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 ***Monday, December 9, 2024 at 7:00 p.m***.

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

1. Call to Order

2. Invocation

3. ***Public Comments***: Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. ***Speakers are requested to observe five (5) minute time limit.***

4. ***Consent Agenda***

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

   a. Minutes of the regular Planning & Zoning Commission meeting of November 12, 2024
   b. Consider a request by Charles Poole for a Plat of Lot 1, Block A, Cowboy Place addition, being 3.0-acres, located approximately 600' northwest of 1760 E Main Street, situated in the S.M. Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 138280) – Owner: Charles Poole & Maryann Poole (SUB-216-2024)
   c. Consider a request by Jake Fears, JHF Engineering, PLLC, for a Replat of Lot 1R-2 and 1R-3, Block C of the Victory Park addition, 2 commercial lots, being 1.8 acres, located at 1995 N US Highway 77 (Property ID 262424 & 303967) – Owner: C&C Waxahachie, LLC (SUB-217-2024)
   d. Consider a request by Brad Yates, for a Replat of Lots 2, 3, & 4, Block 9 of the Original Town Addition, to create Lot 3R, Block 9 of the Original Town Addition, being 0.196 acres, located at 109 S College Street, (Property ID 170454, 174455, & 174456) – Owner: Loren Gray Investments LLC (SUB-219-2024)

5. ***Public Hearing*** on a request by Christopher Whitehead for a Specific Use Permit (SUP) for an Accessory Dwelling Unit structure exceeding seven hundred (700) square feet use within a - Single Family-2 (SF-2) zoning district located at 301 Kirven Ave (Property ID 176066) – Owner: Christopher Whitehead and Rae L. (ZDC-177-2024) Staff: Harper Lindamood

6. ***Consider*** recommendation of ZDC-177-2024

7. ***Public Hearing*** on a request by Brian Gregory, Rinker Materials, for a Specific Use Permit (SUP) for a Batch Plant and Outdoor Storage uses within a Light Industrial-1 (LI-1) zoning district located at 1220 Solon Road (Property ID 140094) - Owner: J&G Concrete Operations, LLC (ZDC-172-2024) Staff: Oanh Vu

8. ***Consider*** recommendation of ZDC-172-2024

9. ***Public Hearing*** on a request by Jaydon Clemens, TaTT2Envy, LLC, for a Specific Use Permit (SUP) for a Tattoo Shop use within a General Retail (GR) zoning district located at 105 South Grand Ave, Suite B (Property ID 176644 - Owner: Kenneth & Roger Dollar (ZDC-196-2024) Staff: Oanh Vu

10. ***Consider*** recommendation of ZDC-196-2024

11. ***Public Hearing*** on a request by Russell Scott, for a Specific Use Permit (SUP) to allow for a Digital Billboard Sign within a Commercial (C) zoning district located at 801 S Interstate 35E (Property ID 189033) - Owner: Russell Scott (ZDC-146-2024) Staff: Zack King

12. ***Consider*** recommendation of ZDC-146-2024

13. ***Public Hearing*** on a request by Cheralyn Armijo, Glenn Engineering Corp., for a Zoning Change from a Single Family-1 (SF-1) zoning district to Planned Development-Commercial (PD-C) zoning district, for a Public School (Waxahachie Creek High School) use, located approximately 0.5 miles south of 135 Park Hills Drive (Property ID 294908) - Owner: Waxahachie ISD (ZDC-200-2024) Staff: Zack King

14. ***Consider*** recommendation of ZDC-200-2024

15. ***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 General Retail (GR) zoning district to a Planned Development-Multi-Family-2 (PD-MF-2) 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-203-2024) Staff: Zack King

16. ***Consider*** recommendation of ZDC-203-2024

17. ***Public Hearing*** on a request by Caleb Jones, Kimley-Horn, for a Zoning Change from a General Retail (GR) zoning district to Planned Development-General Retail (PD-GR) zoning district, for BJ's Wholesale Club, located north of 2130 N US Highway 77 (Property ID 191272 & 298186) - Owner: Waxahachie Hedgewood 1 LLC & Adam Arredondo (ZDC-165-2024) Staff: Zack King

18. ***Consider*** recommendation of ZDC-165-2024

19. Adjourn

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

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

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

Members Present:	Rick Keeler, Chairman Marlene Norcross, Vice Chair David Hudgins Jenny Bridges Chad Hicks Wendy Johnson
Member Absent:	Jeff Reed
Others Present:	Shon Brooks, Executive Director of Development Services Jennifer Pruitt, Senior Director of Planning Zack King, Planning Manager Amber Villarreal, City Secretary

1. Call to Order
2. Invocation

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

3. Public Comments

None.

4. Consent Agenda

a. Minutes of the regular Planning & Zoning Commission meeting of October 29, 2024
b. Consider a request by SAP Properties LLC, for a Replat of Lot 1, Block E of the North Grove Business Park, to create Lot 1A, 1B & 1C, Block E, of the North Grove Business Park, 3 non-residential lots, being 6.437 acres, located at 2001 Enterprise Parkway, (Property ID 272782) – Owner: SAP Properties LLC (SUB-197-2024)
c. Consider a request by SAP Properties LLC, for a Replat of Lot 1, Block D, of the North Grove Business Park, to create Lots 1A & 1B, Block D, of the North Grove Business Park, 2 non-residential lots, being 6.897 acres, located at 2002 Enterprise Parkway, (Property ID 272780) – Owner: SAP Properties LLC (SUB-198-2024)
d. Consider a request by Chad Adams, for a Plat of Hightower Club, 68 residential lots and 5 HOA X-lots, being 84.747 acres, located directly north of 153 Lakeshore Drive, situated in the S.M. Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 182009) – Owner: Hightower Club Waxahachie LP (SUB-199-2024)
e. Consider a request by Joe Cortez, for a Replat of Lots 15B, 16B, & 17B of the J.H. Matthews Addition, to create Lot 15R, Jones Addition, 1 residential lot, being 0.337 acres, located directly north of 1001 E Jefferson Street, (Property ID 174774) – Owner: Bernardo Hernandez (SUB-201-2024)

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

Action:
David Hudgins moved to approve items on the Consent Agenda with a recommendation of approval by staff and disapprove items on the Consent Agenda with a recommendation of disapproval by staff. Motion was seconded by Marlene Norcross and carried unanimously (6-0).

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

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

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

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

Chairman Keeler opened the Public Hearing at approximately 7:05 p.m.

There being no others to speak for or against SUB-205-2024, Chairman Keeler closed the Public Hearing at approximately 7:05 p.m.

6. Consider recommendation of SUB-205-2024

Action:
David Hudgins moved to recommend approval of SUB-205-2024, a Plat of Oasis at North Grove Phase 2, and the associated Petition for Relief Waiver, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Marlene Norcross and carried unanimously (6-0).

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

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

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

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

Per the Operational Plan and Site Plan provided by the applicant, 7-Eleven is proposed to feature a 4,824-square-foot convenience store with ten gasoline pumps. The parking and building setbacks for the convenience store adhere to the requirements outlined in the City of Waxahachie Zoning Ordinance. The gasoline pumps are proposed as five dual-sided pumps covered by one canopy. 7-Eleven proposes to operate twenty-four hours a day, seven days a week, with an average of three employees per shift.

The applicant has provided two elevation/façade options for consideration with this SUP. Both elevation options feature brick and stone exterior; but differ in the color palette and decorative architectural features. Option 1 offers a total of 55.7% of masonry, while Option 2 offers a total of 80.7%.

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

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

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

Mr. Smith noted if approved, the owner proposes the following Deed Restrictions on the property:

1. Use Restrictions

The Property shall not be used for the following purposes:

- Dollar Stores
- Sexually Oriented Businesses
- Smoke Shops
- Funeral Services, Crematories,
- Motels, Camps, other Lodging Places
- Drug Rehabilitation Center
- Massage Parlor
- Outdoor Amusement

2. Structural Restrictions

No structure, building, or improvement shall be constructed, erected, or maintained on the property, except as follows:

- All buildings and structures shall be of exterior fire-resistant construction, having at least eighty percent (80%) of the total exterior walls, excluding doors and windows, to be constructed of masonry or glass wall construction, in accordance with the City Building Code and Fire Prevention Code.

Commissioners discussed the pedestrian analysis and impacts on health, traffic, and safety.

Chairman Keeler opened the Public Hearing at approximately 7:29 p.m.

Those who spoke in opposition:
Andy Hammond, 251 Lariat Trail, Waxahachie, Texas
Nancy Machuca, 107 Valley Ranch Ct., Waxahachie, Texas
Deb Barshofsky, 117 Eagle Feather Drive, Waxahachie, Texas
Tony Gryskiewicz, 127 Lariat Trail, Waxahachie, Texas
Arturo Deleon, 109 Valley Ranch Ct , Waxahachie, Texas
Robyn Chavarria, 225 Lariat Trail, Waxahachie, Texas
Marvin Fox, 101 Deer Crossing, Waxahachie, Texas
Tameka Fox, 101 Deer Crossing, Waxahachie, Texas
Gena Vowels, 221 Lariat, Waxahachie, Texas
Johnna Smith, 121 Arrowwood, Waxahachie, Texas
Carmen Derrick, 110 Lariat Trail, Waxahachie, Texas
Steve Vedro, 219 Range, Waxahachie, Texas
Ryan Young, 230 Mockingbird, Waxahachie, Texas
Tracie Lacour, 104 Piper, Waxahachie, Texas

Councilman Patrick Souter expressed his gratitude to the residents for attending and acknowledged that he understands their concerns. He emphasized that, as a Council member, he makes it a point to listen to all perspectives before making a decision.

There being no others to speak for or against ZDC-192-2024, Chairman Keeler closed the Public Hearing at approximately 8:22 p.m.

The Commissioners asked about the permitted uses in the General Retail zoning district, requested information on crime statistics near gas stations, and discussed ways to accelerate traffic impact improvements.

City Engineer Macey Martinez noted the applicant will be required to do a full Traffic Impact Analysis, if approved. Improvements to the area require coordination with TxDOT.

8. Consider recommendation of ZDC-139-2024

Action:
Marlene Norcross moved to deny ZDC-139-2024.

Motion failed due to lack of second.

Action:
Rick Keeler moved to recommend approval of ZDC-139-2024, a Specific Use Permit (SUP) for a Convenience Store with Gasoline Sales (7-Eleven) use with Elevation Option 2, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Jenny Bridges and carried 4-2 with Marlene Norcross and Chad Hicks voting in opposition.

Councilman Souter confirmed that staff will examine the lighting issue at The Hamilton at Garden Valley.

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

Ms. Vu presented the Item and owner Rebeca Vera requested approval. The applicant requested a SUP for short-term rental use at 513 West 2nd Street because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,409 square feet, built in 1925 with two (2) bedrooms and one (1) bathroom and enough improved surface to accommodate for the maximum parking spaces of two (2) vehicles. The subject property is situated on an approximately 0.23 acres (10,018 square feet) lot. The applicant has not been operating the subject property as a short-term rental; therefore, the applicant has not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on October 2, 2024.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls had been made regarding the property's current use in the past 12 months.

Currently, we have no pending, approved and/or registered short-term rentals within 500' of the subject property; however, we do have three (3) approved short-term rentals within 1,500' of the subject property. The closest approved and registered short-term rental is located at 511 West Parks Avenue, which is approximately 1,362 feet (0.25 miles) from the subject property. Of the three (3) short-term rentals that are approved, two (2) short-term rentals have completed the registration process required by Section 3.27 of the City's Zoning Ordinance. The applicant's local emergency contact is located adjacent to the subject property.

To comply with state law contained in Local Government Code Chapter 211 and the City's Public Hearing Notice Requirements, 43 notices were mailed to property owners within 500 feet of the as required in section 3.27 of the City's zoning ordinance. Staff received a total of five (5) letters opposing the project and fifteen (15) letters in support of the project. Of these, no letters of opposition and four letters of support were submitted from within the 200-foot buffer zone.

Chairman Keeler opened the Public Hearing at approximately 8:51 p.m.

There being no others to speak for or against ZDC-192-2024, Chairman Keeler closed the Public Hearing at approximately 8:51 p.m.

10. Consider recommendation of ZDC-192-2024

Action:
David Hudgins moved to recommend approval of ZDC-192-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly. Motion was seconded by Jenny Bridges and carried unanimously (6-0).

11. Adjourn

(4a)

Jennifer Pruitt, Senior Director of Planning provided the 24-25 meeting calendar, noting there will not be a meeting on November 26th and the first meeting in December will be held on Monday, December 9th.

Council Member Patrick Souter asked to keep Jeff Reed's family in prayer as they mourn the loss of his father-in-law.

There being no further business, the meeting adjourned at 8:54 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-216-2024

MEETING DATE(S)

Planning & Zoning Commission: December 9, 2024

CAPTION

Present a request by Charles Poole for a **Plat** of Lot 1, Block A, Cowboy Place addition, being 3.0-acres, located approximately 600' northwest of 1760 E Main Street, situated in the S.M. Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 138280) – Owner: Charles Poole & Maryann Poole (SUB-216-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to approve SUB-216-2024, a Plat of the Cowboy Place Addition, Lot 1, Block A, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to Plat the subject property into one (1) single-family residential lot.

CASE INFORMATION

Applicant:	Charles Poole
Property Owner(s):	Charles Poole & Maryann Poole
Site Acreage:	3.0 acres
Number of Lots:	1 lot
Number of Dwelling Units:	1 unit
Park Land Dedication:	The cash in lieu of park land dedication for this case is estimated at **$400.00** (1 residential dwelling at $400.00 per dwelling).
Adequate Public Facilities:	Adequate public facilities are available to the subject property via the extension of a City utility infrastructure.

SUBJECT PROPERTY

General Location:	Approximately 600' northwest of 1760 E Main Street
Parcel ID Number(s):	138280
Current Zoning:	Future Development (FD)
Existing Use:	The subject property is currently undeveloped
Platting History:	The subject property is not currently platted

Site Aerial:



PLANNING ANALYSIS

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

The applicant proposes to Plat the subject property into one (1) single-family residential lot. The subject property is currently situated in the Future Development (FD) zoning district, which allows for the development of a single-family home on platted lots 3 acres in size or larger. The proposed Plat adheres to the FD zoning district's lot size and dimension requirements.

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

RECOMMENDATION

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

Conditions:

1. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90 days of your filing date) showing that no delinquent taxes exist against the property is required to be provided at the time of Plat filing.
2. Per Section 2.3 of the Waxahachie Subdivision Ordinance, perform a title search to locate all easements on the property.

Conditions (continued):

3. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the width of adjacent streets must be identified on the plat. Please add a measurement of the US Highway 287 Business ROW at this location. Note that the Waxahachie 2024 Thoroughfare Plan identifies US Highway 287 Business as an 80' ROW. If the existing ROW width is less than 80', ROW dedication of 40' from the center line of the road will be required with this Plat, per Section 3.1.c.6.a of the Waxahachie Subdivision Ordinance.
4. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, show all existing and proposed easements on this plat. This is the water meter to the property to the southeast. The water meter must be relocated to the adjacent property, once the main water line is extended across your property.
5. Per Section 2.4.c.20 of the Waxahachie Subdivision Ordinance, label all existing ROW widths including the railroad ROW.
6. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, please include one additional GPS coordinate for the subject property.
7. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block must be provided. The case number is "SUB-216-2024".
8. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, revise the title block to identify the correct case type. This is just a "Plat". Remove the word "Final".
9. Per Section 2.4.c.24 of the Waxahachie Subdivision Ordinance, Finish floor elevations shall be labeled on the plat. Must be 2ft higher than the BFE. Since this is zone A floodplain, you can use base level engineering to get the BFE.
10. Per Section 2.4.c.25.vi.c of the Waxahachie Subdivision Ordinance, only the Planning and Zoning Commission Approval Block is needed due to the fact that the Planning and Zoning Commission is the approval body for this plat. Remove the City Council Approval Block.
11. Per Section 3.3.a of the Waxahachie Subdivision Ordinance, a 15ft utility easement is required along the road frontage.
12. Per Section 3.5.a of the Waxahachie Subdivision Ordinance, a 5' sidewalk is required to be installed along the road frontage.
13. Per Section 3.9.c of the Waxahachie Subdivision Ordinance, water and sewer lines shall be extended along the frontage of the property. Additionally, water and sewer services are required to be installed prior to filing the plat.
14. Per Section 4.4.d.1 of the Waxahachie Subdivision Ordinance, the Cash in Lieu if Park Land Dedication Fee must be paid with the Plat Application prior to plat filing.
15. 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.
16. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

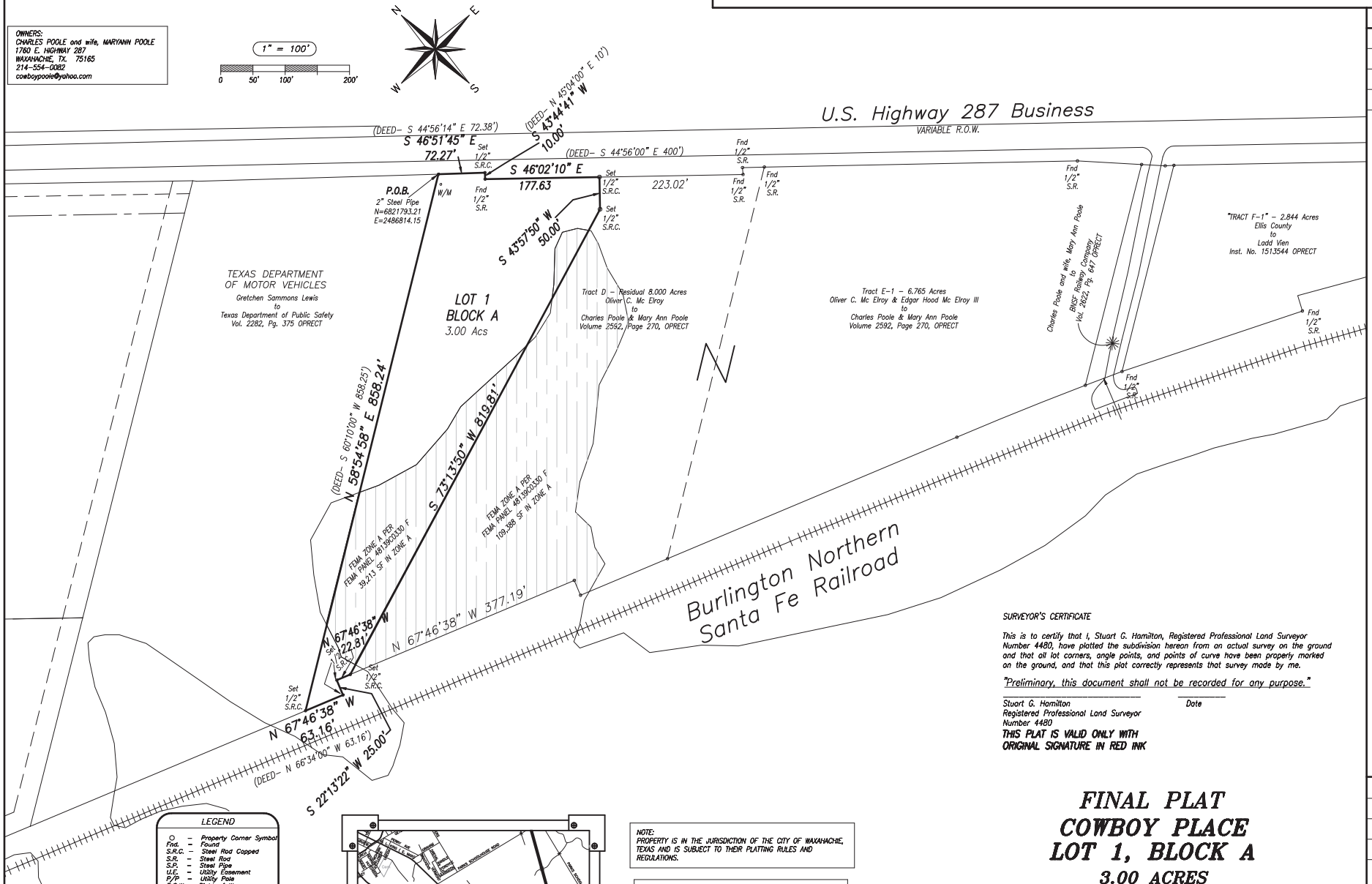
A plat shall not be filed with the Ellis County Clerk until:

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

STAFF CONTACT INFORMATION

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

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



Revisions	By

Davis & McDill, LLC
SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185
A Texas licensed surveying firm # 10194681

D&M

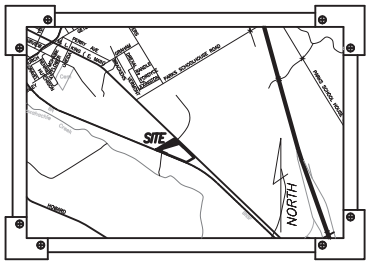
Date:	9/5/2024
Scale:	1" = 50'
Drawn:	D. Hocutt
Job:	223-0177
Sheet	1
of	2 sheets.

LEGEND

-X-	Wire Fence
-/-	Wood Fence
-r-	Iron Fence
-[]-	Chain Link Fence
	Railroad Track
-c-	Cable TV
-gs-	Gas Line
-p-	Petroleum Pipeline
-e-	Electric Line
-ss-	Sanitary Sewer Line
-w-	Water Line
-ugt-ugt-	Underground Telephone
-t-	Telephone

LEGEND

O	Property Corner Symbol
Fnd.	Found
S.R.C.	Steel Rod Capped
S.R.	Steel Rod
S.P.	Steel Pipe
U.E.	Utility Easement
P/P	Utility Pole
R.O.W.	Right of Way
P.O.B.	Point of Beginning
C/L	Centerline
--->	Drainage Flow
B.L.	Building Line
W/L	Water Line
W/M	Water Meter
M/H	Sewer Manhole
C/O	Cleanout
F/H	Fire Hydrant
W/V	Water Valve
D.U.E.	Drainage & Utility Easmnt.
T/R	Telephone Riser
DRECT	Deed Records Ellis County, Texas
OPRECT	Official Public Records Ellis County, Texas
PRECT	Plat Records Ellis County, Texas



LOCATION MAP SCALE : 1" = 3500'

NOTE:
PROPERTY IS IN THE JURISDICTION OF THE CITY OF WAXAHACHIE, TEXAS AND IS SUBJECT TO THEIR PLATTING RULES AND REGULATIONS.

GENERAL NOTES:

1. 100-Year Flood Note:
   100-Year Floodplain "Zone A"
   Per FIRM Map # 48139C0330 F
   Zone: X UNSHADED
   Dated: 6/3/2013
2. Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.

SURVEYOR'S CERTIFICATE

This is to certify that I, Stuart G. Hamilton, Registered Professional Land Surveyor Number 4480, have platted the subdivision hereon from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

"Preliminary, this document shall not be recorded for any purpose."

Stuart G. Hamilton — Date
Registered Professional Land Surveyor
Number 4480
THIS PLAT IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

FINAL PLAT
COWBOY PLACE
LOT 1, BLOCK A
3.00 ACRES
An Addition to the City of Waxahachie in the S.M. Durrett Survey, A-272 Ellis County, Texas
1 Single Family Lot
Zoning: FD (Future Development)
Case Number: ___-__-____

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, Charles Poole and Mary Ann Poole are the Owners of a tract of land situated in the Silas M. Durrett Survey, Abstract No. 272, City of Waxahachie, Ellis County, Texas and being out of Tract D, an 8.000 acre tract described in deed from Oliver Clift McElroy and Edgar Hood McElroy, III to Charles Poole and wife, Mary Ann Poole, recorded in Volume 2592, Page 270, Official Public Records, Ellis County, Texas (OPRECT) and being more particularly described as follows:

BEING a part of Silas M. Durrett Survey, Abstract No. 272, City of Waxahachie, Ellis County, Texas and being part of Tract D, an 8.000 acre tract described in deed from Oliver Clift McElroy and Edgar Hood McElroy, III to Charles Poole and wife, Mary Ann Poole, recorded in Volume 2592, Page 270, Official Public Records, Ellis County, Texas (OPRECT) and being more particularly described by its metes and bounds as follows:

BEGINNING at a point on the southwest right of way line of U. S. Highway 287 Business at the northwest corner of said 8.000 acre tract and the northeast corner of the 8.000 acre tract described in deed from Gretchen Sammons Lewis to the State of Texas, for the use and benefit of the Texas Department of Public Safety, recorded in Volume 2282, Page 375, OPRECT, a 2 inch steel pipe, having surface coordinate values of North = 6821793.21 feet and East = 2486814.15 feet, all bearings and coordinates are based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites;

THENCE with the northeast line of said Poole 8.000 acre tract and the southwest right of way line of U. S. Highway 287 Business, the following courses and distances: S 46°51'45" E, 72.27 feet (Deed – S 44°56'14" E, 72.38 feet) to a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set; S 43°44'41" W, 10.00 feet (Deed – N 45°04'00" E, 10 feet) to a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set; and S 46°02'10" E (Deed– S 44°56'00" E'), 177.63 feet to a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE S 43°57'50" W, through said Poole 8.000 acre tract, 50.00 feet to a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE S 73°13'50" W, through said Poole 8.000 acre tract, 819.81 feet to the southwest line of said Poole 8.000 acre tract and the northeast line of the Burlington Northern Railroad right of way, a ½ inch steel rod with plastic cap stamped "DAVIS AND McDILL" set;

THENCE with the southwest line of said Poole 8.000 acre tract and the northeast line of the Burlington Northern Railroad right of way, the following courses and distances: N 67°46'38" W (Deed – N 66°34'00" W), 22.81 feet to a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set; S 22°13'22" W, 25.00 feet (Deed – S 23°26'88" W, 25.00 feet) to a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set; and N 67°46'38" W 63.16 feet (Deed – N 66°34'00" W, 63.13 feet) to the southwest corner of said Poole 8.000 acre tract and the southeast corner of said State of Texas 8.000 acre tract, a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE N 58°54'58" E with the common line of said Poole 8.000 acre tract and said State of Texas 8.000 acre tract, 858.24 feet (Deed – S 60°10'00" W 858.25 feet) to the point of beginning and containing approximately 3.00 acres of land.

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, CHARLES POOLE and wife, MARY ANN POOLE, do hereby adopt this plat designating the herein above described property as COWBOY PLACE, LOT 1, BLOCK A, 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:

_____
Charles Poole, Owner

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 Charles Poole, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seat of office, this _____ day of_____20__.

_____ _____
Notary Public My Commission Expires On:

Witness, my hand, this the _____ day of _____, 20__.

BY:

_____
Mary Ann Poole, owner

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 Mary Ann Poole, 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 seat of office, this _____ day of_____20__.

_____ _____
Notary Public My Commission Expires On:

Witness my hand on this _____ day of_____20__.

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ _____
Chairperson Date

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: City Council City of Waxahachie

By: _____ _____
Mayor Date

ATTEST:_____ _____
Date

SURVEYOR'S CERTIFICATE

This is to certify that I, Stuart G. Hamilton, a Registered Professional Land Surveyor Number 4480, have platted the subdivision hereon from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

"Preliminary, this document shall not be recorded for any purpose."

_____ _____
Stuart G. Hamilton Date
Registered Professional Land Surveyor
Number 4480
THIS PLAT IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

DRAINAGE NOTES:

(1) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

(2) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

(3) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

(4) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

FINAL PLAT
COWBOY PLACE
LOT 1, BLOCK A
3.00 ACRES
An Addition to the City of Waxahachie in the S.M. Durrett Survey, A-272
Ellis County, Texas
1 Single Family Lot
Zoning: FD (Future Development)
Case Number: ___-__-____

Revisions	By

Davis & McDill, LLC
SURVEYING – LAND PLANNING – FLOODPLAIN MANAGEMENT
P.O BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185
A Texas licensed surveying firm # 10194681

D&M

Date: 9/5/2024
Scale: N/A
Drawn: D. Hocutt
Job: 223-0177
Sheet 2 of 2 sheets.

Planning & Zoning Department

Plat Staff Report

Case: SUB-217-2024

MEETING DATE(S)
Planning & Zoning Commission: December 9, 2024

CAPTION
Present a request by Jake Fears, JHF Engineering, PLLC, for a **Replat** of Lot 1R-2 and 1R-3, Block C of the Victory Park addition, 2 commercial lots, being 1.8 acres, located at 1995 N US Highway 77 (Property ID 262424 & 303967) – Owner: C&C Waxahachie, LLC (SUB-217-2024) Staff: Zack King

RECOMMENDED MOTION
"I move to approve SUB-217-2024, a Replat of the Victory Park addition, Lots 1R-2 and 1R-3, Block C, 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 revise the alignment of a mutual access easement on the site that is required by Ordinance 3380, a Specific Use Permit for the Victory Retail development.

CASE INFORMATION

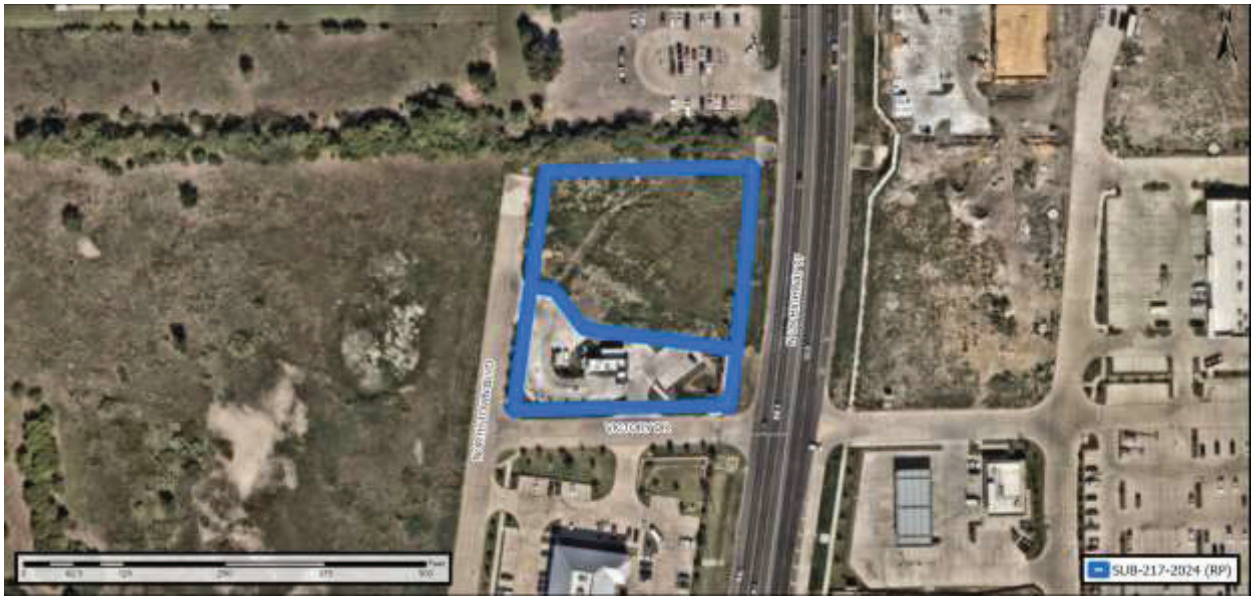
Applicant:	Jake Fears, JHF Engineering, PLLC
Property Owner(s):	C&C Waxahachie, LLC
Site Acreage:	1.8 acres
Number of Lots:	2 lots
Number of Dwelling Units:	0 units
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	1995 N US Highway 77
Parcel ID Number(s):	262424 & 303967
Current Zoning:	General Retail (GR) with SUP – Ordinances 3367 for a Drive-Through Establishment (Dutch Brothers) & Ordinance 3380 for a mixed retail Drive-Through Establishment (Victory Retail).
Existing Use:	A Dutch Brothers is currently present on Lot 1R-3. Lot 1R-2 is currently undeveloped.

Platting History: A Replat (SUB-43-2023) for Victory Park, Lots 1R-2 and 1R-3, Block C was filed for the subject property in September of 2023.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to replat the subject property to revise the alignment of a mutual access easement on the site that is required by Ordinance 3380, a Specific Use Permit for the Victory Retail development. The proposed replat does not alter the dimensions of the exterior boundary of the originally platted lot.

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

RECOMMENDATION

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

Conditions:

1. Per Section 2.2.a of the Waxahachie Subdivision Ordinance, the Replat must be compliant with the zoning for the subject property. Revise the alignment of the mutual access easement on the northwest corner of the property for compliance with the approved SUP for the property (Ord. 3380) as necessary.
2. Per Section 2.2.e of the Waxahachie Subdivision Ordinance, proof of ownership for the subject property must be provided with the plat. This deed (Instrument 2328907) was not provided with your initial submittal. Provide this specific deed to serve as proof of ownership.
3. Per Section 2.3.a.2 of the Waxahachie Subdivision Ordinance, perform a title search to locate all easements on the property.
4. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90 days of your filing date) showing that no delinquent taxes exist against the property is required to be provided at the time of Plat filing.

Conditions (continued):

5. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, show all proposed easements on the plat. The double check detector assembly vault needs to be within an easement.
6. Per Section 2.4.c.18 of the Waxahachie Subdivision Ordinance, the length and bearing of all curves must be indicated on the plat. Provide details for these curves in the Curve Data Table.
7. 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.
8. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block must be provided. The legal description used in this title block is for a lot that no longer exists. This Replat is for Lots 1R-2 and 1R-3. Revise the title block accordingly.
9. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block must be provided. The case number is "SUB-217-2024".
10. Per Section 2.4.c.25.ii of the Waxahachie Subdivision Ordinance, a correct legal description must be provided. Revise these references to reflect the most recent plat for the property; which is Instrument 2328907.
11. Per Section 2.4.c.25.vi.a of the Waxahachie Subdivision Ordinance, the actual name and title of the signatory is required to be printed on the owner's certificate. Please revise accordingly.
12. Per Section 3.5 of the Waxahachie Subdivision Ordinance, sidewalks are required along the road frontage.
13. Per Section 3.10.a of the Waxahachie Subdivision Ordinance, add a note on the plat that the detention area shall be maintained by the property owner.
14. Per Section 4.2.a of the Waxahachie Subdivision Ordinance, the most recent FEMA FIRM is required to be referenced. Revise to reflect the October 2023 Ellis County PMR.
15. 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.
16. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. 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.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

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

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

Field: AT
Drafter: SGT | DFW6142
Revision:
Revision:

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

CRS	1/2" rebar stamped "Langan" set
MNS	Mag nail & washer stamped "Langan" set
TBM	Site benchmark (see vicinity map for general location)
"+"	"+" cut in concrete
	Vertex or common point (not a monument)
	Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
	Elevations, if shown, are NAVD'88 (Geoid 18)
	Bearings are based on the TxCS,'83,NCZ
	Distances & areas shown are represented in surface values
TYPE III	TxDOT Right of Way aluminum cap.

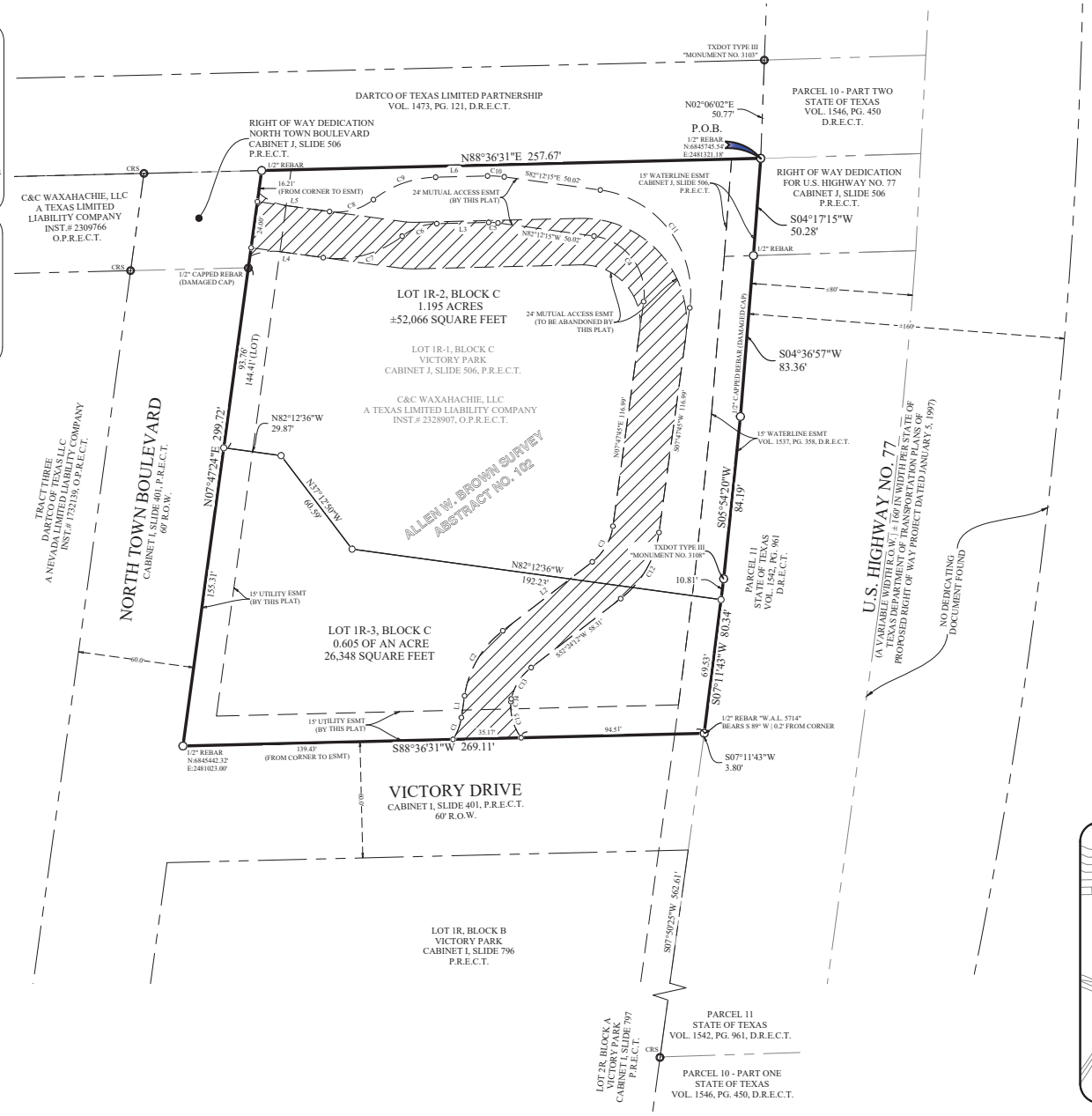
LEGEND OF ABBREVIATIONS

US.SyFt.	United States Survey Feet
TxCS,'83,NCZ	Texas Coordinate System of 1983, North Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.E.C.T.	Plat Records of Ellis County, Texas
O.P.R.E.C.T.	Official Public Records of Ellis County, Texas
D.R.E.C.T.	Deed Records of Ellis County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line

Line Data Table		
Line #	Bearing	Distance
L1	N08°26'12"E	11.34'
L2	N52°24'12"E	58.31'
L3	S88°36'52"W	26.81'
L4	N82°12'15"W	37.59'
L5	S82°12'15"E	37.59'
L6	N88°36'52"E	26.81'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	12.18'	28.00'	024°55'17"	N20°53'50"E	12.08'
C2	39.90'	52.00'	043°58'00"	N30°25'12"E	38.93'
C3	21.80'	28.00'	044°36'27"	N30°05'59"E	21.25'
C4	47.12'	30.00'	090°00'00"	N37°12'15"W	42.43'
C5	4.81'	30.00'	009°10'53"	N86°47'41"W	4.80'
C6	19.29'	30.00'	036°50'31"	S70°11'36"W	18.96'
C7	43.37'	54.00'	046°01'12"	S74°46'57"W	42.22'
C8	24.10'	30.00'	046°01'08"	N74°46'55"E	23.45'
C9	34.72'	54.00'	036°50'31"	N70°11'36"E	34.13'
C10	8.65'	54.00'	009°10'53"	S86°47'41"E	8.64'
C11	84.82'	54.00'	090°00'00"	S37°12'15"E	76.37'
C12	40.48'	52.00'	044°36'27"	S30°05'59"W	39.47'
C13	19.54'	28.00'	039°58'51"	S32°24'47"W	19.14'
C14	1.39'	10.00'	007°58'19"	S08°26'12"W	1.39'
C15	19.82'	28.00'	040°33'20"	S15°49'38"E	19.41'

24' MUTUAL ACCESS EASEMENT TO BE ABANDONED BY THIS PLAT



0 40' 80'

Scale: 1" = 40'

LANGAN
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, Tx 75019
T: 817.328.3200 F: 817.328.3200 www.langan.com
TBPELS Firm No. 10194888

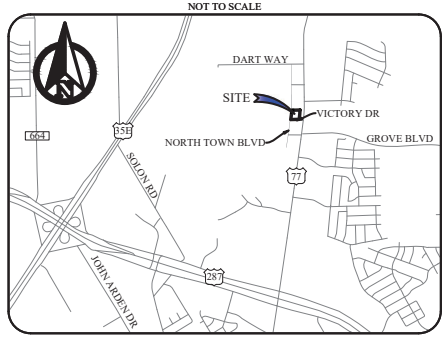
RESERVED FOR COUNTY CLERK'S OFFICE

PREPARED BY:
Jewel Chadd , R.P.L.S.
Langan Engineering & Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, Texas 75019
Phone: (817) 431-4971

OWNER:
C&C Waxahachie, LLC
a Texas limited liability company
8350 N. Central Expressway, Suite 1313
Dallas, Texas 75206

ENGINEER:
JHF Engineering, PLLC
8738 FM 225 S
Laneville, Texas 75667
Phone: 903-646-8340

VICINITY MAP
NOT TO SCALE



REPLAT
VICTORY PARK
LOTS 1R-2 & 1R-3, BLOCK C

1.800 ACRES
BEING A REPLAT OF LOT 1R-1, BLOCK C, VICTORY PARK RECORDED IN CABINET J, SLIDE 506, P.R.E.C.T.

ZONING: GR & LI-1
2 NONRESIDENTIAL LOTS
CASE NO. SUB-43-2023

PREPARED : APRIL 2023 | REVISED : NOVEMBER 2024

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS, C&C Waxahachie, LLC, a Texas limited liability company, is the owner of that certain tract being all of Lot 1R-1, Block C, Victory Park, an addition in the City of Waxahachie, Ellis County, Texas, according to the plat recorded in Cabinet J, Slide 506, Plat Records, Ellis County, Texas (P.R.E.C.T.), said tract being the same tract described in the deed to the said C&C Waxahachie, LLC, a Texas limited liability company recorded under Instrument Number 2328907, Official Public Records, Ellis County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southwest corner of the tract described as "Parcel 10 - Part Two" in the deed to the State of Texas recorded in Volume 1546, Page 450, Deed Records, Ellis County, Texas (D.R.E.C.T) for the west right of way of U.S. Highway No. 77 (a variable width right of way), from which a Texas Department of Transportation right of way aluminum cap (TxDOT Type III) stamped "Monument No. 3103" found at the northwest corner of the said "Parcel 10 - Part Two" tract bears NORTH 02°06'02" EAST, a distance of 50.77 feet;

THENCE SOUTH 04°17'15" WEST, with the west line of the tract dedicated for right of way of said U.S. Highway No. 77 on the said plat recorded in Cabinet J, Slide 506, P.R.E.C.T., a distance of 50.28 feet to a 1/2 inch rebar found at the northwest corner of the tract described as "Parcel 11" in the deed to the State of Texas recorded in Volume 1542, Page 961, D.R.E.C.T., for the west right of way of U.S. Highway No. 77;

THENCE with the west line of the said "Parcel 11", the following calls:

1. SOUTH 04°36'57" WEST, a distance of 83.36 feet to a found 1/2 inch capped rebar (Damaged Cap);
2. SOUTH 05°54'20" WEST, a distance of 84.19 feet to a found TxDOT Type III stamped "Monument No. 3108";
3. SOUTH 07°11'43" WEST, a distance of 80.34 feet to the southeast corner of the aforementioned Lot 1R-1, from which a found 1/2 inch capped rebar stamped "W.A.L. 5714" bears SOUTH 89° WEST, a distance of 0.2 of a foot, and from which a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southwest corner of "Parcel 11" bears the following two (2) calls: **(1)** SOUTH 07°11'43" WEST, a distance of 3.80 feet, and **(2)** SOUTH 07°50'25" WEST, a distance of 562.61 feet;

THENCE SOUTH 88°36'31" WEST, with the south line of Lot 1R-1, a distance of 269.11 feet to a 1/2 inch rebar found at the southwest corner of Lot 1R-1;

THENCE NORTH 07°47'24" EAST, with the west line of Lot 1R-1, passing at a distance of 249.08 feet a 1/2 inch capped rebar (Damaged Cap) found at the southeast corner of the of the tract dedicated for right of way of North Town Boulevard on the plat recorded in Cabinet J, Slide 506, P.R.E.C.T., and continuing on the said course, in all, a total distance of 299.72 feet to a 1/2 inch rebar found at the northwest corner of Lot 1R-1;

THENCE NORTH 88°36'31" EAST, with the north line of Lot 1R-1, a distance of 257.67 feet returning to the **POINT OF BEGINNING** and enclosing 1.800 acres (±78,413 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That C&C Waxahachie, LLC, a Texas limited liability company, does hereby adopt this plat designating the herein above described property as ***VICTORY PARK***, an addition in the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

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

By: _____ _____

Authorized Agent of C&C Waxahachie, LLC a Texas limited liability company — Name & Title

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, authorized agent of C&C Waxahachie, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 _____

My Commission Expires On: _____

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, 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.

_____

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jchadd@langan.com
September 25, 2023

STATE OF TARRANT §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Jewel Chadd**, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____day of _____, 20___.

_____

Notary Public in and for the State of Texas

GENERAL NOTES:

1. The purpose of this replat is to abandon the Access Easements and dedicate a new Access Easement.
2. This plat was prepared with the benefit of a title commitment provided by First American Title Guaranty Company, GF# 1016-373034-RTT, Commitment # 1016-373034-RTT, effective March 09, 2023, and issued March 24, 2023.
3. Current Zoning : General Retail (GR) & Light Industrial (LI-1). Zoning classifications shown hereon are based on the City of Waxahachie Interactive Map.
4. This property lies within ZONE(S) X (Unshaded) of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, map no. 48139C0190F, dated 2013/06/03, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.
5. The fieldwork was completed on March 8, 2023.

RESERVED FOR COUNTY CLERK'S OFFICE

PREPARED BY:
Jewel Chadd , R.P.L.S.
Langan Engineering & Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, Texas 75019
Phone: (817) 431-4971

OWNER:
C&C Waxahachie, LLC
a Texas limited liability company
8350 N. Central Expressway, Suite 1313
Dallas, Texas 75206

ENGINEER:
JHF Engineering, PLLC
8738 FM 225 S
Laneville, Texas 75667
Phone: 903-646-8340

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

By: _____ _____
Chairperson — Date

_____ _____
Attest — Date

LANGAN
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, Tx 75019
T: 817.328.3200 F: 817.328.3200 www.langan.com
TBPELS Firm No. 10194888

REPLAT
VICTORY PARK
LOTS 1R-2 & 1R-3, BLOCK C

1.800 ACRES
BEING A REPLAT OF LOT 1R-1, BLOCK C, VICTORY PARK
RECORDED IN CABINET J, SLIDE 506, P.R.E.C.T.

ZONING: GR & LI-1
2 NONRESIDENTIAL LOTS
CASE NO. SUB-43-2023

PREPARED : APRIL 2023 | REVISED : NOVEMBER 2024

Planning & Zoning Department

Plat Staff Report

Case: SUB-219-2024

MEETING DATE(S)

Planning & Zoning Commission: December 9, 2024

CAPTION

Present a request by Brad Yates, for a **Replat** of Lots 2, 3, & 4, Block 9 of the Original Town Addition, to create Lot 3R, Block 9 of the Original Town Addition, being 0.196 acres, located at 109 S College Street, (Property ID 170454, 174455, & 174456) – Owner: Loren Gray Investments LLC (SUB-219-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to approve SUB-219-2024, a Replat of Lots 2, 3, & 4, Block 9 of the Original Town Addition, 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 from three (3) lots into one (1) lot.

CASE INFORMATION

Applicant:	Brad Yates
Property Owner(s):	Loren Gray Investments
Site Acreage:	0.196 acres
Number of Lots:	1 lot
Number of Dwelling Units:	0 units
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate public facilities are available to the subject property

SUBJECT PROPERTY

General Location:	109 S College Street
Parcel ID Number(s):	170454, 174455, & 174456
Current Zoning:	Central Area (CA)
Existing Use:	A covered pavilion is currently situated on the subject property.
Platting History:	The subject property is currently platted as portions of Lots 2, 3, & 4, Block 9 of the Original Town Addition.

Site Aerial:



PLANNING ANALYSIS

A Replat Application is required by the Waxahachie Subdivision Ordinance in instances where a property owner wishes to change the configuration of an existing platted lot. This includes instances where the property owner wishes to split an existing lot into multiple individual lots or combine multiple lots into a single lot.

With this application, the property owner proposes to replat the subject property from three (3) lots into one (1) lot to facilitate the redevelopment of the subject property. The proposed lot size and dimensions adhere to the requirements of the Waxahachie Subdivision Ordinance and the Central Area (CA) zoning district.

As part of the review of the Replat application, staff identified technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance and need to be corrected. 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.

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, subject to the conditions noted below.

Conditions:

1. Per Section 2.2.e of the Waxahachie Subdivision Ordinance, proof of ownership for the subject property must be provided with the plat. This deed (Instrument 2243814) was not provided with your initial submittal. Provide a copy of this deed to serve as proof of ownership with your resubmittal.
2. Per Section 2.3 of the Waxahachie Subdivision Ordinance, perform a title search to locate all easements on the property.
3. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificates for the subject property (dated within 90-days of your filing date) showing that no delinquent taxes exist against the property is required to be provided at the time of Plat filing.
4. Per Section 2.4.c.20 of the Waxahachie Subdivision Ordinance, label all existing ROW widths.

Conditions (continued):

5. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block must be provided. The case number is "SUB-219-2024".
6. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, identify the zoning of the subject property, Central Area (CA), in the Title Block.
7. Per Section 3.9.a of the Waxahachie Subdivision Ordinance, water and sewer services are required to be installed for each lot prior to filing the plat. There is currently only a 2" water line in the alley and a 10" water line along College street. There is an 8" sewer line in the alley.
8. 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.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

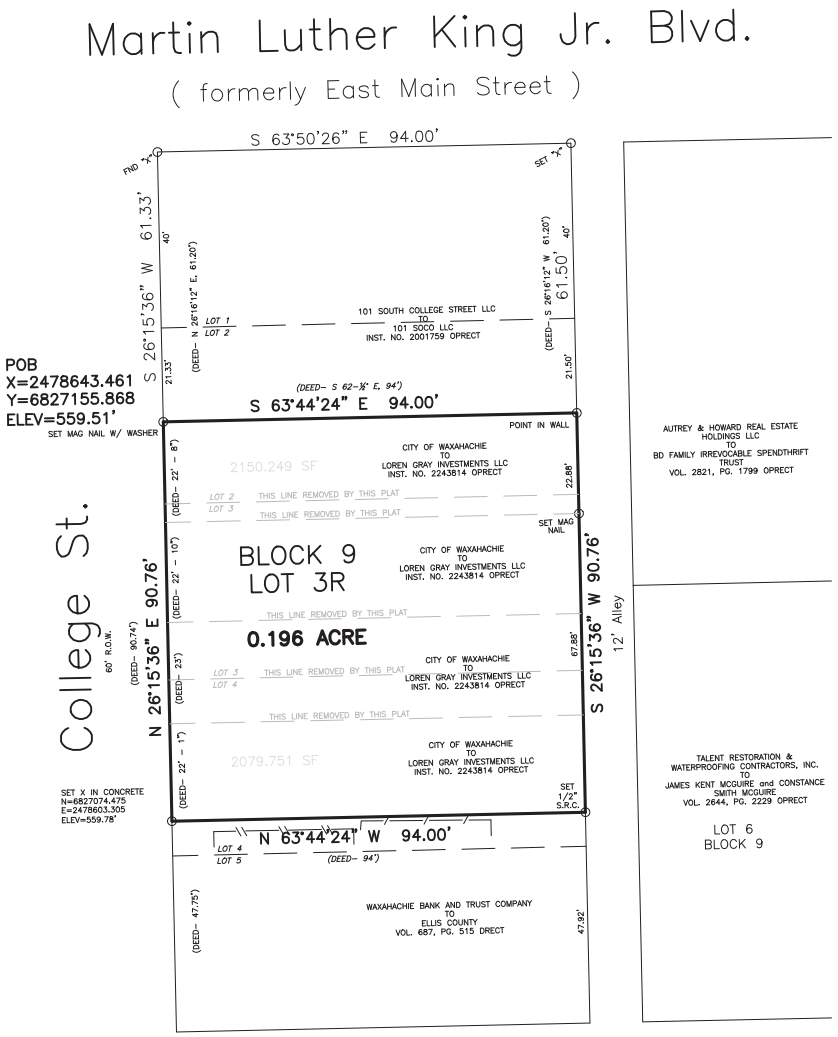
A plat shall not be filed with the Ellis County Clerk until:

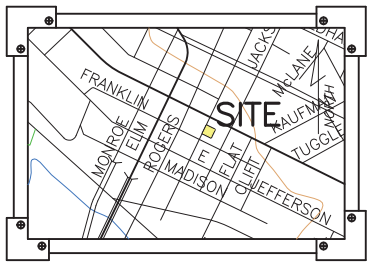
1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has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

STAFF CONTACT INFORMATION

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

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





LOCATION MAP SCALE : 1" = 1000'



1" = 20'

0 10' 20' 40'

LEGEND

O	–	Property Corner Symbol
Fnd.	–	Found
S.R.C.	–	Steel Rod Capped
S.R.	–	Steel Rod
S.P.	–	Steel Pipe
U.E.	–	Utility Easement
P/P	–	Utility Pole
R.O.W.	–	Right of Way
P.O.B.	–	Point of Beginning
C/L	–	Centerline
	–	Drainage Flow
B.L.	–	Building Line
W/L	–	Water Line
W/M	–	Water Meter
M/H	–	Sewer Manhole
C/O	–	Cleanout
F/H	–	Fire Hydrant
W/V	–	Water Valve
D.U.E.	–	Drainage & Utility Esmnt
T/R	–	Telephone Riser

OWNER:
LOREN GRAY INVESTMENTS, LLC
P.O. Box 2868
Waxahachie, Tx. 75168

GENERAL NOTES:

1. 100–Year Flood Note:
   NO 100–Year Floodplain
   Per FIRM Map # 48139C0190 G
   Zone: X UNSHADED
   Dated: 10/19/2023
2. Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.

FIELD NOTES
0.196 Acre
Job Number 224–0055

BEING a part of Emory W. Rogers Survey, Abstract Number 896, City of Waxahachie, Ellis County, Texas and being a part of Lot 2, all of Lot 3, and part of Lot 4, Block 9, City of Waxahachie, according to the Phillips and Hawkins Official Map of the City of Waxahachie, Ellis County, Texas, recorded in Cabinet A, Slides 137 and 139 and in Cabinet A, Slide 181, Plat Records, Ellis County, Texas (PRECT) of the tracts described in deed from City of Waxahachie to Loren Gray Investments LLC, recorded in Instrument Number 2243814, Official Public Records, Ellis County, Texas (OPRECT) and being more particularly described by its metes and bounds as follows:

BEGINNING at a point on the southeast right of way of South College Street, a 60 foot wide public road and the northwest line of said Lot 2 and of said Block 9, City of Waxahachie, at the northwest corner of the tract described in deed from Estate of Peggy JoAnn Larkin, deceased, and Kirk Askew Larkin to City of Waxahachie, recorded in Instrument Number 1920450, OPRECT and the southwest corner of the tract described in deed from 101 South College Street LLC to 101 Soco LLC, recorded in Instrument Number 2001759, OPRECT, a MAG Nail with an aluminum washer stamped "DAVIS & MCDILL" set in concrete sidewalk, set, having surface coordinate values of North = 6827155.868 feet and East = 2478643.461 feet, all bearings and coordinates are based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites from which an "X" cut into concrete sidewalk, found at the northeast corner of Lot 1 of said Block 9 and at the intersection of said College Street right of way line with the southeast right of way line of Martin Luther King Junior Boulevard, formerly East Main Street and U. S Highway 287 Business, bears N 26°15'36" E, 61.33 feet (Deed – N 26°16'12" E, 61.20 feet);

THENCE S 63°44'24" E, with the common line of said Larkin to City of Waxahachie tract and said 101 Soco LLC, along a common wall and through said Lot 2 for 94.00 feet (Deed – S 62½° E, 94 feet) to the northeast corner of said Larkin to City of Waxahachie tract and the southeast corner of said 101 Soco LLC and on the northwest right of way line of a 12 foot alley, point in said wall;

THENCE S 26°15'36" W with said 12 foot alley right of way line and the southeast line of said Larkin to City of Waxahachie tract and the southeast line of the tract described in deed from Raul Garcia and Armandia Garcia to City of Waxahachie, recorded in Instrument Number 1920449, OPRECT and of Tract I and Tract II, described in deed from Kent McGuire and Constance Smith McGuire to City of Waxahachie, recorded in Instrument Number 1920448, OPRECT, 90.76 feet to the southeast corner of said McGuire to City of Waxahachie Tract II and the northeast corner of the tract described in deed from Waxahachie Bank and Trust Company to County of Ellis, State of Texas, recorded in Volume 687, Page 515, Deed Records, Ellis County, Texas (DRECT), a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE N 63°44'24" W, with the common line of said McGuire to City of Waxahachie Tract II and said to County of Ellis, State of Texas tract and through said Lot 4 for 94.00 feet (Deed – 94 feet) to said College Street right of way line, the northwest line of Lot 4 and said Block 9 and the southwest corner of said McGuire to City of Waxahachie Tract II and the northwest corner of said to County of Ellis, State of Texas tract, an "X" cut into concrete sidewalk, set,

THENCE N 26°15'36" E, with said College Street right of way line, the northwest line of said Lots 4, 3 and 2, said Block 9 and of said McGuire to City of Waxahachie Tract I and Tract II, said Garcia to City of Waxahachie tract and said Larkin to City of Waxahachie tract, 90.76 feet, to the point of beginning and containing approximately 0.196 acre of land.

KNOW ALL MEN BY THESE PRESENTS:

That I, Stuart G. Hamilton, RPLS 4480, 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."

Stuart G. Hamilton
Registered Professional Land Surveyor Number 4480

THIS PLAT IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

REPLAT
ORIGINAL TOWN ADDITION
BLOCK 9, LOT 3R

Being 0.196 acre
and being a part of Lot 2, all of Lot 3
and part of Lot 4, Block 9,
Original Town Addition,
according to the Official Map of the
City of Waxahachie, Ellis County, Texas
recorded in Cabinet A, Slides 137 and 139
and in Cabinet A, Slides 181, Plat Records
Ellis County, Texas
Case Number: ___-__-2023

Revisions	By

Davis & McDill, LLC
SURVEYING – LAND PLANNING – FLOODPLAIN MANAGEMENT
P.O BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972–938–1185
A Texas licensed surveying firm # 10194681

D&M

Date: 9/24/2024
Scale: 1" = 20'
Drawn: D. Hocutt
Job: 224–0055RP
Sheet 1 of 2 sheets.

"Preliminary, this document shall not be recorded for any purpose."
Texas Administrative Code:
TITLE 22 PART 29
CHAPTER 663
SUBCHAPTER B RULE §663.18 Certification

THIS PLAT IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

NOTE:
PROPERTY IS IN THE JURISDICTION OF THE CITY OF WAXAHACHIE, TEXAS AND IS SUBJECT TO THEIR PLATTING RULES AND REGULATIONS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LOREN GRAY INVESTMENTS, LLC, Brad Yates, owner thereof, does hereby adopt this plat designating the herein above described property as ORIGINAL TOWN ADDITION, BLOCK 9, LOT 3R, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____,

20_____.

BY:

_____
Authorized Signature of Owner
Brad Yates

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 Brad Yates, 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:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ _____
Chairperson Date

_____ _____
Attest Date

Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS:

That I, Stuart G. Hamilton, RPLS 4480, 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."

_____ _____
Stuart G. Hamilton Date
Registered Professional Land Surveyor
Number 4480

THIS PLAT IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

DRAINAGE NOTES:

(1) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

(2) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

(3) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

(4) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

REPLAT
ORIGINAL TOWN ADDITION
BLOCK 9, LOT 3R
Being 0.196 acre
and being a part of Lot 2, all of Lot 3 and part of Lot 4, Block 9, Original Town Addition,
according to the Official Map of the City of Waxahachie, Ellis County, Texas recorded in Cabinet A, Slides 137 and 139 and in Cabinet A, Slides 181, Plat Records Ellis County, Texas
Case Number: ___-__-2023

Revisions	By

Davis & McDill, LLC
SURVEYING – LAND PLANNING – FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185
A Texas licensed surveying firm # 10194681

D&M

Date: 9/24/2024
Scale: N/A
Drawn: D. Hocutt
Job: 224-0055RP
Sheet 2
of 2 sheets.

"Preliminary, this document shall not be recorded for any purpose." Texas Administrative Code: TITLE 22 PART 29 CHAPTER 663 SUBCHAPTER B RULE §663.18 Certification

THIS PLAT IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-177-2024

MEETING DATE(S)

Planning & Zoning Commission: December 9, 2024
City Council: December 16, 2024

CAPTION

Public Hearing *on a request by Christopher Whitehead for a* ***Specific Use Permit (SUP)*** *for an A****ccessory Dwelling Unit*** *use within a Single Family-2 (SF-2) zoning district located at 301 Kirven Ave property ID 176066) – Owner: Christopher Whitehead and Rae L. (ZDC-177-2024) Staff: Harper Lindamood*

RECOMMENDED MOTION

"I move to recommend approval of ZDC-177-2024, Specific Use Permit (SUP) for an Accessory Dwelling Unit use within a Single Family-2 (SF-2) 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 seven hundred (700) square feet.

CASE INFORMATION

Applicant:	Christopher Whitehead
Property Owner(s):	Christopher Whitehead & Rae L.
Site Acreage:	0.18 acres
Current Zoning:	Single Family-2 (SF-2)
Requested Zoning:	SF-2 with a SUP for an Accessory Dwelling Unit (ADU).

SUBJECT PROPERTY

General Location:	301 Kirven Ave.
Parcel ID Number(s):	176066
Existing Use:	Single-family residential
Development History:	The subject property is a platted lot
Future Land Use Plan:	Mixed - Use Neighborhood

Comprehensive Plan: A mixed-use neighborhood hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Thoroughfare Plan: The subject property is accessible via West Ross Street

Site Image:



PLANNING ANALYSIS

The applicant is requesting a Specific Use Permit (SUP) to construct a two-story Accessory Dwelling Unit (ADU) at 301 Kirevn Avenue. An existing 980 square-foot garage is present on the subject property and is attached to a breezeway and the primary residence. The applicant is proposing to demolish this existing garage and replace it with the proposed ADU. The proposed ADU will include a new two-car garage on the first floor and the ADU on the second floor. The applicant is proposing the ADU for family and non-paying visitor use only.

Proposed Use:

According to the Ellis County Appraisal District, the existing primary structure is approximately 3,180 square feet, and the proposed accessory structure is approximately 898 square feet. The accessory structure is comprised of fiber cement siding with a metal roof. The applicant will install plumbing and electrical service to the ADU. The applicant has noted that the structure will not be separately metered. All utility services will tie into the main house. The applicant has also confirmed that the structure will not be used as a short-term rental and will not sold, or leased separately from the existing primary structure.

Staff Concern - Sidewalks:

Per the Waxahachie Zoning Ordinance staff identified 5-foot-wide sidewalks as an infrastructure item that should be evaluated with every Specific Use Permit (SUP) Application. Sidewalk installation is to be required with any new development and redevelopment of existing neighborhoods. During the review of this SUP Application, staff identified that a sidewalk currently only exists on the corner of the subject property. Existing sidewalks are present across from the subject property along the south side of West Ross Street and the East side of Kirven Avenue.

As part of this (SUP) Application, staff has recommended a condition requiring the applicant to install a 5-foot sidewalk along Kirven Avenue to perpetuate the pedestrian connectivity of the neighborhood. Generally, a 5-foot sidewalk would also be required along W Ross Street. However, an existing retaining wall is present on the subject property, which makes installation of a sidewalk along W Ross Street unnecessary.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, twenty-four (24) 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 Three (3) 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 request, subject to the conditions noted below.

Conditions:

1. The accessory structure shall not be used as a or Short-Term Rental without a Specific Use Permit approved by City Council.
2. The accessory structure shall not be separately metered.
3. The accessory structure shall not be used for commercial purposes.
4. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
5. A sidewalk is required to be installed on Kirven Avenue. The Applicant shall submit a revised plan showing a 5-foot sidewalk on Kirven Avenue.
6. The existing garage on the subject property shall be demolished prior to the issuance of a building permit for the proposed Accessory Dwelling Unit (ADU).
7. The applicant shall obtain all necessary permits for construction and demolotion 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. Site Plan (Exhibit B)
4. Elevations (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-177-2024

WALKER AARON & KATHRYN
300 KIRVEN AVE
WAXAHACHIE, TX 75165-2510

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 9, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, December 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 Christopher Whitehead for a Specific Use Permit (SUP) for an Accessory Dwelling Unit structure exceeding seven hundred (700) square feet use within a - Single Family-2 (SF-2) zoning district located at 301 Kirven Ave (Property ID 176066) – Owner: Christopher Whitehead and Rae L. (ZDC-177-2024) 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-177-2024 **City Reference: 176049**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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

11/22/24
Date

AARON WALKER
Printed Name and Title

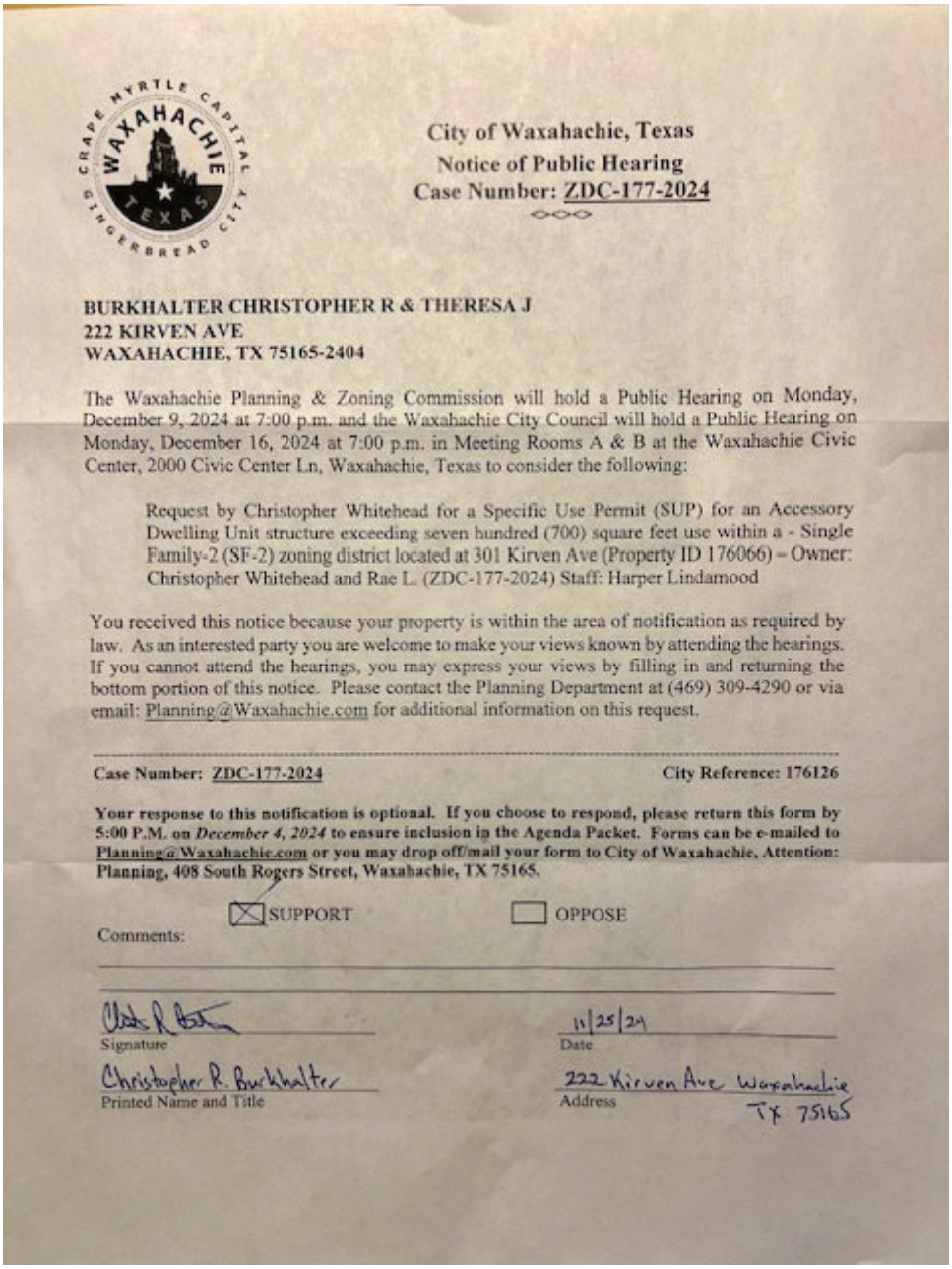
300 KIRVEN AVE
Address WAXAHACHIE, TX 75165

Venissat, Michelle

From: Christopher Burkhalter <c.burkhalter@icloud.com>
Sent: Monday, November 25, 2024 4:30 PM
To: Planning
Subject: Case #ZDC-177-2024

[Some people who received this message don't often get email from c.burkhalter@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Case #ZDC-177-2024
Curt Reference 176126



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-177-2024

BURKHALTER CHRISTOPHER R & THERESA J
222 KIRVEN AVE
WAXAHACHIE, TX 75165-2404

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 9, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, December 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 Christopher Whitehead for a Specific Use Permit (SUP) for an Accessory Dwelling Unit structure exceeding seven hundred (700) square feet use within a - Single Family-2 (SF-2) zoning district located at 301 Kirven Ave (Property ID 176066) – Owner: Christopher Whitehead and Rae L. (ZDC-177-2024) 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-177-2024 City Reference: 176126

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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
11/25/24
Date
Christopher R. Burkhalter
Printed Name and Title
222 Kirven Ave Waxahachie TX 75165
Address

Chris Burkhalter
Sent from my iPhone

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-177-2024

RECEIVED NOV 26 2024

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 9, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, December 16, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-177-2024 **City Reference: 176141**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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

11/22/24
Date

Brad Yates Manager
Printed Name and Title

306 Kirven Ave.
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-177-2024

RECEIVED NOV 26 2024

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 9, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, December 16, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-177-2024 **City Reference: 176041**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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

11/22/24
Date

Brad Yates manager
Printed Name and Title

304 Kirven Ave.
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-177-2024

MCDONALD JANSEN & EMILY
219 KIRVEN AVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 9, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, December 16, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-177-2024 **City Reference: 176080**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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: We are very excited for the whiteheads + fully support

Signature

Emily McDonald
Printed Name and Title
Jansen McDonald

11/22/24
Date

219 Kirven Ave Waxahachie TX 75165
Address

Case Number: ZDC-177-2024 **Item 5&6** **City Reference:** 176124

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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:

Torivio J. Martinez
Signature

11-25-2024
Date

TORIVIO J. MARTINEZ
Printed Name and Title

212 KIAVEN AVE
Address WAXAHACHIE, TX 75165

RECEIVED DEC 02 2024

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-177-2024

<>

LYNN ROBERT J & BECKY
313 HARBIN AVE
WAXAHACHIE, TX 75165-2467

RECEIVED DEC 0 2 2024

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 9, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, December 16, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-177-2024 **City Reference: 174160**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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:

Becky Lynn
Signature

11-23-2024
Date

Becky Lynn
Printed Name and Title

313 Harbin Ave
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-177-2024

<>

RECEIVED DEC 0 2 2024

YRLAS MIRANDA
302 KIRVEN AVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 9, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, December 16, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-177-2024 **City Reference: 176050**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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:

Miranda Yrlas
Signature

11/25/24
Date

Miranda Yrlas
Printed Name and Title

302 Kirven Ave, Waxahachie, TX 75165
Address

Venissat, Michelle

From: Chris Whitehead <chris.whitehead@americase.com>
Sent: Monday, December 2, 2024 9:58 PM
To: Planning
Subject: ZDC-177-2024

Some people who received this message don't often get email from chris.whitehead@americase.com. Learn why this is important

Attached is our form for the support of above case number.



Chris Whitehead
R&D Engineer

ISO 9001 & AS9100 Certified

Americase.

Tel: 469.517.1706

Office: 800.972.2737
Email: Chris.Whitehead@americase.com
Web: www.americase.com

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-177-2024

RECEIVED DEC 0 3 2024

HEINE GERRY & LISA
218 VIRGINIA AVE
WAXAHACHIE, TX 75165-2418

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 9, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, December 16, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-177-2024 **City Reference: 176081**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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

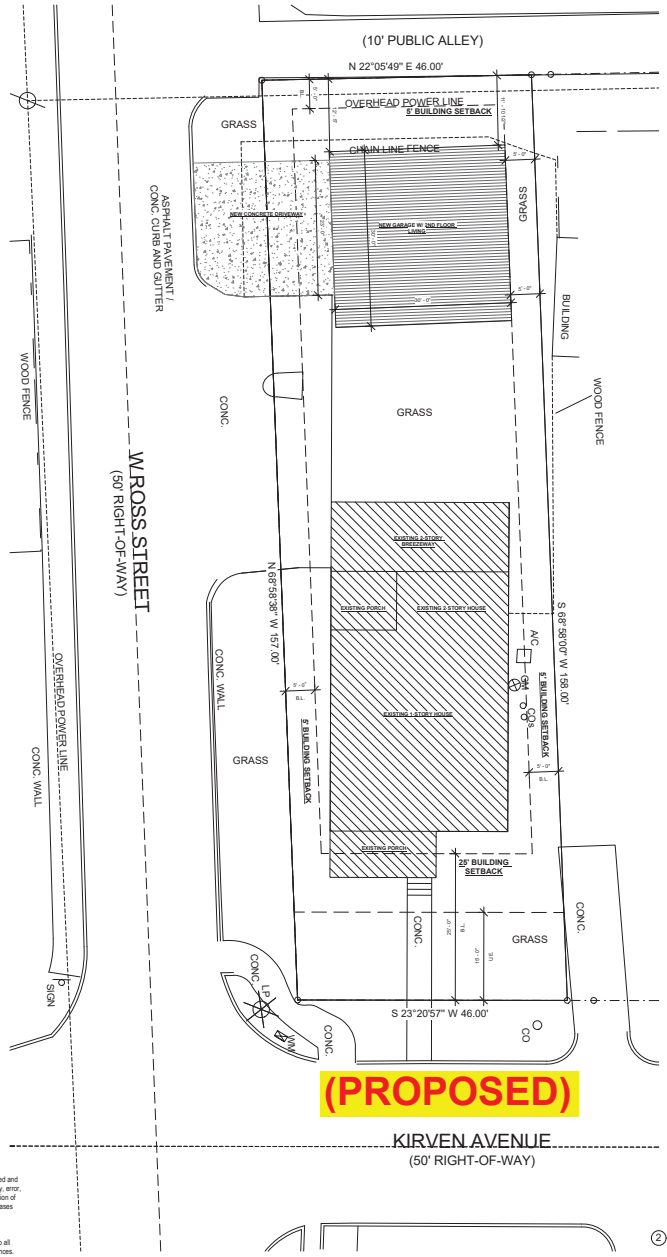
11-25-24
Date

Gerry Heine
Printed Name and Title

218 Virginia Ave
Address

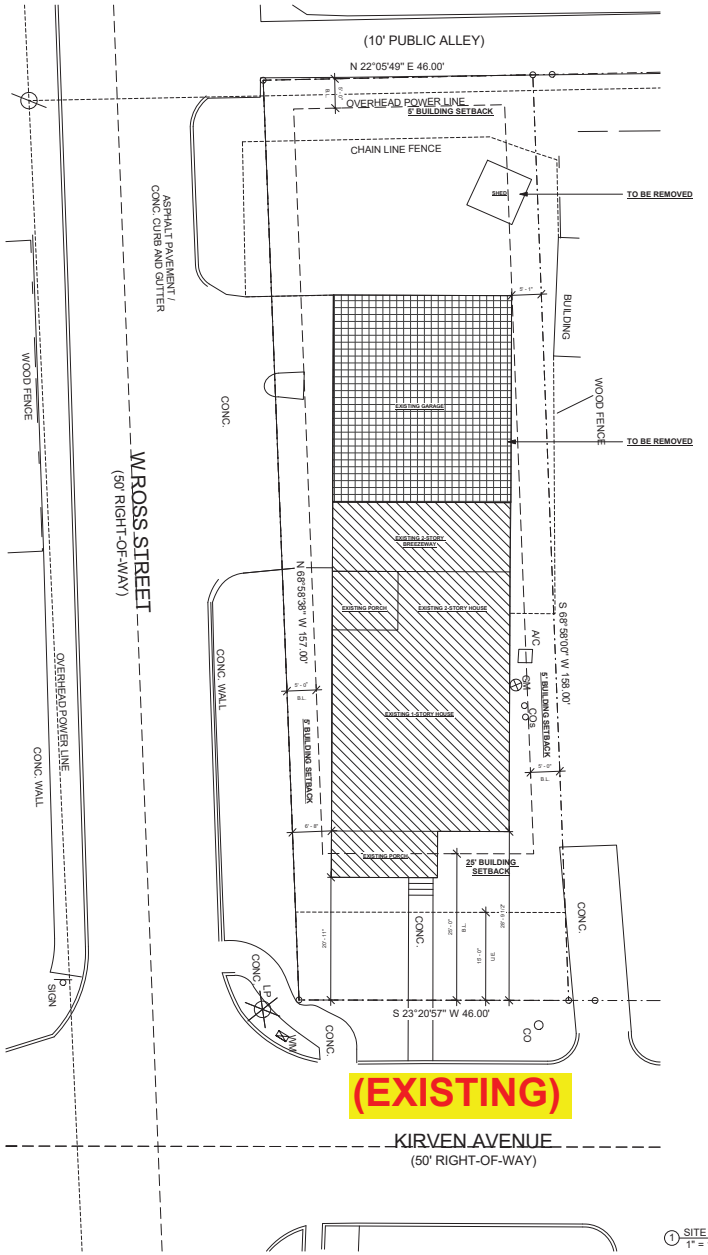

EXHIBIT A - LOCATION MAP
Item 5&6
N
VIRGINIA AVE
W ROSS ST
KIRVEN AVE
0 25 50 100 150 200 Feet
ZDC-171-2024 (SUP)

EXHIBIT B - SITE PLAN



TRUE NORTH

② SITE PLAN - NEW
1" = 10'-0"



TRUE NORTH

① SITE PLAN - EXISTING/DEMO
1" = 10'-0"

GENERAL NOTES:

1.) These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error, and/or omission found is to be brought to the attention of the designer before any construction work or purchases have been made.

2.) These plans are designed to be in substantial compliance with current city adopted International Residential Code. The construction shall conform to all national, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.

3.) Contractor must verify all dimensions and scale drawings.

DC TEXAS ARCHITECTURE
DESIGN ■ INTERIORS ■ PLANNING ■ PROJECT MANAGEMENT
1349 West US-287 Bypass, Suite 100
Waxahachie, Texas 75165
1.214.659.7063
www.dctexasarch.com

WHITEHEAD DETACHED GARAGE

301 Kirven Avenue
Trinity Heights #2
Block 6 Lot 1
Waxahachie, Texas 75165

PRELIM. REVIEW
October 29, 2024

PROGRESS SET FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY OR UNDER SUPERVISION OF:

REVISIONS

DATE	ISSUE	DELTA

Title
SITE PLAN - EXISTING & NEW

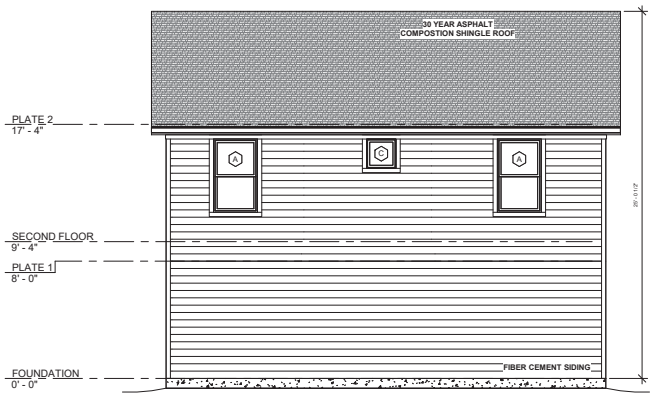
Sheet
A-001

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DC TEXAS ARCHITECTURE

EXHIBIT C - ELEVATIONS



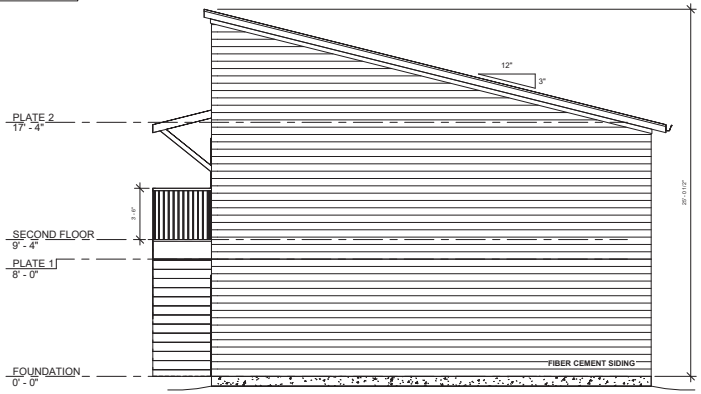
4 RIGHT ELEVATION
1/4" = 1'-0"



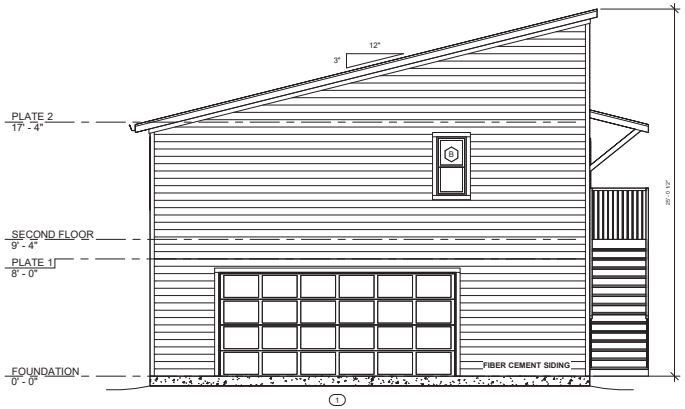
3 LEFT ELEVATION
1/4" = 1'-0"

GENERAL ELEVATION NOTES:

1.) REFER TO DOOR AND WINDOW SCHEDULE ON SHEET A-101.



2 REAR ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

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DC TEXAS ARCHITECTURE
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1349 West US-287 Bypass, Suite 100
Waxahachie, Texas 75165
1.214.659.7063
www.dctexasarch.com

WHITEHEAD DETACHED GARAGE

301 Kirven Avenue
Trinity Heights #2
Block 6 Lot 1
Waxahachie, Texas 75165

PRELIM. REVIEW

October 29, 2024

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REVISIONS

DATE	ISSUE	DELTA

Title
ELEVATIONS

Sheet
A-301

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DC TEXAS ARCHITECTURE

EXHIBIT D - FLOOR PLAN

AREA TOTALS	
LIVING AREA	900 SF
GARAGE	900 SF
FOUNDATION	900 SF

TOTAL UNDER ROOF: 1,800 SF

WINDOW SCHEDULE

WINDOW TYPE	WIDTH	HEIGHT	TYPE	HEAD HEIGHT
A	3' - 0"	5' - 0"	SINGLE-HUNG	7' - 0"
B	2' - 0"	4' - 0"	SINGLE-HUNG	7' - 0"
C	2' - 0"	2' - 0"	FIXED	7' - 0"

NOTE:
ALL WINDOWS ARE VINYL WITH LOW-E GLASS, DOUBLE GLAZED. R-VALUE TO MEET CODE.

DOOR SCHEDULE

NUMBER	WIDTH	HEIGHT	HINGE	TYPE
1	16' - 0"	7' - 0"	OVERHEAD	GARAGE
2	3' - 0"	6' - 8"	RIGHT	EXT. SOLID CORE
3	3' - 0"	6' - 8"	RIGHT	EXT. FULL LITE
4	2' - 8"	6' - 8"	RIGHT	HOLLOW CORE
5	6' - 0"	6' - 8"	BI FOLD	HOLLOW CORE
6	2' - 8"	6' - 8"	LEFT	HOLLOW CORE
7	2' - 4"	6' - 8"	RIGHT	HOLLOW CORE
8	2' - 8"	6' - 8"	RIGHT	HOLLOW CORE
9	2' - 4"	6' - 8"	LEFT	HOLLOW CORE
AA	1' - 4"	6' - 8"		CABINET FRONT
BB	4' - 0"	6' - 8"		CASED OPENING

ABBREVIATIONS:
DW: EE ARCH - 24W WALL EYEBROW ARCH.
EXT - EXTERIOR

GENERAL FLOOR PLAN NOTES:

1.) GLAZING IN HAZARDOUS LOCATIONS SHALL MEET REQUIREMENT OF IRC CODE SECTION R308.4, WHICH SHALL BE VERIFIED BY INSPECTOR IN FIELD.

2.) ALL SLEEPING ROOM EGRESS WINDOWS ARE TO MEET THE REQUIREMENTS OF SECTION R310 AND WILL BE FIELD VERIFIED.

3.) CASED DOOR OPENINGS PER BUILDER SPEC.

4.) UPPER CABINETS IN KITCHEN PER OWNER SPEC.

5.) UPPER CABINETS IN UTILITY PER OWNER SPEC.

6.) TILE SHOWER WITH GLASS SURROUND UNLESS NOTED OTHERWISE.

7.) UPPER CABINETS ABOVE TOILETS PER OWNER SPEC.

8.) CLOSET SHELVES PER OWNER SPEC.

9.) ALL WALLS ARE DIMENSIONED 4" NOMINAL, BRICK 5", NOMINAL.

10.) PROVIDE 3/8" WATER LINE TO REFRIGERATOR.

11.) ALL WATER HEATERS ARE TO BE 18" A.F.F.

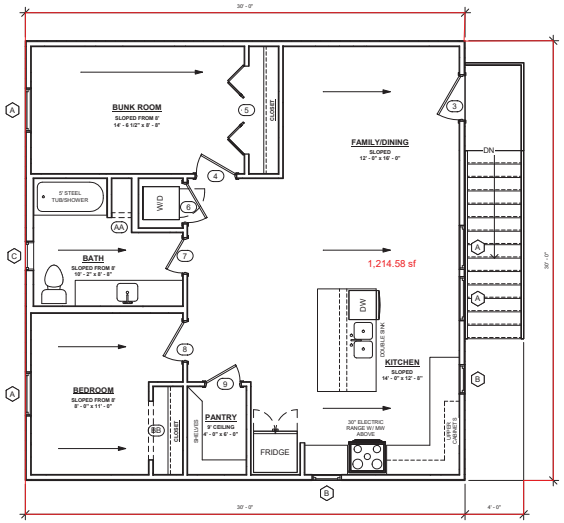
12.) AIR CONDITIONER CONDENSER MUST BE 3" ABOVE GRADE.

13.) IN ABSENCE OF STRUCTURAL ENGINEER PREPARED BY BUILDER, USE TABLE R602.3 IN THE INTERNATIONAL RESIDENTIAL CODE.

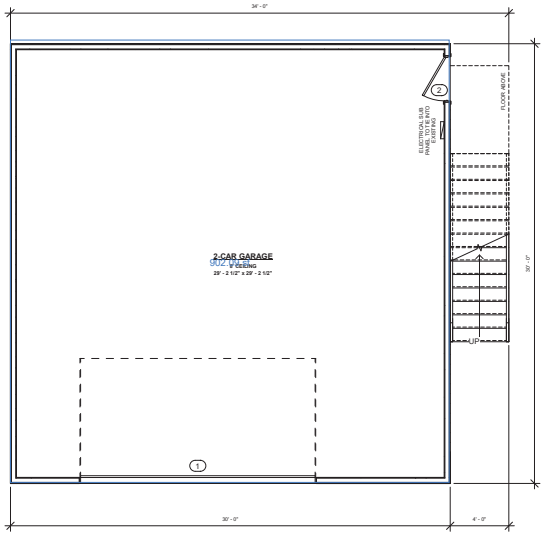
14.) REFER TO ENGINEER DRAWINGS FOR ALL FOUNDATIONS.

15.) CHECK PLANS FOR LEVEL CHANGES, FLOOR OUTLETS, AND PLUMBING FIXTURE LOCATIONS.

16.) DETACHED GARAGE WATER, SEWER, AND ELECTRICAL TO TIE INTO EXISTING HOUSE WATER, SEWER, AND ELECTRICAL SERVICES.



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:
1.) These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error, and/or omission found is to be brought to the attention of the designer before any construction work or purchases have been made.
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3.) Contractor must verify all dimensions and scale drawings.

DC TEXAS ARCHITECTURE
DESIGN ■ INTERIORS ■ PLANNING ■ PROJECT MANAGEMENT
1349 West US-287 Bypass, Suite 100
Waxahachie, Texas 75165
1.214.659.7063
www.dctexasarch.com

WHITEHEAD DETACHED GARAGE

301 Kirven Avenue
Trinity Heights #2
Block 6 Lot 1
Waxahachie, Texas 75165

PRELIM. REVIEW
October 29, 2024

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REVISIONS

DATE	ISSUE	DELTA

Title
FLOOR PLAN

Sheet
A-101

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DC TEXAS ARCHITECTURE

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-172-2024

MEETING DATE(S)

Planning & Zoning Commission: December 9, 2024
City Council: December 16, 2024

CAPTION

Public Hearing on a request by Brian Gregory, Rinker Materials, for a **Specific Use Permit (SUP)** for a Batch Plant and Outdoor Storage uses within a Light Industrial-1 (LI-1) zoning district located at 1220 Solon Road (Property ID 140094) - Owner: J&G Concrete Operations, LLC (ZDC-172-2024)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-172-2024, a Specific Use Permit (SUP) for a Batch Plant and Outdoor Storage uses, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The Applicant is requesting a Specific Use Permit (SUP) for Batch Plant and Outdoor Storage uses.

CASE INFORMATION

Applicant:	Brian Gregory, Rinker Materials
Property Owner(s):	J&G Concrete Operations, LLC
Site Acreage:	20.0 acres
Current Zoning:	Light Industrial-1 District (LI-1) with a Specific Use Permit (SUP) for a Permanent Concrete Batch Plant use.
Requested Zoning:	LI-1 with a SUP for a Batch Plant and Outdoor Storage uses

SUBJECT PROPERTY

General Location:	Generally located at 1220 Solon Road
Parcel ID Number(s):	140094
Existing Use:	Concrete Batch Plant (Rinker Materials)
Development History:	The subject property currently has a SUP for Permanent Concrete Batch Plant that was approved in 2003 with Ordinance 2208. The subject property is currently not platted.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	LI-1	Austin Bridge & Road
East	LI-2	SRM Concrete (ready-mix concrete)
South	C	Undeveloped
West	PD-LI-2	Undeveloped

Future Land Use Plan: Industrial

Comprehensive Plan: Industrial uses vary from the technology industry to manufacturing. The designated locations for heavier industrial uses are intended to keep them away from residential categories. These are located along roadways with adequate capacity to serve the larger industrial vehicles. Required parking is encouraged to be placed behind structures to keep these areas more readily able to redevelop into more urban places over time. When uses are abutting a residential property, a separation should be provided such as a landscape buffer, more profound setback, and/or a screening wall.

Thoroughfare Plan: The primary access to the subject property is from Marshall Road, a Minor Arterial (100' right-of-way) on the Thoroughfare Plan.

Site Image:



PLANNING ANALYSIS

The subject property has an approved SUP for a Permanent Concrete Batch Plant use; however, the property owner proposes to expand their operations by adding an 11,200 square-foot building located northeast of the existing 45,316 square-foot metal building, and outdoor storage for inventory to be located behind all existing and proposed buildings. The subject property consists of an existing 2,000 square-foot office building and a 45,316 square-foot metal building being utilized for precast concrete operations, and outdoor storage for their inventory from various locations. The existing SUP does not include the existing outdoor storage use, and the applicant is wanting to incorporate this use with their proposed SUP request.

The applicant is requesting a SUP for Batch Plant and Outdoor Storage uses. In which both uses require a SUP approved by City Council within the Light Industrial-1 (LI-1) zoning district. The applicant proposes an additional metal building of 11,200 square feet to expand the existing precast concrete operations. The proposed building exceeds the existing structures in height to accommodate the size of the cranes being used for the new production process. The existing building is not tall enough to accommodate the new production process. Additionally, the applicant proposes providing a 24' fire lane comprised of concrete and approximately 110,000 square feet of cement-stabilized gravel as depicted in Exhibit B – Site Plan. The use of cement-stabilized gravel has been approved for a similar project in the site's vicinity. The applicant is not proposing a pole sign.

Landscaping

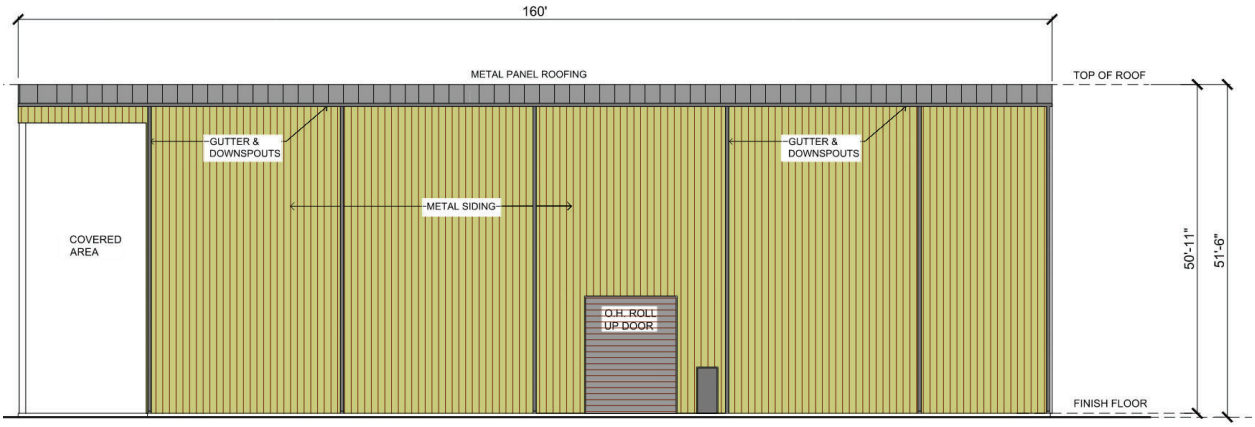
The applicant proposes improving the subject site with 66 canopy trees and 39 accent trees (Crape Myrtles).

Screening

The City of Waxahachie Zoning Ordinance requires all outside storage areas to be screened with a masonry screening wall at least 6' in height, and the applicant is proposing an 8' concrete panel screening wall that spans out 8 ½' in width along the northern, southern, and western sides of the subject property.

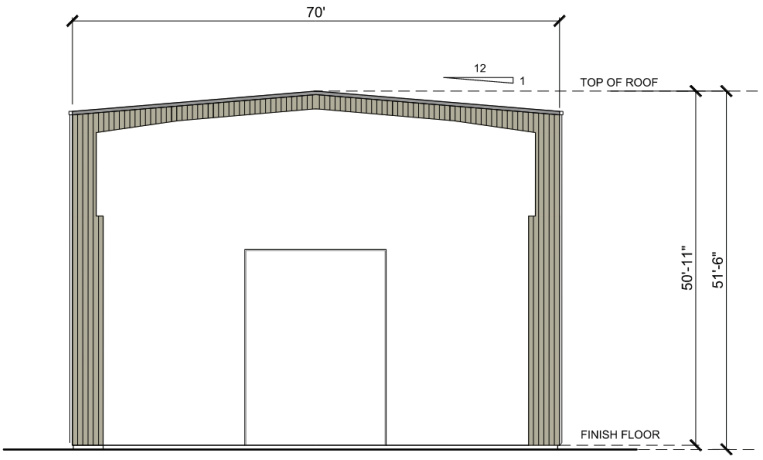
Proposed Elevations

The applicant has provided building elevations for the proposed metal building. The proposed metal siding exterior construction material matches the existing building on the site and is common for use on this type of site.



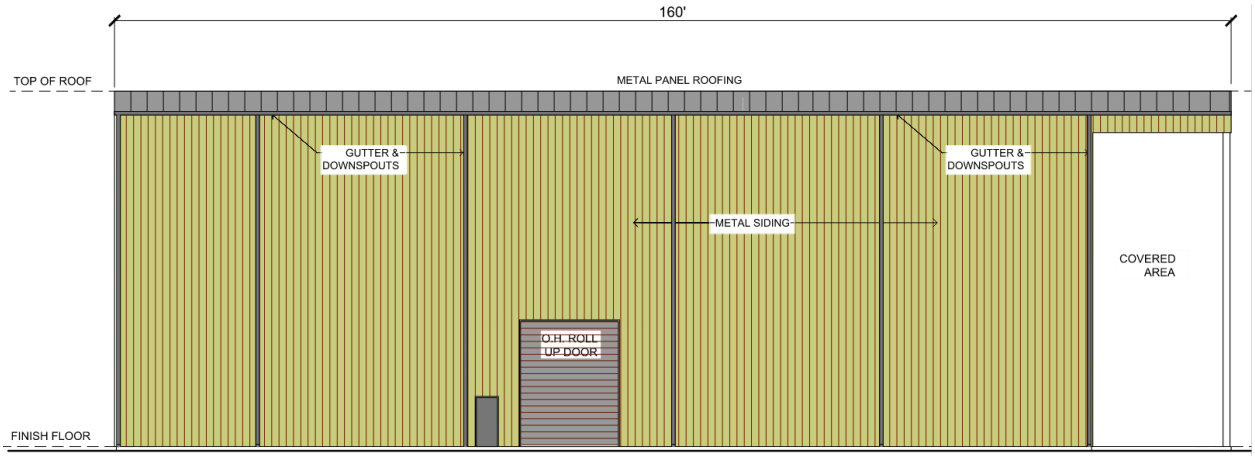
NORTH ELEVATION

SCALE 3/32" = 1'-0"



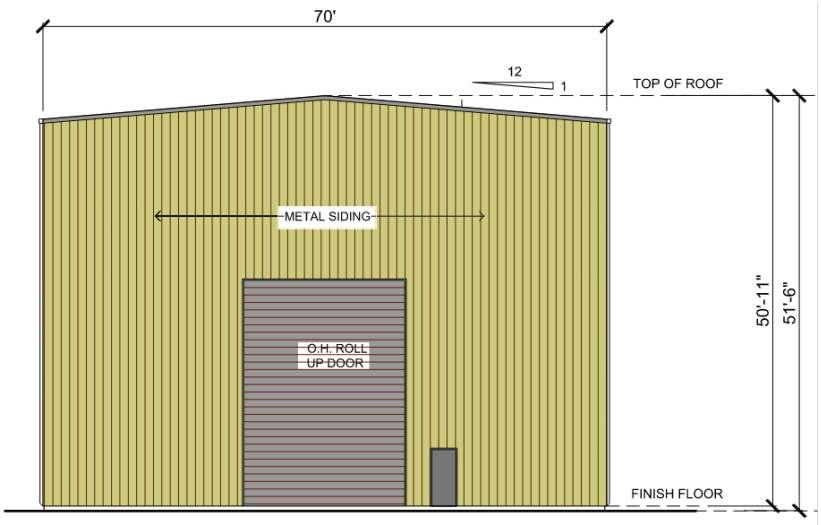
EAST ELEVATION

SCALE 3/32" = 1'-0"



SOUTH ELEVATION

SCALE 3/32" = 1'-0"



WEST ELEVATION

SCALE 3/32" = 1'-0"

Lighting

The applicant is proposing shielded wall packs to be mounted on the existing buildings and proposed building, at fifteen feet from the ground, along with a twenty-three-foot light pole to be located at the entrances on Solon Road and Marshall Road. The applicant has provided a photometric plan with the lighting specifications of the proposed lighting fixtures. The applicant shall adhere to Section 6.03 – Lighting and Glare Standards of the City of Waxahachie Zoning Ordinance.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 7 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 no letters in support and one (1) letter in opposition for the SUP request.

RECOMMENDATION

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

Conditions:

1. The property owner shall plat this lot prior to the submittal of any building permits.
2. The inventory stored on-site shall remain behind the existing and proposed structures and screened from the right-of-way.
3. The property owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit C – Landscape Plan. If the property owner needs to amend the landscape plan of this SUP, the amendment shall be approved administratively.
4. The property owner shall mitigate any lighting and/or glaring issues that cause a nuisance, whether the lighting fixtures are existing or proposed.
5. The property owner shall provide 8"-12" opening at the bottom of the screening wall for the sole purpose of drainage.
6. The property owner shall provide cement-stabilized gravel material in areas shown on Exhibit B – Site Plan.
7. The property owner shall obtain all necessary permits from the City of Waxahachie Building & Community Services Department prior to construction on the subject property.

ATTACHED EXHIBITS

1. Operational Plan
2. Exhibit A – Location Map
3. Exhibit B – Site Plan
4. Exhibit C – Landscape Plan
5. Exhibit D – Elevations
6. Exhibit E – Photometric Plan

APPLICANT REQUIREMENTS

1. If approved by City Council, the applicant is required to Plat the subject property prior to development of this site.

STAFF CONTACT INFORMATION

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

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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-172-2024

WJ SOUTH GROVE LP
600 N Pearl St -Ste 2350 LB 149
Dallas, TX 75201

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 9, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, December 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 Brian Gregory, Rinker Materials, for a Specific Use Permit (SUP) for a Batch Plant and Outdoor Storage uses within a Light Industrial-1 (LI-1) zoning district located at 1220 Solon Road (Property ID 140094) - Owner: J&G Concrete Operations, LLC (ZDC-172-2024) Staff: Oanh Vu

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

Case Number: ZDC-172-2024 **City Reference: 284811**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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: We object to this use.

Signature

12.4.24
Date

Michael C. Jackson, VP
Printed Name and Title

600 N. Pearl, Suite 2350, LB 149
Dallas, Tx 75201
Address

Waxahachie Plant
Operations Plan

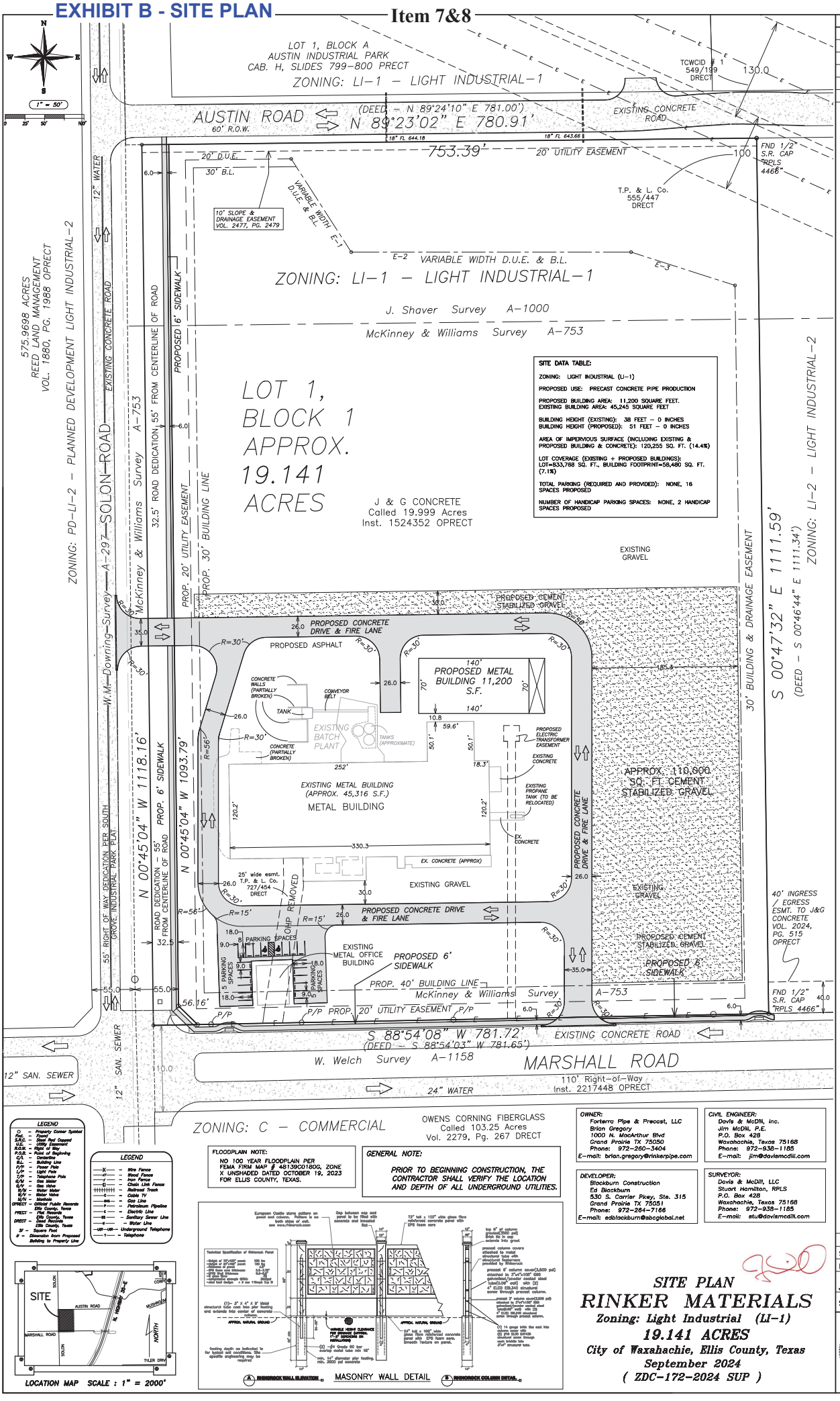
Rinker Materials
1220 Solon Rd
Waxahachie, TX 75167

The Waxahachie, Texas plant currently manufactures drawn brite basic wire for concrete pipe production as well as precast concrete end treatments. The plant employees approximately 16 employees and currently operates Monday – Friday; 6:00 am – 4:00 pm.

The company has an opportunity to introduce a new product line and Waxahachie is the ideal place for this production. This will expand the existing precast concrete operations by adding precast concrete pipe. The addition of the concrete pipe requires a new building with the crane height and capacity to handle these structures.

The addition of precast concrete pipe will slightly expand the hours of operation. The plant will move to a 5:00 am – 5:00 pm schedule and the plant may operate on Saturdays as needed. If Saturday operation is necessary, the plant hours will be the same as M-F; 5:00 am – 5:00 pm. This is expected to occur more often during the summer months. May – September could be as often as every other Saturday. Saturday operation during the non-summer months will be very rare and initiated on an as-needed basis. The employee headcount is expected to increase from approximately 16 employees to 22 employees.


Item 7&8
AUSTIN RD
SOLON RD
MARSHALL RD
W LOFLAND DR
E LOFLAND DR
CONNECTOR
CONNECTOR
N INTERSTATE 35 E SERVICE RD
N INTERSTATE 35 E
N INTERSTATE 35 E
NI-35 E EXIT 404 (SB) RAMP
NI-35 E (NB) RAMP
N
EXHIBIT A - LOCATION MAP
Feet
0
187.5
375
750
1,125
1,500
ZDC-172-2024 (SUP)



OWNER:
Forterra Pipe & Precast, LLC
Brian Gregory
1000 N. MacArthur Blvd
Grand Prairie TX 75050
Phone: 972-260-3404
E-mail: brian.gregory@rinkerpipe.com

CIVIL ENGINEER:
Davis & McDill, Inc.
Jim McDill, P.E.
P.O. Box 428
Waxahachie, Texas 75168
Phone: 972-938-1185
E-mail: jim@davismcdill.com

DEVELOPER:
Blackburn Construction
Ed Blackburn
530 S. Carrier Pkwy, Ste. 315
Grand Prairie TX 75051
Phone: 972-264-7186
E-mail: edblackburn@sbcglobal.net

SURVEYOR:
Davis & McDill, LLC
Stuart Hamilton, RPLS
P.O. Box 428
Waxahachie, Texas 75168
Phone: 972-938-1185
E-mail: stu@davismcdill.com

REVISIONS | BY

D&M DAVIS & McDILL, Inc.
ENGINEERS
(A Texas licensed engineering firm # F-8439)
P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185

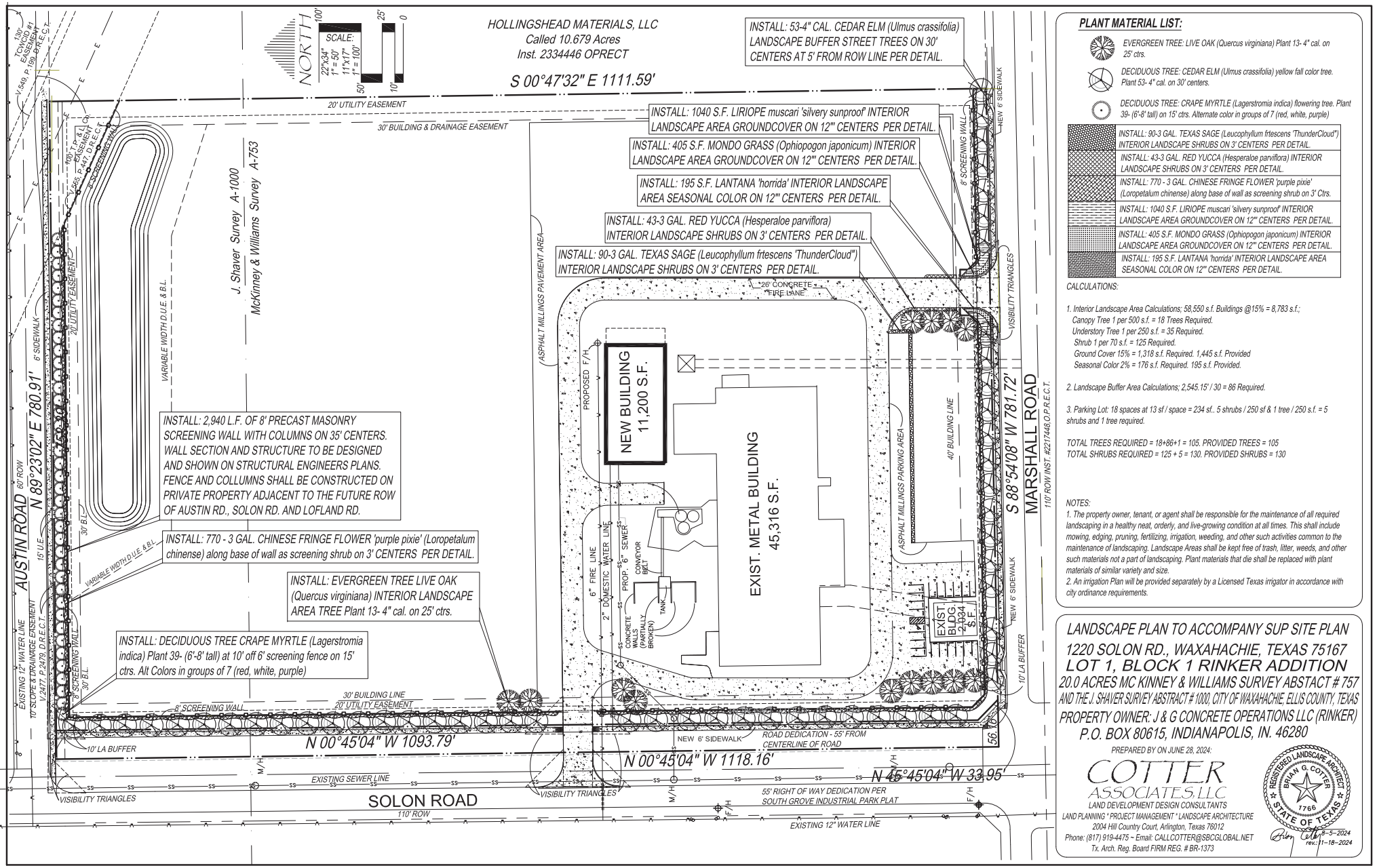
Date: 11-18-2024
Scale: 1" = 50'
Drawn: DAM
221-0093-SUP
Job: -BASE-SUP
Sheet

SITE PLAN
RINKER MATERIALS
Zoning: Light Industrial (LI-1)
19.141 ACRES
City of Waxahachie, Ellis County, Texas
September 2024
(ZDC-172-2024 SUP)

STATE OF TEXAS
JAMES H. McDILL
83659
LICENSED
PROFESSIONAL ENGINEER

EXHIBIT C - LANDSCAPE PLAN

Item 7&8



PLANT MATERIAL LIST:

- EVERGREEN TREE: LIVE OAK (Quercus virginiana) Plant 13- 4" cal. on 25' ctrs.
- DECIDUOUS TREE: CEDAR ELM (Ulmus crassifolia) yellow fall color tree. Plant 53- 4" cal. on 30' centers.
- DECIDUOUS TREE: CRAPE MYRTLE (Lagerstromia indica) flowering tree. Plant 39- (6'-8' tall) on 15' ctrs. Alternate color in groups of 7 (red, white, purple)

INSTALL: 90-3 GAL. TEXAS SAGE (Leucophyllum frtescens 'ThunderCloud") INTERIOR LANDSCAPE SHRUBS ON 3' CENTERS PER DETAIL.
INSTALL: 43-3 GAL. RED YUCCA (Hesperaloe parviflora) INTERIOR LANDSCAPE SHRUBS ON 3' CENTERS PER DETAIL.
INSTALL: 770 - 3 GAL. CHINESE FRINGE FLOWER 'purple pixie' (Loropetalum chinense) along base of wall as screening shrub on 3' Ctrs.
INSTALL: 1040 S.F. LIRIOPE muscari 'silvery sunproof' INTERIOR LANDSCAPE AREA GROUNDCOVER ON 12"' CENTERS PER DETAIL.
INSTALL: 405 S.F. MONDO GRASS (Ophiopogon japonicum) INTERIOR LANDSCAPE AREA GROUNDCOVER ON 12"' CENTERS PER DETAIL.
INSTALL: 195 S.F. LANTANA 'horrida' INTERIOR LANDSCAPE AREA SEASONAL COLOR ON 12"' CENTERS PER DETAIL.

CALCULATIONS:

1. Interior Landscape Area Calculations; 58,550 s.f. Buildings @15% = 8,783 s.f.;
   Canopy Tree 1 per 500 s.f. = 18 Trees Required.
   Understory Tree 1 per 250 s.f. = 35 Required.
   Shrub 1 per 70 s.f. = 125 Required.
   Ground Cover 15% = 1,318 s.f. Required. 1,445 s.f. Provided
   Seasonal Color 2% = 176 s.f. Required. 195 s.f. Provided.

2. Landscape Buffer Area Calculations; 2,545.15' / 30 = 86 Required.

3. Parking Lot: 18 spaces at 13 sf / space = 234 sf.. 5 shrubs / 250 sf & 1 tree / 250 s.f. = 5 shrubs and 1 tree required.

TOTAL TREES REQUIRED = 18+86+1 = 105. PROVIDED TREES = 105
TOTAL SHRUBS REQUIRED = 125 + 5 = 130. PROVIDED SHRUBS = 130

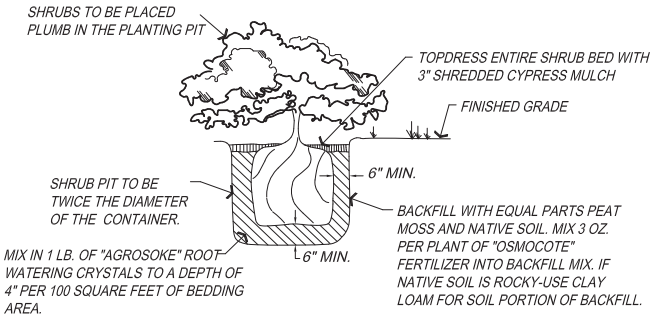
NOTES:
1. The property owner, tenant, or agent shall be responsible for the maintenance of all required landscaping in a healthy neat, orderly, and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscape Areas shall be kept free of trash, litter, weeds, and other such materials not a part of landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.
2. An irrigation Plan will be provided separately by a Licensed Texas irrigator in accordance with city ordinance requirements.

LANDSCAPE PLAN TO ACCOMPANY SUP SITE PLAN
1220 SOLON RD., WAXAHACHIE, TEXAS 75167
LOT 1, BLOCK 1 RINKER ADDITION
20.0 ACRES MC KINNEY & WILLIAMS SURVEY ABSTACT # 757 AND THE J. SHAVER SURVEY ABSTRACT # 1000, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
PROPERTY OWNER: J & G CONCRETE OPERATIONS LLC (RINKER)
P.O. BOX 80615, INDIANAPOLIS, IN. 46280

PREPARED BY ON JUNE 28, 2024:

COTTER ASSOCIATES, LLC
LAND DEVELOPMENT DESIGN CONSULTANTS
LAND PLANNING * PROJECT MANAGEMENT * LANDSCAPE ARCHITECTURE
2004 Hill Country Court, Arlington, Texas 76012
Phone: (817) 919-4475 ~ Email: CALLCOTTER@SBCGLOBAL.NET
Tx. Arch. Reg. Board FIRM REG. # BR-1373

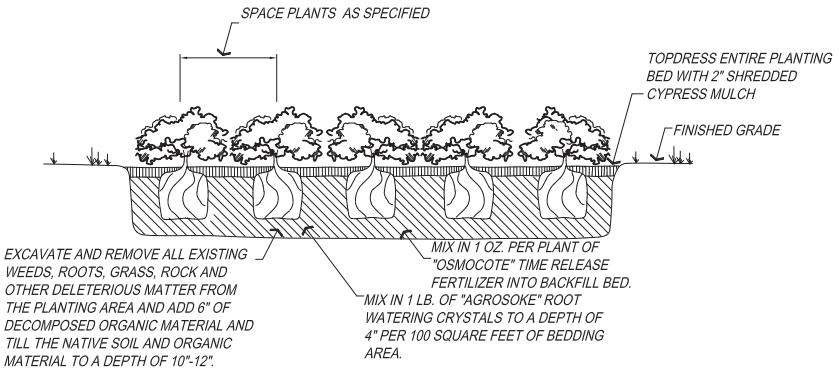
REGISTERED LANDSCAPE ARCHITECT BRIAN G. COTTER 1766 STATE OF TEXAS
8-5-2024
rev.: 11-18-2024



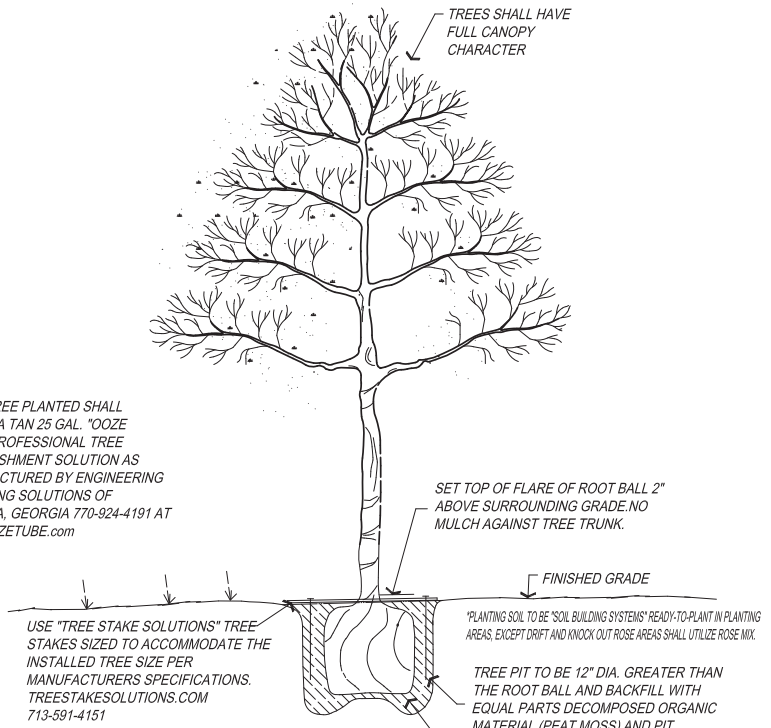
A MYCORRHIZAL FUNGI WITH RHIZOSPHERE BACTERIA SUCH AS "PLANT HEALTH CARE TREE SAVER" SHALL BE INSTALLED PER PHC SPECIFICATIONS WITH EACH TREE AND SHRUB ON THIS PROJECT

*PLANTING SOIL TO BE "SOIL BUILDING SYSTEMS" READY-TO-PLANT IN PLANTING AREAS, EXCEPT DRIFT AND KNOCK OUT ROSE AREAS SHALL UTILIZE ROSE MIX.

SHRUB PLANTING DETAILS



GROUNDCOVER AND PERENNIAL PLANTING DETAILS



NOTE: * MIX IN "OSMOCOTE" TIME RELEASE FERTILIZER TO THE BACKFILL SOIL AND PEAT MOSS AT A RATE OF 8 OZ. PER TREE. A MYCORRHIZAL FUNGI WITH RHIZOSPHERE BACTERIA SUCH AS "PLANT HEALTH CARE TREE SAVER" SHALL BE INSTALLED PER PHC SPECIFICATIONS WITH EACH TREE AND LANRGE SHRUB ON THIS PROJECT

TREE PLANTING DETAILS

1220 SOLON RD., WAXAHACHIE, TEXAS 75167

LANDSCAPE INSTALLATION DETAILS
LANDSCAPE PLAN TO ACCOMPANY SUP SITE PLAN

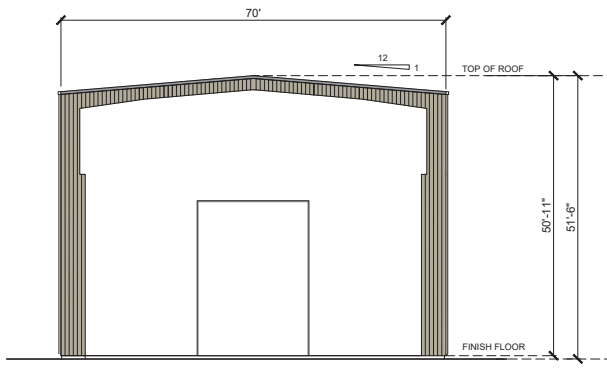
REGISTERED LANDSCAPE ARCHITECT * BRIAN G. COTTER 1766 * STATE OF TEXAS
8-5-2024
rev.11-18-2024

COTTER ASSOCIATES,LLC
LAND DEVELOPMENT DESIGN CONSULTANTS
LAND PLANNING * PROJECT MANAGEMENT * LANDSCAPE ARCHITECTURE
2004 Hill Country Court, Arlington, Texas 76012
Phone: (817) 919-4475 - Email: CALLCOTTER@SBCGLOBAL.NET
Tx. Arch. Reg. Board FIRM REG. # BR-1373

DESIGN: BGC
DRAWN: DJC
DATE: 8-5-24
REV.: 11-18-24
PROJECT: 1220 Solon Rd.

EXHIBIT D - ELEVATIONS

Item 7&8

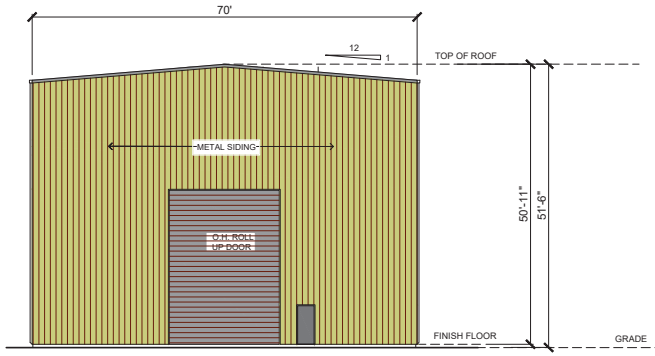


EAST ELEVATION

SCALE 3/32" = 1'-0"

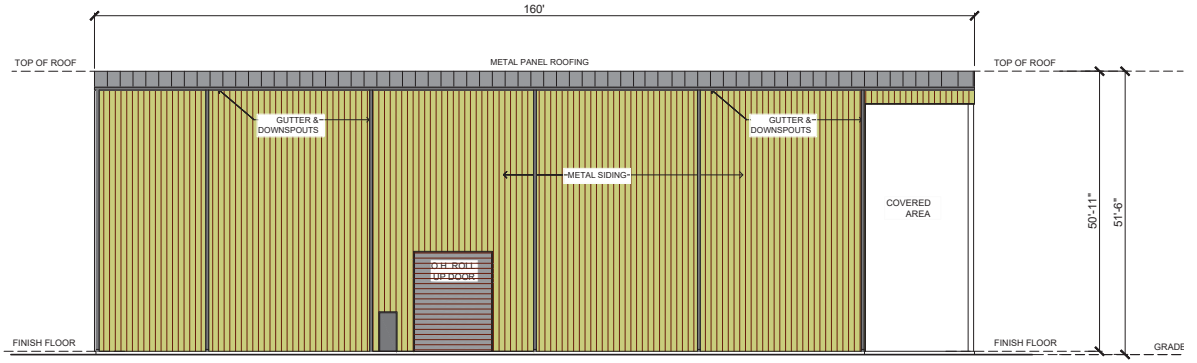
NORTH ELEVATION

SCALE 3/32" = 1'-0"



WEST ELEVATION

SCALE 3/32" = 1'-0"



SOUTH ELEVATION

SCALE 3/32" = 1'-0"

THESE DRAWINGS, INCLUDING DESIGN, ALL DETAILS, SPECIFICATIONS AND INFORMATION, ARE THE SOLE PROPERTY AND COPYRIGHT OF CHARLES D. BOBO, ARCHITECT. THEY ARE FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT WRITTEN PERMISSION OF CHARLES D. BOBO, ARCHITECT.

22 OCT. 2024

REVISIONS

13 SEPT. 2024

DATE

ARCHITECT

CHAS. D. BOBO

5656 CLIFF HAVEN DR.
DALLAS TEXAS
T. 214. 244. 4073
c.d.bobo@tx.rr.com

NEW BUILDING FOR

RINKER MATERIALS

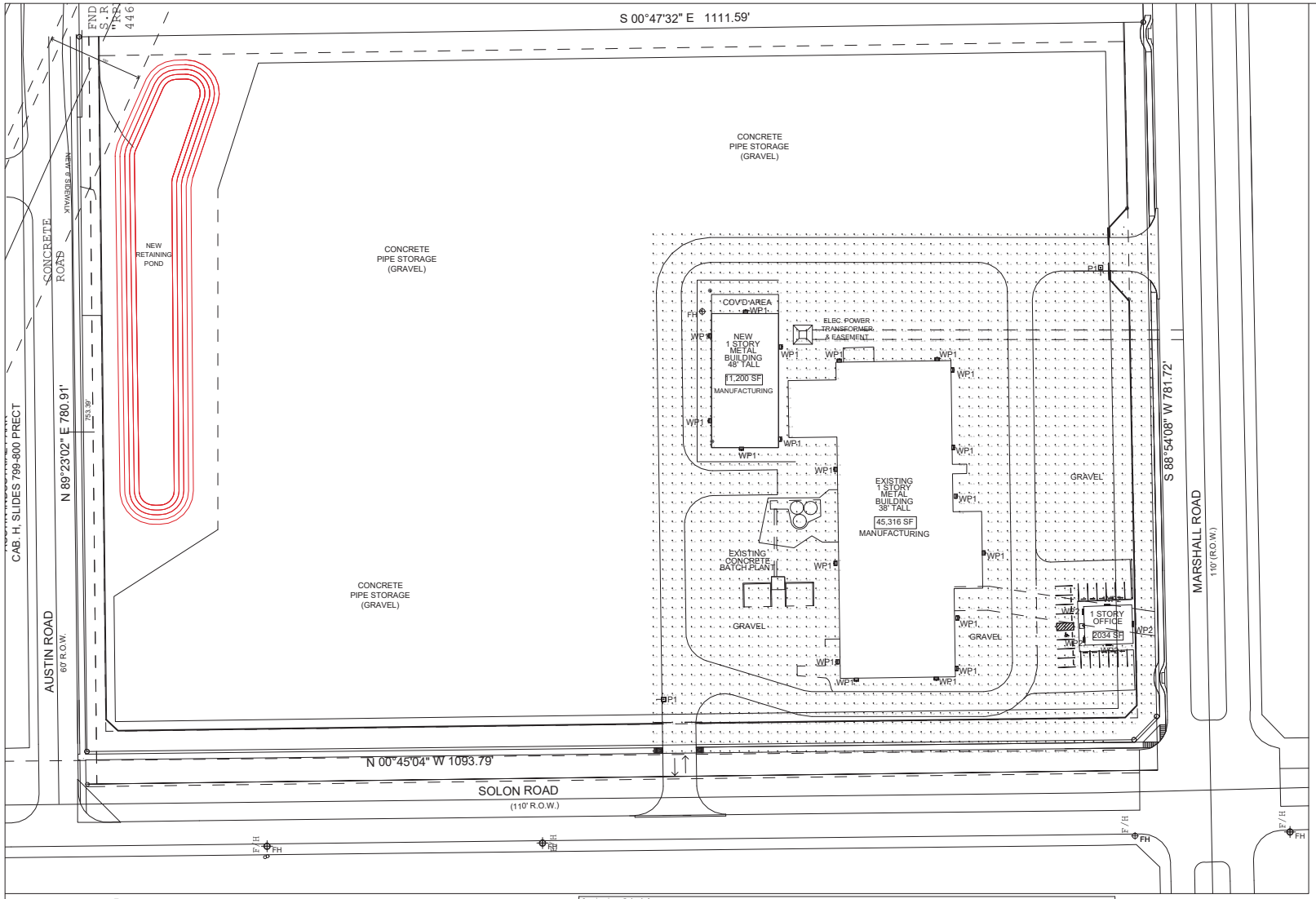
1220 SOLON RD.
WAXAHACHIE, TEXAS 75167

SHEET NO.

A2.0

EXHIBIT E - PHOTOMETRIC PLAN

Item 7&8



NORTH

PHOTOMETRIC PLAN

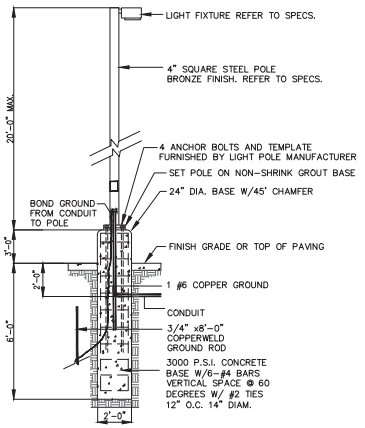
SCALE 1" = 50'-0"

Luminaire Schedule								
Symbol	Qty	Label	MTG.HEIGHT	TILT	Description	Lum. Watts	Lum. Lumens	[MANUFAC]
	2	P1	23.000	0.0	RSX4 LED P1 50K R3	275.1467	39717	Lithonia Lighting
	19	WP 1	15.000	45.0	RSXF4 LED P1 50K WFL FV	275.1467	28224	Lithonia Lighting
	5	WP 2	15.000	0.0	DSXW1 LED 20C 1000 AMBPC T3M M	73.2	3496	Lithonia Lighting

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FREE GRID	Illuminance	FC	2.21	29.2	0.0	N.A.	N.A.

ELECTRICAL SITE NOTES

1. EXTERIOR LIGHTING SHALL BE INSTALLED PER CITY OF WAXAHACHIE ELECTRICAL CODE IN CONJUNCTION WITH THE 2023 NEC.
2. FLOOD LIGHT SHALL BE AIMED AT 45DEGREE TILT TO PROVIDE CONSISTENT ILLUMINATION.
3. ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT AND POWER. SIGNAGE IS O.F.O.I.
4. ALL CONDUIT FOR ELECTRICAL SERVICE SHALL BE INSTALLED PER UTILITY STANDARDS AND SHALL HAVE MINIMUM 42" COVER. CONTRACTOR SHALL BE RESPONSIBLE FOR FILING WITH UTILITY AND INSTALLING PER UTILITY INSTRUCTIONS.
5. AREA PARKING LIGHTS SHALL BE CONTROLLED BY A PHOTOCELL AND TIME CLOCK CONTROL.MOUNT OUTDOOR PHOTOCELL HORIZONTALLY ON ROOF OR EQUAL, FACING NORTHERN SKY.HOODED PORTION ON TOP, POINTED AWAY FROM ANY NIGHTTIME LIGHT SOURCES. TIME SWITCH SHALL BE CAPABLE OF RETAINING PROGRAMMING AND THE TIME SETTING DURING LOSS OF POWER FOR A PERIOD OF AT LEAST 10 HOURS. ALL EXTERIOR LIGHTS SHALL BE LISTED DARK SKY COMPLIANT.



TYPICAL SITE LIGHT POLE

SCALE : NONE

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REVISIONS

DATE

CONSULTANT:
WAHEED CONSULTING
MECHANICAL-ELECTRICAL-PLUMBING SYSTEM DESIGNS
Registration No. F-6336
TEL (817) 783 2010, FAX (972) 442 4063
420 PARKSIDE ST. MURPHY, TX,75094
E-mail: waheedmep@yahoo.com

ARCHITECT
CHAS. D. BOBO
5636 CLIFF HAVEN DR.
DALLAS TEXAS
T 214 244 4073
c.d.bobo@tx.rr.com

NEW BUILDING FOR
RINKER MATERIALS

1220 SOLON RD.
WAXAHACHIE, TEXAS 75167

SHEET NO.

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-196-2024

MEETING DATE(S)

Planning & Zoning Commission: December 9, 2024

City Council: December 16, 2024

CAPTION

Public Hearing on a request by Jaydon Clemens, TaTT2Envy, LLC, for a **Specific Use Permit (SUP)** for a Tattoo Shop use within a General Retail (GR) zoning district located at 105 South Grand Avenue, Suite B (Property ID 176644 - Owner: Kenneth & Roger Dollar (ZDC-196-2024)

RECOMMENDED MOTION

"I move to recommend approval ZDC-196-2024, a Specific Use Permit (SUP) for a Tattoo Shop use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The Applicant requests approval of a specific use permit for a Tattoo Shop use.

CASE INFORMATION

Applicant: Jaydon Clemens, TaTT2Envy, LLC

Property Owner(s): Kenneth & Roger Dollar

Site Acreage: 0.918 acres

Current Zoning: General Retail (GR)

Requested Zoning: GR with a SUP for a Tattoo Shop use

SUBJECT PROPERTY

General Location: 105 South Grand Avenue, Suite B

Parcel ID Number(s): 176644

Existing Use: Custom Personal Service (Barber Shop)

Development History: The subject property is platted as part of the West End Addition. The existing retail center was originally built in 1972.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	C	Compton's Cleaning & Restoration Services
East	SF-2	Residential
South	SF-2	Residential
West	GR	Focused Care at Waxahachie

Future Land Use Plan: Mixed-Use Neighborhood

Comprehensive Plan: A mixed-use neighborhood hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Thoroughfare Plan: The primary access to the subject property is from West Main Street, a Minor Arterial (100' right-of-way) and South Grand Avenue, a Major Collector (80' right-of-way).

Site Image:



PLANNING ANALYSIS

The applicant proposes a specific use permit (SUP) for tattoo shop use at 105 South Grand Avenue, Suite B. The applicant is a tattoo artist who is proposing to operate one tattoo chair within the existing JC's Gentleman's Barber Lounge on an appointment-only basis during the shop's business hours. The proposed SUP allows JC's Gentleman's Barber Lounge to offer tattoo services. The SUP shall be terminated once JC's Gentleman's Barber Lounge closes, and the applicant will need to open a stand-alone tattoo shop. The tattoo shop use is allowed with a SUP approved by the City Council within the General Retail (GR) zoning district.

Background

On May 1, 2023, the City Council enacted Ordinance 3374, which provides a comprehensive definition for tattoo-related uses within the city. This ordinance is significant as it broadens the regulatory framework regarding the operation of tattoo and body piercing establishments. Specifically, it mandates that any "Tattoo or Body Piercing Shop" seeking to operate in the General Retail (GR), Central Area (CA), and Commercial (C) zoning districts must secure a Specific Use Permit (SUP) prior to commencing operations.

This change marked a shift from the previous zoning regulations, which restricted tattoo establishments allowed outright to the Commercial (C) zoning district only. By extending the requirement for a Specific Use Permit to additional zoning areas, the City Council aims to ensure that these businesses comply with community standards and to address potential concerns related to their location and impact on the surrounding neighborhoods. This ordinance is intended to promote responsible business practices while maintaining the quality of life for residents in all affected zoning districts.

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.

PUBLIC NOTIFICATION RESPONSES

Staff has received no letters in support and one (1) letter of opposition for the SUP request.

RECOMMENDATION

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

Conditions:

1. This SUP shall remain with the applicant for this specific location, only. If the applicant moves to another location or JC's Gentleman's Barber Lounge closes, this SUP will be terminated immediately. The applicant will need to open a stand-alone tattoo shop with a new SUP.
2. The applicant shall amend this SUP should s/he decide to expand within the barbershop.
3. JC's Gentleman's Barber Lounge shall obtain a new Certificate of Occupancy to reflect the additional Tattoo Shop Land Use that notes this SUP by name and number before operating.
4. This property owner shall obtain all necessary permits from the City of Waxahachie Building & Community Services Department prior to operating at the subject property.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Operational Plan
3. Exhibit A - Location Map
4. Exhibit B - Site Plan
5. Exhibit C - Floorplan
6. Tattoo saturation map

STAFF CONTACT INFORMATION

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

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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-196-2024

RECEIVED DEC 0 2 2024

JACKSON ANDREW
1905 N MIDKIFF RD
MIDLAND, TX 79705-8218

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 9, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, December 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 Jaydon Clemens, TaTT2Envy, LLC, for a Specific Use Permit (SUP) for a Tattoo Shop use within a General Retail (GR) zoning district located at 105 South Grand Ave, Suite B (Property ID 176644 - Owner: Kenneth & Roger Dollar (ZDC-196-2024) Staff: Oanh Vu

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

Case Number: ZDC-196-2024 **City Reference: 176647**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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: KARMA IS A BITCH
Lev 19:28

Andrew H Jackson
Signature

11-21-2024
Date

Andrew H. Jackson
Printed Name and Title

109 S. Grand
Address

I will be operating a private tattoo studio in the rented space I will be tattooing by appointment only and only open during operating hours I will not be advertising the private studio at all

EXHIBIT A - LOCATION MAP

Item 9&10



EXHIBIT B - SITE PLAN

5 spots in back

Parking lot

5 FT Dumpster

Proposed loading area

EXHIBIT B - SITE PLAN

(23" By 17")

FE Fire extinguisher

(PS) Private Studio

Located at back of barbor shop

Tatt2Envy

Business name

ALLEY WAY

(Site plan)

(CP) Chiropractor

(BS) Barbor Shop

(MP) milonos pizza

Pavement widths side walk 5ft wide

Ramp

Cross walk

Parking lot 20 PARKING SPOTS

Suite 105-B

Traffic flow

Sign directing responders

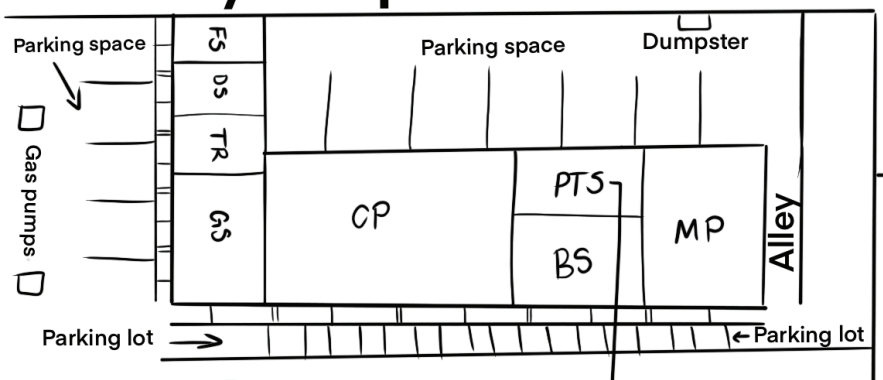
Turning lane

Fire hydrant

Traffic flow

s Grand ave

Vicinity map 09/03/2024



FS-Flower Shop
DS-Donut shop
TR-Taco Restaurant
Gs-Gas station
Cp- chiropractor
Ps-Private tattoo studio
Bs- Barbor shop
Mp-Milanos pizza

Private studio Approximate distance from street is 65" feet

Each I represents 10ft Each II represents 20ft.

The official 911 address is (105 s Grand ave suite-B)

No proposed signage only the signs directing responders

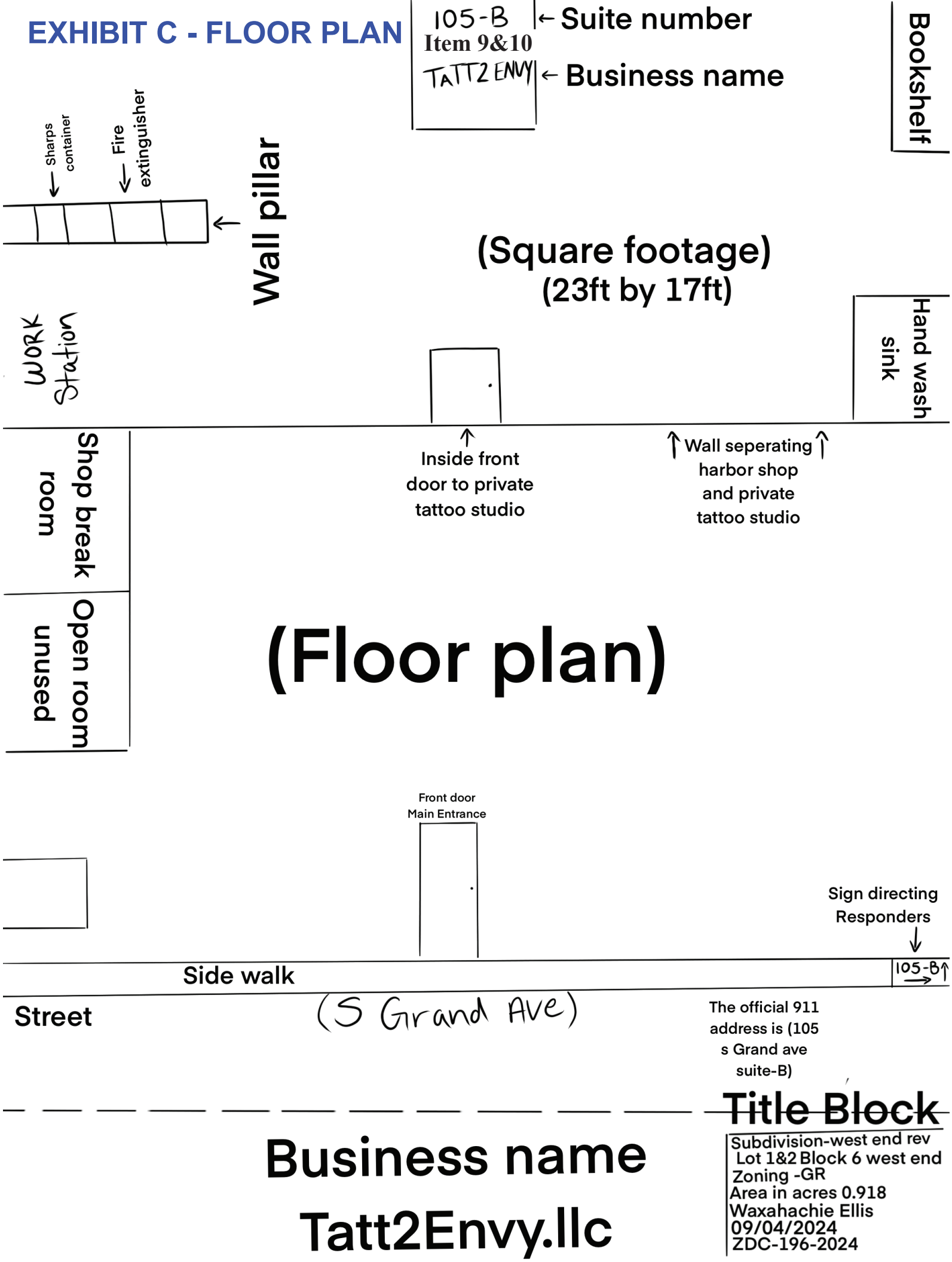
Applicant information: Jaydon Clemens 420 Edmondson rd Waxahachie tax 75167 4699014175

Owner information: Roger Dollar Pobox 427 Waxahachie tx,75168 9729371140

Title Block

Subdivision-west end rev Lot 1&2 Block 6 west end
Zoning -GR
Area in acres 0.918
Waxahachie Ellis
09/04/2024
ZDC-196-2024

EXHIBIT C - FLOOR PLAN



Title Block

Business name

Tatt2Envy.llc

Subdivision-west end rev
Lot 1&2 Block 6 west end
Zoning -GR
Area in acres 0.918
Waxahachie Ellis
09/04/2024
ZDC-196-2024

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-146-2024

MEETING DATE(S)

Planning & Zoning Commission: December 9, 2024
City Council: December 16, 2024

CAPTION

Public Hearing on a request by Russell Scott, for a **Specific Use Permit (SUP)** to allow for a Digital Billboard Sign within a Commercial (C) zoning district located at 801 S Interstate 35E (Property ID 189033) - Owner: Russell Scott (ZDC-146-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of ZDC-146-2024, a Specific Use Permit for a Digital Billboard Sign, 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 the conversion of an existing static billboard into a digital billboard at 801 S Interstate 35E.

CASE INFORMATION

Applicant:	Russell Scott
Property Owner(s):	Russell Scott
Site Acreage:	0.706 acres
Current Zoning:	Commercial (C)
Requested Zoning:	Commercial (C) with SUP for a Digital Billboard Sign

SUBJECT PROPERTY

General Location:	801 S Interstate 35E
Parcel ID Number(s):	189033
Existing Use:	A static billboard is currently situated on the property. BAT Security occupies the existing building on the subject property.
Development History:	The subject property is not currently platted. A Plat is required to be filed for the subject property prior to construction of the digital billboard.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Commercial (C)	Dallas Suites & Inn
East	Commercial (C)	Executive Inn and Suites
South	Commercial (C)	Executive Inn and Suites
West	General Retail (GR)	Interstate 35E & Fire Station No. 4

Future Land Use Plan: Regional Commercial

Comprehensive Plan: These places are first identified by their principal focus on auto-oriented traffic. Logically placed near high traffic intersections, these spaces bring people from many surrounding neighborhoods. Typical uses will include regional businesses including but not limited to restaurants, retail, gas stations, and offices. To create a more sustainable development, care should be given to make the experience for users pleasant once they exit their vehicle. A focus on adding spaces for public gathering and pedestrian shading to encourage people to walk from one establishment to another and interact with other patrons should be a priority of future development in the Regional Commercial Placetype. Though the size of a regional commercial node is flexible based on local context, generally these are about a half mile in diameter.

Thoroughfare Plan: The subject property is accessible via the Interstate 35E Service Road

Site Image:



PLANNING ANALYSIS

The Waxahachie Code of Ordinances currently prohibits "Billboard" Signs within the City Limits. However, the City Manager, Michael Scott, is authorized to negotiate with the owners of existing billboards who wish to modify or convert their "Billboard" signs to a digital format. After a discussion with the billboard owner, the City Manager recommended that the owner to apply for a Specific Use Permit (SUP) for approval by the City Council to allow for the conversion of the existing static billboard into a digital billboard.

Planning Analysis (continued):

The SUP process is utilized to evaluate certain land uses that may not otherwise be compatible with permitted uses in a base zoning district. The SUP process allows land use to be evaluated to determine whether it is compatible with adjacent uses by ensuring the nature of the proposed land use is reasonable and any potential negative impacts of the land use have been mitigated. Through the SUP process, a specific site design is developed to ensure the intent of the base zoning district is maintained.

Background

The existing billboard on the subject property is constructed with a monopole support, extends to a maximum height of 49', and features two (2) static advertising faces. The billboard is situated along Interstate 35E, adjacent to the Brookside Road bridge. In 2019, TxDOT completed construction of the new Brookside Road bridge. The new bridge stands at a higher elevation than the previous bridge and blocks the view of the billboard for south-bound interstate traffic. To address this new site constraint, the applicant is seeking to increase the maximum height of the billboard to 60'. Along with the height increase, the applicant is also seeking to modernize the billboard by converting the two (2) static sign faces to digital message boards. The proposed digital billboard faces are each 14' tall and 48' wide, resulting in a 672 square-foot sign face.

Proposed Use

To counterbalance the proposed sign height, increase and digital conversion, the applicant has engaged with City staff and Waxahachie Community Development Corporation (WCDC) members to develop a sign design that serves as an entry feature for the City and provides advertising for the City directly. A partnership allowing for advertising for the City is proposed to be memorialized with a mutually agreed upon Development Agreement, if this SUP is approved.

The applicant proposes a free advertising space to the City of Waxahachie on each side of the digital billboard in perpetuity. The advertising allowance is proposed to be eight (8) seconds in length, repeating every fifty-six (56) seconds, 24-hours a day. The applicant has noted that this amount of advertising can cost up to $10,000 a month and up to $120,000 a year. The applicant has also noted that uploads of graphics or messages to the billboard would not incur a charge.

Sign Design

The applicant has provided a series of renderings for the proposed Digital Billboard Sign; which are attached to this report. The applicant proposes to wrap the support structure for the sign with a combination of natural and cast stone. The southbound face of the billboard structure is proposed to include a 10' stainless steel emblem of the Ellis County Courthouse with backlit letters that display "Welcome to Waxahachie The Crossroads of Texas". The northbound face of the billboard structure is proposed to feature backlit letters that state "Welcome to Waxahachie The Gingerbread City". The applicant also proposes to install, and permanently maintain, landscaping at the base of the billboard to soften its presence at eye level.

TxDOT Approval:

A TxDOT permit is required for Billboard Signs along TxDOT right-of-way (ROW). The applicant is in possession of a permit for the existing 49' static Billboard Sign. The applicant has also received approval of an amended permit from TxDOT to allow the newly proposed Digital Billboard Sign to extend up to 60' in height.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 3 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 two (2) 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 request, subject to the conditions noted below.

Conditions:

1. A mutually agreed upon Development Agreement shall be required to be executed prior to construction of the Digital Billboard Sign.
2. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for the Digital Billboard Sign shall conform with the Renderings Exhibit.
3. The subject property is required to be platted prior to the issuance of building permit(s) for the Digital Billboard Sign. At the time of platting, a 15' Utility Easement is required to be dedicated adjacent to all public right-of-way (ROW). The Digital Billboard Sign is shall remain outside the required 15' Utility Easement.
4. The property owner shall provide a permanent irrigation system for all proposed landscape areas and maintain the proposed landscaping in a healthy, live-growing condition at all times.
5. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Operational Plan
3. Renderings
4. Site Plan
5. Billboard saturation map

APPLICANT REQUIREMENTS

1. If approved by City Council, the applicant can submit a Plat Application with the Planning Department and apply for Building Permit(s) from the Building and Community Services Department.

STAFF CONTACT INFORMATION

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

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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-146-2024

TEXAS STATE OF HIGHWAY DEPT
PO BOX 190
WAXAHACHIE, TX 75165-4701

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 9, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, December 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 Russell Scott, for a Specific Use Permit (SUP) to allow for a Digital Billboard Sign within a Commercial (C) zoning district located at 801 S Interstate 35E (Property ID 189033) - Owner: Russell Scott (ZDC-146-2024) 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-146-2024 **City Reference: 193844**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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

12/12/2024
Date

Christie Bryant
Printed Name and Title

PO Box 190
Address

Waxahachie, TX. 75168

December 2, 2022

Jennifer Pruitt
Senior Director of Planning
City of Waxahachie
401 South Rogers
Waxahachie, Texas 75165

Dear Jennifer:

It is my understanding you have met with Rusty Scott regarding raising the current billboard he owns at I-35E and Brookside Road ten feet with an electronic billboard sitting atop. You requested Mr. Scott provide you with letters of recommendation for this signage, an endorsement I support.

There are several reasons I support the electronic billboard:

- It is planned that Brookside Road will be a primary portal into our city and the proposed design of the structure will highlight that.
- Two ads, one each on both the north and south facing faces of the sign will be devoted to the City of Waxahachie, which will virtually eliminate the cost for an expensive electronic sign on the civic center grounds.
- The city ads can be changed at will which means community events, economic development promotions or messages to drawn tourists can be shown whenever it is desired.
- Since the message can be changed at will, it could eliminate promotional dollars spent by the CVB on existing static billboards along I-35E.

Mr. Scott's outdoor electronic billboard will benefit the City of Waxahachie and I whole-heartedly support its construction.

Respectfully,

David Hill

R. J. Lynn & Associates

Benefits to the City of Waxahachie regarding the proposed digital billboard at I-35E and Brookside Road.

Introduction

Rusty Scott, the CEO and owner of OCC, is dedicated to giving back to the community which has helped his company grow. A way in which he is doing that is through the proposed digital billboard on I-35E at Brookside Road which is located on his corporate property.

This presentation of the intended signage and the benefits it gives back to the City of Waxahachie is a unique approach which will directly benefit our community. Bob Lynn, owner of R. J. Lynn and Associates, developed the promotional plan because as ad agency-of-record for the city he shares in Mr. Scott's love for the community.

Signage Benefits

The digital billboard offers advertisers 7 spots per side of 8-second duration, repeating itself every 56 seconds, giving each advertiser 6,171 exposures per day. Current TXDOT traffic counts for 2022 state that more than 62,451 cars would pass either the north or south sign exposures every day.

Each advertiser would be featured on a 14-foot (tall) by 48-foot (wide) digital space. The City of Waxahachie would be given **two free spots**, one each on the northbound and southbound faces of the billboard. There are **more than 22 million vehicles per year** which would pass the sign.

The complimentary spots would benefit promotional advertising and event messaging for:

- Convention & Visitors' Bureau
- Waxahachie Civic Center
- Waxahachie Sports Complex
- Railyard Park & Amphitheater
- Waxahachie Economic Development
- Tourism & Branding
- Waxahachie Chamber of Commerce

Lamar Outdoor Advertising charges up to $5,000 per month for one, 9-second digital ad in the Metroplex. If the City of Waxahachie had messages on two of those billboards, they would spend $120,000 per year.

Bob Lynn has been on the WCDC board for 14 years. Every year the board has a discussion on erecting a digital billboard on the grounds of the Civic Center, and every year it has been tabled due to anticipated costs:

- It is estimated that the erection of a digital billboard at the Civic Center would cost more than $400,000 when construction, electronics, running power to the sign and landscaping are considered. This does not include yearly insurance, maintenance, and technical upgrades.
- Civic Center staff would have to be taught how to create and load digital messages.

Portal

The Brookside exit on I-35E is one of the designated portals leading to the downtown, historical district of our community. The entrance to the Main Street and courthouse square corridor from I-35E must be more than just directional signs on I-35E; it should be a memorable architectural landmark of materials which are symbolic of the grand historic homes on Main Street and 1880's structures on the downtown square.

The base structure of the proposed signage will have a sprinkler system which will water **crepe myrtle** bushes. The southbound face will feature a 10-foot round, stainless steel laser-cut, backlit, silhouette of the courthouse with "**Welcome to Waxahachie**" and "**The Crossroads of Texas**" cut in the outside circle of the county courthouse.

The Northbound face will feature graphics of "**Welcome to 'Waxahachie**" and "**The Gingerbread City**," which will also be backlit. Therefore, the proposed sign landmark base rising up to the digital billboard will highlight the community's important designations:

- **Welcome to Waxahachie** (both sides) inviting travelers to exit Brookside Road.
- **The Crepe Myrtle Capital of Texas** (designated in 1997) featuring living Crepe Mrytle bushes in a raised garden.
- **The Gingerbread City**, an honorific for the beautiful Victorian architecture which has been preserved since the 1880s.
- **The Crossroads of Texas**, a 2018 Economic Development Council descriptive phrase created to highlight Waxahachie's central location to major highways, train cargo, DFW/Love Field, and the NAFTA highway linking to the Gulf shipping opportunities.

The billboard's structure inviting people into Waxahachie is just as important as the two free digital billboard messages the city is receiving at no charge. The structure's 40+ landmark footing will be a 24/7/365 tribute to Waxahachie.

Operation

The advertising on the billboard will be coordinated by Bob Lynn (RJL&A) through the sales department of the Waxahachie Sun. Each advertiser, including the City of Waxahachie, will not only get exposure on the digit billboard, but will also be featured in the Sun's newspaper, internet and Facebook sites, and Waxahachie Downhome app and internet sites. The Sun will offer:

- One, :08 ad on the billboard, repeating every 56 seconds, 24 hours every day.
- One free graphic upload to the sign every month with the advertiser supplying the artwork/message.
- Additional messages will be charged at $300 per new message*.

*If the city wishes to put more than one new message per month (ie: city event, Sports Center tournament, economic development greeting, etc.), one or more people with the city can be trained on how to upload graphic/messages to the board and can do that through the Sun at no charge.

Conclusion

The proposed digital billboard at I-35E and Brookside Road provides clear benefits to the City of Waxahachie:

- Rusty Scott is dedicated to the city which helped his company grow. For that reason, he is prepared to invest thousands of dollars to upgrade the proposed digital billboard shaft from a standard mast to an impressive monument-type structure to serve as a notable portal into the city featuring stonework reminiscent of existing historical buildings, laser cut lettering and laser-cut fabrication, backlighting and a crepe myrtle garden.
- The signage gives the city a digital billboard without having to construct one at the civic center through WCDC funding.
- Professional companies, The Waxahachie Sun and RJL&A, will sell and help create digital ads, and coordinate the digital billboard operation.
- City staff will be trained to create and transpose through a dedicated computer program as many ads as they wish per month at no charge.
- The signage is designed to highlight branding statements including Welcome to Waxahachie, Crepe Myrtle Capital of Texas, Crossroads of Texas, and Gingerbread Capital of Texas.
- If the city invested advertising dollars with Lamar Outdoor Advertising it would spend an estimated $120,000 per year.
- More than 22 million vehicles would pass the digital billboard per year.
- The outdoor advertising could promote timely events and thus pull passing travelers into Waxahachie, helping brand the city with positive and memorable messaging.

TxDot Approves Existing Sign Height To 60 Feet

Texas Department of Transportation

April 13, 2021

Amendment of Permit

Russell Scott
PO Box 190
Waxahachie, TX 75168

Original Record ID: PMT-HBA-00711
Record ID Number: PMT-AMD-21-00014

To Whom It May Concern:

Department records show the above permit located in Ellis County, on the east side of IH 35E, approximately 178 feet S of Brookside Rd inside incorporated city limits of Waxahachie, Texas.

An application was submitted to amend the permit. Amendment of the following items has been approved:

Value:	Previous configuration permitted:	Approved with this amendment
Sign Height	49 Feet	60 Feet

Sincerely,

DocuSigned by:
Wendy Knox
01B1250TC17F4B8...

Wendy Knox, MPA, CTCM
Director, Commercial Signs Section

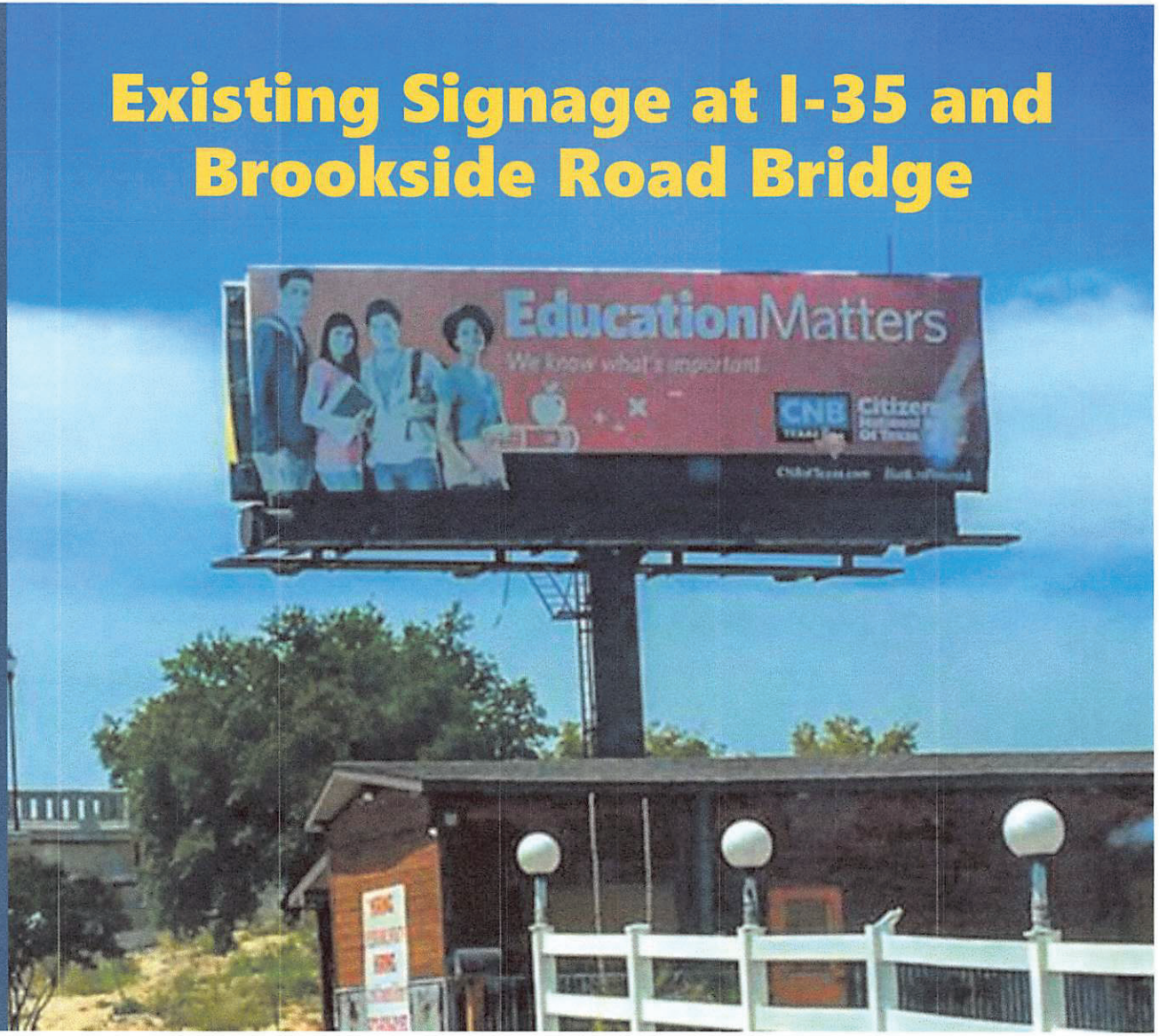

FINALLY...
A Billboard
That Benefits
Waxahachie
And Not Just
The Advertiser.
WELCOME TO WAXAHACHIE
THE CROSSROADS OF TEXAS

RENDERINGS

Item 11&12

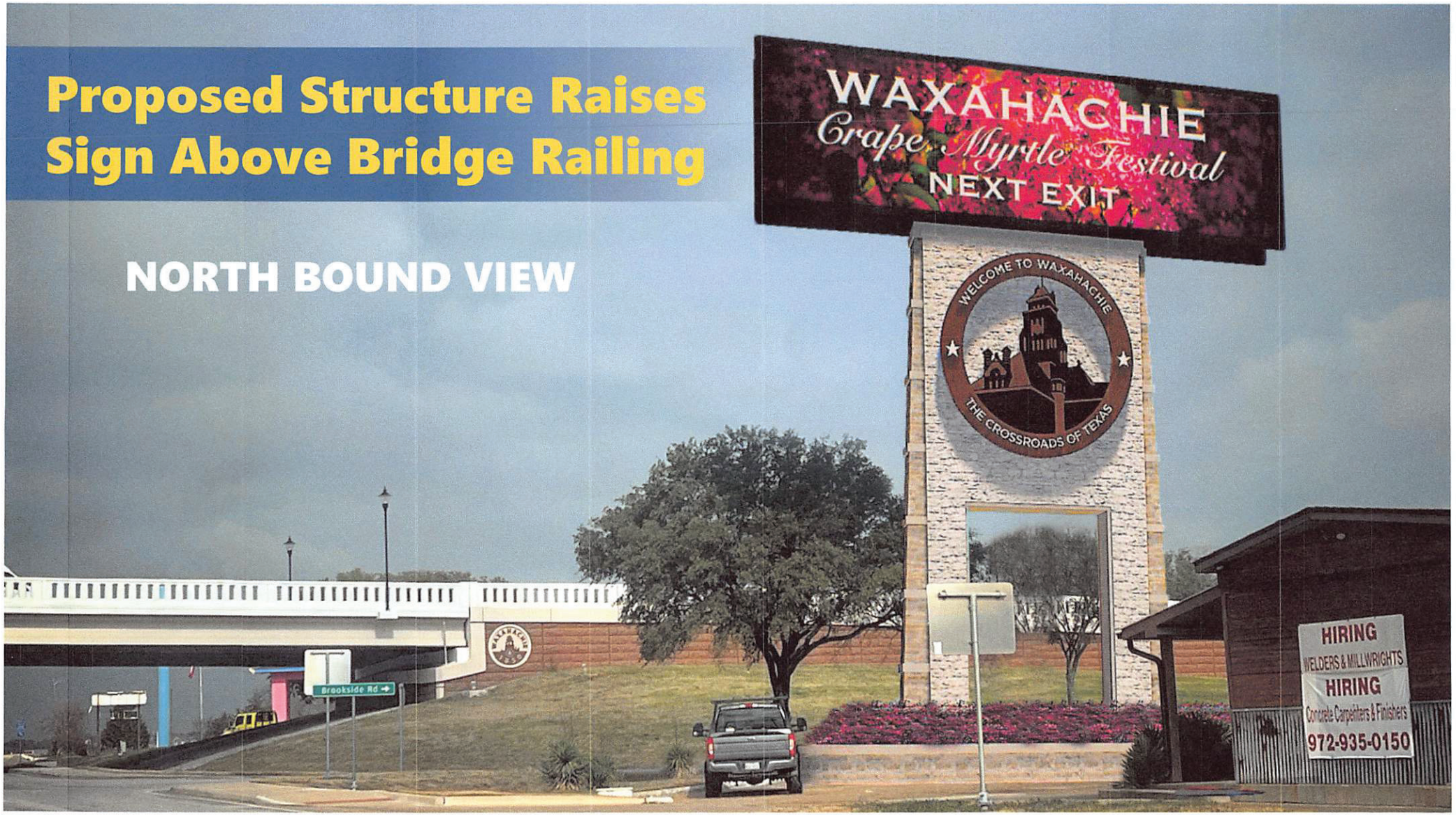
Existing Signage at I-35 and Brookside Road Bridge

Because of I-35 construction, new Brookside Road Bridge blocks existing static sign's readability.



RENDERINGS

Item 11&12



RENDERINGS

Item 11&12



RENDERINGS

Item 11&12



RENDERINGS

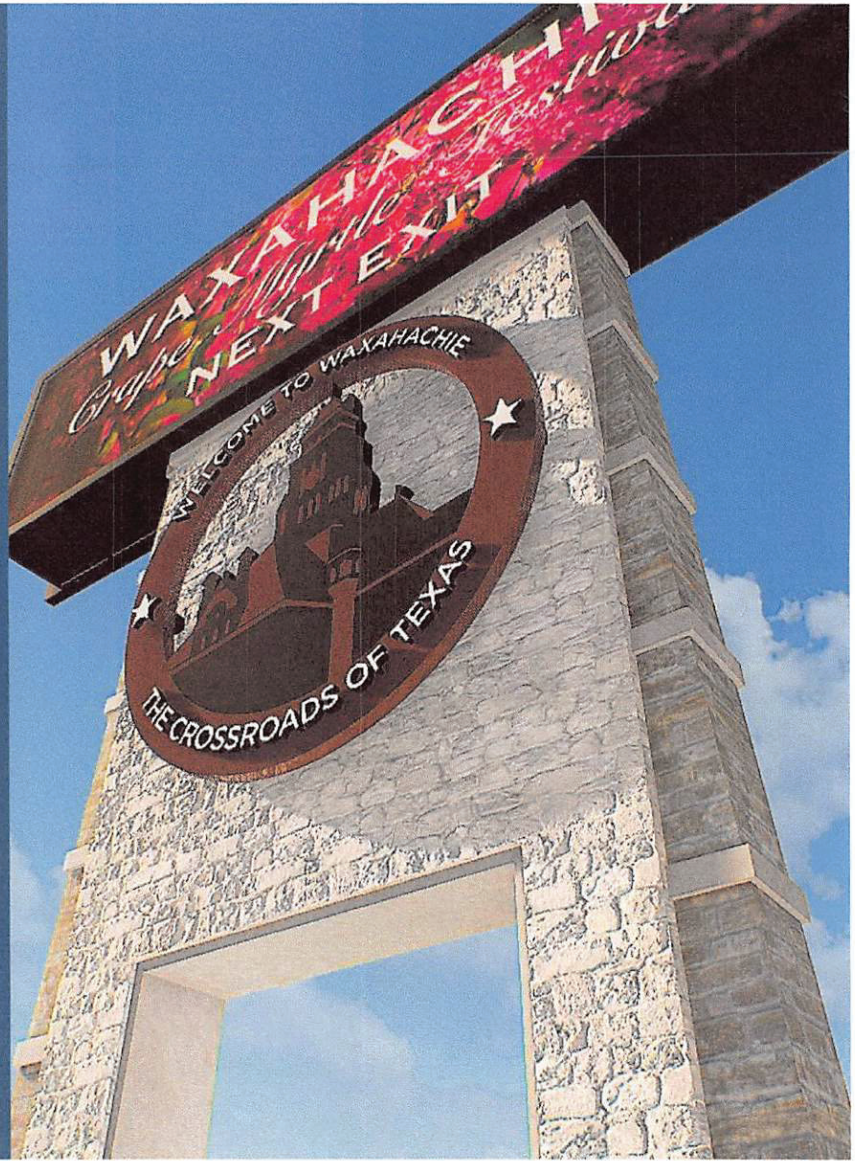

Baylor Scott & White Granted
Digital Billboard in 2014
• Strictly for BS&W use.
• No community messaging considered.


Digital Billboard at
Waxahachie Civic Center.
• Every year WCDC discusses a digital billboard at the Civic Center.
• Upfront Cost: $400,000+
• Estimated Yearly Maintenance: $5,000

RENDERINGS

Digital Billboard, 24/7/365, Directly Benefits:

- City of Waxahachie Landmark Portal
- Waxahachie Economic Development
- Convention and Visitors Bureau
- Waxahachie Civic Center
- Waxahachie Sports Complex
- Railyard Park & Amphitheater
- Tourism & Branding
- Waxahachie Chamber of Commerce
- Civic Organizations



RENDERINGS

Cost to Advertise on a Digital Billboard in Metroplex

- Lamar Outdoor Advertising charges up to $5,000 per month per one, 9 second digital ad in Metroplex.
- 2 side promotional message equates to $130,000 per year if advertising on Lamar Billboard.
- Brookside portal long read time at 75 mph than offset at Civic Center.

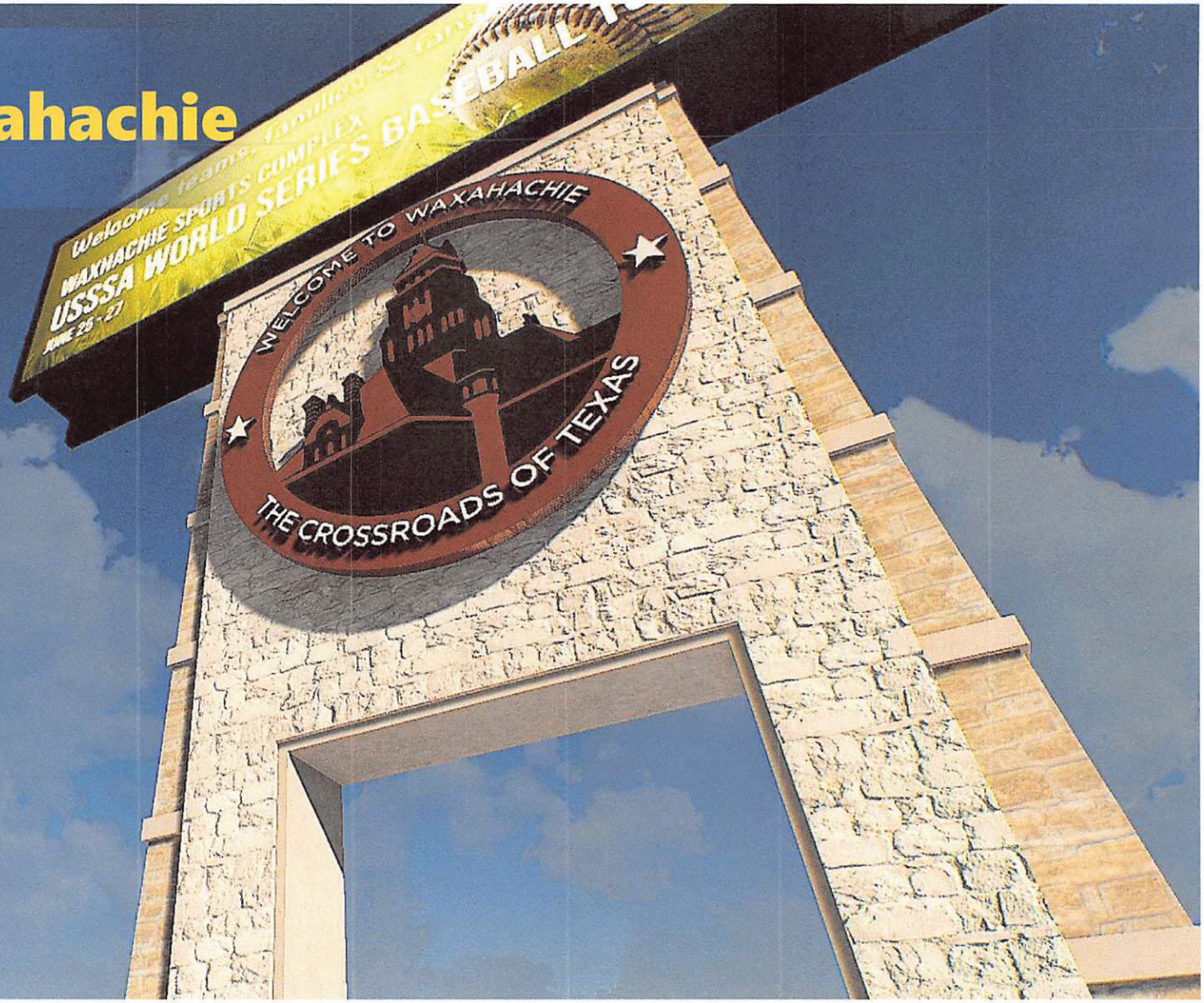


RENDERINGS

Benefits to Waxahachie

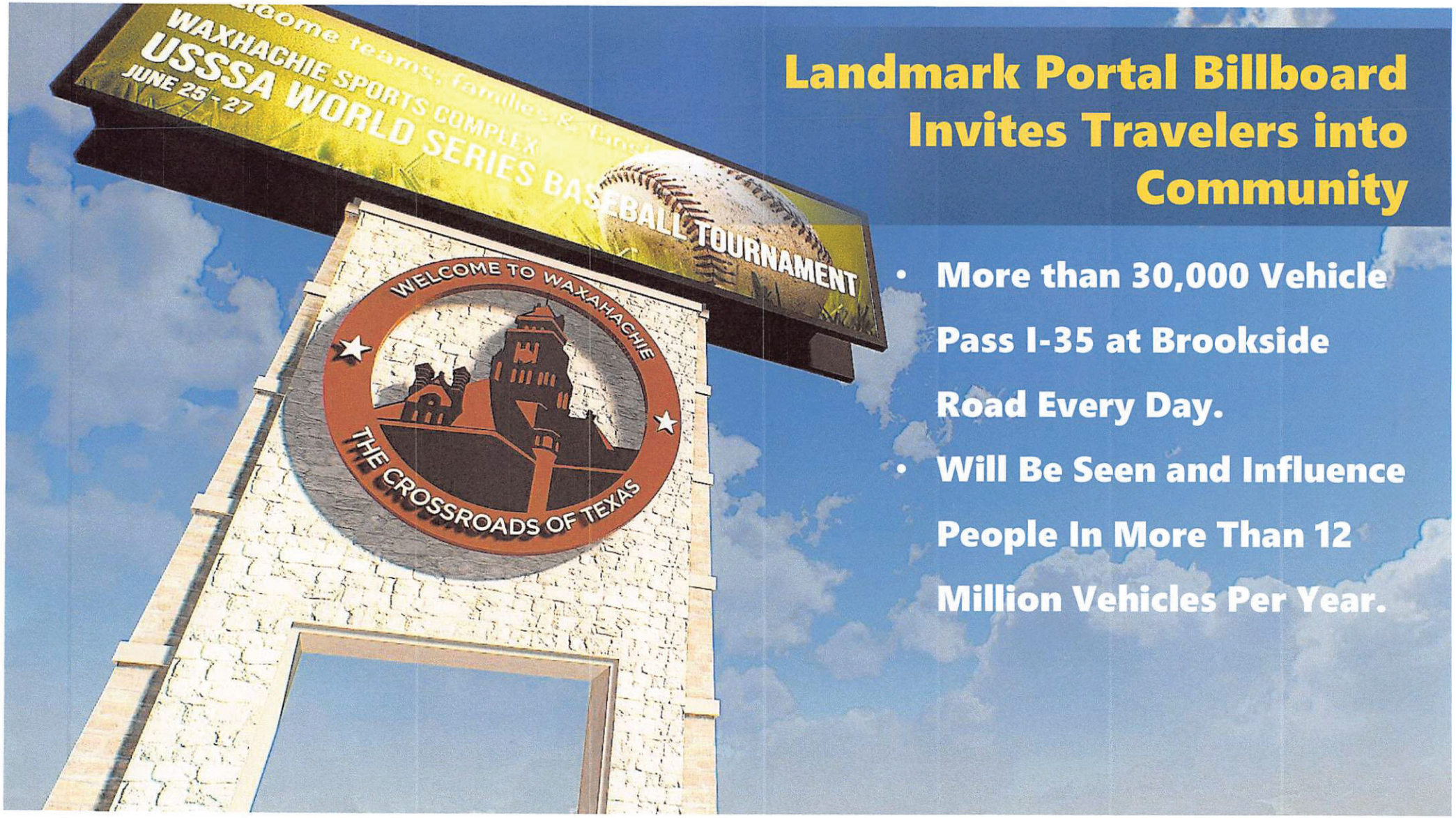
City receives AT NO COST:

- One 8.5 second ad per minute per side
- 2,880 impressions per day
- More than 1 Million free ads per year
- Landscaped with Crepe Myrtle bushes
- Enhances one of five portals at no cost to city.



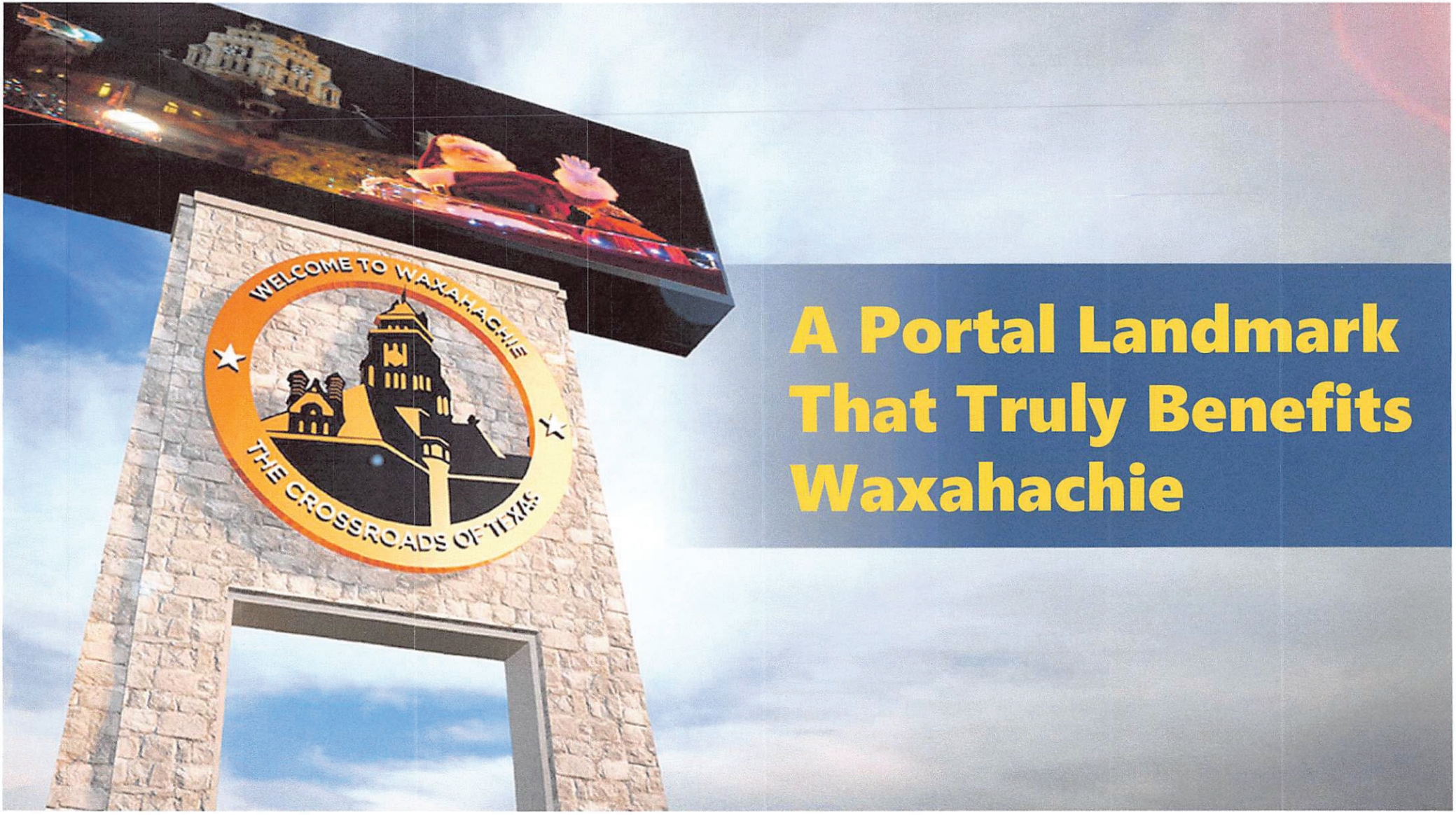
RENDERINGS

Item 11&12



RENDERINGS

Item 11&12



RENDERINGS


TAKE EXIT 287 WEST - STAY ON SERVICE ROAD
WELCOME
TO
WAXAHACHIE

SITE PLAN

Item 11&12

FIELD NOTES for Russell N. Scott Job no. B-11177

BEING a part of the Alfred Polk Survey, Abstract 827, Waxahachie, Ellis County, Texas, and being the tract described in deed from the Estate of Audrey Faye Currie to Russell N. Scott, recorded in Volume 2445, Page 1782, Official Public Records of said County, and being more particularly described by its metes and bounds as follows;

BEGINNING at a ½ inch steel rod found at the northwest corner of said Scott tract, at an angle point in the east line of Interstate Highway 35-E;

THENCE N 82°50'00" E, (bearing base line) with the southerly line of said Highway and northerly line of said Scott tract, 125.07 feet (call N 82°50' E, 125.00 feet) to a 1 inch steel pipe found at the northeast corner of said Scott tract and the northwest corner of the tract described in deed from Allied Capital SBLC Holdings, LLC to PK and Associates, Inc. recorded in Volume 1811, Page 1492 of said Official Public Records;

THENCE S 12°04'40" E, with the common line of said Scott and PK and Associates tracts, 179.29 feet (call S 12°00' E, 179.50 feet) to a ½ inch steel rod found at the southeast corner of said Scott tract and an interior corner of said PK and Associates tract;

THENCE S 73°49'16' W, with the common line of said Scott and PK and Associates tracts, 160.31 feet (call S 73°53' W, 160.00 feet) to a ½ inch steel rod set at the southwest corner of said Scott tract and the most west northwest corner of said PK and Associates tract and on the east line of said Interstate Highway 35;

THENCE with the common line of said Scott tract and said Highway, N 16°07'00" W, 150.00 feet (call N 16°07' W, 150.00 feet) to a ½ inch steel rod found and N 29°25'00" E, 69.20 feet (call N 29°25', 69.20 feet) to the point of beginning and containing approximately 0.7066 acre of land.

SIGN EASEMENT

BEING a part of the A. Polk Survey, Abstract 827, Waxahachie, Ellis County, Texas, and being the tract described in deed from the Estate of Audrey Faye Currie to Russell N. Scott as recorded in Volume 2445, Page 1782, Official Public Records of said County, and being more particularly described by its metes and bounds as follows;

BEGINNING at a ½ inch steel rod found at the most north northwest corner of said Scott tract, at an angle point in the in the east line of Interstate Highway 35-E;

THENCE N 82°50'00" E, (bearing base line) with the southerly line of said Highway and northerly line of said Scott tract, 43.51 feet to a point;

THENCE S 27°01'23" E, 34.50 feet to a point;

THENCE S 69°12'42" W, 96.93 feet to a ½ inch steel rod found at the most west northwest corner of said Scott tract on the west line of said Scott tract and on the east line of said Highway;

THENCE N 29°25'00" E, with the common line of said Scott tract and Highway, 69.20 feet to the point of beginning and containing approximately 2886 square feet of land.

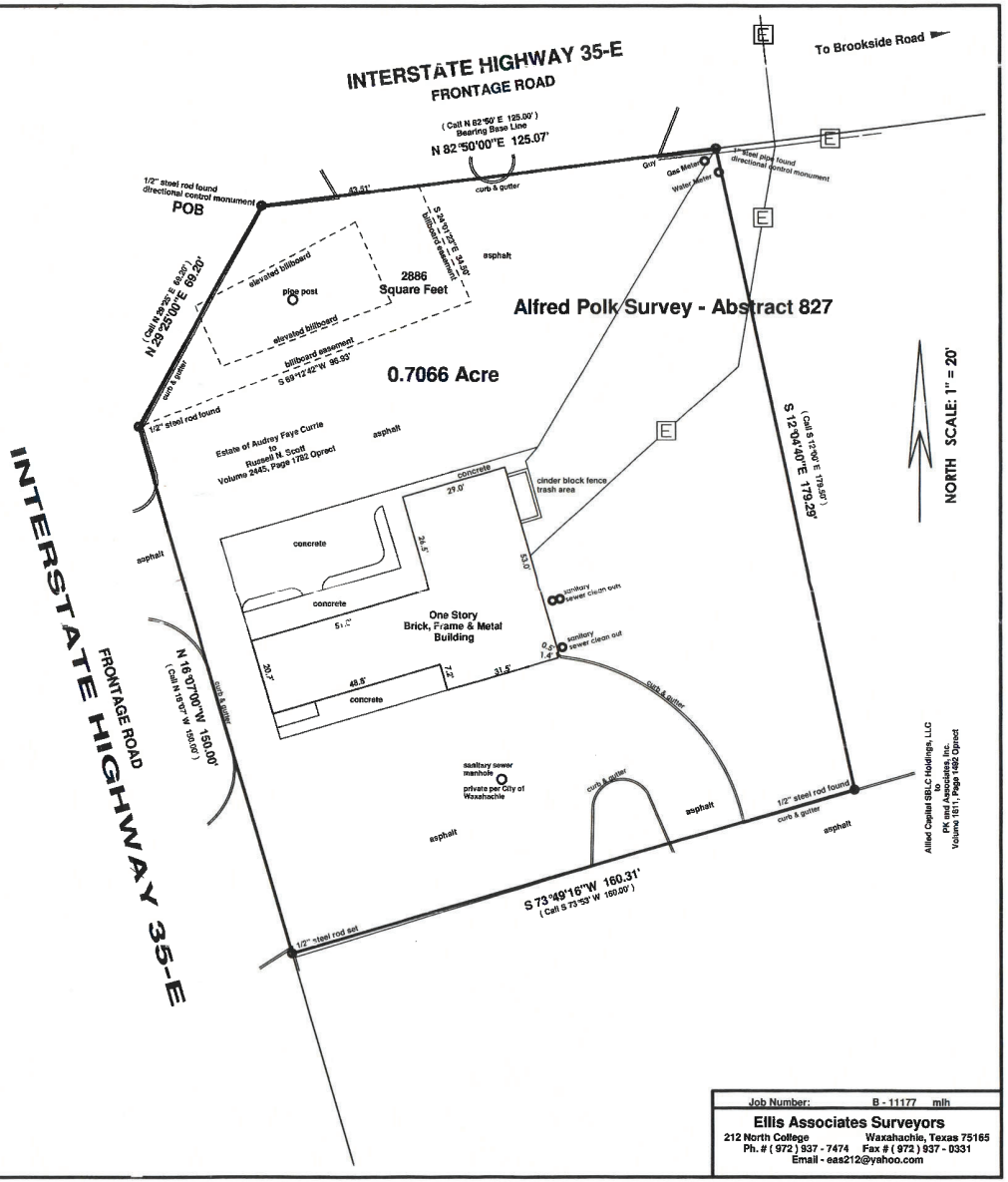
I declare that the plat and field notes hereon are the representation of an actual and accurate survey made on the ground 28 December 2011. There are no visible encroachments, protrusions or easements, unless shown hereon. The bearings recited hereon are based on record deed of subject tract. According to the Federal Emergency Management Agency Flood Insurance Rate Map Number 48139C0180 D, dated January 20, 1999, for Ellis County, Texas, and Incorporated Areas this tract is not within a Special Flood Hazard Area inundated by one hundred-year flood. This survey is for the benefit of Russell N. Scott.

Stuart G. Hamilton
Registered Professional Land Surveyor Number 4480

Copy 5 of 6 signed on
DEC 30 2011

STATE OF TEXAS
STUART G. HAMILTON
4480
REGISTERED PUBLIC SURVEYOR

Standard Land Survey
of
0.7066 Acre in the
Alfred Polk Survey, Abstract 827,
Waxahachie, Ellis County, Texas



Job Number: B - 11177 mlh

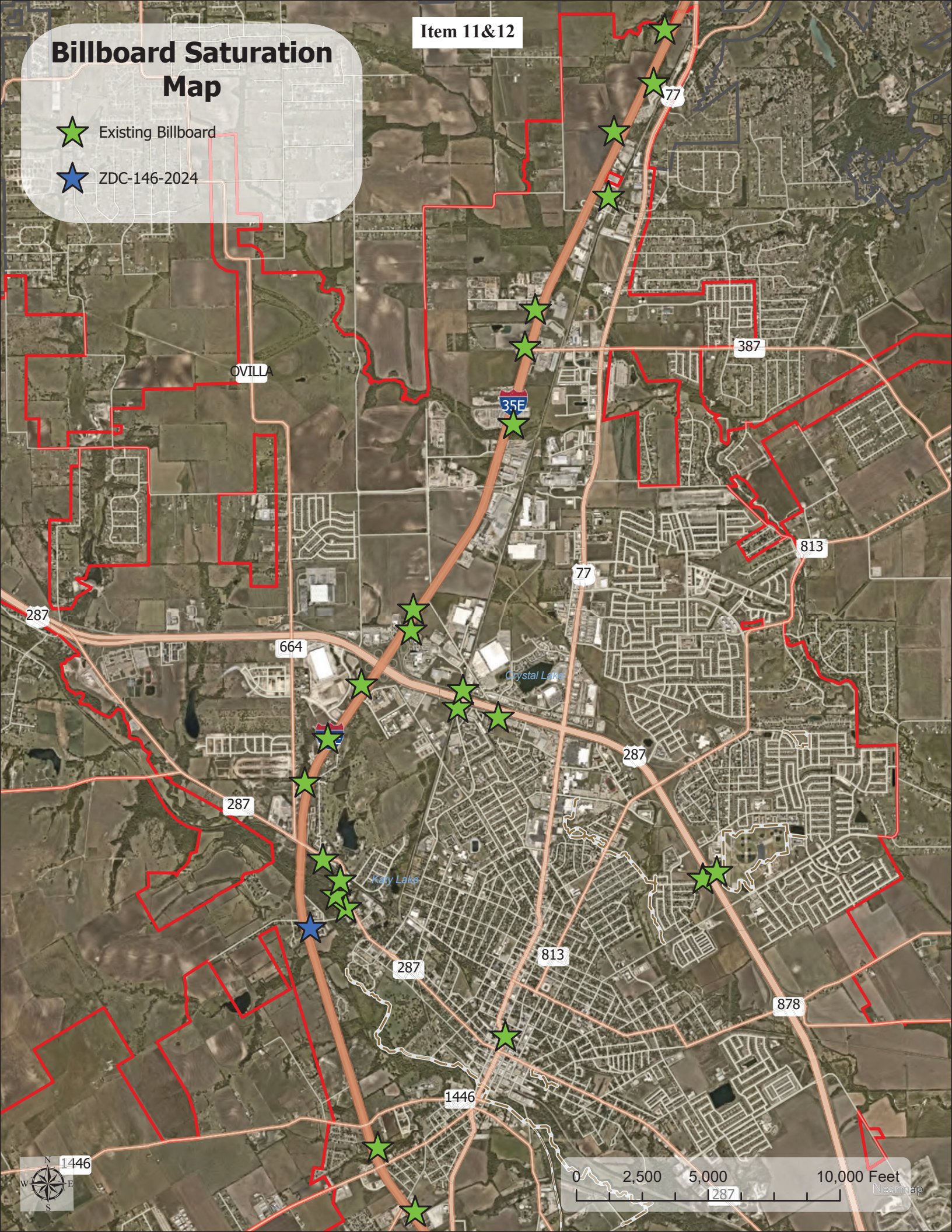
Ellis Associates Surveyors
212 North College Waxahachie, Texas 75165
Ph. # (972) 937 - 7474 Fax # (972) 937 - 0331
Email - eas212@yahoo.com

Item 11&12

Billboard Saturation Map

Existing Billboard

ZDC-146-2024



Planning & Zoning Department

Zoning Staff Report

Case: ZDC-200-2024

MEETING DATE(S)

Planning & Zoning Commission: December 9, 2024
City Council: December 16, 2024

CAPTION

Public Hearing on a request by Cheralyn Armijo, Glenn Engineering Corp., for a **Zoning Change** from a Single Family-1 (SF-1) zoning district to Planned Development-Commercial (PD-C) zoning district, for a **Public School** (Waxahachie Creek High School) use, located approximately 0.5 miles south of 135 Park Hills Drive (Property ID 294908) - Owner: Waxahachie ISD (ZDC-200-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of ZDC-200-2024, a Planned Development request for Waxahachie Creek High School, 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 Planned Development (PD) application to establish development regulations that allow for the development of Waxahachie Creek High School.

CASE INFORMATION

Applicant:	Cheralyn Armijo, Glenn Engineering Corp.
Property Owner(s):	Waxahachie ISD
Site Acreage:	129.479 acres
Current Zoning:	Single Family-1 (SF-1)
Requested Zoning:	Planned Development-Commercial (PD-C)

SUBJECT PROPERTY

General Location:	Approximately 0.5 miles south of 135 Park Hills Drive
Parcel ID Number(s):	294908
Existing Use:	The subject property is currently undeveloped.
Development History:	The applicant has submitted a Site Plan Application (SP-186-2024) and Civil Construction Permit (CIVIL-005128-2024). Each of these applications are currently under review by staff.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-O and PD-2F	Country Lane Senior Living
East	Single Family-1	Undeveloped
South	Single Family-1	Undeveloped
West	Single Family-1	Undeveloped

Future Land Use Plan: Local Commercial, Mixed Use Neighborhood, and Regional Commercial

Comprehensive Plan:

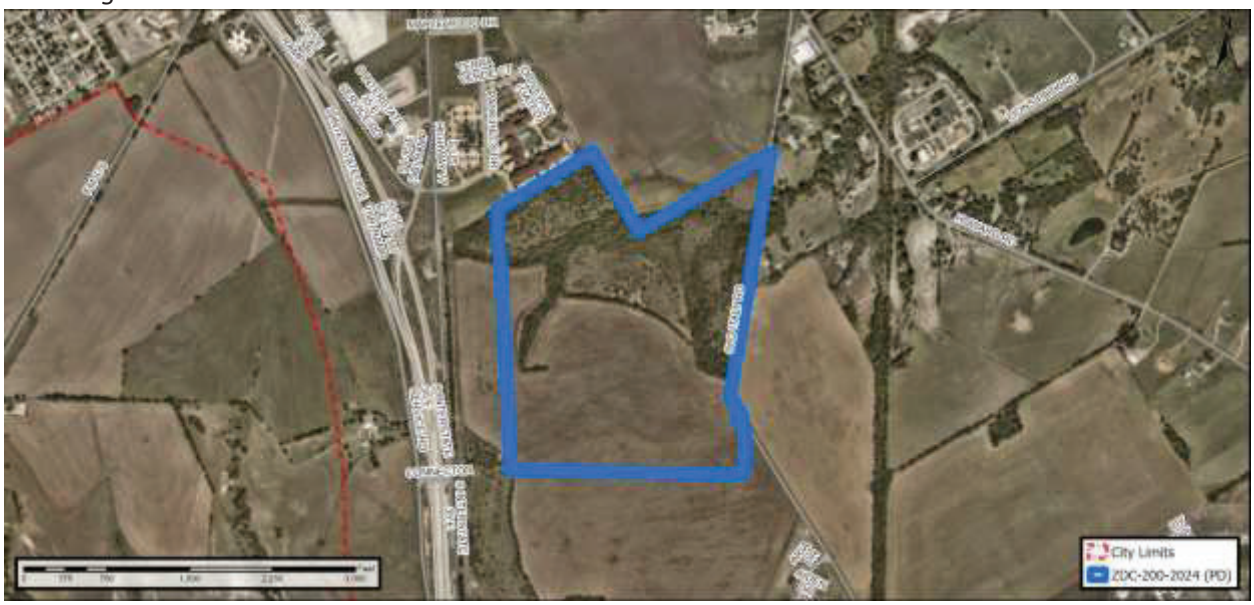
Local Commercial: The local commercial placetype includes areas for restaurants, shops, grocery stores, offices, and personal service establishments. This placetype was incorporated to preserve the City's commercial corridors. Where appropriate, local commercial uses should be located at the intersection 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.

Mixed Use Neighborhood: A mixed-use neighborhood hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Regional Commercial: These places are first identified by their principal focus on auto-oriented traffic. Logically placed near high traffic intersections, these spaces bring people from many surrounding neighborhoods. Typical uses will include regional businesses including but not limited to restaurants, retail, gas stations, and offices. To create a more sustainable development, care should be given to make the experience for users pleasant once they exit their vehicle. A focus on adding spaces for public gathering and pedestrian shading to encourage people to walk from one establishment to another and interact with other patrons should be a priority of future development in the Regional Commercial Placetype. Though the size of a regional commercial node is flexible based on local context, generally these are about a half mile in diameter.

Thoroughfare Plan: The subject property will be accessible via State Spur 394, to be constructed by TxDOT. The subject property will also be accessible via a new road extended from Old Italy Road by the City of Waxahachie.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Planned Development (PD) to establish zoning regulations that allow for the development of Waxahachie Creek High School. The PD process was utilized to establish appropriate zoning for the current Waxahachie High School before its construction in 2016. The existing SF-1 zoning of the subject property does generally allows for a Public School land use outright. However, the current demands of a high school necessitate some design elements that are not allowed by right within the SF-1 zoning district. Specifically, the proposed height of the High School (75') and accessory uses, such as sports stadiums and fields, are not allowed by right in the SF-1 zoning district. Due to this, the applicant proposes a PD with a base Commercial (C) zoning district to allow for the development of the new High School, accessory buildings, and athletic facilities. If this PD Application is approved, administrative approval of a Site Plan Application is still required prior to development on the subject property. A Plat Application is also required to be submitted and approved for the subject property prior to development on the subject property.

In addition to the standards of the base Commercial zoning district, the applicant proposes the following specific development regulations with this PD request. Notably, identical development regulations were utilized for the PD covering the current Waxahachie High School.

Development Regulation	Proposed	Base Commercial (C) Zoning
Height	**75' (6 stories)**	3 stories (36')
Lot Coverage	**50%**	40%
Fencing	**Chain-link (Athletic facilities only)**	Chain-link prohibited

Building Articulation

In addition to the general development standards identified above, the applicant also proposes modified regulations for building articulation. The Waxahachie Creek High School is proposed to be approximately 375,000 square feet in total size, which is comparable to the existing Waxahachie High School. Due to the overall proposed size of the school, and the resulting building articulation requirements, the applicant proposes reduced articulation requirements for the development. The modified regulations still ensure appropriate articulation across the entirety of the building and require all roof-mounted equipment to be fully screened from view. The detailed building articulation regulations can be referenced in Exhibit B below.

Landscaping

Due to safety concerns and site needs associated with a public High School, the applicant proposes modified landscape regulations for the subject property with this PD request. Specifically, the applicant has provided development regulations that allow for a reduction in total landscaping to preserve visibility across the subject property. The applicant has noted that a reduction in street trees is specifically needed to ensure pedestrian and student safety on campus. Parking lot landscape islands are also proposed to be eliminated to allow for sufficient space in the parking lot for marching band practice. The full modified landscape regulations can be referenced in Exhibit B below.

Signage

The applicant has also included specific development regulations for signage with this PD request. The applicant proposes to allow for one (1) electronic message sign by right on the subject property. Typically, an electronic message sign requires approval of a Specific Use Permit (SUP) by the City Council. The applicant proposes a two-sided monument sign featuring an electronic message board with a maximum size of 30 square feet. The design for the proposed sign has not been finalized yet. The design and location of the sign are required to be provided prior to approval of a Site Plan application.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 3 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 NOTIFICATIONS

Staff has received three (3) letters of support and zero (0) letters of opposition for the PD 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 PD request, subject to the conditions noted below.

Conditions:

1. The property owner shall receive administrative approval of a Site Plan Application prior to issuance of a building permit.
2. The property owner shall receive administrative approval of a Plat Application prior to issuance of a building permit.
3. The property owner shall provide a permanent irrigation system for all required landscape areas and maintain the required landscaping at all times.
4. The applicant shall obtain permit(s) from the City of Waxahachie Building Department prior to construction of the High School.

ATTACHED EXHIBITS

1. Location Map – Exhibit A
2. Planned Development Regulations – Exhibit B

APPLICANT REQUIREMENTS

1. If approved by City Council, the applicant can complete the administrative Site Plan approval process with City staff.

STAFF CONTACT INFORMATION

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

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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-200-2024

TWO COUNTRY LANE-WAXAHACHIE LTD
1005 SHADY RIVER CT N
BENBROOK, TX 76126-2900

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 9, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, December 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 Cheralyn Armijo, Glenn Engineering Corp., for a Zoning Change from a Single Family-1 (SF-1) zoning district to Planned Development-Commercial (PD-C) zoning district, for a Public School (Waxahachie Creek High School) use, located approximately 0.5 miles south of 135 Park Hills Drive (Property ID 294908) - Owner: Waxahachie ISD (ZDC-200-2024) 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-200-2024 **City Reference: 236971**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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 H. Mitchell
Signature

11-23-24
Date

Kenneth H. Mitchell, Owner
Printed Name and Title

Kenneth H. Mitchell
1005 Shady River Ct. N.
Benbrook, TX 76126

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-200-2024

MITCHELL KENNETH H
1005 SHADY RIVER CT N
BENBROOK, TX 76126-2900

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Case Number: ZDC-200-2024 **City Reference: 241954**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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:

K. Mitchell
Signature

11-23-24
Date

Kenneth H. Mitchell, Owner
Printed Name and Title

Kenneth H. Mitchell
1005 Shady River Ct. N.
Benbrook, TX 76126
Add

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-200-2024

THE GRAND RESERVE WAXAHACHIE LTD
1005 N SHADY RIVER CT
BENBROOK, TX 76126-2900

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 9, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, December 16, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-200-2024 **City Reference: 241955**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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 H. Mitchell
Signature

11-23-24
Date

Kenneth H. Mitchell, Owner
Printed Name and Title

Kenneth H. Mitchell
1005 Shady River Ct. N.
Benbrook, TX 76126

Venissat, Michelle

From: Logan Garrett <logan@hiviewrealestate.com>
Sent: Tuesday, December 3, 2024 8:49 PM
To: Planning
Cc: Andrew Garrett
Subject: Case#: ZDC-200-2024

Some people who received this message don't often get email from logan@hiviewrealestate.com. Learn why this is important



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-200-2024

BLUEJACKET GROUP LLC
1007 Ferris Ave
Waxahachie, TX 75165-2557

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 9, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, December 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 Cheralyn Arvidjo, Glenn Engineering Corp., for a Zoning Change from a Single Family-1 (SF-1) zoning district to Planned Development-Commercial (PD-C) zoning district, for a Public School (Waxahachie Creek High School) use, located approximately 0.5 miles south of 135 Park Hills Drive (Property ID 294908) - Owner: Waxahachie ISD (ZDC-200-2024) Staff: Zack King

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Case Number: ZDC-200-2024 City Reference: 102649

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on December 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, 409 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☐ OPPOSE

Comments: Great location, good access and frontage. We future South & west sector growth.

Signature: [signature] Date: 12/2/24

Printed Name and Title: Logan D. Garrett Address: 1007 Ferris Ave, Waxahachie TX 75165

Thank you!

"Texas Real Estate Commission Information About Brokerage Services"

Sincerely,

Logan D. Garrett, Realtor®
Hi View Real Estate
1007 Ferris Ave
Waxahachie, TX 75165
CELL # 469.576.1482
Logan@HiViewRealEstate.com
OFFICE # 469.517.0012
FAX # 888.388.3614
www.HiViewRealEstate.com

**** CONFIDENTIALITY NOTICE ****
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EXHIBIT A - LOCATION MAP



EXHIBIT B - PLANNED DEVELOPMENT REGULATIONS

Item 13&14

PLANNED DEVELOPMENT REGULATIONS

Purpose and Intent

The purpose and intent of this Planned Development District is to facilitate development of the subject property. Any conditions found within the Commercial (C) zoning district that are not written herein, shall default to the City of Waxahachie's Code of Ordinances.

Compliance with the City's Comprehensive Plan

Zoning category "C" Commercial is the intended base zoning classification underlying this Planned Development. Variations to permitted uses, height and area regulations, special requirements, and development regulations are as detailed in these Planned Development Regulations. The primary use of "public school" is an allowable use under "C" Commercial zoning.

Permitted Uses

Only the following uses are allowed by right:

- Public School
- Accessory buildings
- Athletic Facilities

Height Regulation

The maximum building height above grade adjacent to the building is seventy-five (75) feet.

Maximum Lot Coverage

The maximum lot coverage for the main structure is 50%.

Minimum Roof Pitch

Minimum roof pitch shall be at least 2:12, except for flat-roofed structures with a parapet that conceals the roof and roof mounted equipment from view of public right-of-way (ROW).

EXHIBIT B - PLANNED DEVELOPMENT REGULATIONS

Building Articulation

The unique function of this building type necessitates the following building articulation elements:

- Horizontal articulation: No building wall shall extend for a distance equal to five (5) times the wall's height without having an offset of a minimum of ten (10) percent of the wall's height. The new plan must extend for a minimum of twenty-five (25) percent of the length of the first plane.

- Vertical articulation: no horizontal wall shall extend for a distance greater than five (5) times the wall height without changing height by a minimum of five (5) percent of the wall's height.

- The above articulation requirements do not apply to the following building elevations:
  - Elevations that are not visible from a public right-of-way (ROW)
  - Elevations containing overhead service doors

Linear Landscaping

One (1) linear landscaping island with a minimum width of ten (10) feet for every two parking bays within the parking lot will not be provided in order to allow for the construction of an un-impeded area for a full width football field to be striped to allow band practice within the limits of the southeast parking lot and to provide a clear area with no trees or obstructions for student parking in the west parking lot as noted on the site plan.

Tree Planting

A tree will not be planted within sixty-four (64) feet of each parking space. Trees will be planted according to the landscape plan approved with the Site Plan.

Bicycle Parking

No bicycle parking will be required, however, the WISD may choose to install bicycle parking at a later date in a safe manner without necessitating a revised Site Plan.

Landscape Planting

Special conditions are requested to the Landscape Planting requirements in accordance with the attached chart, LANDSCAPE SPECIAL EXCEPTIONS REQUESTED, attached as EXHIBIT B.

Monument Signage

One (1) permanent two-sided monument sign will be provided with materials that match the building and contain (1) digital marquee on each side.

For a Single Tenant Monument Sign City regulations state that maximum size is 80 square feet and maximum height is eight (8) feet. The size of each side of sign face shall be 77 square feet, with base included each side of sign face shall be 116 square feet. The total sign height shall not exceed 7'-0" tall from finish grade to top of sign.

For an Electronic Message Sign regulations state that a maximum of seventy (70) percent of the sign face may be devoted to a changeable sign copy. The size of each digital display shall not exceed 30 square feet and shall not exceed 40% (=30sf/77sf approximately) coverage of each side.

EXHIBIT B - PLANNED DEVELOPMENT REGULATIONS

Fencing

Chain link fence will be allowed in the sport courts and ballfield areas but will not be permitting along the perimeter.

Site Plan

Administrative approval of a Site Plan Application that is compliant with these development standards is required. This includes the Site Plan, Landscape Plan, Photometric Plan, and Elevation/Façade Plan.

EXHIBIT B - PLANNED DEVELOPMENT REGULATIONS

SPECIAL EXCEPTIONS

INTERIOR LANDSCAPE SECTION 5.04.e

SHADE TREES REQUIRED	314 TREES
SHADE TREES PROVIDED ON ENTIRE SITE	260 TREES
UNDERSTORY TREES REQUIRED	627 TREES
UNDERSTORY TREES PROVIDED ON ENTIRE SITE	103 TREES
SHRUBS REQUIRED	2,239 TREES
SHRUBS PROVIDED ON ENTIRE SITE	578 SHRUBS
GROUND COVER REQUIRED	23,506 SF
GROUND COVER PROVIDED (CREATES RODENT PROBLEMS)	0 SF
SEASONAL COLOR REQUIRED	3,134 SF
SEASONAL COLOR PROVIDED (SOME FLOWERING PERENNIALS)	0 SF

PARKING LOT LANDSCAPE SECTION 5.04.f

PARKING LANDSCAPE REQUIRED	35,160 SF
PARKING LANDSCAPE PROVIDED	24,134 SF
PARKING TREES REQUIRED	151 TREES
PARKING TREES PROVIDED IN PARKING AREA	60 TREES
PARKING SHRUBS REQUIRED	753 SHRUBS
PARKING SHRUBS PROVIDED AT PARKING EDGE AS SCREENING	230 SHRUBS
LINEAR LANDSCAPE ISLANDS REQUIRED	4 ISLANDS
LINEAR LANDSCAPE ISLANDS PROVIDED	0 ISLANDS

TREE WITHIN 64' OF EVERY PARKING SPACE
TREES ARE SHOWN AT END ISLANDS ONLY AND WILL NOT COVER THE 64' REQUIREMENT

STREET TREES SECTION 5.04.g.vi

(SOUTH) FUTURE SPUR 394	
BUFFER TREES REQUIRED (2,120 LF / 30 LF =)	70 TREES
BUFFER TREES PROVIDED	0 TREES
(EAST) FUTURE SPUR 394	
BUFFER TREES REQUIRED (2,212 LF / 30 LF =)	74 TREES
BUFFER TREES PROVIDED	0 TREES

NO TREES PLANTED IN R.O.W., THIS IS TXDOT R.O.W.

SPECIAL EXCEPTIONS NOTES

DUE TO THE SIZE OF THE SITE AND BUILDING IT IS DIFFICULT TO MEET EACH PART OF THE LANDSCAPE CODE. OUR GOAL IS TO MEET THE INTENT FOR EACH SECTION OF THE CODE WHERE POSSIBLE.

INTERIOR LANDSCAPE:
SHADE TREE AND ORNAMENTAL TREES HAVE BEEN PLANTED FOR ENHANCEMENT, SECURITY, AND VISIBILITY. DUE TO THE SIZE OF THE PROPOSED BUILDING WE FEEL AN EXCESS OF REQUIRED TREES WAS GENERATED FOR THE SITE TO MAINTAIN SECURITY AND VISIBILITY. WE HAVE PROVIDED SHRUBS FOR ACCENT AROUND THE BUILDING. GROUND COVER IS NOT UTILIZED AS IT IS A RODENT HABITAT AT SITES THAT PREPARE FOOD AND HAVE THAT TYPE OF REFUSE IN THE DUMPSTER. COLOR IS BEING PROVIDED THROUGH FLOWERING PERENNIAL SHRUBS. THE PROVIDED LANDSCAPE IS IN EXCESS 10 TIMES THE SITE LANDSCAPE REQUIREMENT.

PARKING LOT LANDSCAPE:
DUE TO THE LOCATION OF PARKING BETWEEN THE BUILDING AND STREET, PARKING LANDSCAPE REQUIREMENTS WERE VERY HIGH. WE DIFFER FROM OTHER NON-RESIDENTIAL IN THAT OUR PARKING IS 150' TO 200' FROM THE STREET CURB.
PARKING LANDSCAPE, TREES, AND SHRUBS ARE IN RANGE IF WE USED 13 SF PER SPACE IN LIEU OF 30 SF PER SPACE.

STREET TREES:
STREET TREES ARE NOT SHOWN DUE TO THESE FRONTAGES BEING TXDOT FRONTAGES. INTERIOR TREES HAVE BEEN PLACED ADJACENT OTHE R.O.W. AT 40' INTERVAL TO SERVE AS ALTERNATIVE STREET TREES.

LINEAR LANDSCAPE ISLANDS IN PARKING:
PART OF THE AREA REQUIRING LINEAR ISLANDS FALLS WITHIN THE BAND PRACTICE AREA.

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-203-2024

MEETING DATE(S)

Planning & Zoning Commission: December 9, 2024
City Council: December 16, 2024

CAPTION

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 to a Planned Development-Multi-Family-2 (PD-MF-2) 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-203-2024)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-203-2024, a Planned Development (PD) for a senior living (55+) community*, 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 zoning change to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district to allow for the development of a 75-unit senior living (55+) community.

CASE INFORMATION

Applicant: Stephanie Gienger, Kimley-Horn

Property Owner(s): Arden Group LLC and International Church of Foursquare Gospel

Site Acreage: 13.66 acres

Current Zoning: Planned Development-Multi-Family-2 (PD-MF-2)

Requested Zoning: Planned Development-Multi-Family-2 (PD-MF-2) – 7 Additional Units

SUBJECT PROPERTY

General Location: 2797 John Arden Drive

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

Existing Use: A single family residence currently exists on the subject property.

Development History: The subject property is not currently platted.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-MF-GR & PD-15-LI-1	Oxford Apartments & Oncor Facility
East	LI-1	Navarro College
South	PD-16-LI-1	Connect 4 Life Church
West	SF-2	Undeveloped

Future Land Use Plan: Urban Village & Mixed Use Neighborhood

Comprehensive Plan:

Urban Village: An urban village is intended to be a bustling center of activity with active streets and a focus on the pedestrian. Filled with high-yield development, it is also one of the most fiscally resilient placetypes and in the right proportion can subsidize low-value development patterns. Streets are narrow with on-street parking making the streetscape comfortable for people who inhabit and patronize the homes and businesses here. When uses which require large amounts of parking are built, parking is hidden with continuous building frontage. Commercial uses on the ground floor should have a higher proportion of glazing to create a more interesting interface between the public and private realm. Most commercial uses make sense in this area as long as the building form treats pedestrians as their principal user.

Mixed Use Neighborhood: A mixed-use neighborhood hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Thoroughfare Plan: The subject property is accessible via John Arden Drive and Alliance Boulevard.

Site Image:



PLANNING ANALYSIS

The applicant proposes to rezone the subject property to allow for the development of the Woodland Cottages at Waxahachie, a 75-unit senior living (55+) community.

Case Background:

In December 2018, approximately ten (10) acres of the subject property were 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 with a maximum density of 18 dwelling units per acre. The PD did not include a detailed site plan, landscape plan, or elevation/façade plan; however, the developer was required 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.

In September of 2024, a new Planned Development Application (ZDC-120-2024) was approved for the property. This PD application for the Woodland Cottages at Waxahachie allowed for a 68-unit senior living (55+) community. The application featured a multi-family use only on the east side of Alliance Boulevard. The west side of Alliance Boulevard was reserved as a 3-acre General Retail (GR) tract.

In October of 2024, the applicant submitted this Planned Development Application (ZDC-203-2024) to replace the 3-acre General Retail (GR) tract on the west side of Alliance Boulevard with an additional multi-family tract. After further consideration of non-residential development on this tract, the property owner and applicant decided the most feasible path of development for the site is direct inclusion into the senior living community. The applicant proposes to develop the area west of Alliance Boulevard with seven (7) additional senior living (55+) units.

Proposed Use:

The current Planned Development request aims to replace the existing Planned Development-Multi-Family-2 (PD-MF-2) zoning for the subject property and provide an updated detailed site plan, landscape plan, and elevation/façade plan.

As noted above, this PD request allows for a 75-unit senior living (55+) community. This is an increase of seven (7) units over the PD approved by the City Council in September 2024. To accommodate the additional units, the site's design has been slightly modified. East of Alliance Boulevard, the applicant now proposes sixty-four (64) units. The remaining eleven (11) units are now proposed on the west side of Alliance Boulevard. Thus, eliminating the potential General Retail uses on the 3-acre tract on the west side of Alliance Boulevard. The proposed new unit count results in an overall density of 5.49 dwelling units per acre, which increased from the previously approved 4.98 dwelling units per acre. The 75 proposed units are spread out between twenty-two (22) 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 16 one-bedroom units, 57 two-bedroom units, and 2 three-bedroom units are now proposed. All buildings on the subject property are proposed to be restricted to one-story in height.

Proposed Use (continued):
The applicant has exceeded the minimum parking requirement for the proposed development; which is 75-spaces. One (1) parking space is required for every senior living (55+) unit. The applicant has provided a total of 167 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 sixty-three (63) attached garages have been provided with an additional four (4) detached garage spaces proposed. Attached garages are available on nineteen (19) of the twenty-two (22) 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 constructing the development's residential portion in a single phase.

Comprehensive Plan:
As noted above, 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 developing a type a low-density senior living (55+) community that is not currently present in this area of Waxahachie. 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 mixed and multi-family uses along Alliance Boulevard.

Detention & Utilities:
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 will meet drainage and detention requirements for the development as a whole. The applicant proposes to extended a 12" water line and 8" sewer line along Alliance Boulevard to provide water and wastewater services to both tracts.

Thoroughfare Plan & Access:
As part of the Planned Development request, the applicant still 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 one of the points of access for the tract on the east side of Alliance Boulevard and the only point of access for the tract on the west side of Alliance Boulevard. A driveway connection to John Arden Drive will also be installed on the east side of the property to serve as a second point of access to the eastern tract. An automatic security gate will restrict all 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.

Landscaping:
The applicant is proposing to exceed the minimum landscaping requirements for the development. The applicant proposes to incorporate seventy-eight (78) crape myrtles into the Landscape Plan for the site. To provide additional screening from the north of the subject property, the applicant 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.

Elevation/Façade Plan:
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-two (22) 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 to provide further architectural variety within the development.

Screening:
Proposed screening for the subject property on the east side of Alliance Boulevard has not changed from the previous PD. Additional fencing is proposed west of Alliance Boulevard with this PD, in compliance with the screening requirements of the Waxahachie Zoning Ordinance.

The Waxahachie Zoning Ordinance requires installing a 6' solid masonry wall between residential and non-residential uses. The applicant proposes to install a 6' masonry screening wall adjacent to the Oncor service center north of the subject property, along the western property line, 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. The applicant proposes to extend an ornamental iron fence along the northern property line on the west side of Alliance Boulevard. Adjacent to undeveloped land south of the subject property, the applicant proposes to install a 6' cedar wood fence. A detail for each proposed fencing type can be referenced on Exhibit D below.

Amenities:
The proposed amenities for the development on the east side of Alliance Boulevard have not changed from the previous PD. West of Alliance Boulevard, the applicant has proposed an additional sports court and cabana amenity. The development standards proposed by the applicant require the construction of a clubhouse, pool, sports court, cabana, 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.

PUBLIC NOTIFICATIONS
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. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received no letters of support or opposition for the Zoning Change request.

PUBLIC NOTIFICATION RESPONSES
Staff has received zero (0) letters of support and zero (0) letters of opposition for the Zoning Change 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 PD 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 Exhibit D - Landscape Plan and maintain the required landscaping at all times.
3. 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 (Exhibit E).
4. All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
5. The property owner shall establish a deed restriction on the subject property that requires residents to be fifty-five (55+) years of age or older.

ATTACHED EXHIBITS

1. Location Map – Exhibit A
2. Development Standards – Exhibit B
3. Detailed Site Plan – Exhibit C
4. Landscape Plan – Exhibit D
5. Elevation/Façade Plan – Exhibit E

APPLICANT REQUIREMENTS

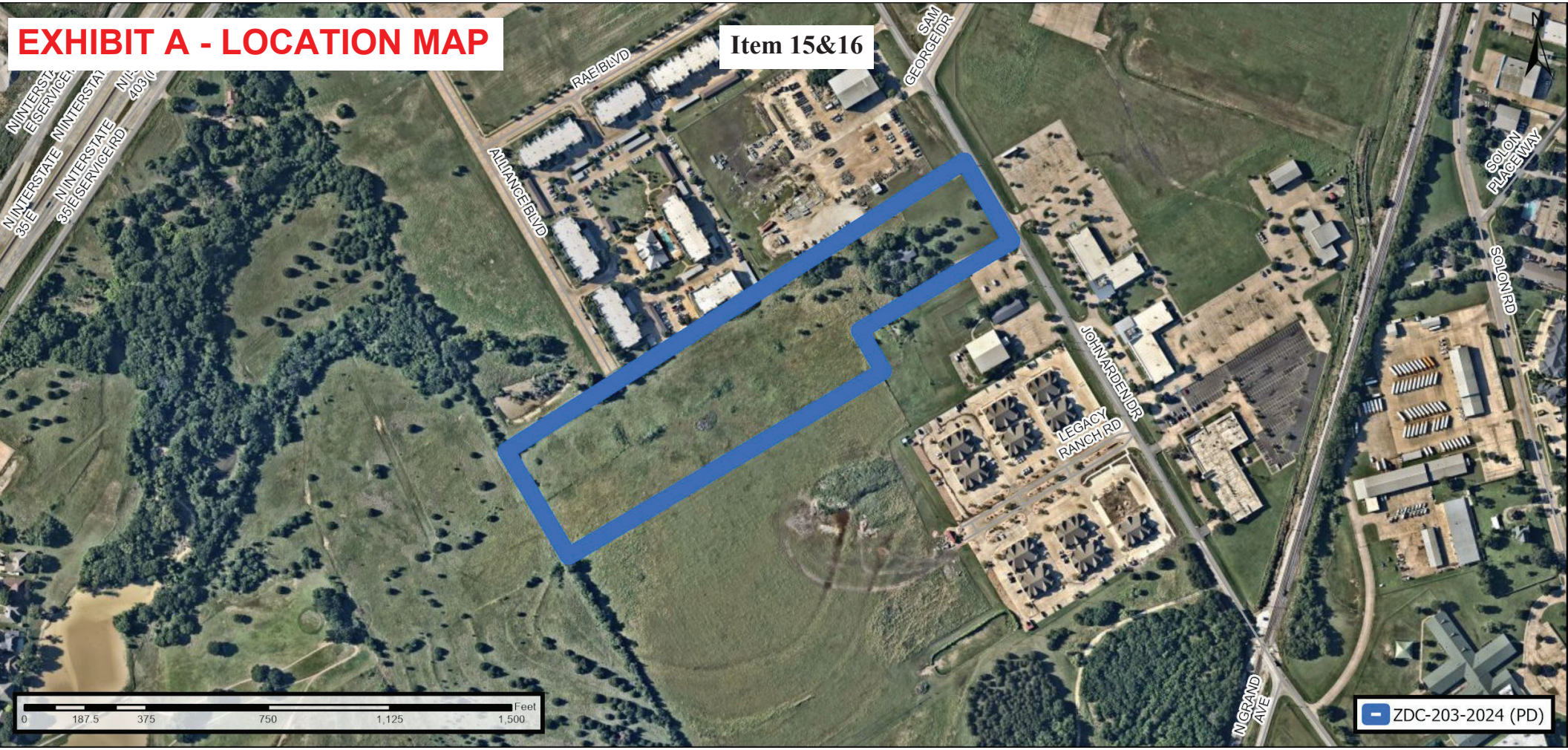
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
   a. If comments were not satisfied, then 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
Planning Manager
zking@waxahachie.com

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

EXHIBIT A - LOCATION MAP



Planned Development Standards

Purpose and Intent

The purpose of this planned development is to create a single-story age restricted (55+) senior living multi-family residential development and to establish appropriate restrictions for the development.

Development Standards

"Site Property" as defined on Exhibit A will comply with the MF-2 Zoning District of the City of Waxahachie 2024 Zoning Ordinance, except as otherwise provided herein.

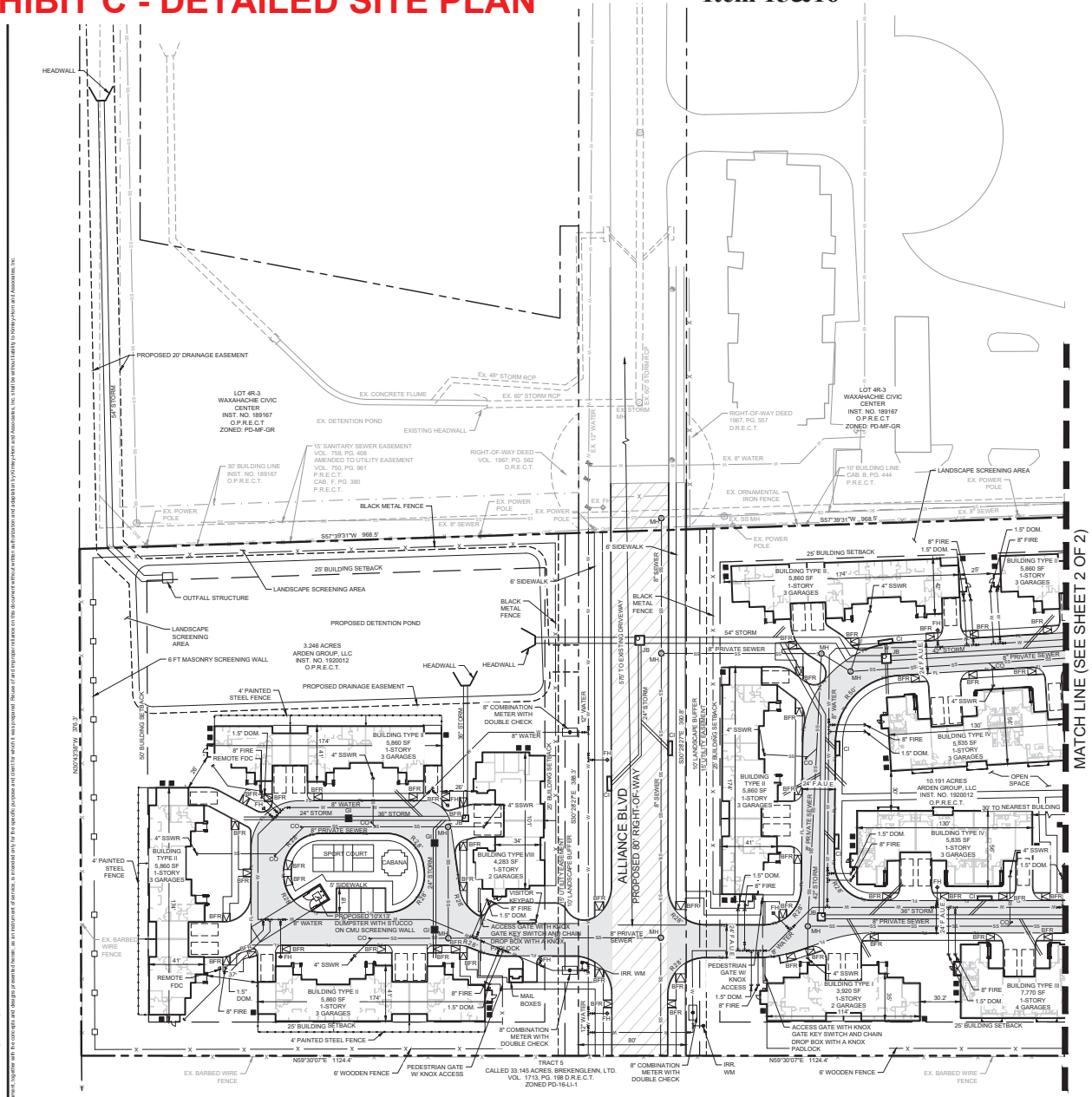
1) Permitted Land Use
    a) Approximate 9.69 acres east of Alliance Boulevard
        i) Residential Type Uses per City of Waxahachie Code of Ordinances Appendix A, section 4.03(a))
            (1) Senior living restricted (55+) multi-family residential up to 64 units allowed within the site property.
    b) Approximate 3.24 acres west of Alliance Boulevard
        i) Residential Type Uses per City of Waxahachie Code of Ordinances Appendix A, section 4.03(a))
            (1) Senior living restricted (55+) multi-family residential up to 11 units allowed within the site property.
2) Screening Requirements
    a) For screening where multifamily is adjacent to existing two family or residential PD districts, a minimum of one (1) single row of Eastern Red Cedar of Brodie variety every 7 feet shall be provided along the property line. The purpose of the landscape screening is to provide a visual barrier between the properties.
    b) Where multifamily is adjacent to a single-family district, screening requirements follow the City of Waxahachie Code of Ordinances.
3) Trash Service
    a) The property owner shall provide one (2) refuse facilities on the site property. A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk for more than one dwelling.
    b) The property owner shall provide valet trash service for residents located within the site. Each unit shall be provided with a refuse container for solid waste collection. Trash service to pick up refuse containers is to be handled by a private company.
4) Architectural Roof Pitch
    a) Buildings located within the site property shall have a minimum roof pitch of 5:12
5) Construction Materials

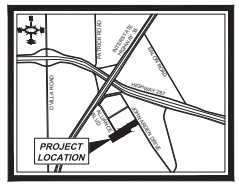
a) Construction materials, location, and percentages shall comply with the Façade/Elevation Plan accompanying the PD or otherwise approved by the City.

6) Amenities
   a) Amenities listed in the PD, or otherwise approved by the City, shall be provided within the site property.
      i) The site property located east of Alliance Boulevard shall include a clubhouse, pool, and fitness room.
      ii) The site property located west of Alliance Boulevard shall include a pickleball court and cabana.

EXHIBIT C - DETAILED SITE PLAN

Item 15&16





GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'

NORTH

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING LINE
- PROPOSED FIRE LANE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- PROPOSED MASONRY SCREENING WALL
- PROPOSED FENCE
- PROPOSED BACKYARD ENCLOSURE
- BARRIER FREE RAMP
- ACCESSIBLE PARKING SYMBOL
- PARKING STALL COUNT
- COMBINATION WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CURB INLET
- STORM JUNCTION BOX
- SANITARY SEWER CLEAN OUT
- GATE VALVE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- GROUND MOUNTED AC CONDENSER
- PROPOSED FIRE LANE, ACCESS, AND UTILITY ESMT
- PROPOSED ALLIANCE BLVD EXTENSION
- 9'X20' DRIVEWAY PARKING SPACE

KEY

TYP.	TYPICAL	CO	CLEAN OUT
BFR	BARRIER FREE RAMP	JB	JUNCTION BOX
FH	FIRE HYDRANT	EX.	EXISTING
MH	MANHOLE	ESMT.	EASEMENT
WM	WATER METER	CI	CURB INLET
DOM.	DOMESTIC	SSWR	SEWER
		GI	GRATE INLET

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL RADII ARE 2' OR 10' UNLESS NOTED OTHERWISE.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH WAXAHACHIE REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 28'.
5. FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH WAXAHACHIE REQUIREMENTS.
6. SIDEWALKS AND BFRs SHALL BE PROVIDED WITH FINAL DESIGN.
7. ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH PD REQUIREMENTS.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE MAP (FIRM) MAP NO. 48139C0190G, DATED OCTOBER 19, 2023, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ELLIS COUNTY, TEXAS, THIS PROPERTY IS WITHIN UNSHADED ZONE X.

SITE SUMMARY TABLE	
LOT INFORMATION	
CASE NUMBER	ZDC-203-2024
LOT AREA	13.66 AC / 594,830 SF
EXISTING LAND USE	VACANT
EXISTING ZONING	PD-MF-2 (ORD. 3556)
PROPOSED ZONING	PD
PROPOSED LAND USE	MULTI-FAMILY SENIOR LIVING
TOTAL BUILDING AREA	139,643 SF
LOT COVERAGE	23.5%
MAXIMUM PROPOSED BUILDING HEIGHT	18'
LOT DENSITY	5.49 UNITS/AC
IMPERVIOUS COVER	263,509 SF / 44.3%
PARKING	
TOTAL REQUIRED PARKING (1 STALL PER 1-BEDROOM AND 2-BEDROOM)	75 SPACES
REQUIRED PARKING (MIN. 50% OF REQUIRED PARKING TO BE ATTACHED GARAGES)	38 SPACES
TOTAL PROVIDED PARKING	167 SPACES
PROVIDED PARKING (ATTACHED GARAGES)	63 SPACES
REQUIRED ACCESSIBLE PARKING	6 SPACES
PROVIDED ACCESSIBLE PARKING	6 SPACES
BUILDING INFORMATION	
NUMBER OF STORIES	1 -STORY
1-BEDROOM UNITS	16 UNITS
2-BEDROOM UNITS	59 UNITS
TOTAL UNITS	75 UNITS

OWNER:
CONNECT4LIFE CHURCH
1971 JOHN ARDEN DRIVE
WAXAHACHIE, TX 75165
CONTACT: JOSH MORGAN
PHONE: (469) 831-2994

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

ARCHITECT:
GSR ANDRADE ARCHITECTS, INC.
4121 COMMERCE STREET, #1
DALLAS, TX 75226
CONTACT: WILLIAM CORMIER
PHONE: (214) 824-7040

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

ENGINEER / SURVEYOR/ APPLICANT/LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
CONTACT: STEPHANIE GIENGER, P.E.
PHONE: (214) 234-9786

PLANNED DEVELOPMENT
WOODLAND COTTAGES AT WAXAHACHIE
BEING 13.66 ACRES OUT OF THE JONATHAN E. PRICE SURVEY, ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
PROPOSED ZONING: PD
CASE NUMBER: ZDC-203-2024
PREPARATION DATE: NOVEMBER 19, 2024

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2600 NORTH CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TEXAS 75080
PHONE: 214.817.7300
WWW.KIMLEY-HORN.COM TX F-928

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
STEPHANIE GIENGER
Registered Professional Engineer
No. 143906 Date: 11/19/2024

KHA PROJECT 064455200
DATE 11/19/2024
SCALE AS SHOWN
DESIGNED BY OAT
DRAWN BY OAT
CHECKED BY SMG

WOODLAND COTTAGES AT WAXAHACHIE

CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

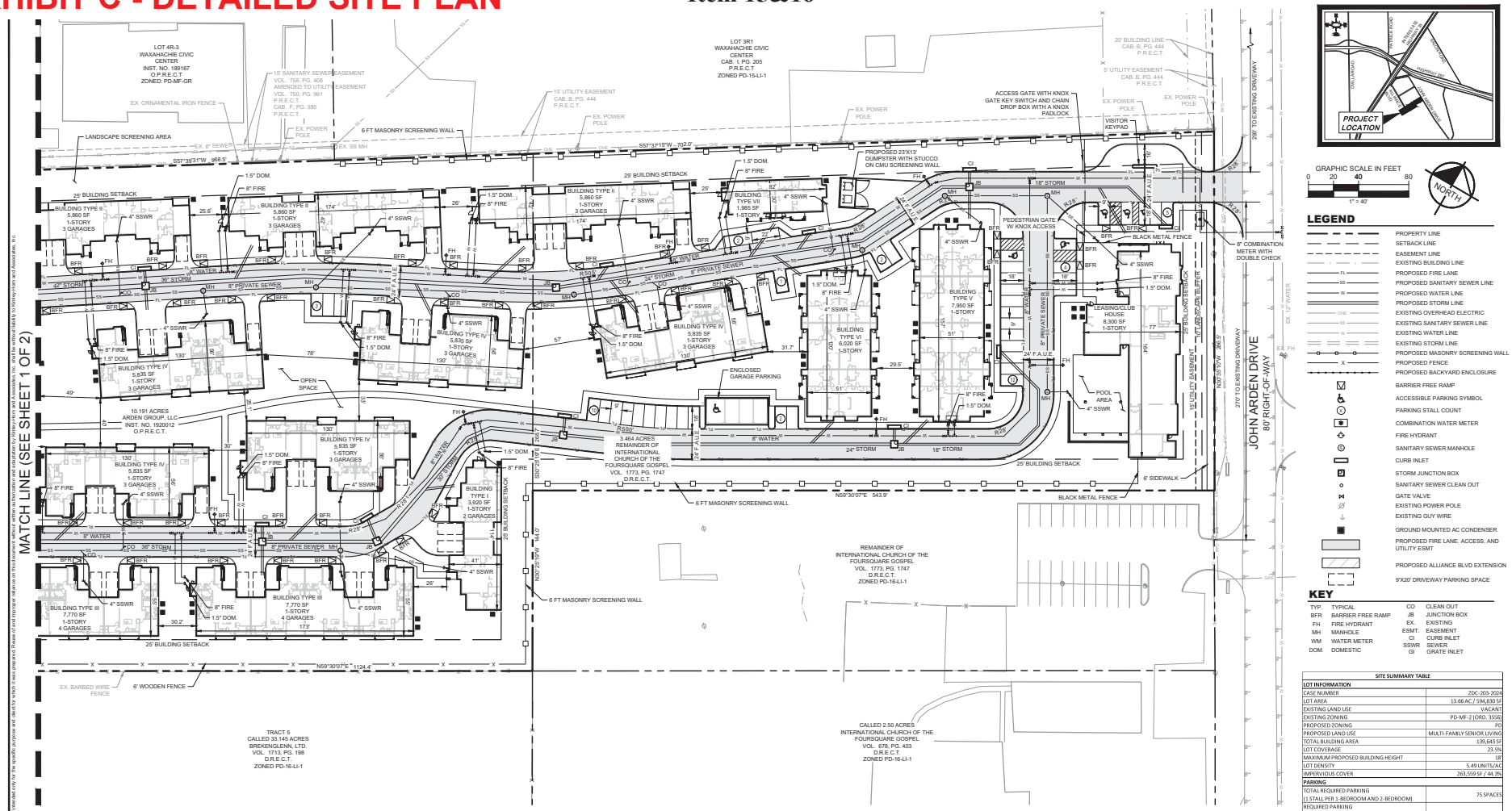
SITE PLAN

SHEET NUMBER
SP-1

The document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXHIBIT C - DETAILED SITE PLAN

Item 15&16



LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING LINE
- PROPOSED FIRE LANE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- PROPOSED MASONRY SCREENING WALL
- PROPOSED FENCE
- PROPOSED BACKYARD ENCLOSURE
- BARRIER FREE RAMP
- ACCESSIBLE PARKING SYMBOL
- PARKING STALL COUNT
- COMBINATION WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CURB INLET
- STORM JUNCTION BOX
- SANITARY SEWER CLEAN OUT
- GATE VALVE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- GROUND MOUNTED AC CONDENSER
- PROPOSED FIRE LANE, ACCESS, AND UTILITY ESMT
- PROPOSED ALLIANCE BLVD EXTENSION
- 9'X20' DRIVEWAY PARKING SPACE

KEY

TYP.	TYPICAL	CO	CLEAN OUT
BFR	BARRIER FREE RAMP	JB	JUNCTION BOX
FH	FIRE HYDRANT	EX.	EXISTING
MH	MANHOLE	ESMT.	EASEMENT
WM	WATER METER	CI	CURB INLET
DOM.	DOMESTIC	SSWR	SEWER
		GI	GRATE INLET

FLOOD STATEMENT

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5. FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH WAXAHACHIE REQUIREMENTS.
6. SIDEWALKS AND BFRs SHALL BE PROVIDED WITH FINAL DESIGN.
7. ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH PD REQUIREMENTS.

SITE SUMMARY TABLE	
LOT INFORMATION	
CASE NUMBER	ZDC-203-2024
LOT AREA	13.66 AC / 594,830 SF
EXISTING LAND USE	VACANT
EXISTING ZONING	PD-MF-2 (ORD. 3556)
PROPOSED ZONING	PD
PROPOSED LAND USE	MULTI-FAMILY SENIOR LIVING
TOTAL BUILDING AREA	139,643 SF
LOT COVERAGE	23.5%
MAXIMUM PROPOSED BUILDING HEIGHT	18'
LOT DENSITY	5.49 UNITS/AC
IMPERVIOUS COVER	263,559 SF / 44.3%
PARKING	
TOTAL REQUIRED PARKING [1 STALL PER 1-BEDROOM AND 2-BEDROOM]	75 SPACES
REQUIRED PARKING (MIN. 50% OF REQUIRED PARKING TO BE ATTACHED GARAGES)	38 SPACES
TOTAL PROVIDED PARKING	167 SPACES
PROVIDED PARKING (ATTACHED GARAGES)	63 SPACES
REQUIRED ACCESSIBLE PARKING	6 SPACES
PROVIDED ACCESSIBLE PARKING	6 SPACES
BUILDING INFORMATION	
NUMBER OF STORIES	1 -STORY
1-BEDROOM UNITS	16 UNITS
2-BEDROOM UNITS	59 UNITS
TOTAL UNITS	75 UNITS

OWNER:
CONNECT4LIFE CHURCH
1971 JOHN ARDEN DRIVE
WAXAHACHIE, TX 75165
CONTACT: JOSH MORGAN
PHONE: (469) 831-2994

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

ARCHITECT:
GSR ANDRADE ARCHITECTS, INC.
4121 COMMERCE STREET, #1
DALLAS, TX 75226
CONTACT: WILLIAM CORMIER
PHONE: (214) 824-7040

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

ENGINEER / SURVEYOR/ APPLICANT/LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
CONTACT: STEPHANIE GIENGER, P.E.
PHONE: (214) 234-9786

PLANNED DEVELOPMENT
WOODLAND COTTAGES AT WAXAHACHIE
BEING 13.66 ACRES OUT OF THE JONATHAN E. PRICE SURVEY, ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
PROPOSED ZONING: PD
CASE NUMBER: ZDC-203-2024
PREPARATION DATE: NOVEMBER 19, 2024

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2600 NORTH CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TEXAS 75080
PHONE: 214-817-7300
WWW.KIMLEY-HORN.COM TX F-928

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: STEPHANIE GIENGER
Date: 11/19/2024

KHA PROJECT 064955000
DATE 11/19/2024
SCALE AS SHOWN
DESIGNED BY OAT
DRAWN BY OAT
CHECKED BY SMG

WOODLAND COTTAGES AT WAXAHACHIE
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
SP-2

IMAGES
PTS
WATER
LAST SAVED
LAST PLOTTED
DWG PATH
DWG NAME
XREFS
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXHIBIT D - LANDSCAPE PLAN

Item 15&16



Landscape Requirements/ Calculations

Buffer Yard and Landscape Buffer

286 ln.ft. John Arden Drive
Street Buffer provided = 7,150 SF (100% Permanent Landscape)
Buffer Yard Tree Required: 8 Provided: 8
376 ln.ft. Alliance Pkwy. (both sides)
Street Buffer provided =18,800 SF (100% Permanent Landscacpe)
Permanent Landscape Required
Buffer Yard Tree Required: 16 Provided: 20
Note: All street trees required to be 4" cal (DBH)

Parking Requirements

Parking Required: 68 Parking Provided: 167
13 sf parking landscape per parking spaced
Parking provided 167 spaces @ 13 s.f. = 2171 sf

Parking Landscape Area Provided: 30,456
Required planting per 500 s.f.
2 - Canopy Trees (4"cal DBH)
Canpy Trees Required: 10 Canopy Trees Provided: 31
10 - Shrubs (3 gallon)
Shrubs Required: 40 Shrubs Provided: 140
Park Space must be within 60lf of a canopy tree

Interior Landscape Requirements

Total Bldg Footprint -= 139,643 SF * .50 = 69,822 SF Required Interior Landscape Area
Interior Landscape Provided 146,289 s.f.

Canopy Trees Required: 1 / 500 SF of required LA	140	ST (70 - 4" cal. DBH / 70 - 2" cal. DBH)
Ornamental Trees Required : 1 / 250 SF of required LA	280	(MT 8'ht min.)
Required Shrubs: 1 / 40 SF of required LA	1746	(3gallon)
Required Ground Cover: 15% of required LA	10,473	(4"pots)
Required Seasonal Color: 2% of required landscape LA	1396	(4"pots)

Plant Materials Provided Per Proposed Plan

Canopy Trees (each)	164
Understory/Ornamental Trees (each)	343
Shrubs (each)	1862
Ground Cover (square feet)	11930
Seasonal Color (square feet)	1569

MAINTENANCE NOTE:

The property owner, tenanct 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. Landscape areas shall be kept free from trash, litter, weeds, and other such materials not part of the lanscaping. Plant materials that die shall be replaced with plant materials of similar variety and size

IRRIGATION NOTE:

All backflow installation and connection to City water lines must be permitted separately by the City inspection staff.
All turf zones and bed zones will be separated.
All bes will be irrigated with drip irrigation.
All turf spray heads will be pressure compensating heads.
All other turf heads will be stream rotors and/or drip as required by state and local codes.

PLANNED DEVELOPMENT
WOODLAND COTTAGES AT WAXAHACHIE
BEING 13.66 ACRES OUT OF THE JOHANTHAN E. PRICE SURVEY
ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TX
PROPOSED ZONING: PD
CASE NUMBER: ZDC-203-2024
PREPARATION DATE: NOVEMBER 12, 2024

Date: 05-29-2024
Job: 2024-WC-WAXAHACHIE.TX

Revisions
Date Description

D. MARC FINDERBURG 879 REGISTERED LANDSCAPE ARCHITECT
electronically affixed/signed 11-12-24

A Landscape Development of CarbonLandmark Construction

Woodland Cottages

Waxahachie, TX

John Arden Rd.

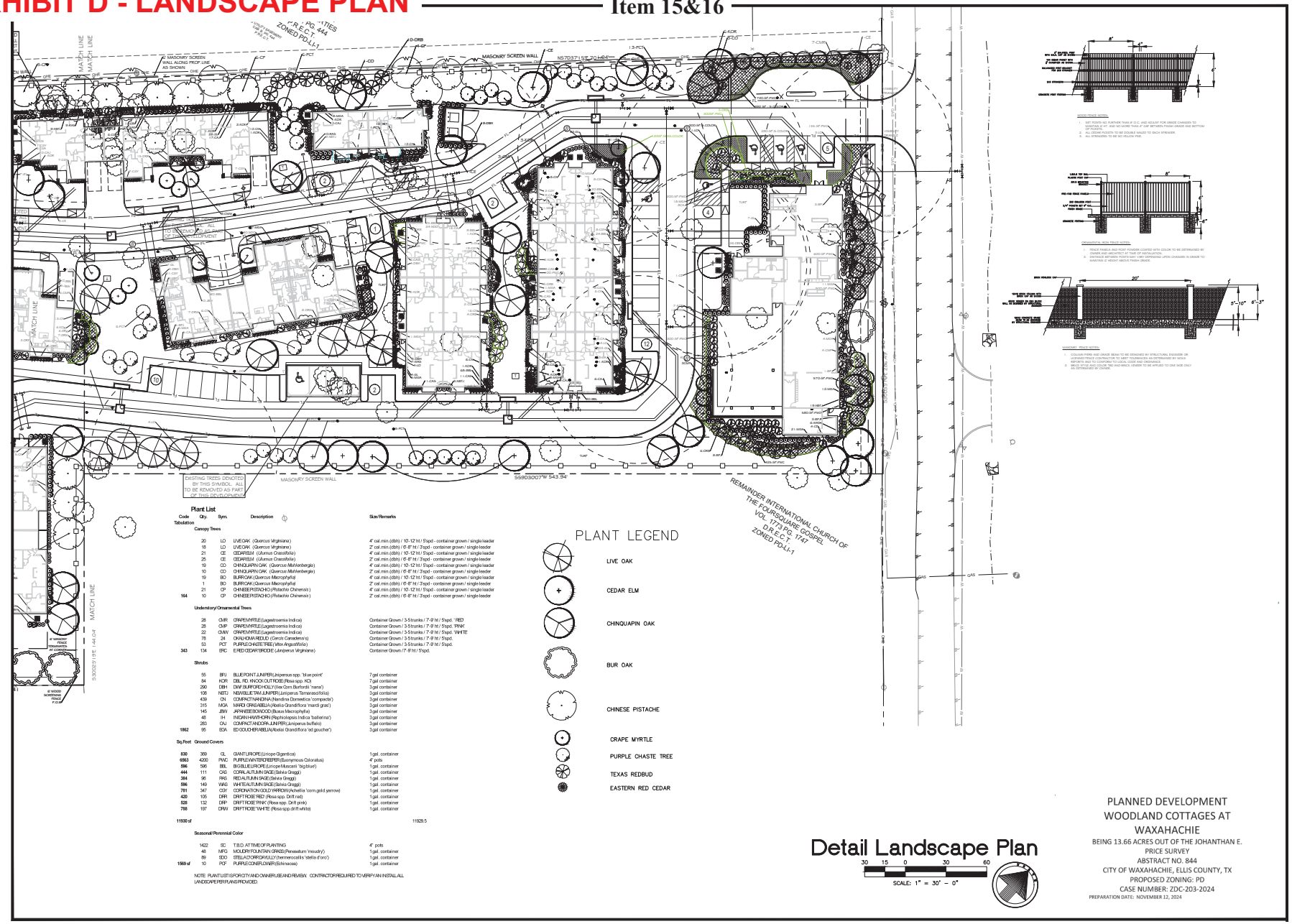
Date Completed: 05-29/24
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Checked by: DMF
Phase: Site Plan

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17120 Dallas Pkwy ,#101
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LANDSCAPE PLAN

EXHIBIT D - LANDSCAPE PLAN

Item 15&16



Plant List

Code	Qty.	Sym.	Description	Size/Remarks
Tabulation				
Canopy Trees				
	20	LO	LIVE OAK (Quercus Virginiana)	4" cal.min.(dbh) / 10'-12' ht / 5'spd - container grown / single leader
	18	LO	LIVE OAK (Quercus Virginiana)	2" cal.min.(dbh) / 6'-8' ht / 3'spd - container grown / single leader
	21	CE	CEDAR ELM (Ulumus Crassifolia)	4" cal.min.(dbh) / 10'-12' ht / 5'spd - container grown / single leader
	25	CE	CEDAR ELM (Ulumus Crassifolia)	2" cal.min.(dbh) / 6'-8' ht / 3'spd - container grown / single leader
	19	CQ	CHINQUAPIN OAK (Quercus Muhlenbergii)	4" cal.min.(dbh) / 10'-12' ht / 5'spd - container grown / single leader
	16	CQ	CHINQUAPIN OAK (Quercus Muhlenbergii)	2" cal.min.(dbh) / 6'-8' ht / 3'spd - container grown / single leader
	19	BO	BURR OAK (Quercus Macrocarpa)	4" cal.min.(dbh) / 10'-12' ht / 5'spd - container grown / single leader
	1	BO	BURR OAK (Quercus Macrocarpa)	2" cal.min.(dbh) / 6'-8' ht / 3'spd - container grown / single leader
	21	CP	CHINESE PISTACHO (Pistachia Chinensis)	4" cal.min.(dbh) / 10'-12' ht / 5'spd - container grown / single leader
164	10	CP	CHINESE PISTACHO (Pistachia Chinensis)	2" cal.min.(dbh) / 6'-8' ht / 3'spd - container grown / single leader
Understory/Ornamental Trees				
	28	CMR	CRAPE MYRTLE (Lagestroemia Indica)	Container Grown / 3-5 trunks / 7'-9' ht / 5'spd. ' RED
	28	CMP	CRAPE MYRTLE (Lagestroemia Indica)	Container Grown / 3-5 trunks / 7'-9' ht / 5'spd. 'PINK
	22	CMW	CRAPE MYRTLE (Lagestroemia Indica)	Container Grown / 3-5 trunks / 7'-9' ht / 5'spd. WHITE
	78	24	OKLAHOMA REDUD (Cercis Canadensis)	Container Grown / 3-5 trunks / 7'-9' ht / 5'spd.
	53	PCT	PURPLE CHASTE TREE (Vitex Angus/Wvlia)	Container Grown / 3-5 trunks / 7'-9' ht / 5'spd.
343	104	ERC	E/RED CEDAR/BRODIE (Juniperus Virginiana)	Container Grown / 7'-9' ht / 5'spd.
Shrubs				
	55	BPJ	BLUE POINT JUNIPER (Juniperus spp. 'blue point'	7 gal. container
	84	KOR	DBL. RD. KNOCK OUT ROSE (Rosa spp. KO)	7 gal container
	260	DBH	DWF BURFORD HOLLY (Ilex Cornuta 'Burfordii 'nana')	3 gal container
	108	NBT	NEW BLUE TAM JUNIPER (Juniperus Tamariscifolia)	3 gal container
	439	CN	COMPACT NANDINA (Nandina Domestica 'compacta')	3 gal container
	315	MGA	MARDI GRAS ABELIA (Abelia Grandiflora 'mardi gras')	3 gal container
	145	JBW	JAPANESE BOXWOOD (Buxus Macrophylla)	3 gal container
	48	IH	INDIAN HAWTHORN (Raphiolepsis Indica 'balleriina')	3 gal container
	263	CAJ	COMPACT AND DRK JUNIPER (Juniperus buffalo)	3 gal container
1962	95	EDA	ED GOLD HEAD ABELIA (Abelia Grandiflora 'ed goucher')	3 gal container
Sq.Feet	**Ground Covers**			
838	369	GL	GIANT LIRIOPE (Liriope Gigantica)	1 gal. container
6963	4320	PWO	PURPLE WANDERER PEPER (Eumyenous Coloratus)	4" pots
596	596	BBL	BIG BLUE LIROPE (Liriope Muscari 'big blue')	1 gal. container
444	111	CKS	CORAL AUTUMN SAGE (Salvia Gregg)	1 gal. container
384	96	RKS	RED AUTUMN SAGE (Salvia Gregg)	1 gal. container
596	149	WAS	WHITE AUTUMN SAGE (Salvia Gregg)	1 gal. container
781	347	COY	CORONATION GOLD YARROW (Achellia 'corn gold yarrow)	1 gal. container
420	105	DRR	DRFT ROSE RED (Rosa spp. Drift red)	1 gal. container
528	132	DRP	DRFT ROSE 'PINK' (Rosa spp. Drift pink)	1 gal. container
788	197	DRW	DRFT ROSE 'WHITE (Rosa spp.drift white)	1 gal. container
11930 sf				11929.5
Seasonal/ Perennial Color				
	1422	0C	T.B.D. AT TIME OF PLANTING	4" pots
	48	MFG	MOLDEN FOUNTAIN GRASS (Pennesetum 'moudry')	1 gal. container
	89	SDO	STELLA D ORR DRUULLY (hemerocallis 'stella d oro')	1 gal. container
1569 sf	10	PCF	PURPLE CONEFLOWER (Echinacea)	1 gal. container

NOTE: PLANT LIST IS FOR QTY AND OWNER USE AND REVIEW. CONTRACTOR REQUIRED TO VERIFY AN INSTALL ALL LANDSCAPE PER PLANS PROVIDED.

Detail Landscape Plan

30 15 0 30 60

SCALE: 1" = 30' – 0"

PLANNED DEVELOPMENT
WOODLAND COTTAGES AT WAXAHACHIE
BEING 13.66 ACRES OUT OF THE JOHANTHAN E. PRICE SURVEY
ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TX
PROPOSED ZONING: PD
CASE NUMBER: ZDC-203-2024
PREPARATION DATE: NOVEMBER 12, 2024

Date: 05-29-2024
Job: 2024-WC-WAXAHACHIE.TX

Revisions

Date	Description

STATE OF TEXAS — D. MARC FUNDERBURK — 879 — REGISTERED — LANDSCAPE ARCHITECT

electronically affixed/signed 11-12-2024

A Landscape Development of CarbonLandmark Construction

Woodland Cottages

Waxahachie, TX

John Arden R.d.

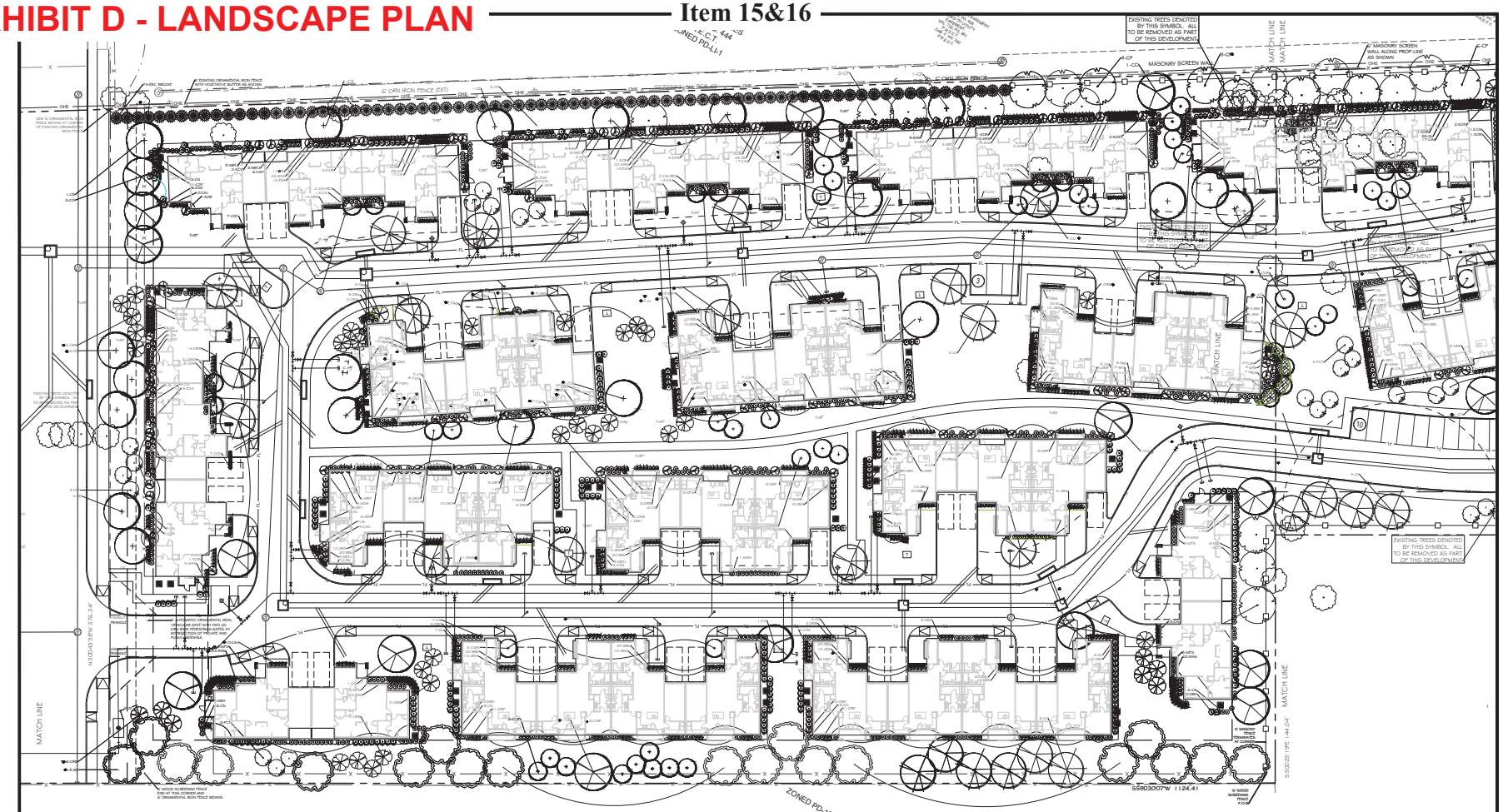
Date Completed: 05-29/24
Designed by: DMF
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Phase: Site Plan

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LANDSCAPE PLAN

EXHIBIT D - LANDSCAPE PLAN

Item 15&16



Detail Landscape Plan

SCALE: 1" = 30' - 0"

GENERAL LANDSCAPE NOTES

1. All landscape areas are to be recieved within .1' of proposed finish grade and free from all trash and debris.
2. All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
3. Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
5. All turf areas are to be sodded with Bermuda 419 or approved cultivars alternate as shown on the plan.
6. All sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.
7. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
8. All irrigation controllers are to have rain-click freeze and rain stats installed as per manufacturer's recommendations.
9. All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 1.0" above proposed finish grade.
10. All turf and planting beds to be zoned separately. All planting bed heads to be on 1.2" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
11. All mainline and lateral line to have a minimum of 1.2" of cover and to be SDR (class 200) pipe.
12. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES:

1. All landscaped areas shall be irrigated with an automatic irrigation system capable of providing the proper amount of water for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip system as approved by the City Arborist.
2. Automatic underground irrigation system shall be equipped with freeze guard set at 35 degrees F.
3. Areas of open space which contain preserved trees need not be irrigated if the City Arborist determines irrigation would be harmful to the preserved trees.

EXISTING AND PROPOSED TREE NOTES;

1. All existing trees fall within the building pads, parking areas and roadways and will be removed. Trees along the property may be retained if site grading permits, but for the purposes of this site plan, no existing trees will be retained.
2. All street trees must be 4" caliper DBH at time of planting.
3. All site and parking lot trees will be 2" caliper DBH and 4" caliper DBH at time of planting and mix will be 50/50 as required by local code and ordinance.

PLANNED DEVELOPMENT
WOODLAND COTTAGES AT WAXAHACHIE
BEING 13.66 ACRES OUT OF THE JOHANTHAN E. PRICE SURVEY
ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TX
PROPOSED ZONING: PD
CASE NUMBER: ZDC-203-2024
PREPARATION DATE: NOVEMBER 12, 2024

Date: 05-29-2024
Job: 2024-WC-WAXAHACHIE.TX

Revisions

Date	Description
04-01-24	City Comments

STATE OF TEXAS — D. MARC FUNDERBURK — 879 — REGISTERED LANDSCAPE ARCHITECT

electronically affixed/signed 11-12-2024

Woodland Cottages

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Waxahachie, TX

John Arden Rd.

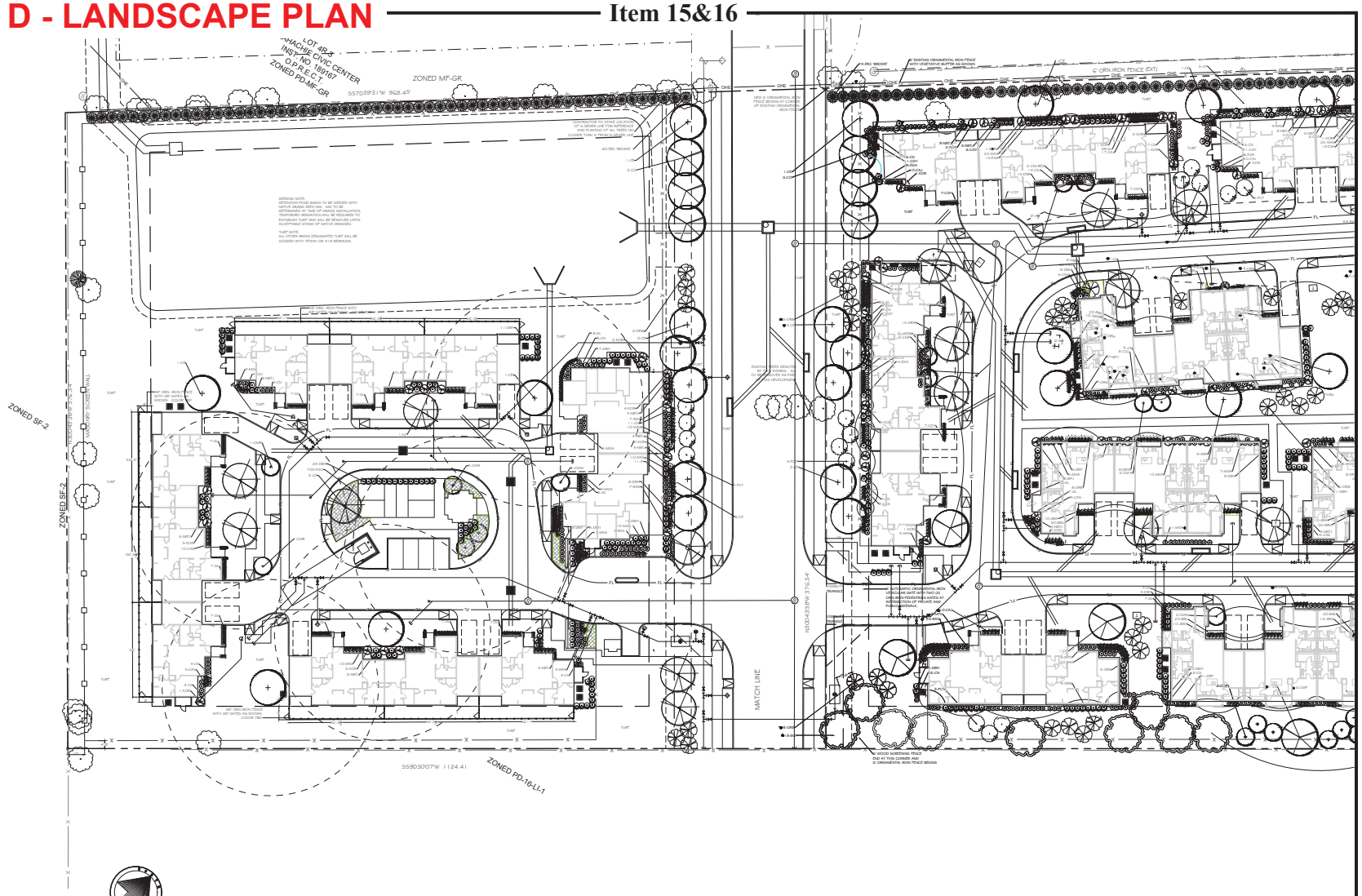
Date Completed: 05-29-24
Designed by: DMF
Checked by: DMF
Phase: Site Plan

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EXHIBIT D - LANDSCAPE PLAN

Item 15&16



Detail Landscape Plan

PLANNED DEVELOPMENT
WOODLAND COTTAGES AT
WAXAHACHIE
BEING 13.66 ACRES OUT OF THE JOHANTHAN E.
PRICE SURVEY
ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TX
PROPOSED ZONING: PD
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PREPARATION DATE: NOVEMBER 12, 2024

Date: 05-29-2024
Job: 2024-WC-WAXAHACHIE.TX

Revisions

Date	Description
04-01-24	City Comments

STATE OF TEXAS
D. MARC FINDERBURK
879
REGISTERED
LANDSCAPE ARCHITECT

electronically affixed/signed 11-12-24

A Landscape Development of CarbonLandmark Construction

Woodland Cottages

Waxahachie, TX

John Arden Rd.

Date Completed: 05-29-24
Designed by: DMF
Checked by: DMF
Phase: Site Plan

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LANDSCAPE PLAN

EXHIBIT E - ELEVATION/FACADE PLAN **Item 15&16**

WOODLAND COTTAGES WAXAHACHIE
PD SUBMITTAL

WAXAHACHIE, TEXAS

PROJECT SUMMARY DATA	
CASE NUMBER	
TOTAL LOT AREA	594,830 sqft = 13.66 acres
TOTAL BUILDING AREA	144,770 sqft
LOT COVERAGE	20.6%
MAX PROPOSED BUILDING HEIGHT	18'
TOTAL PARKING PROVIDED	167 SPACES
TOTAL PARKING BY TYPE	
UNCOVERED PARKING - SURFACE	99 SPACES
COVERED PARKING - ENCLOSED GARAGE	62 SPACES
ACCESSIBLE SPACES TOTAL	6 SPACES

Kimley»Horn CARBON COMPANIES gsr | andrade ARCHITECTS

PROJECT # 3180 - 5/29/2024

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EXHIBIT E - ELEVATION/FACADE PLAN

Item 15&16



SITE CONTEXT

CARBON COMPANIES

Kimley»Horn

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WOODLAND COTTAGES WAXAHACHIE

WAXAHACHIE, TEXAS

gsr andrade ARCHITECTS

EXHIBIT E - ELEVATION/FACADE PLAN

Item 15&16

PROJECT SITE AND BASE ZONING OVERVIEW	
ADDRESS	JOHN ADREN DRIVE, WAXAHACHIE TX 75165
PARCEL SIZE GROSS	594,830 sqft = 13.66 acres
CURRENT PROPERTY LAND USE	VACANT
CURRENT ZONING OF PROPERTY	PD-MF-2
PROPOSED ZONING	MULTI-FAMILY RESIDENTIAL
PROPOSED LAND USE	SENIOR LIVING (55+) MULTI-FAMILY RESIDENTIAL
PROPOSED DENSITY - GROSS SITE AREA	5.49 UNITS/ACRE

PROJECT AMENITY SPACES	
SPACE / USE	**SQFT**
LEASING, MAINTANCE	1,331 SQFT
CLUB, LOUNGE, FITNESS	6,605 SQFT
TOTAL AMENITY	7,936 SQFT

UNIT MIX											
UNIT TYPES	**# OF BEDS**	**# OF BATHS**	**GROSS S.F.**	**BALCONY S.F.**	**GROSS S.F. w/ BALCONY**	**TOTAL UNITS**	**UNIT TYPE %**	**TOTAL # BEDS**	**TOTAL # BATHS**	**TOTAL BALCONY S.F.**	**TOTAL GROSS S.F.**
A1	1	1	910	309	1219	7	9.33%	7	7	2781	6370
A2	1	1	950	0	950	8	10.67%	8	8	1600	7600
A2 HC	1	1	910	309	1219	1	1.3%	1	1	309	910
B1	2	2	1420	309	1709	29	38.7%	58	58	2312	41180
B2	2	2	1437	309	1712	26	34.7%	52	52	12925	37362
B2 HC	2	2	1437	309	1759	2	2.7%	4	4	550	2874
B3	2	2	1836	167	2003	2	2.7%	4	4	334	3672
TOTALS						**75**	**100%**	**134**	**134**	**18002**	**99,968**

AVERAGE UNIT S.F. = 1285.88

UNIT MIX	TYPE I			TYPE II			TYPE III			TYPE IV			TYPE V			TYPE VI			TYPE VII			TYPE VIII		
UNIT TYPES	1ST FLOOR	# OF BLDG	OVERALL	1ST FLOOR	# OF BLDG	OVERALL	1ST FLOOR	# OF BLDG	OVERALL	1ST FLOOR	# OF BLDG	OVERALL	1ST FLOOR	# OF BLDG	OVERALL	1ST FLOOR	# OF BLDG	OVERALL	1ST FLOOR	# OF BLDG	OVERALL	1ST FLOOR	# OF BLDG	OVERALL
A1	0		0	0		0	0		0	0		0	4		4	2		2	1		1	0		0
A2	0		0	0		0	0		0	0		0	4		4	4		4	0		0	0		0
A2 HC	0		0	0		0	0		0	0		0	0		0	0		0	1		1	0		0
B1	0		0	0		0	4		8	3		21	0		0	0		0	0		0	0		0
B2	1		2	3		24	0		0	0		0	0		0	0		0	0		0	0		0
B2 HC	1		2	0		0	0		0	0		0	0		0	0		0	0		0	0		0
B3	0		0	0		0	0		0	0		0	0		0	0		0	0		0	2		2
TOTALS	2	**2**	**4**	3	8	24	4	**2**	**8**	3	**7**	**21**	8	1	**8**	6	1	**6**	2	1	2	2	1	**2**

TOTAL UNITS : **75**

PROJECT DATA

CARBON COMPANIES | Kimley»Horn

PROJECT # 3180 - 5/29/2024

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WOODLAND COTTAGES WAXAHACHIE

WAXAHACHIE, TEXAS

gsr andrade ARCHITECTS

EXHIBIT E - ELEVATION/FACADE PLAN

Item 15&16





STYILISTIC FEATURES:

MATERIALS - LIGHTLY COLORED STONE, BRICK AND STUCCO WITH DARK COLORED TRIM AROUND WINDOWS AND DOORS. DARK PAINTED WOODEN DOORS TO CONTRAST THE WHITE MASONRY/ STUCCO.

ACCENTS - DARK PAINTED WOODEN ROOF BEAMS AND CORBELS. DARK PAINTED WOODEN SHUTTERS TO ACCENT WHITE STUCCO WALLS.

ROOFING - COMPOSITE SHINGLE ROOF WITH GABLES AND STEEP PITCHES TO ALLOW FOR HIGH CEILINGS AND ADEQUARE DRAINAGE. STANDING SEAM METAL ROOFS AS SHADING FEATURES TO SELECT ENTRIES AND WINDOWS.

LANDSCAPING - NATIVE SHRUBS AND TREES PLACED TO HIGHLIGHT VARIOUS WALKWAYS AND POINTS OF ENTRY.





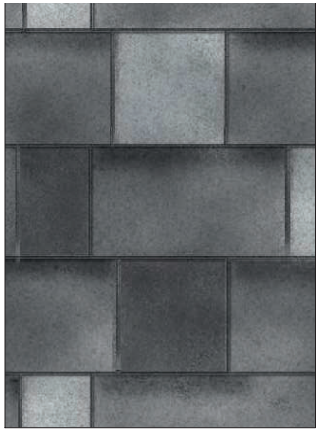


INSPIRATION IMAGERY - FARMHOUSE DESIGN

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EXHIBIT E - ELEVATION/FACADE PLAN

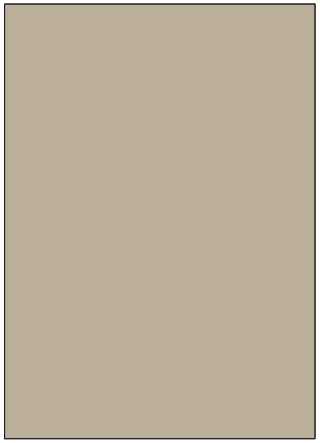
Item 15&16



COMPOSITION ROOF SHINGLES
GRAY COLOR



S-1 (EXTERIOR STONE)



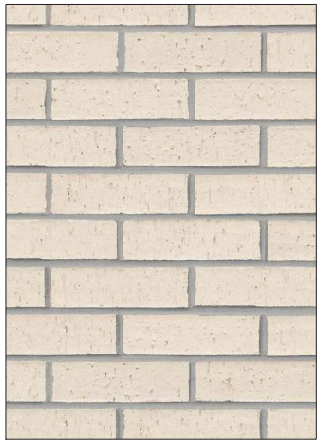
PT-1 (EXTERIOR PAINT)
SW 7543 AVENUE TAN



PT-2 (EXTERIOR PAINT)
SW 7048 URBAN BRONZE



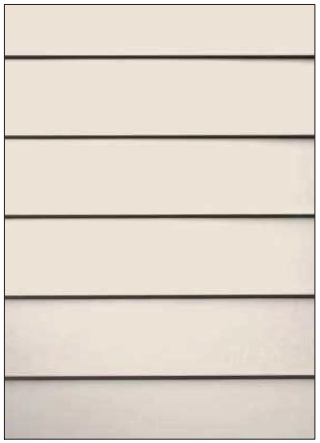
ST-1 (3 COAT STUCCO)
PAINTED - SW 6385 DOVER WHITE



BR-1 (DIMENSIONAL BRICK) RUNNING BOND
PAINTED - SW 6385 DOVER WHITE



WOOD (ACCENT) PT-1 OR PT-2



FC-1 (FIBER CEMENT SIDING)
PAINTED - SW 6385 DOVER WHITE

COLOR AND MATERIAL SELECTION

CARBON COMPANIES

Kimley»Horn

PROJECT # 3180 - 5/29/2024

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WOODLAND COTTAGES WAXAHACHIE

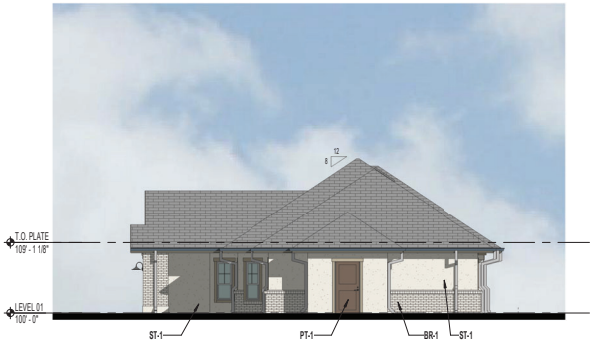
WAXAHACHIE, TEXAS

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EXHIBIT E - ELEVATION/FACADE PLAN

Item 15&16

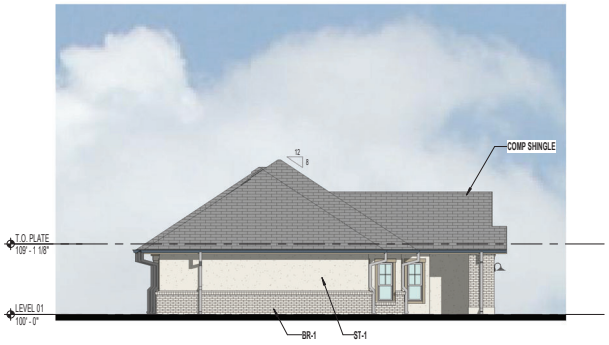
TOTAL MATERIAL SQUARE FOOTAGE :		348 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**80 sqft**	**23%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**268 sqft**	**77%**
PT-1, DOORS AND WINDOWS:	SW 7543 AVENUE TAN	40 sqft	
PT-1, TRIM:	SW 7543 AVENUE TAN	6 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		394 sqft	



3 **TYPE I SIDE RIGHT**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

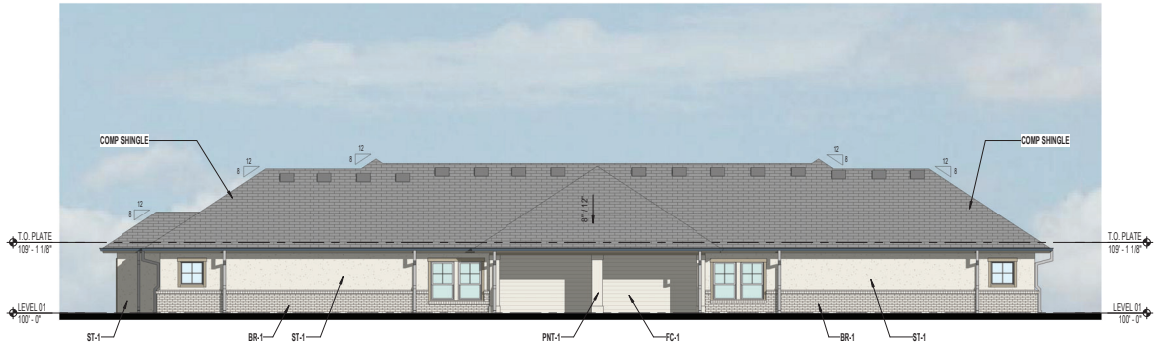
TOTAL MATERIAL SQUARE FOOTAGE :		356 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**101 sqft**	**28%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**254 sqft**	**71%**
PT-1, DOORS AND WINDOWS:	SW 7543 AVENUE TAN	20 sqft	
PT-1, TRIM:	SW 7543 AVENUE TAN	18 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		393 sqft	



4 **TYPE I SIDE LEFT**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

TOTAL MATERIAL SQUARE FOOTAGE :		965 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**202 sqft**	**21%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**529 sqft**	**55%**
FC-1, SIDING:	SW 6385 DOVER WHITE	**234 sqft**	**24%**
PT-1, DOORS AND WINDOWS:	SW 7543 AVENUE TAN	83 sqft	
PT-1, TRIM:	SW 7543 AVENUE TAN	19 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,076 sqft	



2 **TYPE I BACK**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

TOTAL MATERIAL SQUARE FOOTAGE :		761 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**427 sqft**	**56%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**334 sqft**	**44%**
PT-1, DOORS AND WINDOWS:	SW 7543 AVENUE TAN	385 sqft	
PT-1, TRIM:	SW 7543 AVENUE TAN	37 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,183 sqft	



1 **TYPE I FRONT**
1/8" = 1'-0"

TYPE I ELEVATIONS

CARBON COMPANIES

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WOODLAND COTTAGES WAXAHACHIE

WAXAHACHIE, TEXAS

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EXHIBIT E - ELEVATION/FACADE PLAN

Item 15&16

TOTAL MATERIAL SQUARE FOOTAGE :		335 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**206 sqft**	**61%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**129 sqft**	**39%**
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	44 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	17 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		396 sqft	



3 **TYPE II SIDE LEFT**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

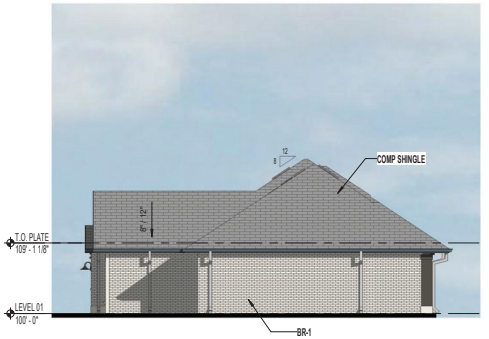
TOTAL MATERIAL SQUARE FOOTAGE :		1,432 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**1,039 sqft**	**52%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**50 sqft**	**3%**
FC-1, SIDING:	SW 6385 DOVER WHITE	**343 sqft**	**24%**
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	124 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	32 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,586 sqft	



2 **TYPE II REAR**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

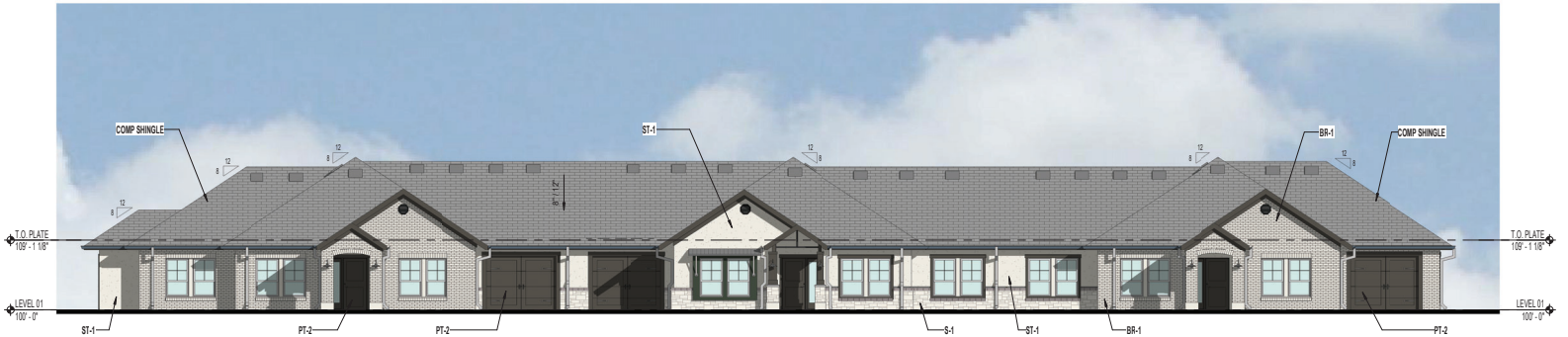
TOTAL MATERIAL SQUARE FOOTAGE :		400 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**400 sqft**	**100%**
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		400 sqft	



4 **TYPE II SIDE RIGHT**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

TOTAL MATERIAL SQUARE FOOTAGE :		1,097 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**576 sqft**	**52%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**115 sqft**	**11%**
S-1, STONE:		**407 sqft**	**37%**
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	576 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	77 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,750 sqft	



1 **TYPE II FRONT**
1/8" = 1'-0"

TYPE II ELEVATIONS

CARBON COMPANIES

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WOODLAND COTTAGES WAXAHACHIE

WAXAHACHIE, TEXAS

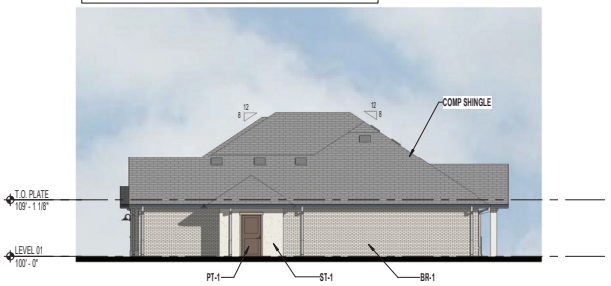
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EXHIBIT E - ELEVATION/FACADE PLAN

Item 15&16

VERTICAL SQUARE FOOTAGE

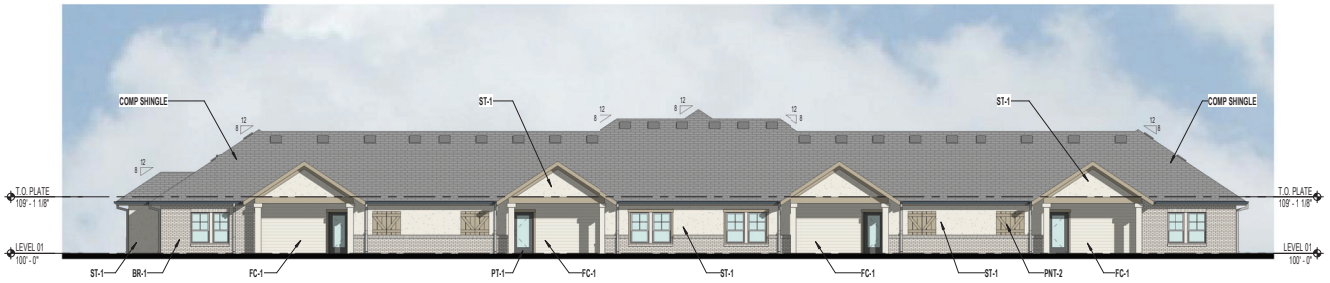
TOTAL MATERIAL SQUARE FOOTAGE :		428 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**358 sqft**	**84%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**71 sqft**	**16%**
PT-1, DOORS AND WINDOWS:	SW 7543 AVENUE TAN	21 sqft	
PT-1, TRIM:	SW 7543 AVENUE TAN	61 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		510 sqft	



3 **TYPE III - SIDE RIGHT**
1" = 10'-0"

VERTICAL SQUARE FOOTAGE

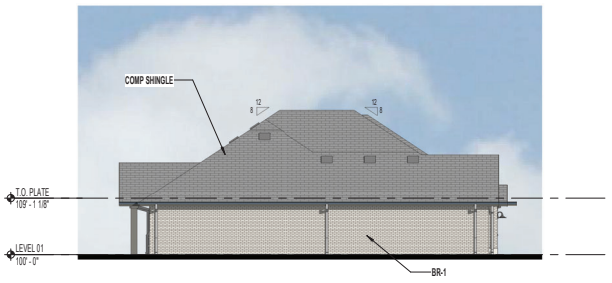
TOTAL MATERIAL SQUARE FOOTAGE :		1,555 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**414 sqft**	**27%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**648 sqft**	**42%**
FC-1, SIDING:	SW 6385 DOVER WHITE	**492 sqft**	**31%**
PT-1, DOORS AND WINDOWS:	SW 7543 AVENUE TAN	215 sqft	
PT-1, TRIM:	SW 7543 AVENUE TAN	2 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,772 sqft	



4 **TYPE III - BACK OVERALL**
1" = 10'-0"

VERTICAL SQUARE FOOTAGE

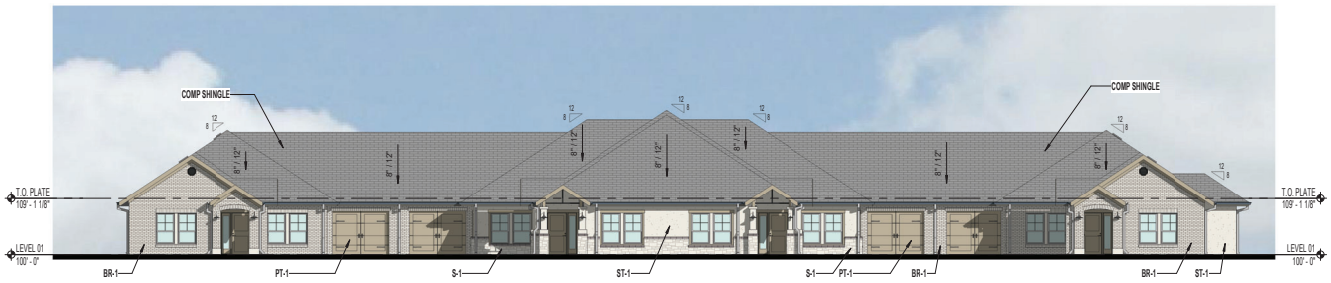
TOTAL MATERIAL SQUARE FOOTAGE :		509 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**509 sqft**	**100%**
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		509 sqft	



2 **TYPE III - SIDE LEFT**
1" = 10'-0"

VERTICAL SQUARE FOOTAGE

TOTAL MATERIAL SQUARE FOOTAGE :		1,114 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**685 sqft**	**61%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**311 sqft**	**28%**
S-1, STONE:		**118 sqft**	**11%**
PT-1, DOORS AND WINDOWS:	SW 7543 AVENUE TAN	616 sqft	
PT-1, TRIM:	SW 7543 AVENUE TAN	17 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,747 sqft	



1 **TYPE III - FRONT OVERALL**
1" = 10'-0"

TYPE III ELEVATIONS

CARBON COMPANIES

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WOODLAND COTTAGES WAXAHACHIE

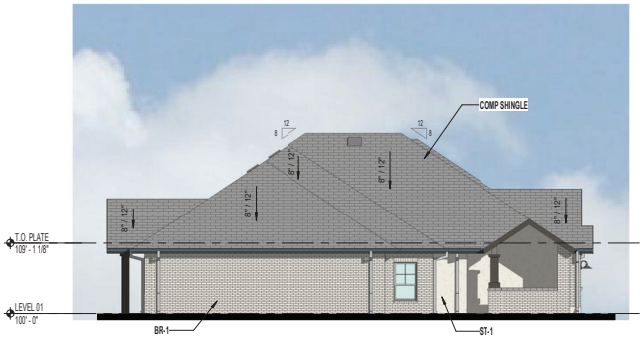
WAXAHACHIE, TEXAS

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EXHIBIT E - ELEVATION/FACADE PLAN

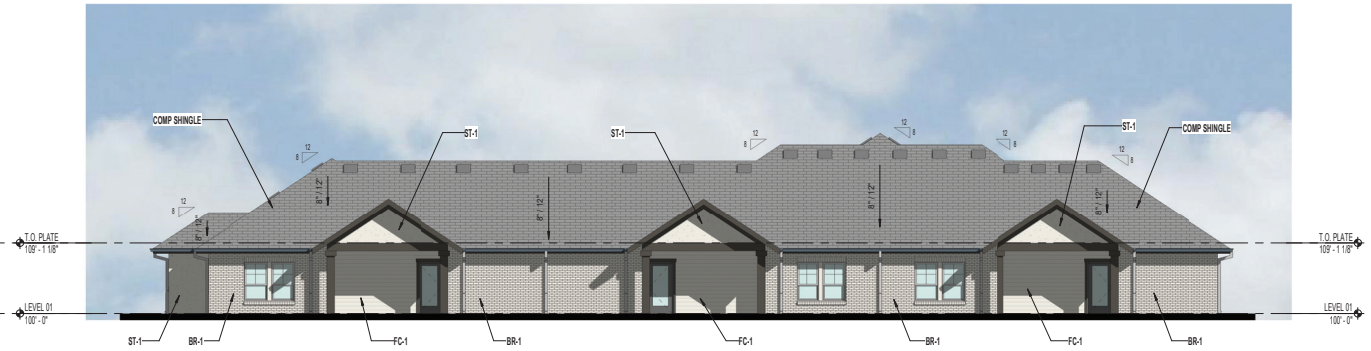
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TOTAL MATERIAL SQUARE FOOTAGE :		484 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**324 sqft**	**67%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**160 sqft**	**33%**
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	15 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	17 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		516 sqft	



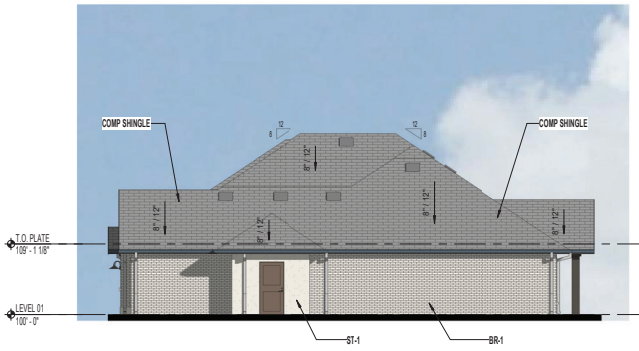
4 **TYPE IV SIDE RIGHT**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		1,316 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**666 sqft**	**51%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**483 sqft**	**13%**
FC-1, SIDING:	SW 6385 DOVER WHITE	**483 sqft**	**36%**
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	164 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	2 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,352 sqft	



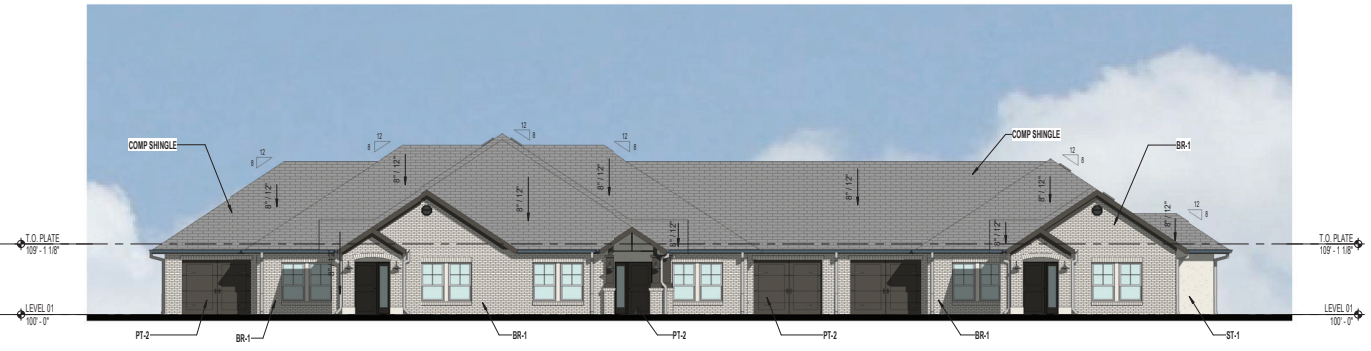
1 **TYPE IV REAR**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		428 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**358 sqft**	**84%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**71 sqft**	**16%**
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	21 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	61 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		510 sqft	



3 **TYPE IV SIDE LEFT**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		859 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**809 sqft**	**94%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**50 sqft**	**6%**
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	480 sqft	
PT-2, TRIM	SW 7048 URBAN BRONZE	13 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,352 sqft	



2 **TYPE IV FRONT**
1/8" = 1'-0"

TYPE IV ELEVATIONS

CARBON COMPANIES

Kimley»Horn

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WOODLAND COTTAGES WAXAHACHIE

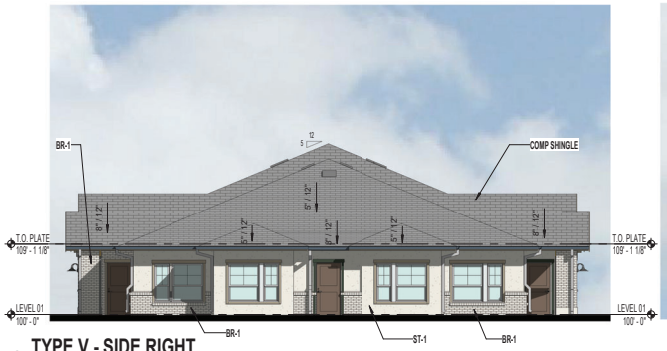
WAXAHACHIE, TEXAS

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EXHIBIT E - ELEVATION/FACADE PLAN

Item 15&16

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		352 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**135 sqft**	**38%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**217 sqft**	**62%**
PT-1, DOORS AND WINDOWS:	SW 7543 AVENUE TAN	170 sqft	
PT-1, TRIM:	SW 7543 AVENUE TAN	63 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		585 sqft	



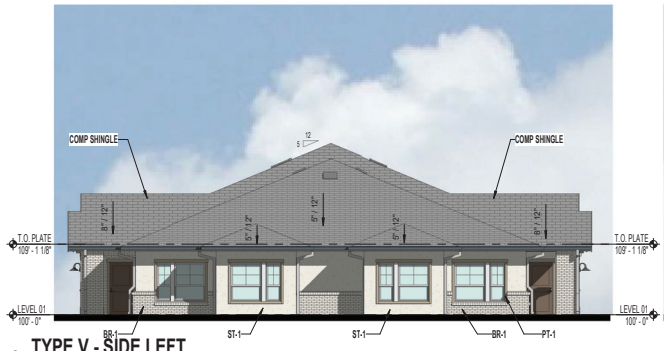
4 TYPE V - SIDE RIGHT
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		1,190 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**530 sqft**	**44%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**661 sqft**	**56%**
PT-1, DOORS AND WINDOWS:	SW 7543 AVENUE TAN	412 sqft	
PT-1, TRIM:	SW 7543 AVENUE TAN	17 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,562 sqft	



1 TYPE V - BACK
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		352 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**135 sqft**	**38%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**217 sqft**	**62%**
PT-1, DOORS AND WINDOWS:	SW 7543 AVENUE TAN	170 sqft	
PT-1, TRIM:	SW 7543 AVENUE TAN	63 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		585 sqft	



3 TYPE V - SIDE LEFT
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		1,190 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**530 sqft**	**44%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**661 sqft**	**56%**
PT-1, DOORS AND WINDOWS:	SW 7543 AVENUE TAN	412 sqft	
PT-1, TRIM:	SW 7543 AVENUE TAN	17 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,562 sqft	



2 TYPE V - FRONT
1/8" = 1'-0"

GENERAL NOTE - BLDG TYPE V
THE PITCH OF THE MAIN ROOF HAS BEEN SET AT 5:12 TO PRESERVE THE DESIGN IDENTITY OF THE ELEVATION. THE PLACEMENT OF UNITS BACK-TO-BACK IN THIS BUILDING CONFIGURATION ALLOWS FOR A BUILDING DEPTH THAT CREATES AN EXCEPTIONALLY LARGE AND ARCHITECTURALLY COMPROMISING ROOF AT AN 8:12 PITCH.

TYPE V ELEVATIONS

CARBON COMPANIES

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WOODLAND COTTAGES WAXAHACHIE

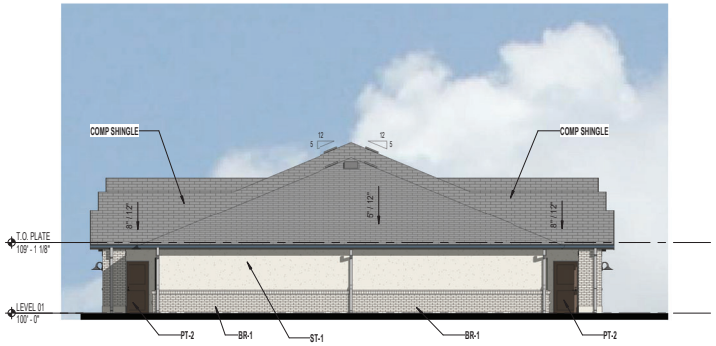
WAXAHACHIE, TEXAS

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EXHIBIT E - ELEVATION/FACADE PLAN

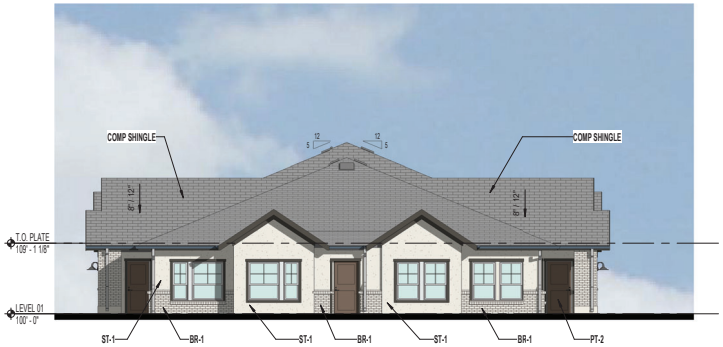
Item 15&16

TOTAL MATERIAL SQUARE FOOTAGE :		527 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	185 sqft	35%
ST-1, STUCCO:	SW 6385 DOVER WHITE	344 sqft	65%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	42 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	16 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		585 sqft	

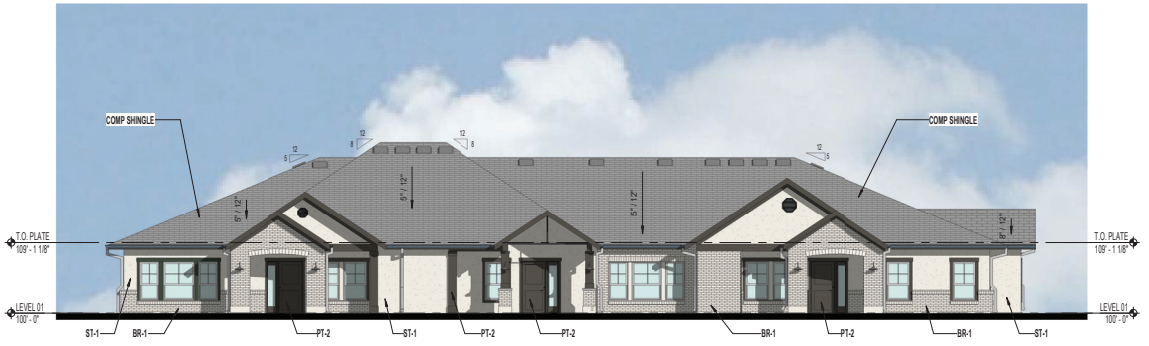


3 **TYPE VI SIDE LEFT**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		434 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	109 sqft	25%
ST-1, STUCCO:	SW 6385 DOVER WHITE	325 sqft	75%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	188 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	75 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		615 sqft	



4 **TYPE VI SIDE RIGHT**
1/8" = 1'-0"



2 **TYPE VI BACK**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		987 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	345 sqft	35%
ST-1, STUCCO:	SW 6385 DOVER WHITE	642 sqft	65%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	257 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	75 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,192 sqft	



1 **TYPE VI FRONT**
1/8" = 1'-0"

GENERAL NOTE - BLDG TYPE VII
THE PITCH OF THE MAIN ROOF HAS BEEN SET AT 5:12 TO PRESERVE THE DESIGN IDENTITY OF THE ELEVATION. THE PLACEMENT OF UNITS BACK-TO-BACK IN THIS BUILDING CONFIGURATION ALLOWS FOR A BUILDING DEPTH THAT CREATES AN EXCEPTIONALLY LARGE AND ARCHITECTURALLY COMPROMISING ROOF AT AN 8:12 PITCH.

TYPE VI ELEVATIONS

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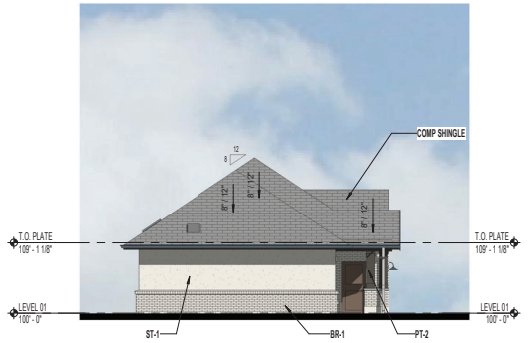
WAXAHACHIE, TEXAS

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EXHIBIT E - ELEVATION/FACADE PLAN

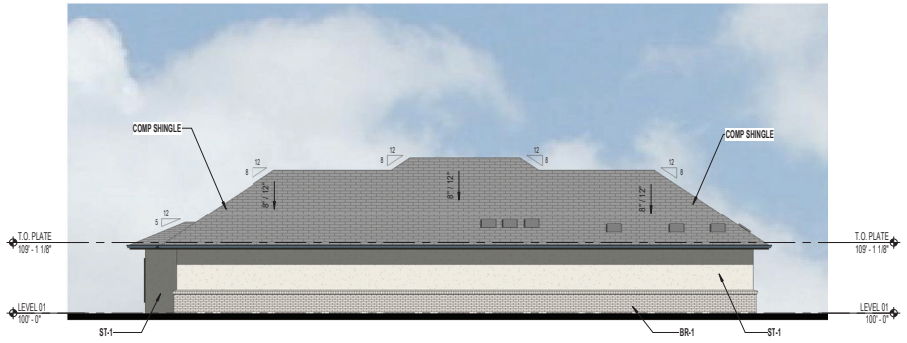
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TOTAL MATERIAL SQUARE FOOTAGE :		256 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	90 **sqft**	**35%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	166 **sqft**	**65%**
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	20 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	21 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		297 sqft	



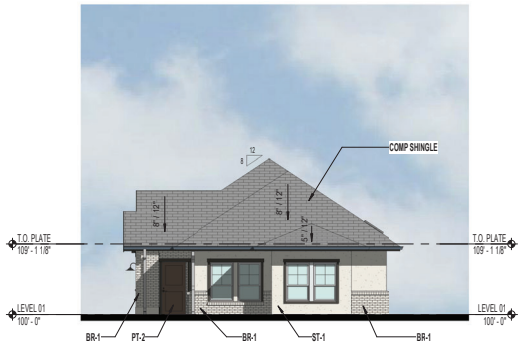
4 **TYPE VII - LEFT ELEVATION**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		687 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	197 **sqft**	**29%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	490 **sqft**	**71%**
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	0 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	25 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		712 sqft	



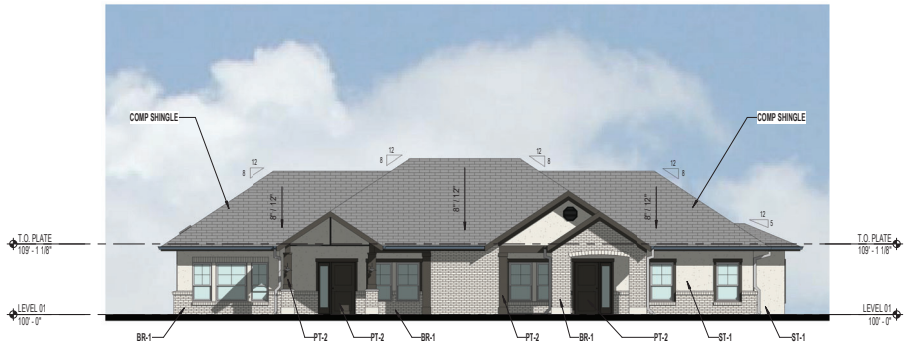
2 **TYPE VII - BACK ELEVATION**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		204 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	75 **sqft**	**37%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	129 **sqft**	**63%**
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	86 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	4 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		294 sqft	



3 **TYPE VII - RIGHT ELEVATION**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		547 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	136 **sqft**	**25%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	411 **sqft**	**75%**
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	206 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	53 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		806 sqft	



1 **TYPE VII - FRONT ELEVATION**
1/8" = 1'-0"

TYPE VII ELEVATIONS

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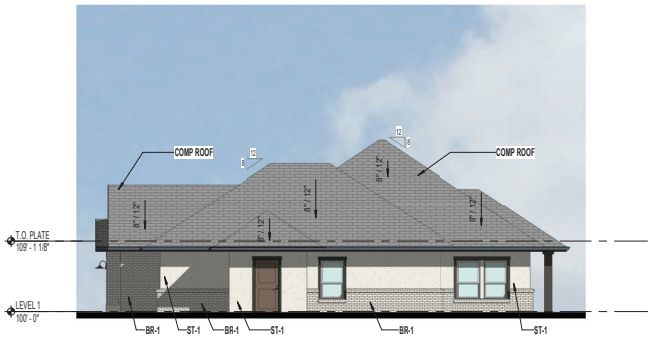
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EXHIBIT E - ELEVATION/FACADE PLAN

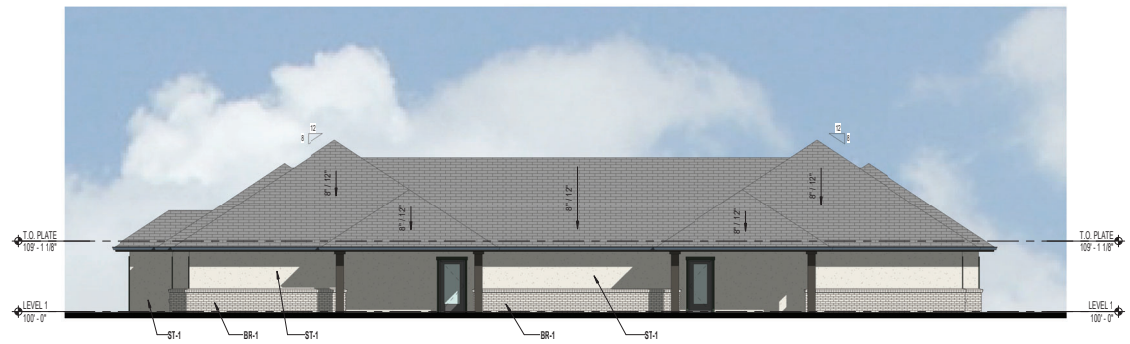
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TOTAL MATERIAL SQUARE FOOTAGE :		484 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**324 sqft**	**67%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**160 sqft**	**33%**
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	15 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	17 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		516 sqft	



3 **TYPE VIII SIDE RIGHT**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		805 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**523 sqft**	**65%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**282 sqft**	**35%**
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	164 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	2 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		845 sqft	



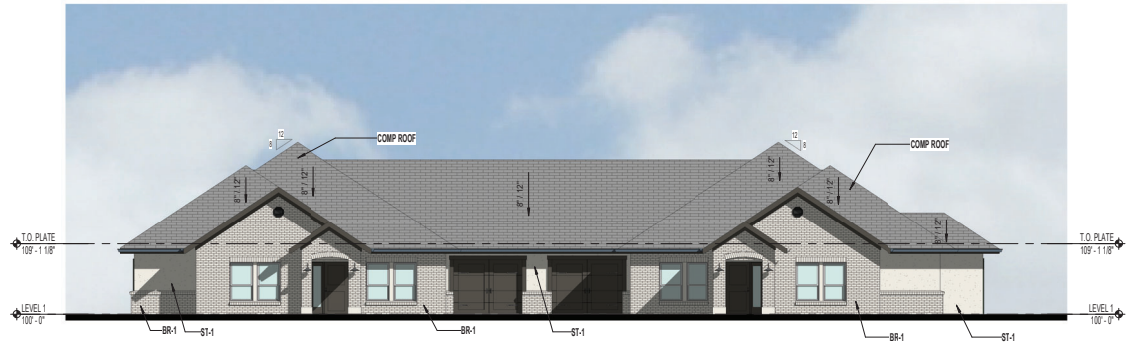
2 **TYPE VIII REAR**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		428 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**358 sqft**	**84%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**71 sqft**	**16%**
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	21 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	61 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		510 sqft	



4 **TYPE VIII SIDE LEFT**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		748 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	**507 sqft**	**68%**
ST-1, STUCCO:	SW 6385 DOVER WHITE	**257 sqft**	**30%**
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	480 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	13 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,038 sqft	



1 **TYPE VIII FRONT**
1/8" = 1'-0"

TYPE VIII ELEVATIONS

CARBON COMPANIES

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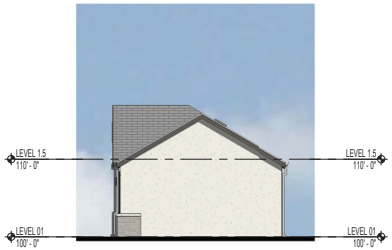
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VERTICAL SQUARE FOOTAGE

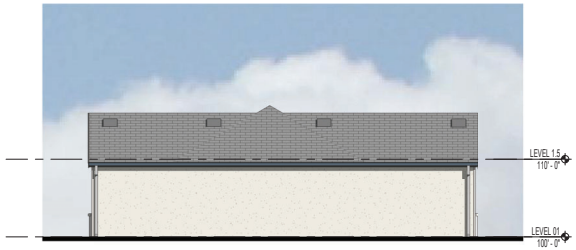
TOTAL MATERIAL SQUARE FOOTAGE :		221 sqft	
ST-1, STUCCO:	SW 6385 DOVER WHITE	219 sqft	96%
S-1, STONE:		8 sqft	4%
OPENINGS:		0 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		262 sqft	



9 GARAGE BUILDING - RIGHT
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

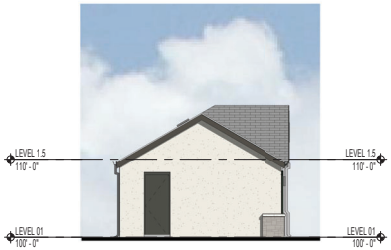
TOTAL MATERIAL SQUARE FOOTAGE :		434 sqft	
ST-1, STUCCO:	SW 6385 DOVER WHITE	434 sqft	100%
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		434 sqft	



7 GARAGE BUILDING - BACK
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

TOTAL MATERIAL SQUARE FOOTAGE :		221 sqft	
ST-1, STUCCO:	SW 6385 DOVER WHITE	219 sqft	96%
S-1, STONE:		8 sqft	4%
OPENINGS:		30 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		262 sqft	



8 GARAGE BUILDING - LEFT
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

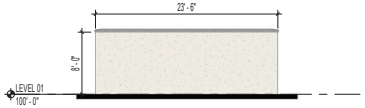
TOTAL MATERIAL SQUARE FOOTAGE :		221 sqft	
ST-1, STUCCO:	SW 6385 DOVER WHITE	185 sqft	100%
S-1, STONE:		36 sqft	
OPENINGS:		326 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		434 sqft	



6 GARAGE BUILDING - FRONT
1/8" = 1'-0"



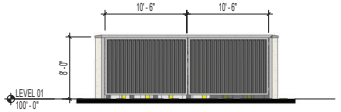
5 DUMPSTER ENCLOSURE - RIGHT
1/8" = 1'-0"



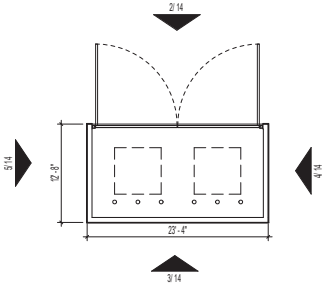
3 DUMPSTER ENCLOSURE - BACK
1/8" = 1'-0"



4 DUMPSTER ENCLOSURE - LEFT
1/8" = 1'-0"



2 DUMPSTER ENCLOSURE - FRONT
1/8" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN
1/8" = 1'-0"

GARAGE BUILDING & DUMPSTER ENCLOSURE

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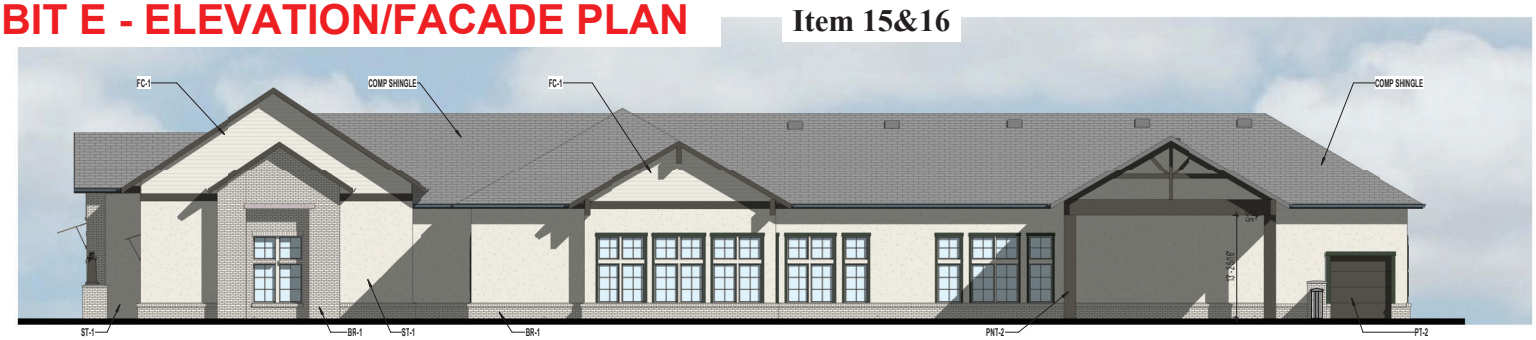
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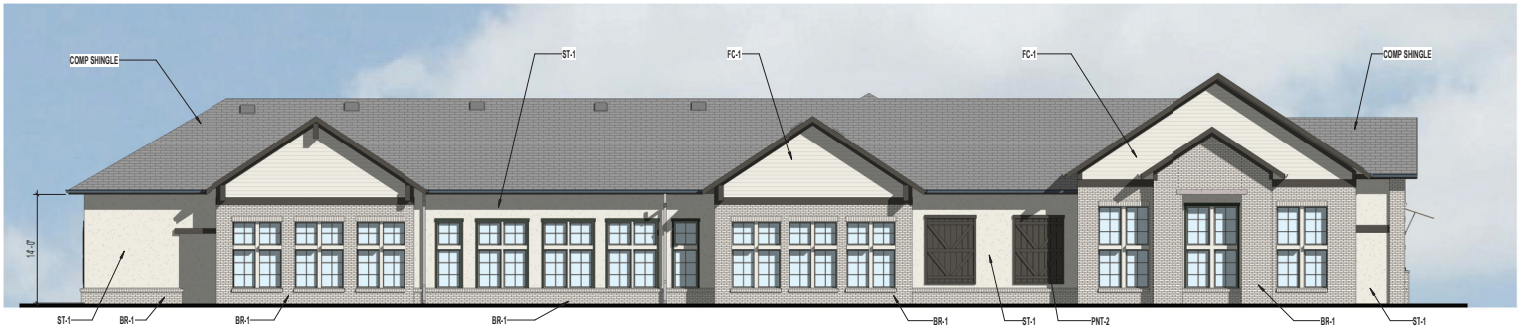
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4 **CLUBHOUSE - SIDE RIGHT**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

TOTAL MATERIAL SQUARE FOOTAGE :		2,378 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	520 sqft	24%
ST-1, STUCCO:	SW 6385 DOVER WHITE	1,581 sqft	66%
FC-1, SIDING:	SW 6385 DOVER WHITE	277 sqft	10%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	458 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	132 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		2,968 sqft	



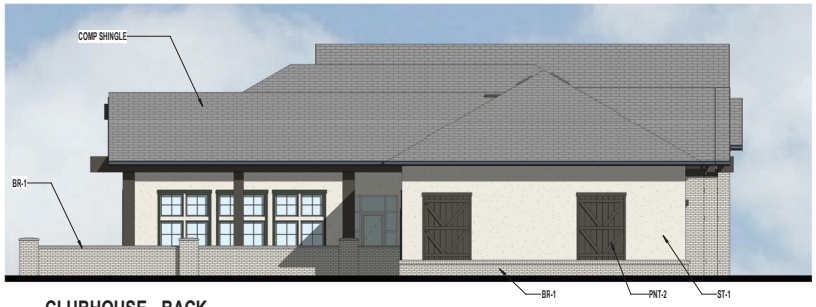
3 **CLUBHOUSE - SIDE LEFT**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

TOTAL MATERIAL SQUARE FOOTAGE :		1,951 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	854 sqft	44%
ST-1, STUCCO:	SW 6385 DOVER WHITE	681 sqft	35%
FC-1, SIDING:	SW 6385 DOVER WHITE	416 sqft	21%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	719 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	317 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		2,987 sqft	

VERTICAL SQUARE FOOTAGE

TOTAL MATERIAL SQUARE FOOTAGE :		1,101 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	570 sqft	52%
ST-1, STUCCO:	SW 6385 DOVER WHITE	531 sqft	48%
FC-1, SIDING:	SW 6385 DOVER WHITE	0 sqft	0%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	200 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	34 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,335 sqft	



2 **CLUBHOUSE - BACK**
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

TOTAL MATERIAL SQUARE FOOTAGE :		810 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	354 sqft	44%
ST-1, STUCCO:	SW 6385 DOVER WHITE	456 sqft	56%
FC-1, SIDING:	SW 6385 DOVER WHITE	0 sqft	0%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	254 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	119 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,183 sqft	



1 **CLUBHOUSE - FRONT**
1/8" = 1'-0"

CLUBHOUSE

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CLUBHOUSE FRONT ENTRANCE

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CLUBHOUSE SIDE VIEW

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CLUBHOUSE SIDE VIEW 2

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CLUBHOUSE REAR VIEW

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BUILDING TYPE I

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BUILDING TYPE I

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BUILDING TYPE III

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BUILDING TYPE IV

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Planning & Zoning Department

Zoning Staff Report

Case: ZDC-165-2024

MEETING DATE(S)

Planning & Zoning Commission: December 9, 2024
City Council: December 16, 2024

CAPTION

Public Hearing on a request by Caleb Jones, Kimley-Horn, for a **Zoning Change** from a General Retail (GR) zoning district to Planned Development-General Retail (PD-GR) zoning district, for BJ's Wholesale Club, located north of 2130 N US Highway 77 (Property ID 191272 & 298186) - Owner: Waxahachie Hedgewood 1 LLC & Adam Arredondo (ZDC-165-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of ZDC-165-2024, a Zoning Change request from a General Retail zoning district to a Planned Development-General Retail zoning district (BJ's Wholesale Club), located at the northeast corner of US Highway 77 and Hedgewood Drive, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The applicant requests approval of a Zoning Change from a General Retail zoning district to Planned Development-General Retail zoning district to allow for the development of wholesale club grocery store (BJ's Wholesale Club).

CASE INFORMATION

Applicant:	Caleb Jones, Kimley-Horn
Property Owner(s):	Waxahachie Hedgewood 1 LLC & Adam Arredondo
Site Acreage:	11.91 acres
Current Zoning:	General Retail (GR)
Requested Zoning:	Planned Development-General Retail (PD-GR)

SUBJECT PROPERTY

General Location:	The northeast corner of US Highway 77 and Hedgewood Drive
Parcel ID Number(s):	191272 & 298186
Existing Use:	The subject property is currently undeveloped.
Development History:	The subject property is not currently platted.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	General Retail (GR) with SUP	Roland's Nursery
East	Single Family-2 (SF-2)	Single Family Residences
South	Planned Development-General Retail (PD-GR)	North Grove Center
West	Light Industrial-1 (LI-1) and PD-GR	Mixed Retail & Office uses

Future Land Use Plan: Local Commercial and Residential Neighborhood

Comprehensive Plan:

Local Commercial: 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.

Residential Neighborhood: 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 Hedgewood Drive and N US Highway 77.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Planned Development (PD) to allow for development of a BJ's Wholesale Club on approximately 12-acres at the northeast corner of Hedgewood Drive and Highway 77. The subject property is currently situated in a General Retail (GR) zoning district. The GR zoning district allows for a "Retail Stores & Shops" Land Use. However, with this application, the applicant is proposing specific development standards and accessory uses on the subject property that are not allowed by right within the existing GR zoning district. Due to this, the applicant has opted to proceed with a PD application to establish specific development standards appropriate for BJ's Wholesale Club and the surrounding area. On July 9th, 2024, prior to submitting the Planned Development request, the applicant conducted a well-attended neighborhood meeting to provide the community with information on the development and to ensure feedback from local residents was incorporated into the site design.

Proposed Use:

The Planned Development is proposed to include BJ's Wholesale Club as the primary use, along with a Fuel Station, a Propane Refill Station, Tire Center, and an Outdoor Display area as accessory uses. BJ's Wholesale Club is a membership- only retailer that offers grocery, apparel, appliances, and household goods along with tire, propane, and fuel services at each location. Typical operating hours for BJ's Wholesale Club are 8:00am to 9:00pm. The applicant anticipates up to 120 people to be employed by the proposed BJ's Wholesale Club.

Accessory Uses:

In addition to the primary retail land use of BJ's Wholesale Club, the applicant proposes development standards that allow for the following accessory uses on the subject property. It is important to note that the following uses are only permitted as accessories, meaning they are not permitted to operate as stand-alone land uses without affiliation with BJ's Wholesale Club.

- Gasoline Sales as an accessory use to the Retail Store [Wholesale Club]
- Outside Sales and Display, limited to seasonal floral sales and as shown on the Detailed Site Plan, as an accessory use to the Retail Store [Wholesale Club]
- Outside Storage, limited to a tire trailer adjacent to the Tire Center area and screened accordingly, as shown on the Detailed Site Plan, as an accessory use to the Retail Store [Wholesale Club]
- Propane Refill Station, as an accessory use to the Retail Store [Wholesale Club]
- Tire Installation or Repair as an accessory use to the Retail Store [Wholesale Club]

Site Design:
The applicant has provided a Detailed Site Plan for the subject property, which is designed around a 107,000 square-foot structure that will house BJ's Wholesale Club. The Detailed Site Plan also includes a detached, self-service fuel center with seven (7) fuel pumps and a propane refill station that is accessible to employees only. The development is proposed to be situated on a single lot. The primary 107,000 square foot structure will house the Tire Center in the northwest corner of the building. The Outdoor Display area is proposed along the western face of the primary building. An online pick-up area has also been designated on the southern side of the primary building.

The proposed Site Plan includes a total of 542 parking spaces; which exceeds the minimum requirement of 539 parking spaces. The site is designed to adhere to the minimum setback requirements of the General Retail (GR) zoning district. However, it is important to note that the primary building is situated approximately 150' from the nearest adjacent single-family residential lot at its closest point to the east. The product loading area and trash compactor for the site are situated at the northeast corner of the primary building, which is setback approximately 200' from the nearest adjacent single-family residential lot. The trash compactor and product loading area are proposed to be screened.

Screening:
The subject property backs up to the existing 100' overhead electric easement and single-family residences in the Arbors neighborhood to the east. To properly screen the existing residences from the proposed development, the applicant has proposed to construct an 8-foot-tall masonry screening wall. The screening wall will be constructed of prefabricated concrete panels designed to mimic a stone wall. The height and design of the wall is similar to the wall utilized to screen the Tom Thumb site to the south of the subject property. Additionally, the applicant is proposing to install an 8' concrete screening wall around the Propane Refill Station in order to screen the station from view and secure the station. Screening details can be referenced in Exhibit C below.

Landscaping:
The applicant has provided a Landscape Plan (Exhibit D) that identifies the proposed landscaping for the site. The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. However, it is important to note that the applicant has clustered required canopy and ornamental trees along the eastern property line, parallel to the proposed 8' screening wall, to provide an enhanced buffer for adjacent residences. The proposed landscape design for the site is similar to that used for the North Grove Center development to the south and is intended to provide enhanced sound and light mitigation for activity along the rear of the primary structure.

Elevation/Façade:
The applicant has provided an Elevation/Façade Plan for all structures proposed with this PD. The primary wholesale club structure is proposed to feature concrete tilt wall, concrete masonry units (CMUs), and EIFS as the primary exterior construction materials. All exterior construction materials are proposed to be painted with the standard BJ's Wholesale Club palette; which features a combination of complimentary gray and red color scheme. The primary structure meets the typical articulation requirements of the Waxahachie Zoning Ordinance. Enhanced articulation is proposed at several key locations that are accessible to customers. All roof-mounted equipment is fully screened from view by the proposed building articulation. The fuel station canopy utilizes the same color scheme as the primary structure. Exhibit E can be referenced for additional detail regarding the proposed elevations.

Access & Traffic:

The subject property is proposed to have a total of three (3) points of points of entry and four (4) exits. Two (2) entrances and three (3) exits are proposed along Hedgewood Drive, as shown on the Detailed Site Plan. Notably, an exit-only drive is proposed adjacent to the fuel station to mitigate traffic conflicts along Hedgewood Drive. The remaining entry/exit for the site is proposed as a right-in-right-out access point along Highway 77. All major drive-aisles identified on the Detailed Site Plan are proposed to be covered by a mutual access easement at the time of platting to ensure connectivity between adjacent properties.

The applicant has submitted a Traffic Impact Analysis (TIA) with this PD Application. The TIA evaluated the expected traffic demands of the proposed development and recommended several off-site improvements to mitigate traffic concerns for the property. These off-site improvements include the construction of an additional left-turn lane into the site from Hedgewood Drive and a right-turn/deceleration lane into the site from Highway 77. In addition to these improvements, the TIA recommends that the Highway 77 access point be restricted to a right-in-right-out only access point in order to limit the potential for vehicle stacking. The TIA is actively under review by City and TxDOT staff and is required to be approved prior to the development of the site. The developer has committed to installing the off-site improvements recommended by the TIA and the Detailed Site Plan reflects these off-site improvements at this time.

Signage:

The applicant has proposed a dedicated Signage Plan with this PD application that includes wall signage and a monument sign. The proposed monument sign is a total 80 square feet and adheres to the typical height and size requirements of the Waxahachie Zoning Ordinance. The monument sign is proposed to feature dual gas pricers for the fuel station. The proposed wall signs for the development exceed the total maximum square footage allowed by the Waxahachie Zoning Ordinance; but are consistent with recently approved signage for the Tom Thumb to the south. Due to this, staff is supportive of the proposed signage for the site. The Signage Plan can be referenced in Exhibit F below.

Photometric Plan:

The applicant has provided a Photometric Plan with this Planned Development application to demonstrate compliance with the Waxahachie Zoning Ordinance. The Photometric Plan does adhere to the requirements of the Waxahachie Lighting and Glare standards. Staff has verified that all wall-mounted and pole-mounted light fixtures are designed to be directed downward towards the site and will be equipped with shields to further mitigate light trespass on adjacent properties.

Detention & Utilities:

The applicant has designed the Site Plan for the property to accommodate underground detention. The underground detention area is proposed to be located under the primary parking lot for the development and is designed to tie into existing stormwater infrastructure in the area. As part of this development, the applicant is required to extend public water and sanitary sewer lines across the subject property. The applicant has accounted for these extensions on the proposed Detailed Site Plan. Detention and Utility improvements are required to be finalized with a future Civil Construction Permit.

Phasing:

The applicant proposes to develop the subject property as a single lot and in a single phase. Once development commences, the applicant anticipates construction to be completed between 8 and 18-months.

PUBLIC NOTIFICATIONS

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

PUBLIC NOTIFICATION RESPONSES

Staff has received four (4) letters of support and zero (0) letters of opposition for the PD 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 PD 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 Exhibit D - Landscape Plan and maintain the required landscaping at all times.
3. 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 (Exhibit E).
4. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.
5. All exterior lighting, including accent and security lighting, shall maintain compliance with the Lighting & Glare Standards of Section 6.03 of the Waxahachie Zoning Ordinance.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Location Map – Exhibit A
3. Planned Development Standards – Exhibit B
4. Detailed Site Plan - Exhibit C
5. Landscape Plan – Exhibit D
6. Elevation/Façade Plan – Exhibit E
7. Signage Plan – Exhibit F
8. Photometric Plan – Exhibit G
9. Site Renderings

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
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 17&18

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-165-2024

CRAPE MYRTLE CREEK LLC
PO Box 122808
Fort Worth, TX 76121-2808

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 9, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, December 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 Caleb Jones, Kimley-Horn, for a Zoning Change from a General Retail (GR) zoning district to Planned Development-General Retail (PD-GR) zoning district, for BJ's Wholesale Club, located north of 2130 N US Highway 77 (Property ID 191272 & 298186) - Owner: Waxahachie Hedgewood 1 LLC & Adam Arredondo (ZDC-165-2024) 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-165-2024 **City Reference: 304790**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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.

[X] SUPPORT [ ] OPPOSE

Comments:

David Potter
Signature

11-26-2024
Date

DAVID POTTER CFO
Printed Name and Title

PO Box 122808 FW TX
Address

Item 17&18

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-165-2024

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Case Number: ZDC-165-2024 **City Reference: 304789**

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[X] SUPPORT [ ] OPPOSE

Comments:

David Potter
Signature

11-26-2024
Date

DAVID POTTER CFO
Printed Name and Title

PO Box 122808 FW, TX
Address

Item 17&18

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-165-2024

CRAPE MYRTLE CREEK LLC
PO Box 122808
Fort Worth, TX 76121-2808

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Case Number: ZDC-165-2024 **City Reference: 304791**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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:

David Potter
Signature

11-26-2024
Date

DAVID POTTER CFO
Printed Name and Title

PO BOX 122808 FW TX
Address

Case Number: ZDC-165-2024 Item 17&18 ***City Reference: 298186***

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 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

12-3-24
Date

CHRISTOPHER DONOHOE.
Printed Name and Title

5629 SAM BLVD. DALLAS TX 75206
Address


EXHIBIT A - LOCATION MAP
Item 17&18
DART WAY
NORTH TOWN BLVD
NORTH TOWN CROSSING
N US HIGHWAY 77
HEDGEWOOD DR
VICTORY DR
ALTHEA DR
PALO DURO ST
LEOPOLD TRL
COOPER RIVER TRL
SCISSORTAIL ST
LACY OAK LN
SUMAC DR
ABELIA DR
SUMAC CT
LIRIOPE LN
HONEYSUCKLE LN
ADRIAN CT
AUCUBA LN
ROSE CT
LILLIAN LN
LANDRY LN
RESTING PLACE RD
0
187.5
375
750
1,125
1,500
Feet
ZDC-165-2024 (PD)

Jackson Walker LLP

BJ's Wholesale Club – Waxahachie, Texas site
PD Standards/Amendment Requests

Purpose and Intent

The purpose of this Planned Development is to allow General Retail uses with a membership-only wholesale club with accessory member-only fuel pumps, a propane filling station, and tire center. The Planned Development establishes appropriate restrictions and development controls necessary to predict the development of land, safe and efficient vehicular and pedestrian traffic, and appropriate design standards.

Development Standards

All development on land located within the boundaries of this Planned Development shall adhere to the rules set forth in this ordinance. The locations of the building, fuel canopy, propane filling station, tire center, driveways, parking, and screening shall substantially conform to the locations shown on the approved Exhibit B, "Detailed Site Plan", Exhibit C, "Landscape Plan", Exhibit D, "Building Elevations", and Exhibit E, "Signage Plan".

Development Regulations

1. The development shall conform as approved by the City Council under case number ZDC-165-2024.

2. All materials, location of materials, and percentage of materials for the building shall be generally consistent with the Building Elevations (Exhibit E).

3. All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.

4. The development shall maintain compliance with all Federal, State, and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie and City of Waxahachie Zoning Ordinance.

5. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance shall generally conform to those requirements and/or standards prescribed in the Detailed Site Plan, Building Elevations, and Landscape Plan. Where regulations are not specified in the Detailed Site Plan, Building Elevations, and Landscape Plan, in this Ordinance, the regulations of the General Retail zoning district of the City of Waxahachie zoning ordinance shall apply to this development.

Planned Development Standards

Section I. Purpose and Intent

The development plan is for General Retail uses with accessory member-only fuel pumps, a propane filling station, and tire center accessory to a membership-only wholesale club. The development is designed to facilitate a quality store while respecting nearby residential uses. The development has been designed to be properly screened from adjacent residences, provide robust landscaping throughout the site, and provide efficient vehicular and pedestrian mobility to and from the site.

Section II. Land Uses

The following uses shall be allowed by right:

- Uses permitted in the General Retail District
- Retail Stores and Shops (including the approximate 107,000-square-foot Wholesale Club as shown in the supporting Exhibits)
- Gasoline Sales as an accessory use to the Retail Store [Wholesale Club]
- Outside Sales and Display, limited to seasonal floral sales and as shown on the Detailed Site Plan, as an accessory use to the Retail Store [Wholesale Club]
- Outside Storage, limited to a tire trailer adjacent to the Tire Center area and screened accordingly, as shown on the Detailed Site Plan, as an accessory use to the Retail Store [Wholesale Club]
- Propane Refill Station, as an accessory use to the Retail Store [Wholesale Club]
- Tire Installation or Repair as an accessory use to the Retail Store [Wholesale Club]

Unless otherwise outlined in these development standards, use requirements and design guidelines shall default to the General Retail District base zoning. The permitted uses on the property shall include the uses of its respective General Retail base zoning uses in addition to the above itemized uses. This Planned Development shall be limited to the Detailed Site Plan and subsequent regulations for gasoline sales accessory to the Retail (Wholesale Club) use.

Retail Store and Shops
Retail Stores and Shops, as defined in the Waxahachie Zoning Ordinance, are allowed on the Property per the base General Retail District zoning. This includes the approximate 107,000 square-foot membership-only wholesale club as shown in the supporting Exhibits and accessory uses including gasoline sales, tire installation or repair, and propane filling station. The club provides services including, but not limited to, fresh foods, produce, a full-service deli, fresh bakery, apparel, small appliances, and household essentials.

Gasoline Sales
Gasoline sales is a permitted accessory use to the Retail (Wholesale Club) use, but not required

for a Retail (Wholesale Club) use. The fuel pumps, as shown on the Detailed Site Plan, will be self-service and are intended for club members only. The Detailed Site Plan shows seven (7) fuel pumps, with each being double-sided. A staffed convenience kiosk is included.

Propane Refill Station
The propane refill station, as shown on the Detailed Site Plan, is an allowed accessory use to the Retail (Wholesale Club) use. Customers may refill portable propane tanks, with the assistance of trained employees on-site. Payment transactions for the Propane Refill Station shall be indoors, within the Retail Store [Wholesale Club] and/or the Tire Center. The propane refill station shall be in accordance with the 2021 IFC, NFPA 58, and International Fuel Gas Code.

A six (6')-foot solid screening fence will be provided surrounding the propane refill station.

Tire Center
Tire Installation or Repair is a permitted accessory use to the Retail Store and located as shown on the Detailed Site Plan. The tire center includes tire sales and tire installations on automobiles and pick-up trucks. No other automotive repairs or services as described in the Waxahachie Zoning Ordinance definition for Auto Repair, minor or Automotive Care Center are allowed.

Section III. Area and Height Regulations (density, lot area, width, depth, coverage, yard depths and widths, height)

Maximum Lot Coverage, Minimum Lot Width, Minimum Lot Area, Minimum Lot Depth, Yard Depths (Setbacks), and Building Height shall follow the General Retail zoning district standards in the Waxahachie Zoning Ordinance.

Section IV. Building Elevations

Building Elevations are provided in Exhibit E to illustrate the type of building façade that shall be constructed as well as building materials and color palettes. The building shall conform to the materials and design, including architecture and building articulation, as shown in Exhibit E, and the building material percentages on the primary building for the Retail Store (Wholesale Club) shall comply with the following percentages:

Building Material Percentages				
	West	East	South	North
Glazing	6.1%	0%	1.2%	5.1%
CMU	5.1%	3.8%	4.1%	4.6%
EIFS	30.5%	6.0%	6.4%	22.0%
Concrete	56.8%	85.8%	87.7%	66.7%
Miscellaneous	1.7%	4.4%	0.6%	1.6%
Total	100%	100%	100%	100%

Articulation requirements shall be as follows and as shown in Exhibit E (Building Elevations):

West (front) elevation:

Horizontal Articulation:
Maximum length between articulations: 87'0"
Minimum depth and length of offset: 7'3"
Total offset distance: 21'0"

Vertical Articulation:
Minimum articulation: 7'3"
Total offset height: 8'3"

East (rear) elevation:

Horizontal Articulation:
Maximum length between articulations: 87'0"
Minimum depth and length of offset: 7'3"
Total offset distance: 7'4"

Vertical Articulation:
Minimum articulation: 7'3"
Total offset height: 22'0"

South Elevation:

Horizontal Articulation:
Maximum length between articulations: 87'0"
Minimum depth and length of offset: 7'3"
Total offset distance: 4'0"

Vertical Articulation:
Minimum articulation: 7'3"
Total offset height: 14'0"

North Elevation:

Horizontal Articulation:
Maximum length between articulations: 87'0"
Minimum depth and length of offset: 7'3"
Total offset distance: 3'4"

Vertical Articulation:
Minimum articulation: 7'3"
Total offset height: 10'0"

Section V. Parking and Loading

In accordance with the Waxahachie Zoning Ordinance, 1 parking space per 200 square feet is required for the Retail Store (wholesale club), and 1 parking space per 3 gas pumps, up to 8 nozzles on 2 sides, is required for the Gasoline Sales.

The loading area for heavy load vehicles is limited to the general location as shown in the Detailed Site Plan.

No parking or loading within any fire lane is permitted at any time.

Section VI. Access

Driveways shall be provided as generally shown in the Detailed Site Plan.

Sidewalks of a minimum width of six (6) feet shall be constructed along the perimeter of the property along US Highway 77 and Hedgewood Drive.

Section VII. Landscaping and Screening

Landscaping shall be generally provided as shown in the Landscape Plan (Exhibit D). A minimum of 248 canopy trees and 214 ornamental trees are provided throughout the site. In addition, a minimum of 1,099 shrubs are provided throughout the site.

An eight (8)-foot pre-cast masonry screening wall shall be provided along the eastern boundary of the property, west of the 100’ electrical easement, as shown on the Landscape Plan. However, the height of the screening wall shall be (10) feet at the northern portion, as shown on the Landscape Plan, in order to screen the truck loading area. An example of the screening wall is below.



All dumpsters shall be screened from public view with a masonry enclosure and gates. Masonry enclosures shall complement the style of overall development. The color of the dumpster shall be consistent with the colors of the principal building on the lot. All freestanding dumpster enclosures shall also be screened by evergreen shrubs at least three (3) feet in height. Rooftop mechanical equipment visible from right-of-way shall also be screened from public view.

VIII. Signage

Signage shall comply with the following standards. Where the following standards and the included signage elevations in Exhibit F are silent, signage shall otherwise comply with the standards in the Waxahachie Zoning Ordinance.

Freestanding Signs:
The design of the freestanding monument sign, as shown on Exhibit F, shall conform to the following standards:

Maximum size: 80 square feet
Maximum height: 8 feet measured from grade
Setbacks: 10 feet from street right-of-way

Wall Signs:
A maximum of seven (7) wall signs, with a combined total of 630 square feet, is allowed. The wall signs shall generally conform to the signage elevations as shown in Exhibit F.

Canopy Signs:
The square footage for signage on the canopy structure shall not exceed 10% of the area of the face of the canopy elevation.

Two (2) fuel canopy pricing signs (approximately 28.1 square feet each) are allowed on the north and south elevations (with a total of 4 fuel canopy pricing signs), as shown on the Signage Elevations (Exhibit F).

Total allowed (including canopy pricing signs): 155 square feet

IX. Lighting

All building and site lighting shall be shielded down, away from adjacent residential lots. All lighting shall meet Section 6.03 of the Waxahachie Zoning Code requirements for intensity and glare.

X. Detention

The underground detention system provided is designed to mitigate for stormwater runoff from the development. Maintenance and upkeep of the underground detention system and this lot shall be dictated through a private declaration of easements, conditions, covenants, and restrictions.

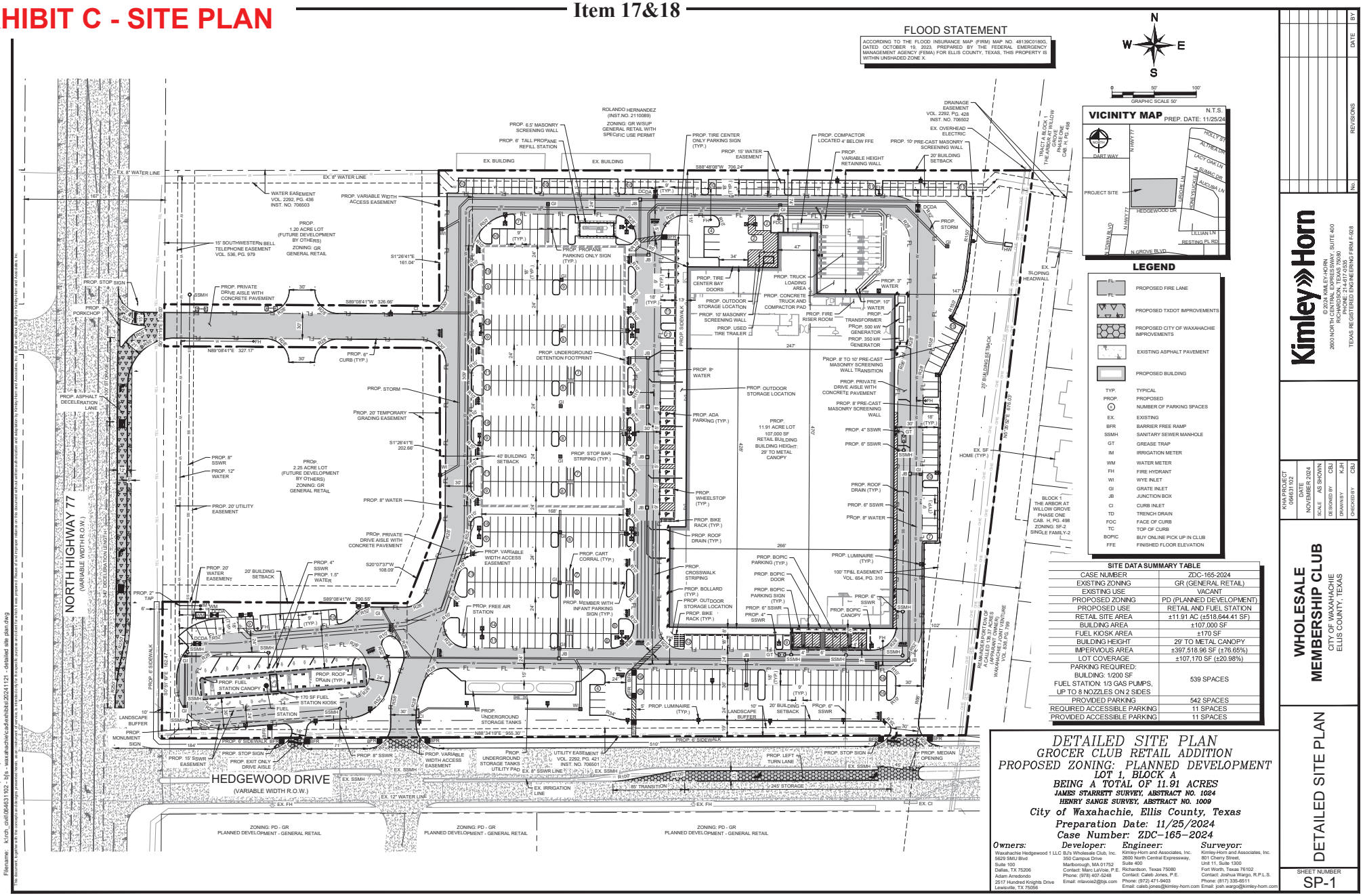
XI. Maintenance

The property owner is responsible for all maintenance on the Property including the building(s), screening walls, landscaping, irrigation, private water and private sewer lines, parking areas, detention areas, and signage.

XII. Project Phasing & Schedule

The development shall occur in one phase. Construction will include all public and private improvements shown on the approved construction plans. It is anticipated that construction will take an estimated 8 – 18 months to complete.

EXHIBIT C - SITE PLAN



SITE DATA SUMMARY TABLE	
CASE NUMBER	ZDC-165-2024
EXISTING ZONING	GR (GENERAL RETAIL)
EXISTING USE	VACANT
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
PROPOSED USE	RETAIL AND FUEL STATION
RETAIL SITE AREA	±11.91 AC (±518,644.41 SF)
BUILDING AREA	±107,000 SF
FUEL KIOSK AREA	±170 SF
BUILDING HEIGHT	29' TO METAL CANOPY
IMPERVIOUS AREA	±397,518.96 SF (±76.65%)
LOT COVERAGE	±107,170 SF (±20.98%)
PARKING REQUIRED: BUILDING: 1/200 SF FUEL STATION: 1/3 GAS PUMPS, UP TO 8 NOZZLES ON 2 SIDES	539 SPACES
PROVIDED PARKING	542 SPACES
REQUIRED ACCESSIBLE PARKING	11 SPACES
PROVIDED ACCESSIBLE PARKING	11 SPACES

DETAILED SITE PLAN
GROCER CLUB RETAIL ADDITION
PROPOSED ZONING: PLANNED DEVELOPMENT
LOT 1, BLOCK A
BEING A TOTAL OF 11.91 ACRES
JAMES STARRETT SURVEY, ABSTRACT NO. 1024
HENRY SANGE SURVEY, ABSTRACT NO. 1009
City of Waxahachie, Ellis County, Texas
Preparation Date: 11/25/2024
Case Number: ZDC-165-2024

Owners:	Developer:	Engineer:	Surveyor:
Waxahachie Hedgewood 1 LLC 5629 SMU Blvd Suite 100 Dallas, TX 75206 Adam Arredondo 2517 Hundred Knights Drive Lewisville, TX 75056	BJ's Wholesale Club, Inc. 350 Campus Drive Marlborough, MA 01752 Contact: Marc LaVoie, P.E. Phone: (978) 407-5248 Email: mlavoie2@bjs.com	Kimley-Horn and Associates, Inc. 2600 North Central Expressway, Suite 400 Richardson, Texas 75080 Contact: Caleb Jones, P.E. Phone: (972) 471-9403 Email: caleb.jones@kimley-horn.com	Kimley-Horn and Associates, Inc. 801 Cherry Street, Unit 11, Suite 1300 Fort Worth, Texas 76102 Contact: Joshua Wargo, R.P.L.S. Phone: (817) 335-6511 Email: josh.wargo@kimley-horn.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN
2600 NORTH CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TEXAS 75080
PHONE: 214-817-0300
TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT 064631102
DATE NOVEMBER 2024
SCALE AS SHOWN
DESIGNED BY CBJ
DRAWN BY K.JH
CHECKED BY CBJ

WHOLESALE MEMBERSHIP CLUB
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

DETAILED SITE PLAN

SHEET NUMBER
SP-1

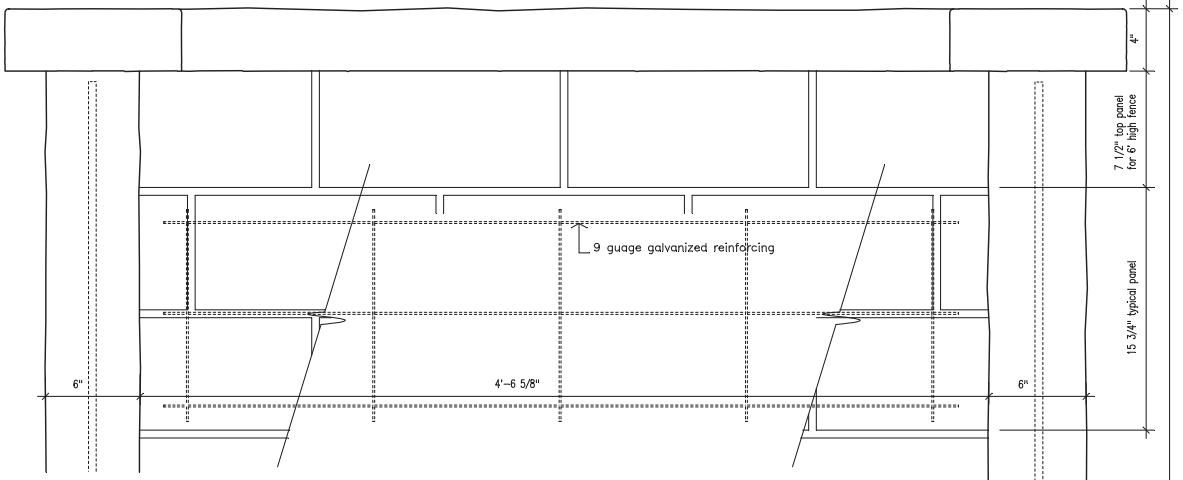
Plotted By: 2024-11-21 17:39:11 Hollingsworth, Konnor
Last Saved: 2024-11-21 17:16:08 (22G34)
Filename: k:\dfw_pwk\064631102 - sfp - waxahachie\cad\exhibit\20241121 - detailed site plan.dwg
The Kimley-Horn and Associates, Inc. logo, project name, and other trademarks shown on this sheet are the property of Kimley-Horn and Associates, Inc. and are not to be used for any purpose other than the display of the current project without the written consent of Kimley-Horn and Associates, Inc.

EXHIBIT C - SITE PLAN

Item 17&18

FENCECRETE AMERICA, INC.

manufacturers of precast concrete fencing and masonry wall systems
15089 tradesmen drive san antonio, texas 78249 210-492-7911 800-229-7811 www.fencecrete.com



Partial Fence Elevation

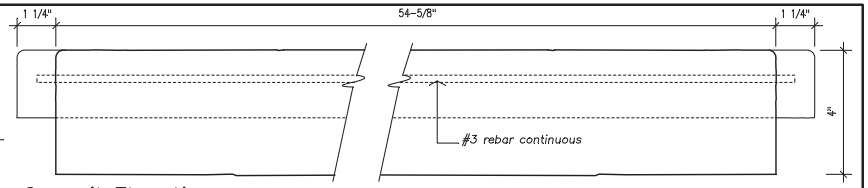
scale: 1-1/2" = 1'-0"



Split-Face CMU Style Concrete Fence

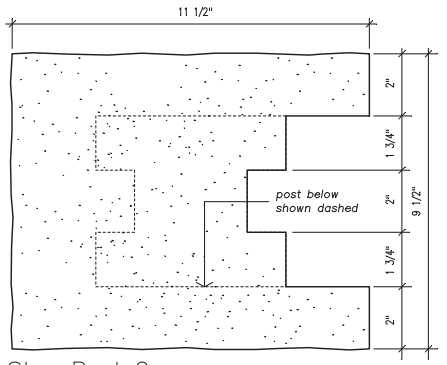
Post Reinforcing:
6' high fence: 2 each #4 rebars
8' high fence: 4 each #4 rebars

footing: 18" diameter, 24" deep (min.) 3000 p.s.i. concrete, varies according to local soil conditions



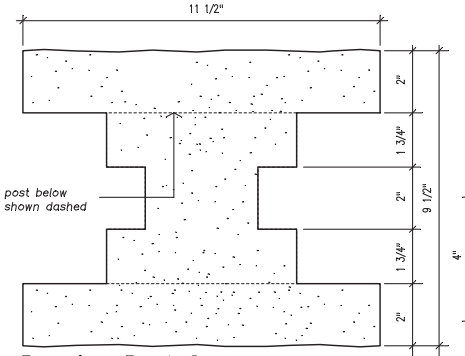
Caprail Elevation

scale: 3" = 1'-0"



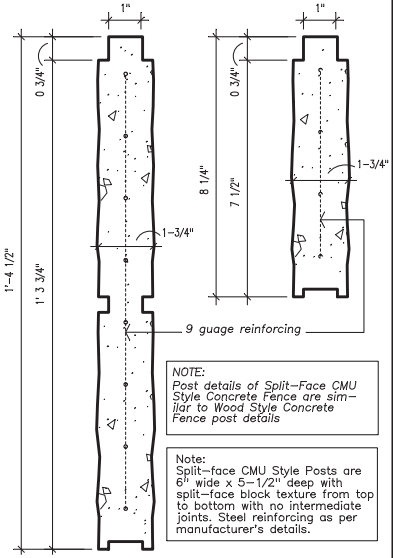
Stop Post Cap

scale: 3" = 1'-0"



Running Post Cap

scale: 3" = 1'-0"

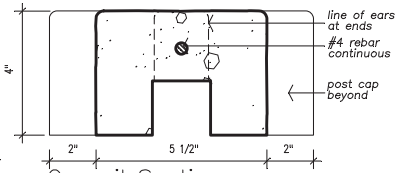


Typical Panel Sections

scale: 3" = 1'-0"

NOTE:
Post details of Split-Face CMU Style Concrete Fence are similar to Wood Style Concrete Fence post details

Note:
Split-face CMU Style Posts are 6" wide x 5-1/2" deep with split-face block texture from top to bottom with no intermediate joints. Steel reinforcing as per manufacturer's details.



Caprail Section

scale: 3" = 1'-0"

notes:

1. The column height can be from 0 to a maximum of 10'-0". Additional heights are available upon special order.
2. All fence concrete shall be 5000 p.s.i.
3. All reinforcement shall be A.S.T.M. 615 grade 60. Special reinforcement is available upon special order.
4. Concrete Footing: 12" - 18" diameter, 24" deep (min.), 3,000 p.s.i. concrete, depth varies according to local soil conditions.
5. Split-face CMU Style panels can be provided in a variety of colors.
6. Texture: All exposed sides have split-face block-like texture.
7. Gates: Shall have additional steel supports adjacent to concrete columns.
8. All steel reinforcement is prewelded with steel spacers so as to allow for maximum concrete coverage.
9. A special silicone sealant is used to lock the caprail and post caps in place. This sealant requires special tools for removal.

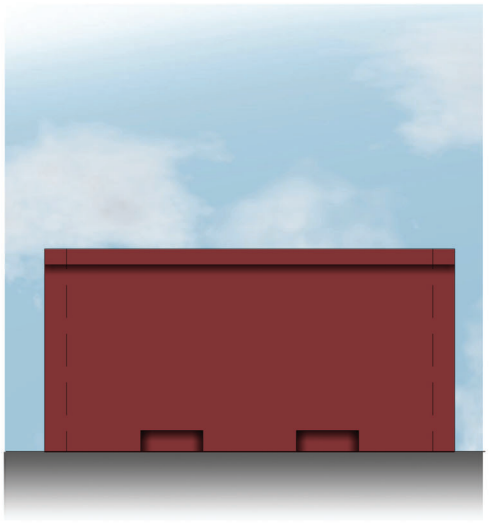
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Fencecrete America, Inc.

EXHIBIT C - SITE PLAN

Item 17&18



1 - PROPANE ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 - PROPANE ENCLOSURE SIDE ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE

	FABCON PRECAST CONCRETE PANELS INTEGRAL COLOR TO MATCH BENJAMIN MOORE "RED ROCK"

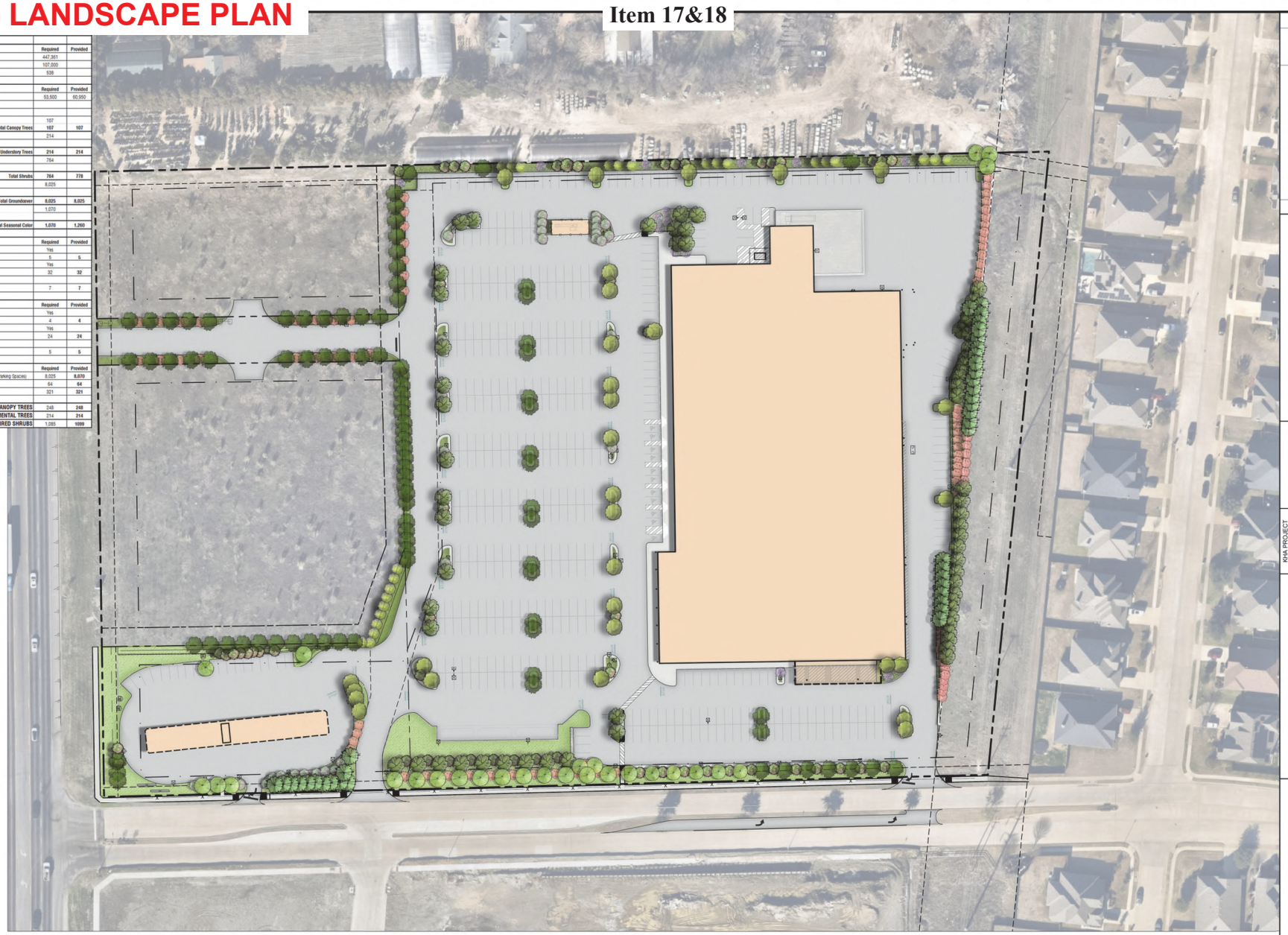
BJ's WHOLESALE CLUB

WAXAHACHIE, TX

10/25/2024

CASCO

EXHIBIT D - LANDSCAPE PLAN



Site Data	Required	Provided
Lot Area	447,361	
Building Square Footage	107,000	
Parking Spots	538	
Site Landscape Area	**Required**	**Provided**
50% of Building SF to be Landscaped (Commercial Zoning)	53,500	60,950
Planting Requirements:		
Canopy Tree - 1/500 SF	107	
Total Canopy Trees	**107**	**107**
Understory Tree - 1/250 SF	214	
Tota Understory Trees	**214**	**214**
Shrubs - 1 /70 SF	764	
Total Shrubs	**764**	**778**
Groundcover - 15% of Landscape Area	8,025	
Total Groundcover	**8,025**	**8,025**
Seasonal Color - 2% of Landscape Area	1,070	
Total Seasonal Color	**1,070**	**1,260**
Street Trees	**Required**	**Provided**
North Highway 77 - 182 LF	Yes	
1 Tree per 30 LF of Frontage	5	5
Hedgewood Drive - 955 LF	Yes	
1 Tree per 30 LF of Frontage	32	32
Road A - 100 LF "North and South Side of Road"		
1 Tree per 30 LF of Frontage	7	7
Buffering	**Required**	**Provided**
North Highway 77 - 182 LF	Yes	
1 Tree per 40 LF of Frontage	4	4
Hedgewood Drive - 955 LF	Yes	
1 Tree per 40 LF of Frontage	24	24
Road A - 100 LF "North and South Side of Road"		
1 Tree per 40 LF of Frontage	5	5
Parking Lot	**Required**	**Provided**
15 SF of Landscape Area per Parking Space (535 Required *allking Spaces)	8,025	8,070
2 Trees (4" cal.) per 500 SF	64	64
Ten (10) 3 gallon shrubs per 500 SF	321	321
TOTAL REQUIRED CANOPY TREES	248	248
TOTAL REQUIRED ORNAMENTAL TREES	214	214
TOTAL REQUIRED SHRUBS	1,085	1099

Kimley»Horn

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RICHARDSON, TEXAS 75080
PHONE: 214-817-0505
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

KHA PROJECT 064631102
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY MOB
DRAWN BY MOB
CHECKED BY MER

WHOLESALE MEMBERSHIP CLUB
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER

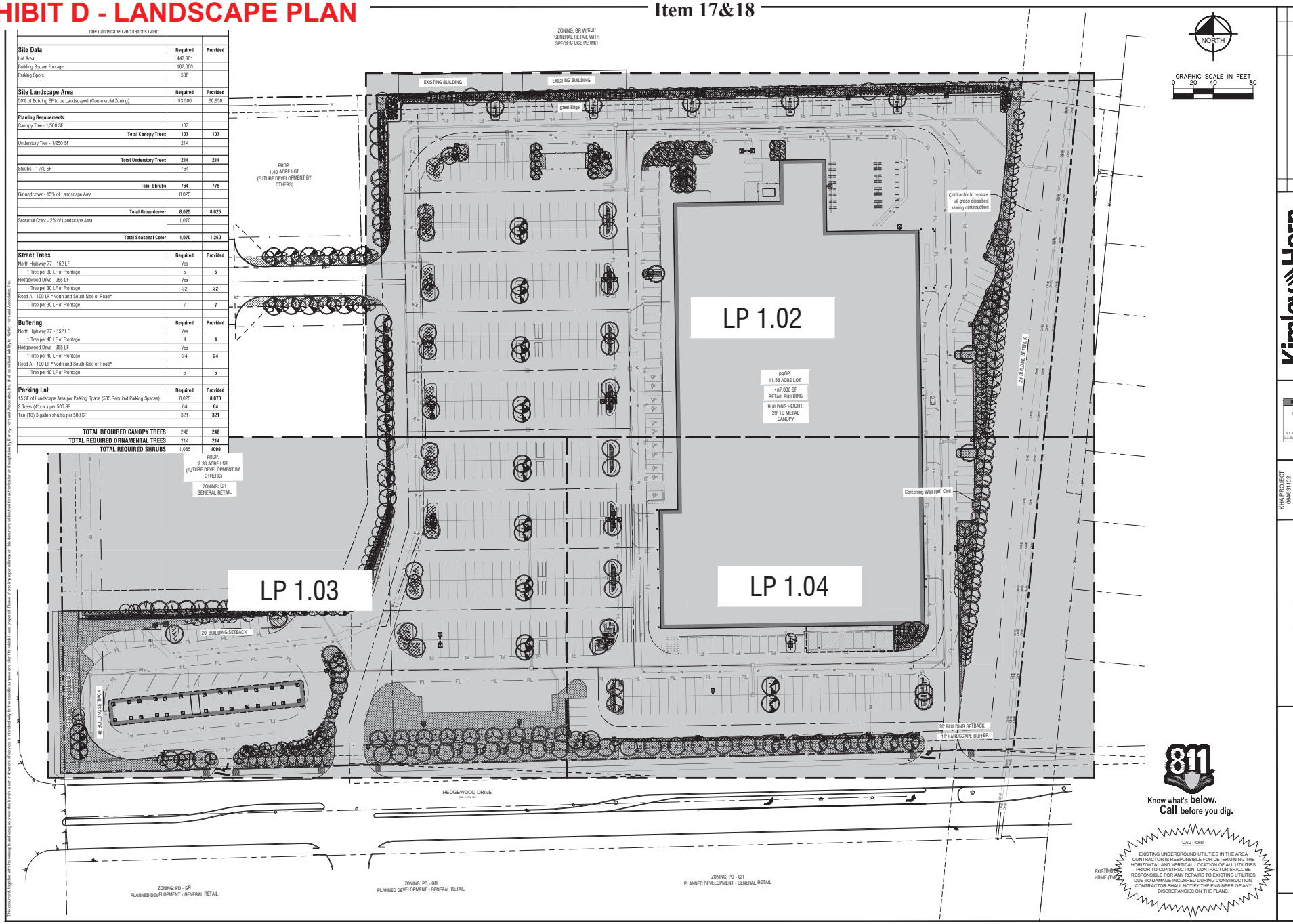
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EXHIBIT D - LANDSCAPE PLAN

Code Landscape Calculations Chart

Site Data	Required	Provided
Lot Area	447,361	
Building Square Footage	107,000	
Parking Spots	538	
Site Landscape Area	**Required**	**Provided**
50% of Building SF to be Landscaped (Commercial Zoning)	53,500	60,950
Planting Requirements:		
Canopy Tree - 1/500 SF	107	
Total Canopy Trees	**107**	**107**
Understory Tree - 1/250 SF	214	
Total Understory Trees	**214**	**214**
Shrubs - 1 /70 SF	764	
Total Shrubs	**764**	**778**
Groundcover - 15% of Landscape Area	8,025	
Total Groundcover	**8,025**	**8,025**
Seasonal Color - 2% of Landscape Area	1,070	
Total Seasonal Color	**1,070**	**1,260**
Street Trees	**Required**	**Provided**
North Highway 77 - 152 LF	Yes	
1 Tree per 30 LF of Frontage	5	**5**
Hedgewood Drive - 955 LF	Yes	
1 Tree per 30 LF of Frontage	32	**32**
Road A - 100 LF **North and South Side of Road**		
1 Tree per 30 LF of Frontage	7	**7**
Buffering	**Required**	**Provided**
North Highway 77 - 152 LF	Yes	
1 Tree per 40 LF of Frontage	4	**4**
Hedgewood Drive - 955 LF	Yes	
1 Tree per 40 LF of Frontage	24	**24**
Road A - 100 LF **North and South Side of Road**		
1 Tree per 40 LF of Frontage	5	**5**
Parking Lot	**Required**	**Provided**
15 SF of Landscape Area per Parking Space (535 Required Parking Spaces)	8,025	**8,070**
2 Trees (4" cal.) per 500 SF	64	**64**
Ten (10) 3 gallon shrubs per 500 SF	321	**321**
TOTAL REQUIRED CANOPY TREES	**248**	**248**
TOTAL REQUIRED ORNAMENTAL TREES	**214**	**214**
TOTAL REQUIRED SHRUBS	**1,085**	**1099**



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Reed T. Rohde
C.A. No. 3939 Date Jan 31, 2024

KHA PROJECT
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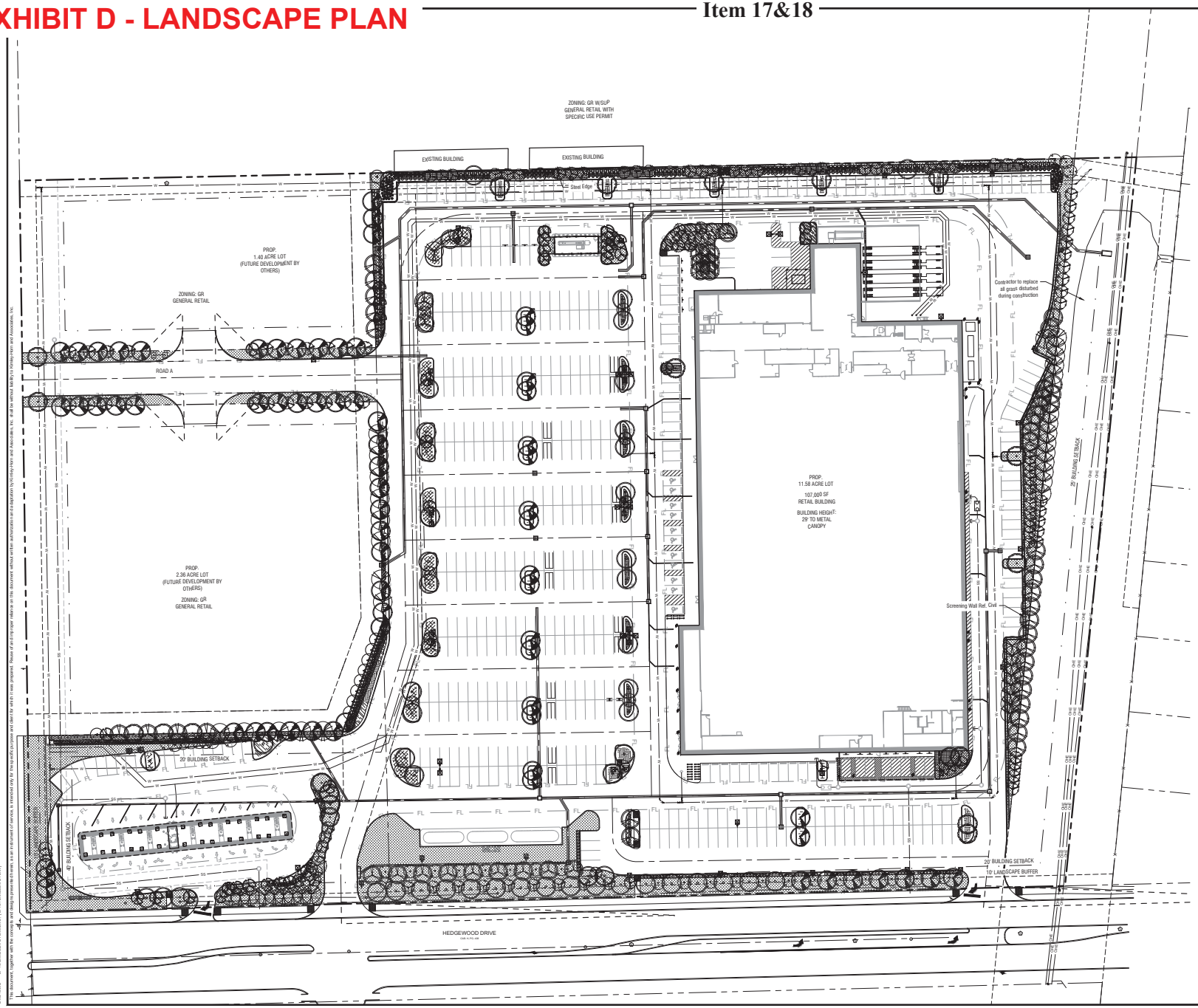
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ELLIS COUNTY, TEXAS

OVERALL PLAN

SHEET NUMBER
LP1.00

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EXHIBIT D - LANDSCAPE PLAN



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064331102

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CHECKED BY	MER

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ELLIS COUNTY, TEXAS

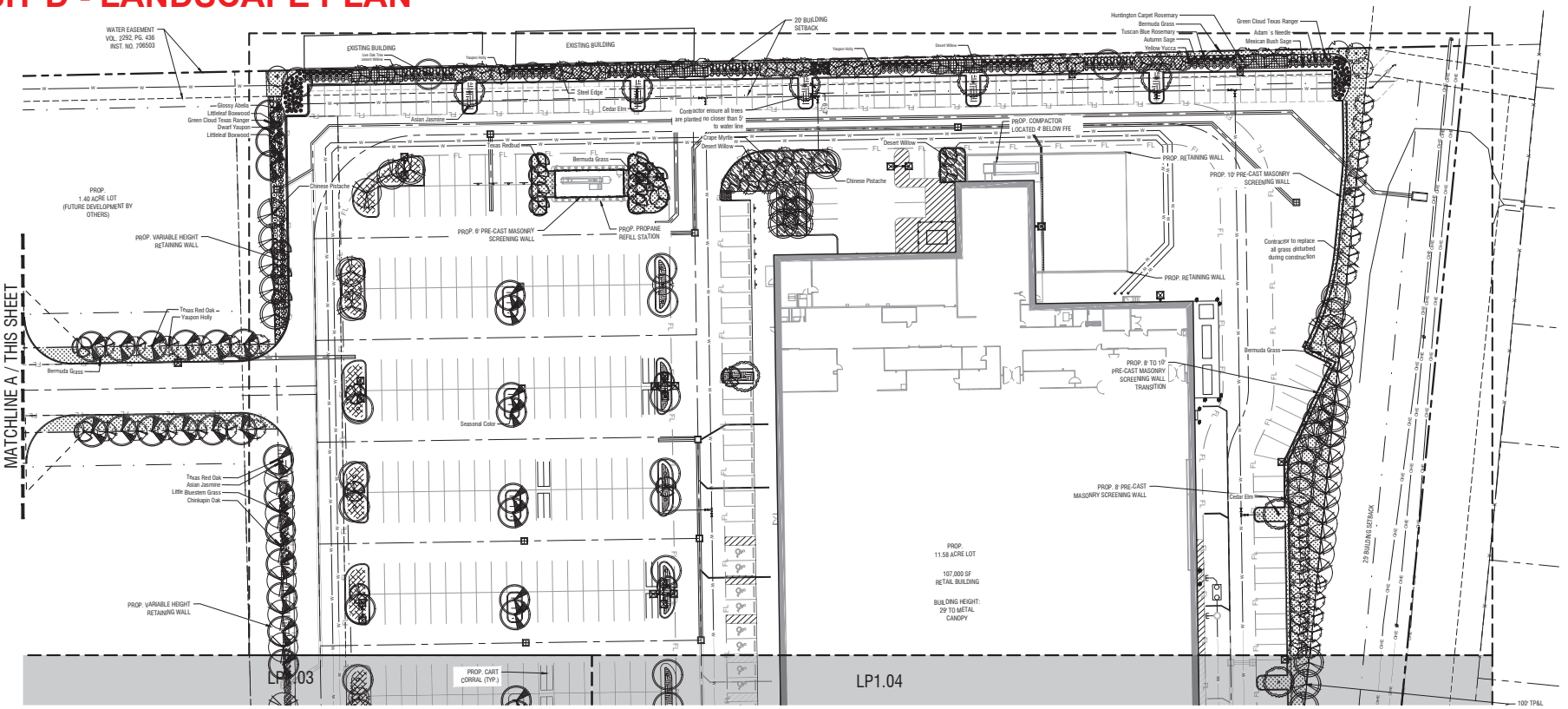
LANDSCAPE PLAN

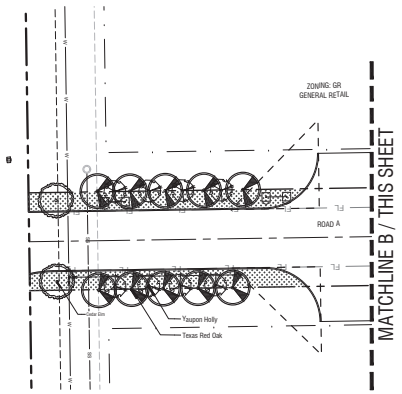
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EXHIBIT D - LANDSCAPE PLAN

Item 17&18





PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Cedar Elm / Ulmus crassifolia
	Chinese Pistache / Pistacia chinensis
	Chinkapin Oak / Quercus muehlenbergii
	Live Oak Tree / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Crape Myrtle / Lagerstroemia indica
	Desert Willow / Chilopsis linearis
	Little Gem Southern Magnolia / Magnolia grandiflora `Little Gem`
	Texas Redbud / Cercis canadensis texensis
	Yaupon Holly / Ilex vomitoria

SYMBOL	COMMON / BOTANICAL NAME
SHRUBS	
	Adam`s Needle / Yucca filamentosa `Color Guard`
	Autumn Sage / Salvia greggii
	Dwarf Southern Wax Myrtle / Myrica pusilla
	Dwarf Yaupon / Ilex vomitoria `Nana`
	Firecracker Penstemon / Penstemon eatonii
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Littleleaf Boxwood / Buxus microphylla 'Wintergreen'
	Mexican Bush Sage / Salvia leucantha
	Tuscan Blue Rosemary / Rosmarinus officinalis `Tuscan Blue`
	White Muhly Grass / Muhlenbergia capillaris `White Cloud`
	Yellow Yucca / Hesperaloe parviflora `Yellow`
GROUND COVERS	
	Seasonal Color
	Asian Jasmine / Trachelospermum asiaticum
	Bermuda Grass / Cynodon dactylon
	Big Blue Lilyturf / Liriope muscari `Big Blue`
	Creeping Thyme / Thymus serpyllum
	Huntington Carpet Rosemary / Salvia rosmarinus 'Huntington Carpet'
	Little Bluestem Grass / Schizachyrium scoparium
	Texas Sedge / Carex texensis

REFERENCE FULL PLANT SCHEDULE ON LP 3.02

NORTH

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DATE JUNE 2024
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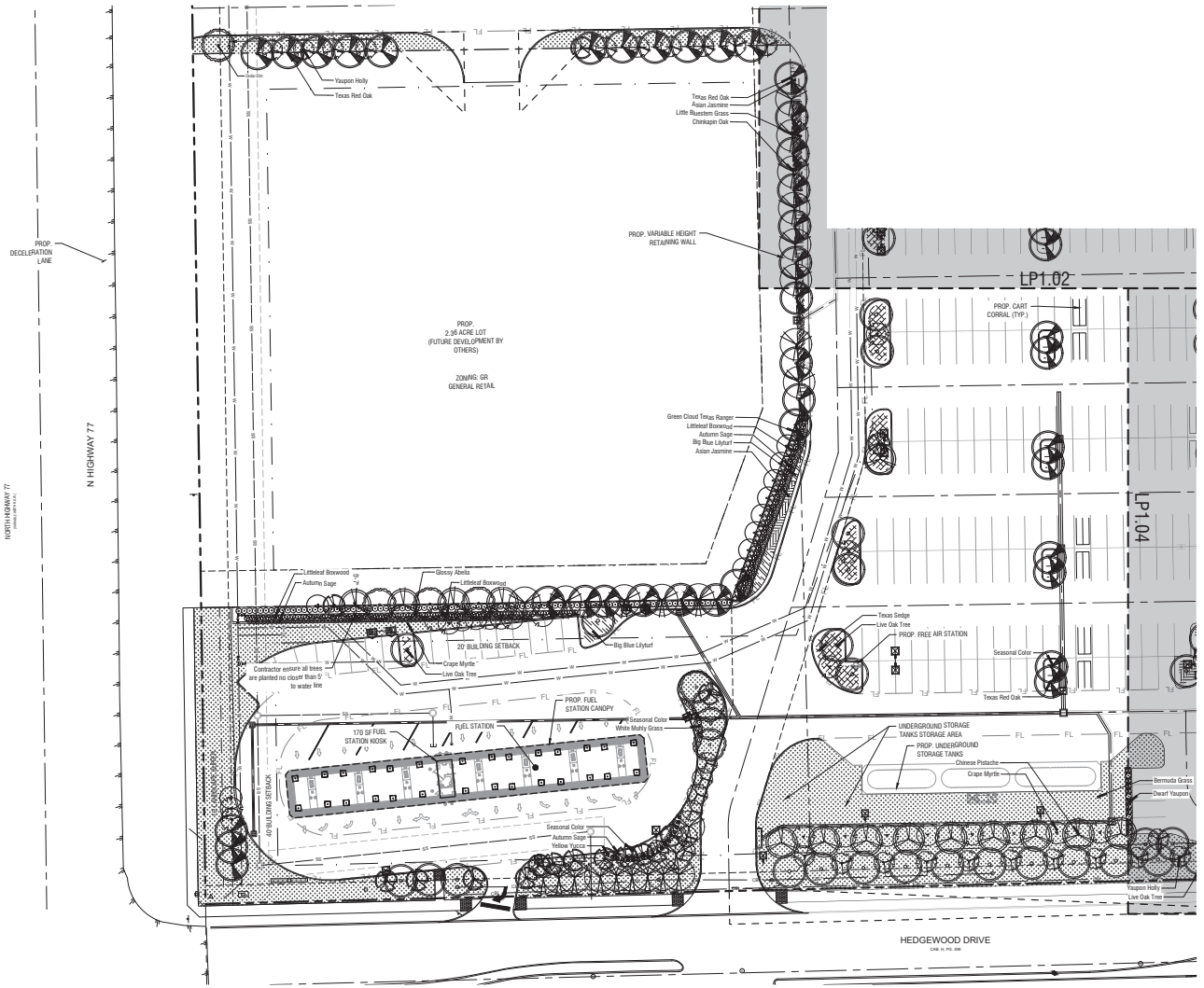
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EXHIBIT D - LANDSCAPE PLAN

Item 17&18



REFERENCE FULL PLANT SCHEDULE ON LP3.02

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Cedar Elm / Ulmus crassifolia
	Chinese Pistache / Pistacia chinensis
	Chinkapin Oak / Quercus muehlenbergii
	Live Oak Tree / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Crape Myrtle / Lagerstroemia indica
	Desert Willow / Chilopsis linearis
	Little Gem Southern Magnolia / Magnolia grandiflora `Little Gem`
	Texas Redbud / Cercis canadensis texensis
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Adam`s Needle / Yucca filamentosa `Color Guard`
	Autumn Sage / Salvia greggii
	Dwarf Southern Wax Myrtle / Myrica pusilla
	Dwarf Yaupon / Ilex vomitoria `Nana`
	Firecracker Penstemon / Penstemon eatonii
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Littleleaf Boxwood / Buxus microphylla 'Wintergreen'
	Mexican Bush Sage / Salvia leucantha
	Tuscan Blue Rosemary / Rosmarinus officinalis `Tuscan Blue`
	White Muhly Grass / Muhlenbergia capillaris `White Cloud`
	Yellow Yucca / Hesperaloe parviflora `Yellow`
SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Seasonal Color
	Asian Jasmine / Trachelospermum asiaticum
	Bermuda Grass / Cynodon dactylon
	Big Blue Lilyturf / Liriope muscari `Big Blue`
	Creeping Thyme / Thymus serpyllum
	Huntington Carpet Rosemary / Salvia rosmarinus 'Huntington Carpet'
	Little Bluestem Grass / Schizachyrium scoparium
	Texas Sedge / Carex texensis

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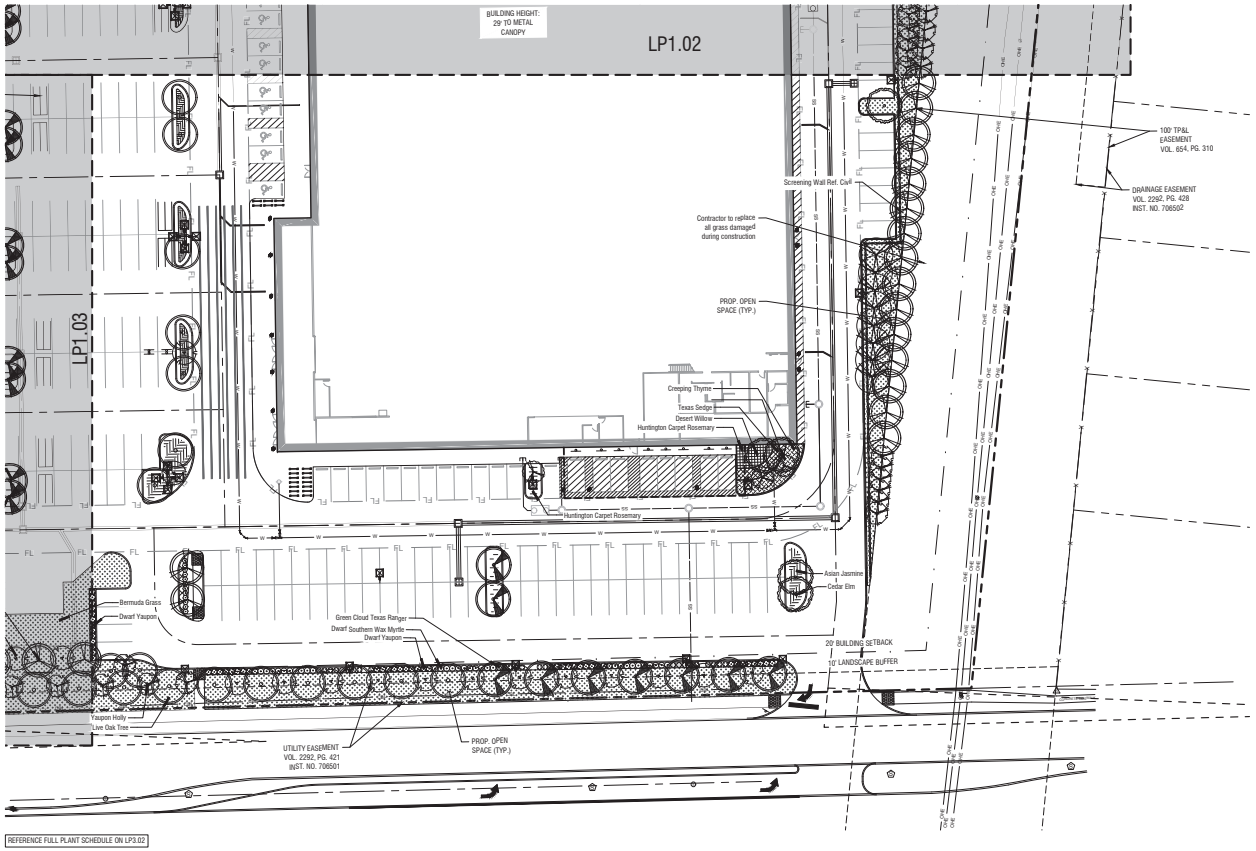
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DWG NAME: LP1.03_LANDSCAPE PLAN.DWG, LP1.03_LANDSCAPE ENLARGEMENT

EXHIBIT D - LANDSCAPE PLAN



PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Cedar Elm / Ulmus crassifolia
	Chinese Pistache / Pistacia chinensis
	Chinkapin Oak / Quercus muehlenbergii
	Live Oak Tree / Quercus virginana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Crape Myrtle / Lagerstroemia indica
	Desert Willow / Chilopsis linearis
	Little Gem Southern Magnolia / Magnolia grandiflora `Little Gem`
	Texas Redbud / Cercis canadensis texensis
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Adam`s Needle / Yucca filamentosa `Color Guard`
	Autumn Sage / Salvia greggii
	Dwarf Southern Wax Myrtle / Myrica pusilla
	Dwarf Yaupon / Ilex vomitoria `Nana`
	Firecracker Penstemon / Penstemon eatonii
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Littleleaf Boxwood / Buxus microphylla 'Wintergreen'
	Mexican Bush Sage / Salvia leucantha
	Tuscan Blue Rosemary / Rosmarinus officinalis `Tuscan Blue`
	White Muhly Grass / Muhlenbergia capillaris `White Cloud`
	Yellow Yucca / Hesperaloe parviflora `Yellow`
SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Seasonal Color
	Asian Jasmine / Trachelospermum asiaticum
	Bermuda Grass / Cynodon dactylon
	Big Blue Lilyturf / Liriope muscari `Big Blue`
	Creeping Thyme / Thymus serpyllum
	Huntington Carpet Rosemary / Salvia rosmarinus 'Huntington Carpet'
	Little Bluestem Grass / Schizachyrium scoparium
	Texas Sedge / Carex texensis

REFERENCE FULL PLANT SCHEDULE ON LP 3.02

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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DATE JUNE 2024
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DESIGNED BY MOB
DRAWN BY MOB
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CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

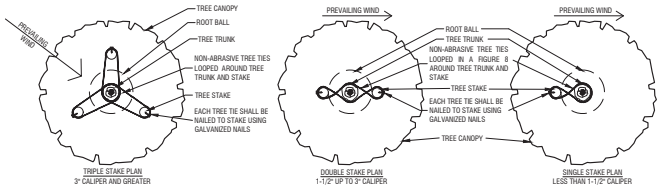
LANDSCAPE ENLARGEMENT

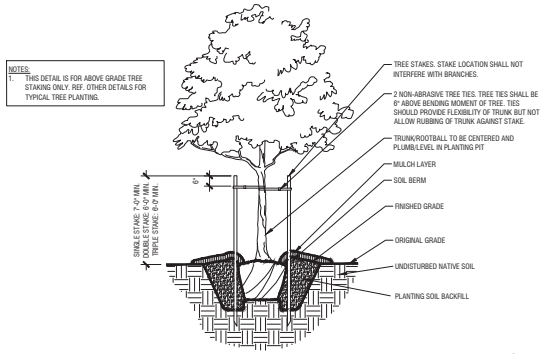
SHEET NUMBER
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EXHIBIT D - LANDSCAPE PLAN

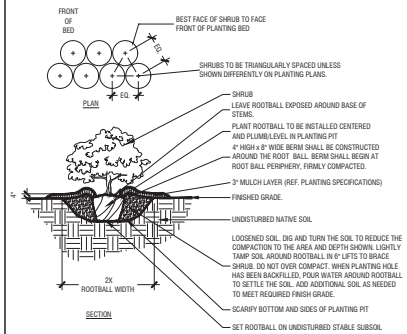
Item 17&18





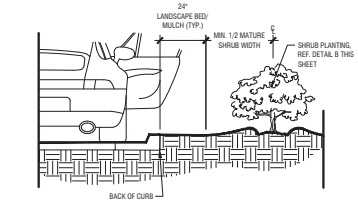
Typical Tree Staking F

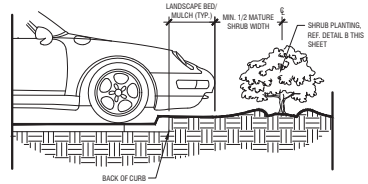
Scale: NTS



Typical Shrub Planting D

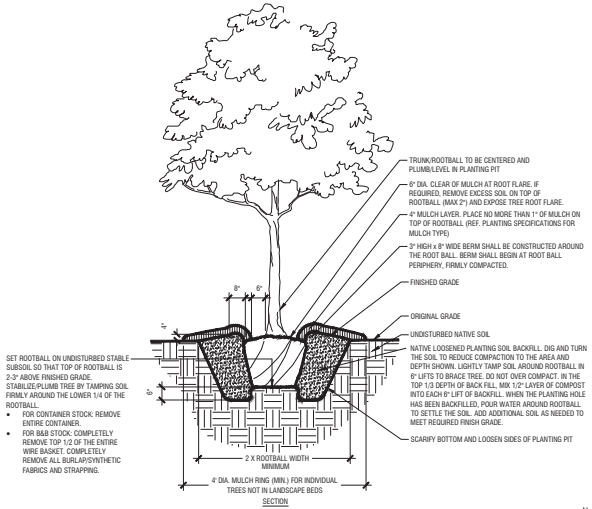
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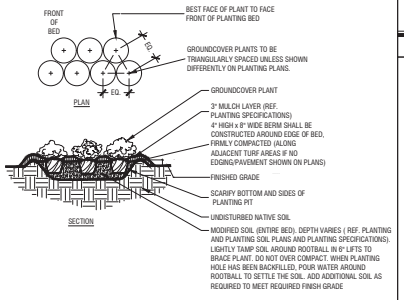
Shrub Planting at Curb B

Scale: NTS



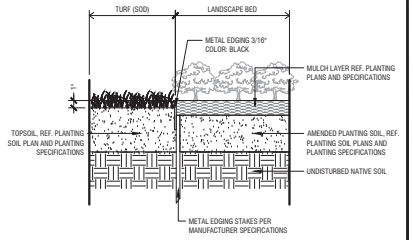
Typical Tree Planting (Up to 3" Caliper) E

Scale: NTS



Typical Groundcover Planting C

Scale: NTS



METAL EDGING (AT TURF & LANDSCAPE BED) A

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

Kimley»Horn
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No.	REVISIONS	DATE	BY

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.E. # 133281 Date Jan 31, 2024

KHA PROJECT 068331102
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY MOB
DRAWN BY MOB
CHECKED BY MER

WHOLESALE MEMBERSHIP CLUB
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

LANDSCAPE DETAILS

SHEET NUMBER
LP3.01

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EXHIBIT D - LANDSCAPE PLAN

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
TREES						
	Cedar Elm / Ulmus crassifolia	4" cal	12`-14`		21	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS, 14` CLEAR AT FIRELANE
	Chinese Pistache / Pistacia chinensis	4" cal	12`-14` ht		59	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Chinkapin Oak / Quercus muehlenbergii	4" cal	12`-14` ht		48	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Live Oak Tree / Quercus virginana	4" cal	8`-10`		50	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS, 14` CLEAR AT FIRELANE
	Texas Red Oak / Quercus buckleyi	4" cal	12`-14` ht		70	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
FLOWERING TREES						
	Crape Myrtle / Lagerstroemia indica	45 gal	8`-10` ht		43	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.)
	Desert Willow / Chilopsis linearis	45 gal	8`-10`		31	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.)
	Little Gem Southern Magnolia / Magnolia grandiflora `Little Gem`	45 gal	8`-10` ht		21	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
	Texas Redbud / Cercis canadensis texensis	45 gal	8`-10`		38	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
	Yaupon Holly / Ilex vomitoria	45 Gal.	8`-10`		81	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
SHRUBS						
	Adam`s Needle / Yucca filamentosa `Color Guard`	3 gal	18" h X 18" w	24" OC	54	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Autumn Sage / Salvia greggii	3 gal	12" h X 18" w	24" OC	220	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Southern Wax Myrtle / Myrica pusilla	3 gal	24" h x 24" w	36" OC	132	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Yaupon / Ilex vomitoria `Nana`	5 gal	24" h x 24" w	36" OC	70	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Firecracker Penstemon / Penstemon eatonii	3 gal	18" h X 18" w	24" OC	56	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Glossy Abelia / Abelia x grandiflora	5 gal	24" h x 24" w	36" OC	60	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	3 gal	24" h x 24" w	36" OC	154	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Littleleaf Boxwood / Buxus microphylla 'Wintergreen'	5 gal	24" h x 24" w	36" OC	84	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Mexican Bush Sage / Salvia leucantha	3 gal	18" h X 18" w	24" OC	74	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Tuscan Blue Rosemary / Rosmarinus officinalis `Tuscan Blue`	3 gal	18" h X 18" w	24" OC	75	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	White Muhly Grass / Muhlenbergia capillaris `White Cloud`	3 gal	24" h x 18" w	30" OC	24	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Yellow Yucca / Hesperaloe parviflora `Yellow`	3 gal	18" h X 18" w	24" OC	92	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
GROUND COVERS						
	Seasonal Color	4"pot	Varies	8" o.c.	1,550	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Asian Jasmine / Trachelospermum asiaticum	1 gal	8"h x 8"w	18" o.c.	1,037	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Bermuda Grass / Cynodon dactylon	sod			44,512 sf	REFER TO SPECIFICATIONS
	Big Blue Lilyturf / Liriope muscari `Big Blue`	1 gal	12" h x 12" w	18" o.c.	1,130	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Creeping Thyme / Thymus serpyllum	1 gal	8"h x 8"w	18" o.c.	477	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Huntington Carpet Rosemary / Salvia rosmarinus 'Huntington Carpet'	1 gal	12" h x 12" w	18" o.c.	542	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Little Bluestem Grass / Schizachyrium scoparium	3 gal	24" h x 18" w	24" o.c.	117	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Texas Sedge / Carex texensis	1 gal	12" h x 12" w	18" o.c.	1,693	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

SYMBOL	COMMON / BOTANICAL NAME	QTY	REMARKS
MISCELLANEOUS			
	Shredded Hardwood Mulch		MIN. 3" DEPTH, TREES IN SOD TO RECEIVE 4' DIA. MULCH RING, DARK BROWN IN COLOR
	Steel Edge	1,275 LF	3/16", BLACK

NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD, AND CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
   a. ORGANIC SOIL AMENDMENTS
      1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
      2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
      3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
      4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
      5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
      6. WORM CASTINGS: EARTHWORMS.
   b. INORGANIC SOIL AMENDMENTS
      1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
      2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
      3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
      4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
      5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
   c. PLANTING SOIL MIX
      1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.
      2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
      2. SOD/SEED AREA TOPSOIL
      ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. SEEDING

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.

C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKE SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.

G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.

H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/ COUNTY PROTOCOL IF ANY ARE IN PLACE.

T. CLEAN-UP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

U. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

V. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

W. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

X. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

No.	REVISIONS	DATE	BY

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Marie E. Robirds
L.A. No. 3369 Date July 31, 2024

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064631102	JUNE 2024	AS SHOWN	MOB	MOB	MER

WHOLESALE MEMBERSHIP CLUB
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

LANDSCAPE SPECIFICATIONS

SHEET NUMBER
LP3.02

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IMAGES
XREFS xBrdr-24x36 : Detail_shrub- groundcover : Detail_Tree Drainage : xPlant_v2
LAST SAVED 11/11/2024 11:43 AM
PLOTTED BY PEZZOLA, MARIE (ROBIRDS) 11/12/2024 9:20 AM
DWG PATH K:\MKN_LALP_PROJECTS\064631102 - BJ'S - WAXAHACHIE\CAD\SHEETS
DWG NAME LP 3.01 LANDSCAPE DETAILS.DWG , [LP3.02 LANDSCAPE SPECIFICATIONS]

EXHIBIT E - ELEVATION/FACADE PLAN

Item 17&18

MATERIAL PERCENTAGES

	FRONT	REAR	LEFT SIDE	RIGHT SIDE
GLAZING	6.1%	0%	1.2%	5.1%
CMU	5.1%	3.8%	4.1%	4.6%
EIFS	30.3%	6.0%	6.4%	22.0%
CONC.	56.8%	85.8%	87.7%	66.7%
MISC.	1.7%	4.4%	0.6%	1.6%
TOTAL	100%	100%	100%	100%

ARTICULATION CALCULATIONS

FRONT (WEST) ELEVATION

ARTICULATION CALCULATIONS

HORIZONTAL:

MAXIMUM LENGTH B/T ARTICULATIONS:
29'-0" x 3 = 87'-0"

MINIMUM DEPTH & LENGTH OF OFFSET:
29'-0" x 0.25 = 7'-3"

PROVIDED:
- OFFSET A: 119'-4" LENGTH; 19'-0" OFFSET
- OFFSET B-D (3): 24'-0" LENGTH; 0'-8" OFFSET EACH

TOTAL OFFSET DISTANCE = 21'-0"

VERTICAL:

MINIMUM ARTICULATION:
29'-0" x 0.25 = 7'-3"

PROVIDED:
- OFFSET A: VARIES, AVERAGED HEIGHT OF 6'-3"
- OFFSET B-D (3): 2'-0" HEIGHT EACH

TOTAL OFFSET HEIGHT = 8'-3"

REAR (EAST) ELEVATION

ARTICULATION CALCULATIONS

HORIZONTAL:

MAXIMUM LENGTH B/T ARTICULATIONS:
29'-0" x 3 = 87'-0"

MINIMUM DEPTH & LENGTH OF OFFSET:
29'-0" x 0.25 = 7'-3"

PROVIDED:
- OFFSET A-K (11): 4'-0" LENGTH; 0'-8" OFFSET EACH

TOTAL OFFSET DISTANCE = 7'-4"

VERTICAL:

MINIMUM ARTICULATION:
29'-0" x 0.25 = 7'-3"

PROVIDED:
- OFFSET A-K (11): 2'-0" HEIGHT EACH

TOTAL OFFSET HEIGHT = 22'-0"

RIGHT (SOUTH) ELEVATION

ARTICULATION CALCULATIONS

HORIZONTAL:

MAXIMUM LENGTH B/T ARTICULATIONS:
29'-0" x 3 = 87'-0"

MINIMUM DEPTH & LENGTH OF OFFSET:
29'-0" x 0.25 = 7'-3"

PROVIDED:
- OFFSET A: 2'-4" LENGTH; 0'-0" OFFSET
- B-G (6): 4'-0" LENGTH; 0'-8" OFFSET EACH

TOTAL OFFSET DISTANCE = 4'-0"

VERTICAL:

MINIMUM ARTICULATION:
29'-0" x 0.25 = 7'-3"

PROVIDED:
- OFFSET A-G (7): 2'-0" HEIGHT EACH

TOTAL OFFSET HEIGHT = 14'-0"

LEFT (NORTH) ELEVATION

ARTICULATION CALCULATIONS

HORIZONTAL:

MAXIMUM LENGTH B/T ARTICULATIONS:
29'-0" x 3 = 87'-0"

MINIMUM DEPTH & LENGTH OF OFFSET:
29'-0" x 0.25 = 7'-3"

PROVIDED:
- OFFSET A: 53'-0" LENGTH; 0'-8" OFFSET
- B-E (4): 4'-0" LENGTH; 0'-8" OFFSET EACH

TOTAL OFFSET DISTANCE = 3'-4"

VERTICAL:

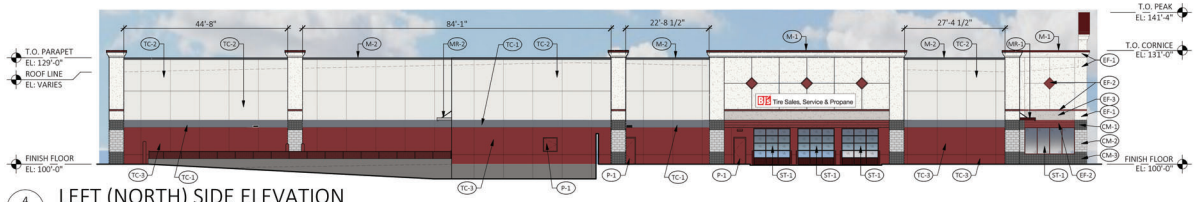
MINIMUM ARTICULATION:
29'-0" x 0.25 = 7'-3"

PROVIDED:
- OFFSET A-E (5): 2'-0" HEIGHT EACH

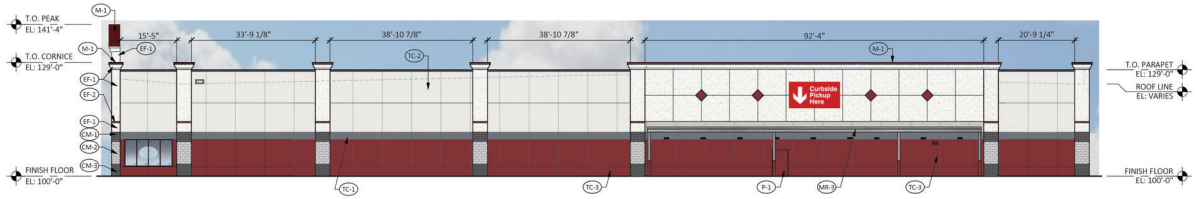
TOTAL OFFSET HEIGHT = 10'-0"

COLOR AND MATERIAL SCHEDULE

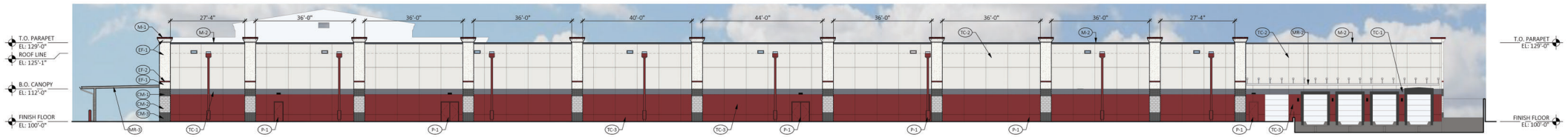
	TC-1	BENJAMIN MOORE "TROUT GRAY" #2124-20 ON CONCRETE WALL PANELS		ST-1	ALUMINUM - COLOR TO MATCH PAC-CLAD 'COLONIAL RED'
	TC-2	BENJAMIN MOORE "GRAY OWL" #2137-60 ON CONCRETE WALL PANELS		ST-2	AUTOMATIC SLIDING DOOR - COLOR TO MATCH CLEAR ANODIZED
	TC-3	BENJAMIN MOORE "RED ROCK" #2005-10 ON CONCRETE WALL PANELS		M-1	COPING - PAINT TO MATCH PAC-CLAD 'COLONIAL RED'
	CM-1	CENTER SCORED, GROUND FACE CMU - INTEGRAL COLOR TO MATCH EP HENRY #54N 'DARK GRAY'		M-2	COPING - PAINT TO MATCH PAC-CLAD 'CHARCOAL'
	CM-2	SPLIT FACE CMU - INTEGRAL COLOR TO MATCH EP HENRY #509 SP 'SILVER GRAY'		P-1	PAINT TO MATCH BENJAMIN MOORE #2005-10 'RED ROCK'
	CM-3	CENTER SCORED, SPLIT FACE CMU - INTEGRAL COLOR TO MATCH EP HENRY #54N 'DARK GRAY'		MR-1	METAL CANOPY - COLOR TO MATCH PAC-CLAD 'COLONIAL RED'
	EF-1	EIFS COLOR TO MATCH DRYVIT #310 'CHINA WHITE'		MR-2	METAL CANOPY - COLOR TO MATCH PAC-CLAD 'BONE WHITE'
	EF-2	EIFS COLOR TO MATCH BENJAMIN MOORE #2005-10 'RED ROCK'		MR-3	METAL CANOPY - COLOR TO MATCH 'ANODIZED ALUMINUM'
	EF-3	EIFS COLOR TO MATCH DRYVIT #104 'DOVER SKY'			



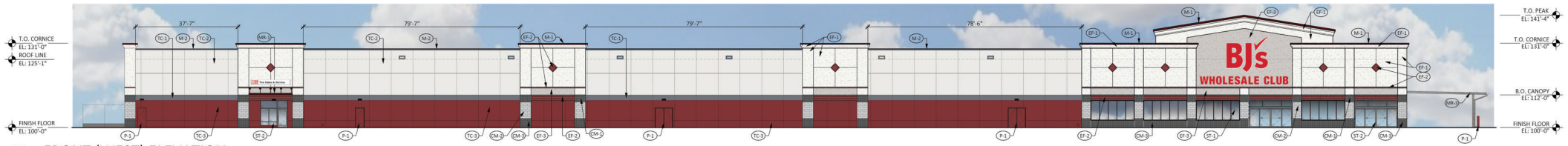
4 - LEFT (NORTH) SIDE ELEVATION
SCALE: 1/16" = 1'-0"



3 - RIGHT (SOUTH) SIDE ELEVATION
SCALE: 1/16" = 1'-0"



2 - REAR (EAST) ELEVATION
SCALE: 1/16" = 1'-0"



1 - FRONT (WEST) ELEVATION
SCALE: 1/16" = 1'-0"

BJ's WHOLESALE CLUB

WAXAHACHIE, TX
10/25/2024

CASCO

EXHIBIT E - ELEVATION/FACADE PLAN

Item 17&18

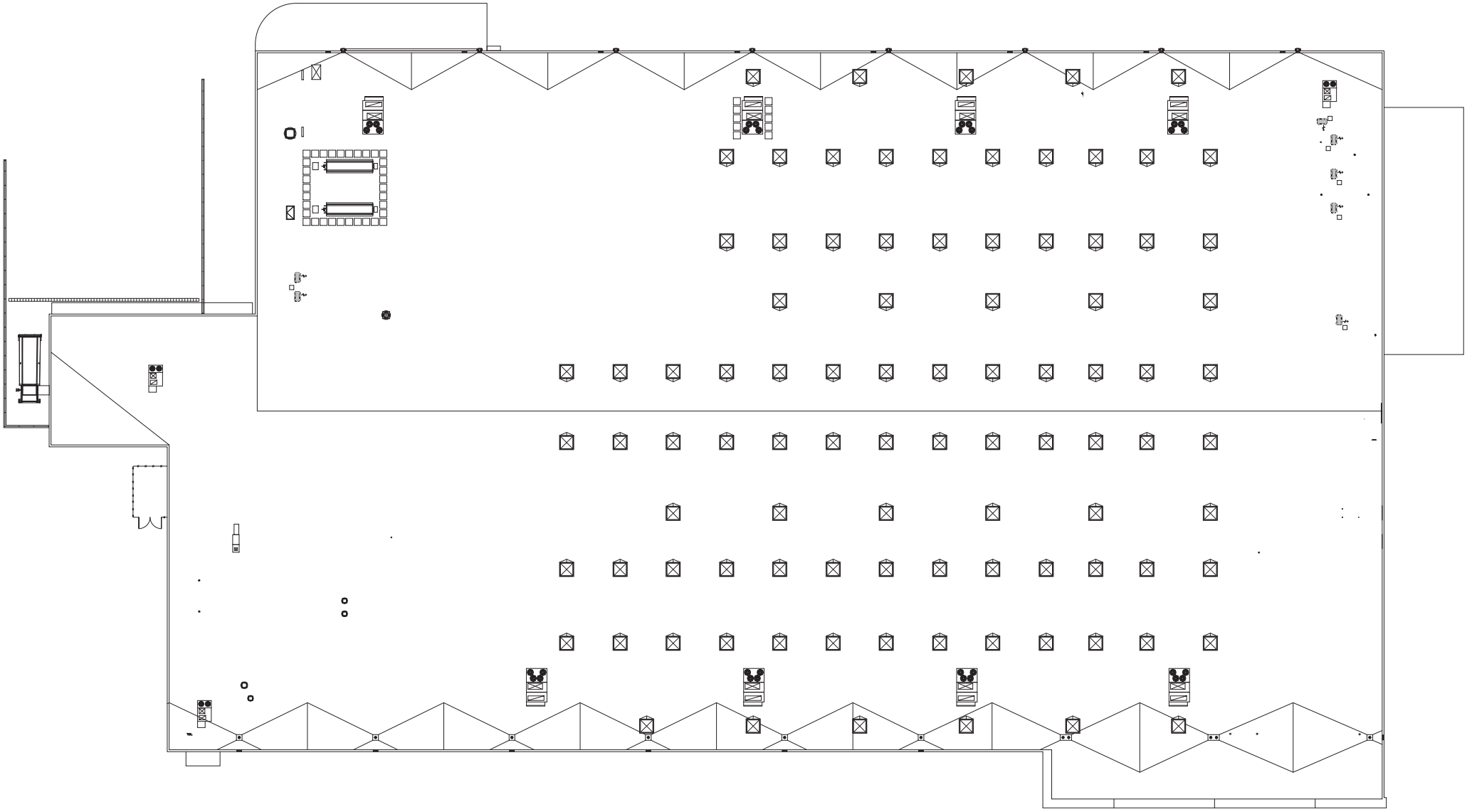
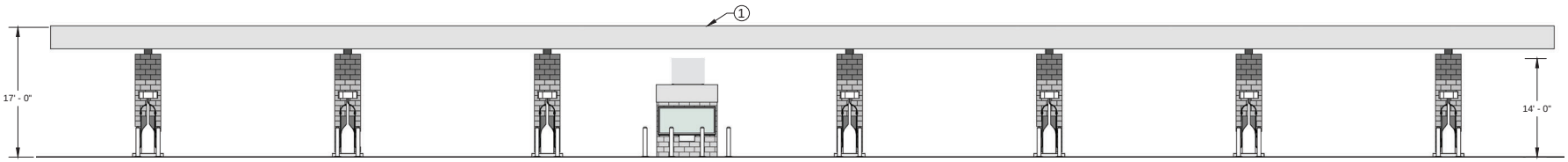
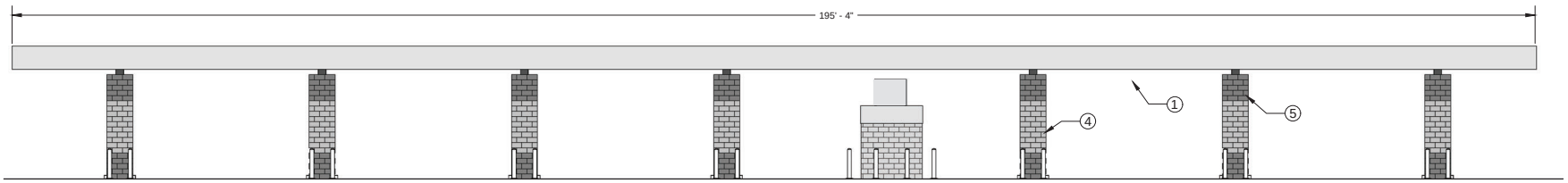


EXHIBIT E - ELEVATION/FACADE PLAN

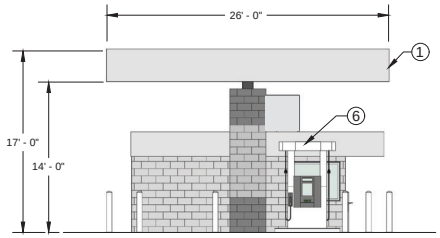
Item 17&18



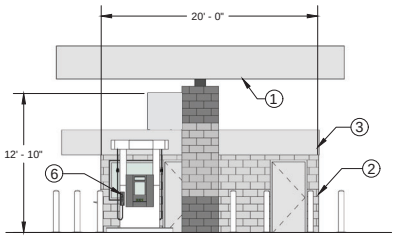
1 CANOPY (FRONT)



2 CANOPY (BACK)



3 CANOPY (LEFT)



4 CANOPY (RIGHT)

LEGEND

1 - CANOPY FASCIA - "BRUSHED ALUMINUM" ALUMINUM COMPOSITE MATERIAL

2 - KIOSK EXTERIOR - FULLERTON FINISH SYSTEMS "CASTWAL" BLOCK - CAST 8"x16" SPLIT-FACE BLOCK - COLOR TO MATCH EP HENRY #509 SP "SILVER GRAY"

3 - KIOSK FASCIA - "BRUSHED ALUMINUM" ALUMINUM COMPOSITE MATERIAL

4 - CANOPY COLUMN - FULLERTON FINISH SYSTEMS "CASTWAL" BLOCK - CAST 8"x16" SPLIT-FACE BLOCK - COLOR TO MATCH EP HENRY #509 SP "SILVER GRAY"

5 - CANOPY COLUMN - FULLERTON FINISH SYSTEMS "CASTWAL" BLOCK - CAST 8"x16" SPLIT-FACE BLOCK - COLOR TO MATCH EP HENRY #54N "DARK GRAY"

6 - DISPENSERS (7 TOTAL)

KIOSK CONSTRUCTION MATERIAL PERCENTAGES

MATERIAL	FRONT	REAR	RIGHT	LEFT
ACM FASCIA	23.70%	23.60%	26.90%	26.90%
MASONRY	42.20%	76.40%	45.00%	65.90%
GLAZING	32.00%	0.00%	7.20%	7.20%
DOOR	0.00%	0.00%	20.90%	0.00%
OTHER	2.10%	0.00%	0.00%	0.00%
TOTAL	100.00%	100.00%	100.00%	100.00%

BJ's Live Generously.

PROPOSED FUELING FACILITY

WAXAHACHIE, TX

Stantec

10/28/2024 REV: 0

EXHIBIT F - SIGNAGE PLAN

Item 17&18

BJ's Project Signage

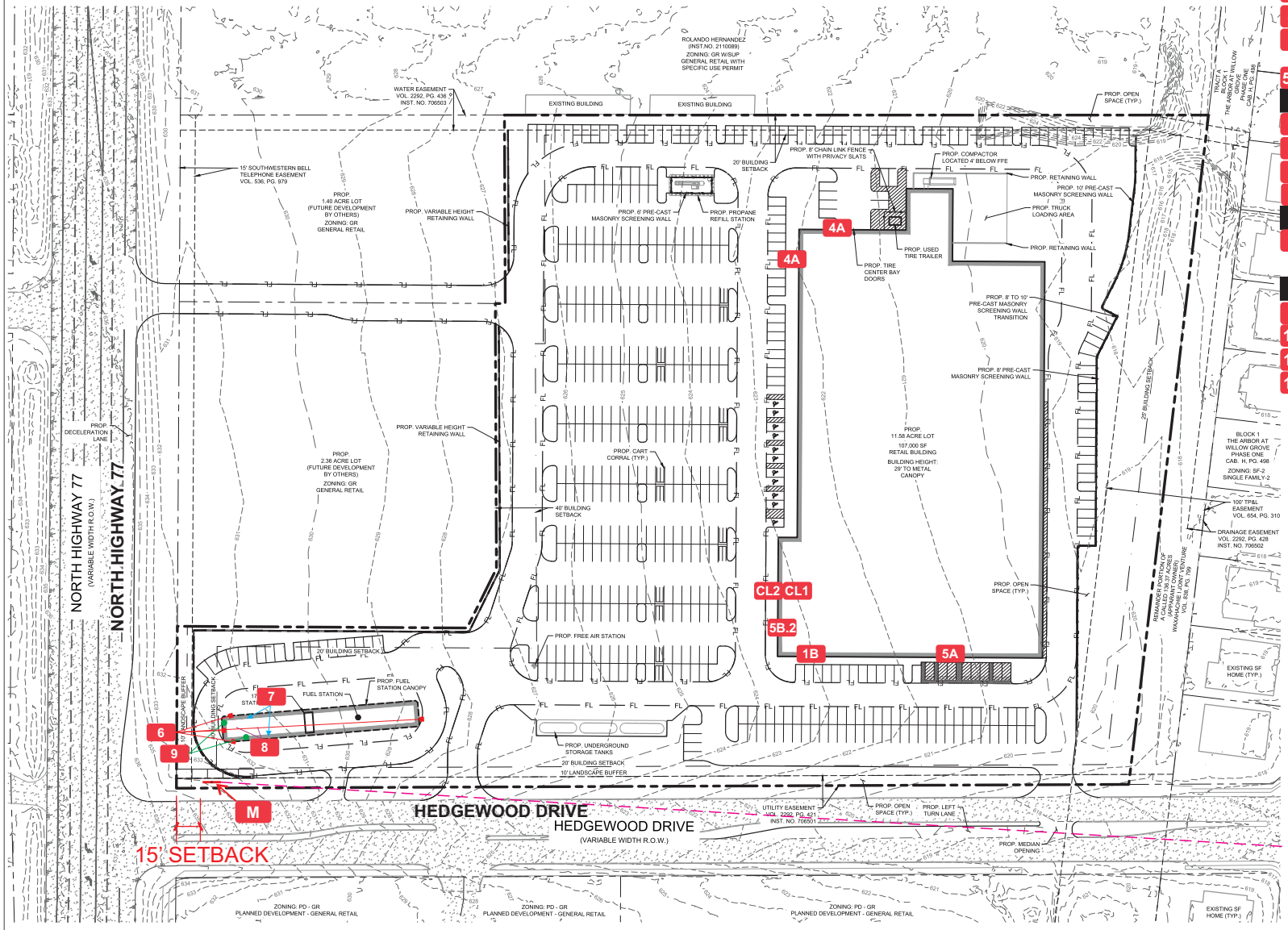
BJ's 252
US-77 & Hedgewood Dr,
Waxahachie, TX 75165

CUMMINGS

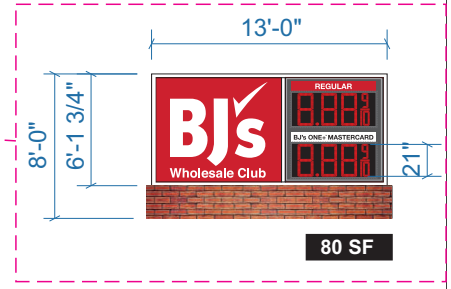
EXHIBIT F - SIGNAGE PLAN

Item 17&18

SITEPLAN



	QTY.	WALL SIGNS	SQ. FT.
CL1	1	BJ's MAIN ID - CH. LTRS.	245
CL2	1	Wholesale Club Ch Ltrs	44
1B	1	BJ's MAIN ID - CH. LTRS. BKR	86
4A	2	BJ's Tires, Service & Propane	68
5A	1	Curbside Pickup Here	96.25
5B.2	1	Curbside Pickup	19.30
		FUEL CENTER	
6	4	GAS CANOPY SIGN	22.2
7	2	CLEARANCE VINYL	1.8
8	2	4-SIDED DIESEL VINYL SIGN	3
9	2	FUEL CANOPY PRICE SIGN	28.1
		GROUND SIGNS	
M	1	MONUMENT	80
		*placement to be determined	
		TEMP SIGNS	
15	1	POST & PANEL TEMP SIGN	32
16A	1	BANNER	32
16B	1	GAS BANNER	32
16C	1	NOW OPEN BANNER	112



CUMMINGS

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CUSTOMER APPROVAL:

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Rev. #3	09/05/24	aaaj	Rev. #6		

BJ's 252
US-77 & Hedgewood Dr,
Waxahachie, TX 75165

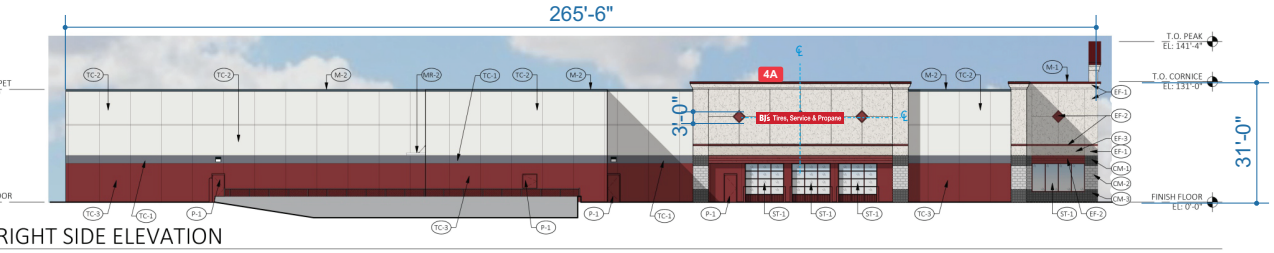
DRAWING NO: 1379468263.05

ARTIST: AAAJ DATE: 07/10/24

SHEET: 2 OF 19

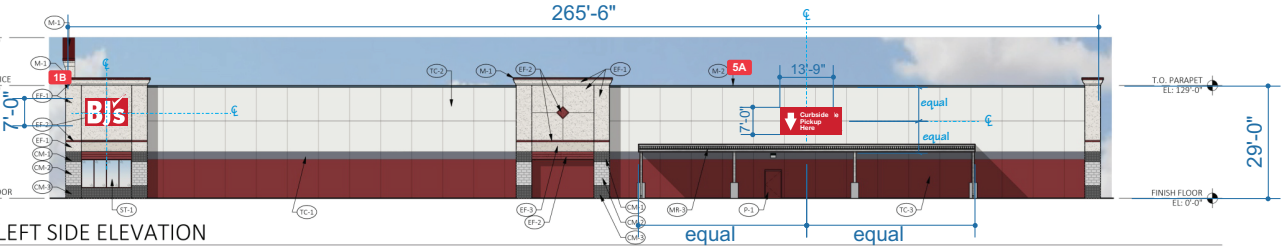
EXHIBIT F - SIGNAGE PLAN

Item 17&18



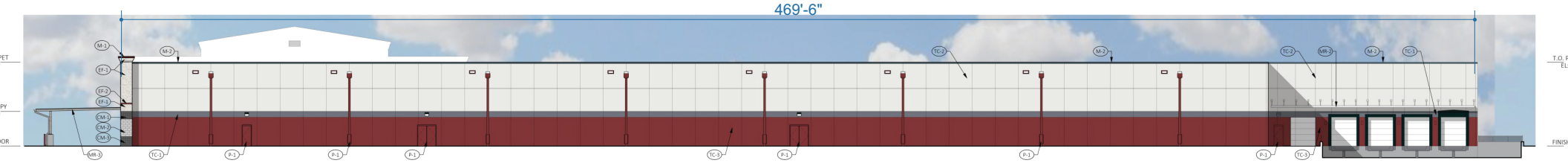
RIGHT SIDE ELEVATION

Scale: 1/32" = 1'-0"



LEFT SIDE ELEVATION

Scale: 1/32" = 1'-0"



REAR ELEVATION

Scale: 1/32" = 1'-0"



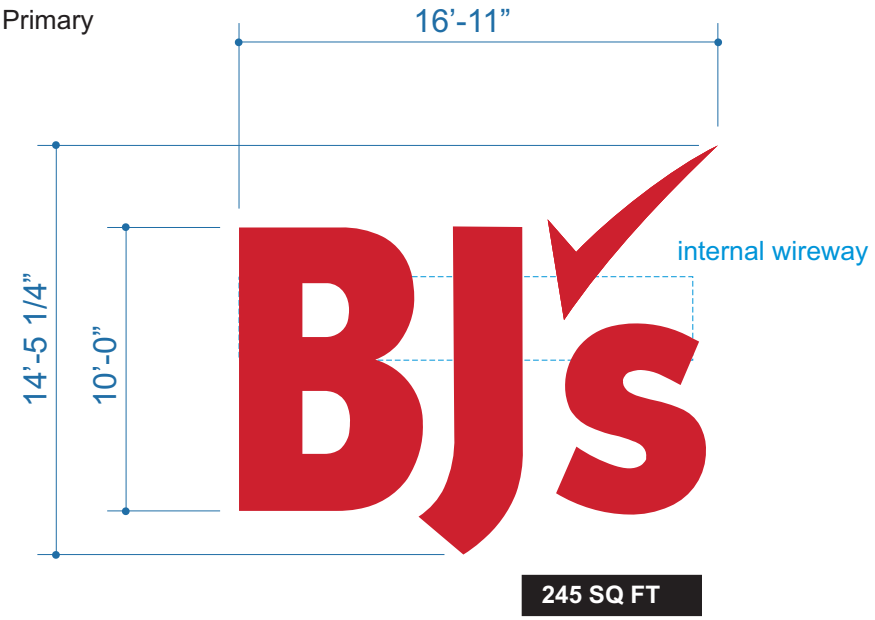
FRONT ELEVATION

Scale: 1/32" = 1'-0"

EXHIBIT F - SIGNAGE PLAN

Item 17&18 **CHANNEL LETTERS MAIN BRAND SIGN**

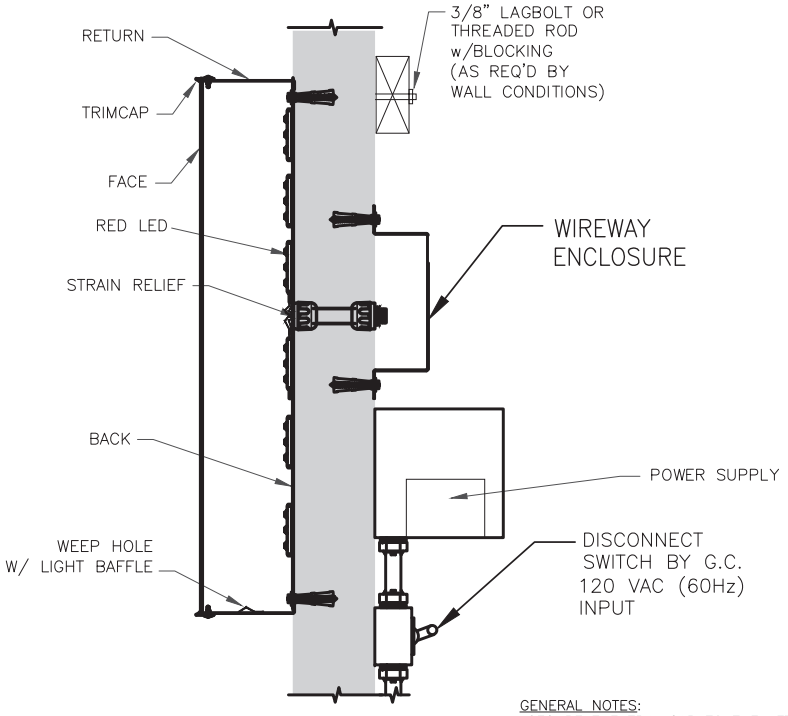
CL1A Primary



ILLUMINATED CHANNEL LETTERS

- 3M 3730-53L Cardinal Red Faces
- White Returns
- White Trimcap





SECTION DETAIL
SCALE: NTS (REFERENCE ONLY)
EQUIPMENT GROUNDED

COLOR NOTES:
(PAINT ALL INTERIOR SURFACES W/ LIGHT ENHANCEMENT PAINT)

LETTERS:

FACE – .177" #7328 WHITE POLYCARBONATE W/
1ST SURFACE 3M 3730-53L RED VINYL

RETURN – .040" X 5.33" ALUM COIL, WHITE
TRIMCAP – 1" JEWELITE, WHITE
(*ATTACH W/ SCREWS EVERY 12" MAX*)
BACK – .090" ALUMINUM
ILLUMINATION – FACELIT W/ GEMX24RD-W1 RED LEDS

ELECTRICAL NOTES:
TOTAL AMPS – 2.2A
TOTAL CIRCUITS – 1 20A REQUIRED
VOLTS – 120V

THIS SIGN WILL BE UL OR cUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. ϕ1/4" DRAIN @ 4' ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION

UL LISTED

GENERAL NOTES:
*SECURE THE TRIM CAP TO THE LETTER RETURN WITH AT LEAST (4) #8 SCREWS SPACED NO GREATER THAN 12"
*ATTACH TO WALL WITH LAG SCREWS OR THREADED ROD AS REQUIRED BY WALL CONDITIONS

CUMMINGS
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CUSTOMER APPROVAL:

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Rev. #3	09/05/24	aaaj
Rev. #4	09/06/24	aaaj
Rev. #5	09/16/24	aaaj
Rev. #6		

BJ's 252
US-77 & Hedgewood Dr,
Waxahachie, TX 75165

DRAWING NO: 1379468263.05
ARTIST: AAAJ DATE: 07/10/24
SHEET: 4 OF 19

EXHIBIT F - SIGNAGE PLAN

Item 17&18 **CHANNEL LETTERS MAIN BRAND SIGN**

ILLUMINATED CHANNEL LETTERS

- 3M 3730-53L Cardinal Red Faces
- White Returns
- White Trimcap

CL2A Primary

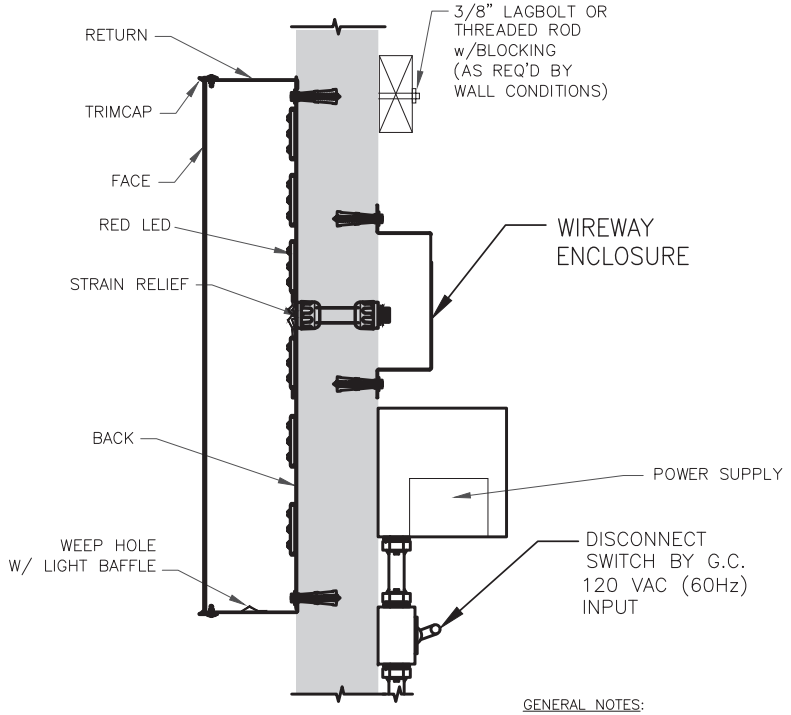
22'-0"

2'-0"

WHOLESALE CLUB



44 SQ FT



SECTION DETAIL
SCALE: NTS (REFERENCE ONLY)
EQUIPMENT GROUNDED

COLOR NOTES:
(PAINT ALL INTERIOR SURFACES W/ LIGHT ENHANCEMENT PAINT)

LETTERS:

FACE – .177" #7328 WHITE POLYCARBONATE W/
1ST SURFACE 3M 3730-53L RED VINYL

RETURN – .040" X 5.33" ALUM COIL, WHITE
TRIMCAP – 1" JEWELITE, WHITE
(*ATTACH W/ SCREWS EVERY 12" MAX*)
BACK – .090" ALUMINUM
ILLUMINATION – FACELIT W/ GEMX24RD-W1 RED LEDS

ELECTRICAL NOTES:
TOTAL AMPS – 1.2A
TOTAL CIRCUITS – 1 20A REQUIRED
VOLTS – 120V

THIS SIGN WILL BE UL OR cUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. ϕ1/4" DRAIN @ 4' ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION

UL LISTED

GENERAL NOTES:
*SECURE THE TRIM CAP TO THE LETTER RETURN WITH AT LEAST (4) #8 SCREWS SPACED NO GREATER THAN 12"
*ATTACH TO WALL WITH LAG SCREWS OR THREADED ROD AS REQUIRED BY WALL CONDITIONS

CUMMINGS
THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

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Rev. #4	09/06/24	aaaj
Rev. #5	09/16/24	aaaj
Rev. #6		

BJ's 252
US-77 & Hedgewood Dr,
Waxahachie, TX 75165

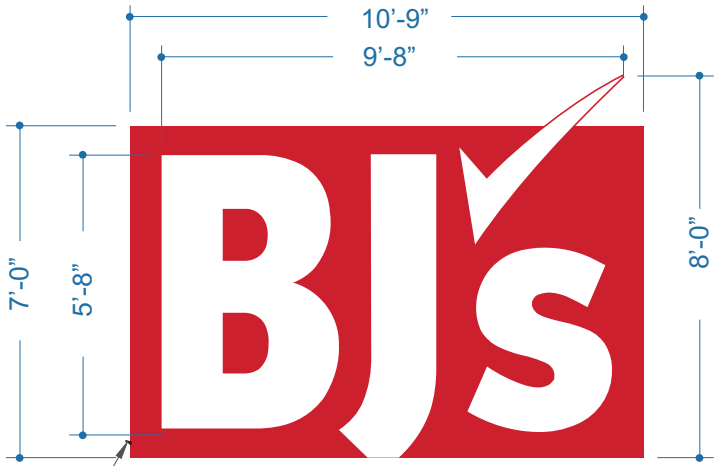
DRAWING NO: 1379468263.05
ARTIST: AAAJ DATE: 07/10/24
SHEET: 5 OF 19

EXHIBIT F - SIGNAGE PLAN

Item 17&18

7’-0” MAIN BRAND SIGN

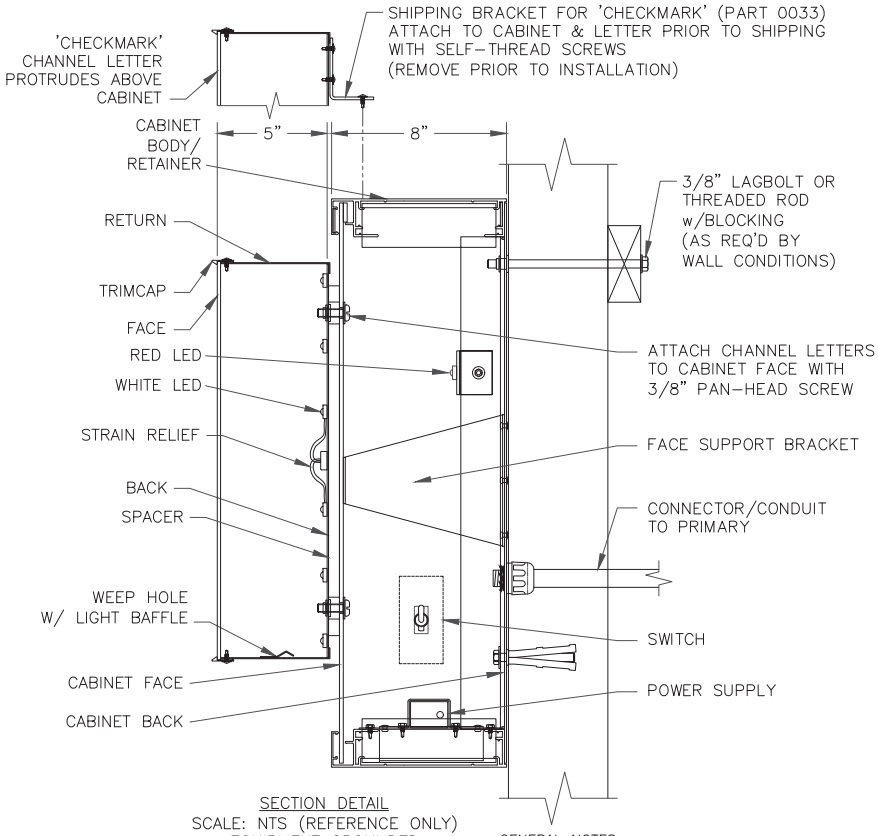
1B



86.1 SQ FT

ILLUMINATED CHANNEL LETTERS
ON ILLUMINATED BACKER CABINET

- 3M 3730-53L Cardinal Red
- PANTONE 200 C
- White



SECTION DETAIL
SCALE: NTS (REFERENCE ONLY)
EQUIPMENT GROUNDED

COLOR NOTES:
(PAINT ALL INTERIOR SURFACES W/ LIGHT ENHANCEMENT PAINT)

CABINET:
BODY – ALUM EXTRUSION, PAINT TO MATCH PMS 200 RED
RETAINERS – ALUM EXTRUSION, PAINT TO MATCH PMS 200 RED
FACE – .177” #7328 WHITE POLYCARBONATE W/
1ST SURFACE 3M 3730-53L RED VINYL
REGISTRATION MARK – 3M 3635-20B WHITE BLOCKOUT FILM
BACK – .090” ALUMINUM
ILLUMINATION – FACELIT W/ GEMX24RD-W1 RED LEDS

LETTERS:
FACE – .177” #7328 WHITE POLYCARBONATE
RETURN – .040” X 5.33” ALUM COIL, PAINT WHITE
TRIMCAP – 1” JEWELITE, PAINT TO MATCH PMS 200 RED
(*ATTACH W/ SCREWS EVERY 12” MAX*)
BACK – .063” ALUMINUM
ILLUMINATION – FACELIT W/ GEMX2471-W1 WHITE LEDS

ELECTRICAL NOTES:
TOTAL AMPS – 2.2A
TOTAL CIRCUITS – 1 20A REQUIRED
VOLTS – 120V

THIS SIGN WILL BE UL OR cUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. ϕ1/4” DRAIN @ 4’ ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2” ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION

UL LISTED

GENERAL NOTES:
*SECURE THE TRIM CAP TO THE LETTER RETURN WITH AT LEAST (4) #8 SCREWS SPACED NO GREATER THAN 12”
*ATTACH TO WALL WITH LAG SCREWS OR THREADED ROD AS REQUIRED BY WALL CONDITIONS

CUMMINGS

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BJ’s 252
US-77 & Hedgewood Dr,
Waxahachie, TX 75165

DRAWING NO: 1379468263.05
ARTIST: AAAJ DATE: 07/10/24
SHEET: 6 OF 19

EXHIBIT F - SIGNAGE PLAN

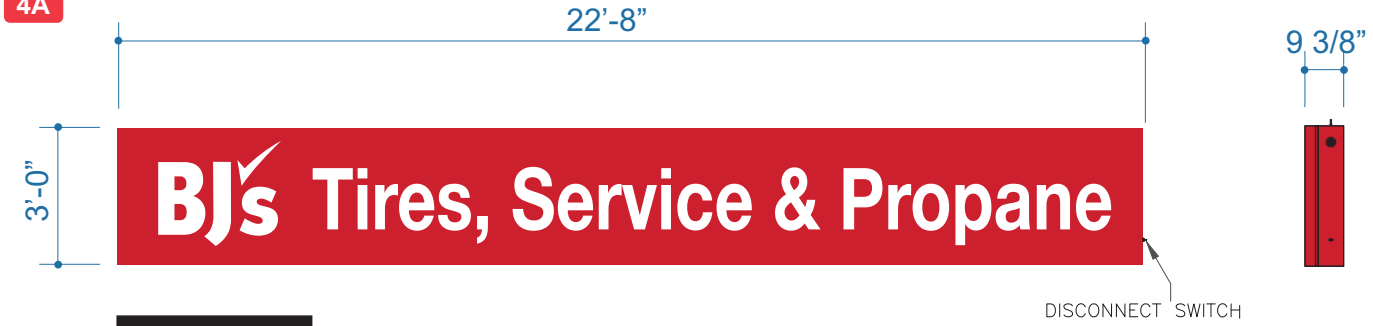
Item 17&18

FLEX FACE CABINET

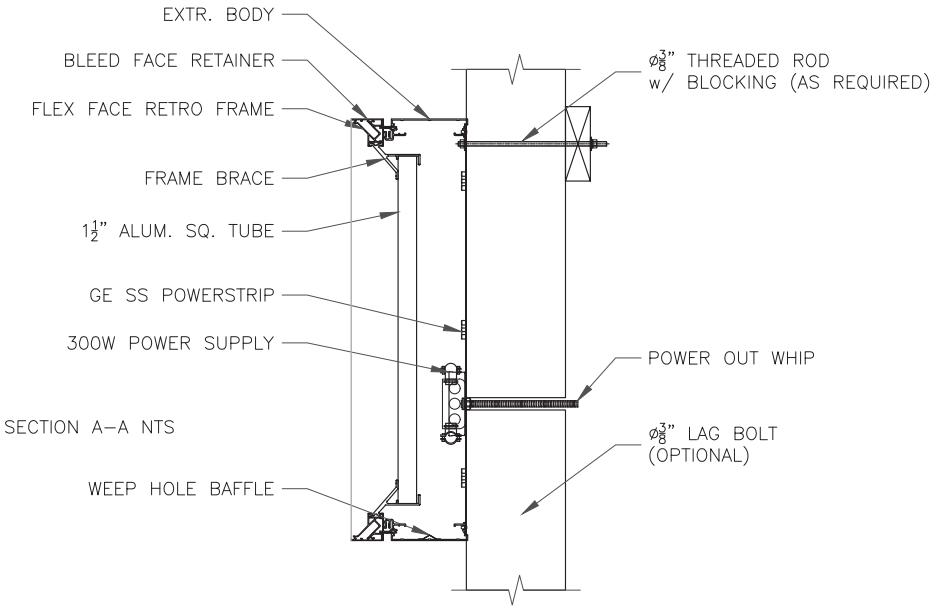
SINGLE FACED CABINET
ILLUMINATED

- 3M 3730-53L Cardinal Red
- PANTONE 200 C
- White

4A



68 SQ FT



SECTION A–A NTS

COLOR NOTES:
CABINET/ RETAINER: PAINTED RED
(SEMI GLOSS)
PAINT INSIDE CAB. LEP WHITE
FACE: PANAGRAPHICSIII FLEX FACE
COPY: WEED OUT WHITE
BKG'D: 3M 3730–53L RED VINYL

ELECTRICAL NOTES:
TOTAL AMPS – 2.50A
TOTAL CIRCUITS – 1 20A REQUIRED
VOLTS – 120V–277V
THIS SIGN WILL BE UL OR cUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. ø1/4" DRAIN @ 4" ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION

UL LISTED

CUMMINGS

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Rev. #6		

BJ's 252
US-77 & Hedgewood Dr,
Waxahachie, TX 75165

DRAWING NO: 1379468263.05

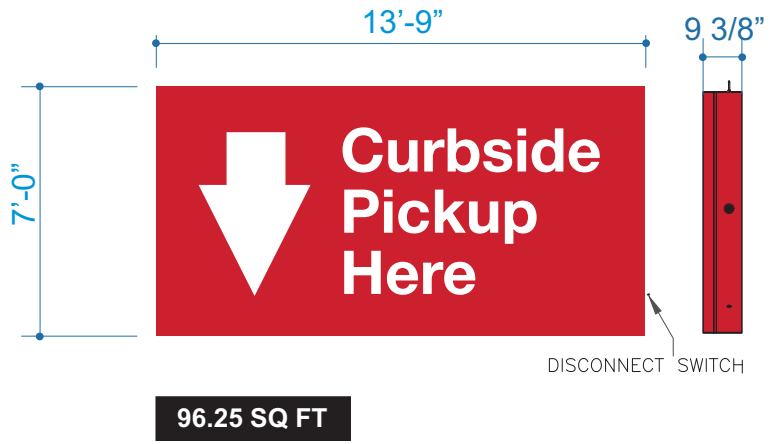
ARTIST: AAAJ DATE: 07/10/24

SHEET: 7 OF 19

EXHIBIT F - SIGNAGE PLAN

Item 17&18 — **FLEX FACE CABINET**

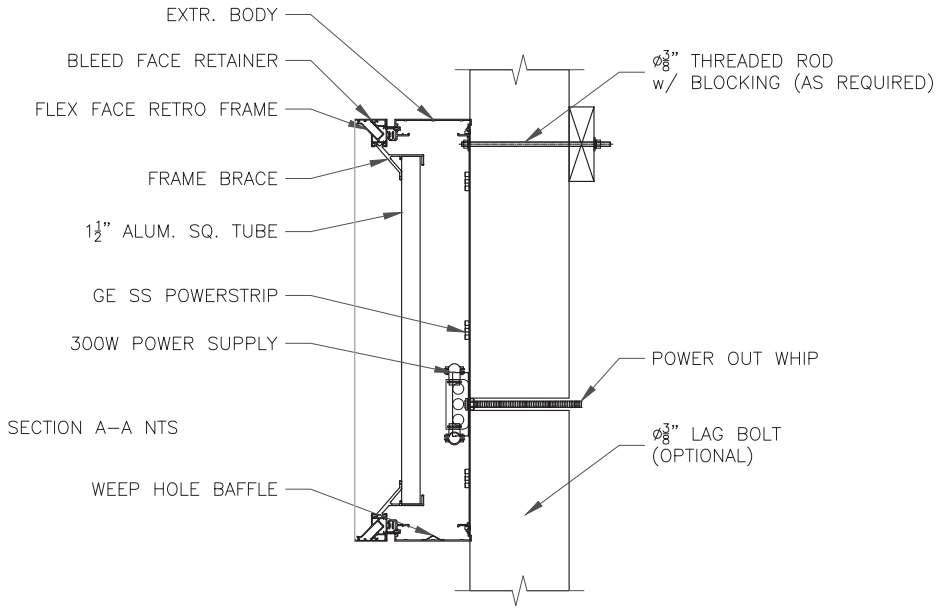
5A



96.25 SQ FT

SINGLE FACED CABINET
ILLUMINATED

- 3M 3730-53L Cardinal Red
- PANTONE 200 C
- White



SECTION A–A NTS

COLOR NOTES:
CABINET/ RETAINER: PAINTED RED
(SEMI GLOSS)
PAINT INSIDE CAB. LEP WHITE
FACE: PANAGRAPHICSIII FLEX FACE
COPY: WEED OUT WHITE
BKG'D: 3M 3730–53L RED VINYL

ELECTRICAL NOTES:
TOTAL AMPS – 2.50A
TOTAL CIRCUITS – 1 20A REQUIRED
VOLTS – 120V–277V
THIS SIGN WILL BE UL OR cUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. ϕ1/4" DRAIN @ 4" ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION

UL LISTED

CUMMINGS

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Rev. #6		

BJ's 252
US-77 & Hedgewood Dr,
Waxahachie, TX 75165

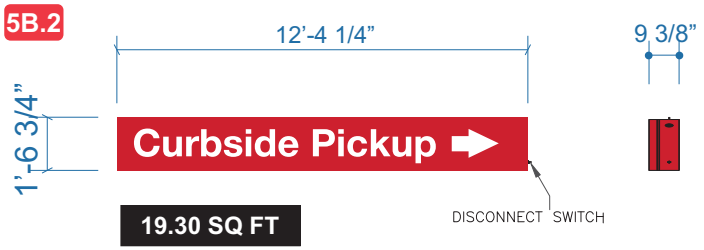
DRAWING NO: 1379468263.05
ARTIST: AAAJ DATE: 07/10/24
SHEET: 8 OF 19

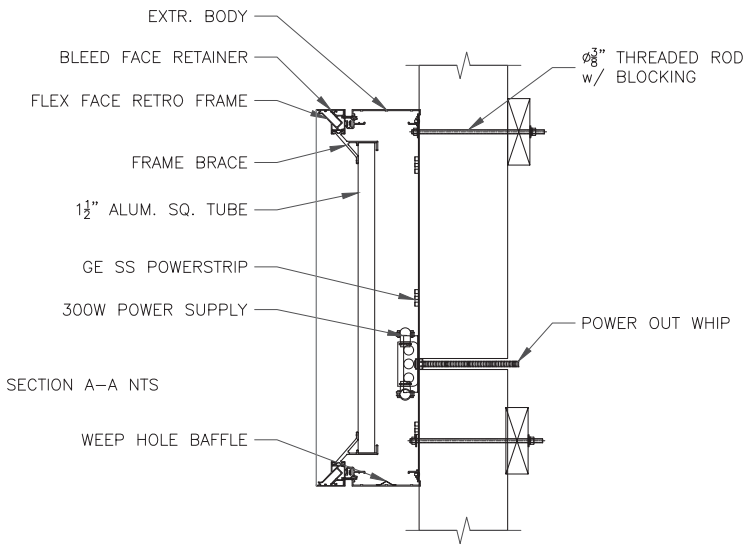
EXHIBIT F - SIGNAGE PLAN

Item 17&18 — **FLEX FACE CABINET**

SINGLE FACED CABINET
ILLUMINATED

- 3M 3730-53L Cardinal Red
- PANTONE 200 C
- White





SECTION A–A NTS

COLOR NOTES:
CABINET/ RETAINER: PAINTED RED
(SEMI GLOSS)
PAINT INSIDE CAB. LEP WHITE
FACE: PANAGRAPHICSIII FLEX FACE
COPY: WEED OUT WHITE
BKG'D: 3M 3730–53L RED VINYL

ELECTRICAL NOTES:
TOTAL AMPS – 2.50A
TOTAL CIRCUITS – 1 20A REQUIRED
VOLTS – 120V–277V
THIS SIGN WILL BE UL OR cUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. Ø1/4" DRAIN @ 4' ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION

UL LISTED

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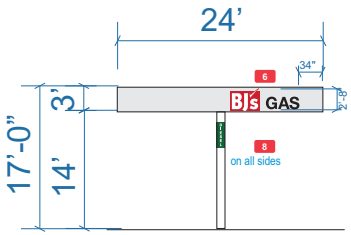
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SHEET: 9 OF 19

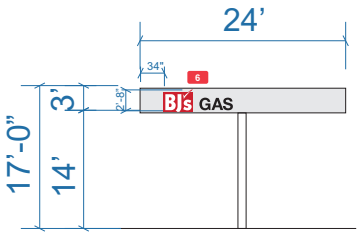
EXHIBIT F - SIGNAGE PLAN

Item 17&18

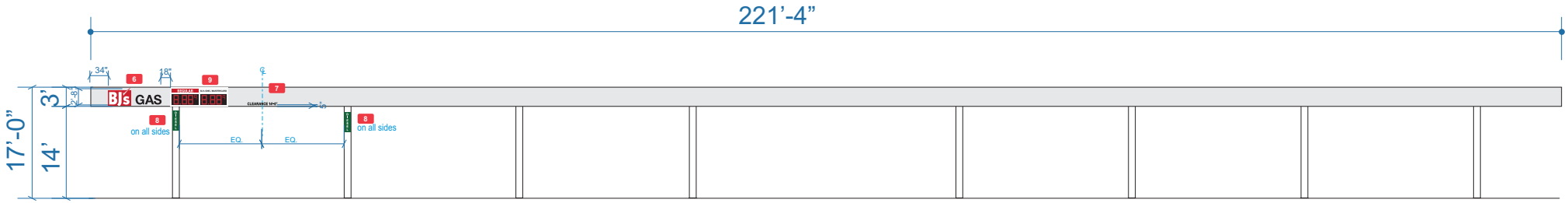
GAS CANOPY ELEVATIONS



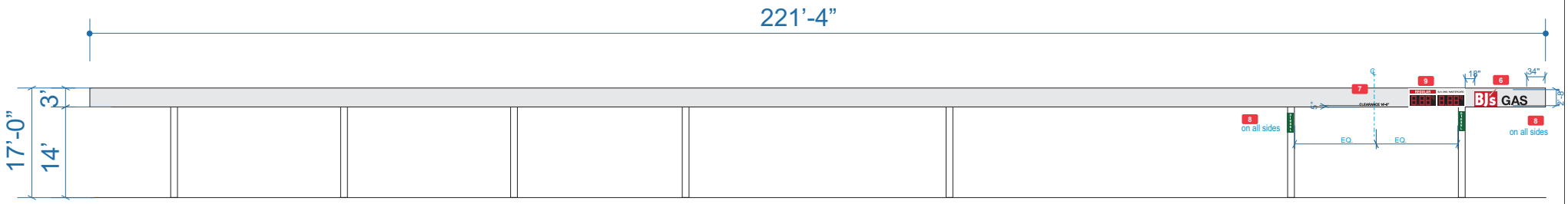
FRONT - HWY 77



REAR



RIGHT - HEDGEWOOD



LEFT

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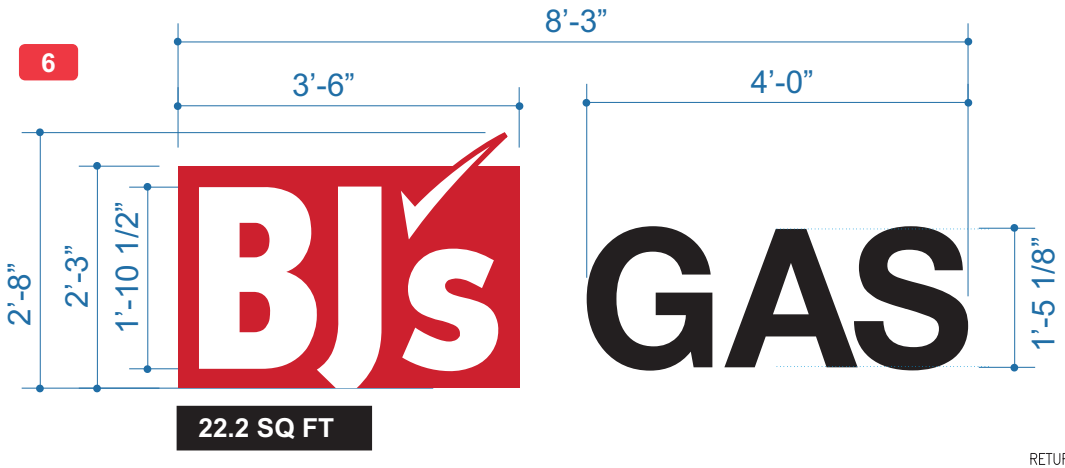
SHEET: 10 OF 19

EXHIBIT F - SIGNAGE PLAN

Item 17&18

ERS ON BACKER PANEL - FUEL CANOPY

6



ILLUMINATED CHANNEL LETTERS
ON ILLUMINATED BACKER CABINET
GAS CHANNEL LETTERS

- 3M 3730-53L Cardinal Red
- PANTONE 200 C
- White
- 3M Day/Night Film

COLOR NOTES:
(PAINT ALL INTERIOR SURFACES W/ LIGHT ENHANCEMENT PAINT)

CABINET:
BODY/RETURN – .125" ALUM, PAINT TO MATCH PMS 200 RED
RETAINERS – .125" ALUM, PAINT TO MATCH PMS 200 RED
FACE – .150" #7328 WHITE POLYCARBONATE W/
1ST SURFACE 3M 3730-53L RED VINYL
REGISTRATION MARK – 3M 3635-20B WHITE BLOCKOUT FILM
ILLUMINATION – FACELIT W/ GEMX24RD-W1 RED LEDS

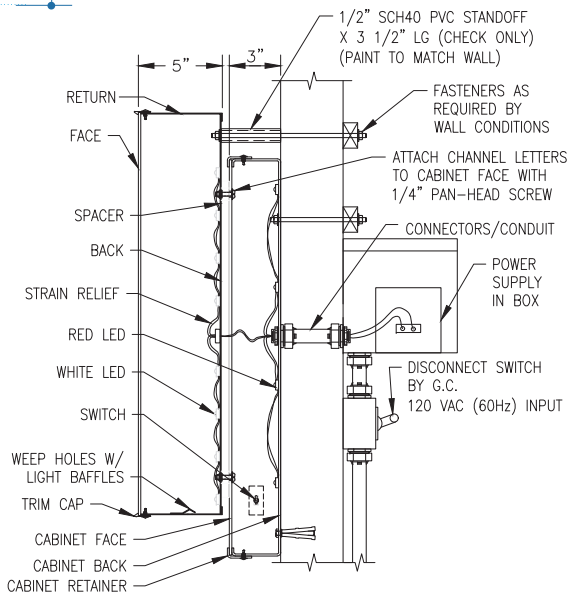
LETTERS 'BJs':
FACE – .150" #7328 WHITE POLYCARBONATE
RETURN – .040" X 5.33" ALUM COIL, PAINT WHITE
TRIMCAP – 1" JEWELITE, PAINT TO MATCH PMS 200 RED
BACK – 3mm WHITE ACM
ILLUMINATION – FACELIT W/ GEMX2471-W1 WHITE LEDS

LETTERS 'GAS':
FACE – .150" #7328 WHITE POLYCARBONATE W/
1ST SURFACE 3M 3635-222 DAY/NIGHT VINYL
RETURN – .040" X 4.75" ALUM COIL, PAINT BLACK
TRIMCAP – 1" BLACK JEWELITE
BACK – 3mm WHITE ACM
ILLUMINATION – FACELIT W/ GEMX2471-W1 WHITE LEDS

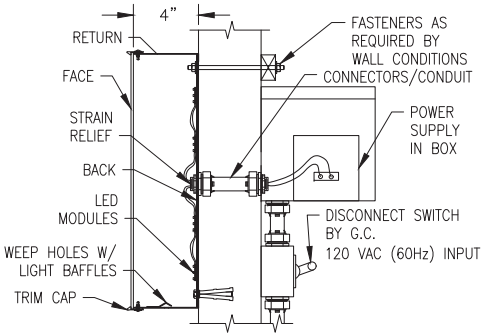
ELECTRICAL NOTES:
TOTAL AMPS – 1.1A
TOTAL CIRCUITS – 1 20A REQUIRED
VOLTS – 120V

THIS SIGN WILL BE UL OR cUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. ϕ1/4" DRAIN @ 4' ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION

UL LISTED



SECTION DETAIL – 'BJs' LETTERS/CABINET
EQUIPMENT GROUNDED
NOT TO SCALE



SECTION DETAIL 'GAS' LETTERS
EQUIPMENT GROUNDED
NOT TO SCALE

GENERAL NOTES:
SECURE THE TRIM CAP TO THE LETTER RETURN WITH AT LEAST (4) #8 SCREWS SPACED NO GREATER THAN
(A) 12" IF RETURN IS AT LEAST .031" THICK & LESS THAN .050" THICK
(B) 24" IF RETURN IS EQUAL TO OR GREATER THAN .050" THICK
ATTACH TO WALL WITH LAG SCREWS OR THREADED ROD AS REQUIRED BY WALL CONDITIONS

CUMMINS

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BJ's 252
US-77 & Hedgewood Dr,
Waxahachie, TX 75165

DRAWING NO:
1379468263.05
ARTIST: AAAJ DATE: 07/10/24
SHEET: 11 OF 19

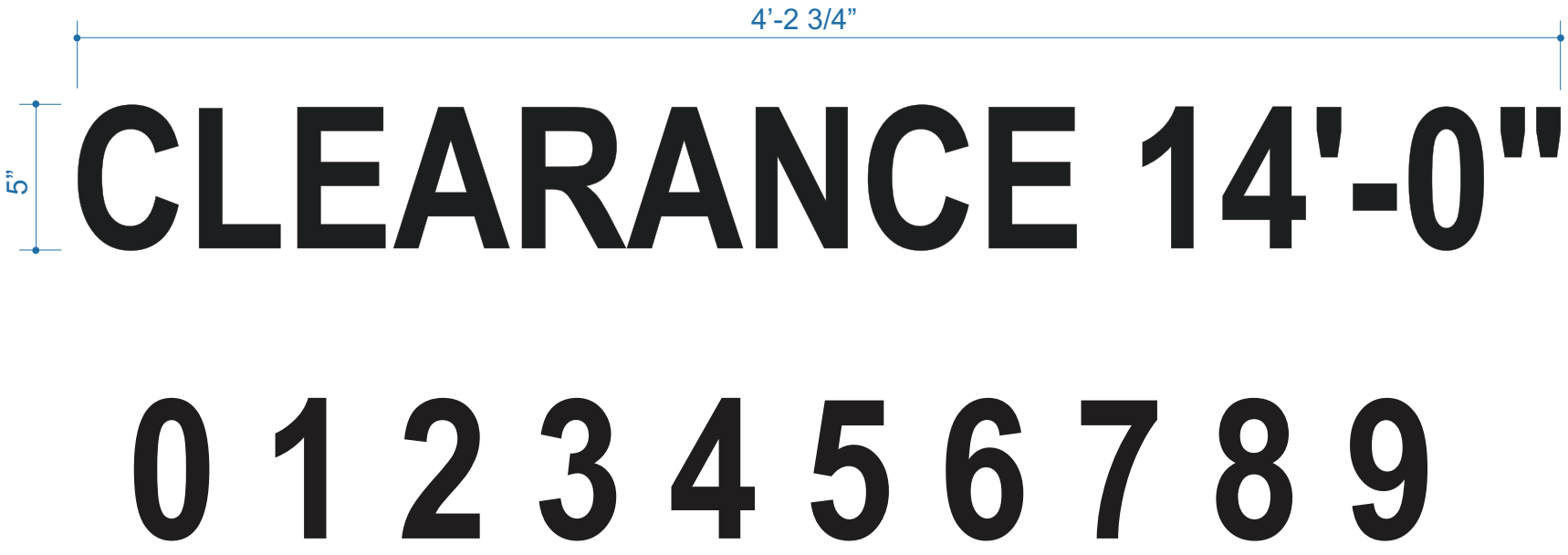
EXHIBIT F - SIGNAGE PLAN

Item 17&18 — **FUEL CANOPY REFLECTIVE VINYL**

- 1ST SURFACE VINYL APPLED TO FUEL CANOPY.
- CANOPY HEIGHT ABOVE GRADE TO BE VERIFIED.

3M BLACK REFLECTIVE VINYL

7



1.8 SQ. FT.

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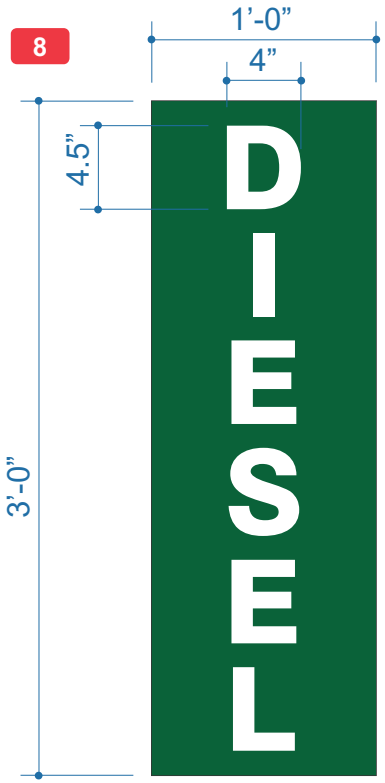
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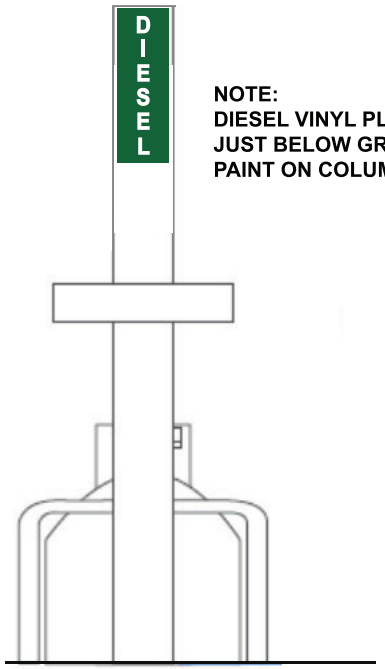
ARTIST: AAAJ DATE: 07/10/24

SHEET: 12 OF 19

EXHIBIT F - SIGNAGE PLAN

Item 17&18 **FUEL DISPENSER COLUMN VINYL**





NOTE:
DIESEL VINYL PLACEMENT JUST BELOW GRAY PAINT ON COLUMN

- VINYL DECAL TO BE PLACED ON EACH COLUMN SIDE.
- MEASUREMENTS TO BE VERIFIED.

PMS 349C

3.0 SQ. FT.

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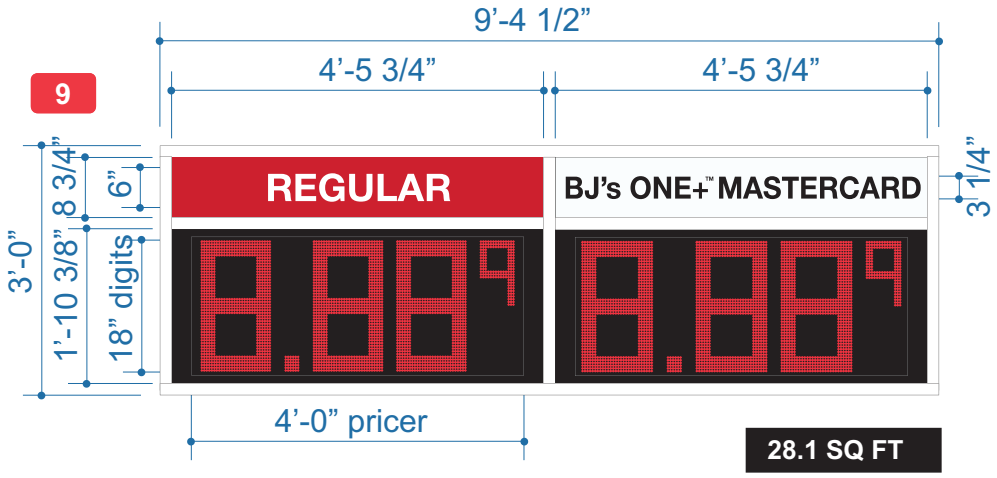
ARTIST: AAAJ DATE: 07/10/24

SHEET: 13 OF 19

EXHIBIT F - SIGNAGE PLAN

Item 17&18 **FUEL CANOPY PRICE SIGN**

requires 24/7 dedicated power for proper operation of digital price signs



LED Face Panel
Single Face Drop-In Type Cabinets
(2) 18" Character Height Red Digital Color
120 Volts

Note: canopy price signs are site specific

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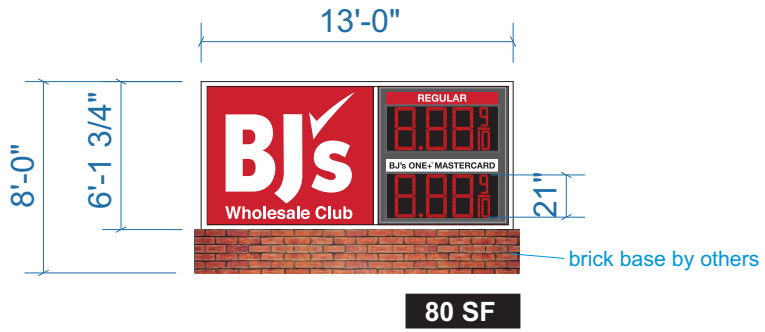
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DRAWING NO: 1379468263.05
ARTIST: AAAJ DATE: 07/10/24
SHEET: 14 OF 19

EXHIBIT F - SIGNAGE PLAN

Item 17&18 **MONUMENT**

M



GENERALSPECIFICATIONS

Pricers: Pan formed polycarbonate faces decorated With flat, 1st surface graphics.

Aluminum Cabinet
Benjamin Moore Super White
(#PM-1 or OC-152)

White LED illumination.

LED Face Panel
(2) Single Face
Red Digital Color
Provide 90-265V AC, 15 AMP Circuit for Power

COLOR SPECIFICATIONS

- 3M 3730-53L Red Vinyl /PMS 200
- 3M 3630-22 Black Vinyl
- White
- Benjamin Moore Super White (#PM-1 or OC-152)
- City Scape SW 7067

Colors and Materials to match Building

COLOR AND MATERIAL SCHEDULE

	TC-1	BENJAMIN MOORE "TROUT GRAY" #2124-20 ON CONCRETE WALL PANELS
	TC-2	BENJAMIN MOORE "GRAY OWL" #2137-60 ON CONCRETE WALL PANELS
	TC-3	BENJAMIN MOORE "RED ROCK" #2005-10 ON CONCRETE WALL PANELS
	CM-1	CENTER SCORED, GROUND FACE CMU - INTEGRAL COLOR TO MATCH EP HENRY #54N 'DARK GRAY'
	CM-2	SPLIT FACE CMU - INTEGRAL COLOR TO MATCH EP HENRY #509 SP 'SILVER GRAY'
	CM-3	CENTER SCORED, SPLIT FACE CMU - INTEGRAL COLOR TO MATCH EP HENRY #54N 'DARK GRAY'

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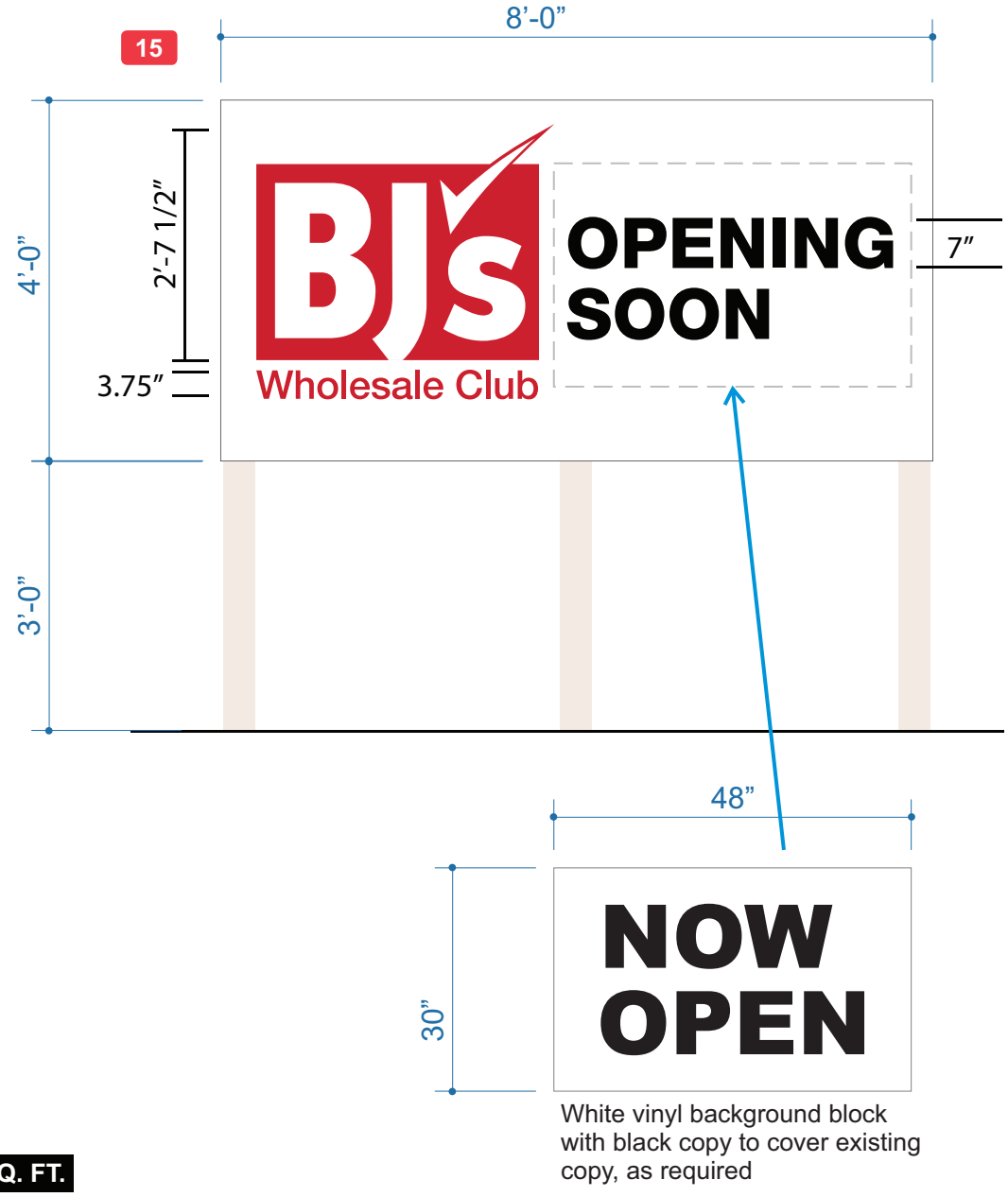
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SHEET: 15 OF 19

EXHIBIT F - SIGNAGE PLAN

Item 17&18 — **TEMPORARY POST & PANEL ROAD SIGN**

15

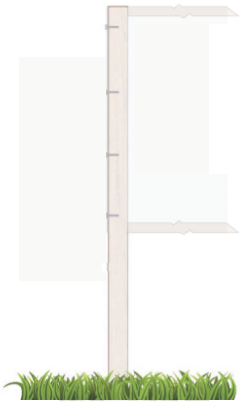


- 1/4” white Dibond panel with vinyl graphics applied to 1st surface.
- Mounting screws with fender washers to attach panel to wood posts.
- 4” x 4” wood posts painted SW flat, white exterior acrylic latex paint.

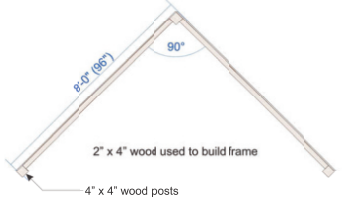
3M 3730-53L RED
BLACK
WHITE

Note: verify placement prior to install.

SIDE ELEVATION



TOP VIEW



White vinyl background block with black copy to cover existing copy, as required

32 SQ. FT.

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Waxahachie, TX 75165

DRAWING NO: 1379468263.05

ARTIST: AAAJ DATE: 07/10/24

SHEET: 16 OF 19

EXHIBIT F - SIGNAGE PLAN

Item 17&18 RARY BANNER -BJ'S WHOLESALE CLUB

16A



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

32 SQ FT

BANNER MATERIAL WITH VINYL OVERLAY
GROMMETS AS REQUIRED

- 3M 3730-53L Cardinal Red
- PANTONE 200 C
- White
- Black

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Waxahachie, TX 75165

DRAWING NO: 1379468263.05

ARTIST: AAAJ DATE: 07/10/24

SHEET: 17 OF 19

EXHIBIT F - SIGNAGE PLAN

Item 17&18 | **4X8 TEMPORARY BANNER -BJ'S GAS**

16B



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

32 SQ FT

BANNER MATERIAL WITH VINYL OVERLAY
GROMMETS AS REQUIRED

- 3M 3730-53L Cardinal Red
- PANTONE 200 C
- White
- Black
- Dark Gray to match SW7067

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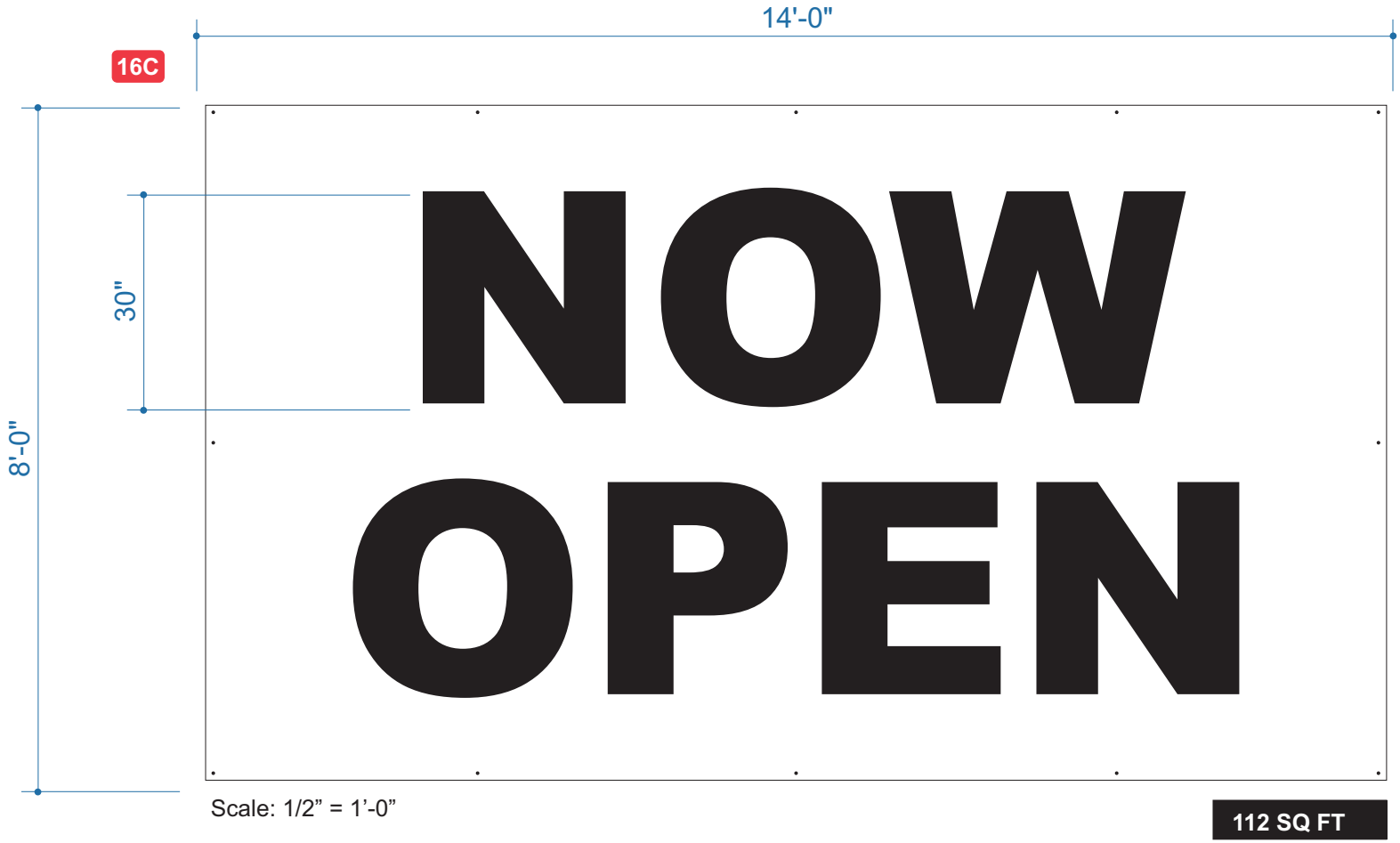
DRAWING NO: 1379468263.05

ARTIST: AAAJ DATE: 07/10/24

SHEET: 18 OF 19

EXHIBIT F - SIGNAGE PLAN

Item 17&18 **4X8 TEMPORARY BANNER - NOW OPEN**



Scale: 1/2” = 1’-0”

112 SQ FT

BANNER MATERIAL WITH VINYL OVERLAY
GROMMETS AS REQUIRED

White

Black

CUMMINGS

THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

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CUSTOMER APPROVAL:

DATE:

	DATE	BY
Rev. #1	07/18/24	aaaj
Rev. #2	08/15/24	aaaj
Rev. #3	09/05/24	aaaj
Rev. #4	09/06/24	aaaj
Rev. #5	09/16/24	aaaj
Rev. #6		

BJ’s 252
US-77 & Hedgewood Dr,
Waxahachie, TX 75165

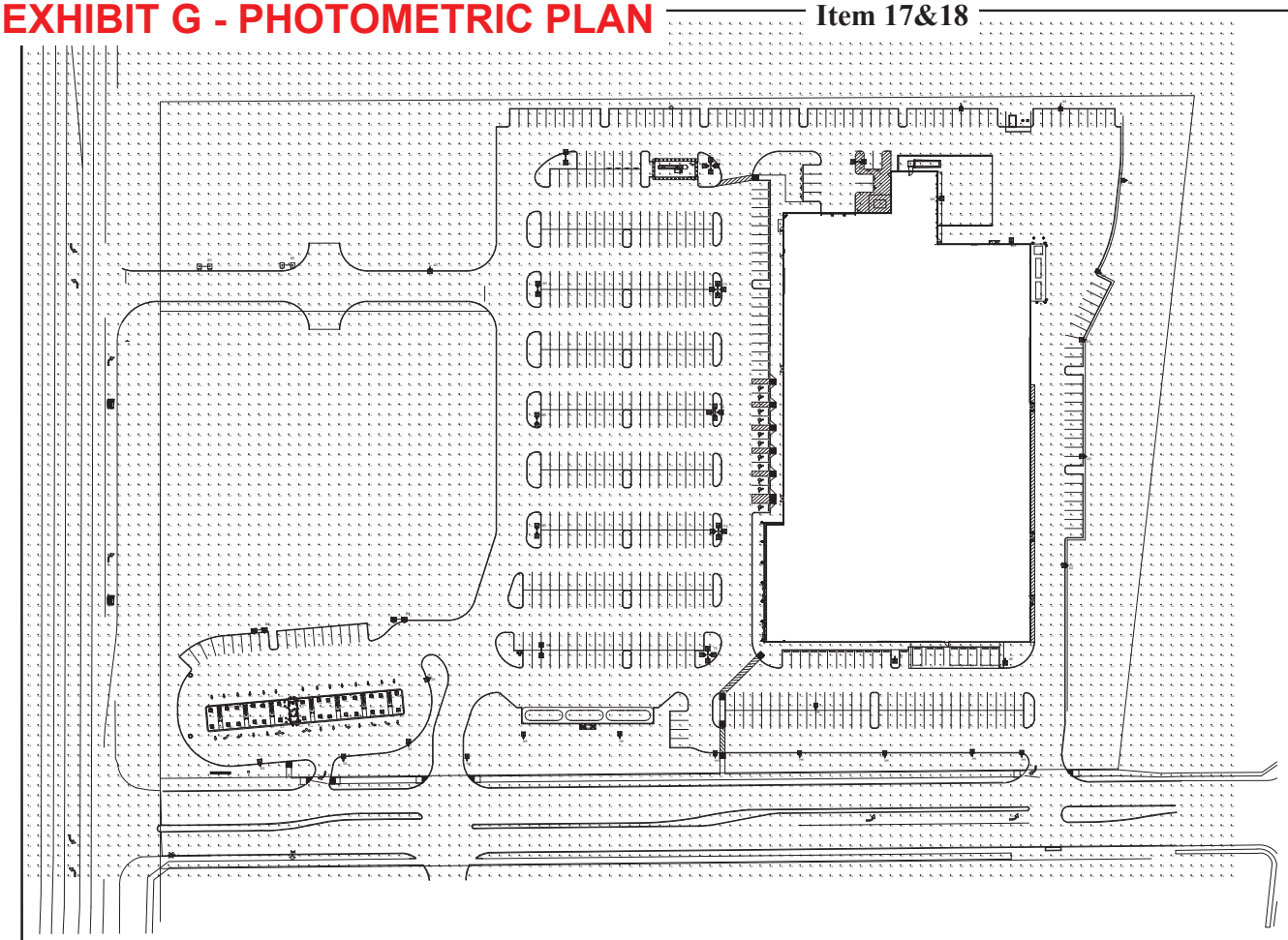
DRAWING NO: 1379468263.05

ARTIST: AAAJ DATE: 07/10/24

SHEET: 19 OF 19

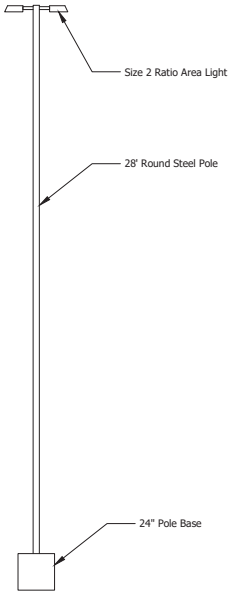
EXHIBIT G - PHOTOMETRIC PLAN

Item 17&18



Luminaire Schedule								
Symbol	Qty	Label	Mounting Height	LLF	Lum. Lumens	Lum. Watts	Description	BUG Rating
	4	A3	30' - 0" AFG	0.900	22283	240	VP-ST-2-72L-240-5K7-3-BC	B2-U0-G4
	4	A4	30' - 0" AFG	0.900	15693	240	VP-ST-2-72L-240-5K7-4W-HSS-BSS	B1-U2-G3
	3	A5	30' - 0" AFG	0.900	31104	280	VP-ST-3-108L-280-5K7-5QW	B5-U0-G5
	2	B3	30' - 0" AFG	0.900	29944	250	VP-ST-3-108L-250-5K7-3	B3-U0-G4
	2	B4	30' - 0" AFG	0.900	32462	280	VP-ST-3-108L-280-5K7-4W	B3-U0-G5
	6	B5	30' - 0" AFG	0.900	25451	240	VP-ST-2-72L-240-5K7-5QW	B5-U0-G4
	28	CL	12' - 0" AFG	0.900	22697	152	By Others	B4-U0-G2
	8	H4	25' - 0" AFG	0.900	10413	120	VP-ST-1-36L-120-5K7-4W-BC	B1-U0-G2
	1	M3	25' - 0" AFG	0.900	27232	280	VP-ST-3-108L-280-5K7-3-BC	B2-U0-G4
	2	S3	30' - 0" AFG	0.900	27232	280	VP-ST-3-108L-280-5K7-3-BC	B2-U0-G4
	1	S4	30' - 0" AFG	0.900	23510	250	VP-ST-3-108L-250-5K7-4W-BC	B1-U0-G4
	5	T5	30' - 0" AFG	0.900	31104	280	VP-ST-3-108L-280-5K7-5QW	B5-U0-G5
	2	W4	20' - 0" AFG	0.900	30002	250	VP-ST-3-108L-250-5K7-4W	B3-U0-G5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Under Fuel Canopy	Illuminance	Fc	73.96	94.5	46.1	1.60	2.05
Tire Center Parking	Illuminance	Fc	2.78	5.7	1.6	1.74	3.56
Residential Property Line	Illuminance	Fc	0.44	1.1	0.1	4.40	11.00
Recieving Area	Illuminance	Fc	5.44	8.2	1.8	3.02	4.56
Rear Parking	Illuminance	Fc	2.73	4.3	0.4	6.83	10.75
Rear Entry Drive	Illuminance	Fc	0.93	1.8	0.2	4.65	9.00
Rear Drive Lane	Illuminance	Fc	2.58	6.2	0.9	2.87	6.89
Property Line	Illuminance	Fc	0.48	4.6	0.0	N.A.	N.A.
Pavement Perimeter	Illuminance	Fc	2.98	7.5	1.2	2.48	6.25
Parking Field	Illuminance	Fc	3.30	15.1	1.2	2.75	12.58
Overall Area	Illuminance	Fc	1.62	65.6	0.0	N.A.	N.A.
Member Entrance Area	Illuminance	Fc	5.07	15.2	2.1	2.41	7.24
Fueling Area	Illuminance	Fc	12.22	61.3	1.8	6.79	34.06
Fuel Entry Drive	Illuminance	Fc	4.60	9.4	0.6	7.67	15.67
Entry Drive 2	Illuminance	Fc	5.48	11.3	2.0	2.74	5.65
Entry Drive 1	Illuminance	Fc	4.33	6.7	0.7	6.19	9.57
Employee Parking	Illuminance	Fc	2.07	3.6	0.4	5.18	9.00



60 0 30 60 120 240

1 Inch = 60 - FT.

1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO CURRENT. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

TITLE:

BJ;S WHOLESALE
WAXAHACHIE, TX
SITE PHOTOMETRIC PLANS

REVISED FROM DRAWING NUMBER(S):	
R1: 07/17/24	R6: 10/18/24
R2: 09/03/24	R7: 10/25/24
R3: 09/14/24	
R4: 09/15/24	

Current ID

DN BY: DHK	DATE: 07/12/24	CHK BY: N/A
REV. BY: DHK	DATE: 10/25/24	SCALE: AS NOTED
QUOTE: N/A	DRAWING / DESIGN NO.: A241482AR7	

EXHIBIT G - PHOTOMETRIC PLAN

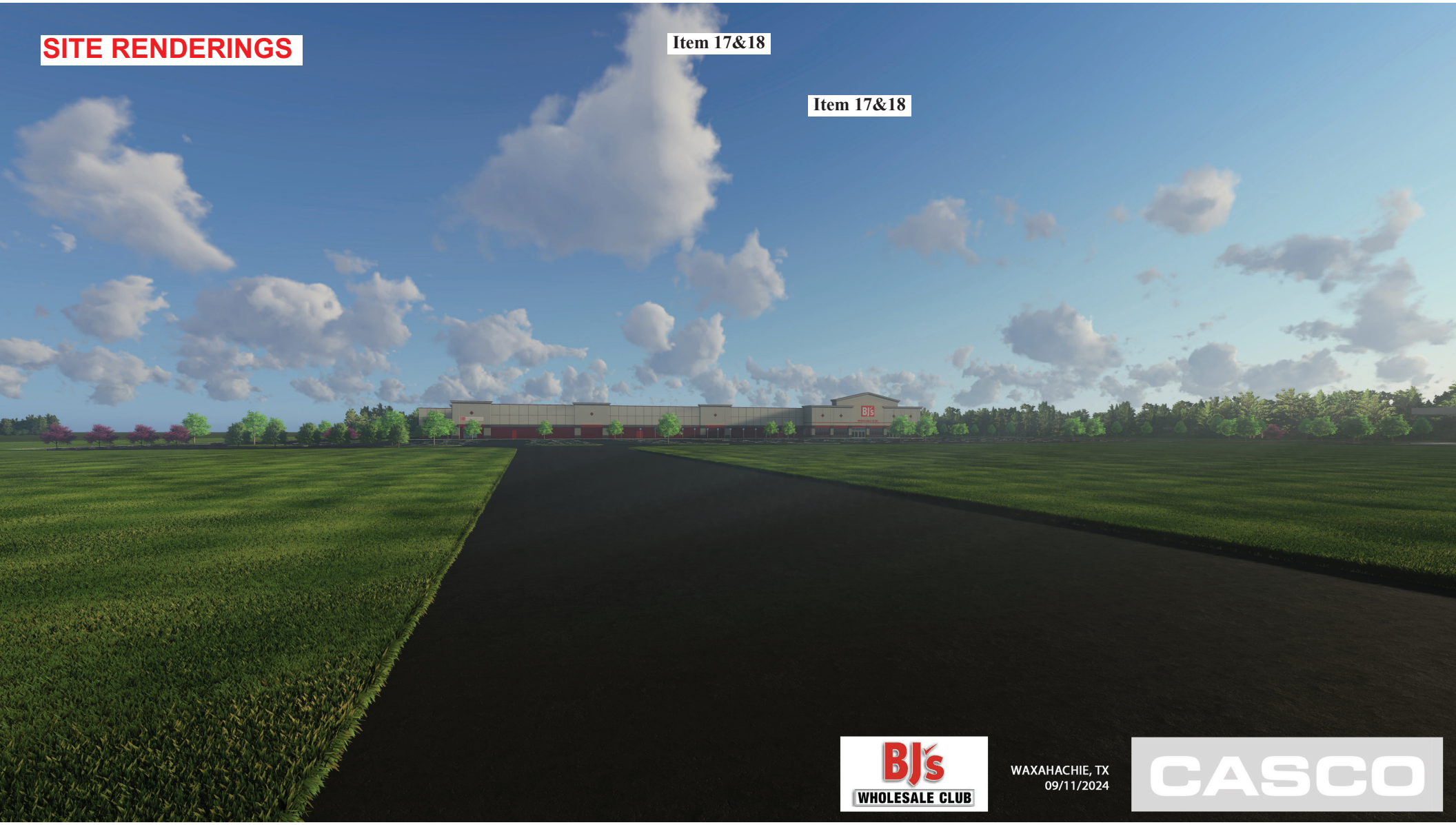
Item 17&18



SITE RENDERINGS

Item 17&18

Item 17&18



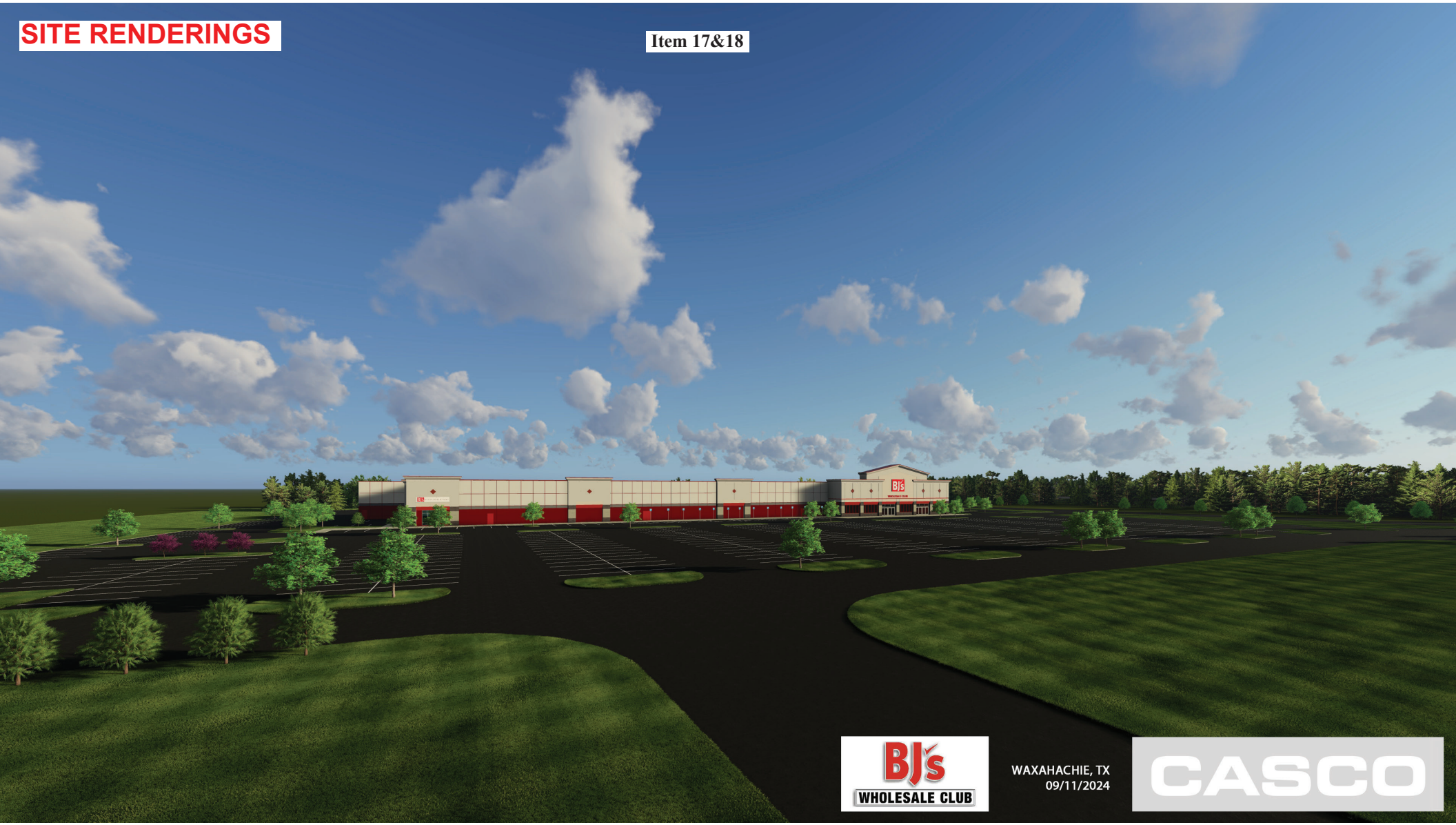
BJ's WHOLESALE CLUB

WAXAHACHIE, TX
09/11/2024

CASCO

SITE RENDERINGS

Item 17&18



SITE RENDERINGS

Item 17&18



SITE RENDERINGS

Item 17&18



BJ's WHOLESALE CLUB

WAXAHACHIE, TX
09/11/2024

CASCO