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, September 10, 2024 at 7:00 p.m***.

Commission Members:
Rick Keeler, Chairman
Erik Test, Vice Chairman
Bonney Ramsey
David Hudgins
Ron Ansell
Marlene Norcross
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 August 27, 2024
   b. Consider a request by Matt Baacke, GMcivil, for a Plat of Myrtle Creek Phase 1D, 46 residential lots and 1 non-residential lot, being 13.093 acres, located approximately 3,000 feet northeast of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, and the Salis M. Duritt Survey, Abstract 272, an addition to the City of Waxahachie (Property ID: 180362 & 180365) – Owner: HT US 287 Owner LP (SUB-166-2024)

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

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

7. ***Public Hearing*** on a request by Katrina Walker Aulson, for a Specific Use Permit (SUP) for an Accessory Structure over 700 Square Feet use within a Single-Family-1 (SF-1) zoning district located at 611 North Grand Avenue (Property ID 176844) – Owner(s): Katrina Walker Aulson (ZDC-180-2023) Staff: Oanh Vu

8. ***Consider*** recommendation of ZDC-180-2023

9. ***Public Hearing*** on a request by the City of Waxahachie for an Amendment to the City Zoning Ordinance, Appendix C, Section 2.4 (c.) 25 (vi) k. Timing of Public Improvements, adding language related to timing of public improvements (ZTA-175-2024) Staff: Justin Stoker

10. ***Consider*** recommendation of ZTA-175-2024

11. ***Public Hearing*** on a request by Demi Oyerokun for a Specific Use Permit (SUP) for a Minor Auto Repair Shop use within a General Retail (GR) zoning district located at 1011 North US Highway 77 (Property ID 173186) – Owner: Marline Six, LLC (ZDC-170-2024) Staff: Harper Lindamood

12. ***Consider*** recommendation of ZDC-170-2024

13. ***Public Hearing*** on a request by Karla Marroquin for a Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures use within a Planned Development - Single Family-1 (PD-SF-1) zoning district located at 100 Dollar Court (Property ID 174535) – Owner: Karla Marroquin (ZDC-159-2024) Staff: Harper Lindamood

14. ***Consider*** recommendation of ZDC-159-2024

15. ***Public Hearing*** on a request by Shelly Hines for a Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structure use within a Single Family-1 (SF-1) zoning district located at 2385 Marshall Road, (Property ID 203842) – Owner: Shelly Hines (ZDC-162-2024) Staff: Harper Lindamood

16. ***Consider*** recommendation of ZDC-162-2024

17. ***Public Hearing*** on a request by Kevin Patel, Triangle Engineering, for a Specific Use Permit (SUP) for a Drive-Through Establishment use within a Planned Development-General Retail (PD-GR) zoning district located at 2932 N US Highway 77 (Property ID 189379) - Owner: Vaquero Highway 77 Waxahachie Partners LP (ZDC-103-2024) Staff: Zack King

18. ***Consider*** recommendation of ZDC-103-2024

19. ***Public Hearing*** on a request by Erik Test, Ellis County, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a General Retail (GR) and Commercial (C) zoning district located at 302 N Monroe Street (Property ID 289705) - Owner: Ellis County, Texas (ZDC-105-2024) Staff: Zack King

20. ***Consider*** recommendation of ZDC-105-2024

21. ***Public Hearing*** on a request by Brian Wade, RLG Consulting Engineers, for a Replat of Block 29, 96, and 97 of the Official Town Map of Waxahachie, to create Lot 1, Block 29B of the City Hall addition, 1 lot, being 1.3453 acres, located at 401 S Rogers Street, (Property ID 193895) – Owner: City of Waxahachie (SUB-173-2024) Staff: Zack King

22. ***Consider*** recommendation of SUB-173-2024

23. ***Public Hearing*** on a request by Rob Myers, Kimley-Horn, for a Plat of the Waxahachie North Addition, Lot 1, Block A, being 3.316 acres, located directly east of 984 W US Highway 287 Bypass, situated in the Robert Parks Survey, Abstract 851 and the Robert Russell Survey, Abstract 911, an addition to the City of Waxahachie (Property ID 189338 & 189991) – Owner: Oncor Electric Delivery Company (SUB-154-2024) Staff: Zack King

24. ***Consider*** recommendation of SUB-154-2024

25. 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.

Planning and Zoning Commission
August 27, 2024

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, August 27, 2024 at 7:00 p.m.

Members Present:	Rick Keeler, Chairman Erik Test, Vice Chairman Bonney Ramsey David Hudgins Ron Ansell Marlene Norcross Jeff Reed
Others Present:	Shon Brooks, Executive Director of Development Services Jennifer Pruitt, Senior Director of Planning Zack King, Senior Planner Oanh Vu, Senior Planner Macey Martinez, City Engineer Amber Villarreal, City Secretary Chris Wright, Council Representative

1. Call to Order
2. Invocation

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

3. Public Comments

None.

4. Consent Agenda

a. Minutes of the regular Planning & Zoning Commission meeting of August 13, 2024

Action:
Ron Ansell moved to approve all items on the Consent Agenda as presented. Motion was seconded by Bonney Ramsey and carried unanimously (7-0).

5. Public Hearing on a request by Jennifer Weir, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Future Development (FD) zoning district located at 2850 Howard Road (Property ID 138983) – Owner(s): Robert & Jennifer Weir (ZDC-147-2024) Staff: Oanh Vu

The Item was presented by Senior Planner Oanh Vu and Jennifer Weir requested approval. The applicant requests a SUP for short-term rental use at 2850 Howard Road because it is located within the FD zoning district. The subject property consists of a primary structure of approximately 2,584 square feet, built in 2006 with three (3) bedrooms, two (2) bathrooms and enough improved surface to accommodate for the maximum parking spaces of three (3) vehicles. The subject property is situated on an approximately 5.57 acres (242,629 square feet) lot.

The applicant submitted the SUP application on July 10, 2024. The applicant has been operating a short-term rental since approximately May 2023 and the applicant has not been paying local hotel occupancy taxes.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered one animal complaint made regarding the subject property and its current use in the past 12 months. The applicant's local emergency contact is located 0.1 miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 14 notices were mailed to property owners within 500 feet of the property as required in Section 3.27 of the City's Zoning Ordinance. At the time of the publishing of the staff report, a total of one (1) letter of opposition and four (4) letters of support were received by staff, with no letters of opposition and two (2) letters of support being inside the 200' buffer.

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

There being no others to speak for or against ZDC-147-2024, Chairman Keeler closed the Public Hearing at approximately 7:10 p.m.

6. Consider recommendation of ZDC-147-2024

Action:
David Hudgins moved to recommend approval of ZDC-147-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions of the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly. Motion was seconded by Erik Test and carried unanimously (7-0).

7. Public Hearing on a request by John Marlin, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family Dwelling-2 (SF-2) zoning district located at 411 North Hawkins Street (Property ID 173335) – Owner(s): John Marlin (ZDC-149-2024) Staff: Oanh Vu

The Item was presented by Ms. Vu and John Marlin requested approval. The applicant requests a SUP for short-term rental use at 411 North Hawkins Street because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,866 square feet, built in 1998 with three (3) bedrooms, two (2) bathrooms and enough improved surface to accommodate for the maximum parking spaces of three (3) vehicles. The subject property is situated on an approximately 0.263 acres (11,456 square feet) lot.

The applicant had a long-term renter whom applied for the SUP for STR use application (ZDC-101-2024) and was recommended approval by the Planning and Zoning Commission on June 11, 2024; however, was denied by the City Council on June 17, 2024.

The applicant is the property owner and submitted this application for a SUP for STR use. The applicant has not been operating a short-term rental. The Ellis County Appraisal District (ECAD) does identify the subject property as a Homestead. Staff has contacted the applicant for removal

and have include a condition noting removal is required. The applicant submitted the SUP application on July 16, 2024. At the time of the publishing of the staff report, the City received no nuisance-related calls had been made regarding the subject property and its current use in the past 12 months. The applicant's local emergency contact is located 1.5 miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 62 notices were mailed to property owners within 500 feet of the property as required in Section 3.27 of the City's Zoning Ordinance. At the time of the publishing of this staff report, a total of three (3) letters of opposition and seven (7) letters of support were received.

Mr. Marlin explained the Homestead Exemption has been removed from the property.

Commissioner David Hudgins requested the host rules include no off-street parking and Mr. Marlin agreed to update the rules.

Chairman Keeler opened the Public Hearing at approximately 7:18 p.m.

There being no others to speak for or against ZDC-149-2024, Chairman Keeler closed the Public Hearing at approximately 7:18 p.m.

8. Consider recommendation of ZDC-149-2024

Action:
Marlene Norcross moved to recommend approval of ZDC-149-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions of the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly. Motion was seconded by Bonney Ramsey and carried unanimously (7-0).

9. Public Hearing on a request by Stephanie Gienger, Kimley-Horn, for a Zoning Change from a Planned Development-Multi-Family-2 (PD-MF-2) and Planned Development-16-Light Industrial-1 (PD-16-LI-1) zoning district to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district and General Retail zoning district, located at 2797 John Arden Drive, (Property ID 189265, 189266, and 275156) - Owner: Arden Group LLC and International Church of Foursquare Gospel (ZDC-120-2024) Staff: Zack King

The Item was presented by Senior Planner Zack King and Stephanie Gienger requested approval. The applicant proposes to rezone the subject property to allow for the development of the Woodland Cottages at Waxahachie, a 68-unit senior living (55+) community.

In December of 2018, approximately ten (10) acres of the subject property was rezoned from Planned Development-16-Light Industrial-1 (PD-16-LI-1) to Planned Development-Multi-Family-2 (PD-MF-2) with Ordinance 3073. This zoning change conceptually allowed for the development of a tax credit senior living (55+) multi-family project. The PD did not include a detailed site plan, landscape plan, or elevation/façade plan; but required the developer to return to the Planning & Zoning Commission and City Council for approval of these items prior to

construction. The development of the original senior living project ultimately did not proceed because the developer failed to receive the necessary tax credits for the project.

The current Planned Development request is intended to replace the existing Planned Development-Multi-Family-2 (PD-MF-2) zoning for the subject property and provide the detailed site plan, landscape plan, and elevation/façade plan documents that were missing from the original PD. The current PD request also includes approximately 3.5 acres of additional property that connects to John Arden Drive.

As noted above, this PD request allows for a 68-unit senior living (55+) community. The proposed unit count results in an overall density of 4.98 dwelling units per acre. The 68 proposed units are spread out between twenty (20) residential buildings. Eight (8) unique residential building types are proposed for the development. The residential building types provide a variety of unit counts ranging from two (2) units per building up to eight (8) units per building. A total of 20 one-bedroom units and 48 two-bedroom units are proposed. All buildings on the subject property are proposed to be restricted to one -story in height.

The applicant has exceeded the minimum parking requirement for the proposed development; which is 68-spaces. One (1) parking space is required for every senior living (55+) unit. The applicant has provided a total of 142 parking spaces for the development. The applicant has also met the requirement to provide 50% of all required parking spaces as attached garages. A total of fifty-two (52) attached garages have been provided with an additional four (4) detached garage spaces proposed. Attached garages are available on sixteen (16) of the twenty (20) residential buildings. The remaining parking on the site is proposed as typical surface spaces.

The design of the senior living (55+) portion of the development meets the typical setback requirements of the Waxahachie Zoning Ordinance; which results in a 25’ setback on all sides of the property. The applicant has proposed development standards with this request that will require valet trash service for residents. The applicant proposes to construct the residential portion of the development in a single phase.

In addition to the proposed senior living development, the applicant proposes to designate approximately 3.24-acres of the subject property west of Alliance Boulevard as a General Retail (GR) zoning district. This portion of the subject property is currently included in the PD-MF-2 zoning district that was approved in 2018. However, the developer has noted that the tract is too small to meaningfully incorporate into the senior living community. Instead of leaving this tract zoned multi -family for development at a later date, the applicant proposes to utilize a portion of the tract to meet their detention needs. The remainder of the tract not used for detention is proposed to be subject to the development standards in the Waxahachie Zoning Ordinance for the General Retail zoning district. At this time, the applicant has no plans to develop this tract; but does foresee the potential for the tract to be used for small scale, local retail or neighborhood service uses.

As noted, the subject property is identified by the 2023 Comprehensive Plan partially under the Urban Village and Mixed-Use Neighborhood placetypes. Each of these placetypes encourage a combination of residential and commercial uses. The applicant proposes to adhere to the intent of the Comprehensive Plan by proposing a low-density senior living (55+) community and reserving land for the development of future neighborhood scale commercial uses that can support the

residents of the community. In addition to compliance with the Comprehensive Plan, the proposed development is consistent with the existing zoning (Ord. 2569) adjacent to the Civic Center; which allows for multi -family uses east of Alliance Boulevard and calls for general retail uses west of Alliance Boulevard.

The applicant proposes to reserve a portion of the 3.24-acre tract on the west side of Alliance Boulevard for a detention pond, as shown on the Site Plan attached as Exhibit C below. The detention pond is intended to meet drainage and detention requirements for the multi-family tract and the future general retail tract. The applicant proposes to extend a 12" water line and 8" sewer line along Alliance Boulevard to provide water and wastewater services to both tracts.

As part of the Planned Development request, the applicant proposes to dedicate 80' of right-of-way (ROW) for the extension of Alliance Boulevard, as required by the Waxahachie Thoroughfare Plan. The applicant will construct an extension of Alliance Boulevard to their southern property line as part of the proposed development. Alliance Boulevard will be used as a point of access on the west side of the multi-family tract. A driveway connection to John Arden Drive will be installed on the east side of the property to serve as a second point of access. An automatic security gate will restrict both access points for the multi-family tract. The automatic gates will come equipped with Knox boxes to ensure the Fire Department can access the site.

The applicant is proposing to exceed the minimum landscaping requirements for the development. The applicant proposes to incorporate over seventy (70) crape myrtles into the Landscape Plan for the site. To provide additional screening from the north of the subject property, the applicant also proposes to install 7' evergreen eastern red cedars along the northern property line. Exhibit D can be referenced below for the full landscape plan for the property.

The applicant has provided a detailed Elevation/Façade Plan as part of the PD proposal. The applicant proposes to utilize eight (8) complimentary, but distinct, residential building types for the development. As noted above, there are a total of twenty (20) residential buildings proposed with the development. The Elevation/Façade Plan, attached as Exhibit E below, provides a fully rendered view of each of the eight (8) different residential buildings styles.

The applicant proposes to utilize 100% masonry (brick, stone, stucco) exterior construction materials for the front and side facades of all residential buildings. Up to 31% of the rear façade on some residential buildings is proposed to be constructed with cementitious siding. Notably, the siding is only proposed for use in rear porch areas. Six (6) of the eight (8) residential building types are proposed to utilize an 8:12 roof pitch. Two (2) of the residential building types are proposed to utilize a 5:12 roof pitch in order to provide further architectural variety within the development.

The Waxahachie Zoning Ordinance requires installing a 6' solid masonry wall between residential and commercial uses. The applicant proposes to install a 6' masonry screening wall adjacent to the Oncor service center north of the subject property and adjacent to the Connect 4 Life Church south of the subject property. An existing ornamental iron fence is in place between the subject property and the Oxford Apartment Complex. The applicant proposes to install 7' evergreen eastern red cedars adjacent to this existing fence to enhance screening between the developments. Adjacent to undeveloped land south of the subject property, the applicant proposes to install a 6' cedar wood fence. A detail for e ach proposed fencing type can be referenced on Exhibit D below.

The development standards proposed by the applicant require the construction of a clubhouse, pool, and fitness amenity with the initial development. The applicant also proposes to install a concrete walking path through the open space areas shown on the Site Plan.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 10 notices were mailed to property owners within 200 feet of the request. Staff has received one (1) letter of support and no letters of opposition for the Zoning Change request.

Chairman Keeler inquired about ensuring the property stays age restricted to 55+ as proposed, and Travis Jones, Developer, explained the development is willing to add deed restrictions for the property and the age restriction will also be included in the lease agreements.

Chairman Keeler opened the Public Hearing at approximately 7:31 p.m.

There being no others to speak for or against ZDC-120-2024, Chairman Keeler closed the Public Hearing at approximately 7:31 p.m.

10. Consider recommendation of ZDC-120-2024

Action:
David Hudgins moved to recommend approval of ZDC-120-2024, a Zoning Change from a Planned Development-Multi-Family-2 (PD-MF-2) and Planned Development-16-Light Industrial-1 (PD-16-LI-1) zoning district to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district and General Retail zoning district, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Erik Test and carried unanimously (7-0).

11. Adjourn

There being no further business, the meeting adjourned at 7:32 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department
Plat Staff Report

Case: SUB-166-2024

MEETING DATE(S)

Planning & Zoning Commission: September 10, 2024

CAPTION

Present a request by Matt Baacke, GMcivil, for a **Plat** of Myrtle Creek Phase 1D, 46 residential lots and 1 non-residential lot, being 13.093 acres, located approximately 3,000 feet northeast of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, and the Salis M. Duritt Survey, Abstract 272, an addition to the City of Waxahachie (Property ID: 180362 & 180365) – Owner: HT US 287 Owner LP (SUB-166-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to approve SUB-166-2024, a Plat of Myrtle Creek Phase 1D, 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 46 residential lots and 1 non-residential lot as part of the Myrtle Creek subdivision.

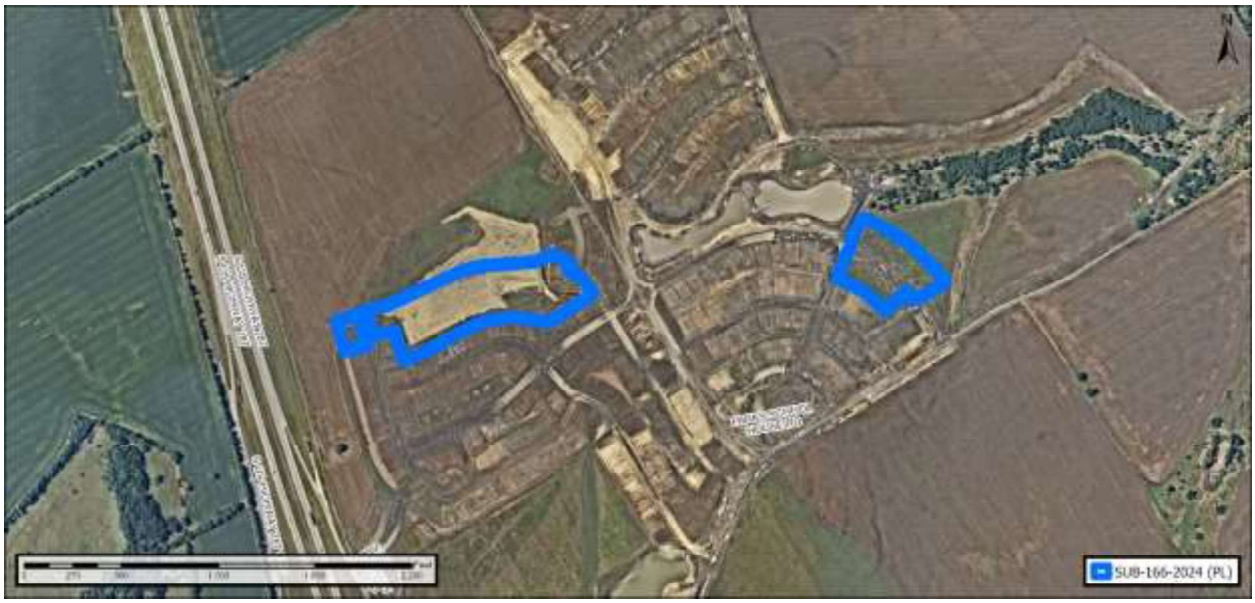
CASE INFORMATION

Applicant:	Matt Baacke, GMcivil
Property Owner(s):	HT US 287 Owner LP
Site Acreage:	13.093 acres
Number of Lots:	47 lots
Number of Dwelling Units:	46 units
Park Land Dedication:	Several non-residential lots in prior and future phases of the Myrtle Creek subdivision are being reserved for a HOA maintained open spaces and parks, as required by the zoning for the subject property.
Adequate Public Facilities:	Adequate public facilities are available to the subject property via the extension of City water and wastewater lines.

SUBJECT PROPERTY

General Location:	Approximately 3,000 ft northeast of 2325 S US Highway 287 Byp
Parcel ID Number(s):	180362 & 180365
Current Zoning:	Planned Development (PD) – Ordinance 2302 & 3322
Existing Use:	The subject property is currently undeveloped.
Platting History:	The subject property is not currently platted.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into 46 residential lots and 1 non-residential lot as part of the Myrtle Creek Phase 1D subdivision. The subject property is currently zoned Planned Development (Ord. 2302 & 3322). The design of the proposed subdivision adheres to the lot size, lot dimension, and lot distribution requirements of Ordinance 2302 & 3322. The proposed plat is also consistent with the executed Development Agreement for the subject property.

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

RECOMMENDATION

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

Conditions:

1. Per Section 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 2.2.a of the Waxahachie Subdivision Ordinance, proposed lots are required to comply with the zoning of the subject property. The Myrtle Creek Development Agreement identifies these lots as type "SF-2". A minimum width of 70' at the property line is required for lots that are not located on a curve or cul-de-sac bulb. Revise accordingly.
3. Per Section 2.2.a of the Waxahachie Subdivision Ordinance, proposed lots are required to comply with the zoning of the subject property. The Myrtle Creek Development Agreement identifies these lots as type "SF-2". Typical "SF-2" lots are required to have a minimum lot area of 8,000sf, a minimum width of 70', and a minimum depth of 115'. These lots meet "SF-2" requirements; but are identified as "SF-3" type lots. Revise the lot label and typical lot detail on the following pages accordingly.
4. Per Section 2.2.a of the Waxahachie Subdivision Ordinance, proposed lots are required to comply with the zoning of the subject property. Revise this typical lot detail to represent a "SF-2" type lot.

Conditions (continued):

5. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, add a label for the Building Line (BL) when it is necessary to draw the building line for lots along curves.
6. Per Section 2.4.c.12 of the Waxahachie Subdivision Ordinance, floodplain information must be correctly referenced on the plat. This FEMA panel was updated 10/19/2023.
7. 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-166-2024", please revise accordingly.
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 3.9.a of the Waxahachie Subdivision Ordinance, a temporary turn around is required for this street stub with lots fronting it.
10. 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.
11. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

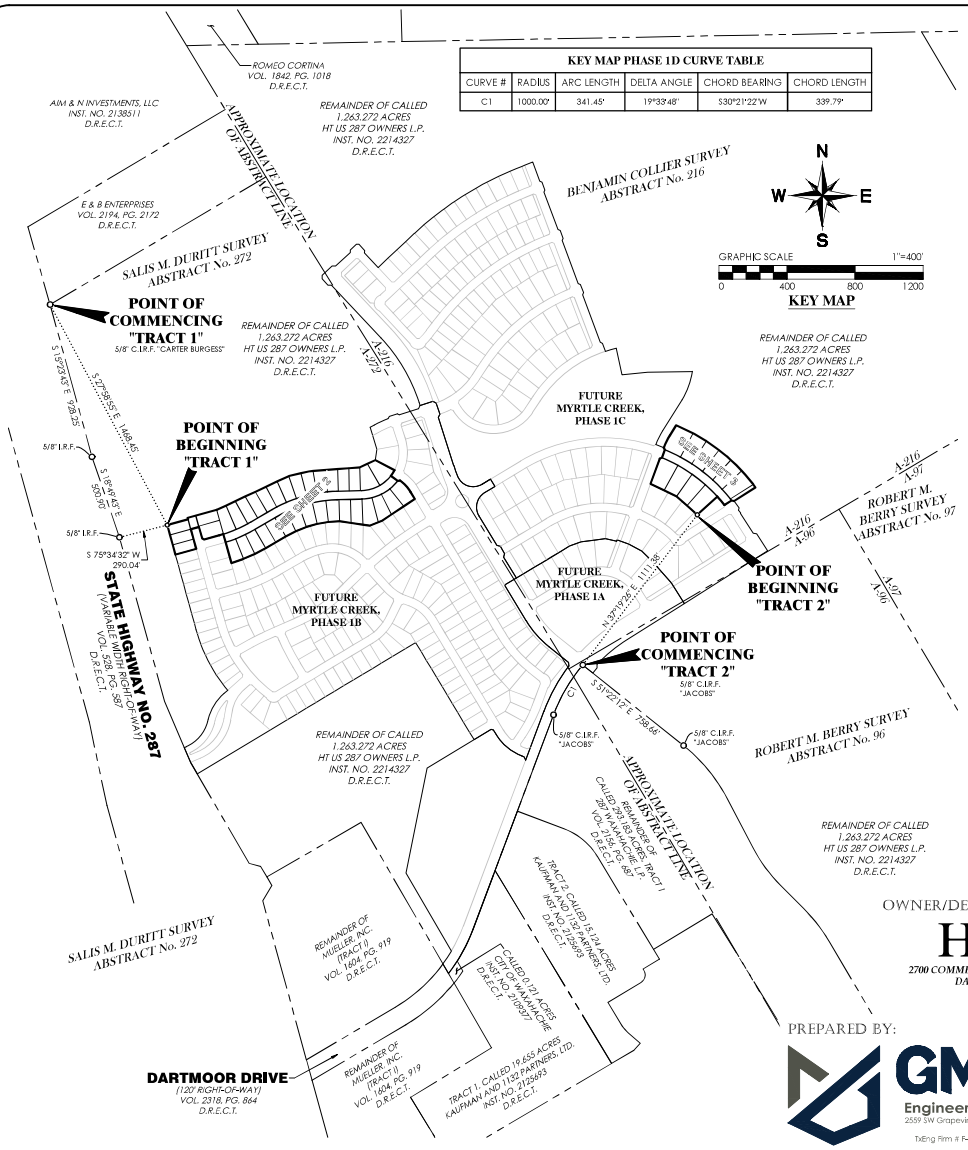
A plat shall not be filed with the Ellis County Clerk until:

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

STAFF CONTACT INFORMATION

Prepared by:
Zack King, AICP
Senior Planner
zking@waxahachie.com

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



KEY MAP PHASE 1D CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1000.00'	341.45'	19°33'48"	S30°21'22"W	339.79'



VICINITY MAP
N.T.S.

SITE AREA SUMMARY

TRACT 1	ACRES
LOTS	7.771
PUBLIC RIGHT-OF-WAY	1.322
COMMON AREAS	0
TOTAL	9.093
TRACT 2	**ACRES**
LOTS	3.367
PUBLIC RIGHT-OF-WAY	0.554
COMMON AREAS	0.079
TOTAL	4.000
TOTAL GROSS	13.093

LEGEND

○	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
———	BOUNDARY LINE
—— — ——	ADJOINER LINE
- - - - - -	EASEMENT LINE
——— — ———	CENTERLINE
— — — —	BUILDING LINE
—— - - ——	ABSTRACT LINE

OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PLAT
OF
MYRTLE CREEK, PHASE 1D

BEING
13.093 ACRES
SITUATED IN THE
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
SALIS M. DURITT SURVEY, ABSTRACT No. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

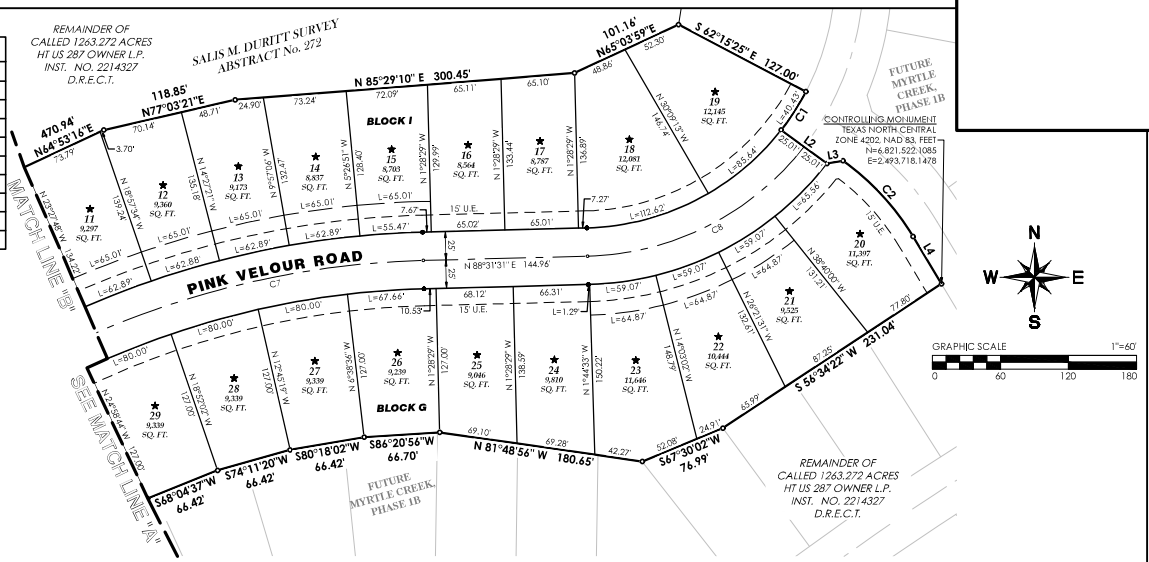
46 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS
CASE NO. _____ AND ZONING: PD-ORDINANCE 2302 & 3322
Date: July 2024

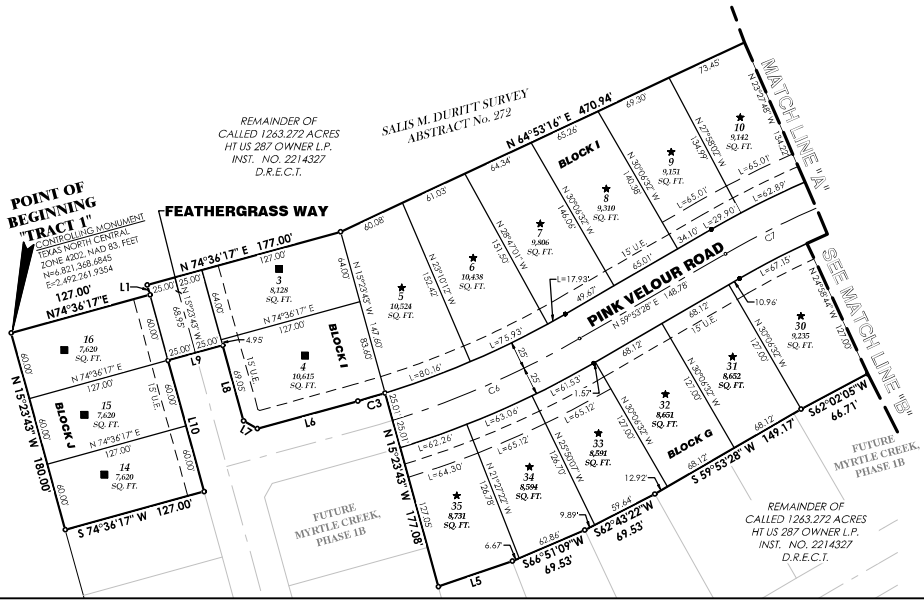
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CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	225.00'	40.43'	10°17'46"	S32°53'28"W	40.38'
C2	225.00'	91.71'	23°21'10"	S42°42'08"E	91.07'
C3	775.00'	25.00'	1°50'55"	S73°40'49"W	25.00'
C4	425.00'	81.18'	10°56'40"	N26°30'02"E	81.06'
C5	900.00'	65.04'	4°08'27"	N40°08'31"W	65.03'
C6	800.00'	180.44'	12°55'22"	N66°21'09"E	180.05'
C7	775.00'	387.31'	28°38'03"	N74°12'30"E	383.30'
C8	250.00'	221.16'	50°41'12"	N63°10'55"E	214.02'
C9	925.00'	483.09'	29°55'24"	S52°52'33"E	477.62'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N15°23'43"W	8.95'
L2	S53°57'56"E	50.03'
L3	N80°29'26"E	14.42'
L4	S31°01'33"E	48.65'
L5	S71°01'21"W	69.02'
L6	S74°36'17"W	92.00'
L7	N60°23'43"W	14.14'
L8	N15°23'43"W	69.05'
L9	S74°36'17"W	50.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L10	S15°23'43"E	120.00'
L11	N65°56'58"E	13.90'
L12	N19°59'42"E	50.04'
L13	N23°54'09"W	14.32'
L14	N31°58'22"E	69.34'
L15	S32°15'31"E	22.00'
L16	N79°51'40"W	14.77'
L17	S57°44'09"W	50.24'





OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:

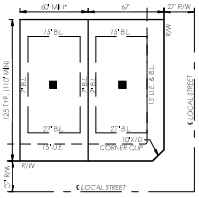
GMcivil Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PLAT
OF
MYRTLE CREEK, PHASE 1D

BEING
13.093 ACRES
SITUATED IN THE
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SALIS M. DURITT SURVEY, ABSTRACT No. 272
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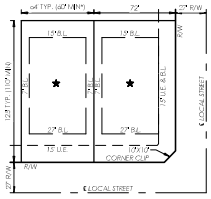
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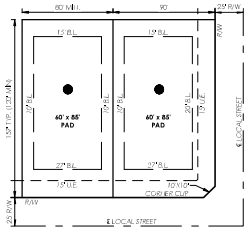
TYPICAL LOT DETAIL
N.T.S.
PD SF-3
MINIMUM AREA = 6,600 SQ. FT.

*LOT WIDTH MAY BE 55 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.



TYPICAL LOT DETAIL
N.T.S.
PD SF-3
MINIMUM AREA = 6,600 SQ. FT.

*LOT WIDTH MAY BE 55 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.



TYPICAL LOT DETAIL
N.T.S.
PD SF-1
MINIMUM AREA = 12,500 SQ. FT.



N
W E
S

GRAPHIC SCALE 1"=60'
0 60 120 180

SEE SHEET 2 FOR LINE & CURVE TABLES

OWNER/DEVELOPER:

Hines
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # 5-2944 | TxSurv Firm # 10021700

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OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

TRACT 1:
All that certain lot, tract, or parcel of land, situated in a portion of the Salis M. Duritt Survey, Abstract No. 272, City of Waxahachie, Ellis County, Texas, being part of that certain called 1,263.272 acre tract described in a deed to HT US 287 Owners L.P. recorded in Instrument No. 2214327 of the Deed Records of Ellis County, Texas (DRECT), and being more completely described as follows, to-wit:

COMMENCING at a 5/8" capped iron rod found stamped "CARTER BURGESS" for the most westerly Northwest corner of said 1,263.272 acre tract, the Southwest corner of a tract conveyed to E & B Enterprises recorded in Volume 2194, Page 2172 (DRECT) and being in the Northeast right-of-way line of State Highway No. 287 (variable width right-of-way) recorded in Volume 528, page 587 (DRECT), from which a 5/8" iron rod found in the Southwest line of said 1,263.272 acre tract and said Northeast right-of-way line bears South 15 deg. 23 min. 43 sec. East - 928.25 feet;

THENCE South 27 deg. 58 min. 55 sec. East departing said Northeast right-of-way line and deed lines, a distance of 1,468.45 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set, from which a 5/8" iron rod found in the Northeast right-of-way line of said State Highway No. 287 and the Southwest line of said 1,263.272 acre tract bears South 75 deg. 34 min. 32 sec. West - 290.04 feet, said point being the **TRUE POINT OF BEGINNING**;

THENCE North 74 deg. 36 min. 17 sec. East, a distance of 127.00 feet to a 1/2" capped iron rod set;

THENCE North 15 deg. 23 min. 43 sec. West, a distance of 8.95 feet to a 1/2" capped iron rod set;

THENCE North 74 deg. 36 min. 17 sec. East, a distance of 177.00 feet to a 1/2" capped iron rod set;

THENCE North 64 deg. 53 min. 16 sec. East, a distance of 470.94 feet to a 1/2" capped iron rod set;

THENCE North 77 deg. 03 min. 21 sec. East, a distance of 118.85 feet to a 1/2" capped iron rod set;

THENCE North 85 deg. 29 min. 10 sec. East, a distance of 300.45 feet to a 1/2" capped iron rod set;

THENCE North 65 deg. 03 min. 59 sec. East, a distance of 101.16 feet to a 1/2" capped iron rod set;

THENCE South 62 deg. 15 min. 25 sec. East, a distance of 127.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 225.00 feet, a central angle of 10 deg. 17 min. 46 sec., and being subtended by a chord which bears South 32 deg. 53 min. 28 sec. West - 40.38 feet;

THENCE In a southwesterly direction along said curve to the right, a distance of 40.43 feet to a 1/2" capped iron rod set;

THENCE South 53 deg. 57 min. 56 sec. East non-tangent to said curve, a distance of 50.03 feet to a 1/2" capped iron rod set;

THENCE North 80 deg. 29 min. 26 sec. East, a distance of 14.42 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 225.00 feet, a central angle of 23 deg. 21 min. 10 sec., and being subtended by a chord which bears South 42 deg. 42 min. 08 sec. East - 91.07 feet;

THENCE In a southeasterly direction along said curve to the right, a distance of 91.71 feet to a 1/2" capped iron rod set;

THENCE South 31 deg. 01 min. 33 sec. East tangent to said curve, a distance of 48.65 feet to a 1/2" capped iron rod set;

THENCE South 56 deg. 34 min. 22 sec. West, a distance of 231.04 feet to a 1/2" capped iron rod set;

THENCE South 67 deg. 30 min. 02 sec. West, a distance of 76.99 feet to a 1/2" capped iron rod set;

THENCE North 81 deg. 48 min. 56 sec. West, a distance of 180.65 feet to a 1/2" capped iron rod set;

THENCE South 86 deg. 20 min. 56 sec. West, a distance of 66.70 feet to a 1/2" capped iron rod set;

THENCE South 80 deg. 18 min. 02 sec. West, a distance of 66.42 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 11 min. 20 sec. West, a distance of 66.42 feet to a 1/2" capped iron rod set;

THENCE South 68 deg. 04 min. 37 sec. West, a distance of 66.42 feet to a 1/2" capped iron rod set;

THENCE South 62 deg. 02 min. 05 sec. West, a distance of 66.71 feet to a 1/2" capped iron rod set;

THENCE South 59 deg. 53 min. 28 sec. West, a distance of 149.17 feet to a 1/2" capped iron rod set;

THENCE South 62 deg. 43 min. 22 sec. West, a distance of 69.53 feet to a 1/2" capped iron rod set;

THENCE South 66 deg. 51 min. 09 sec. West, a distance of 69.53 feet to a 1/2" capped iron rod set;

THENCE South 71 deg. 01 min. 21 sec. West, a distance of 69.02 feet to a 1/2" capped iron rod set;

THENCE North 15 deg. 23 min. 43 sec. West, a distance of 177.08 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 775.00 feet, a central angle of 01 deg. 30 min. 55 sec., and being subtended by a chord which bears South 73 deg. 40 min. 49 sec. West - 25.00 feet;

THENCE In a westerly direction along said curve to the right, a distance of 25.00 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 36 min. 17 sec. West tangent to said curve, a distance of 92.00 feet to a 1/2" capped iron rod set;

THENCE North 60 deg. 23 min. 43 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 15 deg. 23 min. 43 sec. West, a distance of 69.05 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 36 min. 17 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 15 deg. 23 min. 43 sec. East, a distance of 120.00 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 36 min. 17 sec. West, a distance of 127.00 feet to a 1/2" capped iron rod set;

THENCE North 15 deg. 23 min. 43 sec. West, a distance of 180.00 feet to the **POINT OF BEGINNING**, containing 396.081 square feet or 9.093 acres of land, more or less.

OWNER'S CERTIFICATE CONT...

TRACT 2:
All that certain lot, tract, or parcel of land, situated in a portion of the Benjamin Collier Survey, Abstract No. 216, City of Waxahachie, Ellis County, Texas, being part of that certain called 1,263.272 acre tract described in a deed to HT US 287 Owners L.P. recorded in Instrument No. 2214327 of the Deed Records of Ellis County, Texas (DRECT), and being more completely described as follows, to-wit:

COMMENCING at a 5/8" capped iron rod found stamped "JACOBS" for an ell corner of said 1,263.272 acre tract, from which a 5/8" capped iron rod found stamped "JACOBS" in the Southwest line of said 1,263.272 acre tract bears South 51 deg. 22 min. 12 sec. East - 758.66 feet and from which a 5/8" capped iron rod found stamped "JACOBS" in the Southeast line of same bears South 30 deg. 21 min. 22 sec. West - 339.79 feet;

THENCE North 37 deg. 19 min. 26 sec. East departing said deed line, a distance of 1,111.38 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as a 1/2" capped iron rod set for the **TRUE POINT OF BEGINNING**;

THENCE North 48 deg. 31 min. 13 sec. West, a distance of 162.83 feet to a 1/2" capped iron rod set;

THENCE North 64 deg. 09 min. 45 sec. West, a distance of 169.89 feet to a 1/2" capped iron rod set;

THENCE North 19 deg. 59 min. 40 sec. East, a distance of 157.20 feet to a 1/2" capped iron rod set;

THENCE North 65 deg. 56 min. 58 sec. East, a distance of 13.90 feet to a 1/2" capped iron rod set;

THENCE North 19 deg. 59 min. 42 sec. East, a distance of 50.04 feet to a 1/2" capped iron rod set;

THENCE North 23 deg. 54 min. 09 sec. West, a distance of 14.32 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 425.00 feet, a central angle of 10 deg. 56 min. 40 sec., and being subtended by a chord which bears North 26 deg. 30 min. 02 sec. East - 81.06 feet;

THENCE In a northeasterly direction along said curve to the right, a distance of 81.18 feet to a 1/2" capped iron rod set;

THENCE North 31 deg. 58 min. 22 sec. East tangent to said curve, a distance of 69.34 feet to a 1/2" capped iron rod set;

THENCE South 64 deg. 21 min. 46 sec. East, a distance of 119.07 feet to a 1/2" capped iron rod set;

THENCE South 59 deg. 20 min. 38 sec. East, a distance of 77.17 feet to a 1/2" capped iron rod set;

THENCE South 55 deg. 21 min. 22 sec. East, a distance of 77.17 feet to a 1/2" capped iron rod set;

THENCE South 51 deg. 22 min. 06 sec. East, a distance of 77.17 feet to a 1/2" capped iron rod set;

THENCE South 47 deg. 22 min. 51 sec. East, a distance of 77.17 feet to a 1/2" capped iron rod set;

THENCE South 43 deg. 23 min. 35 sec. East, a distance of 77.17 feet to a 1/2" capped iron rod set;

THENCE South 39 deg. 29 min. 55 sec. East, a distance of 73.56 feet to a 1/2" capped iron rod set;

THENCE South 32 deg. 15 min. 31 sec. East, a distance of 22.00 feet to a 1/2" capped iron rod set;

THENCE South 57 deg. 44 min. 29 sec. West, a distance of 147.66 feet to a 1/2" capped iron rod set;

THENCE North 79 deg. 51 min. 40 sec. West, a distance of 14.77 feet to a 1/2" capped iron rod set;

THENCE South 57 deg. 44 min. 09 sec. West, a distance of 50.24 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 900.00 feet, a central angle of 04 deg. 08 min. 27 sec., and being subtended by a chord which bears North 40 deg. 08 min. 31 sec. West - 65.03 feet;

THENCE In a northwesterly direction along said curve to the left, a distance of 65.04 feet to a 1/2" capped iron rod set;

THENCE South 47 deg. 47 min. 15 sec. West radial to said curve, a distance of 159.00 feet to the **POINT OF BEGINNING**, containing 174,254 square feet or 4.000 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HT US 287 Owner, L.P. acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as MYRTLE CREEK, PHASE 1D 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.

OWNER'S CERTIFICATE CONT...

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___.

HT US 287 OWNER LP,
a Delaware limited partnership

By: HT US 287 GP LLC,
a Delaware limited liability company,
Its General Partner

By: HT US 287 LP,
a Delaware limited partnership,
Its Sole Member

By: Hines US 287 Associates LP,
a Delaware limited partnership,
Its General Partner

By: Hines US 287 GP LLC,
a Delaware limited liability company,
Its General Partner

By: Hines Investment Management Holdings Limited Partnership,
a Delaware limited partnership,
Its Sole Member

By: _____
Name: Robert W. Witte
Title: Senior Managing Director

STATE OF TEXAS §

COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Robert W. Witte, Senior Managing Director of Hines Investment Management Holdings Limited Partnership, a Delaware limited partnership, the sole member of Hines US 287 GP LLC, a Delaware limited liability company, the general partner of Hines US 287 Associates LP, a Delaware limited partnership, the general partner of HT US 287 LP, a Delaware limited partnership, the sole member of HT US 287 GP LLC, a Delaware limited liability company, the general partner of HT US 287 OWNER LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have platted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground ad that this plat correctly represents that survey made by me or under my direction and supervision.

_____
John N. Rogers
Registered Professional Land Surveyor No. 6372
GMcivil
2559 SW Grapevine Pkwy.
Grapevine, TX 76051
Metro (817) 329-4373

STATE OF TEXAS:)
) SS
COUNTY OF TARRANT:)

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this the_____day of_____20___.

_____
Notary Public in and for the State of Texas

My Commission expires:_____

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. Issued for review 7/9/2024 11:58 AM

NOTES

1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation.

2. The surveyed property is located within an area having Flood Zone Classification "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48139C0355F, with a date of identification of June 3, 2013, for Community No. 480211, in Ellis County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the preliminary plat.

3. All 1/2" iron rod set with yellow plastic cap stamped "GMCIVIL" unless otherwise noted.

4. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.

5. The HOA shall maintain and be generally responsible for all "X" Lots and all Private improvements within the "X" Lots, including but not limited to sidewalks, irrigation, landscaping, fencing, alley pavement, detention controls, etc.

APPROVAL CERTIFICATE

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

By: _____ _____
Chairperson Date

By: _____ _____
Attest Date

OWNER/DEVELOPER:

Hines

2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226
972-716-2900

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
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CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

46 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS
CASE NO. _____ AND ZONING: PD-ORDINANCE 2302 & 3322
Date: July 2024

E:\GMcivil - Mustang Creek - Hines\COGO\PLAT\PHASE 1D\1D-FINAL-PLAT\1-SHEETS.dwg

Memorandum

To: Honorable Mayor and City Council

From: Jennifer Pruitt, Senior Director of Planning

Thru: Michael Scott, City Manager

Date: September 4, 2024

Re: ZDC-139-2024 – Convenience Store with Gasoline Sales (7-Eleven)

On September 4, 2024, the applicant requested to continue this application from the September 10, 2024, Planning and Zoning and the September 16, 2024, City Council meeting to the October 15, 2024, Planning and Zoning Commission meeting, and the October 21, 2024, City Council meeting, to evaluate the public comments and meet with neighboring properties.

Memorandum

To: Honorable Mayor and City Council

From: Jennifer Pruitt, Senior Director of Planning

Thru: Michael Scott, City Manager

Date: September 4, 2024

Re: ZDC-180-2023 – Accessory Structures 1,000+ square feet

On September 3, 2024, at the request of staff, due to a noticing error; the applicant has requested to continue this application from the September 10, 2024, Planning and Zoning and the September 16, 2024, City Council meeting to the October 15, 2024, Planning and Zoning Commission meeting, and the October 21, 2024, City Council meeting.

Planning & Zoning Department

Zoning Staff Report

Case: ZTA-175-2024 Subdivision Text Amendment

MEETING DATE(S)

Planning & Zoning Commission September 10, 2024
City Council: September 16, 2024

CAPTION

Public Hearing on a request by the City of Waxahachie for an Amendment to the City of Waxahachie Code of Ordinances, Appendix C, Section 2.4 (c.) 25 (vi) k. Timing of Public Improvements, adding language related to timing of public improvements (ZTA-175-2024).

RECOMMENDED MOTION

"*I move to recommend approval of ZTA-175-2024, a request by the City of Waxahachie for an Amendment to the City of Waxahachie Code of Ordinances, Appendix C, Section 2.4 (c.) 25 (vi) k. Timing of Public Improvements, authorizing the Mayor to sign the associated documents accordingly.*"

STAFF ANALYSIS

The City of Waxahachie seeks to add clarifying language regarding vested rights to the City's infrastructure capacity, clarify the length of time that engineering permits remain valid, and close inactive permit applications that are not progressing toward completion.

Background: Current City ordinances are unclear regarding the point in which permitted and platted projects are vested into the street, drainage, water, and wastewater capacity of City infrastructure. There is also a lack of clarity regarding how long permitted engineering projects are considered valid for construction.

Additionally, many engineering permit applications have been made that have become inactive without reaching completion. After receiving the application, staff members reviewed it and responded with comments and additional requirements. Following the response, the applicant has failed to remain engaged with the application. This has led to a list of project applications, many of which are several years old, that are dormant and not progressing toward completion.

Staff Review: Additional language is proposed that clarifies that rights to City infrastructure are made with the approval of the plat. It further clarifies that if the plat expires, then vested rights to infrastructure also expire. Finally, it adds language that would close permit applications that have been dormant for over six months without any progress toward completion.

PUBLIC NOTIFICATIONS

As a courtesy, the City published notice of the public hearings for the Text Amendment in the Waxahachie Sun. The Texas Local Government Code (Section 212.002) does not require the City to mail notice of the public hearing to each property owner in the City of Waxahachie.

RECOMMENDATION

The Public Works & Engineering Department recommends approval of ZTA-175-2024, a request by the City of Waxahachie for an Amendment to the City of Waxahachie Code of Ordinances, Appendix C, Section 2.4 (c.) 25 (vi) k. Timing of Public Improvements, adding language related to timing of public improvements (ZTA-175-2024.

ATTACHED EXHIBITS

1. ZTA-175-2024 – Proposed Ordinance

STAFF CONTACT INFORMATION

Prepared by:
Justin Stoker, PE, CFM, LEED-AP
Senior Director of Public Works and Engineering
justin.stoker@waxahachie.com

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, AMENDING SUBSECTION (k), "TIMING OF PUBLIC IMPROVEMENTS," OF SECTION 2.4, "PLATS (INFORMATION AND FORMAT REQUIREMENTS)," OF APPENDIX C, "SUBDIVISIONS," TO THE CITY'S CODE OF ORDINANCES BY ADDING NEW SUBPARTS (3) THROUGH (5) RELATIVE TO THE EXPIRATION OF DORMANT ENGINEERING PERMITS AND PLANS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDNG FOR A PENALTY; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, Chapter 245 of the Texas Local Government Code provides, in part, procedures for adopting an expiration date for permits if no progress on a project, as defined therein, has been made; and

WHEREAS, the City of Waxahachie, Texas ("City"), has issued permits for public infrastructure for projects that have not seen any progress towards completion; and

WHEREAS, the City has received engineering permit applications for projects that are not progressing toward completion; and

WHEREAS, in such instances, projects may lie dormant for months with no discernible progress, and in such events, engineering plans may require modifications or adjustments after such long periods of time with no discernible progress; and

WHEREAS, the City Council of the City has determined that the adoption of this Ordinance is in the best interests of the citizens of the City and will promote the public health, safety and general welfare; and

WHEREAS, the City Council, on behalf of Waxahachie and its citizens, further has determined that this Ordinance will promote the orderly, safe and efficient growth of the City and the City's extraterritorial jurisdiction.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS. THAT:

SECTION 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. From and after the effective date of this Ordinance, Subsection (k), "Timing of Public Improvements," of Section 2.4, "Plats (Information and Format Requirements)," of Appendix C, "Subdivisions," to the City's Code of Ordinances is hereby amended to read as follows:

"**Section 2.4: Plats (Information and Format Requirements).**

* * *

(k) Timing of Public Improvements.

* * *

3. No entitlement to public improvements, including capacity within the City street, drainage, water or wastewater utility systems, is granted until the plat is approved.

4. If the City Council does not defer the construction of public improvements and the plat expires, as described in (k)(1), above, then any entitlements to public improvements, including capacity within the City street, drainage, water or wastewater utility systems, likewise expires with the plat.

5. Any application for engineering review of public or private improvements that is dormant for six (6) months following the date of the City's response will be closed and require a reapplication for review. At the sole discretion of the Director of Public Works and Engineering, the reapplication fee may be waived if improvement plans and existing site conditions are substantially similar to those in the original plan."

SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance or of the Code of Ordinances, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 4. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance or of the Code of Ordinances as amended hereby, shall be subject to a fine not to exceed the sum stipulated in Section 1.14 of the Subdivision Ordinance.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and publication of the caption as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS this ____ day of September, 2024.

The City of Waxahachie, Texas

_____
Billie Wallace, Mayor

ATTEST:

_____
Amber Villarreal, City Secretary

APPROVED AS TO FORM:

_____
Terrence S. Welch, City Attorney

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-170-2024

MEETING DATE(S)

Planning & Zoning Commission: September 10, 2024
City Council: September 16, 2024

CAPTION

Public Hearing on a request by Demi Oyerokun for a **Specific Use Permit (SUP)** for a **Minor Auto Repair Shop** use within a General Retail (GR) zoning district located at 1011 North US Highway 77 (property ID 173186) – Owner: Marline Six, LLC (ZDC-170-2024) Staff: Harper Lindamood

RECOMMENDED MOTION

"I move to approve of ZDC-170-2024, a Specific Use Permit (SUP) for a Minor Auto Repair Shop use, subject to the conditions of the staff report."

APPLICANT REQUEST

The applicant requests approval of a SUP to allow for an Auto Repair, Minor or Automotive Care Center use at 1011 North US Highway 77.

CASE INFORMATION

Applicant:	Demi Oyerokun, Glass Doctor Auto
Property Owner(s):	Marline Six, LLC
Site Acreage:	2.969 acres
Current Zoning:	PD-13-GR
Requested Zoning:	Auto Repair, Minor or Automotive Care Center

SUBJECT PROPERTY

General Location:	1011 North US Highway 77
Parcel ID Number(s):	173186
Existing Use:	Auto Repair, Minor or Automotive Care Center
Development History:	The subject property was platted in October 2000 as Lot 3A, Block 1 of the Eason Properties II Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-GR	General Retail
East	PD-GR	General Retail
South	PD-GR	General Retail
West	PD-MF	Planned Development

Future Land Use Plan: Local Commercial

Comprehensive Plan: The local commercial placetype includes areas for restaurants, shops, grocery stores, offices and personal service establishments. This placetype was incorporated to pereserve the City's commercial corridors. Where appropriate, local commercial uses should be located at the intersection or frontage of major thoroughfares (60 feet or greater). The intensity of this placetype falls between neighborhood scale commercial and regional commercial. Local commercial will consist of a single or cluster of standalone office, retail or commercial buildings with an anchor. Local commercial uses should be interconnected with sidewalks to increase walkability. In addition, a shared open space comprised of a plaza or park is encouraged for multi-pad site developments

Thoroughfare Plan: The subject property is accessible via North US Highway 77.

Site Image:



PLANNING ANALYSIS

The Applicant requests a Specific Use Permit for an Auto Repair, Minor or Automotive Center use (Glass Doctor Auto). The business has been operating on-site as an Auto Repair, Minor, or Automotive Center use since 2022 without an approved certificate of occupancy (CO) for repairs on-site. The applicant submitted a Certificate of Occupancy request on May 15, 2024, for an Auto Repair, Minor or Automotive Center use. Per the City of Waxahachie Zoning Ordinance, the use of an Auto Repair, Minor or Automotive Center, requires a Specific Use Permit to be approved by the City Council within the General Retail (GR) zoning district.

Glass Doctor Auto is a specialized service provider offering professional auto window repair, replacement, and various minor automotive repairs to car windows. All of the repairs take place at their client's locations or within the Glass Doctors interior suite 109 if the subject Specific Use permit is approved.

CASE HISTORY

The applicant submitted a previous zoning case, ZDC-124-2024, for an Auto Repair, Minor, or Automotive Center use on June 14, 2024. On July 23, 2024, the Planning & Zoning Commission recommended approval. However, on August 5, 2024, the City Council denied the SUP request. As a result of the City Council denial, on August 5, 2024, the applicant requested a new CO application for "**office use only**" on-site, which was approved by city staff on August 19, 2024.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 19 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received two (2) letters of opposition, and zero (0) letters of support for the proposed SUP.

STAFF CONCERNS

1. Parking will be required only for employees not repairs.

RECOMMENDATION

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

Conditions:

1. Applicant shall pay the SUP application fee of $529.69
2. At no time shall vehicles be stored or worked on in the on-site parking areas.
3. The Minor Auto Repair Shop use can only operate in Suite 109, and cannot expand beyond the existing footprint (2048 square feet) without amending the zoning on the subject property.
4. All exterior signage shall require a sign permit from the Building Department.
5. Permission to operate a Minor Auto Repair Shop use is granted only to Demi Oyerokun, Glass Doctor Auto.
6. Approval to operate a Minor Auto Repair use at this location will not transfer to another Minor Auto Repair shop establishment or owner of Glass Doctor Auto.
7. A new CO request is required to allow full operation of Auto Repair, Minor or Automotive Center use on site.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Location Map (Exhibit A)
3. Floor plan (Exhibit B)
4. Site plan (Exhibit C)

STAFF CONTACT INFORMATION

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

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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-170-2024

RECEIVED AUG 2 9 2024

FABULA JOCELYN L
115 ALAMO ST
WAXAHACHIE, TX 75165-1310

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

Request by Demi Oyerokun for a Specific Use Permit (SUP) for a Minor Auto Repair Shop use within a General Retail (GR) zoning district located at 1011 North US Highway 77 (property ID 173186) – Owner: Marline Six, LLC (ZDC-170-2024) Staff: Harper Lindamood

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-170-2024 **City Reference: 174876**

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

☐ SUPPORT ☒ OPPOSE

Comments: It will add more traffic to Highway 77, traffic is already bad here. And will add more noise and its already noisy !!!

Thompson
Signature

08-26-24
Date

JOCELYN THOMPSON
Printed Name and Title

115 ALAMO ST.
Address WAXAHACHIE, TX 75165

OWNER OF THE ABOVE PROPERTY
115 ALAMO ST.

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-170-2024

<>

RECEIVED SEP 0 3 2024

MC CUTCHEN JOHN MELVIN
105 ALAMO ST
WAXAHACHIE, TX 75165-1310

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

> Request by Demi Oyerokun for a Specific Use Permit (SUP) for a Minor Auto Repair Shop use within a General Retail (GR) zoning district located at 1011 North US Highway 77 (property ID 173186) – Owner: Marline Six, LLC (ZDC-170-2024) Staff: Harper Lindamood

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-170-2024 **City Reference: 174871**

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

☐ SUPPORT ☑ OPPOSE

Comments: To near residential neighborhood.

John M. McCutchen
Signature

8/30/2024
Date

John M. McCutchen
Printed Name and Title

105 Alamo Waxahachie Texas 75165
Address

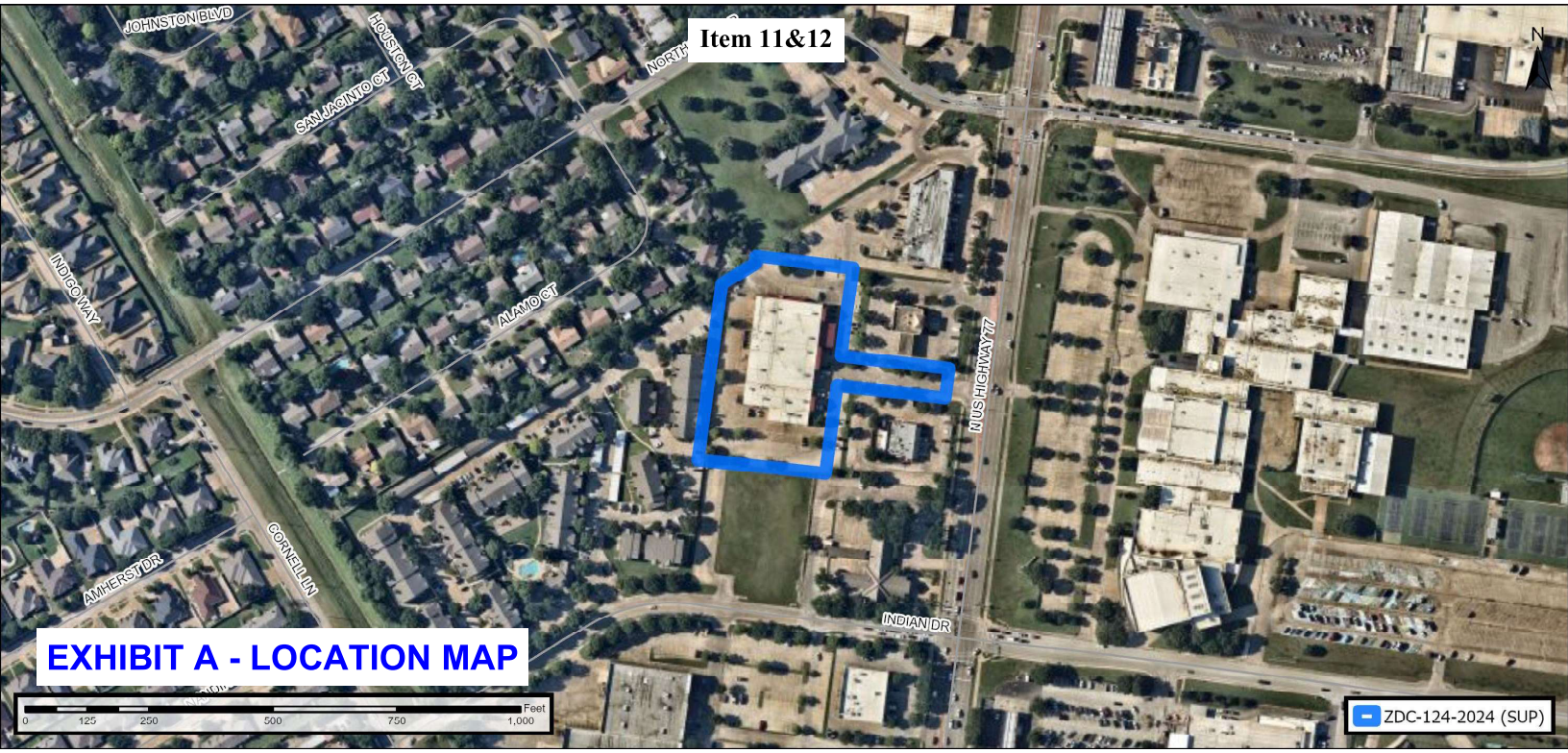
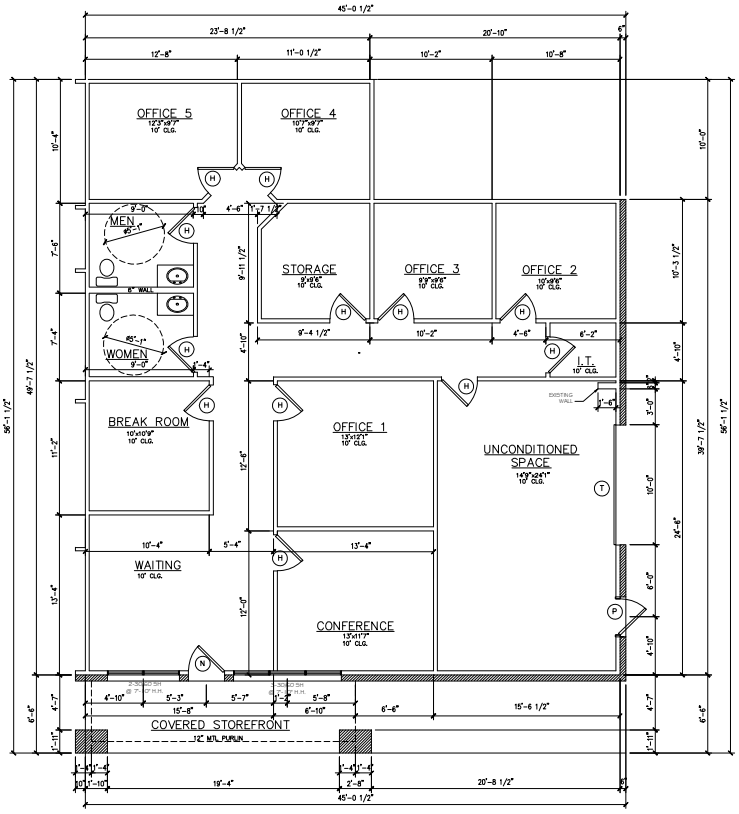

Item 11&12
JOHNSTON BLVD
HOUSTON CT
SAN JACINTO CT
INDIGO MAY
ALAMO CT
AMHERST DR
CORNELL LN
N US HIGHWAY 77
INDIAN DR
N
EXHIBIT A - LOCATION MAP
0
125
250
500
750
1,000
Feet
ZDC-124-2024 (SUP)

EXHIBIT B - FLOOR PLAN

DOOR SCHEDULE		
DOOR MARK		REMARKS
7'-0"		
A	16/70	INT.
B	20/70	INT.
C	20/70	INT. DBL.
D	26/70	INT.
E	24/70	INT.
F	28/70	INT.
G	10/70	INT.
H	30/70	INT.
J	30/70	INT. DBL.
K	26/70	EXT. FRENCH
L	26/70	EXT. DBL.
M	28/70	EXT. S.C.
N	30/70	EXT. FULL LT.
P	30/70	EXT. S.C.
R	30/70	EXT. DBL.
S	14/70	INT.
T	100/70	O.H.
U	80/70	O.H.



1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

AREA	SQ. FT.
FIRST FLOOR	1655
UNCONDITIONED SPACE	393
TOTAL	2048
COVERED STOREFRONT	143
WIDTH	45' 0 1/2"
DEPTH	56' 1 1/2"

MKG HOMES
WAXHATCHIE
COMMERCIAL

PRINTED DATE:
10-25-19 MDS-SE

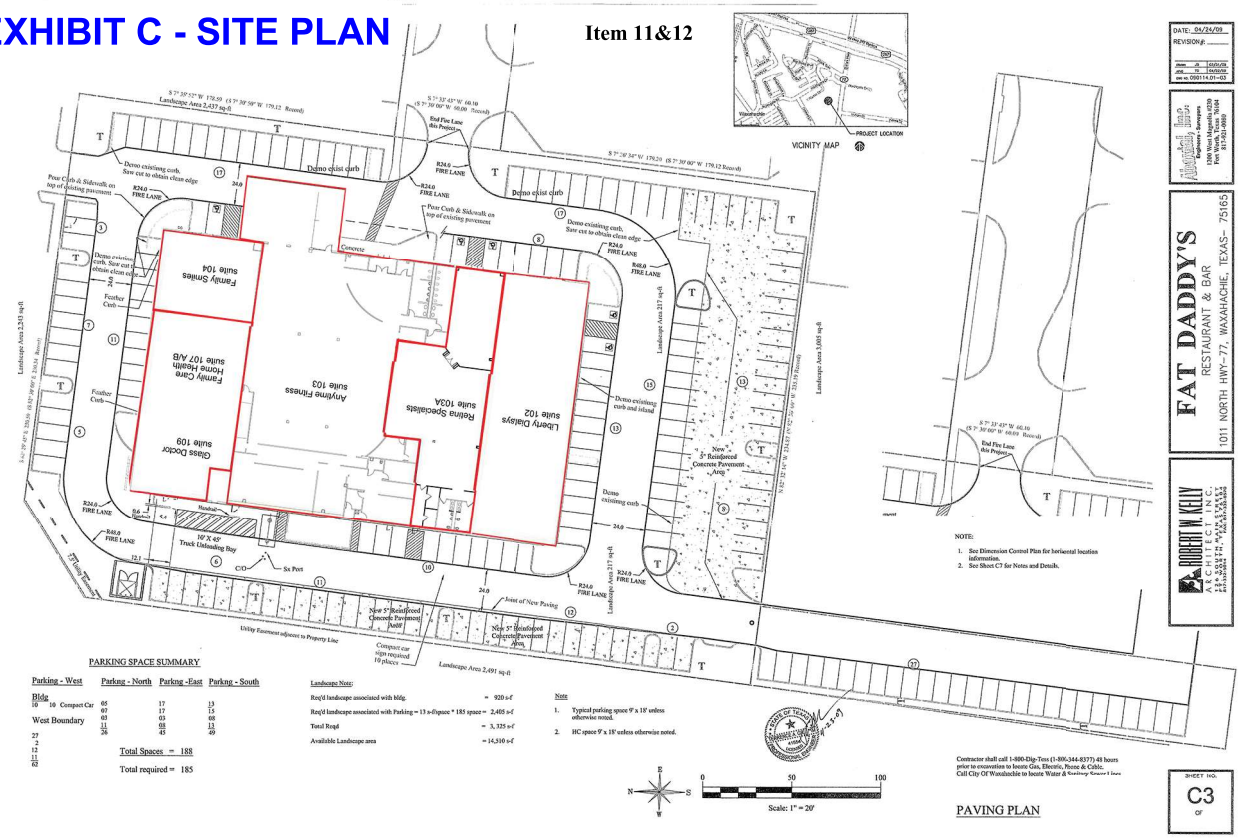
DRAWN BY:
McLaughlin

SCALE:
1/4"=1'-0"

FLOOR PLAN

EXHIBIT C - SITE PLAN

Item 11&12



PARKING SPACE SUMMARY

Parking - West	Parking - North	Parking -East	Parking - South
Bldg			
10 10 Compact Car	05	17	13
	07	17	15
West Boundary	03	03	08
	11	08	13
	26	45	49
27			
2			
12			
11			
62			

Total Spaces = 188

Total required = 185

Landscape Note:

Req'd landscape associated with bldg.	= 920 s-f
Req'd landscape associated with Parking = 13 s-f/space * 185 space =	2,405 s-f
Total Reqd	= 3, 325 s-f
Available Landscape area	= 14,510 s-f

Note

1. Typical parking space 9' x 18' unless otherwise noted.
2. HC space 9' x 18' unless otherwise noted.

Scale: 1" = 20'

Contractor shall call 1-800-Dig-Tess (1-800-344-8377) 48 hours prior to excavation to locate Gas, Electric, Phone & Cable. Call City Of Waxahachie to locate Water & Wastewater Sewer Lines

PAVING PLAN

DATE: 04/24/09
REVISION:#

ROBERT M. KELLY ARCHITECT INC.

FAT DADDY'S
RESTAURANT & BAR
1011 NORTH HWY-77, WAXAHACHIE, TEXAS-- 75165

SHEET NO.
C3
OF

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-159-2024

MEETING DATE(S)

Planning & Zoning Commission: September 10, 2024
City Council: September 16, 2024

CAPTION

Public Hearing *on a request by Karla Marroquin for a* ***Specific Use Permit (SUP)*** *for an A****ccessory structure exceeding one thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures*** *use within a Planned Development - Single Family-1 (PD-SF-1) zoning district located at 100 Dollar Court property ID 174535) – Owner: Karla Marroquin (ZDC-159-2024) Staff: Harper Lindamood*

RECOMMENDED MOTION

"I move to recommend approval of ZDC-159-2024, Specific Use Permit (SUP) for an Accessory Structure exceeding one thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures use within a Single Family-1(SF-1) zoning district, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) for an accessory structure exceeding one thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures.

CASE INFORMATION

Applicant:	Karla Marroquin
Property Owner(s):	Karla Marroquin
Site Acreage:	1 acre
Current Zoning:	Planned Development - Single Family-1 (PD-SF-1)
Requested Zoning:	PD-SF-1 with a SUP for an accessory structure exceeding one thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures.

SUBJECT PROPERTY

General Location:	100 Dollar Court
Parcel ID Number(s):	174535
Existing Use:	Single-family residential

Development History: The subject property was platted as Lot 14 of the Lake North Subdivision

Future Land Use Plan: Residential Neighborhood & Rural Estate

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

This placetype is characterized by large lots with single-family homes in rural settings away from the city center as well as public services. This type of development leaves ample amount of surrounding open space, and should involve minimal infrastructure investment. Though this placetype will almost exclusively be single family homes, it is to be expected that home-based businesses may thrive in this environment.

Thoroughfare Plan: The subject property is accessible via Dollar Court and Old Italy Road.

Site Image:



PLANNING ANALYSIS

The applicant is requesting a Specific Use Permit (SUP) to construct an accessory structure that exceeds one thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures at 100 Dollar Court. One of the existing accessory structures is being utilized as a carport and is approximately 1,200 square feet. The second existing accessory structure is being utilized as a greenhouse of approximately 644 square feet; therefore, the total square footage of existing and proposed accessory structures exceeds 1,000 square feet and requires a SUP to be approved by City Council.

Proposed Use:

According to the Ellis County Appraisal District, the existing primary structure is approximately 1,279 square feet, and the proposed accessory structure is approximately 384 square feet. The accessory structure is comprised of metal panels and is proposed to be used for the storage of household equipment. The applicant has noted that the structure will not be used to store cars or heavy machinery, and will not have any plumbing and electrical work done. The applicant has also confirmed to staff that the structure will not be used as a dwelling or short-term rental and will not be metered, sold, or leased separately from the existing primary structure.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, eight (8) 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.

PUBLIC NOTIFICATION RESPONSES

Staff received four (4) letters of support and zero (0) letters of opposition for the proposed SUP.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the SUP accessory structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures request subject to the conditions noted below.

Conditions:

1. The accessory structure shall not be used as an accessory dwelling or Short-Term Rental without a Specific Use Permit approved by City Council.
2. The accessory structure shall not have any plumbing or electrical installed.
3. The accessory structure shall not be used as a dwelling.
4. The accessory structure shall not be used for commercial purposes.
5. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
6. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to the construction of the accessory structure.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Location Map (Exhibit A)
3. Survey (Exhibit B)
4. Proposed Structure (Exhibit C)

STAFF CONTACT INFORMATION

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

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

Item 13&14

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-159-2024

JENKINS KENNETH B & KAREN N
2710 OLD ITALY RD
WAXAHACHIE, TX 75165-4239

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

Request by Karla Marroquin for a Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures use within a Planned Development - Single Family-1 (PD-SF-1) zoning district located at 100 Dollar Court property ID 174535) – Owner: Karla Marroquin (ZDC-159-2024) Staff: Harper Lindamood

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-159-2024 **City Reference: 174737**

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

☒ SUPPORT ☐ OPPOSE

Comments: I have no issues with this structure.

Kenneth B. Jenkins
Signature

8/30/24
Date

Kenneth B. Jenkins
Printed Name and Title

2710 Old Italy Rd Waxahachie Tx 75165
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-159-2024

DOLLAR GERALD & JANE
108 CLEMSON CT
WAXAHACHIE, TX 75165-1721

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

> Request by Karla Marroquin for a Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures use within a Planned Development - Single Family-1 (PD-SF-1) zoning district located at 100 Dollar Court property ID 174535) – Owner: Karla Marroquin (ZDC-159-2024) Staff: Harper Lindamood

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-159-2024 **City Reference: 174538**

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

☑ SUPPORT ☐ OPPOSE

Comments:

Gerald Dollar — Signature
9-3-2024 — Date
Gerald Dollar — Printed Name and Title
101 Dollar Ct. — Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-159-2024

DOLLAR KENNETH W
PO BOX 427
WAXAHACHIE, TX 75168-0427

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

> Request by Karla Marroquin for a Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures use within a Planned Development - Single Family-1 (PD-SF-1) zoning district located at 100 Dollar Court property ID 174535) – Owner: Karla Marroquin (ZDC-159-2024) Staff: Harper Lindamood

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-159-2024 **City Reference: 174533**

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

☒ SUPPORT ☐ OPPOSE

Comments:

Kenneth Dollar
Signature

9-3-24
Date

KENNETH DOLLAR
Printed Name and Title

103 DOLLAR CT
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-159-2024

DOLLAR KENNETH W
PO BOX 427
WAXAHACHIE, TX 75168-0427

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

> Request by Karla Marroquin for a Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures use within a Planned Development - Single Family-1 (PD-SF-1) zoning district located at 100 Dollar Court property ID 174535) – Owner: Karla Marroquin (ZDC-159-2024) Staff: Harper Lindamood

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-159-2024 **City Reference: 174539**

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

☒ SUPPORT ☐ OPPOSE

Comments:

Kenneth Dollar
Signature

9-3-24
Date

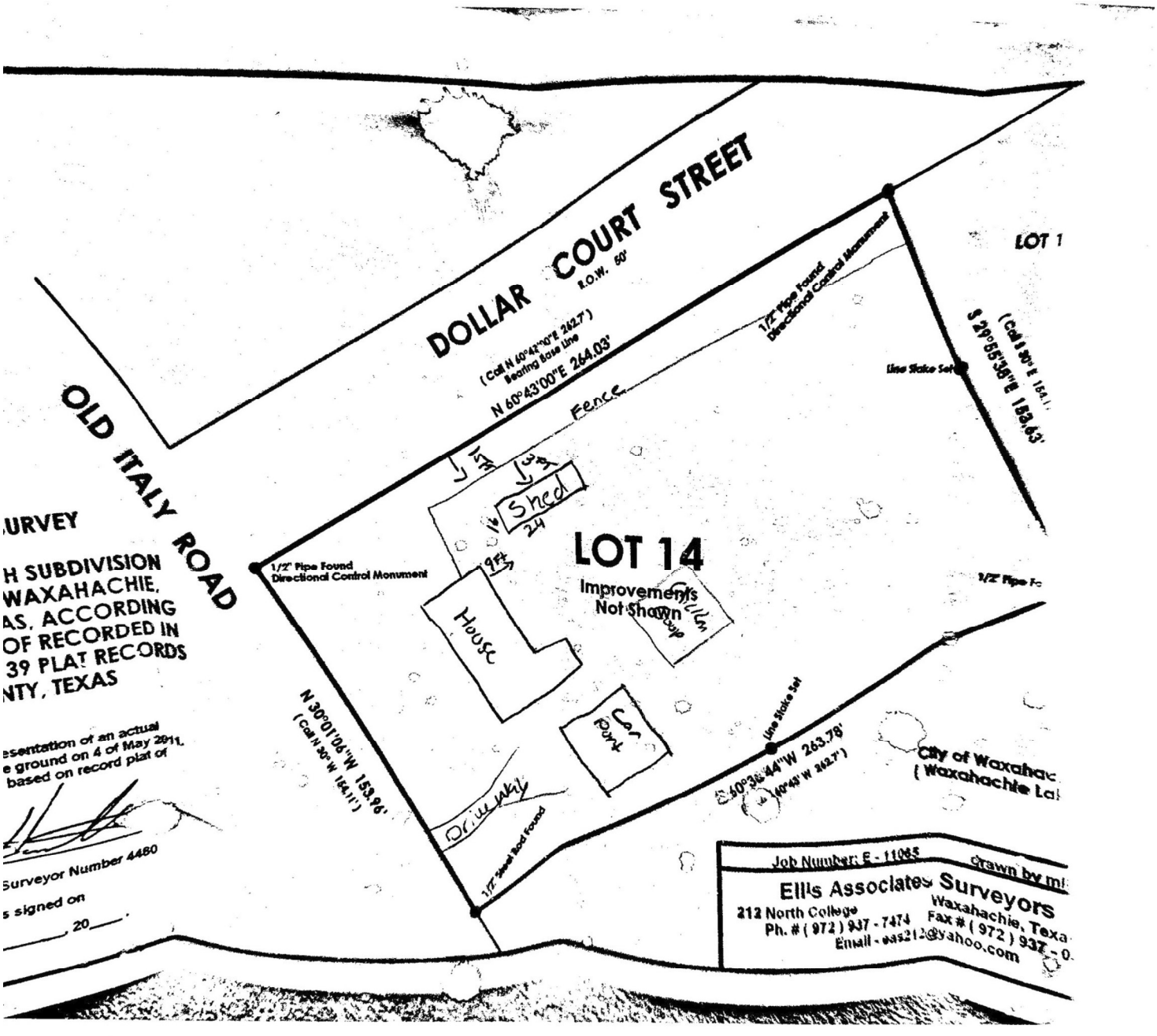
KENNETH DOLLAR
Printed Name and Title

106 DOLLAR CT
Address


LOCATION MAP (EXHIBIT A)
Item 13&14
N
HOMESTEAD LN
OLD ITALY RD
DOLLAR CT
LAKESHORE DR
WILLOWCREST DR
MITCHELL AVE
0
125
250
500
750
1,000
Feet
ZDC-159-2024 (SUP)

SURVEY (EXHIBIT B)

Item 13&14



PROPOSED STRUCTURE (EXHIBIT C) **Item 13&14**

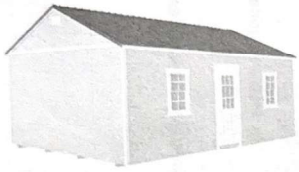


1-Way Storage
3714 S Hwy 287
Waxahachie,Texas
Portable buildings
Metal Structures
Carports
Susan Loftis
972-923-9797
972-351-1099

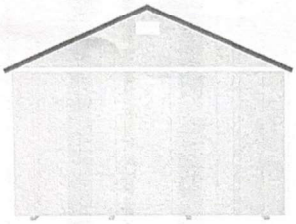
16x24 Side Utility

View Online

1719864511206703



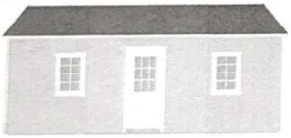
Perspective



Front



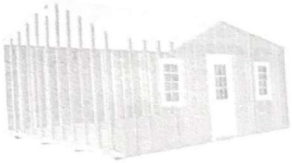
Back



Right



Left



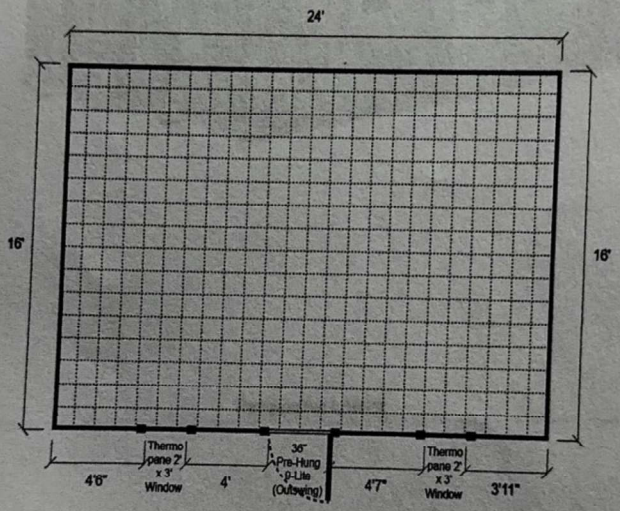
Perspective Interior

PROPOSED STRUCTURE (EXHIBIT C)

Item 13&14

DORPLAN

DERKSEN
PORTABLE BUILDINGS



#1719665177267651

8/8

...com/?dealer=1-way-storage#188f4852508f1cf261823494a3bd2128

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-162-2024

MEETING DATE(S)

Planning & Zoning Commission: September 10, 2024
City Council: September 16, 2024

CAPTION

Public Hearing *on a request by Shelly Hines for a* ***Specific Use Permit (SUP)*** *for an* ***Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures*** *use within a Single Family-1(SF-1) zoning district located at 2385 Marshall Road, Property ID 203842) – Owner: Mogarosh Legacy Trust (ZDC-162-2024) Staff: Harper Lindamood*

RECOMMENDED MOTION

"I move to recommend approval of ZDC-162-2024, Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures use within a Single Family-1(SF-1) zoning district, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) for an unenclosed Accessory Structure exceeding one thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures.

CASE INFORMATION

Applicant:	Shelly Hines
Property Owner(s):	Mogarosh Legacy Trust
Site Acreage:	7.24 acre
Current Zoning:	Single Family-1 (SF-1)
Requested Zoning:	Single Family-1 (SF-1) with a SUP for an accessory structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures.

SUBJECT PROPERTY

General Location:	2385 Marshall Road
Parcel ID Number(s):	203842
Existing Use:	Single family residential

Development History: The subject property was platted as Lot 4 of the Marshall Road Estates.

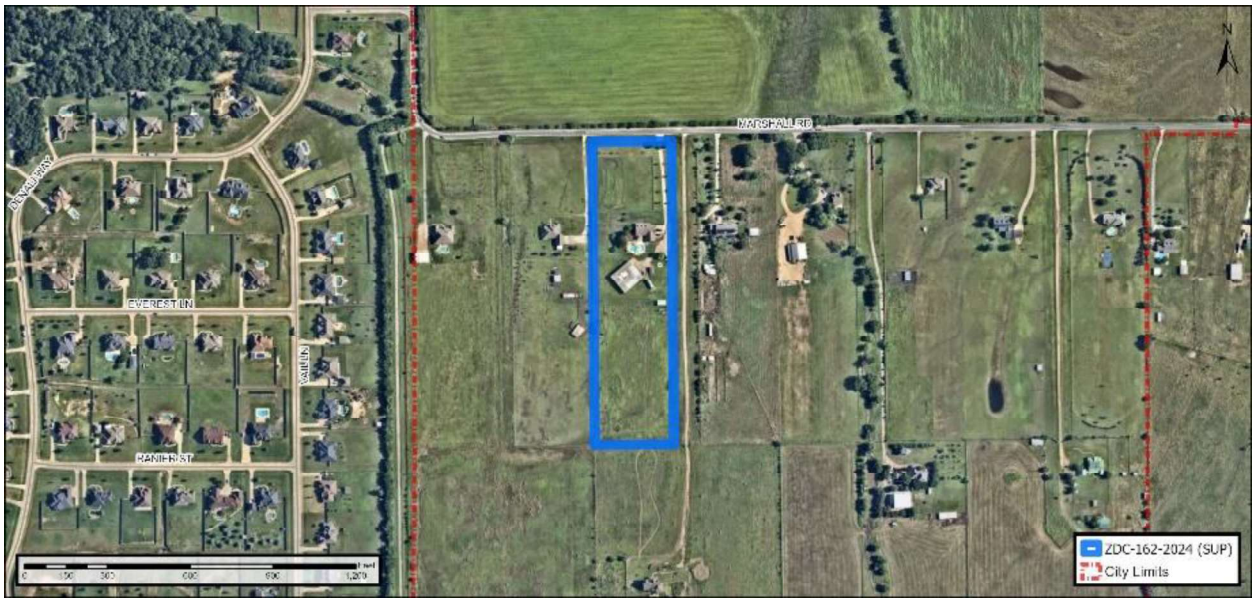
Future Land Use Plan: Rural Estate & Residential Neighborhood

Comprehensive Plan: This placetype is characterized by large lots with single-family homes in rural settings away from the city center as well as public services. This type of development leaves ample amount of surrounding open space, and should involve minimal infrastructure investment. Though this placetype will almost exclusively be single family homes, it is to be expected that home-based businesses may thrive in this environment.

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

Thoroughfare Plan: The subject property is accessible via Marshal Road.

Site Image:



PLANNING ANALYSIS

The applicant is requesting a Specific Use Permit (SUP) to construct an accessory structure in which exceeds one thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures at 2385 Marshall Road. One of the existing accessory structures is being utilized as a barn and is approximately 7,508 square feet. The second existing accessory structure is being utilized as a shed of approximately 1,014 square feet; therefore, the total square footage of existing and proposed accessory structures exceeds 1,000 square feet and requires a SUP to be approved by City Council.

Proposed Use:

According to the Ellis County Appraisal District, the existing primary structure is approximately 3,470 square feet, and the proposed unenclosed accessory structure is approximately 594 square feet. The proposed accessory structure is comprised of wood. There will be new plumbing and electrical work to be done.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, six (6) 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.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the SUP accessory structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures request subject to the conditions noted below.

Conditions:

1. The accessory structure shall not have any plumbing or electrical installed.
2. The accessory structure shall not be used for commercial purposes.
3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
4. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.

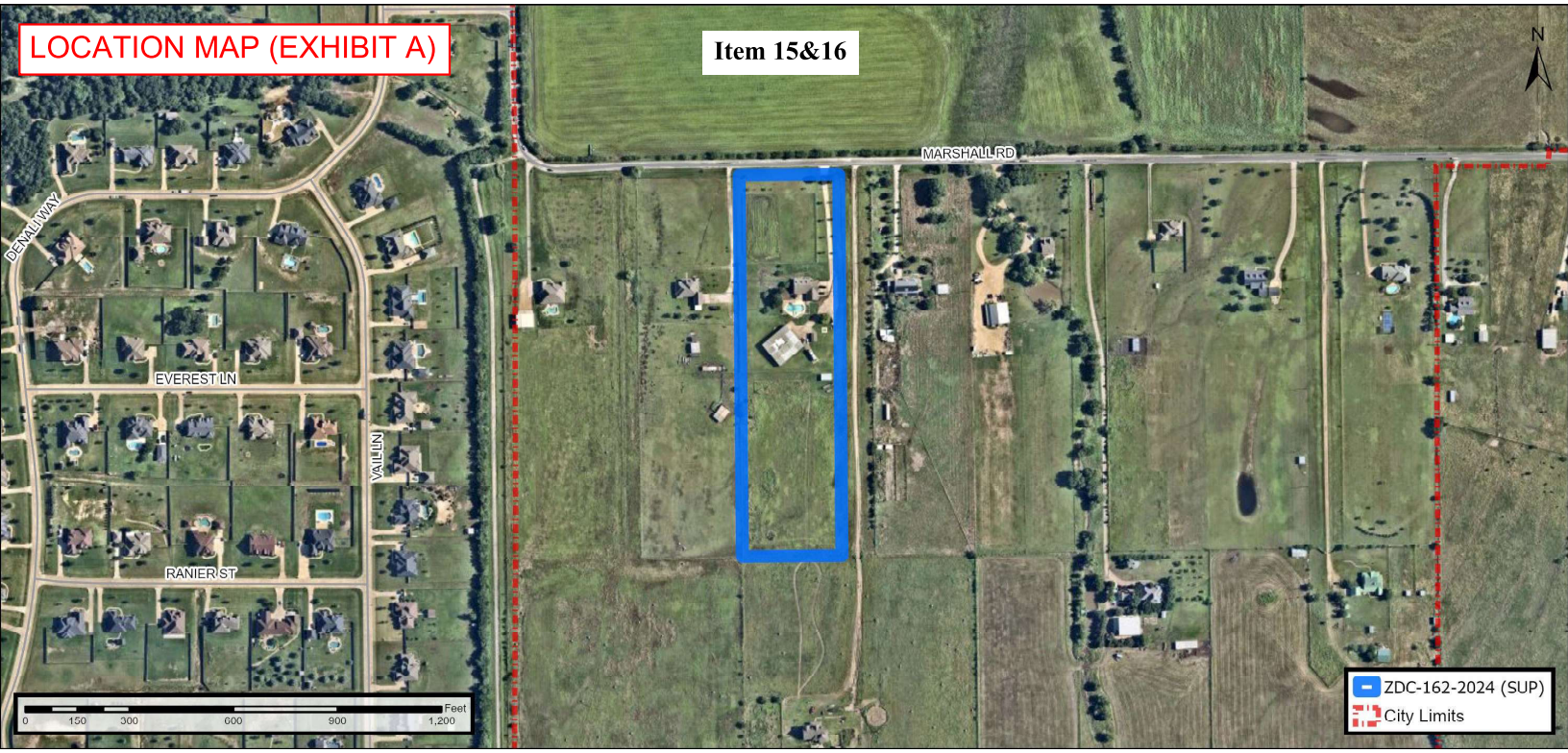
ATTACHED EXHIBITS

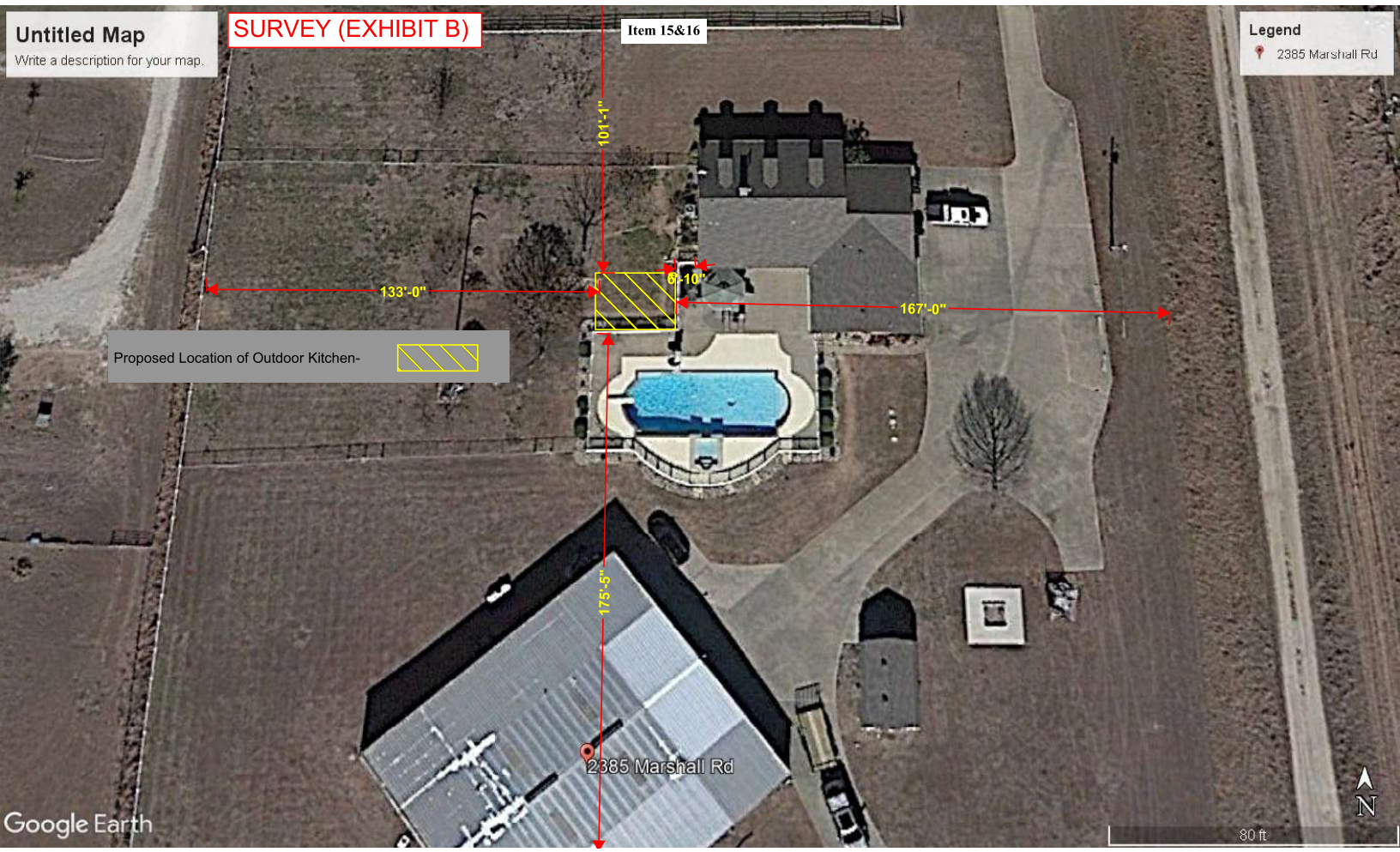
1. Location Map (Exhibit A)
2. Site Plan (Exhibit B)
3. Elevations & Plans (Exhibit C)

STAFF CONTACT INFORMATION

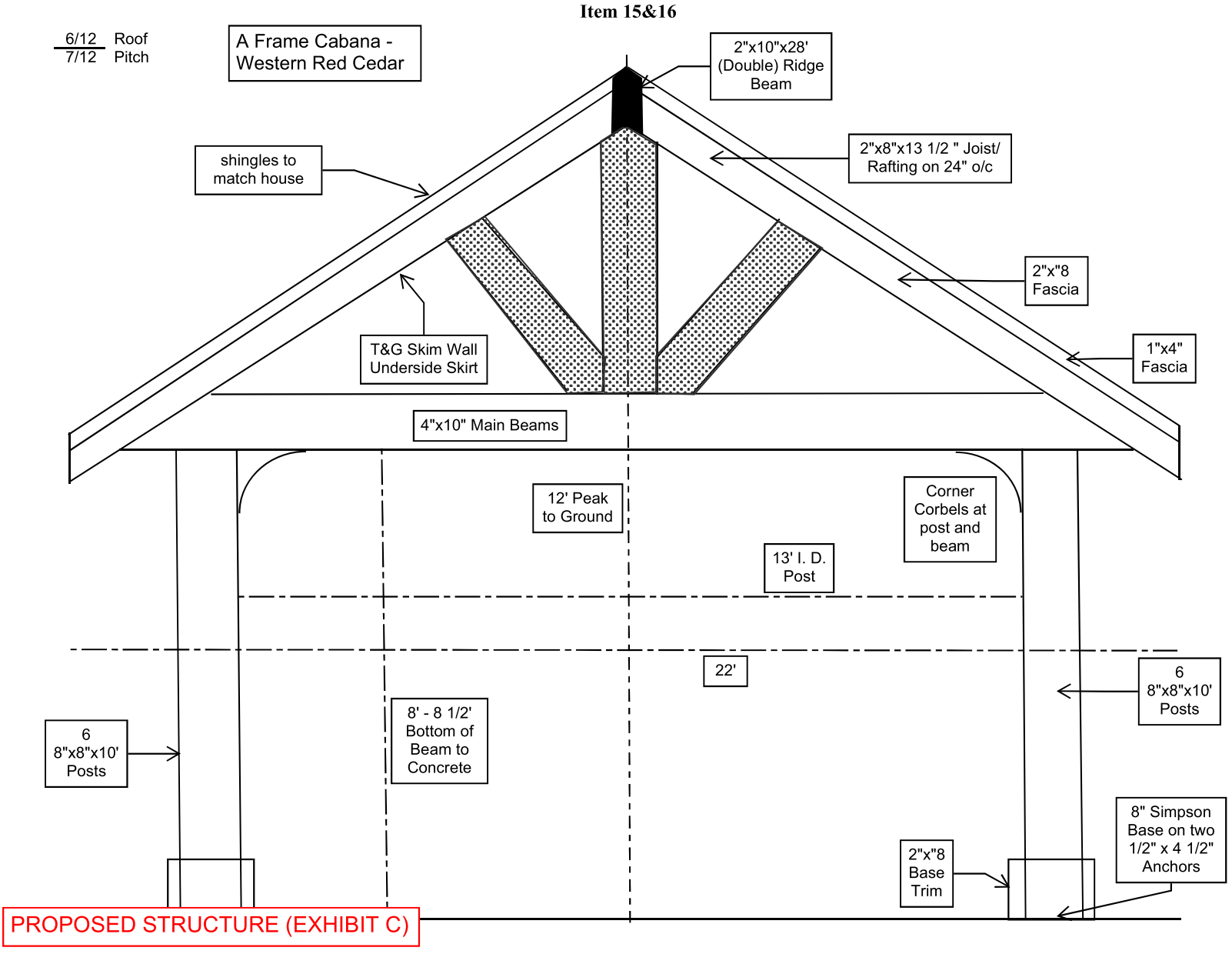
Prepared by:
Harper Lindamood
Planner
Harper.lindamood@waxahachie.com

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


LOCATION MAP (EXHIBIT A)
Item 15&16
N
MARSHALL RD
DENALI WAY
EVEREST LN
VAIL LN
RANIER ST
0
150
300
600
900
1,200
Feet
ZDC-162-2024 (SUP)
City Limits


Untitled Map
Write a description for your map.
SURVEY (EXHIBIT B)
Item 15&16
Legend
2385 Marshall Rd
101'-1"
133'-0"
6'-10"
167'-0"
Proposed Location of Outdoor Kitchen-
175'-5"
2385 Marshall Rd
Google Earth
N
80 ft

Item 15&16


6/12 Roof
7/12 Pitch
A Frame Cabana - Western Red Cedar
2"x10"x28' (Double) Ridge Beam
shingles to match house
2"x8"x13 1/2 " Joist/ Rafting on 24" o/c
2"x"8 Fascia
T&G Skim Wall Underside Skirt
1"x4" Fascia
4"x10" Main Beams
12' Peak to Ground
Corner Corbels at post and beam
13' I. D. Post
22'
6 8"x8"x10' Posts
8' - 8 1/2' Bottom of Beam to Concrete
6 8"x8"x10' Posts
8" Simpson Base on two 1/2" x 4 1/2" Anchors
2"x"8 Base Trim
PROPOSED STRUCTURE (EXHIBIT C)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-103-2024

MEETING DATE(S)

Planning & Zoning Commission: September 10, 2024
City Council: September 16, 2024

CAPTION

Public Hearing on a request by Kevin Patel, Triangle Engineering, for a **Specific Use Permit (SUP)** for a **Drive-Through Establishment** use within a Planned Development-General Retail (PD-GR) zoning district located at 2932 N US Highway 77 (Property ID 189379) - Owner: Vaquero Highway 77 Waxahachie Partners LP (ZDC-103-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of ZDC-103-2024, a Specific Use Permit (SUP) for a Drive-Through Establishment, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) to allow for a Drive-Through Establishment as part of a proposed multi-tenant retail building at 2932 N US Highway 77.

CASE INFORMATION

Applicant:	Kevin Patel, Triangle Engineering
Property Owner(s):	Vaquero Highway 77 Waxahachie Partners LP
Site Acreage:	1.512 acres
Current Zoning:	Planned Development-General Retail (PD-GR)
Requested Zoning:	Planned Development-General Retail (PD-GR) with SUP for a Drive-Through Establishment

SUBJECT PROPERTY

General Location:	2932 N US Highway 77
Parcel ID Number(s):	189379
Existing Use:	The subject property is currently undeveloped.
Development History:	In March of 2023, a SUP (ZDC-157-2022) for an Automotive Care Center use (Strickland Brothers) was approved for the subject property. The property owner is no longer pursing the development of this use. In March of 2024, the property was platted as Lot 2 of the Shridharani Subdivision (SUB-160-2021).

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-GR with SUP	O'Reilly's Auto Parts
East	N/A (ETJ)	Northside RV Resort
South	PD-GR	Undeveloped
West	PD-GR/PD-MF-2	Wash Masters Waxahachie

Future Land Use Plan: Local Commercial

Comprehensive Plan: The local commercial placetype includes areas for restaurants, shops, grocery stores, offices, and personal service establishments. This placetype was incorporated to preserve the City's commercial corridors. Where appropriate, local commercial uses should be located at the intersection or frontage of major thoroughfares (60 feet or greater). The intensity of this placetype falls between neighborhood scale commercial and regional commercial. Local commercial will consist of a single or cluster of standalone office, retail, or commercial buildings with an anchor. Local commercial uses should be interconnected with sidewalks to increase walkability. In addition, a shared open space comprised of a plaza or park is encouraged for multi-pad site developments.

Thoroughfare Plan: The subject property will be accessible via N US Highway 77.

Site Image:



PLANNING ANALYSIS

Background

In December of 2021, City Council approved a SUP (ZDC-174-2021) for a stand-alone Starbucks Drive-Through Establishment just south of the subject property. In November of 2022, City Council approved an amendment to this SUP (ZDC-123-2022) to modify the design of the site and the development agreement. Following approval of these SUP's, Starbucks opted not to pursue development of a standalone store in this area. In 2024, the property owner began working with Starbucks again to consider the use of a single suite within a multi-tenant retail building. The applicant has submitted the following new redesigned SUP request for Drive-Through Establishment to allow for Starbucks to occupy the northern suite within the proposed multi-tenant retail building.

Proposed Use

The applicant proposes a Specific Use Permit (SUP) for a Drive-Through Establishment use (Starbucks) as part of a proposed multi-tenant retail building at 2932 N US Highway 77. The proposed multi-tenant retail building is a total of 8,439 square feet in size, with the drive-through suite (Starbucks) comprising 2,439 square feet of the building. The remainder of the building is proposed to be finished out as three (3) retail suites. No specific tenants have been identified for these suites. The applicant has noted that the typical hours of operation of the business will be Monday through Saturday from 5:00 am to 10:00 pm and Sunday from 6:00 am to 10:00 pm. A total of fifteen (15) to twenty-five (25) employees are expected at this location.

The proposed site plan includes a drive-through lane with sufficient stacking for eleven (11) vehicles. The drive-through lane is designed to wrap around the entirety of the building to provide the maximum amount of vehicle stacking possible. Outside of the dedicated drive-through lane, additional drive-aisles totaling approximately 400 feet are available for customer use to ensure no traffic stacks onto Highway 77.

A total of forty-five (45) parking spaces are required for the proposed multi-tenant retail building. The applicant has designed the site to provide fifty-six (56) parking spaces. The parking provided for the site is sufficient to support indoor and outdoor seating for up to two (2) restaurants. The applicant has reserved space on the southeast corner of the property to serve as an on-site detention basin for the property.

Access & Circulation

The applicant proposes to access the subject property via an existing, TxDOT approved, driveway connection to N US Highway 77. This existing driveway connection aligns with Dena Drive across N US Highway 77. The Plat for the subject property includes a mutual access easement dedication to allow for cross access between adjacent properties to the north and south. Construction of the mutual access drive is on-going. The applicant has designed their site around this mutual access easement to ensure cross-access between lots is preserved.

The applicant has provided a drive aisle around the entirety of the proposed building to ensure adequate on-site circulation. The drive aisle extends along the outside of the drive-through lane; which will allow customers to exit the drive-through lane at any point, if necessary.

Elevation/Façade

The applicant has provided two elevation/façade options for consideration with this SUP. Option 1 features a façade primarily comprised of stucco. Option 1 also includes composite wood siding on the northern (drive-through) suite and brick veneer banding around the bottom of the building. Option 2 features a more varied façade with stucco and CMU veneer comprising the majority of exterior construction materials. Option 2 also includes the same composite wood siding on the northern (drive-through) suite. Both options propose to vary the color of stucco used for the front of each retail suite.

The renderings below can be referenced for a look at the difference in the front façade proposed with each elevation option. Full Elevation/Façade Plans for each option are attached below.

Elevation Option 1:



Elevation Option 2



Landscaping

The landscaping proposed with this SUP meets the requirements of the Waxahachie Zoning Ordinance. The applicant has incorporated nine (9) Crape Myrtles into the landscape plan.

Signage

The applicant proposes to install a multi-tenant monument sign that adheres to the typical height and size requirements of the Waxahachie Zoning Ordinance. The design of the monument sign can be referenced below in an attached exhibit. The sign will be located outside of all easements on the site.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 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.

PUBLIC NOTIFICATION RESPONSES

Staff has received zero (0) letters of support and zero (0) letters of opposition for the SUP request.

RECOMMENDATION

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

Conditions:

1. A mutually agreed upon Development Agreement shall be required for the development.
2. The property owner shall provide a permanent irrigation system for all required landscape areas shown on the Landscape Plan and maintain the required landscaping at all times.
3. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.
4. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in the development shall conform with the Elevation/Façade Plan.

ATTACHED EXHIBITS

1. Operational Plan
2. Site Plan
3. Landscape Plan
4. Elevation/Façade Option 1
5. Elevation/Façade Option 2
6. Sign Plan
7. Preliminary Grading Plan
8. Preliminary Drainage Plan
9. Preliminary Utility Plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Zack King, AICP
Senior Planner
zking@waxahachie.com

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

Operational Plan

Item 17&18

Operational Plan: Starbucks Corporation

Operational Plan

Item 17&18

About: Starbucks Coffee Company

Mission Statement

- To inspire & nurture the human spirit – one person, one cup, and one neighborhood at a time

Starbucks Values

- Creating a culture of warmth and belonging, where everyone is welcome.
- Delivering our very best in all we do, holding ourselves accountable for results.
- Acting with courage, challenging the status quo and finding new ways to grow our company and each other.
- Being present, connecting with transparency, dignity and respect.

History

- Starbucks started in Seattle, WA in 1971 in the Pike Place Market which has now grown into 32,660 Stores Worldwide including 15,328 stores in the U.S.



Operational Plan

Item 17&18

Starbucks Coffee Company At a Glance

Hours of Operation:

- Monday – Saturday: 5 AM – 10 PM
- Sunday: 6 AM – 10 PM

Employment Opportunity

- The typical Starbucks Location employs between 15-25 People with 5-8 Staff Members at one time

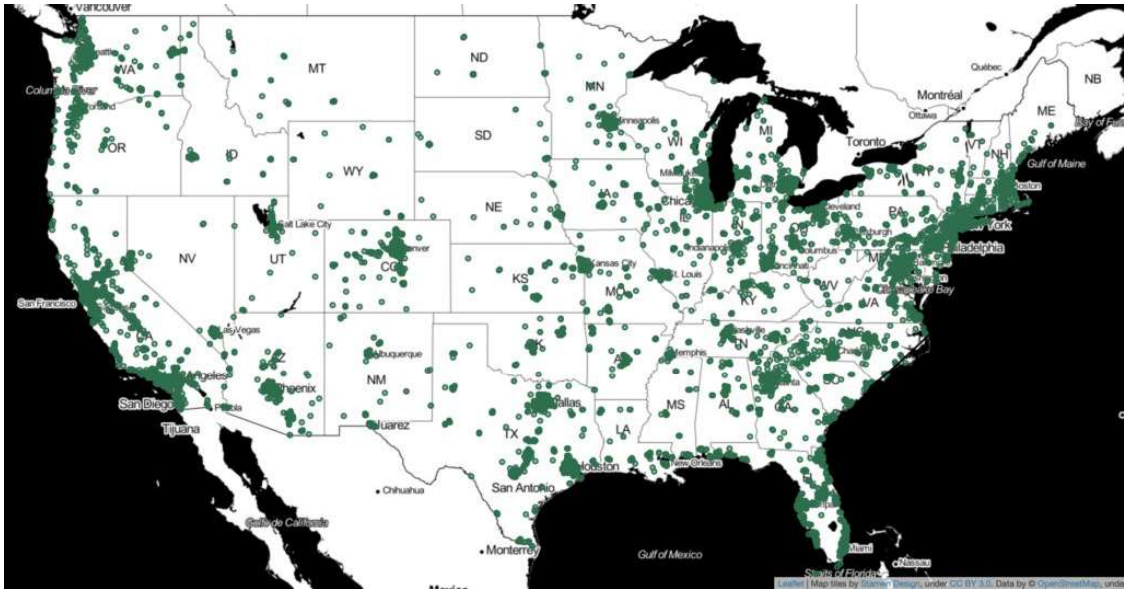
Starbucks specializes in a variety of specialty coffees, teas, and other brewed beverages. Starbucks also provides sustainable, health-conscious breakfast and lunch items.



Operational Plan

Item 17&18

Starbucks Nationwide



Operational Plan

Item 17&18

Starbucks Locations





Operational Plan

Item 17&18

Helping Hand

Starbucks College Achievement Plan

- Starbucks is committed to their employee's success. Every benefits eligible US Employee working part or full time receives 100% tuition coverage for a first-time bachelor's degree through Arizona State online program

Honoring Our Service Members

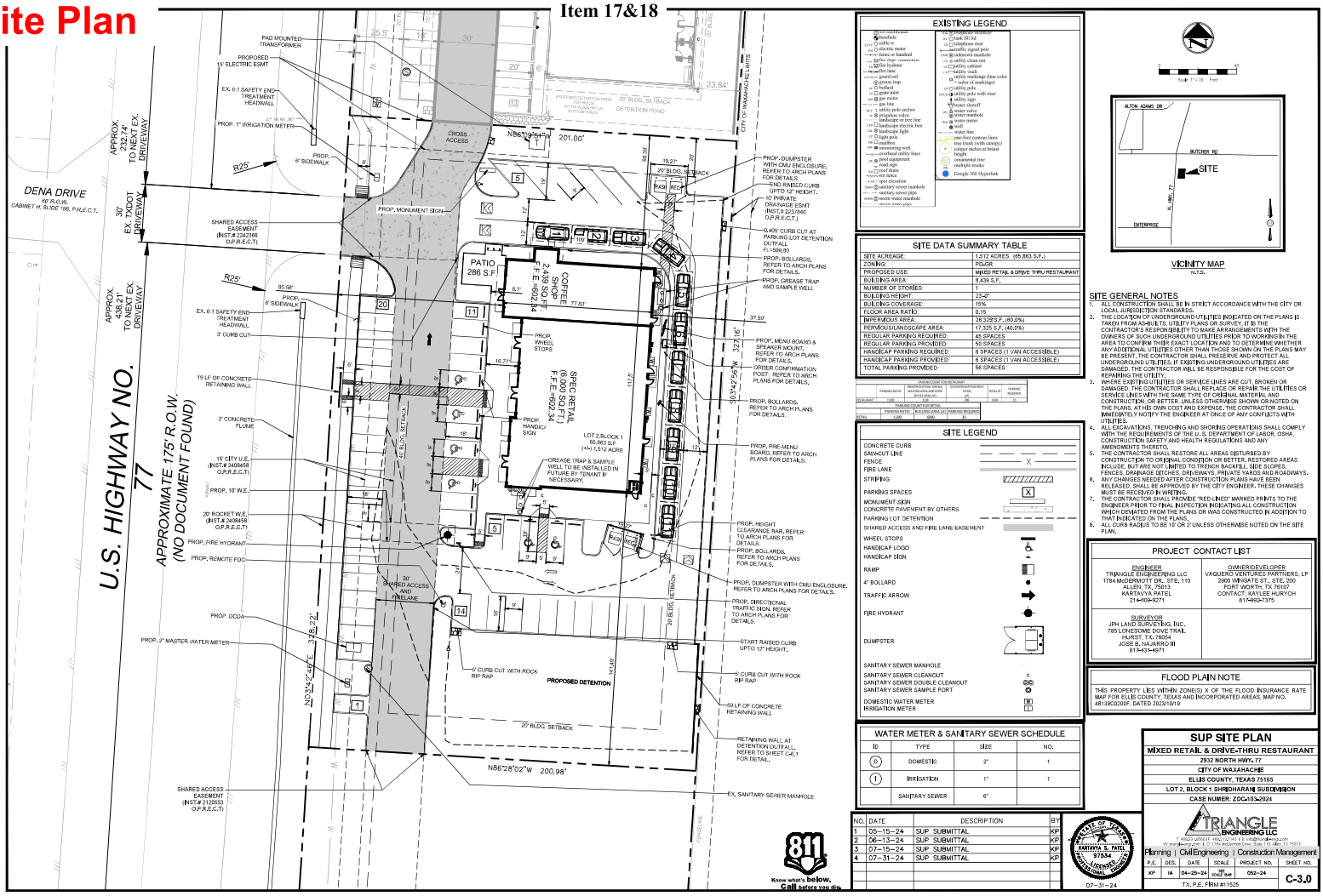
- To show gratitude to veteran partners for their service, they can extend an additional Starbucks College Achievement Plan benefit to a qualifying family member of their choice.

The Starbucks Foundation

- Supports thriving communities through grants to nonprofit organizations, from Seattle and neighborhoods across the country, to coffee & tea-growing communities around the world.
  - **Neighborhood Grants** - are investments that help build sustained local impact and inspire increased partner volunteerism with nonprofit organizations that work in our communities.
  - **Disaster Response** - The Starbucks Foundation strengthens communities affected by disaster by investing in response and preparedness programs.
  - **Origin Grants** - The Starbucks Foundation has invested more than $25 million in programs that strengthen coffee and tea-growing communities since its founding.

Site Plan

Item 17&18



EXISTING LEGEND

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.512 ACRES (65,863 S.F.)
ZONING:	PD-GR
PROPOSED USE:	MIXED RETAIL & DRIVE-THRU RESTAURANT
BUILDING AREA:	8,439 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	23'-0"
BUILDING COVERAGE:	15%
FLOOR AREA RATIO:	0.15
IMPERVIOUS AREA:	28,325 S.F. (60.0%)
PERVIOUS/LANDSCAPE AREA:	17,325 S.F. (40.0%)
REGULAR PARKING REQUIRED:	45 SPACES
REGULAR PARKING PROVIDED:	50 SPACES
HANDICAP PARKING REQUIRED:	6 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	6 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	56 SPACES

SITE LEGEND

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.
D	DOMESTIC	2"	1
I	IRRIGATION	1"	1
	SANITARY SEWER	6"	

NO.	DATE	DESCRIPTION	BY
1	05-15-24	SUP SUBMITTAL	KP
2	06-13-24	SUP SUBMITTAL	KP
3	07-15-24	SUP SUBMITTAL	KP
4	07-31-24	SUP SUBMITTAL	KP

VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DENOTED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 15' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PROJECT CONTACT LIST

ENGINEER	OWNER/DEVELOPER
TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX. 75013 KARTAVYA PATEL 214-609-9271	VAQUERO VENTURES PARTNERS, LP 2900 WINGATE ST., STE. 200 FORT WORTH, TX 76107 CONTACT: KAYLEE HURYCH 817-882-7375
SURVEYOR	
JPH LAND SURVEYING INC. 785 LONESOME DOVE TRAIL HURST, TX. 76054 JOSE B. NAJARRO III 817-431-4971	

FLOOD PLAIN NOTE

THIS PROPERTY LIES WITHIN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48139C0200F, DATED 2023/10/19

SUP SITE PLAN

MIXED RETAIL & DRIVE-THRU RESTAURANT

2932 NORTH HWY. 77
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS 75165
LOT 2, BLOCK 1 SHROHARANI SUBDIVISION
CASE NUMBER: ZDC-103-2024

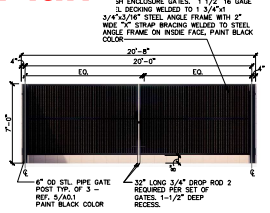
KARTAVYA S. PATEL 97534 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
07-31-24

TRIANGLE ENGINEERING LLC
1784 McDERMOTT DRIVE, STE 110 | E: info@triangle-eng.com | O: (214) 609-9271 | 2900 Wingate Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

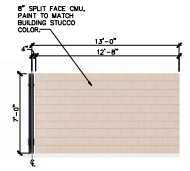
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	IA	04-25-24	1" = 30' Scale	052-24	C-3.0

TX.P.E. FIRM #11525

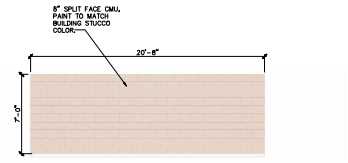
Site Plan



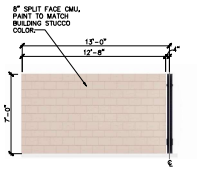
1 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"



3 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"



4 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

TRASH ENCLOSURE DOOR		
QTY.	DESCRIPTION	NUMBER – FINISH
8	BARREL HINGE	BLK
4	RICHARD WILCOX CANE BOLT	0524.00021 – BLK
4	LAWRENCE BROS PULL	C0121DS – BLK
2	LAWRENCE BROS HASP	C0121SS-6"
2	PADLOCK	Q305-2 PD – 606
2	CYLINDER CORE	(hardware number to be determined)

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

FRANZ architects
1900 Richmond Parkway
Richmond, Texas 77469
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SHELL BUILDING
N HWY 77
WAXAHACHIE, TX 75165

Revisions:

File Name: 24108 A0.4
Project No: 24108
Date: 07/08/24
Drawn By: TN
Checked By:

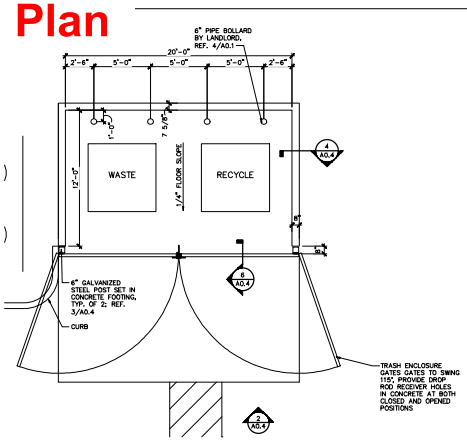
SHEET
A0.4
SITE DETAILS

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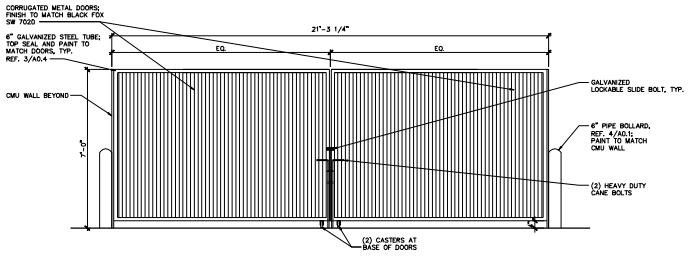
Site Plan

Item 17&18

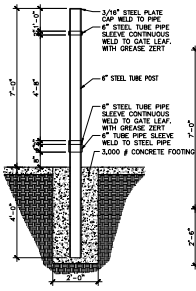
TRASH ENCLOSURE DOOR		
QTY.	DESCRIPTION	NUMBER – FINISH
8	BARREL HINGE	BLK
4	RICHARD WILCOX: CANE BOLT	0524.00021 – BLK
4	LAWRENCE BROS PULL	CO1210S – BLK
2	LAWRENCE BROS HASP	CO1815S – BLK
2	PADLOCK	C955-2 RC – 606
2	CYLINDER CORE	(hardware number to be determined)



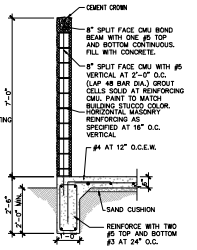
1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



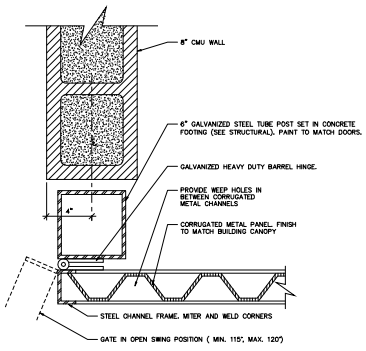
2 TRASH ENCLOSURE ELEV.
SCALE: 1/2" = 1'-0"



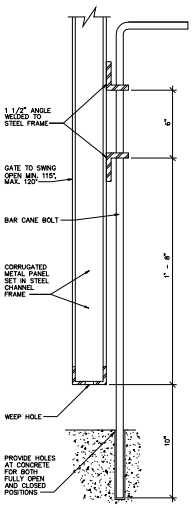
3 GATE POST
SCALE: 1/2" = 1'-0"



4 SECTION
SCALE: 1/2" = 1'-0"



5 GATE HINGE DETAIL
SCALE: 3" = 1'-0"



6 SECTION AT CANE BOLT
SCALE: 3" = 1'-0"

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SHELL BUILDING
N HWY 77
WAXAHACHIE, TX 75165

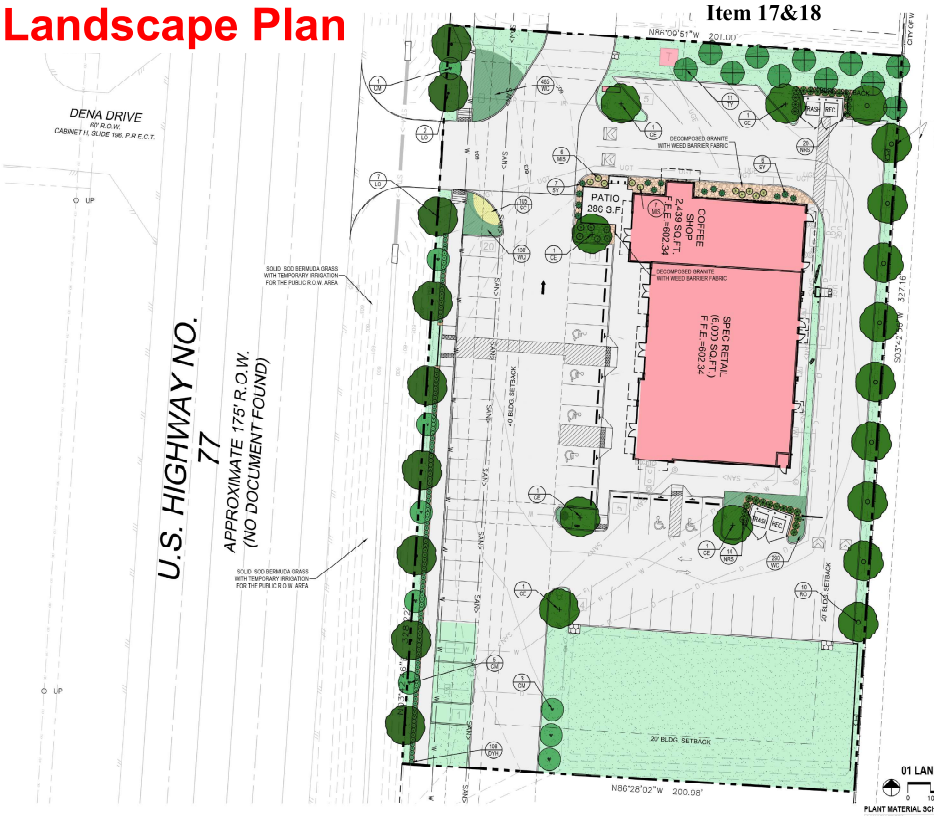
Revisions:

File Name: 24108 A0.4
Project No: 24108
Date: 07/08/24
Drawn By: DMT
Checked By: TI

SHEET
A0.4
SITE DETAILS

Landscape Plan

Item 17&18



01 LANDSCAPE PLAN
SCALE: 1"=20'-0"
0 10 20 40



VICINITY MAP
N.T.S.

LANDSCAPE TABULATIONS

REQUIREMENT: 50% OF THE BUILDING SQUARE FOOTAGE SHALL BE LANDSCAPE AREA

BUILDING AREA 8,439 S.F.	
REQUIRED 4,220 S.F. (50%)	PROVIDED 16,350 S.F. (179%)

R. PLANTING REQUIREMENTS
CANOPY TREES: 1 TREE PER 600 S.F.

REQUIRED 9 TREES	PROVIDED 11 TREES
UNDERSTORY TREES: 1 TREE PER 300 S.F.	
REQUIRED 17 TREES	PROVIDED 20 TREES
SHRUBS: 1 SHRUB PER 70 S.F.	
REQUIRED 61 SHRUBS	PROVIDED 165 SHRUBS
GROUNDCOVER: 15% OF REQUIRED AREA.	
REQUIRED 933 PLOTS	PROVIDED 933 PLOTS
SEASONAL COLOR: 2% OF REQUIRED AREA.	
REQUIRED 50 POTS	PROVIDED 100 POTS

PARKING LOT LANDSCAPING:
REQUIREMENTS: 20 S.F. OF LANDSCAPING PER PARKING SPACE TWO (2) TREES 4" CAL. AND TEN (10) SHRUBS REQUIRED FOR EVERY 500 S.F. OF REQUIRED PARKING LOT LANDSCAPE AREA.

TOTAL PARKING SPACES = 56

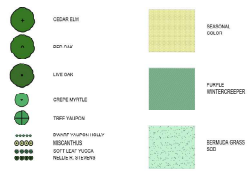
REQUIRED 1,100 S.F. 4 TREES 22 SHRUBS	PROVIDED 1,767 S.F. 5 TREES 29 SHRUBS

STREET TREES:
REQUIREMENTS: 1 TREE PER 40 L.F. OF STREET FRONTAGE

HIGHWAY 77 (329 L.F.)

REQUIRED 9 TREES	PROVIDED 9 TREES

PLANT MATERIAL LEGEND



PLANT MATERIAL SCHEDULE

CANOPY TREES TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	6	Cedar Elm	*Ulmus crassifolia*	4" cal.	container, 12' ht., 6' spread min., 6' clear trunk
LO	9	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 6' spread, 6' clear straight trunk
RO	10	Red Oak	*Quercus shumardii*	4" cal.	container, 12' ht., 6' spread min., 6' clear trunk
ORNAMENTAL TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CM	9	Crape Myrtle 'Dallas Red'	*Lagerstroemia indica 'Dallas Red'*	7' ht.	container, 3 or 5 trunks, tree form
TY	11	Tree Yaupon	*Ilex x vomitoria*	7' ht.	DBH, 4' spread, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
UTH	108	Dwarf Yaupon Holly	*Ilex vomitoria 'nana'*	3 gal.	container, 18" ht., 18" spread
MIS	13	Adagio Maiden Grass	*Miscanthus sinensis 'Adagio'*	5 gal.	container full, well rooted
NHO	20	Nellie R. Stevens Holly	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 36" ht., 30" spread, 36" o.c.
SY	16	Softleaf Yucca	*Yucca recurvifolia*	3 gal.	container, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	105	Seasonal Color		4" pots	selection by owner, 12" o.c.
WC	905	Purple Wintercreeper	*Euonymus fortunei 'Coloratus'*	4" pots	container, 3 -12" runners min., 12" o.c.
	16,192	419' Bermudagrass	*Cynodon dactylon '419'*		solid sod refer to notes

NOTE: Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED PER THE CITY OF WAXAHACHIE AND TCEQ STANDARDS AND REQUIREMENTS

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS AS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE PLAN/PLANTING.
8. THE PROPERTY OWNER, LESSEE, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. ENSURE EDGES OF SOD ARE TRUE AND TIGHT. TOP DRESS, WATER IN, AND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (6) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, PART CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.512 ACRES (65,863 S.F.)
ZONING:	PD-GR
PROPOSED USE:	MIXED RETAIL & DRIVE-THRU RESTAURANT
BUILDING AREA:	8,439 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	22'-0"
BUILDING COVERAGE:	13%
FLOOR AREA RATIO:	0.13
IMPERVIOUS AREA:	26,335 S.F. (60.0%)
PERVIOUS LANDSCAPE AREA:	17,174 S.F. (39.1%)
REGULAR PARKING REQUIRED:	45 SPACES
REGULAR PARKING PROVIDED:	50 SPACES
HANDICAP PARKING REQUIRED:	6 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	6 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	56 SPACES

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1764 McERMOTT DR., STE 110 ALLEN, TX. 75013 KARTAVYA PATEL 214-609-9271	OWNER/DEVELOPER VAQUERO VENTURES PARTNERS, LP 2900 WINGATE ST., STE 200 FORT WORTH, TX 76107 CONTACT: KEVIN BEARDEN 817-992-7375
SURVEYOR JPH LAND SURVEYING, INC. 760 LONESOME DOVE TRAIL HURST, TX 76054 JOSE B. NAJARRO III 817.431.4971	

Studio Green Spot
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1760 W. McDERMOTT DR
ALLEN, TEXAS 75013
(469) 369-4448
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07.31.2024

MIXED RETAIL
NORTH HWY. 77
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS 75165
LOT 1, BLOCK 1 SHRIDHARANI SUBDIVISION
CASE NUMBER: ZDC-XXX-2024

ISSUE:
FOR APPROVAL 05.15.2024
1ST COMMENTS 06.18.2024
CITY COMMENTS 07.12.2024
CITY COMMENTS 07.31.2024

DATE:
07.31.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.1

Landscape Plan

Item 17&18

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Mulching of soil areas
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen; 27 October 1980, Edition, by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities or sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list. Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. [illegible] shall be performed as necessary to keep the planting areas free of weeds, including edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the end of the one year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Replace: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.

B. Personnel: Employ only experienced persons who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contract with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery dates/times.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insect injuries, and leaf defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or dessication of leaves. Provide protective covering of canvas. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are [illegible] of acceptable measurement of plants. Plant spread refers to measurement of the width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk caliper, measured six (6") inches above soil. Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Galiosgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas: Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of weeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertiloid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 6% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate, 6'-0" length; paint green.
2. Wire: 12 gauge, single strand galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ¾ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Prepare soil [illegible] mixture of one (1) part sand to two (2) parts [illegible] (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of trees or shrubs shall be kept moist by covering with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the spread dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants shall be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is placed. Backfill with specified soil mixture. The excavated solid material shall be removed from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

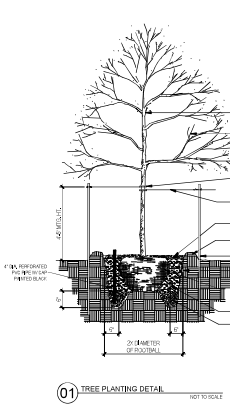
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owner's approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks.
6. Cut steel edging at 45 degree angle where edging meets sidewalk.

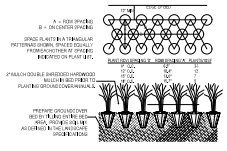
3.3 CLEANUP AND ACCEPTANCE

A. Planting: During work, the premises shall be kept clean and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

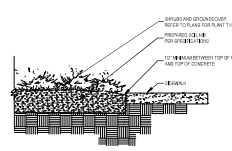
END OF SECTION



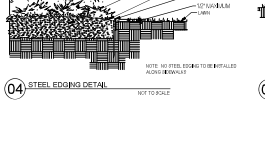
01 TREE PLANTING DETAIL
NOT TO SCALE



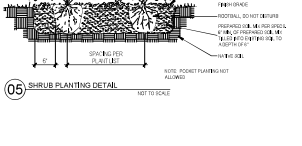
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



NOTE: NO STEEL EDGING TO BE INSTALLED ALONG SIDEWALKS

NOTE: POCKET PLANTING NOT ALLOWED

05 SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1762 W. McDERMOTT DR.,
ALLEN, TEXAS 75013
(469) 385-4448
CHRIS@STUDIOGREENSPOT.COM

05.15.2024

MIXED RETAIL
NORTH HWY. 77
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS 75165
LOT 1, BLOCK 1 SHRIDHARANI SUBDIVISION
CASE NUMBER: ZDC-XXX-2024

ISSUE:
FOR APPROVAL 05.15.2024

DATE:
05.15.2024

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
L.2

Elevation/Facade Option 1

Item 17&18

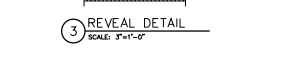
EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
P-1 BRICK VENEER	TAN TERRA	MUTUAL MATERIALS	MODULAR BRICK
P-2 STONE SILL	GRAY	CORONADO	
P-3 COMPOSITE WOOD SIDING	PERUVIAN TEAK	NEWTECHWOOD	EUROPEAN STYLE: BELGIAN BOARD
M-1 PAINT FINISH	SW 7030 "ANEW GRAY"	SHERWIN WILLIAMS	-
M-2 PAINT FINISH	SW 7059 "UNUSUAL GRAY"	SHERWIN WILLIAMS	-
M-1 PREFINISHED METAL COPING	SW 7020 "BLACK FOX"	SHERWIN WILLIAMS	-
M-2 PRE-ENGINEERED METAL CANOPY	TO MATCH "BLACK FOX" SW 7020	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
MISCELLANEOUS METALS	SW 7020 "BLACK FOX"	SHERWIN WILLIAMS	-
STOREFRONT FRAMES	DARK BRONZE ANODIZED FRAME AND DOORS	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE
HARDWARE	SATIN CLEAR FINISH	FACTORY FINISHED	REFER TO HARDWARE LEGEND
DOWN SPOUTS	TO MATCH STUCCO COLOR	AEP SPAN	FACTORY APPLIED DURATECH FINISH
ROOF LADDER	TO MATCH STUCCO COLOR	SHERWIN WILLIAMS	-
LIGHT FIXTURE A	BLACK	KICHLER	LED (REFER TO ELECT.)
STUCCO	-	LOCAL SOURCE	3-PART STUCCO

BRICK AND STONE TO BE ORDERED FROM BLACKSON BRICK (NO SUBSTITUTIONS) CONTACT: BRAE BARTON 817.874.3194 BRAE@BLACKSONBRICK.COM

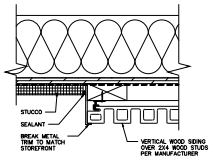
NOTE:
REFER TO SHEET A4.0 FOR WINDOW SCHEDULE

FINISH LEGEND

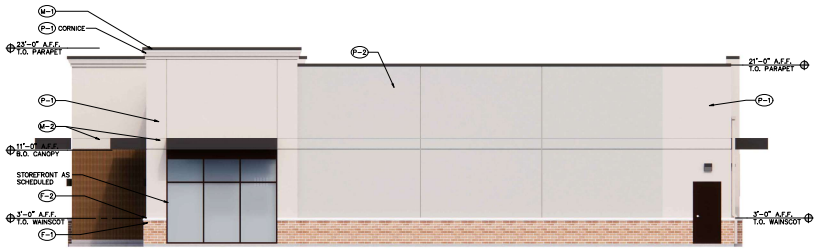
STUCCO P-1 | STUCCO P-2 | WOOD SIDING | STONE VENEER



3 REVEAL DETAIL
SCALE: 3"=1'-0"



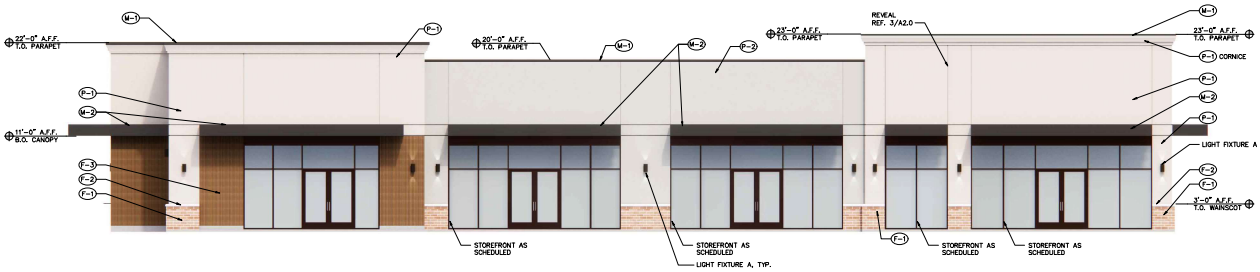
4 TRANSITION DETAIL
SCALE: 3"=1'-0"



MATERIAL CALCULATIONS		
MATERIAL	SQ. FT.	PERCENTAGE
STUCCO	1,313	76%
WOOD SIDING	98	6%
BRICK VENEER	144	9%
GLAZING	143	9%
TOTAL	1,698	100%

ARTICULATION CALCULATIONS:
MAXIMUM LENGTH BETWEEN ARTICULATIONS: 69'-0" (X3 BLD. HGT. @ 23'-0")
LENGTH PROVIDED BETWEEN ARTICULATIONS: 50'-4"
PROVIDED HORIZONTAL ARTICULATION: 1'-0"
PROVIDED VERTICAL ARTICULATION: 2'-0"

2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



MATERIAL CALCULATIONS		
MATERIAL	SQ. FT.	PERCENTAGE
STUCCO	1,482	55%
WOOD SIDING	194	7%
BRICK VENEER	61	2%
GLAZING	941	36%
TOTAL	2,678	100%

1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

ARTICULATION CALCULATIONS:
MAXIMUM LENGTH BETWEEN ARTICULATIONS: 69'-0" (X3 BLD. HGT. @ 23'-0")
LENGTH PROVIDED BETWEEN ARTICULATIONS: 51'-0"
PROVIDED HORIZONTAL ARTICULATION: 2'-6"
PROVIDED VERTICAL ARTICULATION: 2'-0"

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SHELL BUILDING
N HWY 77
WAXAHACHIE, TX 75165

Revisions:

File Name: 21139-A2.0
Project No: 21139
Date: 07/31/24
Drawn By: AJC/TL
Checked By:

SHEET
A2.0
EXTERIOR ELEVATIONS

Elevation/Facade Option 1

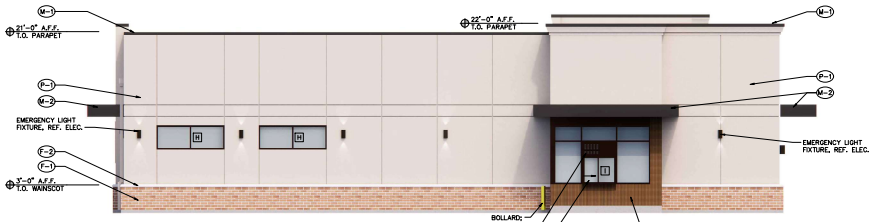
Item 17&18

EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
(P-1) BRICK VENEER	TAN TERRA	MUTUAL MATERIALS	MODULAR BRICK
(P-2) STONE SILL	GRAY	CORONADO	
(F-3) COMPOSITE WOOD SIDING	PERUVIAN TEAK	NEWTECHWOOD	EUROPEAN STYLE: BELGIAN BOARD
(P-1) PAINT FINISH	SW 7030 "ANEW GRAY"	SHERWIN WILLIAMS	--
(P-2) PAINT FINISH	SW 7059 "UNUSUAL GRAY"	SHERWIN WILLIAMS	--
(M-1) PREFINISHED METAL COPING	SW 7020 "BLACK FOX"	SHERWIN WILLIAMS	--
(M-2) PRE-ENGINEERED METAL CANOPY	TO MATCH "BLACK FOX" SW 7020	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
MISCELLANEOUS METALS	SW 7020 "BLACK FOX"	SHERWIN WILLIAMS	--
STOREFRONT FRAMES	DARK BRONZE ANODIZED FRAME AND DOORS	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE
HARDWARE	SATIN CLEAR FINISH	FACTORY FINISHED	REFER TO HARDWARE LEGEND
DOWN SPOUTS	TO MATCH STUCCO COLOR	AEP SPAN	FACTORY APPLIED DURATECH FINISH
ROOF LADDER	TO MATCH STUCCO COLOR	SHERWIN WILLIAMS	--
LIGHT FIXTURE A	BLACK	KICHLER	LED (REFER TO ELECT.)
STUCCO	--	LOCAL SOURCE	3-PART STUCCO
BRICK AND STONE TO BE ORDERED FROM BLACKSON BRICK (NO SUBSTITUTIONS) CONTACT: BRAE BARTON 817.874.3194 BRAE@BLACKSONBRICK.COM			

NOTE:
REFER TO SHEET A4.0 FOR WINDOW SCHEDULE

FINISH LEGEND

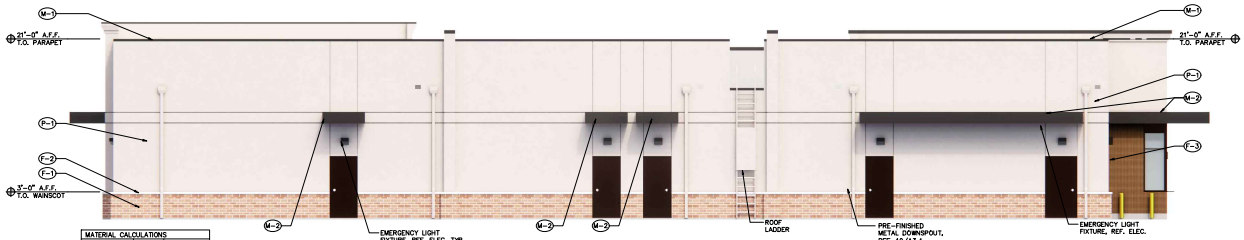
STUCCO P-1 | STUCCO P-2 | WOOD SIDING | BRICK VENEER



MATERIAL CALCULATIONS		
MATERIAL	SQ. FT.	PERCENTAGE
STUCCO	1,238	76%
WOOD SIDING	50	3%
BRICK VENEER	194	12%
GLAZING	140	9%
TOTAL	1,622	100%

2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

ARTICULATION CALCULATIONS:
MAXIMUM LENGTH BETWEEN ARTICULATIONS: 63'-0" (X3 BLD. HGT. @ 21'-0")
LENGTH PROVIDED BETWEEN ARTICULATIONS: 50'-1"
PROVIDED HORIZONTAL ARTICULATION: 6'-8 1/2"
PROVIDED VERTICAL ARTICULATION: 1'-0"



MATERIAL CALCULATIONS		
MATERIAL	SQ. FT.	PERCENTAGE
STUCCO	2,121	86%
WOOD SIDING	52	2%
BRICK VENEER	279	11%
GLAZING	22	1%
TOTAL	2,474	100%

1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

ARTICULATION CALCULATIONS:
MAXIMUM LENGTH BETWEEN ARTICULATIONS: 63'-0" (X3 BLD. HGT. @ 21'-0")
LENGTH PROVIDED BETWEEN ARTICULATIONS: 38'-9"
PROVIDED HORIZONTAL ARTICULATION: 1'-0"
PROVIDED VERTICAL ARTICULATION: 1'-0"

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SHELL BUILDING
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WAXAHACHIE, TX 75165

Revisions:

File Name: 24108 A2.1
Project No: 24108
Date: 07.25.24
Drawn By: MRK/TR
Checked By:

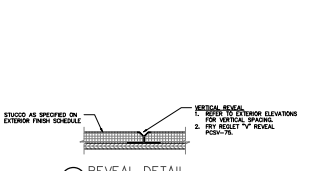
SHEET
A2.1
EXTERIOR ELEVATIONS

Elevation/Facade Option 2

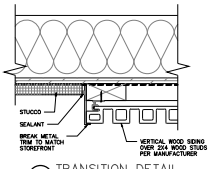
Item 17&18

EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
(F-1) CMU VENEER	SW 7038 "IONY TAUPE"	LOCAL SOURCE	–
(F-2) STONE SILL	OFF WHITE	CORONADO	
(F-3) COMPOSITE WOOD SIDING	PERUVIAN TEAK	NEWTECHWOOD	EUROPEAN STYLE: BELGIAN BOARD
(P-1) PAINT FINISH	SW 7030 "ANEW GRAY"	SHERWIN WILLIAMS	–
(P-2) PAINT FINISH	SW 7032 "WARM STONE"	SHERWIN WILLIAMS	–
(M-1) PREFINISHED METAL COPING	SW 7020 "BLACK FOX"	SHERWIN WILLIAMS	–
(M-2) PRE-ENGINEERED METAL CANOPY	TO MATCH "BLACK FOX" SW 7020	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
MISCELLANEOUS METALS	SW 7020 "BLACK FOX"	SHERWIN WILLIAMS	–
STOREFRONT FRAMES	DARK BRONZE ANODIZED FRAME AND DOORS	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE
HARDWARE	SATIN CLEAR FINISH	FACTORY FINISHED	REFER TO HARDWARE LEGEND
DOWN SPOUTS	TO MATCH STUCCO COLOR	AEP SPAN	FACTORY APPLIED DURATECH FINISH
ROOF LADDER	TO MATCH STUCCO COLOR	SHERWIN WILLIAMS	–
LIGHT FIXTURE A	BLACK	KICHLER	LED (REFER TO ELECT.)
STUCCO	–	LOCAL SOURCE	3-PART STUCCO

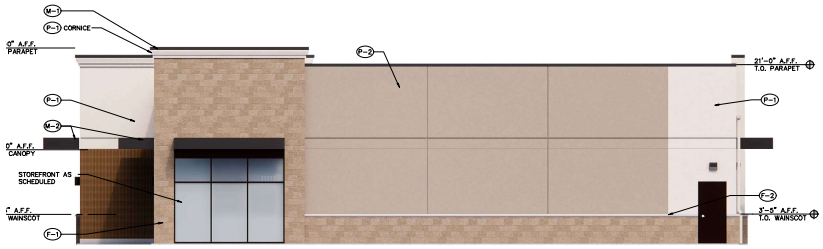
STONE TO BE ORDERED FROM BLACKSON BRICK (NO SUBSTITUTIONS) CONTACT: BRAE BARTON 817.874.3194 BRAE@BLACKSONBRICK.COM
BRICK TO BE ORDERED FROM ACME BRICK (NO SUBSTITUTIONS) CONTACT: BRYNNE HAMMES 817.291.7694 BHAMMES@ACMEBRICK.COM



3 REVEAL DETAIL
SCALE: 3"=1'-0"

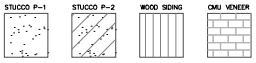


4 TRANSITION DETAIL
SCALE: 3"=1'-0"



NOTE:
REFER TO SHEET A4.0 FOR WINDOW SCHEDULE

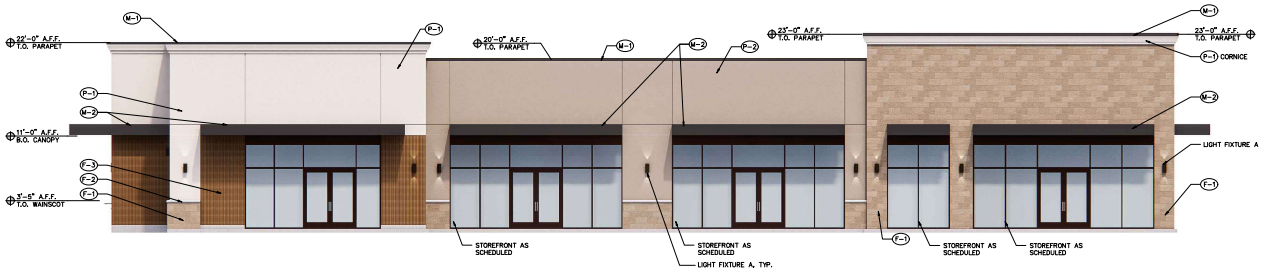
FINISH LEGEND



MATERIAL CALCULATIONS		
MATERIAL	SQ. FT.	PERCENTAGE
STUCCO	873	62%
CMU VENEER	400	29%
GLAZING	130	9%
TOTAL	1,403	100%

ARTICULATION CALCULATIONS:
MAXIMUM LENGTH BETWEEN ARTICULATIONS: 69'-0" (X3 BLD. HGT. @ 23'-0")
LENGTH PROVIDED BETWEEN ARTICULATIONS: 50'-4"
PROVIDED HORIZONTAL ARTICULATION: 1'-0"
PROVIDED VERTICAL ARTICULATION: 2'-0"

2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



MATERIAL CALCULATIONS		
MATERIAL	SQ. FT.	PERCENTAGE
STUCCO	756	27%
WOOD SIDING	113	4%
CMU VENEER	481	18%
GLAZING	1,419	51%
TOTAL	2,769	100%

1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

ARTICULATION CALCULATIONS:
MAXIMUM LENGTH BETWEEN ARTICULATIONS: 69'-0" (X3 BLD. HGT. @ 23'-0")
LENGTH PROVIDED BETWEEN ARTICULATIONS: 51'-0"
PROVIDED HORIZONTAL ARTICULATION: 2'-6"
PROVIDED VERTICAL ARTICULATION: 2'-0"

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FRANZ architects
7500 Rialto Blvd. Suite 1-270
Austin, Texas 78735
www.franzarchitects.com

SHELL BUILDING
N HWY 77
WAXAHACHIE, TX 75165

Revisions:

File Name: 24108-A02
Project No: 24108
Date: 07/01/24
Drawn By: TN
Checked By:

SHEET
A2.0
EXTERIOR ELEVATIONS

Elevation/Facade Option 2

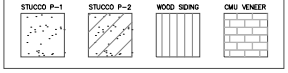
Item 17&18

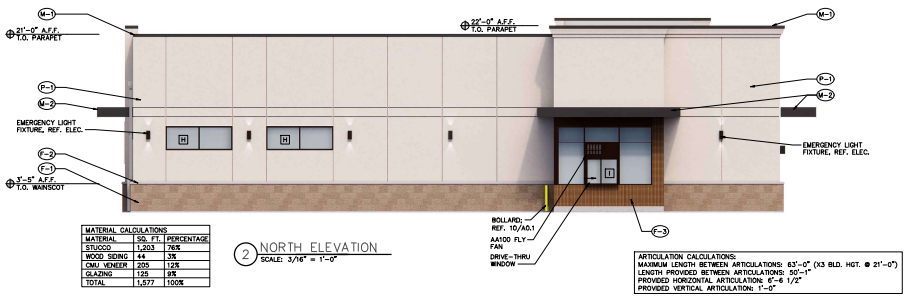
EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
(F-1) CMU VENEER	SW 7038 "IONY TAUPE"	LOCAL SOURCE	-
(F-2) STONE SILL	OFF WHITE	CORONADO	
(F-3) COMPOSITE WOOD SIDING	PERUVIAN TEAK	NEWTECHWOOD	EUROPEAN STYLE: BELGIAN BOARD
(P-1) PAINT FINISH	SW 7030 "ANEW GRAY"	SHERWIN WILLIAMS	-
(P-2) PAINT FINISH	SW 7032 "WARM STONE"	SHERWIN WILLIAMS	-
(M-1) PREFINISHED METAL COPING	SW 7020 "BLACK FOX"	SHERWIN WILLIAMS	-
(M-2) PRE-ENGINEERED METAL CANOPY	TO MATCH "BLACK FOX" SW 7020	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
MISCELLANEOUS METALS	SW 7020 "BLACK FOX"	SHERWIN WILLIAMS	-
STOREFRONT FRAMES	DARK BRONZE ANODIZED FRAME AND DOORS	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE
HARDWARE	SATIN CLEAR FINISH	FACTORY FINISHED	REFER TO HARDWARE LEGEND
DOWN SPOUTS	TO MATCH STUCCO COLOR	AEP SPAN	FACTORY APPLIED DURATECH FINISH
ROOF LADDER	TO MATCH STUCCO COLOR	SHERWIN WILLIAMS	-
LIGHT FIXTURE A	BLACK	KICHLER	LED (REFER TO ELECT.)
STUCCO	-	LOCAL SOURCE	3-PART STUCCO

STONE TO BE ORDERED FROM BLACKSON BRICK (NO SUBSTITUTIONS) CONTACT: BRAE BARTON 817.874.3194 BRAE@BLACKSONBRICK.COM
BRICK TO BE ORDERED FROM ACME BRICK (NO SUBSTITUTIONS) CONTACT: BRYNNE HAMMES 817.291.7694 BHAMMES@BRICK.COM

NOTE:
REFER TO SHEET A4.0 FOR WINDOW SCHEDULE

FINISH LEGEND





MATERIAL CALCULATIONS		
MATERIAL	SQ. FT.	PERCENTAGE
STUCCO	1,203	76%
WOOD SIDING	44	3%
CMU VENEER	205	12%
GLAZING	125	8%
TOTAL	1,577	100%

2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

ARTICULATION CALCULATIONS:
MAXIMUM LENGTH BETWEEN ARTICULATIONS: 63'-0" (X3 BLD. HGT. @ 21'-0")
LENGTH PROVIDED BETWEEN ARTICULATIONS: 50'-1"
PROVIDED HORIZONTAL ARTICULATION: 6"-6 1/2"
PROVIDED VERTICAL ARTICULATION: 1'-0"



MATERIAL CALCULATIONS		
MATERIAL	SQ. FT.	PERCENTAGE
STUCCO	1,928	89%
CMU VENEER	245	11%
TOTAL	2,173	100%

1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

ARTICULATION CALCULATIONS:
MAXIMUM LENGTH BETWEEN ARTICULATIONS: 63'-0" (X3 BLD. HGT. @ 21'-0")
LENGTH PROVIDED BETWEEN ARTICULATIONS: 38'-9"
PROVIDED HORIZONTAL ARTICULATION: 1'-0"
PROVIDED VERTICAL ARTICULATION: 1'-0"

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Cordova, Tennessee 38016
901.737.7400
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SHELL BUILDING
N HWY 77
WAXAHACHIE, TX 75165

Revisions:

File Name: 24108 A2.1
Project No: 24108
Date: 07.26.24
Drawn By: MMK/TR
Checked By:

SHEET
A2.1
EXTERIOR ELEVATIONS

Sign Plan

Item 17&18

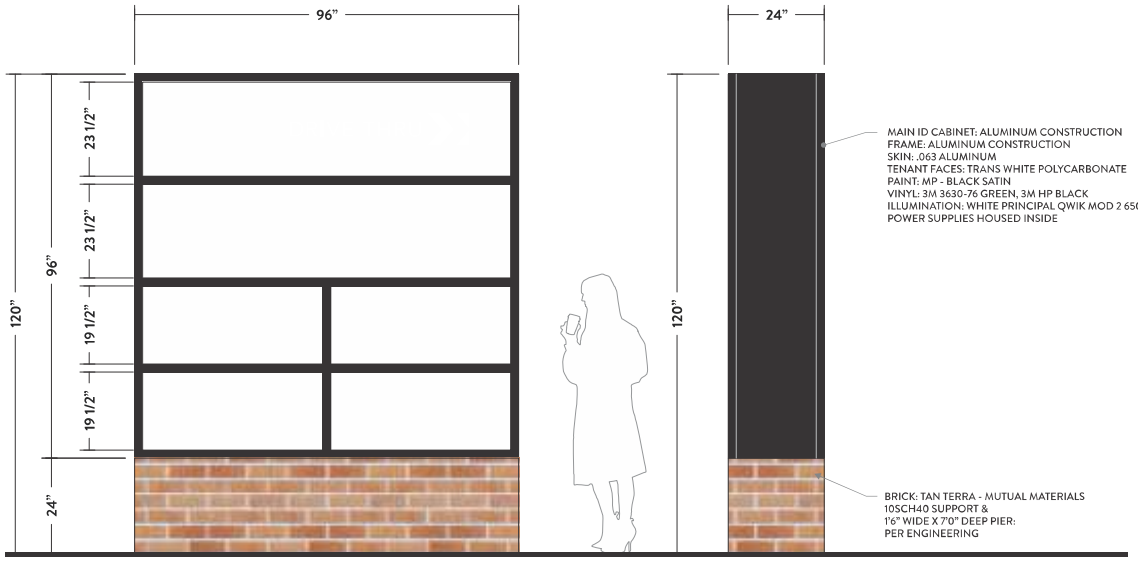
SCOPE OF WORK

1. FABRICATE AND INSTALL -
NEW GROUND SIGN

Survey Required

A

QTY : 1



PROPOSED SIGNAGE / CROSS SECTION

SCALE: 1/2” = 1’ - 0”

EZZI SIGNS
EST. 2005
16611 West Little York Rd
Houston, Texas 77084
EZZISIGNS.COM
713-232-0771

PROJECT:
STARBUCKS

ADDRESS:
NORTH HWY 77
WAXAHACHIE, TX

DATE: 05/07/2024

PROJECT NUMBER:
ES12316

DESIGNER:
RAMON

REVISIONS
R1:
R2:
R3:

APPROVALS / DATE

CLIENT:

LANDLORD:

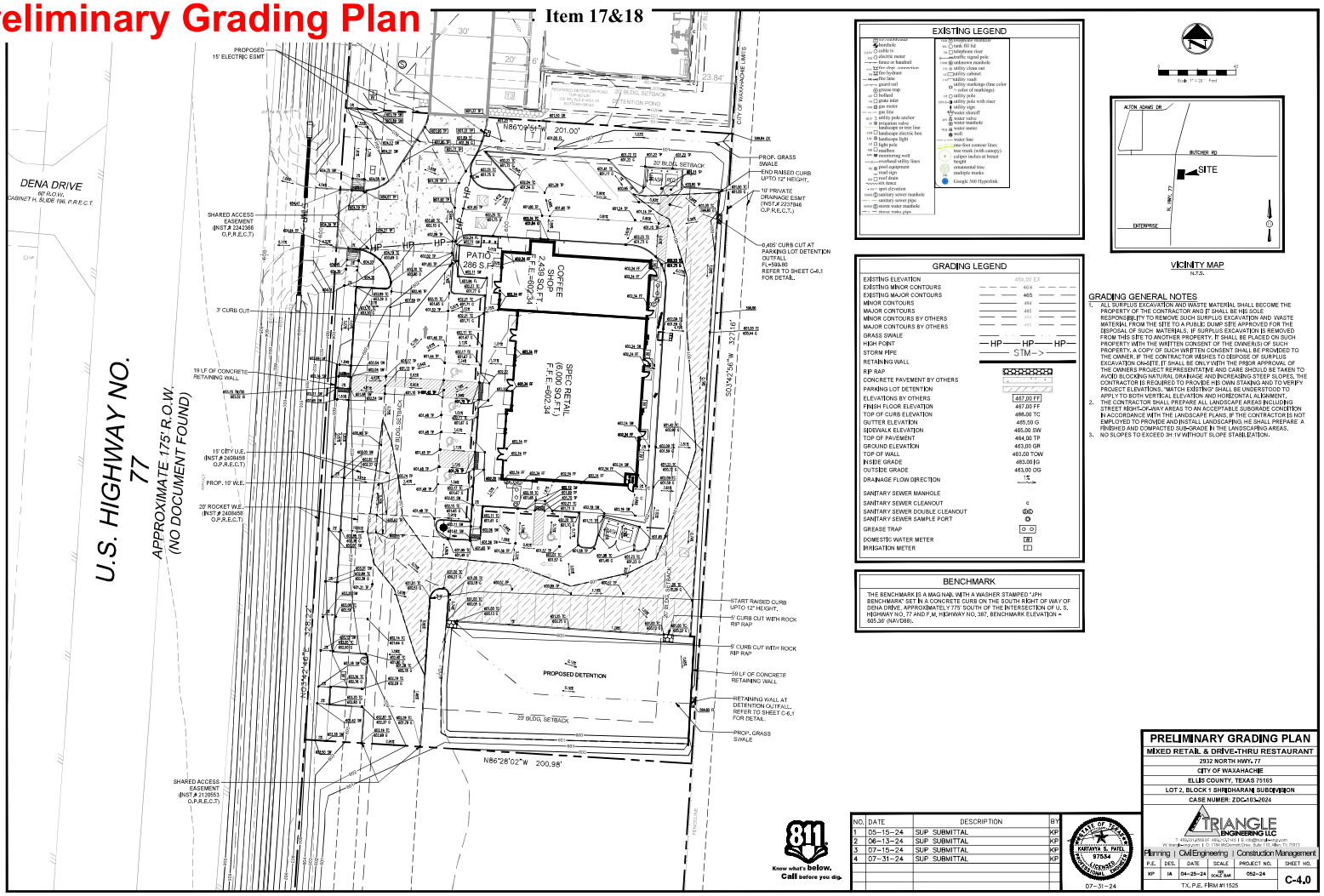
SEVEN YEAR WARRANTY

UL Installation requirements. This sign is to be installed in accordance with the requirements of article 600 of the national electrical code and other applicable local codes. This includes proper grounding and bonding. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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Preliminary Grading Plan

Item 17&18



EXISTING LEGEND

GRADING LEGEND

EXISTING ELEVATION	464.00 EX
EXISTING MINOR CONTOURS	464
EXISTING MAJOR CONTOURS	465
MINOR CONTOURS	464
MAJOR CONTOURS	465
MINOR CONTOURS BY OTHERS	464
MAJOR CONTOURS BY OTHERS	465
GRASS SWALE	
HIGH POINT	HP
STORM PIPE	STM
RETAINING WALL	
RIP RAP	
CONCRETE PAVEMENT BY OTHERS	
PARKING LOT DETENTION	
ELEVATIONS BY OTHERS	467.00 FF
FINISH FLOOR ELEVATION	467.00 FF
TOP OF CURB ELEVATION	466.00 TC
GUTTER ELEVATION	465.00 G
SIDEWALK ELEVATION	465.00 SW
TOP OF PAVEMENT	464.00 TP
GROUND ELEVATION	463.00 GR
TOP OF WALL	463.00 TOW
INSIDE GRADE	463.00 IG
OUTSIDE GRADE	463.00 OG
DRAINAGE FLOW DIRECTION	1%
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	C
SANITARY SEWER DOUBLE CLEANOUT	DCO
SANITARY SEWER SAMPLE PORT	SP
GREASE TRAP	GT
DOMESTIC WATER METER	DW
IRRIGATION METER	IW

BENCHMARK

THE BENCHMARK IS A MAG NAIL WITH A WASHER STAMPED "JPH BENCHMARK" SET IN A CONCRETE CURB ON THE SOUTH RIGHT OF WAY OF DENA DRIVE, APPROXIMATELY 775' SOUTH OF THE INTERSECTION OF U. S. HIGHWAY NO. 77 AND F.M. HIGHWAY NO. 387, BENCHMARK ELEVATION = 605.36' (NAVD88).

VICINITY MAP
N.T.S.

GRADING GENERAL NOTES

1. ALL SURPLUS EXCAVATION AND WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO REMOVE SUCH SURPLUS EXCAVATION AND WASTE MATERIAL FROM THE SITE TO A PUBLIC DUMP SITE APPROVED FOR THE DISPOSAL OF SUCH MATERIALS. IF SURPLUS EXCAVATION IS REMOVED FROM THIS SITE TO ANOTHER PROPERTY, IT SHALL BE PLACED ON SUCH PROPERTY WITH THE WRITTEN CONSENT OF THE OWNER(S) OF SUCH PROPERTY. A COPY OF SUCH WRITTEN CONSENT SHALL BE PROVIDED TO THE OWNER. IF THE CONTRACTOR WISHES TO DISPOSE OF SURPLUS EXCAVATION ON-SITE, IT SHALL BE ONLY WITH THE PRIOR APPROVAL OF THE OWNERS PROJECT REPRESENTATIVE AND CARE SHOULD BE TAKEN TO AVOID BLOCKING NATURAL DRAINAGE AND INCREASING STEEP SLOPES. THE CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.
2. THE CONTRACTOR SHALL PREPARE ALL LANDSCAPE AREAS INCLUDING STREET RIGHT-OF-WAY AREAS TO AN ACCEPTABLE SUBGRADE CONDITION IN ACCORDANCE WITH THE LANDSCAPE PLANS. IF THE CONTRACTOR IS NOT EMPLOYED TO PROVIDE AND INSTALL LANDSCAPING, HE SHALL PREPARE A FINISHED AND COMPACTED SUB-GRADE IN THE LANDSCAPING AREAS.
3. NO SLOPES TO EXCEED 3H:1V WITHOUT SLOPE STABILIZATION.

811 Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	05-15-24	SUP SUBMITTAL	KP
2	06-13-24	SUP SUBMITTAL	KP
3	07-15-24	SUP SUBMITTAL	KP
4	07-31-24	SUP SUBMITTAL	KP

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
07-31-24

PRELIMINARY GRADING PLAN

MIXED RETAIL & DRIVE-THRU RESTAURANT
2932 NORTH HWY. 77
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS 75165
LOT 2, BLOCK 1 SHRIDHARANI SUBDIVISION
CASE NUMBER: ZDC-103-2024

TRIANGLE ENGINEERING LLC
Planning | Civil Engineering | Construction Management
T.P.E. FIRM #11525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	IA	04-25-24	1" = 20' Scale Bar	052-24	C-4.0

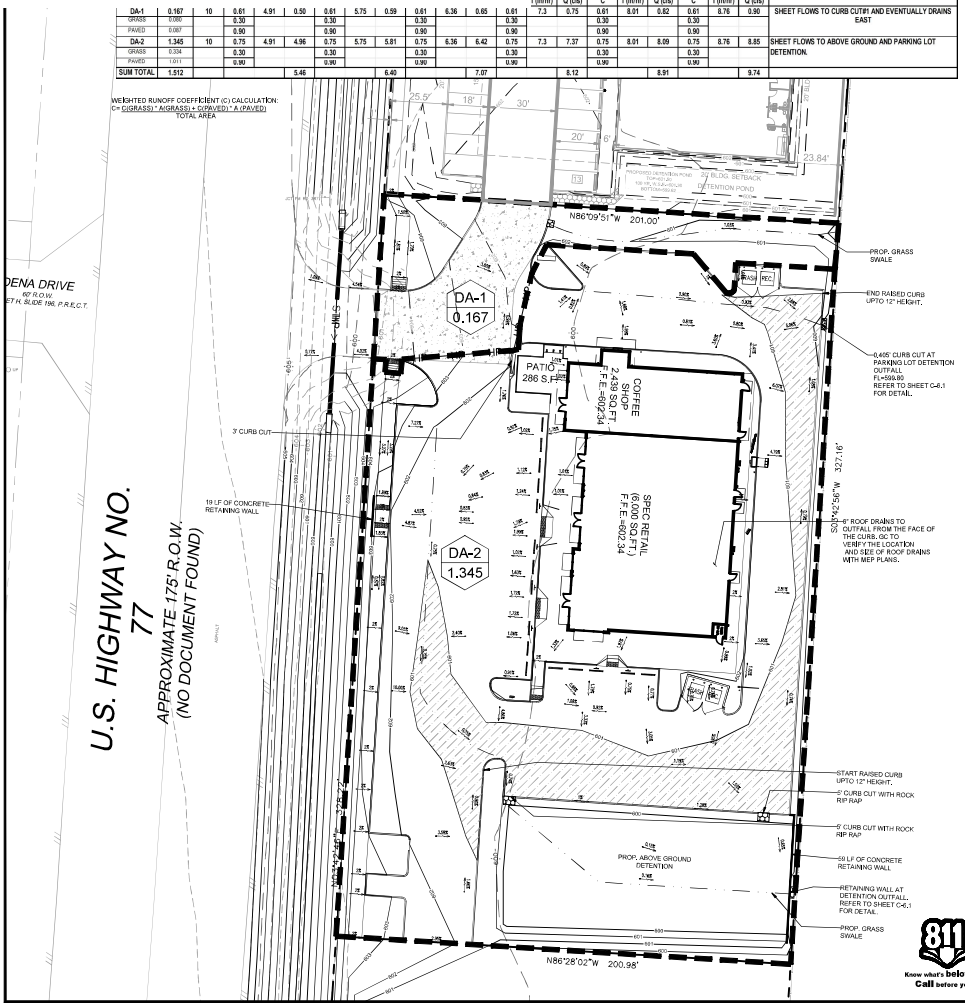
Preliminary Drainage Plan

Item 17&18

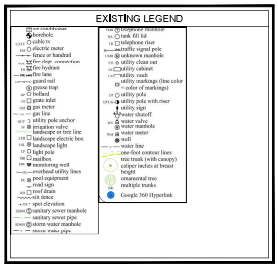
AREA CALCULATIONS

			25-YR STORM						50-YR STORM						100-YR STORM						REMARKS
			I (in/hr)		Q (cfs)				I (in/hr)		Q (cfs)				I (in/hr)		Q (cfs)				
DA-1	0.167	10	0.01	4.91	0.50	0.61	5.75	0.59	0.61	6.36	0.65	0.61	7.3	0.75	0.61	8.01	0.82	0.61	8.76	0.90	SHEET FLOWS TO CURB CUT#1 AND EVENTUALLY DRAINS EAST
GRASS	0.080		0.30			0.30			0.30			0.30			0.30			0.30			
PAVED	0.087		0.90			0.90			0.90			0.90			0.90			0.90			
DA-2	1.345	10	0.75	4.91	4.96	0.75	5.75	5.81	0.75	6.36	6.42	0.75	7.3	7.37	0.75	8.01	8.09	0.75	8.76	8.85	SHEET FLOWS TO ABOVE GROUND AND PARKING LOT DETENTION.
GRASS	0.334		0.30			0.30			0.30			0.30			0.30			0.30			
PAVED	1.011		0.90			0.90			0.90			0.90			0.90			0.90			
SUM TOTAL	1.512				5.46			6.40			7.07			8.12			8.91			9.74	

WEIGHTED RUNOFF COEFFICIENT (C) CALCULATION:
$C = [C(GRASS) * A(GRASS) + C(PAVED) * A(PAVED)] / TOTAL\ AREA$



EXISTING LEGEND

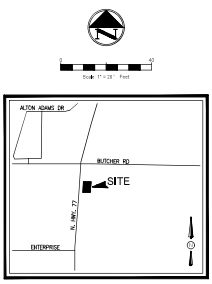


POST-DRAINAGE LEGEND

EXISTING MINOR CONTOURS	464
EXISTING MAJOR CONTOURS	465
MINOR CONTOURS	464
MAJOR CONTOURS	465
DRAINAGE DIVIDE	
HIGH POINT	HP HP HP
DRAINAGE AREA NO.	DA-X
DRAINAGE AREA ACREAGE	X.XX
DRAINAGE FLOW DIRECTION	

FLOOD PLAIN NOTE

THIS PROPERTY LIES WITHIN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48139C0280F, DATED 2023/10/19



VICINITY MAP
N.T.S.

811 Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	05-15-24	SUP SUBMITTAL	KP
2	06-13-24	SUP SUBMITTAL	KP
3	07-15-24	SUP SUBMITTAL	KP
4	07-31-24	SUP SUBMITTAL	KP

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER — 07-31-24

SUP POST-DRAINAGEPLAN

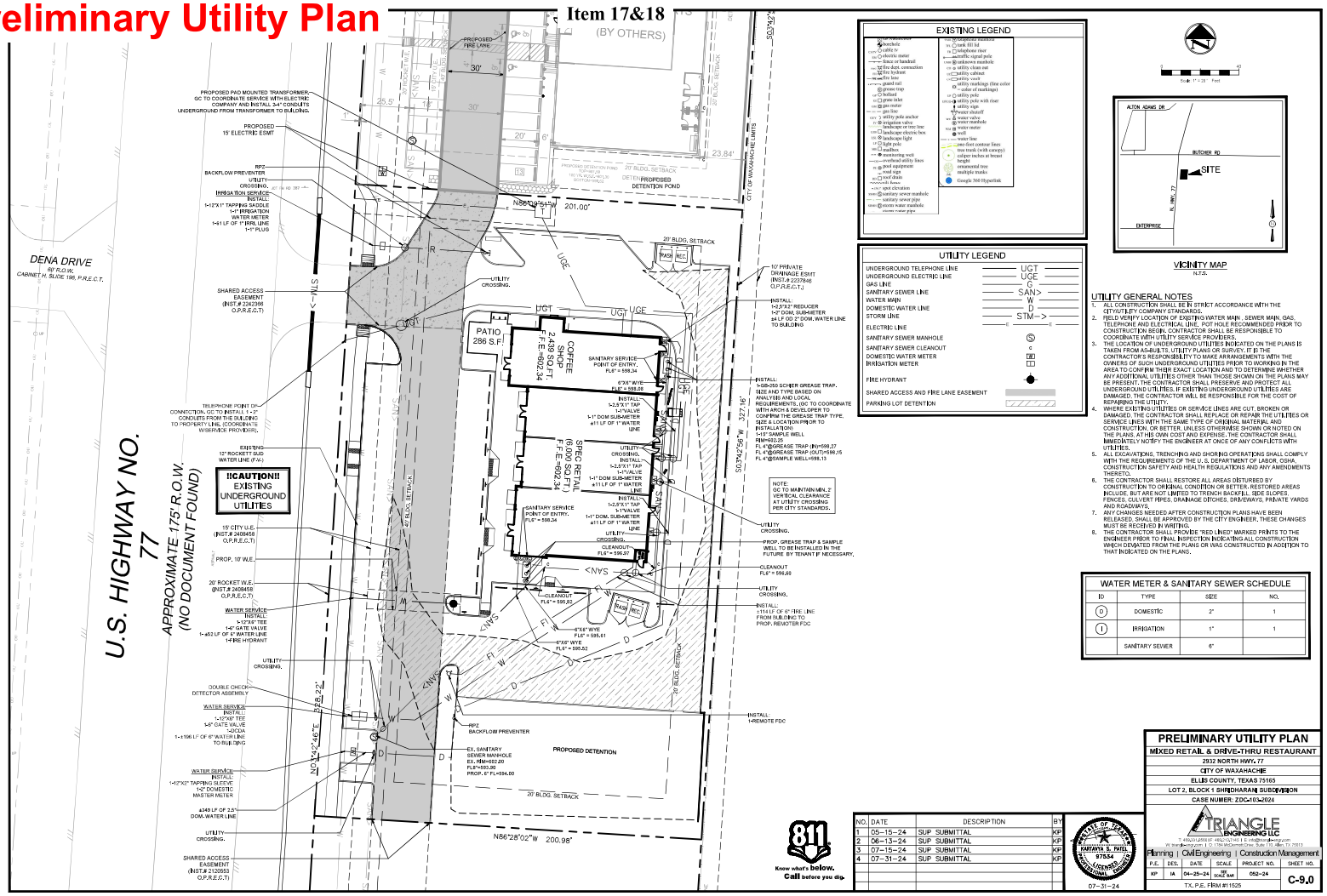
MIXED RETAIL & DRIVE-THRU RESTAURANT
2932 NORTH HWY. 77
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS 75165
LOT 2, BLOCK 1 SHRIDHARANI SUBDIVISION
CASE NUMBER: ZDC-103-2024

TRIANGLE ENGINEERING LLC
Planning | Civil Engineering | Construction Management
TX. P.E. FIRM #1525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	IA	04-25-24	1" = 20'	052-24	C-6.0

Preliminary Utility Plan

Item 17&18



EXISTING LEGEND

UTILITY LEGEND

UNDERGROUND TELEPHONE LINE	UGT
UNDERGROUND ELECTRIC LINE	UGE
GAS LINE	G
SANITARY SEWER LINE	SAN
WATER MAIN	W
DOMESTIC WATER LINE	D
STORM LINE	STM
ELECTRIC LINE	E
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
DOMESTIC WATER METER	
IRRIGATION METER	
FIRE HYDRANT	
SHARED ACCESS AND FIRE LANE EASEMENT	
PARKING LOT DETENTION	

VICINITY MAP
N.T.S.

UTILITY GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY/UTILITY COMPANY STANDARDS.
2. FIELD VERIFY LOCATION OF EXISTING WATER MAIN , SEWER MAIN, GAS, TELEPHONE AND ELECTRICAL LINE, POT HOLE RECOMMENDED PRIOR TO CONSTRUCTION BEGIN. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH UTILITY SERVICE PROVIDERS.
3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
6. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
7. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
8. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.
D	DOMESTIC	2"	1
I	IRRIGATION	1"	1
	SANITARY SEWER	6"	

811 Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	05-15-24	SUP SUBMITTAL	KP
2	06-13-24	SUP SUBMITTAL	KP
3	07-15-24	SUP SUBMITTAL	KP
4	07-31-24	SUP SUBMITTAL	KP

STATE OF TEXAS — RANTANYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
07-31-24

PRELIMINARY UTILITY PLAN

MIXED RETAIL & DRIVE-THRU RESTAURANT

2932 NORTH HWY. 77
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS 75165
LOT 2, BLOCK 1 SHRIDHARANI SUBDIVISION
CASE NUMBER: ZDC-103-2024

TRIANGLE ENGINEERING LLC
T: 469.291.2050 ET REG.# 17140 | E: info@triangle-eng.com
W: triangle-eng.com | 101 Wilcrest Drive, Suite 115 Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	IA	04-25-24	1" = 30'	052-24	C-9.0

TX. P.E. FIRM #1525

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-105-2024

MEETING DATE(S)

Planning & Zoning Commission: September 10, 2024
City Council: September 16, 2024

CAPTION

Public Hearing on a request by Erik Test, Ellis County, for a **Specific Use Permit (SUP)** for an **Electronic Message Sign** use within a General Retail (GR) and Commercial (C) zoning district located at 302 N Monroe Street (Property ID 289705) - Owner: Ellis County, Texas (ZDC-105-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of ZDC-105-2024, a Specific Use Permit (SUP) request for an Electronic Message Sign use at 302 N Monroe, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) to allow for the construction of an electronic message sign at 302 N Monroe Street.

CASE INFORMATION

Applicant:	Erik Test, Ellis County
Property Owner(s):	Owner: Ellis County, Texas
Site Acreage:	3.032 acres
Current Zoning:	General Retail (GR) and Commercial (C)
Requested Zoning:	General Retail (GR) and Commercial (C) with SUP for an Electronic Message Sign.

SUBJECT PROPERTY

General Location:	302 N Monroe Street
Parcel ID Number(s):	289705
Existing Use:	The Ellis County Central Building is currently under construction on the subject property.
Development History:	A Replat (SUB-104-2024) for the subject property was approved by the Planning & Zoning Commission on June 11, 2024.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	General Retail (GR)	Grace Anglican Church
East	Commercial (C)	Guardian Tag
South	Central Area (CA)	Citizens National Bank
West	General Retail (GR)	Edmundo's Mufflers & Tires

Future Land Use Plan: Downtown

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 subject property is accessible via N Elm Street (US Highway 77), N Monroe Street, and N Rogers Street.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to allow for the construction of an electronic message sign for the Ellis County Central Building. An existing pole sign currently exists on the subject property along N Elm Street (US Highway 77). The applicant proposes to remove this pole sign and provide signage for the property with a new monument sign that will include an electronic message component. The proposed monument sign is 15' in height and a total of 150 square feet in size. The electronic message board will constitute approximately 40 square feet of the sign.

Planning Analysis

Monument signs are typically required to be situated outside of all easements. However, there are multiple large existing easements that extend between 25' and 40' into the subject property along N Elm Street (US Highway 77). Due to this, the applicant is unable to locate the monument sign outside of all existing utility easements. The applicant has worked with staff from the Utilities Department to ensure the monument sign is at least 7.5' from existing utility infrastructure. The Utilities Department has noted that the placement of the monument sign with the existing utility easements on the property is acceptable if a setback of 7.5' from existing utility infrastructure is maintained.

Section 5.08 of the Waxahachie Zoning Ordinance requires all signs with an electronic message component to comply with the requirements identified in Table 1 below. The proposed sign complies with all requirements of the Waxahachie Zoning Ordinance, with the exception of items in **bold**.

Table 1: Electronic Message Sign Regulation Chart

Electronic Messaging Sign (City of Waxahachie)	Proposed Sign
Signage shall not be located within 15' of the public right-of-way (ROW).	The sign is located 15' from the public ROW.
Electronic Message Signs shall be restricted to the form of monument signs. Per Section 5.08 of the Waxahachie Zoning Ordinance, Monuments signs shall have a low profile and must be made of stone, concrete, brick or other similar materials. A monument sign shall be solid from the ground up and all pole(s) or supports shall be concealed. Single-tenant Monument Signs are restricted to maximum height of 8' and a maximum size of 80 square feet.	**The proposed electronic message sign will be incorporated into monument sign. However, the monument sign proposed by the applicant is 15' in height and 150 square feet in size.**
Changeable message copy signs may not be used to display commercial messages relating to products or services that are not offered on the premises.	The electronic messaging sign shall not be used to display commercial messages relating to products or services that are not offered on the premises.
Such signs shall not exceed a brightness level of 0.3-foot candles above ambient light. In all zoning districts such signs shall come equipped with automatic dimming technology, which automatically adjusts the sign's brightness based on ambient light.	The applicant has stated that the sign will be programmed to use an automatic sensor that reduces the sign's brightness at night.
Signs shall have no flashing copy or lights; revolving beacon lights; chasing, blinking, or stroboscopic lights; or, fluttering, undulating, swinging, or otherwise moving parts	The proposed sign will have moving text; but will not have flashing copy or lights; revolving beacon lights; chasing, blinking, or stroboscopic lights; or, fluttering, undulating, swinging, or otherwise moving parts.
Any electronic message signs that are illuminated by artificial light or projects an electronic message through a changeable copy sign that is within 400 feet of a residence, park, playground, or scenic area as designated by a governmental agency having such authority shall not be lighted between the hours of 10:00 p.m. and 6:00 a.m.	The sign shall not be illuminated between the hours of 10 pm – 6am.
A maximum of seventy (70) percent of the sign face may be devoted to changeable sign copy.	Approximately 27% of the sign face will be used as a changeable sign copy (electronic message board).

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 28 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.

PUBLIC NOTIFICATION RESPONSES

Staff received one (1) letter of support and zero (0) letters of opposition for the proposed SUP.

RECOMMENDATION

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

Conditions:

1. The sign shall not be illuminated between the hours of 10pm – 6am.
2. The electronic messaging sign shall not be used to display commercial messages relating to products or services that are not offered on the premises.
3. The electronic message sign shall not exceed a brightness level of 0.3-foot candles above ambient light. The sign shall come equipped with automatic dimming technology, which automatically adjusts the sign's brightness based on ambient light.
4. The sign shall not have flashing copy or lights; revolving beacon lights; chasing, blinking, or stroboscopic lights; or, fluttering, undulating, swinging, or otherwise moving parts.
5. If the premises covered by this Specific Use Permit is vacated and/or ceases to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.
6. City Council shall have the right to review the Specific Use Permit at any point, as needed.

ATTACHED EXHIBITS

1. Public Notification Response
2. Site Plan
3. Sign Detail & Renderings

APPLICANT REQUIREMENTS

1. If approved by City Council, the applicant can apply for a sign permit from the Building and Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:
Zack King, AICP
Senior Planner
zking@waxahachie.com

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

Item 19&20

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-105-2024

<>

AUTREY DUSTIN D & JAMES D PATE
200 S Elm St
Waxahachie, TX 75165-3606

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

> Request by Erik Test, Ellis County, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a General Retail (GR) and Commercial (C) zoning district located at 302 N Monroe Street (Property ID 289705) - Owner: Ellis County, Texas (ZDC-105-2024) Staff: Zack King

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-105-2024 **City Reference: 297097**

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

☒ SUPPORT ☐ OPPOSE

Comments:

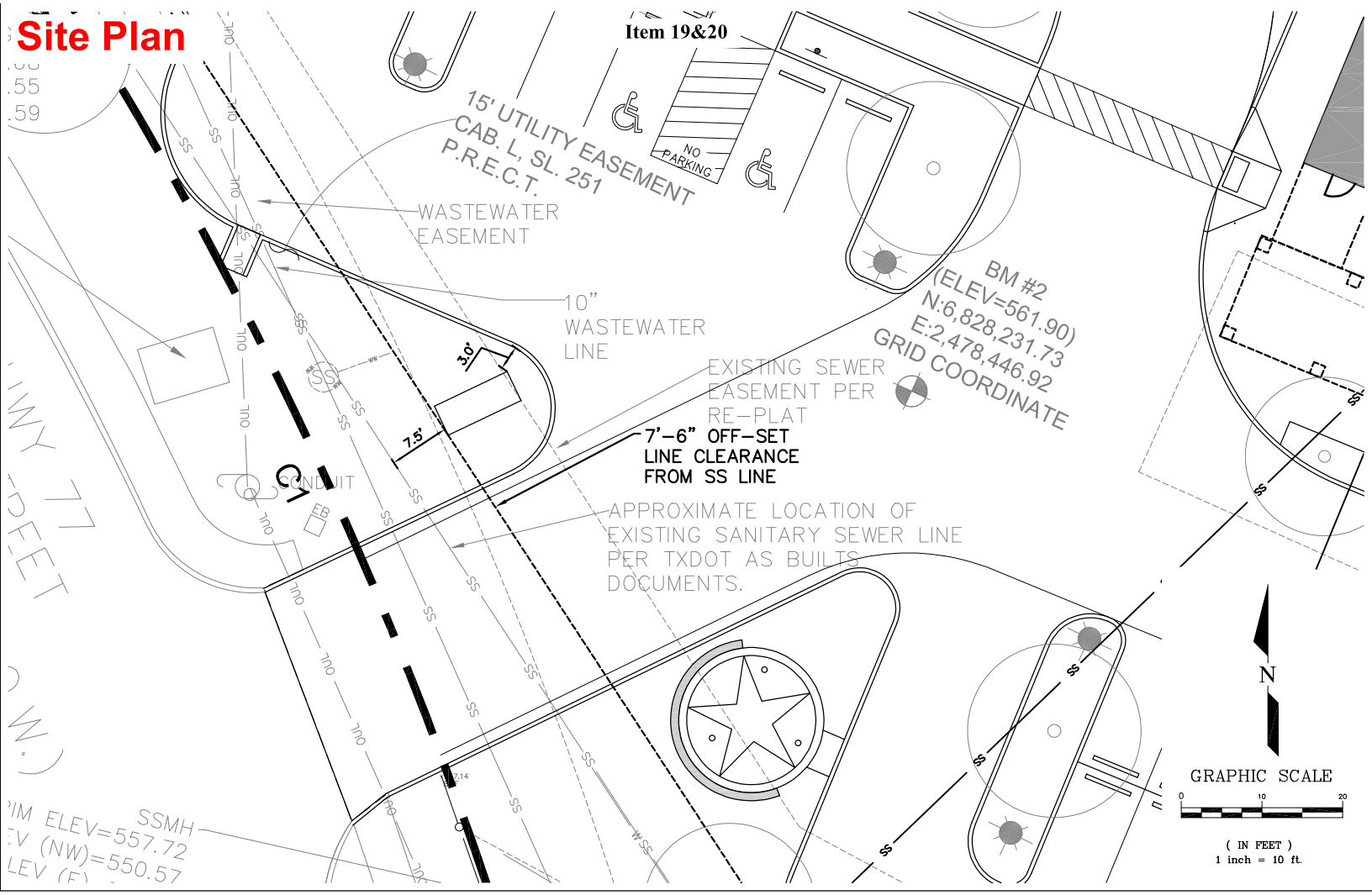
Signature

8-26-24
Date

Dust Autrey-owner
Printed Name and Title

200 S Elm Wax TX 75165
Address

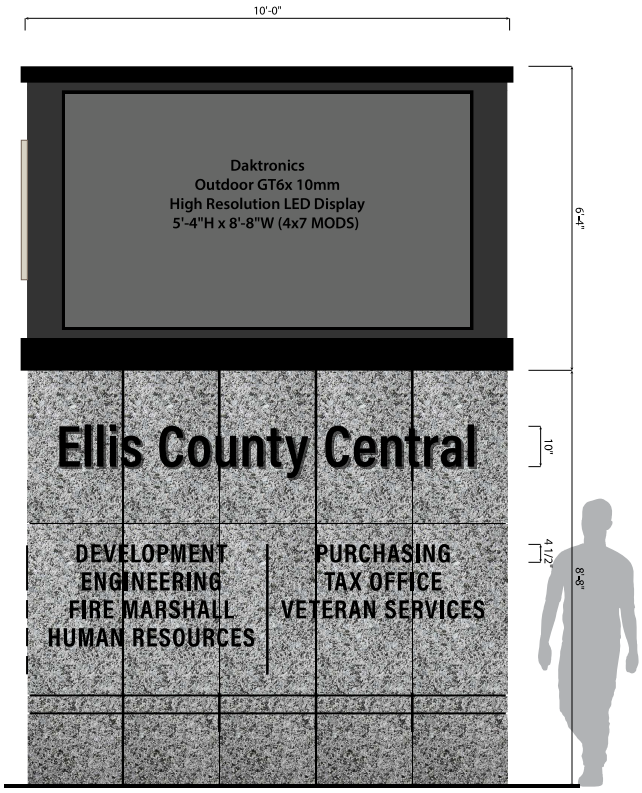
Site Plan


Item 19&20
15' UTILITY EASEMENT
CAB. L, SL. 251
P.R.E.C.T.
NO PARKING
WASTEWATER
EASEMENT
10"
WASTEWATER
LINE
BM #2
(ELEV=561.90)
N:6,828,231.73
E:2,478,446.92
GRID COORDINATE
EXISTING SEWER
EASEMENT PER
RE-PLAT
7'-6" OFF-SET
LINE CLEARANCE
FROM SS LINE
3.0'
7.5'
APPROXIMATE LOCATION OF
EXISTING SANITARY SEWER LINE
PER TXDOT AS BUILTS
DOCUMENTS.
CONDUIT
EB
SSMH
ELEV=557.72
(NW)=550.57
N
GRAPHIC SCALE
0
10
20
(IN FEET)
1 inch = 10 ft.

Sign Detail & Renderings

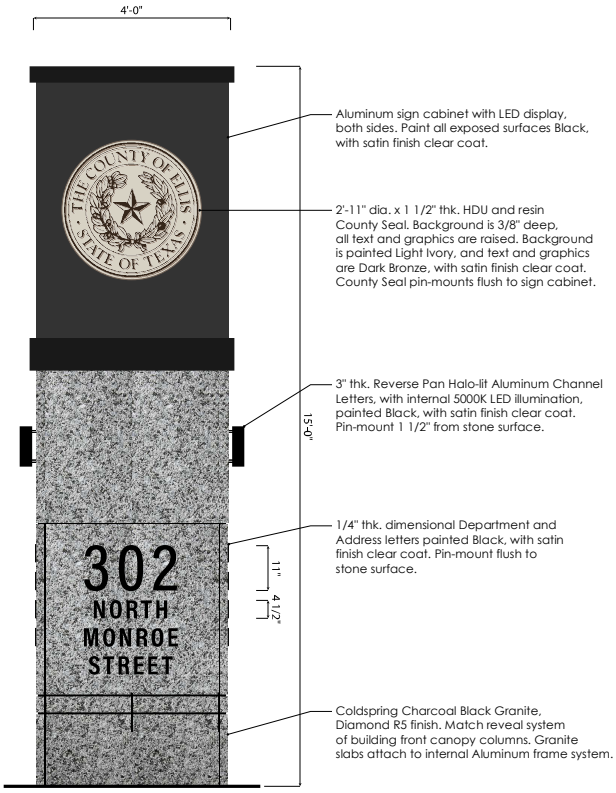
Item 19&20

ELLIS COUNTY CENTRAL BUILDING
EXTERIOR SIGNAGE SYSTEM



Elevation

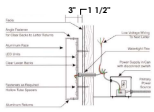
Scale: 1/2" = 1'-0"



Side View
(Faces Roadway)



Example of typical reverse halo-lit channel letters



Typical construction details



Typical construction isometric

Monument Identification Sign - Sign Type E1

entos design

Planning & Zoning Department

Plat Staff Report

Case: SUB-173-2024

MEETING DATE(S)

Planning & Zoning Commission: September 10, 2024
City Council: September 16, 2024

CAPTION

Present a request by Brian Wade, RLG Consulting Engineers, for a **Replat** of Block 29, 96, and 97 of the Official Town Map of Waxahachie, to create Lot 1, Block 29B of the City Hall addition, 1 lot, being 1.3453 acres, located at 401 S Rogers Street, (Property ID 193895) – Owner: City of Waxahachie (SUB-173-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of SUB-173-2024, a Replat for the City Hall addition, and the associated Petition for Relief Waiver, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to replat the subject property to combine multiple existing lots into a single non-residential lot to facilitate the upcoming remodel of Waxahachie City Hall.

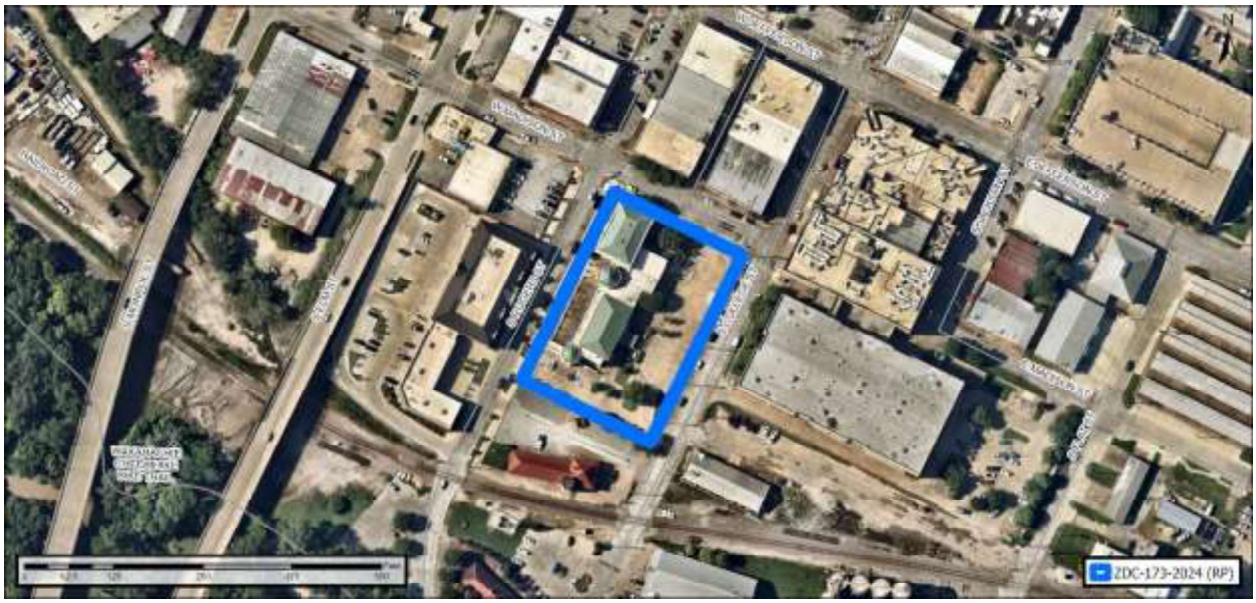
CASE INFORMATION

Applicant:	Brian Wade, RLG Consulting Engineers
Property Owner(s):	City of Waxahachie
Site Acreage:	1.3453 acres
Number of Lots:	1 lot
Number of Dwelling Units:	0 unit
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	401 S Rogers Street
Parcel ID Number(s):	193895
Current Zoning:	Light Industrial-2 (LI-2)
Existing Use:	Waxahachie City Hall
Platting History:	The subject property is currently platted as all Block 29 and portions of Blocks 96 and 97 of the Official Town Map of Waxahachie.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to replat the subject property to combine multiple existing lots into a single non-residential lot to facilitate the upcoming remodel of Waxahachie City Hall. The proposed replat adheres to the lot size and dimension requirements of the Light Industrail-2 zoning district.

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

Petition for Relief Waiver – Utility Easement Dedication:

Section 3.3.a of the Waxahachie Subdivision Ordinance, requires the dedication of a 15' Utility Easement adjacent to all public right-of-way (ROW) at the time of platting or replatting. The applicant has requested a Petition for Relief Waiver (variance) to not dedicate a 15' Utility Easement along S Rogers Street or W Madison Street. This Petition for Relief is requested due to the fact that the existing building and retaining walls on the site are situated on the property line along S Rogers Street and W Madison Street. The portions of the building and the existing retaining walls in question will not be removed as part of the upcoming City Hall remodel; so an easement cannot be dedicated at this time.

Staff is supportive of the Petition for Relief Waiver due to the fact that sufficient public and franchise utility infrastructure for the property is already in place within the ROW of S Rogers Street and W Madison Street.

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 Replat, and the associated Petition for Relief Waiver, subject to the conditions noted below.

Conditions:

1. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, please provide coordinates (northing, easting) for one additional corner of the property.

Conditions (continued):

2. 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.
3. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Revise the legal description in the title block to match the full legal description provided in the Owner's Certificate.
4. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please revise the title block to include reference to the total acreage of the subject property (1.3453ac).
5. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please revise the title block to include reference to the current zoning of the property, Light Industrial-2 (LI-2).
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-173-2024", please revise accordingly.
7. Per Section 3.3.a of the Waxahachie Subdivision Ordinance, a 15' utility easement is required adjacent to all street rights-of-way. The existing building is situated closer than 15' to the property line along S Rogers and W Madison. The required 15' easement can be dedicated along S College Street.
8. Per Section 5.6.d and 5.7.a.8 of the Waxahachie Subdivision Ordinance, add a note that retaining walls/fences shall not be installed within utility easements.

ATTACHED EXHIBITS

1. Replat

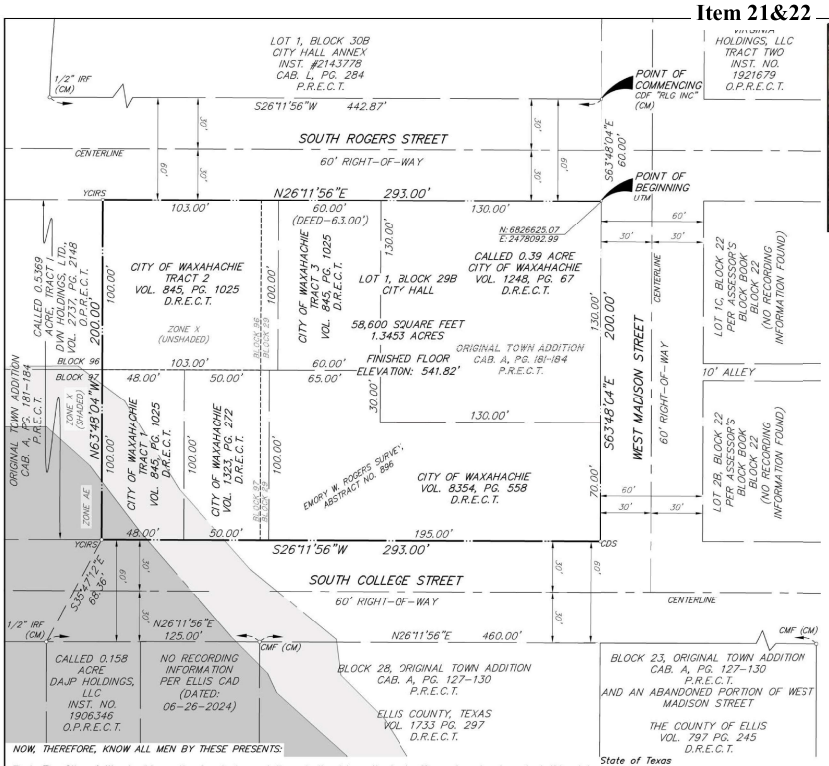
APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

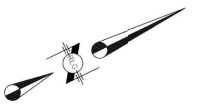
Prepared by:
Zack King, AICP
Senior Planner
zking@waxahachie.com

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





VICINITY MAP
NOT TO SCALE



0 20 40 80
(FEET)
1 inch = 40 ft.

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	TRACT LINE
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TX
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TX
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
U/M	UNABLE TO MONUMENT
CMS/CMF	CHISEL MARK SET/FOUND
OCIRF	5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LRA"
PCIRF	5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT"
YCIRS	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
YCIRF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 4486" FOUND
(CM)	CONTROLLING MONUMENT
CDS	1" COPPER DISK SET STAMPED "RLG INC"

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

Whereas, the City of Waxahachie is the sole owner of a 58,600 square feet (1.3453 acre) tract of land situated in the Emory W. Rogers Survey, Abstract No. 896, the City of Waxahachie, Ellis County, Texas, being all of Block 29 and part of Block 96 and part of Block 97, of the Official Map of The City of Waxahachie, Texas, recorded in Cabinet A, Page 181-184, Plat Records, Ellis County, Texas being all of Tract 1, Tract 2, and Tract 3 described in a Warranty Deed with Vendor's Lien to City of Waxahachie, recorded in Volume 845, Page 1025, Deed Records, Ellis County, Texas, being all of a called 0.39 acre tract of land described in a Deed Without Warranty to the City of Waxahachie, recorded in Volume 1248, Page 67, Deed Records, Ellis County, Texas, being all of a tract of land described in a Warranty Deed to The City of Waxahachie, recorded in Volume 1323, Page 272, Deed Records, Ellis County, Texas, being all of a tract of land described in a Warranty Deed to City of Waxahachie, recorded in Volume 8354, Page 558, Deed Records, Ellis County, Texas, and being more particularly described as follows:

COMMENCING at a 1" copper disk stamped "RLG INC" found at the west intersection between South Rogers Street (a 60 foot right-of-way) and West Madison Street (a 60 foot right-of-way), for the northeast corner of Lot 1, Block 30B, City Hall Annex, an addition to the City of Waxahachie, according to the plat recorded in Instrument Number 2143778 (Cabinet L, Page 284), Official Public Records, Ellis County, Texas, from which a 1/2" iron rod found on the northwest right-of-way line of said South Rogers Street, and for the south corner of said Lot 1, Block 30B, bears South 26°11'56" West, a distance of 442.87 feet;

THENCE South 63°48'04" East, over and across the right-of-way of said South Rogers Street, a distance of 60.00 feet to at a point (unable to monument, corner lands of top of wall) at the south intersection of said South Rogers Street and said West Madison Street, for the north corner of said Block 29 and the north corner of said 0.39 acre tract, for the POINT OF BEGINNING;

THENCE South 63°48'04" East, along the southwest right-of-way line of said West Madison Street, a distance of 200.00 feet to a 1" copper disk stamped "RLG INC" set at the west intersection between said West Madison Street and South College Street (a 60 foot right-of-way) for the east corner of said tract of land recorded in said Volume 8354, Page 558;

THENCE South 26°11'56" West, along the northwest right-of-way line of said South College Street, a distance of 293.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the northwest right-of-way line of said South College Street, for the east corner of a called 0.5369 acre tract of land described in a Special Warranty Deed to DVM Holdings, LTD., recorded in Volume 2737, Page 2148, Official Public Records, Ellis County, Texas, and the south corner of said Tract 1, from which a 1/2" iron rod found on the southeast right-of-way line of said South College Street, for the west corner of a called 0.158 acre tract of land as described in a Texas Warranty Deed with Vendor's Lien to DAJP Holdings, LLC, recorded in Instrument Number 1906346, Official Public Records, Ellis County, Texas, bears South 35°47'12" East, a distance of 68.36 feet;

THENCE North 63°48'04" West, along the northeast line oi said 0.5369 acre tract, a distance of 200.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the southeast right-of-way line of said South Rogers Street, for the north corner of said 0.5369 acre tract and the west corner of said Tract 2;

THENCE North 26°11'56" East, along the southeast right-of-way line of said South Rogers Street, a distance of 293.00 feet to the POINT OF BEGINNING, containing 58,600 square feet or 1.3453 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Brian R. Wade, 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.

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.

Brian R. Wade R.P.L.S. No. 6098 Date

NOW, THERFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **The City of Waxahachie,** acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as **Lot 1, Block 29B, City Hall,** 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 pat. 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 _____, 2024.

BY:

_____
Michael Scott, City Manager for the City of Waxahachie

NOTES:

1. Basis of Bearings: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
2. Controlling monuments: as shown.
3. The subject tract is depicted within Zone X, Shaded Zone X, and Zone AE, on the Flood Insurance Rate Map, Map No. 48139C0190G, dated October 19, 2023, Panel 190 of 600. Zone X is defined thereon as "area of minimal flood hazard". Shaded Zone X is defined thereon as "0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile". Zone AE is defined thereon as "having BFE or depth".

   The location of the flood zone lines were determined by scaling from said FEMA map. The actual location as determined by elevation contours may differ. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by manmade or natural causes. This flood statement shall not create a liability on the part of the surveyor or RLG Consulting Engineers as a result of flooding.

State of Texas
County of Ellis

Before me, the undersigned, a notary public in and for said county and state on this day appears **Michael Scott, City Manager for City of Waxahachie,** 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 purposes 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 _____ OF _____, 2024.

_____
Notary Public in and for the State of Texas

Approved by the Planning and Zoning Commission

_____ _____ _____
Chairperson Date

_____ _____
Attest Date

BENCHMARKS DESCRIPTIONS:

BENCHMARK #1: SQUARE CUT ON TOP OF WALL, AT END OF WALL, WEST SIDE OF SOUTH ROGERS ST., 210' ± SOUTH OF W. MADISON ST, 24'± NORTH OF THE NORTHEAST BUILDING CORNER OF 408 SOUTH ROGERS ST. NOT SHOWN.
ELEV= 544.92'

BENCHMARK #2: SQUARE CUT OF TOP OF CURB, WEST SIDE OF SOUTH ROGERS ST, 40' ± SOUTH OF W. MADISON ST. NOT SHOWN.
ELEV= 550.47'

BENCHMARK #3: SQUARE CUT SET ON RETAINING WALL NEXT TO CONCRETE STEPS ON THE NORTH CORNER OF W. MADISON AND S. ROGERS, NOT SHOWN.
ELEV=553.56'

BENCHMARK #4: SQUARE CUT SET ON TOP OF CURB ON CENTER OF STORM DRAIN INLET ON ELM ST. AT THE WEST CORNER OF S. ELM ST AND W. MADISON, NOT SHOWN.
ELEV=552.65'

The purpose of the Replat is to combine 6 unplatted tracts into 1 platted lot.

REPLAT PLAT
OF
CITY HALL
LOT 1, BLOCK 29B
REPLAT
OF
BLOCK 29, 96 & 97
EMORY W. ROGERS SURVEY, ABSTRACT NO. 896
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
CASE NO. SUB-____

SCALE: 1" = 40' DATE: 06-19-2024

OWNER:
CITY OF WAXAHACHIE
401 S. ROGERS STREET
WAXAHACHIE, TEXAS 75165
469-309-4000
C/O MICHAEL SCOTT

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TX PE REG #F-435
TBPELS REG #10341-00

RECORDED	INST#	–	JOB NO.	2411.026	E-FILE	2411.026PP	DWG NO.	28,436W	SHEET	1 OF 1

Planning & Zoning Department

Plat Staff Report

Case: SUB-154-2024

MEETING DATE(S)

Planning & Zoning Commission: September 10, 2024
City Council: September 16, 2024

CAPTION

Present a request by Rob Myers, Kimley-Horn, for a **Plat** of the Waxahachie North Addition, Lot 1, Block A, being 3.316 acres, located directly east of 984 W US Highway 287 Bypass, situated in the Robert Parks Survey, Abstract 851 and the Robert Russell Survey, Abstract 911, an addition to the City of Waxahachie (Property ID 189338 & 189991) – Owner: Oncor Electric Delivery Company (SUB-154-2024)

RECOMMENDED MOTION

"I move to recommend approval of SUB-154-2024, a Plat of the Waxahachie North Addition, Lot 1, Block A, and the associated Petition for Relief Waiver, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into one (1) non-residential lot.

CASE INFORMATION

Applicant:	Rob Myers, Kimley-Horn
Property Owner(s):	Oncor Electric Delivery Company
Site Acreage:	3.316 acres
Number of Lots:	1 lot
Number of Dwelling Units:	0 units
Park Land Dedication:	Per Section 4.4.d of the Waxahachie Subdivision Ordinance a Cash-in-Lieu of Park Land Dedication Fee of $1,989.60 ($600.00 per acre) is required at the time of platting.
Adequate Public Facilities:	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	778 W US Highway 287 Bypass
Parcel ID Number(s):	189338 & 189991
Current Zoning:	General Retail (GR) and Single-Family-1 (SF-1)
Existing Use:	Oncor North Substation
Platting History:	The subject property is not currently platted

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into one (1) non-residential lot for the expansion of an existing Oncor sub-station. The proposed plat adheres to the lot size and dimension requirements for the subject property, based on the current zoning of the site.

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

Petition for Relief Waiver - Sidewalk:

Section 3.5.a of the Waxahachie Subdivision Ordinance, requires all non-residential developments to install a 6' sidewalk adjacent to public right-of-way (ROW). The applicant has requested a Petition for Relief Waiver (variance) to not install the 6' sidewalk. The applicant has noted that the purpose of the plat is to facilitate the expansion of an existing Oncor substation and that there is not an existing sidewalk on the, or adjacent to, the subject property. Staff is supportive of the Petition for Relief Waiver due to the fact that the Oncor substation is a restricted, unmanned facility.

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, and the associated Petition for Relief Waiver, subject to the conditions noted below.

Conditions:

1. Per Section 2.1.a & 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.
2. 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.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

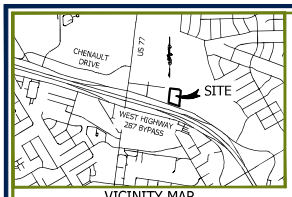
A plat shall not be filed with the Ellis County Clerk until:

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

STAFF CONTACT INFORMATION

Prepared by:
Zack King, AICP
Senior Planner
zking@waxahachie.com

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



VICINITY MAP
NOT TO SCALE

SURVEYOR:
DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
(817)-632-4712 OFFICE
CONTACT: KEVIN JUNGE

ENGINEER:
KIMLEY-HORN
6160 WARREN PARKWAY - SUITE 210
FRISCO, TEXAS 75034
(972) 731-3800 OFFICE
CONTACT: ROB MYERS

OWNER:
ONCOR ELECTRIC DELIVERY COMPANY, LLC
777 MAIN STREET, SUITE #707
FORT WORTH, TX 76102
817-215-6262 OFFICE
CONTACT: DEANNA WRIGHT

SCALE 1" = 60' (60' 0 60' 120')

LEGEND

- = EASEMENT
- = PROPERTY LINE OR RIGHT-OF-WAY
- = SUBJECT TRACT

D.R.E.C.T. = Deed Records of Ellis County, Texas
P.R.E.C.T. = Plat Records of Ellis County, Texas
O.P.R.E.C.T. = Official Public Records of Ellis County, Texas

● = 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" FOUND UNLESS OTHERWISE NOTED

APPROVED BY: Planning and Zoning Commission City of Waxahachie

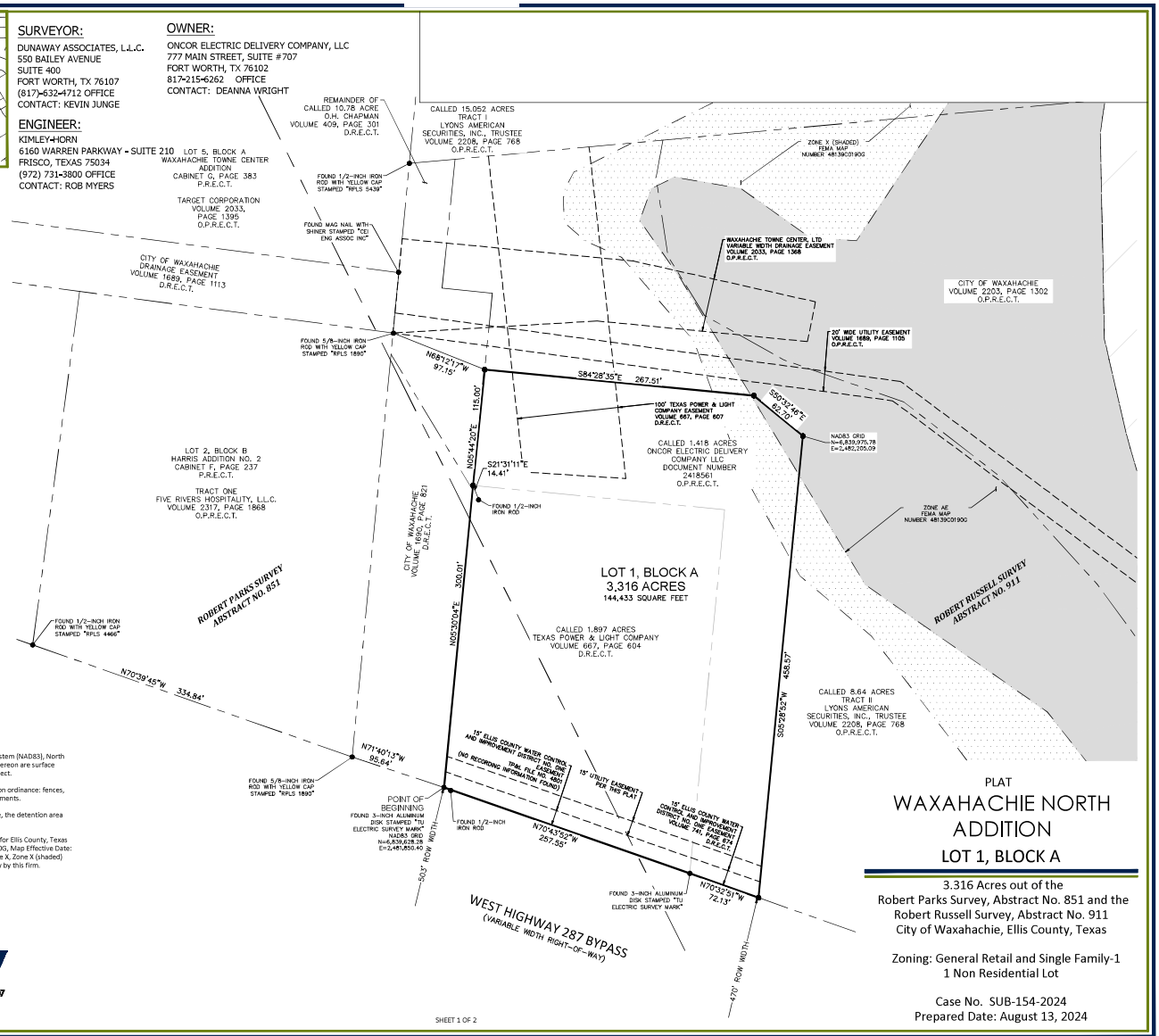
By: _____ Chairperson Date: _____

Attest: _____ Date: _____

GENERAL NOTES:

1. The basis of bearings for this survey is the Texas State Coordinate System (NAD83), North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99990824 was used for this project.
2. According to Appendix C, V, Sections 5.6 & 5.7 of the City's subdivision ordinance: fences, retaining walls, and screening walls shall not be placed in utility easements.
3. According to Section 3.10a of the Waxahachie Subdivision Ordinance, the detention area shall be maintained by the property owner
4. According to the graphical plotting of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, Panel 190 of 600, Map Number 48139C0190G, Map Effective Date: October 19, 2023, A portion of the subject property is located in Zone X, Zone X (shaded) and Zone AE. This statement does not reflect any type of flood study by this firm.

ZONE X (SHADED)
ZONE AE



PLAT
WAXAHACHIE NORTH ADDITION
LOT 1, BLOCK A

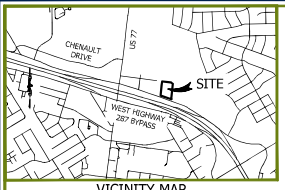
3.316 Acres out of the
Robert Parks Survey, Abstract No. 851 and the
Robert Russell Survey, Abstract No. 911
City of Waxahachie, Ellis County, Texas

Zoning: General Retail and Single Family-1
1 Non Residential Lot

Case No. SUB-154-2024
Prepared Date: August 13, 2024

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

PLOTTED BY: Kevin Junge CPI Tuesday, August 27, 2024 At 7:42:19 PM | FILEPath: P:\355\05.0700\05-Docs\Waxahachie North Sub Expansion\Survey\Drawings\355070005-Waxahachie North Sub Expansion - FB - (ADD) 1 of 1 - Surface.dwg



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817-215-6262 OFFICE
CONTACT: DEANNA WRIGHT

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, Oncor Electric Delivery Company, LLC are the Owners of a tract of land situated in the Robert Parks Survey, Abstract No. 851 and the Robert Russell Survey, Abstract No. 911, City of Waxahachie, Ellis County, Texas and being out of a 3.316 acre tract conveyed to them by Estate of Lois Chapman and Lyons American Securities, Inc. and being more particularly described as follows:

Metes & Bounds Description

BEING a 3.316 acre tract of land situated in the Robert Parks Survey, Abstract No. 851 and the Robert Russell Survey, Abstract No. 911, City of Waxahachie, Ellis County, Texas, and being all of a called 1.897 acre tract of land described in deed to Texas Power & Light Company (TP&L), as recorded in Volume 667, Page 604, Deed Records of Ellis County, Texas (D.R.E.C.T.) and being all of a called 1.418 acre tract of land described in deed to Oncor Electric Delivery Company LLC, as recorded in Document Number 2418561, Official Public Records of Ellis County, Texas (O.P.R.E.C.T.), said 3.316 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 3-inch aluminum disk stamped "TU ELECTRIC SURVEY MARK" for the southwest corner of said TP&L tract, on northeast right-of-way line of West Business Highway 287 Bypass (Highway 287) (variable width right-of-way), from which a found 5/8-inch iron rod with yellow cap stamped "RPLS 1890" for the southeast corner of Lot 2, Block B, Harris Addition No. 2, an addition to the City of Waxahachie, as recorded in Cabinet F, Page 237, Plat Records of Ellis County, Texas (P.R.E.C.T.) bears North 71 degrees 40 minutes 13 seconds West, a distance of 95.64 feet, said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N: 6,839,628.28, E: 2,481,850.40;

THENCE North 05 degrees 30 minutes 04 seconds East, departing the northeast right-of-way line of said Highway 287, along the west line of said TP&L tract, a distance of 300.01 feet to a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC." (herein referred to as 5/8-inch YCIR) for the northwest corner of said TP&L tract and the most westerly southwest corner of said Oncor Electric tract, from which a found 1/2-inch iron rod bears South 21 degrees 31 minutes 11 seconds East, a distance of 14.41 feet;

THENCE North 05 degrees 44 minutes 20 seconds East, along the most westerly line of said Oncor Electric tract, a distance of 115.00 feet to a found 5/8-inch YCIR for the northwest corner of said Oncor Electric tract, from which a found 5/8-inch iron rod with yellow cap stamped "RPLS 1890" for the northeast corner of said Lot 2, Block B, Harris Addition and the southeast corner of a drainage easement to the City of Waxahachie, as recorded in Volume 1689, Page 1113, D.R.E.C.T. bears North 68 degrees 12 minutes 17 seconds West, a distance of 97.15 feet;

THENCE South 84 degrees 28 minutes 35 seconds East, along the north line of said Oncor Electric tract, a distance of 267.51 feet to a found 5/8-inch YCIR for corner;

THENCE South 50 degrees 32 minutes 46 seconds East, continuing along the north line of said Oncor Electric tract, a distance of 62.70 feet to a found 5/8-inch YCIR for corner;

THENCE South 05 degrees 28 minutes 52 seconds West, along the east line of said Oncor Electric tract, a distance of 458.57 feet to a found 5/8-inch YCIR for the southeast corner of said Oncor Electric tract, on the northeast right-of-way line of said Highway 287;

THENCE North 70 degrees 32 minutes 51 seconds West, along the south line of said Oncor Electric tract and the northeast right-of-way line of said Highway 287, a distance of 72.13 feet to a found 3-inch aluminum disc stamped "TU ELECTRIC SURVEY MARK" for the most southerly southwest corner of said Oncor Electric tract and the southeast corner of said TP&L tract;

THENCE North 70 degrees 43 minutes 52 seconds West, along the south line of said TP&L tract and the northeast right-of-way line of said Highway 287, a distance of 257.55 feet to the POINT OF BEGINNING, and containing 3.316 acres (or 144,433 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Oncor Electric Delivery Company, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as WAXAHACHIE NORTH 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, my hand, this the _____ day of _____, 20_____.

BY:

_____
Seth Sampson
ROW Siting Specialist

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Seth Sampson, ROW Siting Specialist, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

KNOW ALL MEN BY THESE PRESENTS:

That I, Kevin Junge, 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.

_____
Kevin Junge
Registered Professional Land Surveyor
Texas Registration No. 6765

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.

PLAT
WAXAHACHIE NORTH ADDITION
LOT 1, BLOCK A

3.316 Acres out of the
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Robert Russell Survey, Abstract No. 911
City of Waxahachie, Ellis County, Texas

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TEXAS REGISTERED SURVEYING FIRM NO. 10098100

PLOTTED BY: Kevin Junge ON Tuesday - August 27, 2024 AT 4:23 PM | FILEPATH: P:\285505.0700\285xxxx\285xxxxx\North Sub Expansion\Survey\Drawings\285370025 - Waxahachie North Sub Expansion - FB - HABITAT.dwg