet (Deed - 449.86 feet) to the POINT OF BEGINNING and containing 712,777 square feet or 16.363 acres of land, more or less.

OWNERS'S DEDICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the State of Texas, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, WARBROUCK ADDITION, 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, our hand, this the _____ day of _____, 2025.

By: _____

Authorized Signature for the State of Texas

PLAT WARBROUCK ADDITION

LOT 1, BLOCK A
BEING 16.363 ACRES IN THE
SILAS M. DURITT SURVEY, ABSTRACT NO. 272



903 W. Ennis Ave., Ste. 4
Ennis, TX 75119
903.600.1072 • www.glsurveying.com
TBPELS Firm No. 101948-13

OWNER:
THE STATE OF TEXAS
TEXAS DEPARTMENT OF TRANSPORTATION
ATTN: SHARON WARBROUCK
Sharon.Warbrouck@txdot.gov

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David S. Griffin, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, 2025.

David S. Griffin, Texas R.P.L.S. No. 6958
Registered Professional Land Surveyor
Griffin Land Surveying
903 W. Ennis Ave., Suite 4
Ennis, Texas 75119
(903) 600-1072
TBPELS Firm No. 101948-13

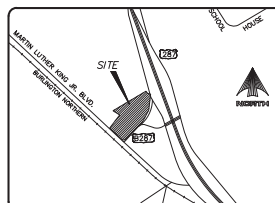
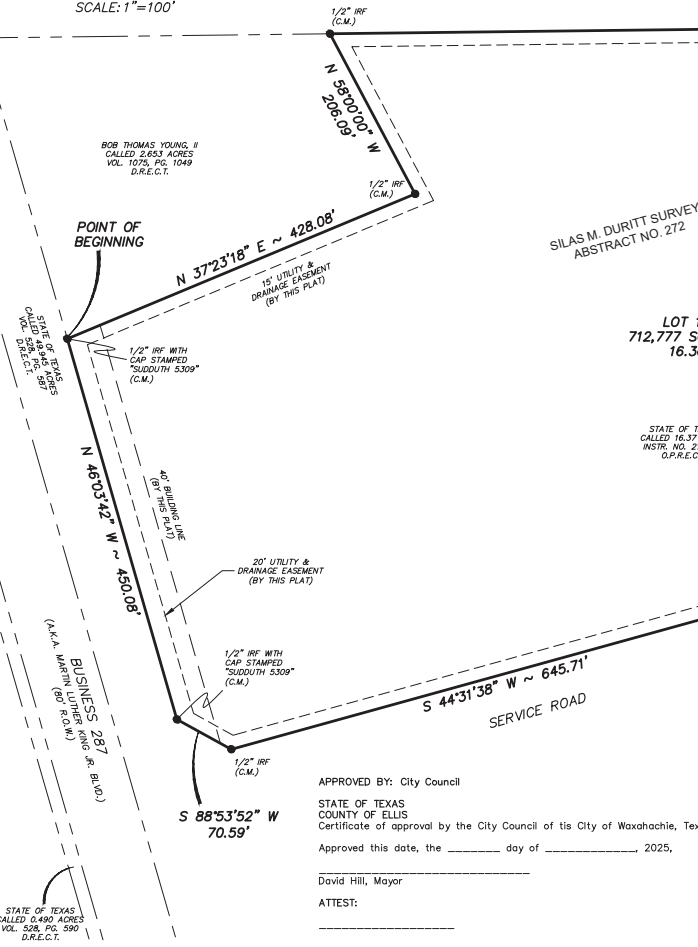
ABBREVIATION LEGEND

O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS
D.R.E.C.T. DEED RECORDS OF ELLIS COUNTY, TEXAS
P.R.E.C.T. PLAT RECORDS OF ELLIS COUNTY, TEXAS
DOC. NO. DOCUMENT NUMBER
VOL., PG. VOLUME, PAGE
SQ. FT. SQUARE FEET
R.O.W. RIGHT-OF-WAY
ESMT. EASEMENT
IRF IRON ROD FOUND
CM CONTROLLING MONUMENT

NORTH



SCALE: 1"=100'



LOCATION MAP
(NOT TO SCALE)

Planning & Zoning Department

Plat Staff Report

Case: SUB-16-2025



MEETING DATE(S)

Planning & Zoning Commission: February 25, 2025

CAPTION

Present a request by Stephanie Gienger, for a **Plat** of Carbon Waxahachie, 2 residential lots, being 13.655 acres, located at 2795 John Arden Drive, situated in the Jonathan E. Prince Survey, an addition to the City of Waxahachie (Property ID 189265, 189266, and 275156) – Owner: Arden Group LLC and International Church of the Four-Square Gospel (SUB-16-2025)

RECOMMENDED MOTION

"I move to approve SUB-16-2025, a Plat of Carbon Waxahachie, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to Re-plat the subject property into two (2) Multi-family lots as part of the Carbon Waxahachie subdivision.

CASE INFORMATION

Applicant: Stephanie Gienger

Property Owner(s): Arden Group LLC and International Church of the Four-Square Gospel

Site Acreage: 13.655 acres

Number of Lots: 2 lots

Number of Dwelling Units: 75 units

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: 2795 John Arden Drive

Parcel ID Number(s): 189265, 189266, 275156

Current Zoning: PD-MF-2 - The subject property is obligated to comply with the requirements of the Carbon Waxahachie Development Agreement.

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 2 residential (multi-family) lots as part of the Carbon Waxahachie. The proposed lots meet the minimum size and dimension requirements of the Planned Development zoning district for the subject property. As part of this Plat, the applicant proposes an 80' right-of-way (ROW) dedication for Alliance Boulevard. The proposed ROW dedication is consistent with the 2024 Waxahachie Thoroughfare Plan and the Planned Development zoning of the subject property.

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 sec. 2.4.C.4 of the Waxahachie subdivision ordinance, Provide recording information for "off site easements" prior to filing.
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.4, label the existing easement width and recording information. Show the whole proposed drainage easement limits.
4. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, please remove Lot 2 Block A and place "Lot 1 Block B".

Conditions (continued):

5. 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-16-2025", revise accordingly.
6. Per Section 2.4.C.23 of the Waxahachie subdivision ordinance Please remove final plat to "Plat".
7. Per 2.4.C.23 Section of the Waxahachie subdivision ordinance Please remove PD-16-LI-1 this property is not part of the Re-plat. Please correct to "PD-MF-2"
8. 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.
9. Per Section 2.4.c.25.vi.a of the Waxahachie Subdivision Ordinance, please provide actual name and title of the signature block.
10. Per Section 2.4.c.25.vi.a of the Waxahachie Subdivision Ordinance, please remove City Council approval signature block. Additional note: this is a PZ approval only.
11. Per Appendix C, V, Section 3.1 of the Waxahachie Subdivision Ordinance: Traffic impact analysis is required if the development generates over 1000 trips per day. If you feel it will not, provide a trip generation memo.
12. Per Section 3.9: Water and sewer services are required for each lot prior to filing the plat
13. 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.
14. Per Section 4.4.d.1 of the Waxahachie Subdivision Ordinance, payment of application fees, and Park Land Fees - 75 units X \$400 = 30,000.
15. Per Appendix C, V, sections 5.6 and 5.7 of the City's subdivision ordinance: fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.
16. 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.

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:

Harper Lindamood
Planner

Harper.lindamood@waxahachie.com

Reviewed by:

Trenton Robertson, AICP
Senior Director of Planning

Trenton.robertson@waxahachie.com

Item 4c

FLOOD STATEMENT:

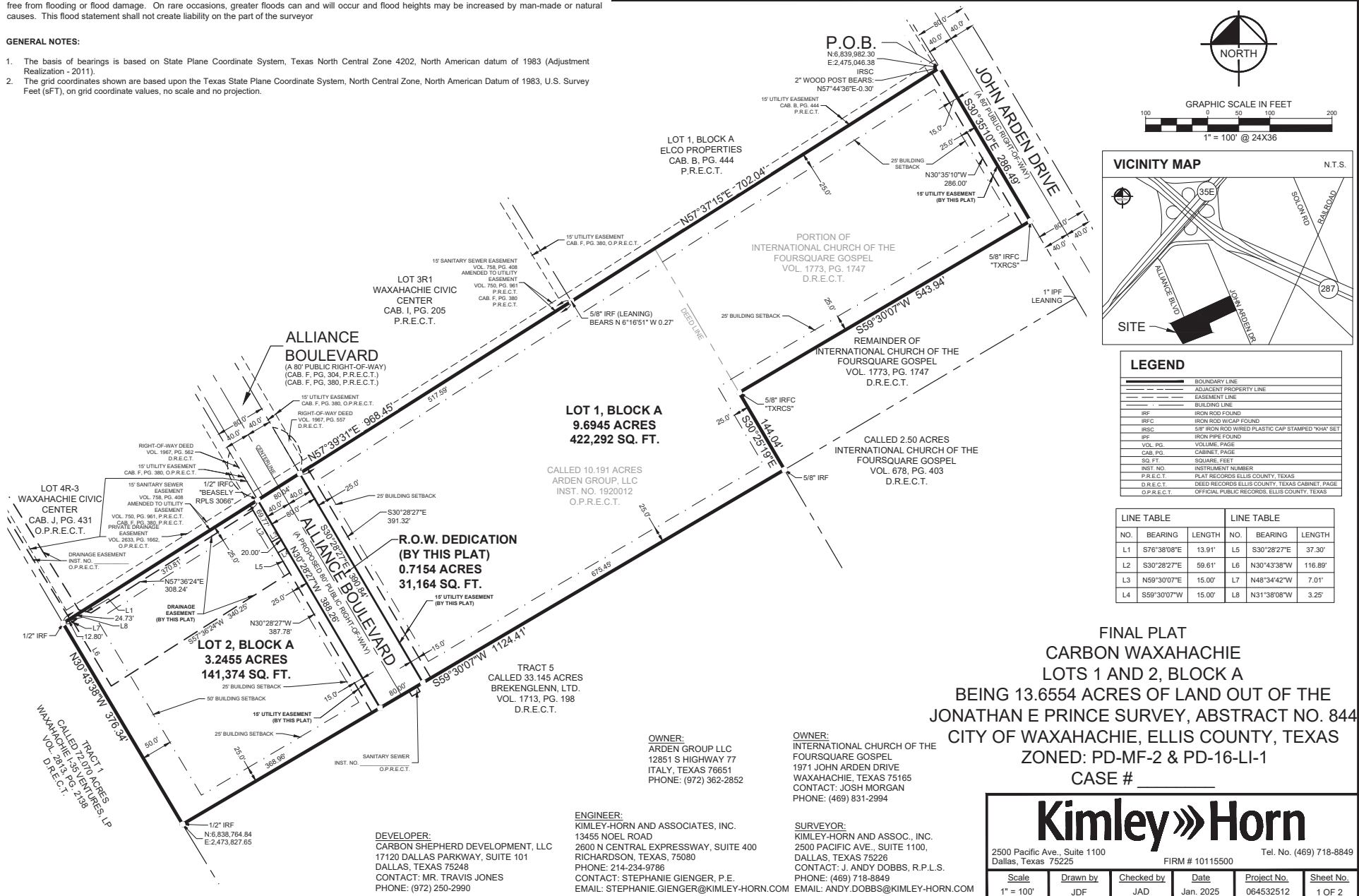
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48139C0190G, for Ellis County, Texas and incorporated areas, dated October 19, 2023, this property is located within

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

GENERAL NOTES:

1. The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
2. The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.



Item 4c

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL and ARDEN GROUP LLC, are the Owners of a tract of land situated in the Jonathan E Prince Survey, Abstract No. 844, in the City of Waxahachie, Ellis County, Texas and being a portion of the remainder of a tract of land described in Warranty Deed to International Church of the Foursquare Gospel recorded in Volume 1773, Page 1747 of the Deed Records of Ellis County, Texas and being all of a called 10.191 acres tract of land described in General Warranty Deed with Vendor's Lien to Arden Group, LLC, recorded in Instrument No. 1920012 of the Official Public Records of Ellis County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" cap set for the east corner of Lot 1, Block A, Elco Properties, an addition to the City of Waxahachie, Texas, according to the plat recorded in Cabinet B, Page 444 of the Plat Records of Ellis County, Texas, in the southwest right-of-way line of John Arden Drive (an 80-foot right-of-way), from which a 2" wood post bears North 57°44'36" East, 0.30 feet;

THENCE with said southwest right-of-way line of John Arden Drive, South 30°35'10" East, a distance of 286.49 feet to a 5/8-inch iron rod with cap stamped "TXRCS" found for corner;

THENCE departing said southwest right-of-way line of John Arden Drive, over and across said remainder of International Church of the Foursquare Gospel tract, South 59°30'07" West, a distance of 543.94 feet to a 5/8-inch iron rod with cap stamped "TXRCS" found in the northeast line of said Arden Group, LLC tract;

THENCE with said northeast line of the Arden Group, LLC tract, South 30°25'19" East, a distance of 144.04 feet to 5/8-inch iron rod found for the east corner of said Arden Group, LLC tract;

THENCE with the southeast line of said Arden Group, LLC tract, South 59°30'07" West, a distance of 1,124.41 feet to a 1/2-inch iron rod found for the south corner of said Arden Group, LLC tract, in the northeast line of a tract of land described as "Tract 1" in Special Warranty Deed to Waxahachie I-35 Ventures, LP, recorded in Volume 2813, Page 2138 of said Deed Records;

THENCE with the said northeast line of Waxahachie I-35 Ventures, LP tract, North 30°43'38" West, a distance of 376.34 feet to a 1/2-inch iron rod found for the south corner of Lot 4R-3, Waxahachie Civic Center, an addition to the City of Waxahachie, Texas, according to the plat recorded in Volume F, Page 380 of said Official Public Records;

THENCE with the northwest line of said Arden Group, LLC tract, North 57°39'31" East, passing at a distance of 370.81 feet a 1/2-inch iron rod with cap stamped "BEASLEY RPLS 3066" found at the southeast terminus line of Alliance Boulevard (an 80-foot right-of-way) and continuing with said northwest line of the Arden Group tract a total distance of 968.45 feet to a point for the east corner of Lot 3R1, Waxahachie Civic Center, an addition to the City of Waxahachie, Texas according to the plat recorded in Cabinet I, Page 205 of said Plat Records, and being the south corner of said Lot 1, from which a 5/8-inch iron rod found (leaning) bears North 06°16'51" West, a distance of 0.27 feet;

THENCE with the southeast line of said Lot 1, Block A, North 57°37'15" East, a distance of 702.04 feet to the POINT OF BEGINNING and containing 594,830 square feet or 13.6554 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL and ARDEN GROUP LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as CARBON WAXAHACHIE, 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: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS
COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of ____, 20____.

Notary Public in and for the State of Texas

WITNESS, my hand, this the ____ day of ____, 20____.

BY: ARDEN GROUP LLC

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS
COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of

_____, 20____.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

That I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Waxahachie, Texas.

Dated this the ____ day of ____, 20____.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
(469) 718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

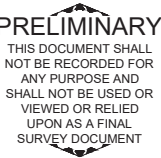
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of

_____, 20____.

Notary Public in and for the State of Texas

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVE., SUITE 1100,
DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: (469) 718-8849
EMAIL: ANDY.DOBBS@KIMLEY-HORN.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
2600 N CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TEXAS, 75080
PHONE: 214-234-9786
CONTACT: STEPHANIE GIENGER, P.E.
EMAIL: STEPHANIE.GIENGER@KIMLEY-HORN.COM



OWNER:
ARDEN GROUP LLC
12851 S HIGHWAY 77
ITALY, TEXAS 76651
PHONE: (972) 362-2852

OWNER:
INTERNATIONAL CHURCH OF THE
FOURSQUARE GOSPEL
1971 JOHN ARDEN DRIVE
WAXAHACHIE, TEXAS 75165
CONTACT: JOSH MORGAN
PHONE: (469) 831-2994

DEVELOPER:
CARBON SHEPHERD
DEVELOPMENT, LLC
17120 DALLAS PARKWAY, SUITE 101
DALLAS, TEXAS 75248
CONTACT: MR. TRAVIS JONES
PHONE: (972) 250-2990

STATE OF TEXAS §
COUNTY OF ELLIS §

CITY OF WAXAHACHIE, TEXAS FINAL PLAT APPROVAL

APPROVED BY: Planning and Zoning Commission, City of Waxahachie

By: _____ Date _____
Chairperson

City Secretary Date

APPROVED BY: City Council, City of Waxahachie

By: _____ Date _____
Mayor

FINAL PLAT
CARBON WAXAHACHIE
LOTS 1 AND 2, BLOCK A
BEING 13.6554 ACRES OF LAND OUT OF THE
JONATHAN E PRINCE SURVEY, ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
ZONED: PD-MF-2 & PD-16-LI-1
CASE # _____

Kimley»Horn

2500 Pacific Ave., Suite 1100 Tel. No. (469) 718-8849
Dallas, Texas 75225 FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	JDF	JAD	Jan. 2025	064532512	2 OF 2

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-6-2025



MEETING DATE(S)

Planning & Zoning Commission:

February 25, 2025

City Council:

March 3, 2025

CAPTION

Public Hearing on a request by Richard Shinpaugh, Ellis County Bail Bond, for a **Specific Use Permit (SUP)** for a **Bail Bond Agency use** within a Commercial (C) zoning district located at 104 North Jackson Street (Property ID 170540) - Owner: 201 Main Wax LLC (ZDC-6-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-6-2025, a Specific Use Permit (SUP) for a Bail Bond Agency use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The Applicant is requesting a Specific Use Permit (SUP) for a Bail Bond Agency.

CASE INFORMATION

Applicant:

Richard Shinpaugh, Ellis County Bail Bonds

Property Owner(s):

201 Main Wax LLC

Site Acreage:

0.28 acres

Current Zoning:

Commercial (C) District with a SUP for a Bail Bond Agency valid for two years from approval date of June 19, 2023

Requested Zoning:

Commercial (C) District with a SUP for a Bail Bond Agency

SUBJECT PROPERTY

General Location:

104 North Jackson Street

Parcel ID Number(s):

170540

Existing Use:

Multi-tenant retail building

Development History:

A SUP (ZDC-58-2023) was approved for a Ellis County Bail Bonds at 104 N Jackson Street on June 19, 2023.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	C	Undeveloped Land
East	C	Multi-tenant Retail Building
South	PD-CA	Ellis County Court Building
West	CA	Surface Parking Lot and Rogers Hotel

Future Land Use Plan:

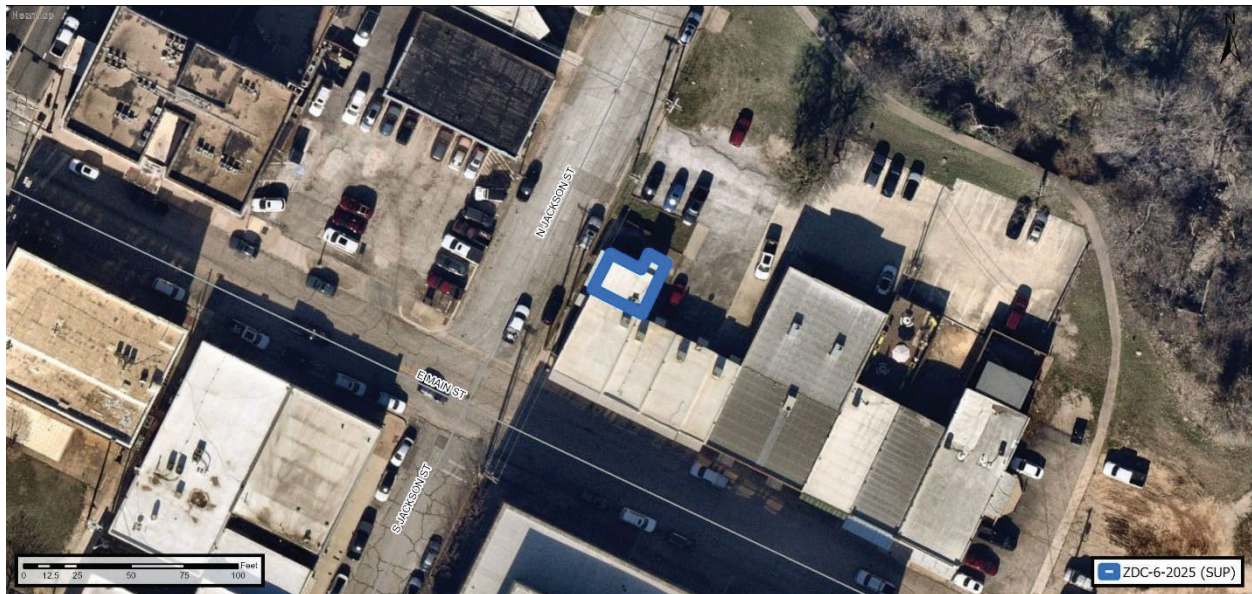
Downtown Placetype

Comprehensive Plan:

It is most appropriate to think of the Downtown placetype as a modification of the mixed-use neighborhood placetype. Waxahachie benefits from an attractive historic core and this placetype serves to preserve and allow for incremental improvement of that area. The core of Downtown is ripe for quality vertical mixed-use development. New single family homes are generally discouraged here as denser housing types are desired in downtown to provide more patrons to support the abundance of local businesses downtown. Attached and stacked housing is appropriate, since the downtown core is predominantly developed; denser housing will most likely occur on the fringes or edges of downtown. Active rooftops, sidewalk cafes, and parklets are an opportunity to further activate the downtown core.

Thoroughfare Plan:

The primary access to the subject property is from North Jackson Street and E Main Street (100' right-of-way). Right-of-way dedication is not required from the subject property.

Site Image:**PLANNING ANALYSIS**

An application for a specific use permit (SUP) for a Bail Bond Agency, called Ellis County Bail Bonds, has been submitted for 104 North Jackson Street. The agency was previously located at 309 S. Jackson Street for over 30 years until its lease ended on June 1, 2023, due to a change in ownership of the building. The owner of Ellis County Bail Bonds, Richard Shinpaugh, is now requesting approval of a SUP to operate at 104 North Jackson Street, permanently.

Planning Analysis (continued):

Mr. Shinpaugh has been operating a bail bond agency at the subject property since the approval of the SUP (ZDC-58-2023) on June 19, 2023. One of the conditions of the prior SUP approval is that Mr. Shinpaugh is allowed to operate a bail bond agency at the subject property for a maximum of two (2) years. This time limitation was added to the SUP due to Mr. Shinpaugh's intention to build a new office for his bail bond agency at 216 S Jackson Street. Since approval of the two-year SUP for 104 N Jackson Street, Mr. Shinpaugh has received SUP (ZDC-112-2023) approval for a Bail Bond Agency and Site Plan (SP-106-2023) approval for a new two-story building located at 216 S Jackson Street. The approved Site Plan includes a 4,000 square foot building with multiple professional office suites. Mr. Shinpaugh has since decided not to move his bail bond agency to his new building and is requesting a SUP for bail bond agency use at the subject property.

The subject property is surrounded by retail and commercial establishments. If the bail bond agency is approved, it will be located across the street from the Ellis County Administration Building and diagonally opposite from several multi-tenant retail and professional office buildings. The rear of the property is next to Rogers Spring Branch Creek, which acts as a natural buffer between the bail bond agency and the properties north of the creek. Although the property on the north side of the creek is zoned for single-family use (SF-2), the nearest existing residential homes are located along Kaufman Street. Staff recommends approval of the specific use permit since the bail bond agency will remain compatible and in harmony with surrounding land uses.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 22 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 one (1) letter in support and no letters in opposition for the SUP request.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, the Planning Department recommends approval of the SUP request with the conditions listed below.

Conditions:

1. A bail bond agency is limited to 104 North Jackson Street as shown in Exhibit A. A bail bond agency shall not be permitted anywhere else in the multi-tenant building at 201 E. Main Street.
2. Permission to operate a bail bond agency use is only granted to "Ellis County Bail Bonds" managed and operated by "Richard Shinpaugh." Approval to operate a bail bond agency use at 104 N Jackson Street will not transfer to another bail bond agency business or owner for "Ellis County Bail Bonds."
3. The hours of operation for "Ellis County Bail Bonds" are limited to 8:00 am to 12:00 am, seven days a week.
4. The property owner shall obtain all necessary permits from the City of Waxahachie Building & Community Services Department prior to construction on the subject property.
5. Any proposed exterior building signage shall require approval by the Heritage Preservation Commission and a building permit from the Building and Community Services Department.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Letter from Business Owner (Ellis County Bail Bonds)
3. Exhibit A – Location Map
4. Exhibit B – Photo of Storefront

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu

Senior Planner

oanh.vu@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com



City of Waxahachie, Texas

Notice of Public Hearing

Case Number: **ZDC-6-2025**



201 MAIN WAX LLC
6982 WALLING LN
DALLAS, TX 75231

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 25, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, March 3, 2025 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 Richard Shinpaugh, Ellis County Bail Bond, for a Specific Use Permit (SUP) for a Bail Bond Agency use within a Commercial (C) zoning district located at 104 North Jackson Street (Property ID 170540) - Owner: 201 Main Wax LLC (ZDC-6-2025)

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-6-2025**

City Reference: 170540

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **February 19, 2025** 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: We support the SUP requested because of the location's proximity to the Ellis County Jail and Court House. There was a bail bond company at 201 E Main Street until 2017 (see attached photo). 104 N Jackson is a logical location for a business that helps folks when they need it. In addition, Ellis Co. Bail Bonds has actively participated in making improvements to their corner of downtown.

William L. Bell
Signature

William L. Bell, Managing Member

Printed Name and Title

02-17-2025

Date

201 E Main St, Waxahachie TX 75165

Address



CITY OF WAXAHACHIE - PROPERTY OWNER NOTIFICATION
ZDC-6-2025 - SPECIFIC USE PERMIT - BAIL BONDS
104 N JACKSON ST - PON MAP



0 62.5 125 250 375 500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Waxahachie for the sole purpose of geographic reference. No warranty is made by the City of Waxahachie regarding specific accuracy or completeness.





Ellis County Bailbond Business Plan

The Problem

In Texas, individuals who are arrested face the choice between remaining in jail until their case is resolved or paying a sum of money to the courts known as bail. Bail is paid to the courts in the required form of cash, and is returned at the conclusion of the case, regardless of whether a person is found innocent or guilty.

For the individual arrested, it is obviously preferable to pay bail to secure their release. Being free on bail allows them to maintain employment and housing, and to care for their family, while those who remain in jail, even for a day, are at risk of losing their job, their ability to pay rent or mortgage payments, and, for single parents, custody of their children.

Most Americans maintain very low rates of savings and would be hard-pressed to come up with their bail amount in cash: 62% of Americans have less than \$1,000 available to them in savings, and 20% of Americans have no savings whatsoever [1]. Not surprisingly, then, low-income individuals who are arrested are particularly impacted by the bail system. Without the savings necessary to pay bail, which can run as high as \$25,000 for a misdemeanor [2], these individuals often face the difficult choice between taking on a predatory loan (e.g., a payday loan, which typically carries an APR of 400% or more [3]) to make bail, or remaining in jail until their case is resolved.

In lieu of paying bail themselves, individuals may turn to Ellis County Bailbond Company, who will in turn pay the bail in exchange for a percentage of the bail amount.

Our Solution

Ellis County Bailbond continues to exist to offer low-rate bail to arrested individuals. In addition to providing bail and we ensure that those released on bail are provided with an understanding of their legal process, and help to make sure all appearances in court are met until the case and/or cases are resolved.

Our Business Model

Our business model of the bail process is based upon on using Corporate Insurance Companies backing all our bonds. Ellis County is governed by a Bailbond board which controls licensing and rules established by the board. Our company consist of 3 employees with the training and knowledge of the bailbond business. We have over 40 years combined experience in this industry.

Our Team

- [1] Rick Shinpaugh (owner) over 40 years experience in the bail industry. Licensed Agent with Lexington National Insurance Corporation and Financial Casualty Insurance Company. Member of the Professional Bondsmen of Texas, Serving Member of Ellis County Bailbond Board, and Licensed Private Investigator. Serving Ellis County with professional bonding services for many prior years.
- [2] Harvey Munoz (Manager) - over 20 years experience as a Licensed Bondsman and Manager of Operations
- [3] Shannon Hoggard - Over 8 years as File clerk and Licensed Bondsman
- [4] Amy Fincher – Court/file clerk and Licensed Bondsman

Summary

Our goal is to continue to provide a professional service to our community. Giving individuals a way to help family members and friends if the need arises for a bail bond . Our staff will go over and beyond to make this process as stress free and informed as possible.

Mapbox

Item 5&6



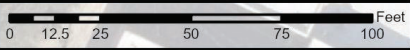
N JACKSON ST

EMAN ST

S JACKSON ST



EXHIBIT A - LOCATION MAP



 ZDC-6-2025 (SUP)

