

# *A G E N D A*

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, September 10, 2019 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

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

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

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

  - a. Minutes of the regular Planning & Zoning Commission meeting of August 27, 2019
  - b. Minutes of the Planning and Zoning Commission briefing of August 27, 2019
5. ***Consider*** request by Dalton Bradbury, Southfork Capital LLC, for a **Replat** of Block 23, Town Addition, to create Lots 1-6, Block A, Bradbury Addition, 2.445 acres (Property ID 193492) – Owner: SOUTHFORK CAPITAL LLC (RP-19-0108)
6. ***Consider*** request by Dorothea M. Russell for a **Replat** of Lot B, Block 206, Town Addition, to create Lots 1-2, Block A, Russell Replat, 0.4523 acres (Property ID 171519) – Owner: DOROTHEA M RUSSELL AND DELBERT EARL RUSSELL (RP-19-0110)
7. ***Continue Public Hearing*** on a request by Kevin Cribley, Cribley Enterprises, Inc., for a Specific Use Permit (SUP) for **Outside Storage** use within a Commercial and Light Industrial-1 zoning district, located at 100 W Sterrett (Property ID 273754) – Owner: M AND M INVESTMENTS (SU-19-0098)
8. ***Consider*** recommendation of Zoning Change No. SU-19-0098

9. **Consider** request by DeeAnne Row for a **Replat** of Lots 19 and 20, Green Meadow, to create Lots 19R and 20R, Green Meadow, 8.922 acres (Property ID 150722) in the Extra Territorial Jurisdiction – Owner: BRIAN & DEEANNE ROW (RP-19-0088)
10. **Consider** request by Hugo Monsanto for a **Replat** of Lot 3, Block 7, Nora Alexander’s Subdivision, to create Lots 3AR and 3BR, Block 7, Nora Alexander’s Subdivision, 0.232 acres (Property ID 172038) – Owner: VICTORINO G & PAULA G LUNA (RP-19-0105)
11. **Consider** request by Dalton Bradbury, Southfork Capital LLC, for a **Replat** of Block 22 and 34, Town Addition, to create Lots 1-3, Block A, Cathedral Addition, 3.032 acres (Property ID 193493, 193491, and 170678) – Owner: SOUTHFORK CAPITAL LLC (RP-19-0109)
12. **Consider** request by Sean Shropshire, RPLS, Axis Surveying, LLC, for a **Final Plat** of Blue Bonnet Trails Phases 1 and 2 for 223 residential lots and 2 open space lots being 40.510 acres situated in B.B. Davis Survey, Abstarct 290 and the W.C. Calder Survey, Abstract 235 (Property ID 182266 and 182267) Owner: BLUE BONNET TRAILS LLC (FP-19-0107)
13. **Public Hearing** on a request by Amanda Doty, B&M Assessment Services, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-27-Single Family-2 zoning district, located at 311 Choctaw Trail (Property ID 229213) – Owner: RICHARD S & PENNY P EWERS (SU-19-0104)
14. **Consider** recommendation of Zoning Change No. SU-19-0104
15. **Public Hearing** on a request by Alan Lauhoff, P.E., Atlas Associates Inc., for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single-Family Residential-3, with Concept Plan, located South of Blue Bonnet Trails Phases 1 and 2 (Property ID 264992 and 182275) - Owner: BLUE BONNET TRAILS LLC (PD-19-0106)
16. **Consider** recommendation of Zoning Change No. PD-19-0106
17. Adjourn

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

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

<p><i>Notice of Potential Quorum</i></p> <p><i>One or more members of the Waxahachie City Council may be present at this meeting.</i></p> <p><i>No action will be taken by the City Council at this meeting.</i></p>
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The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, August 27, 2019 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

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

Others Present: Shon Brooks, Director of Planning  
Colby Collins, Senior Planner  
James Gaertner, City Engineer  
Tommy Ludwig, Assistant City Manager  
Lori Cartwright, City Secretary  
Mary Lou Shipley, Council Representative

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

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

3. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of August 13, 2019
- b. Minutes of the Planning and Zoning Commission briefing of August 13, 2019

**Action:**

*Mrs. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Ms. Betty Square Coleman seconded, All Ayes.*

4. **Public Hearing on a request by Kevin Cribley, Cribley Enterprises, Inc., for a Specific Use Permit (SUP) for Outside Storage use within a Commercial and Light Industrial-1 zoning district, located at 100 W Sterrett (Property ID 273754) – Owner: M AND M INVESTMENTS (SU-19-0098)**

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue SU-19-0098 to the Planning and Zoning Commission meeting of September 10, 2019.

5. **Consider recommendation of Zoning Change No. SU-19-0098**

**Action:**

*Mr. David Hudgins moved to continue a request by Kevin Cribley, Cribley Enterprises, Inc., for a Specific Use Permit (SUP) for Outside Storage use within a Commercial and Light Industrial-1 zoning district, located at 100 W Sterrett (Property ID 273754) – Owner: M AND M INVESTMENTS (SU-19-0098) to the Planning and Zoning Commission meeting of September 10, 2019. Vice Chairman Melissa Ballard seconded, All Ayes.*

(4A)

6. **Consider request by John Ed Justice, BKG Legacy Ranch 1, LLC, for a Replat of Lot 3, Block B, Legacy Ranch, Phase One, to create Lots 3R-A and 3R-B, Block B, Legacy Ranch, Phase One, 1.382 acres (Property ID 267513) – Owner: BKG LEGACY RANCH 1 LLC (RP-19-0100)**

Senior Planner Colby Collins reported the applicant proposes to create two lots from one lot. He reported staff received eight letters of support and no opposition. Staff recommended approval.

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by John Ed Justice, BKG Legacy Ranch 1, LLC, for a Replat of Lot 3, Block B, Legacy Ranch, Phase One, to create Lots 3R-A and 3R-B, Block B, Legacy Ranch, Phase One, 1.382 acres (Property ID 267513) – Owner: BKG LEGACY RANCH 1 LLC (RP-19-0100) subject to staff comments. Ms. Betty Square Coleman seconded, All Ayes.*

7. **Consider request by James McDill, Davis & McDill, for a Replat of Lots 1 and 2, Chapman Place Business Addition, and 1.3974 acres out of the WM Baskins Survey, Abstract 148, to create Lot 1-R, Block A, Chapman Place Business Addition, 2.152 acres (Property ID 247595, 247596, 180847) – Owner: STEVEN F & RICHARD A CHAPMAN (RP-19-0101)**

Mr. Collins reported the applicant proposes to create one lot from two lots. He stated staff received one letter of support and no opposition. Mr. Collins stated the applicant has addressed all concerns and recommended approval.

**Action:**

*Mr. Jim Phillips moved to approve a request by James McDill, Davis & McDill, for a Replat of Lots 1 and 2, Chapman Place Business Addition, and 1.3974 acres out of the WM Baskins Survey, Abstract 148, to create Lot 1-R, Block A, Chapman Place Business Addition, 2.152 acres (Property ID 247595, 247596, 180847) – Owner: STEVEN F & RICHARD A CHAPMAN (RP-19-0101). Mrs. Bonney Ramsey seconded, All Ayes.*

8. **Consider request by Matthew Martinez, JPH Land Surveying, for a Preliminary Plat of Chapman Acres Subdivision for 1 lot being 0.973 acres situated in William Baskins Survey, Abstract 148 (Property ID 180816 and 180826) Owner: VAQUERO KIRKSEY STREET PARTNERS LP (PP-19-0103)**

Mr. Collins reported the applicant proposes one lot for the 7-Eleven gas station location. He stated the applicant has addressed all concerns and recommended approval.

**Action:**

*Mrs. Bonney Ramsey moved to approve a request by Matthew Martinez, JPH Land Surveying, for a Preliminary Plat of Chapman Acres Subdivision for 1 lot being 0.973 acres situated in William Baskins Survey, Abstract 148 (Property ID 180816 and 180826) Owner: VAQUERO KIRKSEY STREET PARTNERS LP (PP-19-0103) subject to staff comments. Ms. Betty Square Coleman seconded, All Ayes.*

(4a)

9. **Public Hearing on a request by Kayla Sterling, SunRun, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district, located at 90 Lilly Lane (Property ID 222788) – Owner: ROBERT J BOUDREAU (SU-19-0095)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant proposes a roof top solar panel system. He stated the applicant meets the city requirements and recommended approval. Mr. Collins reported staff received one letter of support and no opposition.

There being no others to speak for or against SU-19-0095, Chairman Keeler closed the Public Hearing.

10. **Consider recommendation of Zoning Change No. SU-19-0095**

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Kayla Sterling, SunRun, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district, located at 90 Lilly Lane (Property ID 222788) – Owner: ROBERT J BOUDREAU (SU-19-0095) subject to staff comments. Mr. David Hudgins seconded, All Ayes.*

11. **Public Hearing on a request by Stephen Masker, Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 112 Barger Drive (Property ID 172017) – Owner: JUSTIN T WITT (SU-19-0096)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant proposes a roof top solar panel system. He stated the applicant meets the city requirements and recommended approval.

There being no others to speak for or against SU-19-0096, Chairman Keeler closed the Public Hearing.

12. **Consider recommendation of Zoning Change No. SU-19-0096**

**Action:**

*Mr. David Hudgins moved to approve a request by Stephen Masker, Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 112 Barger Drive (Property ID 172017) – Owner: JUSTIN T WITT (SU-19-0096). Vice Chairman Melissa Ballard seconded, All Ayes.*

13. **Public Hearing on a request by Sean Neal, TGS Architects, for a Specific Use Permit (SUP) for Drive Through Establishment use within a General Retail zoning district, located at 1905 N Highway 77 (Property ID 262426) – Owner: COMMUNITY NATIONAL BANK & TRUST OF TEXAS (SU-19-0097)**

(4a)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant intends to develop a drive through establishment (bank) noting the applicant is consistent with the city requirements. He stated per the Zoning Ordinance stacking requirements for banks and each teller window or station, shall be provided with a minimum of five (5) stacking spaces. The applicant is only providing four (4) stacking spaces. The applicant requested the following pertaining to landscape buffer:

- One (1) large tree per forty (40) linear foot.
- At Highway 77, waiver of tree requirement due to utility easement within required landscape buffer.
- Triumph Lane, waiver of tree requirement due to future road widening.
- North Town Boulevard, waiver of tree requirement due to required 6 foot wide sidewalk within the buffer.

Mr. Sean Neal, applicant, TGS Architects, 5323 Spring Valley Road, Dallas Texas, stated he will talk to the landscape architect about incorporating some Crape Myrtle trees in the landscape.

There being no others to speak for or against SU-19-0097, Chairman Keeler closed the Public Hearing.

**14. Consider recommendation of Zoning Change No. SU-19-0097**

**Action:**

*Mr. Jim Phillips moved to approve a request by Sean Neal, TGS Architects, for a Specific Use Permit (SUP) for Drive Through Establishment use within a General Retail zoning district, located at 1905 N Highway 77 (Property ID 262426) – Owner: COMMUNITY NATIONAL BANK & TRUST OF TEXAS (SU-19-0097) subject to staff comments. Mr. Erik Test seconded, All Ayes.*

**15. Public Hearing on a request by Alec Broadus, Broadus Services LLC, for a Specific Use Permit (SUP) for Communications Antennas and Support Structures/Towers use within an Office zoning district, located at 106 Chambers Circle (Property ID 174573) – Owner: DAWSON J & SHIRLEY STAFFORD REVOCABLE TRUST (SU-19-0099)**

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against SU-19-0099, Chairman Keeler closed the Public Hearing.

**16. Consider recommendation of Zoning Change No. SU-19-0099**

Mr. Collins reported the applicant intends to construct a 165 foot monopole tower at 106 Chamber Circle to provide additional capacity and adequate cell coverage for the surrounding area. He stated the applicant intends to screen the tower with a 6 foot PVC fence and shrubs (Red Photinia) and Crape Myrtle trees along the property. Mr. Collins stated staff has concerns with the “fall

(4a)

zone” being the area that protects the monopole from striking surrounding structures if it were to collapse. He stated if approved, the tower will be one of the largest antenna/tower structures within the City of Waxahachie. Staff recommended to deny.

Mr. Alec Broadus, applicant, Broadus Services LLC, 4 Counting Place Circle, Dalworthington Gardens, Texas, stated T-Mobile ask Sabre Towers to construct the tower at 165 feet to cover their capacity area. He noted other carriers such as AT&T, Verizon and Sprint can purchase space on the tower. Mr. Broadus addressed Staff’s concern with the height and fall zone noting if the tower were to fall it would collapse from the top and fall down and not out.

Those who spoke against Su-19-0099:

Mr. Randall Grubbs, 100 Chambers Circle and 206 YMCA Drive, Waxahachie

**Action:**

*After a lengthy discussion, Mr. Erik Test moved to approve a request by Alec Broadus, Broadus Services LLC, for a Specific Use Permit (SUP) for Communications Antennas and Support Structures/Towers use within an Office zoning district, located at 106 Chambers Circle (Property ID 174573) – Owner: DAWSON J & SHIRLEY STAFFORD REVOCABLE TRUST (SU-19-0099). Mr. David Hudgins seconded. The vote was as follows:*

*Ayes: Melissa Ballard  
Betty Square Coleman  
Bonney Ramsey  
Jim Phillips  
David Hudgins  
Erik Test*

*Noes: Rick Keeler*

***The motion carried.***

**17. Public Comments**

None

**18. Adjourn**

There being no further business, the meeting adjourned at 8:14 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, August 27, 2019 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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

Others Present: Shon Brooks, Director of Planning  
Colby Collins, Senior Planner  
James Gaertner, City Engineer  
Tommy Ludwig, Assistant City Manager  
Lori Cartwright, City Secretary  
Mary Lou Shipley, Council Representative

**1. Call to Order**

Chairman Rick Keeler called the meeting to order.

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

Director of Planning Shon Brooks announced City Council and the Commission will hold a joint work session on September 3, 2019 at 5:30 p.m. to discuss proposed amendments to the Subdivision Ordinance as a result of bills passed during the 2019 legislative session.

Senior Planner Colby Collins reviewed the following cases:

- SU-19-0098, applicant requested to continue to the September 10, 2019 meeting.
- RP-19-0100, applicant proposes a Replat creating two lots from one lot. Staff received eight letters of support and recommended approval.
- RP-19-0101, applicant proposes a Replat creating one lot from two lots. Staff received one letter of support and recommended approval.
- PP-19-0103, applicant proposes a Preliminary Plat making one lot. Staff recommended approval.
- SU-19-0095, applicant proposes a roof top solar panel system. Staff recommended approval.
- SU-19-0096, applicant proposes a roof top solar panel system. Staff recommended approval.
- SU-19-0097, applicant requested a Specific Use Permit for a drive through establishment being a bank. Applicant meets all city requirements and staff recommended approval.
- SU-19-0099, applicant requested a Specific Use Permit for a 165 foot telecommunication tower. Staff concerns include a fall zone, setbacks, and height. Staff recommended to deny.



(4b)

**3. Adjourn**

There being no further business, the meeting adjourned at 6:55 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary

(5)



## Memorandum

To: Honorable Mayor and City Council  
From: Shon Brooks, Director of Planning  
Thru: Michael Scott, City Manager  
Date: September 3, 2019  
Re: RP-19-0108 - Bradbury Addition

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On August 30, 2019, the applicant asked staff to withdraw case no. RP-19-0108 from the September 10, 2019 Planning and Zoning Commission agenda, as well as the September 16, 2019 City Council meeting agenda.

(U)



## Memorandum

To: Honorable Mayor and City Council  
From: Shon Brooks, Director of Planning  
Thru: Michael Scott, City Manager  
Date: September 3, 2019  
Re: RP-19-0110 – Russell Replat

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On September 3, 2019, the applicant asked staff to continue case no. RP-19-0110 to the September 24, 2019 Planning and Zoning Commission agenda, as well as the October 7, 2019 City Council meeting agenda.

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## Memorandum

To: Honorable Mayor and City Council  
From: Shon Brooks, Director of Planning  
Thru: Michael Scott, City Manager *[Signature]*  
Date: August 30, 2019  
Re: SU-19-0098 100 W. Sterrett – Outside Storage

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On August 30, 2019, the applicant requested to continue case no. SU-19-0098 to the September 24, 2019 Planning and Zoning meeting agenda, and the October 7, 2019 City Council meeting agenda.

(A)

# Planning & Zoning Department Plat Staff Report



**Case: RP-19-0088**

**MEETING DATE(S)**

*Planning & Zoning Commission:* September 10, 2019  
*City Council:* September 16, 2019

**CAPTION**

*Consider* request by DeeAnne Row for a Replat of Lots 19 and 20, Green Meadow, to create Lots 19R and 20R, Green Meadow, 8.922 acres (Property ID 150722) in the Extra Territorial Jurisdiction – Owner: BRIAN & DEEANNE ROW (RP-19-0088)

**CASE INFORMATION**

*Applicant:* DeeAnne Row  
*Property Owner(s):* DeeAnne and Brian Row  
*Site Acreage:* 8.922 acres  
*Number of Lots:* 2 lots  
*Number of Dwelling Units:* 1 existing unit  
*Park Land Dedication:* N/A (ETJ)  
*Adequate Public Facilities:* A water letter was received from Buena Vista-Bethel SUD stating that adequate public facilities are available for this property. Adequate fire flow can be provided.

**SUBJECT PROPERTY**

*General Location:* 102 Link Crest Lane  
*Parcel ID Number(s):* 150722  
*Current Zoning:* N/A (ETJ)  
*Existing Use:* A house is located on the property with 3 additional accessory buildings.  
*Platting History:* A plat for Lot 19 and Lot 20 was approved by the Ellis County Commissioner Court on May 2, 1969.

(9)

Site Aerial:



**RECOMMENDATION**

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

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

**ATTACHED EXHIBITS**

1. Plat drawing
2. Water Letter

**APPLICANT REQUIREMENTS**

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

**CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

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

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

**STAFF CONTACT INFORMATION**

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

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



(9)



PLANNING & ZONING DEPARTMENT  
401 South Rogers Street | Waxahachie, Texas 75168  
(469) 309-4290 | [www.waxahachie.com/Departments/PlanningandZoning](http://www.waxahachie.com/Departments/PlanningandZoning)



### WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Dee Anne Row & Brian Row Parcel ID #: 150722  
Subdivision Name: Green Meadow

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

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

**Contact Information:**

Buena Vista-Bethel SUD	(972) 937-1212	<u>312 S. Oak Branch Rd.</u>
Carroll Water Company	(972) 617-0817	
Mountain Peak SUD	(972) 775-3765	
Rockett SUD	(972) 617-3524	
Sardis-Lone Elm WSC	(972) 775-8566	
Nash Foreston WSC	(972) 483-3039	

**To be completed by the water utility provider:**

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is <u>6" x 3"</u> inches.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Joe Buchanan  
Print Name of General Manager of water provider or Designee

BVB SUD.  
Name of water provider company

Joe Buchanan  
Signature of General Manager of water provider or Designee

7-12-19  
Date



(10)

# Planning & Zoning Department Plat Staff Report

**Case: RP-19-0105**



**MEETING DATE(S)**

*Planning & Zoning Commission:* September 10, 2019

*City Council:* September 16, 2019

**CAPTION**

*Consider* request by Hugo Monsanto for a Replat of Lot 3, Block 7, Nora Alexander’s Subdivision, to create Lots 3AR and 3BR, Block 7, Nora Alexander’s Subdivision, 0.232 acres (Property ID 172038) – Owner: VICTORINO G & PAULA G LUNA (RP-19-0105)

**CASE INFORMATION**

*Applicant:* Hugo Monsanto

*Property Owner(s):* Victorio G and Paula G Luna

*Site Acreage:* 0.232 acres

*Number of Lots:* 2 lots

*Number of Dwelling Units:* 1 Dwelling Unit

*Park Land Dedication:* The cash in lieu of park land dedication for this case is estimated at **\$400.00** (1 residential dwelling at \$400.00 a dwelling).

*Adequate Public Facilities:* A utility investigation will be required to ensure the lot can be serviced with City water and sanitary sewer.

**SUBJECT PROPERTY**

*General Location:* 905 Kaufman Street

*Parcel ID Number(s):* 172038

*Current Zoning:* Single Family-2

*Existing Use:* Single Family Residence.

*Platting History:* A replat was conducted and approved by City Council on November 19, 2001 for this site.

(110)

Site Aerial:



**PROPERTY OWNER NOTIFICATION**

Staff received one (1) Incomplete Response letter for the proposed plat.

**RECOMMENDATION**

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

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

**ATTACHED EXHIBITS**

1. Plat drawing
2. PON Letter
  - a. 0 support | 0 oppose | 1 Incomplete Response

**APPLICANT REQUIREMENTS**

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

**CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

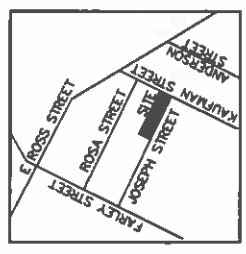
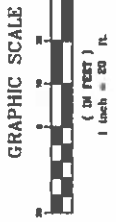
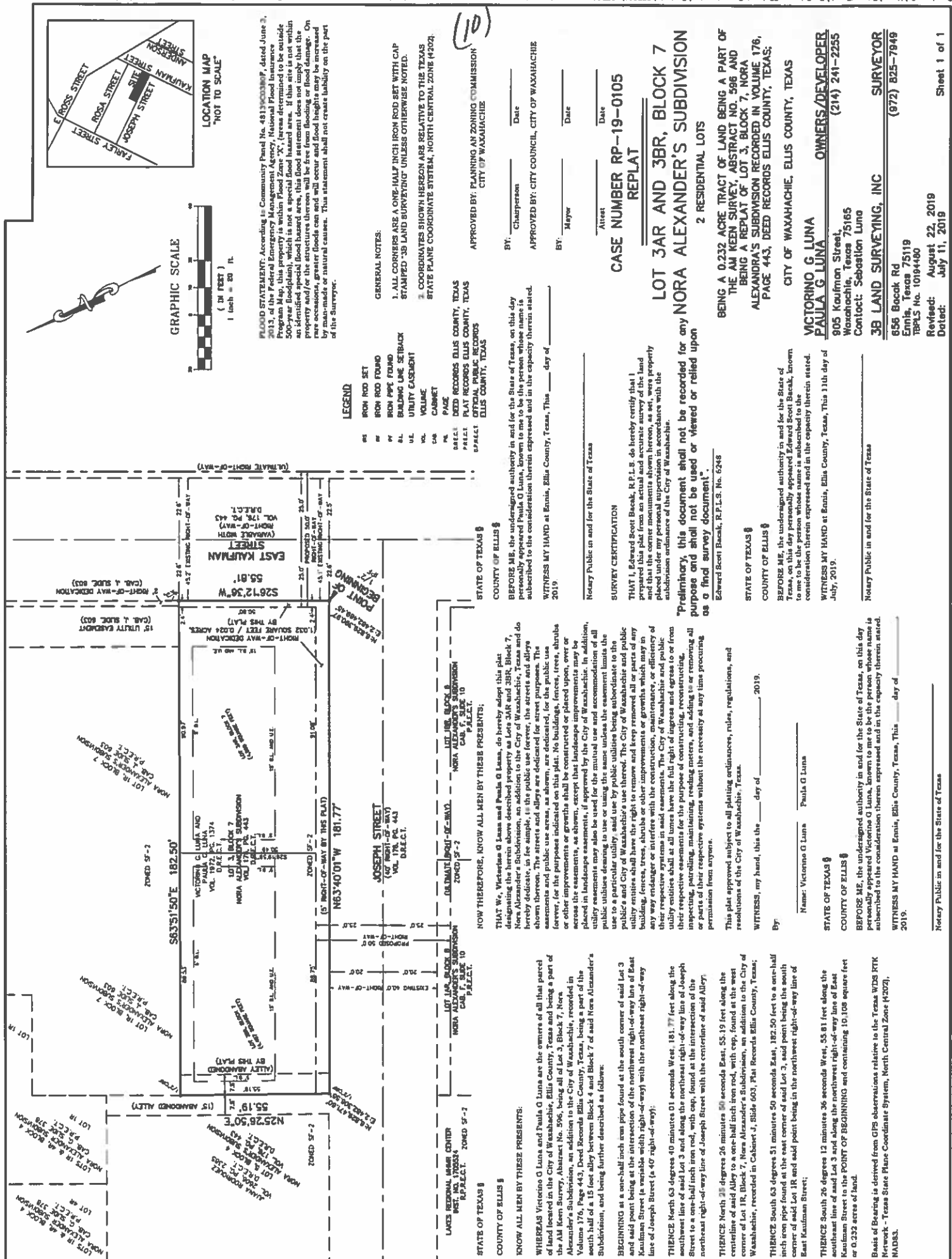
A plat shall not be filed with the Ellis County Clerk until:

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 and the as required by the City's subdivision ordinance.

**STAFF CONTACT INFORMATION**

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

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



**FLOOD STATEMENT:** According to Community Panel No. 48130003003R, dated June 3, 2013, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X"; (area determined to be outside of a 100-year flood hazard and subject to a special study). If this site is located in an identified flood hazard area, this flood statement is for informational purposes only and for 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 statement shall not create liability on the part of the Surveyor.

**LEGEND**

- IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND
- BUILDING LINE SETBACK
- UTILITY EASEMENT
- VOLUME
- CABINET
- PAGE
- DEED RECORDS ELLIS COUNTY, TEXAS
- PLAT RECORDS ELLIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS
- EFFECT ELLIS COUNTY, TEXAS

**GENERAL NOTES:**

1. ALL CORNERS ARE A ONE-HALF INCH IRON ROD SET WITH CAP STAMPED "3B LAND SURVEYING" UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83).

APPROVED BY: PLANNING AND ZONING COMMISSION  
CITY OF WAXAHACHIE

BY: \_\_\_\_\_ Date \_\_\_\_\_

APPROVED BY: CITY COUNCIL, CITY OF WAXAHACHIE

BY: \_\_\_\_\_ Date \_\_\_\_\_

**CASE NUMBER RP-19-0105  
REPLAT**

**LOT 3AR AND 3BR, BLOCK 7  
NORA ALEXANDER'S SUBDIVISION**  
2 RESIDENTIAL LOTS

BEING A 0.232 ACRE TRACT OF LAND BEING A PART OF THE AM KEEN SURVEY, ABSTRACT NO. 596 AND BEING A REPLAT OF LOT 3, BLOCK 7, NORA ALEXANDER'S SUBDIVISION RECORDED IN VOLUME 176, PAGE 443, DEED RECORDS ELLIS COUNTY, TEXAS;

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS  
**VICTORINO G LUNA  
PAULA G LUNA**  
OWNERS/DEVELOPER  
905 Kaufman Street  
Waxahachie, Texas 75165  
Contact: Sebastian Luna

**3B LAND SURVEYING, INC**  
SURVEYOR  
656 Bockal Rd  
Emitts, Texas 75119  
TBRLS No. 10194400  
(972) 825-7849

Revised: August 22, 2019  
Date: July 11, 2019  
Sheet 1 of 1

STATE OF TEXAS §  
COUNTY OF ELLIS §  
BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Paula G Luna, known to me to be the person whose name is subscribed to the consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Emitts, Ellis County, Texas, This \_\_\_\_\_ day of \_\_\_\_\_ 2019.

Notary Public in and for the State of Texas

**SURVEY CERTIFICATION**

THAT I, Edward Scott Baskin, R.P.L.S. do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon, as set, were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Waxahachie.

Preliminary, this document shall not be recorded for any Nora Alexander's Subdivision purpose and shall not be used or relied upon as a final survey document.

Edward Scott Baskin, R.P.L.S. No. 6248

STATE OF TEXAS §  
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Edward Scott Baskin, known to me to be the person whose name is subscribed to the consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Emitts, Ellis County, Texas, This 11th day of July, 2019.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF ELLIS §  
BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Victorino G Luna, known to me to be the person whose name is subscribed to the consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Emitts, Ellis County, Texas, This \_\_\_\_\_ day of \_\_\_\_\_ 2019.

Notary Public in and for the State of Texas

**NOT THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT We, Victorino G Luna and Paula G Luna, do hereby adopt this plat designating the herein above described property as Lots 3AR and 3BR, Block 7, Nora Alexander's Subdivision, an addition to the City of Waxahachie, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon. 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 growth 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 a particular utility as to be published by the City of Waxahachie. The City of Waxahachie shall have the right to use and to control all or parts of any building, fence, trees, shrubs or other improvements or growth 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 planning ordinances, rules, regulations, and resolutions of the City of Waxahachie, Texas.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

By: \_\_\_\_\_

Name: Victorino G Luna Paula G Luna

STATE OF TEXAS §  
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Victorino G Luna, known to me to be the person whose name is subscribed to the consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Emitts, Ellis County, Texas, This \_\_\_\_\_ day of \_\_\_\_\_ 2019.

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

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

WHEREAS Victorino G Luna and Paula G Luna are the owners of all that parcel of land located in the City of Waxahachie, Ellis County, Texas and being a part of the AM Keen Survey, Abstract No. 596, being all of Lot 3, Block 7, Nora Alexander's Subdivision, an addition to the City of Waxahachie, recorded in Volume 176, Page 443, Deed Records Ellis County, Texas, being a part of the south half of a 15 foot alley between Block 4 and Block 7 of said Nora Alexander's Subdivision, and being further described as follows:

**BEGINNING** at a one-half inch iron pipe found at the south corner of said Lot 3 and said point being at the intersection of the northwest right-of-way line of East Kaufman Street (a variable width right-of-way) with the northeast right-of-way line of Joseph Street (a 40' right-of-way);

**THENCE** North 63 degrees 40 minutes 01 seconds West, 181.77 feet along the southwest line of said Lot 3 and along the northeast right-of-way line of Joseph Street to a one-half inch iron rod, with cap, found at the intersection of the northeast right-of-way line of Joseph Street with the centerline of said Alley;

**THENCE** North 26 degrees 26 minutes 50 seconds East, 55.19 feet along the centerline of said Alley to a one-half inch iron rod, with cap, found at the west corner of Lot 1R, Block 7, Nora Alexander's Subdivision, an addition to the City of Waxahachie, recorded in Cabinet J, Slide 603, Plat Records Ellis County, Texas;

**THENCE** South 63 degrees 51 minutes 50 seconds East, 182.50 feet to a one-half inch iron pipe found at the east corner of said Lot 3, said point being the south corner of said Lot 1R and said point being in the northwest right-of-way line of East Kaufman Street;

**THENCE** South 26 degrees 12 minutes 26 seconds West, 55.81 feet along the southeast line of said Lot 3 and along the northwest right-of-way line of East Kaufman Street to the **POINT OF BEGINNING** and containing 10,108 square feet or 0.232 acres of land.

Basis of Bearing is derived from GPS observations relative to the Texas WGS 84 NAD83 Network - Texas State Plane Coordinate System, North Central Zone (NAD83).

PropersityID	Owner's Name	Acresage	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
172000	MASSEY SANDRA	0.22	LOT 4 BLK 369 TOWN - WAXAHACHIE 0.22 AC	906 KAUFMAN	WAXAHACHIE	TX	75165	906 KAUFMAN ST WAXAHACHIE TX 75165
172007	BORDEN HENRIETTA	0.159	LOT 1 BLK 369 TOWN - WAXAHACHIE 159 AC	609 E ROSS ST	WAXAHACHIE	TX	75165	609 E ROSS ST WAXAHACHIE TX 75165
172030	BREWER PATSY L	0.272	LOT 2 & PT ALLEY BLK 8 NORA ALEXANDER-REV 159 AC	815 KAUFMAN ST	WAXAHACHIE	TX	75165	815 KAUFMAN ST WAXAHACHIE TX 75165
172039	HUFFMAN JOHN D & SHERYL L	0.1184	1AR 8 ALEXANDER-REV 0.1184 ACRES	208 JOSEPH ST	WAXAHACHIE	TX	75165	208 JOSEPH ST WAXAHACHIE TX 75165
172041	LANOUE DONALD J ET UX	0.357	5/6 5 ALEXANDER 0.357 ACRES	911 KAUFMAN ST	WAXAHACHIE	TX	75165	911 KAUFMAN ST WAXAHACHIE TX 75165
172050	LAKES REGIONAL MHMR CENTER	0.293	4 & PT ALLEY 3 ALEXANDER 0.293 ACRES	PO BOX 747	TERRELL	TX	75160	206 JOSEPH ST WAXAHACHIE TX 75165
172059	LAYMON ANITA DIANE ALFORD	0.26	3 3 ALEXANDER 0.26 ACRES	204 JOSEPH ST	WAXAHACHIE	TX	75165	204 JOSEPH ST WAXAHACHIE TX 75165
172001	MULTIPLE OWNERS	0.255	LOT 5 BLK 369 TOWN - WAXAHACHIE 0.255 AC					
172002	CANTU MARIA A	0.128	LOT 6A BLK 369 TOWN - WAXAHACHIE 128 AC	818 KAUFMAN ST	WAXAHACHIE	TX	75165	818 KAUFMAN ST WAXAHACHIE TX 75165
172003	DOUBEK PHYLLIS	0.128	LOT 6B BLK 369 TOWN - WAXAHACHIE 128 AC	213 ANDERSON ST	WAXAHACHIE	TX	75165	213 ANDERSON ST WAXAHACHIE TX 75165
172004	MASSEY TERRY G	0.169	LOT 7A BLK 369 TOWN - WAXAHACHIE 169 AC	816 KAUFMAN ST	WAXAHACHIE	TX	75165	816 KAUFMAN ST WAXAHACHIE TX 75165
172035	DEELSTRA RICHARD L & CYNTHIA A	0.472	18.28.6 ALEXANDER 0.472 ACRES	911 KAUFMAN ST	WAXAHACHIE	TX	75165	911 KAUFMAN ST WAXAHACHIE TX 75165
172036	FUDGE MICHAEL A	0.1089	LOT 1R BLK 7 NORA ALEXANDER-REV 1089 AC	212 ROSA ST	WAXAHACHIE	TX	75165	212 ROSA ST WAXAHACHIE TX 75165
172037	RICO JUAN P & MARISOL TAVERA	0.442	LOT 1B & 2 BLK 7 NORA ALEXANDER-REV 442 AC	907 KAUFMAN ST	WAXAHACHIE	TX	75165	907 KAUFMAN ST WAXAHACHIE TX 75165
172038	LUNA VICTORINO G & PAULA G	0.221	3 7 ALEXANDER 0.221 ACRES	905 KAUFMAN ST	WAXAHACHIE	TX	75165	905 KAUFMAN ST WAXAHACHIE TX 75165
172051	NUTT ANDY R & KATHRYN M	0.111	1 4 ALEXANDER 0.111 ACRES	200 ROSA ST	WAXAHACHIE	TX	75165	200 ROSA ST WAXAHACHIE TX 75165
172052	SNELL IRENE	0.145	2.3A 4 ALEXANDER 0.145 ACRES	1309 SYCAMORE ST	WAXAHACHIE	TX	75165	202 ROSA ST WAXAHACHIE TX 75165
172053	TENNYSON NOLA	0.1383	LOT 4R BLK 4 NORA ALEXANDER-REV 1383 AC	208 ROSA ST	WAXAHACHIE	TX	75165	208 ROSA ST WAXAHACHIE TX 75165
172054	RODRIGUEZ JUANA	0.11	5 4 ALEXANDER 0.11 ACRES	207 JOSEPH ST	WAXAHACHIE	TX	75165	207 JOSEPH ST WAXAHACHIE TX 75165
171997	ZAVALA ERASMO	0.169	LOT 7E BLK 369 TOWN - WAXAHACHIE 169 AC	812 KAUFMAN ST	WAXAHACHIE	TX	75165	812 KAUFMAN ST WAXAHACHIE TX 75165
172008	RODRIGUEZ RAYMOND	0.178	LOT 2 BLK 369 TOWN - WAXAHACHIE 178 AC	910 KAUFMAN ST	WAXAHACHIE	TX	75165	910 KAUFMAN ST WAXAHACHIE TX 75165
172031	GONZALEZ GENARO T	0.272	3 & PT ALLEY 8 ALEXANDER 0.272 ACRES	813 KAUFMAN ST	WAXAHACHIE	TX	75165	813 KAUFMAN ST WAXAHACHIE TX 75165
172042	SPENCE EDITH F	0.356	LOT 7-8 BLK 5 NORA ALEXANDER-REV 356 AC	205 ROSA ST	WAXAHACHIE	TX	75165	205 ROSA ST WAXAHACHIE TX 75165
172058	HERMANDEZ NARCISO & MARGARITA	0.26	2 3 ALEXANDER 0.26 ACRES	202 JOSEPH ST	WAXAHACHIE	TX	75165	202 JOSEPH ST WAXAHACHIE TX 75165
171994	HOWARD CLARA	0.169	LOT 7B BLK 369 TOWN - WAXAHACHIE 169 AC	211 ANDERSON ST	WAXAHACHIE	TX	75165	211 ANDERSON ST WAXAHACHIE TX 75165
171995	SNELL ALBERT & ALICE MAE	0.169	LOT 7C BLK 369 TOWN - WAXAHACHIE 169 AC	814 KAUFMAN ST	WAXAHACHIE	TX	75165	814 KAUFMAN ST WAXAHACHIE TX 75165
171996	PPS SCOTT HOLDINGS LLC	0.166	LOT 7D BLK 369 TOWN - WAXAHACHIE 166 AC	PO BOX 413	WAXAHACHIE	TX	75168	209 ANDERSON ST WAXAHACHIE TX 75165
172009	FOWLKES FAYE LYNN	0.22	LOT 3 BLK 369 TOWN - WAXAHACHIE 22 AC	908 KAUFMAN ST	WAXAHACHIE	TX	75165	908 N KAUFMAN ST WAXAHACHIE TX 75165
172045	VIEN LADD	0.111	LOT 7 BLK 4 NORA ALEXANDER-REV 111 AC	1015 FERRIS AVE	WAXAHACHIE	TX	75165	203 JOSEPH ST WAXAHACHIE TX 75165
172046	ZAVALA FEDERICO & ROMELIA	0.111	8 4 ALEXANDER 0.111 ACRES	201 JOSEPH ST	WAXAHACHIE	TX	75165	201 JOSEPH ST WAXAHACHIE TX 75165
223027	KAUFMAN TRUST, ALEXANDER D TRUSTEE	0.2079	LOT 1BR BLK 8 NORA ALEXANDER-REV 0.2079 AC	P O BOX 1649	RED OAK	TX	75154	817 KAUFMAN ST WAXAHACHIE TX 75165
242796	GONZALEZ CARLOS JOSE G & JUANA	0.11	LOT 6 BLK 4 NORA ALEXANDER-REV 0.11 AC	206 JOSEPH ST	WAXAHACHIE	TX	75165	205 JOSEPH ST WAXAHACHIE TX 75165

(10)

(11)

# Planning & Zoning Department Plat Staff Report



**Case: RP-19-0109**

**MEETING DATE(S)**

*Planning & Zoning Commission:* September 10, 2019

*City Council:* September 16, 2019

**CAPTION**

**Consider** request by Dalton Bradbury, Southfork Capital LLC, for a Replat of Block 22 and 34, Town Addition, to create Lots 1-3, Block A, Cathedral Addition, 3.032 acres (Property ID 193493, 193491, and 170678) – Owner: SOUTHFORK CAPITAL LLC (RP-19-0109)

**CASE INFORMATION**

*Applicant:* Dalton Bradbury, Southfork Capital LLC

*Property Owner(s):* Southfork Capital LLC

*Site Acreage:* 3.032 acres

*Number of Lots:* 3 lots

*Number of Dwelling Units:* 0 units

*Park Land Dedication:* N/A (No increase in the number of dwelling units)

*Adequate Public Facilities:* A utility investigation will be necessary to ensure that proper public facilities can adequately serve the future use of this property.

**SUBJECT PROPERTY**

*General Location:* 315 N Rogers

*Parcel ID Number(s):* 193493, 193491, and 170678

*Current Zoning:* Commercial and General Retail

*Existing Use:* A church is currently at this location.

*Platting History:* This is a portion of Town Addition – Revised.

(11)

Site Aerial:



**RECOMMENDATION**

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

- Disapproval
- Approval, as presented.
- Approval, per the following conditions:
  1. The applicant shall provide firewalls as required in the 2018 International Building Code Table 602 and Section 706.4 to provide a barrier between buildings.

**ATTACHED EXHIBITS**

1. Plat drawing
2. Survey

**APPLICANT REQUIREMENTS**

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

**CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

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

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

**STAFF CONTACT INFORMATION**

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

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









(12)

**Planning & Zoning Department**

**Plat Staff Report**

**Case: FP-19-0107**



**MEETING DATE(S)**

*Planning & Zoning Commission:* September 10, 2019

*City Council:* September 16, 2019

**CAPTION**

*Consider* request by Sean Shropshire, RPLS, Axis Surveying, LLC, for a Final Plat of Blue Bonnet Trails Phases 1 and 2 for 223 residential lots and 2 open space lots being 40.510 acres situated in B.B. Davis Survey, Abstract 290 and the W.C. Calder Survey, Abstract 235 (Property ID 182266 and 182267) Owner: BLUE BONNET TRAILS LLC (FP-19-0107)

**CASE INFORMATION**

*Applicant:* Sean Shropshire, RPLS, Axis Surveying, LLC

*Property Owner(s):* Blue Bonnet Trails, LLC

*Site Acreage:* 40.510 acres

*Number of Lots:* 223 residential lots and 2 open space lots

*Number of Dwelling Units:* 223 dwelling units

*Park Land Dedication:* A cash in lieu of park land dedication for this case is estimated to be \$89,200.00 (223 dwellings at \$400.00 a dwelling).

*Adequate Public Facilities:* Adequate public facilities will be available to serve these properties.

**SUBJECT PROPERTY**

*General Location:* South of River Oaks at Farley Street

*Parcel ID Number(s):* 182266 and 182267

*Current Zoning:* Planned Development-Single Family-3 (Ordinances 2809 and 3103)

*Existing Use:* Currently undeveloped

*Platting History:* Submitted as a preliminary plat PLM2016-21 Blue Bonnet Trails Phase I and II. Approved by City Council on July 5, 2016.

(12)

Site Aerial:



**RECOMMENDATION**

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

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

**ATTACHED EXHIBITS**

Plat drawing

**APPLICANT REQUIREMENTS**

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

**CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

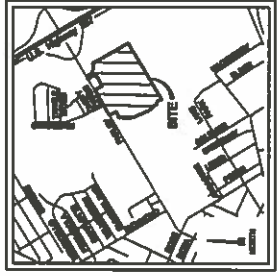
A plat shall not be filed with the Ellis County Clerk until:

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

**STAFF CONTACT INFORMATION**

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

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



**VICINITY MAP**

**LEGEND**

OPTIONAL PUBLIC RECORDS, ELIS COUNTY, TEXAS  
 PLAT RECORDS, ELIS COUNTY, TEXAS  
 CONTROL MONUMENT  
 1/8"=100' HDS SET WITH YELLOW CAP STAMPED  
 "PLS 347" (UNLESS OTHERWISE NOTED)  
 (C&D)

RF  
 VOL.  
 FC  
 CABET  
 PCE  
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OPTIONAL PUBLIC RECORDS, ELIS COUNTY, TEXAS  
 PLAT RECORDS, ELIS COUNTY, TEXAS  
 CONTROL MONUMENT  
 1/8"=100' HDS SET WITH YELLOW CAP STAMPED  
 "PLS 347" (UNLESS OTHERWISE NOTED)  
 (C&D)

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**CURVE TABLE**

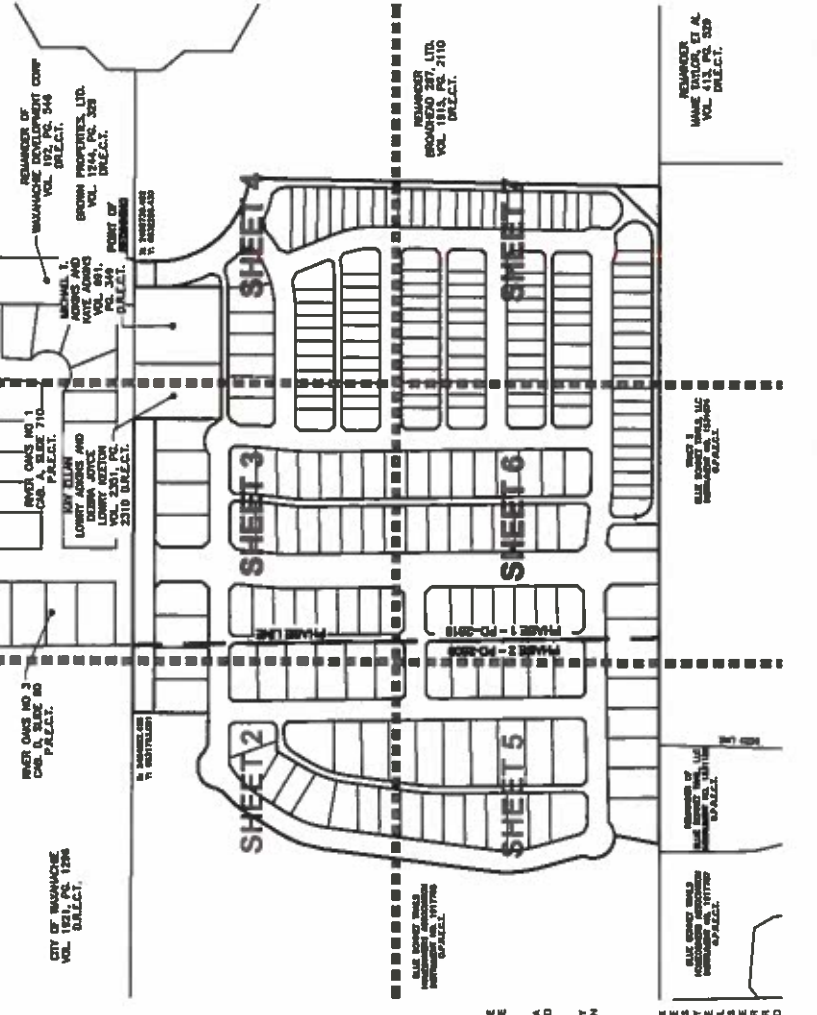
NUMBER	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	67°08'29"	250.00'	S72°05'38"E	254.74'
C2	120°52'02"	50.00'	N84°36'37"W	67.00'
C3	22°54'14"	275.00'	S48°20'26"W	108.20'
C4	27°26'33"	275.00'	N11°40'25"E	111.73'
C5	18°20'44"	275.00'	N07°15'04"E	87.56'
C6	131°20'36"	750.00'	N42°14'28"E	91.15'
C7	3°08'20"	750.00'	N08°06'18"W	41.21'
C8	3°08'20"	750.00'	N05°46'42"W	41.00'
C9	7°25'30"	750.00'	S77°26'21"E	97.16'
C10	22°34'14"	250.00'	S45°20'26"E	98.27'
C11	27°26'33"	250.00'	S11°40'25"E	101.56'
C12	28°27'48"	250.00'	S16°28'05"W	124.89'
C13	6°18'16"	500.00'	N77°24'41"W	50.00'
C14	6°18'16"	500.00'	S77°26'21"E	64.77'
C15	6°17'16"	500.00'	S77°23'31"E	72.27'
C16	27°26'33"	250.00'	S11°40'25"E	101.56'
C17	27°26'33"	250.00'	S16°28'05"W	124.89'
C18	6°18'16"	750.00'	N07°15'04"E	78.77'
C19	6°18'16"	750.00'	N07°15'04"E	67.00'
C20	6°18'16"	750.00'	N07°15'04"E	70.07'
C21	48°13'44"	48.50'	N56°10'45"E	38.05'
C22	47°11'36"	48.50'	N08°22'08"W	38.45'
C23	12°18'36"	120.00'	N05°26'24"W	23.80'
C24	20°15'13"	120.00'	S31°20'37"E	45.13'
C25	27°26'33"	250.00'	N07°24'41"W	12.84'

**CURVE TABLE**

NUMBER	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C26	24°37'18"	250.00'	S75°05'48"E	107.46'
C27	24°46'10"	250.00'	S48°20'26"W	140.31'
C28	31°29'20"	250.00'	N43°26'11"E	217.18'
C29	31°29'20"	250.00'	N43°26'11"E	48.86'
C30	24°37'18"	250.00'	S75°05'48"E	83.97'
C31	24°37'18"	250.00'	S75°05'48"E	101.15'
C32	27°26'33"	250.00'	S11°40'25"E	31.26'
C33	7°25'30"	250.00'	N77°24'41"W	28.43'
C34	6°18'16"	250.00'	S77°26'21"E	86.00'
C35	6°18'16"	250.00'	S77°26'21"E	86.00'
C36	6°18'16"	250.00'	S77°26'21"E	34.34'
C37	40°26'36"	50.00'	S04°24'25"W	34.34'
C38	51°02'16"	50.00'	S07°12'16"E	38.16'
C39	8°18'16"	50.00'	N79°24'41"E	70.00'
C40	13°40'28"	50.00'	N07°46'28"E	11.80'
C41	27°48'10"	50.00'	S79°26'27"E	28.98'
C42	13°40'28"	50.00'	S07°12'16"E	74.91'
C43	13°40'28"	50.00'	S07°12'16"E	74.91'
C44	13°40'28"	50.00'	S07°12'16"E	74.91'
C45	13°40'28"	50.00'	S07°12'16"E	74.91'
C46	22°05'31"	50.00'	S05°11'44"E	18.20'
C47	52°13'43"	30.00'	S01°20'36"E	30.81'
C48	18°28'33"	50.00'	S01°20'36"E	18.82'
C49	18°16'16"	88.50'	S48°25'15"W	24.48'
C50	28°20'19"	280.00'	S44°56'11"E	177.58'

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	N65°53'26"W	16.22'
L2	N08°33'08"E	17.80'
L3	S58°18'50"W	56.89'
L4	N00°07'42"E	36.30'
L5	S14°28'25"W	20.00'
L6	S27°19'20"W	27.22'
L7	N47°15'50"W	0.80'
L8	N42°00'33"E	3.05'
L9	N75°15'14"W	22.00'
L10	S08°24'57"W	14.78'
L11	N08°07'20"W	14.28'
L12	N15°18'50"E	15.56'
L13	N08°41'10"W	15.26'
L14	N13°18'50"W	14.16'
L15	S79°17'00"E	14.80'
L16	N10°54'05"E	14.00'
L17	N75°15'14"W	21.21'
L18	N14°46'14"E	21.24'
L19	N72°25'24"W	20.00'
L20	S18°18'22"W	15.04'
L21	N78°05'15"W	15.22'
L22	S12°28'20"W	14.00'
L23	S78°41'10"E	14.16'
L24	N10°16'20"E	15.05'
L25	S78°07'02"E	15.16'
L26	N13°18'50"E	21.21'
L27	N78°41'10"W	21.21'
L28	S17°18'50"W	14.37'
L29	N78°41'10"W	14.37'
L30	S17°18'50"W	14.16'
L31	S78°41'10"E	14.16'
L32	N15°16'46"E	15.05'
L33	S78°07'02"E	15.16'
L34	N13°18'50"E	21.21'
L35	S27°11'02"E	22.47'
L36	N18°02'44"E	14.37'
L37	S72°46'45"E	15.74'
L38	N13°46'15"E	14.86'
L39	N07°23'50"W	20.33'
L40	N78°23'50"W	14.87'
L41	S18°28'05"W	15.16'
L42	N78°20'43"W	15.16'
L43	S17°09'11"W	22.18'
L44	S08°18'50"W	13.00'
L45	S31°41'10"E	47.00'
L46	S18°28'05"W	20.37'
L47	S78°23'16"E	21.21'
L48	S14°28'25"W	21.22'
L49	S08°11'37"E	8.84'
L50	N08°41'10"W	21.21'
L51	S31°41'10"E	89.07'
L52	N08°18'50"E	20.00'
L53	N08°18'50"E	20.00'
L54	N08°18'50"E	20.00'
L55	N18°28'05"W	19.80'
L56	N78°23'50"W	18.04'
L57	S18°07'20"W	14.21'
L58	S08°40'13"E	28.90'
L59	N31°41'10"W	31.57'
L60	S78°07'02"E	14.30'
L61	N78°23'50"W	24.35'
L62	N78°23'50"W	18.77'
L63	N78°23'50"W	17.99'
L64	N78°23'50"W	15.00'
L65	N78°23'50"W	15.00'
L66	N78°23'50"W	15.00'
L67	N78°23'50"W	15.00'
L68	N78°23'50"W	15.00'
L69	N78°23'50"W	15.00'
L70	N78°23'50"W	15.00'
L71	N78°23'50"W	15.00'
L72	N78°23'50"W	15.00'
L73	N78°23'50"W	15.00'
L74	N78°23'50"W	15.00'
L75	N78°23'50"W	15.00'
L76	N78°23'50"W	15.00'
L77	N78°23'50"W	15.00'
L78	N78°23'50"W	15.00'
L79	N78°23'50"W	15.00'
L80	N78°23'50"W	15.00'
L81	N78°23'50"W	15.00'
L82	N78°23'50"W	15.00'
L83	N78°23'50"W	15.00'
L84	N78°23'50"W	15.00'
L85	N78°23'50"W	15.00'
L86	N78°23'50"W	15.00'
L87	N78°23'50"W	15.00'
L88	N78°23'50"W	15.00'
L89	N78°23'50"W	15.00'
L90	N78°23'50"W	15.00'
L91	N78°23'50"W	15.00'
L92	N78°23'50"W	15.00'
L93	N78°23'50"W	15.00'
L94	N78°23'50"W	15.00'
L95	N78°23'50"W	15.00'
L96	N78°23'50"W	15.00'
L97	N78°23'50"W	15.00'
L98	N78°23'50"W	15.00'
L99	N78°23'50"W	15.00'
L100	N78°23'50"W	15.00'



**NOTES:**

- BASE OF BEARINGS IN THE TEXAS STATE PLANE COORDINATE SYSTEM HAD AN NORTH CENTRAL ZONE 4802 AS DERIVED FROM GPS OBSERVATIONS.
- ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD SET WITH A YELLOW CAP STAMPED "PLS 347" UNLESS OTHERWISE NOTED.
- DEVELOPMENT SUBJECT TO MANDATORY HOMEOWNERS ASSOCIATION (HOA). ALL COMMON AREAS WILL BE MAINTAINED BY HOA.

**FLOOD STATEMENT:**

THE SUBJECT TRACT LIES WITHIN ZONE 1 UNDEVELOPED AS "AREA DETERMINED TO BE UNDEVELOPED" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE RATE MAP (FIRM) IS SHOWN ON COMBINATION PANEL COUNTY, TEXAS AND INCORPORATED AREAS. INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OR ASSURANCE OF LIABILITY FOR THE USE THEREOF.

**GRAPHIC SCALE**

1" = 200'

**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

**FINAL PLAT**

**BLUE BONNET TRAILS PHASES 1 AND 2**

223 RESIDENTIAL LOTS - 2 OPEN SPACE LOTS  
 40.510 ACRES - ZONED PDS-3 & M-1  
 8.8 ACRES - ZONED PDS-3 & M-1  
 W.C. CALDER SURVEY ABSTRACT NUMBER 235  
 AN ADDITION TO THE CITY OF WAXAHACHE  
 ELLIS COUNTY, TEXAS

**OWNERS**

**BLUE BONNET TRAIL, LLC**  
 11015 ROYALSHIRE DRIVE  
 DALLAS, TX 75230

**BLUE BONNET TRAILS, LLC**  
 6255 WOODLAND DRIVE  
 DALLAS, TX 75230

**SURVEYOR**

P.O. BOX 575 | WAXAHACHE, TEXAS 75168  
 214-938-9100  
 INFO@AXIS-SURVEYING.COM



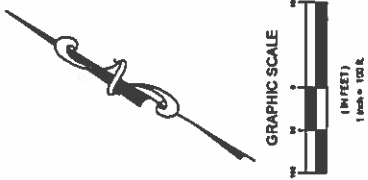
**PRELIMINARY**  
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**FINAL PLAT  
 BLUE BONNET TRAILS  
 PHASES 1 AND 2**

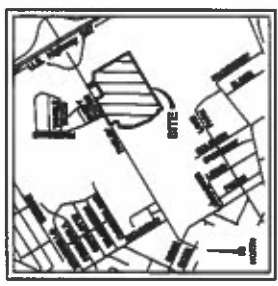
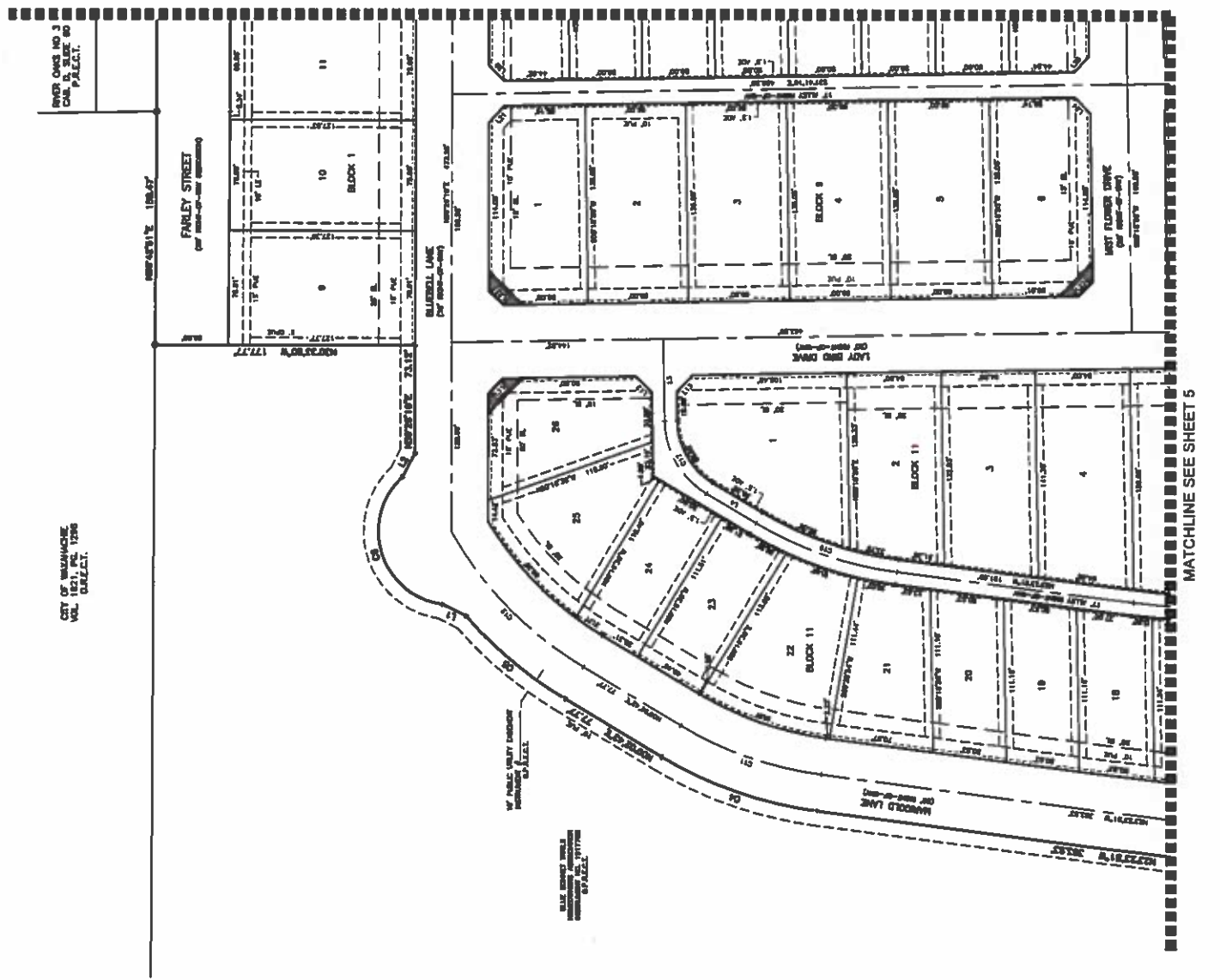
233 RESIDENTIAL LOTS - 2 OPEN SPACE LOTS  
 1.515 ACRES ZONED RESIDENTIAL SINGLE-FAMILY  
 8.6 ACRES SURVEYED FOR PLATS 1 AND 2  
 W.C. CALDER SURVEY ABSTRACT NUMBER 235  
 AN ADDITION TO THE CITY OF WAXAHACHE  
 ELLIS COUNTY, TEXAS

**OWNERS**  
 BLUE BONNET TRAIL, LLC BLUE BONNET TRAILS, LLC  
 11015 ROYALSHIRE DRIVE 6255 WOODLAND DRIVE  
 DALLAS, TX 75230 DALLAS, TX 75230

**SURVEYOR**  
 AXIS SURVEYING  
 P.O. BOX 675 WAXAHACHE, TEXAS 75167  
 214.862.0000 (LOCAL) 817.494.9187  
 INFO@AXIS-SURVEYING.COM



(12)

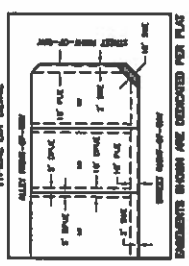


**VICINITY MAP**

**LEGEND**

- OFFICER: OTTOMAN PUBLIC RECORDS, ELLIS COUNTY, TEXAS
- PLAT RECORDS, ELLIS COUNTY, TEXAS
- CONTROL MONUMENT
- 1/4" BROWN IRON SET WITH YELLOW CAP STAMPED "W.C. CALDER" (UNLESS OTHERWISE NOTED)
- IRON ROD FOUND
- IRON ROD FOUND
- VOL. VOLUME
- P.A. PAGE
- C.M.E. CURBET UTILITY EASEMENT
- P.E. PERMANENT EASEMENT
- D.E. DRAINAGE EASEMENT
- S.E. SANITARY SEWER EASEMENT
- A.E. ACCESS & DRAINAGE EASEMENT
- D.P.E. DAMAGE & PUBLIC UTILITY EASEMENT
- S.E.C. SEWER EASEMENT
- DENOTED STREET NAME CHANGE

**TYPICAL LOT DETAIL**



EASEMENTS SHOWN ARE DEDICATED FOR PLAT

- NOTES:**
1. NAME OF NEIGHBOR IN THE TEXAS STATE PLANE COORDINATE SYSTEM AND IN NORTH CENTRAL ZONE ARE AS DERIVED FROM GPS OBSERVATIONS.
  2. ALL LOT CORNERS ARE MARKED WITH A 1/4" BROWN IRON SET WITH A YELLOW CAP STAMPED "W.C. CALDER" UNLESS OTHERWISE NOTED.
  3. DEVELOPMENT SUBJECT TO MANDATORY HOMEOWNERS ASSOCIATION (HOA). ALL COMMON AREA LOTS WILL BE MAINTAINED BY SAID HOA.
- FLOOD STATEMENT:**  
 THE SUBJECT TRACT LIES WITHIN ZONE 1 (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE CITY ANNUAL CHANCE FLOODPLAIN" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INFORMATION PROVIDED AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS (FIRM) AS OF 2015 FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF OCCUPANCY THEREOF AND ASSUMES NO LIABILITY FOR THE USE THEREOF.

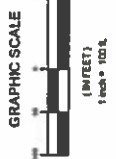
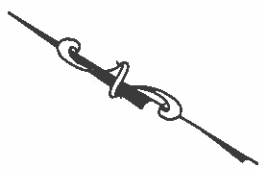








(12)

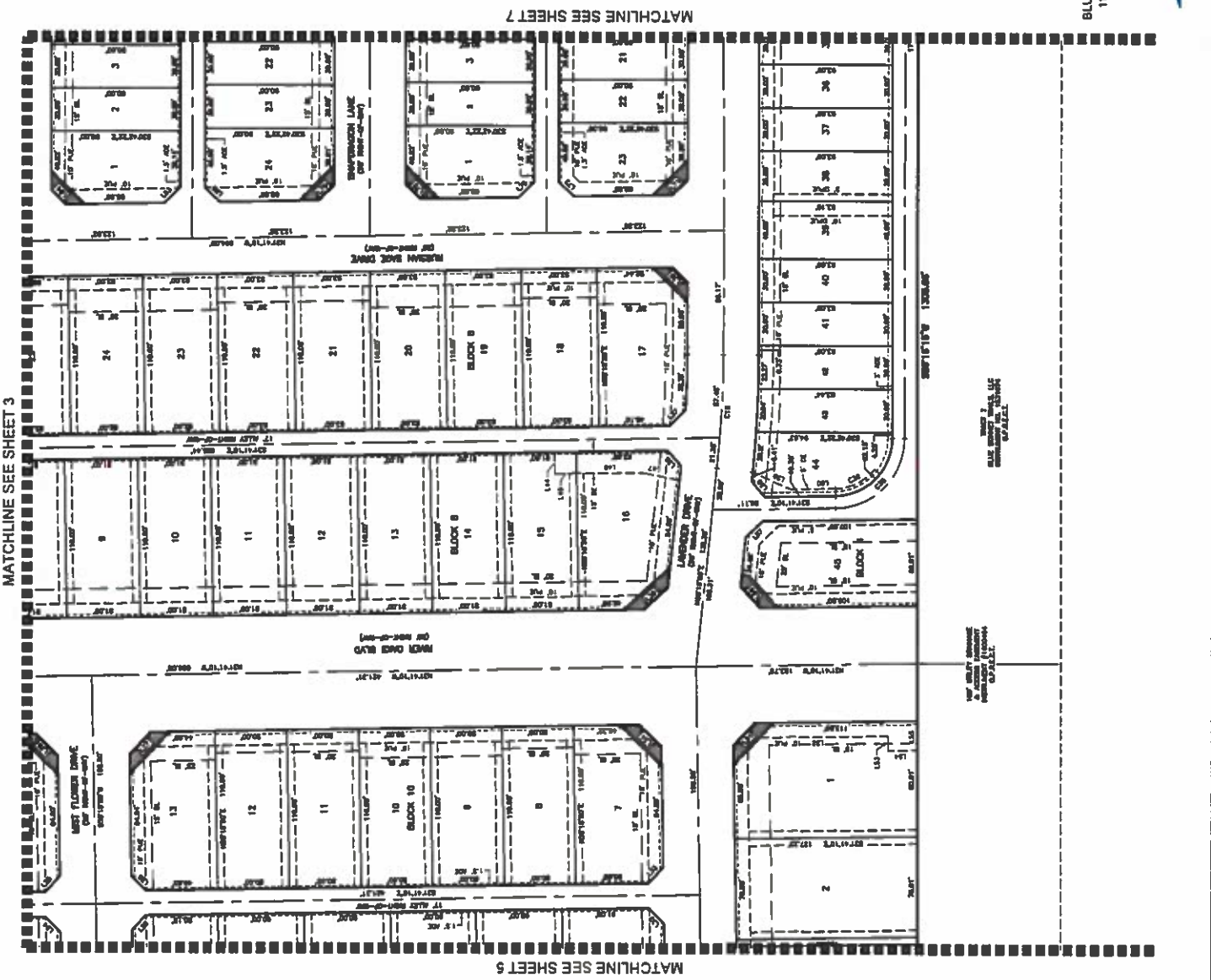


**PRELIMINARY**  
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**FINAL PLAT**  
**BLUE BONNET TRAILS**  
**PHASES 1 AND 2**

223 RESIDENTIAL LOTS - 2 OPEN SPACE LOTS  
1.5118 ACRES ZONED FC-S3 & MF-1  
8.8114 ACRES ZONED FC-S3 & MF-1  
W.C. CALDER SURVEY ABSTRACT NUMBER 235  
AN ADDITION TO THE CITY OF WAXAHACHE  
ELLIS COUNTY, TEXAS

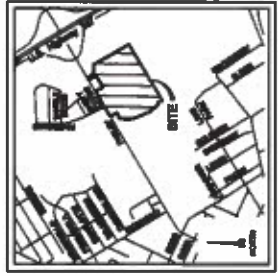
**OWNERS**  
BLUE BONNET TRAIL, LLC BLUE BONNET TRAILS, LLC  
11015 ROYAL SHIRE DRIVE 6255 WOODLAND DRIVE  
DALLAS, TX 75220 DALLAS, TX 75220



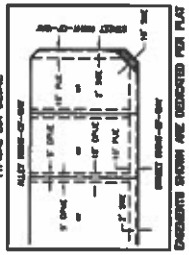
MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 5



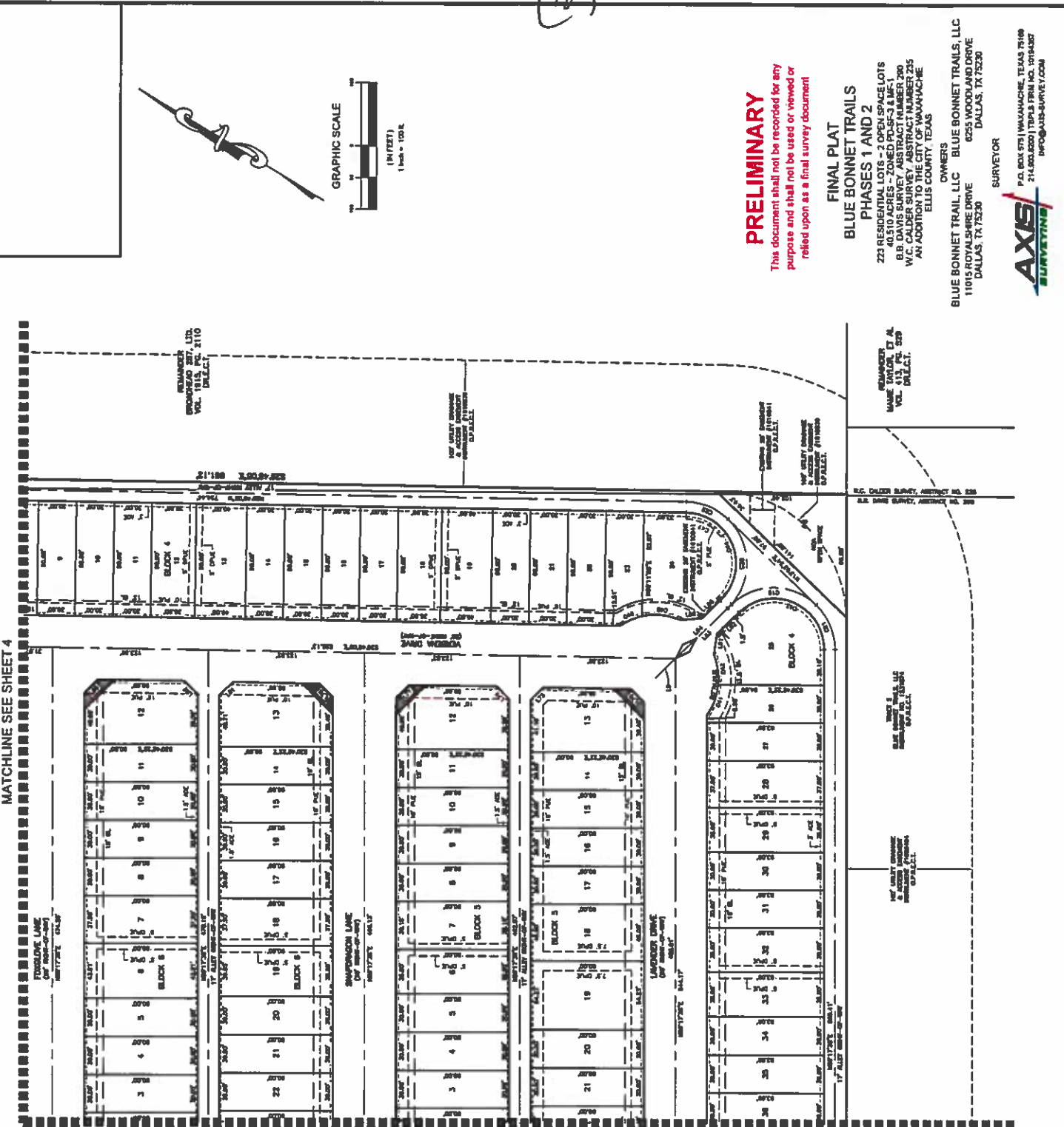
- LEGEND**
- OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
  - PLAT RECORDS, ELLIS COUNTY, TEXAS
  - CONTROL MONUMENT
  - 1/2" FROM FOOT SET WITH YELLOW CAP STAMPED "PLS 5617" (UNLESS OTHERWISE NOTED)
  - 1/2" FROM FOOT SET FOR CORNER
  - 1/2" FROM FOOT SET
  - VOL. PAGE
  - CABINET
  - PUBLIC UTILITY EASEMENT
  - DAMAGE EASEMENT
  - SEWER EASEMENT
  - ACCESS & DRAINAGE EASEMENT
  - DAMAGE & PUBLIC UTILITY EASEMENT
  - RECORD EASEMENT
  - DENOTED STREET NAME CHANGE



- NOTES:**
1. BASE OF BEARINGS IN THE TEXAS STATE PLANE COORDINATE SYSTEM HAD IN NORTH-CENTRAL ZONE (2011) AS DERIVED FROM GPS OBSERVATIONS.
  2. ALL LOT CORNERS ARE MONUMENTED WITH A 10 INCH IRON ROD WITH A YELLOW CAP STAMPED "PLS 5617" UNLESS OTHERWISE NOTED.
  3. DEVELOPMENT SUBJECT TO MANDATORY HOMEOWNERS ASSOCIATION (HOA). ALL COMMON AREA LOTS WILL BE MAINTAINED BY SAID HOA.
- FLOOD STATEMENT:**  
THE SUBJECT TRACT LIES WITHIN ZONE 1 (FLOODZONED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON COMMUNITY PANEL NO. 481800001 DATED JUNE 1, 2013 FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST FLOOD MAPS AND THE SURVEYOR DOES NOT WARRANT THE ACCURACY THEREOF AND ASSUMES NO LIABILITY FOR THE USE THEREOF.



(18)



MATCHLINE SEE SHEET 4

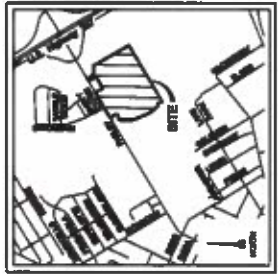
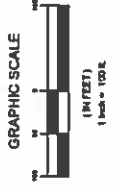
MATCHLINE SEE SHEET 6

**PRELIMINARY**  
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**FINAL PLAT**  
**BLUE BONNET TRAILS**  
**PHASES 1 AND 2**  
223 RESIDENTIAL LOTS - 2 OPEN SPACE LOTS  
40,510 ACRES - ZONED PD-C3 & MF-1  
8.9 ACRES OF OPEN SPACE  
W.C. CALDER SURVEY ABSTRACT NUMBER 235  
AN ADDITION TO THE CITY OF WAAHACHE  
ELLIS COUNTY, TEXAS

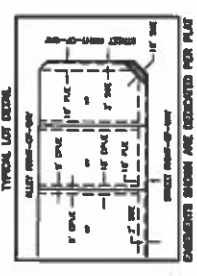
**OWNERS**  
BLUE BONNET TRAIL, LLC BLUE BONNET TRAILS, LLC  
11015 ROYAL SHIRE DRIVE 6255 WOODLAND DRIVE  
DALLAS, TX 75230 DALLAS, TX 75230

**SURVEYOR**  
**AXIS SURVEYING**  
P.O. BOX 578 | WAAHACHE, TEXAS 76189  
214.602.6000 | TSPS FIRM NO. 10194387  
INFO@AXIS-SURVEY.COM



**LEGEND**

- OFFICIAL PUBLIC RECORD, ELLIS COUNTY, TEXAS
- PLAT RECORD, ELLIS COUNTY, TEXAS
- CONTROL MONUMENT
- 1/2" IRON ROD SET WITH YELLOW CAP STAMPED "W.C. CALDER" (UNLESS OTHERWISE NOTED)
- IRON ROD FOUND
- VOLUME
- VOL. PAGE
- CABINET
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- SIDEWALK EASEMENT
- DRIVEWAY & PUBLIC UTILITY EASEMENT
- SIDEWALK EASEMENT
- IDENTIFIED STREET NAME CHANGE



- NOTES:**
1. BASIS OF MEASUREMENT IS THE TEXAS BEARLE PLANE. APPROPRIATE SYSTEM HAS BEEN NORTH CENTRAL ZONE 409' AS DERIVED FROM GPS OBSERVATIONS.
  2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW CAP STAMPED "W.C. CALDER" UNLESS OTHERWISE NOTED.
  3. DEVELOPMENT SUBJECT TO MANICATORY. HOMEOWNERS ASSOCIATION (HOA). ALL COMMON AREA LOTS WILL BE MAINTAINED BY HOA.
- FLOOD STATEMENT:**  
THE SUBJECT TRACT LIES WITHIN ZONE 1 (UNSHADED). DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON COMMUNITY PANEL NO. 481000000 DATED JUNE 3, 2013 FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY, TRULY AND ASSUMES NO LIABILITY FOR THE USE THEREOF."



(13)

# Planning & Zoning Department Zoning Staff Report

Case: SU-19-0104



**MEETING DATE(S)**

*Planning & Zoning Commission:* September 10, 2019

*City Council:* September 16, 2019

**CAPTION**

*Public Hearing* on a request by Amanda Doty, B&M Assessment Services, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-27-Single Family-2 zoning district, located at 311 Choctaw Trail (Property ID 229213) – Owner: RICHARD S & PENNY P EWERS (SU-19-0104)

**CASE INFORMATION**

*Applicant:* Amanda Doty, B&M Assessment Services

*Property Owner(s):* Richard S. and Penny P. Ewers

*Site Acreage:* .467 acres

*Current Zoning:* Planned Development-27-Single Family-2

*Requested Zoning:* PD-27-SF2 with Specific Use Permit

**SUBJECT PROPERTY**

*General Location:* 311 Choctaw Trail

*Parcel ID Number(s):* 229213

*Existing Use:* The site is currently a residence.

*Development History:* N/A

**Adjoining Zoning & Uses:**

Direction	Zoning	Current Use
North	PD-SF-2	Residential
East	PD-SF-2	Residential
South	PD-SF-2	Residential
West	PD-SF-2	Residential

*Future Land Use Plan:* Low Density Residential

(13)

**Comprehensive Plan:**

This category is representative of smaller single family homes and some duplex units. The majority of Waxahachie's current development is of similar density. It is appropriate to have approximately 3.5 dwelling units per acre.

**Thoroughfare Plan:**

The subject property is accessible via Choctaw Trail.

**Site Image:**



**PLANNING ANALYSIS**

The applicant seeks to install solar panels on the roof of the single family residence. Per the City of Waxahachie Zoning Ordinance, solar panels are permitted with a Specific Use Permit, and must be installed so that they do not front onto the right-of-way. The applicant is proposing a rooftop solar panel system that will face the alleyway in the rear of the property. An alleyway is defined as a minor right-of-way, dedicated to public use. Per our zoning ordinance regarding rooftop solar panel systems, the panels shall not be installed on elevations facing a right-of-way.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 27 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 08/21/2019.

**PROPERTY OWNER NOTIFICATIONS**

Staff received three (3) letters of support for the proposed rooftop solar panel system.

**RECOMMENDATION**

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

- Denial
  1. Due to the proposed rooftop solar panels facing the alleyway (minor right-of-way) in the rear of the property, staff cannot support the applicant's request.
- Approval, as presented.
- Approval, per the following comments:

**ATTACHED EXHIBITS**

1. Site plan
2. PON Responses

(13)

**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

*Prepared by:*

Chris Webb

Planner

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

*Reviewed by:*

Shon Brooks, AICP

Director of Planning

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





Case SU-19-0104

Responses Received Inside Required 200' Notification Area

Support: 3 Oppose: 0

Property ID	Owner's Name	Address	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's Zip	Physical Address
174236	MUIRHEAD BRADLEY	0.224	LOT 6 BLK 3 INDIAN HILLS 1 .224 AC	303 SANTE FE TRL	WAXAHACHIE	TX	75165	303 SANTA FE TRL WAXAHACHIE TX 75165
174287	BUTLER TOMMIE & GRACE	0.269	LOT 17 BLK 18 INDIAN HILLS 1 .269 AC	101 SANTA FE CIR	WAXAHACHIE	TX	75165	101 SANTA FE CIR WAXAHACHIE TX 75165
174242	HFA US1 LLC	0.276	LOT 1 BLK 3 INDIAN HILLS 1 .276 AC	180 N STEITSON AVE STE 3650	CHICAGO	IL	60601	313 SANTA FE TRL WAXAHACHIE TX 75165
174293	MILLER BENITA F LJE, HILARY M LOCKE	0.224	LOT 2 BLK 3 INDIAN HILLS 1 0.224 AC	311 SANTA FE TRL	WAXAHACHIE	TX	75165	311 SANTA FE TRL WAXAHACHIE TX 75165
174293	CRIM JIMMIE L	0.269	23 18 INDIAN HILLS 1 0.269 ACRES	100 SANTA FE CIR	WAXAHACHIE	TX	75165	100 SANTA FE CIR WAXAHACHIE TX 75165
174311	BRANDY JUSTIN A & RAKEL R	0.276	LOT 1 BLK 16 INDIAN HILLS 1 .269 AC	212 IROQUOIS LN	WAXAHACHIE	TX	75165	212 IROQUOIS LN WAXAHACHIE TX 75165
174237	MANGAN CHARLES D JR & ROXANE	0.276	7 3 INDIAN HILLS 1 0.276 ACRES	301 SANTA FE TRL	WAXAHACHIE	TX	75165	301 SANTA FE TRL WAXAHACHIE TX 75165
174233	PALMER ELIZABETH T & GERRE P	0.224	LOT 3 BLK 3 INDIAN HILLS 1 .224 AC	309 SANTA FE TRL	WAXAHACHIE	TX	75165	309 SANTA FE TRL WAXAHACHIE TX 75165
174234	HARDIN JUSTIN	0.224	LOT 4 BLK 3 INDIAN HILLS 1 .224 AC	307 SANTA FE TRL	WAXAHACHIE	TX	75165	307 SANTA FE TRL WAXAHACHIE TX 75165
174235	DODD JAMES A & PHILLIS R	0.224	5 3 INDIAN HILLS 1 0.224 ACRES	305 SANTA FE TRL	WAXAHACHIE	TX	75165	305 SANTA FE TRL WAXAHACHIE TX 75165
203663	STEVENS FAMILY LIVING TRUST, GARY L & JENNIFER L STEVENS TRUSTEES	0.251	LOT 1 BLK E INDIAN HILLS PH5 0.251 AC	304 IROQUOIS LN	WAXAHACHIE	TX	75165	304 IROQUOIS LN WAXAHACHIE TX 75165
203664	EVANS GARY & ALYCEE	0.211	LOT 2 BLK E INDIAN HILLS PH5 0.211 AC	302 IROQUOIS LN	WAXAHACHIE	TX	75165	302 IROQUOIS LN WAXAHACHIE TX 75165
203730	POE PAMELA A	0.322	LOT 3 BLK F INDIAN HILLS PH5 0.322 AC	300 IROQUOIS LN	WAXAHACHIE	TX	75165	300 IROQUOIS LN WAXAHACHIE TX 75165
203656	BROZOWSKI GEORGE P & VERONICA K	0.208	LOT 1 BLK F INDIAN HILLS PH5 0.208 AC	229 SANTA FE TRL	WAXAHACHIE	TX	75165	229 SANTA FE TRL WAXAHACHIE TX 75165
229260	M & B PASCHAL PROPERTIES LLC	0.215	LOT 1 BLK K INDIAN HILLS PH VII .215 AC	134 OLD BRIDGE RD	WAXAHACHIE	TX	75165	315 HACIENDA DR WAXAHACHIE TX 75165
229261	KOTOWSKI DANIEL	0.188	2 K INDIAN HILLS PH VIII 0.188 ACRES	317 HACIENDA AVE	WAXAHACHIE	TX	75165	317 HACIENDA DR WAXAHACHIE TX 75165
229345	GARZA ROBERT D & KRIMSON R	0.467	LOT 6 BLK K INDIAN HILLS PH VII .185 AC	320 CHOCTAW TRL	WAXAHACHIE	TX	75165	320 CHOCTAW TRL WAXAHACHIE TX 75165
229213	EWERS RICHARD S & PENNY P	0.239	LOT 8 BLK E INDIAN HILLS PH VIII .467 AC	311 CHOCTAW TRL	WAXAHACHIE	TX	75165	311 CHOCTAW TRL WAXAHACHIE TX 75165
229215	RESSLER LAURA MICHELLE	0.271	LOT 8 BLK E INDIAN HILLS PH VIII 0.239 AC	307 CHOCTAW TRL	WAXAHACHIE	TX	75165	307 CHOCTAW TRL WAXAHACHIE TX 75165
229222	MARSH CARL E & LYNDA A	0.271	LOT 4 BLK E INDIAN HILLS PH VIII 0.239 AC	315 CHOCTAW TRL	WAXAHACHIE	TX	75165	315 CHOCTAW TRL WAXAHACHIE TX 75165
229216	ZEIS KARL & BREANNA	0.254	LOT 9 BLK E INDIAN HILLS PH VIII 0.254 AC	305 CHOCTAW TRL	WAXAHACHIE	TX	75165	305 CHOCTAW TRL WAXAHACHIE TX 75165
229212	WHITE STEVEN D	0.39	LOT 5 BLK E INDIAN HILLS PH VIII 0.39 AC	313 CHOCTAW TRL	WAXAHACHIE	TX	75165	313 CHOCTAW TRL WAXAHACHIE TX 75165
229214	LENTZ MICHAEL W & JUDITH	0.238	LOT 7 BLK E INDIAN HILLS PH VIII 0.238 AC	309 CHOCTAW TRL	WAXAHACHIE	TX	75165	309 CHOCTAW TRL WAXAHACHIE TX 75165
229221	LENTZ MICHAEL W & JUDITH	0.188	LOT 15 BLK D INDIAN HILLS PH VII .188 AC	318 CHOCTAW TRL	WAXAHACHIE	TX	75165	318 CHOCTAW TRL WAXAHACHIE TX 75165
229346	FORD EDDIE D & BRENDA J	0.205	LOT 18 BLK K INDIAN HILLS PH VII .188 AC	323 CHOCTAW TRL	WAXAHACHIE	TX	75165	318 CHOCTAW TRL WAXAHACHIE TX 75165
229335	FORD EDDIE D & BRENDA J	0.205	LOT 20 BLK K INDIAN HILLS PH VII 0.205 AC	316 CHOCTAW TRL	WAXAHACHIE	TX	75165	316 CHOCTAW TRL WAXAHACHIE TX 75165

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# Planning & Zoning Department Zoning Staff Report

Case: PD-19-0106



**MEETING DATE(S)**

*Planning & Zoning Commission:* September 10, 2019

*City Council:* September 16, 2019

**CAPTION**

**Public Hearing** on a request by Alan Lauhoff, P.E., Atlas Associates Inc., for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single-Family Residential-3, with Concept Plan, located South of Blue Bonnet Trails Phases 1 and 2 (Property ID 264992 and 182275) - Owner: BLUE BONNET TRAILS LLC (PD-19-0106)

**CASE INFORMATION**

*Applicant:* Alan Lauhoff, P.E., Atlas Associates, Inc.

*Property Owner(s):* Blue Bonnet Trails LLC

*Site Acreage:* 35.993 acres

*Current Zoning:* Single Family-2

*Requested Zoning:* Planned Development-Single Family-3

**SUBJECT PROPERTY**

*General Location:* South of Blue Bonnet Trails Phases 1 and 2

*Parcel ID Number(s):* 264992 and 182275

*Existing Use:* Undeveloped Land

*Development History:* N/A

**Adjoining Zoning & Uses:**

Direction	Zoning	Current Use
North	GR	Undeveloped Land
East	GR	Undeveloped Land
South	SF3	Undeveloped Land
West	PD-SF-3	Undeveloped Land

*Future Land Use Plan:* Low Density Residential



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**Comprehensive Plan:**

This category is representative of smaller single family homes and some duplex units. The majority of Waxahachie's current development is of similar density. It is appropriate to have approximately 3.5 dwelling units per acre.

**Thoroughfare Plan:**

The site is accessible via US Highway 287 frontage road, and River Oaks Blvd (proposed ROW).

**Site Image:**



**PLANNING ANALYSIS**

**Staff Note:**

On January 29, 2019, the applicant asked staff to withdraw case no. PD-18-0119, the original Blue Bonnet Trail Phase 3 submittal, from the February 12, 2019 Planning and Zoning Commission agenda, as well as the February 18, 2019 City Council meeting agenda. This proposal included minimum lot sizes of 6,600 square feet.

**Purpose of Request:**

The applicant intends to continue development for a third residential phase of Blue Bonnet Trail. The site is accessible via US Highway 287 frontage road, and River Oaks Blvd (proposed ROW). The Future Land Use Plan (FLUP) designates this area as Low Density Residential. The proposed use is consistent with the FLUP.

**Proposed Use:**

The applicant is proposing a zoning change request from a Single Family-2 (SF2) zoning district to Planned Development-Single Family-3, with Concept Plan, located South of Blue Bonnet Trails Phases 1 & 2. The proposed development will consist of one hundred (100) single family lots and two (2) Home (O)wner (A)ssociation tracts on 35.993 acres.

Staff has concerns with the proposed lot sizes by the applicant. The Min. Lot Area for the proposed Single Family-3 (SF3) base zoning within the City of Waxahachie is 10,000 sq. ft. The applicant is proposing to construct forty-nine (49) single family lots below 10,000 sq. ft. (see Table 2 below). If

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approved, half of the residential development will be constructed under the SF3 minimum lot size requirement.

**Table 1: Proposed Single Family Residential (per SF3 standards)**

**\*\*\*Items highlighted in bold do not meet the City of Waxahachie SF3 requirements\*\*\***

Standard	Blue Bonnet Trails Ph. 3	City of Waxahachie	Meets
Min. Lot Area	<b>8,400 sq. ft.</b>	10,000 sq. ft.	No
Min. Lot Width	<b>70 ft.</b>	80 ft.	No
Min. Lot Depth	120 ft.	100 ft.	Yes
Min. Front Setback	<b>25 ft.</b>	30 ft.	No
Min. Interior Setback	10 ft; 15 ft. (ROW)	10 ft; 15 ft (ROW)	Yes
Min. Rear Setback	<b>20 ft.</b>	25 ft.	No
Min. Dwelling Size	1,800 sq. ft.	1,200 sq. ft.	Yes
Max. Height	2 stories (main structure); 1 story (accessory structure)	2 stories (main structure); 1 story (accessory structure)	Yes
Max. Lot Coverage	35%	50%	Yes
Parking	Min. of two (2) enclosed parking spaces behind the front building line on the same lot as the main structure	Min. of two (2) enclosed parking spaces behind the front building line on the same lot as the main structure	Yes

**Table 2: Single Family Lot Notes (100 Total Lots)**

**\*\*\*Items highlighted in bold do not meet the City of Waxahachie SF3 requirements\*\*\***

<b>21 Lots</b>	<b>8,400-8,999 sq. ft.</b>
<b>28 Lots</b>	<b>9,000-9,999 sq. ft.</b>
11 Lots	10,000-10,999 sq. ft.
17 Lots	11,000-11,999 sq. ft.
10 Lots	12,000-14,999 sq. ft.
9 Lots	15,000-17,999 sq. ft.
4 Lots	18,000-22,100 sq. ft.

**Additional Single Family Lot Notes:**

Minimum Lot Size: 8,400 sq. ft.

Maximum Lot Size: 22,100 sq. ft.

Average Lot Size: 11,084 sq. ft.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 16 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 08/21/2019.

**EXCEPTIONS AND APPEALS**

**Lot Sizes:**

*Per the City of Waxahachie Zoning Ordinance:* The min. lot area (sq. ft.) requirement for the Single Family-3 zoning district is 10,000 sq. ft.

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- The applicant is proposing a minimum lot area of 8,400 sq. ft. *Forty-nine (49) of the one hundred (100) proposed residential lots will be constructed below the 10,000 sq. ft. minimum lot size requirement (as reflected in Table 2).*

#### **STAFF CONCERNS**

1. *Per the City of Waxahachie Zoning Ordinance:* The min. lot area (sq. ft.) requirement for the Single Family-3 zoning district is 10,000 sq. ft. The applicant is proposing a minimum lot area of 8,400 sq. ft. *Forty-nine (49) of the one hundred (100) proposed residential lots will be constructed below the 10,000 sq. ft. minimum lot size requirement (as reflected in Table 2).*

#### **APPLICANT RESPONSE TO CONCERNS**

1. The applicant understands staff's concerns regarding the proposed lot sizes. The applicant intends to state his reasoning at the September 10, 2019 Planning and Zoning meeting.

#### **RECOMMENDATION**

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

- Denial  
Due to the applicant proposing lot sizes below the minimum requirement, staff recommends denial for the proposed development.
- Approval, as presented.
- Approval, per the following conditions:

#### **ATTACHED EXHIBITS**

1. Boundary Exhibit
2. Concept Plan
3. Concept Plan Provisions

#### **APPLICANT REQUIREMENTS**

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

#### **STAFF CONTACT INFORMATION**

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

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

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ZONING EXHIBIT  
35.993 ACRES  
JULY 10, 2019



BEING A TRACT OF LAND LOCATED IN THE B.B. DAVIS SURVEY, ABSTRACT NO. 290 AND THE W.C. CALDER SURVEY, ABSTRACT NO. 235, WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO BLUE BONNET TRAILS, LLC, RECORDED IN INSTRUMENT NUMBER 1531074, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS (O.P.R.E.C.T.) AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO BLUE BONNET TRAIL, LLC RECORDED IN INSTRUMENT NUMBER 1531102, O.P.R.E.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 4466" FOUND IN THE SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BROAD HIGHWAY 287, LTD., RECORDED IN IN VOLUME 1915, PAGE 2110, O.P.R.E.C.T., AT THE NORTH CORNER OF SAID TRACT 2;

THENCE SOUTH 30°56'07" EAST, LEAVING SAID SOUTHEAST LINE, A DISTANCE OF 691.76 FEET TO THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FARLEY STREET 17, LLC, RECORDED IN INSTRUMENT NO. 1917706, O.P.R.E.C.T, FROM WHICH A 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 4466" FOUND IN THE NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MIRANDA THOMPSON-SCHWAB, RECORDED IN INSTRUMENT NO. 1805369, O.P.R.E.C.T., AT THE MOST NORTHERLY EAST CORNER OF SAID TRACT 2;

THENCE SOUTH 01°01'13" WEST, ALONG THE WEST LINE OF SAID FARLEY STREET 17 TRACT, A DISTANCE OF 726.76 FEET TO THE MOST EASTERLY NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BLUE BONNET TRAILS HOMEOWNERS ASSOCIATION, RECORDED IN INSTRUMENT NO. 1917707, O.P.R.E.C.T.;

THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID BLUE BONNET TRAILS HOMEOWNERS ASSOCIATION TRACT, THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES:

- SOUTH 66°24'23" WEST, A DISTANCE OF 216.21 FEET TO A POINT FOR CORNER;
- SOUTH 69°29'36" WEST, A DISTANCE OF 119.85 FEET TO A POINT FOR CORNER;
- NORTH 85°54'46" WEST, A DISTANCE OF 179.20 FEET TO A POINT FOR CORNER;
- SOUTH 83°18'36" WEST, A DISTANCE OF 100.09 FEET TO A POINT FOR CORNER;
- NORTH 87°44'31" WEST, A DISTANCE OF 105.85 FEET TO A POINT FOR CORNER;
- NORTH 69°48'07" WEST, A DISTANCE OF 41.35 FEET TO A POINT FOR CORNER;
- NORTH 55°14'59" WEST, A DISTANCE OF 175.98 FEET TO A POINT FOR CORNER;
- NORTH 42°31'10" WEST, A DISTANCE OF 41.22 FEET TO A POINT FOR CORNER;
- NORTH 89°32'48" WEST, A DISTANCE OF 61.17 FEET TO A POINT FOR CORNER;
- NORTH 51°04'09" WEST, A DISTANCE OF 47.08 FEET TO A POINT FOR CORNER;
- NORTH 76°11'25" WEST, A DISTANCE OF 80.93 FEET TO A POINT FOR CORNER;
- NORTH 84°27'17" WEST, A DISTANCE OF 52.84 FEET TO A POINT FOR CORNER;
- NORTH 80°04'45" WEST, A DISTANCE OF 187.56 FEET TO A POINT FOR CORNER;

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NORTH 73°33'27" WEST, A DISTANCE OF 93.55 FEET TO A POINT FOR CORNER;

NORTH 61°35'51" WEST, A DISTANCE OF 37.88 FEET TO A POINT FOR CORNER;

NORTH 55°57'13" WEST, A DISTANCE OF 58.84 FEET TO A POINT FOR CORNER;

NORTH 38°30'33" WEST, A DISTANCE OF 40.44 FEET TO A POINT FOR CORNER;

NORTH 47°13'03" WEST, A DISTANCE OF 55.13 FEET TO A POINT FOR CORNER;

NORTH 44°08'42" WEST, A DISTANCE OF 69.49 FEET TO A POINT FOR CORNER;

NORTH 34°26'53" WEST, A DISTANCE OF 41.71 FEET TO A POINT FOR CORNER;

NORTH 30°51'29" WEST, A DISTANCE OF 185.29 FEET TO THE MOST WESTERLY NORTH CORNER OF SAID BLUE BONNET TRAILS HOMEOWNERS ASSOCIATION TRACT IN THE COMMON LINE OF SAID BLUE BONNET TRAIL TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO BLUE BONNET TRAILS HOMEOWNERS ASSOCIATION, RECORDED IN INSTRUMENT NO. 1917708, O.P.R.E.C.T.;

THENCE NORTH 59°08'31" EAST, ALONG SAID COMMON LINE, PASSING THE EAST CORNER OF SAID BLUE BONNET TRAILS TRACT RECORDED IN INSTRUMENT NO. 1917708 AT A DISTANCE OF 18.30 FEET, AND CONTINUING ALONG THE COMMON LINE OF SAID BLUE BONNET TRAIL TRACT AND A TRACT OF LAND DESCRIBED AS TRACT 1 IN SAID DEED TO BLUE BONNET TRAILS, LLC, RECORDED IN INSTRUMENT NO. 1531074, O.P.R.E.C.T. FOR A TOTAL DISTANCE OF 248.44 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST COMMON CORNER OF SAID BLUE BONNET TRAIL TRACT AND SAID TRACT 2 FOR CORNER;

THENCE NORTH 59°16'15" EAST, ALONG THE NORTHWEST LINE OF SAID TRACT 2, A DISTANCE OF 1,358.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,567,843 SQUARE FEET OR 35.993 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATIONS. ALL DISTANCES ARE SURFACE DISTANCES.



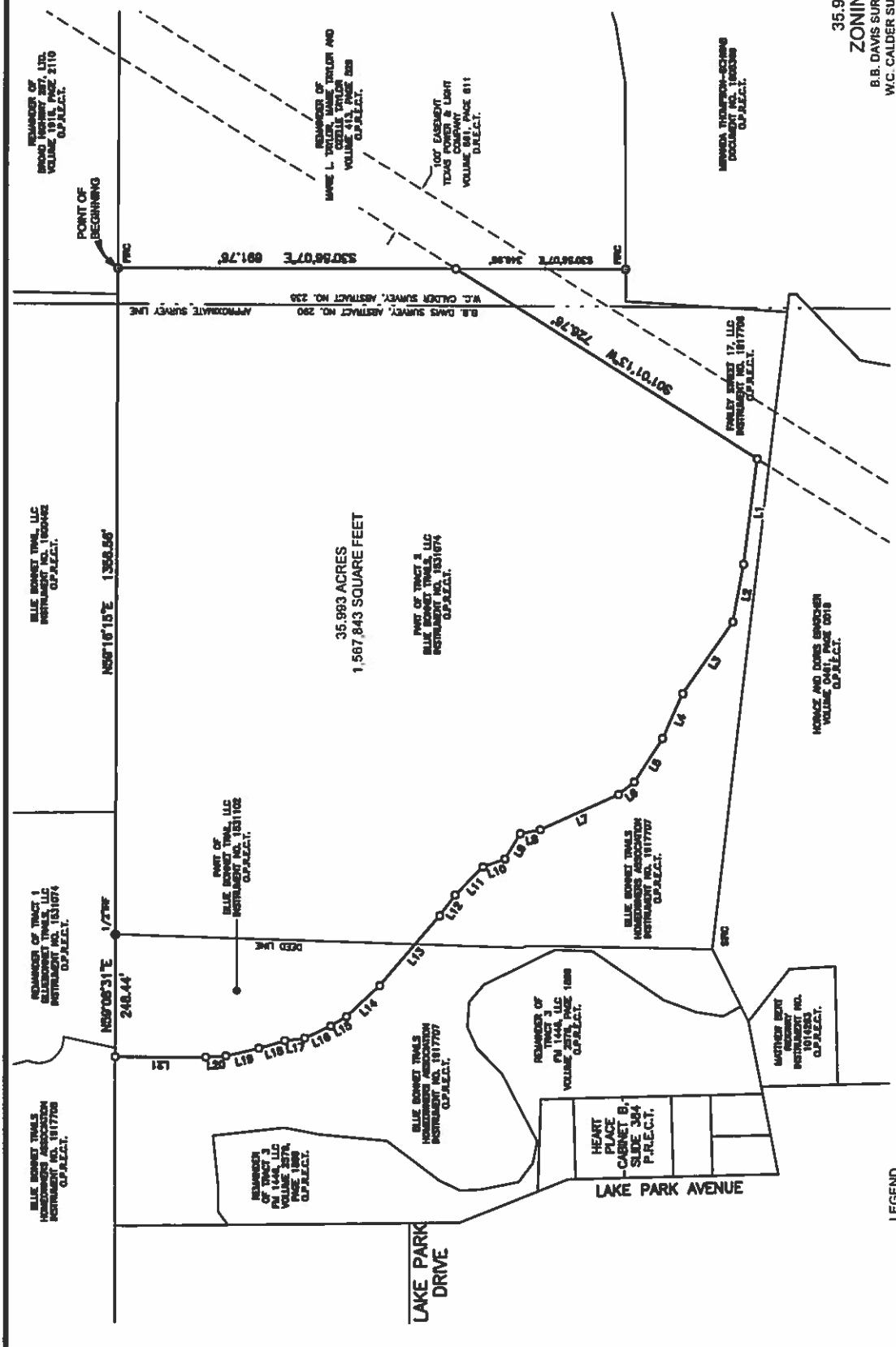
SEAN SHROPSHIRE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5674  
FIRM REGISTRATION NO. 10194367





SCALE: 1"=200'

LINE NUMBER	BEARING	DISTANCE
L1	S68°24'23"W	216.21'
L2	S69°29'39"W	119.85'
L3	N85°54'46"W	179.20'
L4	S83°18'36"W	100.09'
L5	N87°44'31"W	105.85'
L6	N89°48'07"W	41.35'
L7	N55°14'59"W	175.98'
L8	N42°31'10"W	41.22'
L9	N86°32'46"W	81.17'
L10	N51°04'09"W	47.08'
L11	N76°11'25"W	80.93'
L12	N84°27'17"W	52.84'
L13	N80°04'45"W	187.56'
L14	N73°33'27"W	83.55'
L15	N81°35'51"W	37.80'
L16	N55°57'13"W	58.84'
L17	N36°30'33"W	40.44'
L18	N47°13'03"W	55.13'
L19	N44°06'42"W	89.40'
L20	N34°26'53"W	41.71'
L21	N30°51'29"W	185.29'



**35.993 ACRES  
ZONING EXHIBIT**

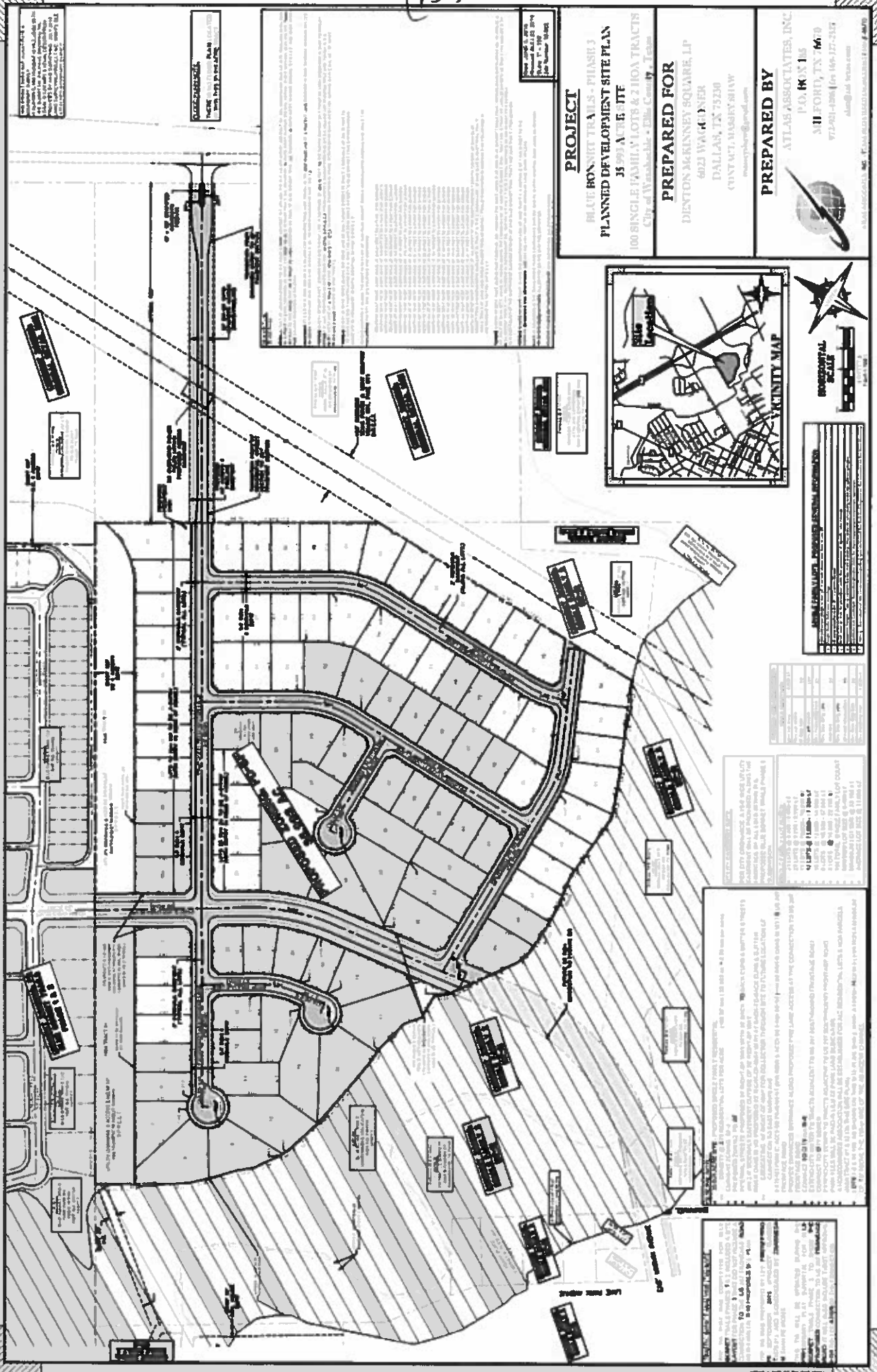
B.B. DAVIS SURVEY, ABSTRACT NO. 290  
W.C. CALDER SURVEY, ABSTRACT NO. 235  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS



P.O. BOX 575 | WAXAHACHIE, TEXAS 75168  
214.903.8200 | TBPLS FIRM NO. 10184367  
INFO@AXIS-SURVEY.COM

- LEGEND**
- OP.ABTRACT. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY TEXAS
  - P.ABTRACT. PLAT RECORDS, ELLIS COUNTY, TEXAS
  - SRC 1/2"IRON ROD SET WITH YELLOW CAP STAMPED "PLS 5474"
  - RF IRON ROD FOUND
  - TRC 1/2"IRON ROD FOUND WITH YELLOW CAP STAMPED "PLS 4468"

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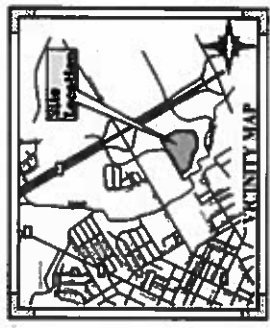
**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 3. ALL CORNERS ARE TO BE SET BY THE SURVEYOR.  
 4. ALL UTILITIES ARE TO BE DEPTH MARKED BY THE SURVEYOR.  
 5. ALL UTILITIES ARE TO BE DEPTH MARKED BY THE SURVEYOR.  
 6. ALL UTILITIES ARE TO BE DEPTH MARKED BY THE SURVEYOR.

**GENERAL NOTES:**  
 1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS ENCUMBRANCES.  
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS ENCUMBRANCES.  
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS ENCUMBRANCES.

**PROJECT**  
 BELLE HONOR VILLAGE - PHASE 1  
 PLANNED DEVELOPMENT SITE PLAN  
 35.993 ACRES SITE  
 100 SINGLE FAMILY LOTS & 2 HOA TRACTS  
 City of Waukegan - 10th, County of Cook

**PREPARED FOR**  
 DENTON MCKINNEY SQUARE, LP  
 6023 WALDOYER  
 DALLAS, TX 75236  
 CONTACT: MARGARET BROWN  
 margaretb@dmks.com

**PREPARED BY**  
 ATLAS ASSOCIATES, INC.  
 P.O. BOX 185  
 MILLFORD, TX 76109  
 972.961.1800 (or 961.172.2317)  
 atlas@aol.com



**AREA SUBJECT TO PLANNED DEVELOPMENT**

NO.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	11/15/18
2	FINAL SITE PLAN	11/15/18
3	FINAL SITE PLAN	11/15/18
4	FINAL SITE PLAN	11/15/18
5	FINAL SITE PLAN	11/15/18
6	FINAL SITE PLAN	11/15/18
7	FINAL SITE PLAN	11/15/18
8	FINAL SITE PLAN	11/15/18
9	FINAL SITE PLAN	11/15/18
10	FINAL SITE PLAN	11/15/18

**NOTES:**  
 1. THIS SITE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF WAUKEGAN.  
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS ENCUMBRANCES.  
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS ENCUMBRANCES.

**NOTES:**  
 1. THIS SITE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF WAUKEGAN.  
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 1. THIS SITE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF WAUKEGAN.  
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS ENCUMBRANCES.  
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS ENCUMBRANCES.



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**EXHIBIT B**  
**CONCEPT PLAN PROVISIONS**

Purpose and Intent

The purpose and intent of this Planned Development (PD) is to allow for single family lots as shown on attached/enclosed PD site plan. Any conditions found within the BASE ZONING DISTRICT (SF-3) zoning district or Zoning Ordinance that are not written herein, shall default to the City of Waxahachie's Code of Ordinances, as amended.

Compliance with the City's Comprehensive Plan

Zoning District (SF-3) is the intended base zoning classification underlying this PD. The SF-3 zoning district is intended to be similar to the SF-2 except composed of detached, single-family residences.

PD District Development Standards

***Description of Request***

- To allow for a transitional single-family zoning between the General Retail (GR) along US 287 Frontage Road and the floodplain.

***Proposed Use of Property***

- To allow for a blend of smaller 8,400 sf (min) single-family lots that provide a blend from the PD directly to the north & the flood plain to the south.

***General Development Requirements***

- Proposed zoning use: PD-SF – Planned Development Single Family
  - Developed in one phase
  - All uses allowed to be same as allowed within SF-3 Zoning District
  - Such uses as may be permitted under the provisions of Specific Use Permits
- Proposed lot density @ 2.78 lots per acre
- Size of Lots:
  - Minimum Lot Area – 8,400 square feet.
  - Minimum Lot Width - Seventy (70') feet.
  - Minimum Lot Depth - One hundred & twenty (120') feet.
  - Minimum single family detached dwelling size @ 1,800 sq. ft.
  - Minimum masonry requirements shall be brick @ 75%
  - Maximum lot coverage @ thirty-five percent (35%) by main building and accessory structures
- Size of Yards:
  - Minimum Front Yard – Twenty-five (25) feet.
  - Minimum Side Yard - Five (10') feet; fifteen (15') feet on corner lot adjacent to a street.
  - Minimum Rear Yard - Twenty (20') feet.
- Maximum building height – Two (2) stories for the main building. One story for accessory buildings without garages.
- Minimum parking – Two (2) enclosed parking spaces behind the front building line on the same lot as the main structure.
- Main road access to be along proposed River Oaks Blvd.

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- Internal streets: proposed 50' right-of-way with 30' back-to-back curb & gutter streets with 2.0' sidewalk easement outside of 50' right-of-way & 15' public utility easement along the fronts of all proposed lots.
- River Oaks Blvd: proposed 80' right-of-way with 41' back-to-back curb & gutter.
- Secondary required fire access to be along proposed fire lane extending over to existing US 287 southbound frontage road.
- A Traffic Impact Analysis (TIA) report shall be provided during Preliminary Plat submittal.
- Landscaping and screening –
  - Screening along River Oaks Blvd. shall be an 8' tall cedar fence, with masonry columns at each property corner along the proposed right-of-way.
  - HOA shall maintain grassy area in, and along, existing 100' wide drainage & utility easement that is directly adjacent to Phases 1 & 2.
- Management Associations - Site to be a part of the Blue Bonnet Trails, LLC Home Owner's Association established with Phases 1 & 2
- Amenities –
  - Minimum dwelling size to be 1,800 sq. ft.
  - Enhanced entrance along proposed fire lane access at the connection to us 287 frontage road.
  - A Homeowner's Association will be provided for all lots
  - City water & sanitary sewer will be extended to the existing retail tracts parallel to the existing southbound US 287 frontage road
  - An extension of River Oaks Blvd as an 80' right-of-way, with 41' back-to-back curbs, to be extended to limits of property for future connection to East Marvin Avenue.
  - Park fees will be paid in lieu of park land dedication