A G E N D A

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on ***Tuesday, January 14, 2025 at 7:00 p.m***.

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

1. Call to Order

2. Invocation

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

4. ***Consent Agenda***

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

   a. Minutes of the regular Planning & Zoning Commission meeting of December 9, 2024
   b. Consider a request by Anh Dao, for a Replat of Lot 2B2, Block A of the Park Place Professional Center, to create Lot 2B2-1, Block A, and Lot 2B2-2, Block A of the Park Place Professional Center, 2 non-residential lots, being 3.578 acres, located at 105 Park Place Ct., (Property ID 247585) – Owner: Snow Peach Legacy Family Holding Spendthrift Trust, (SUB-229-2024)
   c. Consider a request by Cody Jackson, for a Replat of Lot 4-6, Block 6 of the Temple Addition, to create Lots 4R and 5R. Block 6 of the Temple Addition, 2 residential lots, being 0.305 acres, located at 607 N. Getzendaner Street (Property ID 175926) – Owner: Juneo Holdings LLC (SUB-230-2024)
   d. Consider a request by Tim Jackson, Texas Realty Capture & Surveying, LLC, for a Replat of Lot 2R of the Broadhead Road Sports Complex Addition, 1 lot, being 19.662 acres, located at 265 Broadhead Road (Property ID 211021)– Owner: Waxahachie ISD (SUB-234-2024)

e. Consider a request by Tim Jackson, TXRCS, for a Plat of Waxahachie ISD HS #2, being 129.479 acres, located approximately 0.5-miles south of 135 Park Hills Drive, situated in the S. Durrett Survey, Abstract 272, the J. Harris Survey, Abstract 430, the T. Lobar Survey, Abstract 651, and the W. Stewart Survey, Abstract 956, an addition to the City of Waxahachie (Property ID 294908) – Owner: Waxahachie ISD (SUB-233-2024)
f. Consider a request by Tommy Mann, Winstead PC, for a Plat of the Vista de Madera Addition, 75 residential lots, being 32.564 acres, located directly south of 140 Lavender Drive, situated in the W.C. Calder Survey, Abstract 235, and the B.B. Davis Survey, Abstract 290, an addition to the City of Waxahachie (Property ID: 182275) – Owner: Vista De Madera Waxahachie (SUB-180-2024)

5. ***Public Hearing*** on a request by Mark Lee for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use within a Planned Development - Single Family-1(PD-SF-1) zoning district located at 181 Aiden Drive (Property ID 300473) – Owner: Mark Lee & Rebekah. J (ZDC-215-2024) Staff: Harper Lindamood

6. ***Consider*** recommendation of ZDC-215-2024

7. ***Public Hearing*** on a request by Susan Jordan, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development – General Retail (PD-GR) zoning district located at 512 North College Street (Property ID 170716) – Owner(s): Legends Real Estate Holdings, LLC (ZDC-207-2024) Staff: Oanh Vu

8. ***Consider*** recommendation of ZDC-207-2024

9. ***Public Hearing*** on a request by Brad Yates, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-3 (SF-3) zoning district located at 708 South Rogers Street (Property ID 172368) – Owner(s): Graily Holdings, LLC (ZDC-218-2024) Staff: Oanh Vu

10. ***Consider*** recommendation of ZDC-218-2024

11. ***Public Hearing*** on a request by Iyke Enemo, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-3 (SF-3) zoning district located at 807 Dr. Martin Luther King Jr. Boulevard (Property ID 171251) – Owner(s): Iycan Investments, LLC (ZDC-220-2024) Staff: Oanh Vu

12. ***Consider*** recommendation of ZDC-220-2024

13. ***Public Hearing*** on a request by Mark Singleton, CNB of Texas, for a Zoning Change from a Commercial (C) zoning district to Planned Development-Mixed-Use Residential (PD-MUR) zoning district, for the Highland's at Bates Drive development, located at directly south of 2001 Bates Drive, (Property ID 191635 & 194998) - Owner: Citizens National Bank of Texas and First Citizens Bancshares Inc (ZDC-171-2024) Staff: Zack King

14. ***Consider*** recommendation of ZDC-171-2024

15. ***Public Hearing*** on a request by Kevin Patel, Triangle Engineering, for a Specific Use Permit (SUP) for a Drive-Through Establishment use within a Planned Development-General Retail (PD-GR) zoning district located at 2932 N US Highway 77 (Property ID 189379) - Owner: Vaquero Highway 77 Waxahachie Partners LP (ZDC-206-2024) Staff: Zack King

16. ***Consider*** recommendation of ZDC-206-2024

17. Adjourn

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

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

Planning and Zoning Commission
December 9, 2024

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Monday, December 9, 2024 at 7:00 p.m.

Members Present:	Rick Keeler, Chairman Marlene Norcross, Vice Chair David Hudgins Jeff Reed Jenny Bridges Chad Hicks
Member Absent:	Wendy Johnson
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 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)

Action:
Marlene Norcross 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 Jeff Reed and carried unanimously (6-0).

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

Planner Harper Lindamood presented the Item and owner Christopher Whitehead requested approval. The applicant is requesting a Specific Use Permit (SUP) to construct a two-story Accessory Dwelling Unit (ADU) at 301 Kirven 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.

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 be sold or leased separately from the existing primary structure.

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.

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. Staff received ten (10) letters of support and zero (0) letters of opposition for the proposed SUP.

Commissioner David Hudgins inquired whether there is an existing sidewalk on the applicant's side of the street. Mr. Whitehead confirmed that when the street was reconstructed, the City only installed a sidewalk on the opposite side, and there are no sidewalks on the applicant's side.

Chairman Keeler opened the Public Hearing at approximately 7:06 p.m.

There being no others to speak for or against ZDC-177-2024, Chairman Keeler closed the Public Hearing at approximately 7:06 p.m.

6. Consider recommendation of ZDC-177-2024

Action:
Jenny Bridges moved 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, other than requiring the homeowner to put in the sidewalk along Kirven, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by David Hudgins and carried unanimously (6-0).

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

Senior Planner Oanh Vu presented the Item and applicant Brian Gregory requested approval. 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.

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

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.

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.

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

Chairman Keeler opened the Public Hearing at approximately 7:14 p.m.

There being no others to speak for or against ZDC-172-2024, Chairman Keeler closed the Public Hearing at approximately 7:14 p.m.

8. Consider recommendation of ZDC-172-2024

Action:
David Hudgins moved 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. Motion was seconded by Marlene Norcross and carried unanimously (6-0).

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

Ms. Vu presented the Item and applicant Jaydon Clemens requested approval. 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.

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.

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. Staff has received three (3) letters in support and one (1) letter of opposition for the SUP request.

Chairman Keeler opened the Public Hearing at approximately 7:20 p.m.

There being no others to speak for or against ZDC-196-2024, Chairman Keeler closed the Public Hearing at approximately 7:21 p.m.

10. Consider recommendation of ZDC-196-2024

Action:
Chad Hicks moved 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. Motion was seconded by Jenny Bridges and carried unanimously (6-0).

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

Planning Manager Zack King presented the Item. Owner Russell Scott and Bob Lynn, RJL Marketing, requested approval. 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.

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.

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.

The applicant has provided a series of renderings for the proposed Digital Billboard Sign. 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.

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.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, three (3) notices were mailed to property owners within 200 feet of the request. Staff has received two (2) letters of support and zero (0) letters of opposition for the proposed SUP.

Chairman Keeler opened the Public Hearing at approximately 7:32 p.m.

Those who spoke in opposition:
Kathy Kacal, 405 Brookside Road, Waxahachie, Texas
Geneva Alcala, 411 Brookside Road, Waxahachie, Texas

There being no others to speak for or against ZDC-146-2024, Chairman Keeler closed the Public Hearing at approximately 7:37 p.m.

12. Consider recommendation of ZDC-146-2024

Action:
David Hudgins moved 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. Motion was seconded by Jenny Bridges and carried unanimously (6-0).

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

Mr. King presented the Item and applicant Stephen Mott requested approval. 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.

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.

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 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.

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. Staff has received three (3) letters of support and zero (0) letters of opposition for the PD request.

Chairman Keeler opened the Public Hearing at approximately 7:45 p.m.

There being no others to speak for or against ZDC-200-2024, Chairman Keeler closed the Public Hearing at approximately 7:45 p.m.

14. Consider recommendation of ZDC-200-2024

Action:
Chad Hicks moved 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. Motion was seconded by Jeff Reed and carried unanimously (6-0).

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

Mr. King presented the Item and applicant Travis Jones requested approval. 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.

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.

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.

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.

As noted, the subject property is identified by the 2023 Comprehensive Plan partially under the Urban Village and Mixed-Use Neighborhood placetypes. Each of these placetypes encourage a combination of residential and commercial uses. The applicant proposes to adhere to the intent of the Comprehensive Plan by 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.

The applicant proposes to reserve a portion of the 3.24-acre tract on the west side of Alliance Boulevard for a detention pond. 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.

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.

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.

he 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 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.

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.

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.

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

Chairman Keeler opened the Public Hearing at approximately 7:53 p.m.

There being no others to speak for or against ZDC-203-2024, Chairman Keeler closed the Public Hearing at approximately 7:53 p.m.

16. Consider recommendation of ZDC-203-2024

Action:
Jeff Reed moved 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. Motion was seconded by Chad Hicks and carried unanimously (6-0).

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

Mr. King presented the Item. Marc LaVoie, Site Development Manager, and Bill Dahlstrom requested approval. 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.

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.

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]

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.

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.

The applicant has provided a Landscape Plan 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.

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.

The subject property is proposed to have a total of three (3) 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.

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 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.

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.

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.

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. Staff has received four (4) letters of support and zero (0) letters of opposition for the PD request.

The Commissioners engaged with the applicant on various topics, including other Texas locations, potential job creation, partnerships with local charities, hours of operation, delivery schedules, tire storage, and in-store repair services.

Chairman Keeler opened the Public Hearing at approximately 8:14 p.m.

Those who spoke in support:
Jennifer Chelwick, 2222 Abela Drive, Waxahachie, Texas
Bobby Skolnick, 2185 Liriope Lane, Waxahachie, Texas

Those who spoke neither in support or opposition:
Kathy Kacal, 405 Brookside Road, Waxahachie, Texas
Elijah Brooks, 2231 La Escalero Ranch Road, Waxahachie, Texas

There being no others to speak for or against ZDC-165-2024, Chairman Keeler closed the Public Hearing at approximately 8:20 p.m.

18. Consider recommendation of ZDC-165-2024

Action:
Chad Hicks moved 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. Motion was seconded by Jenny Bridges and carried unanimously (6-0).

19. Adjourn

Jennifer Pruitt, Senior Director of Planning provided the 24-25 meeting calendar, noting there will not be a meeting on December 31st and introduced Planner Caleb Ensley.

Commissioners welcomed Mr. Ensley and wished everyone a Merry Christmas and Happy Holidays.

Council Member Patrick Souter thanked staff for their work.

There being no further business, the meeting adjourned at 8:24 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-229-2024

MEETING DATE(S)

Planning & Zoning Commission: January 14, 2025

CAPTION

Consider on a request Anh Dao, for a Replat of Lot 2B2, Block A of the Park Place Professional Center, to create Lot 2B2-1, Block A, and Lot 2B2-2, Block A of the Park Place Professional Center, 2 non-residential lots, being 3.578 acres, located at 105 Park Place Ct., (Property ID 247585) – Owner: Snow Peach Legacy Family Holding Spendthrift Trust, (SUB-229-2024)

RECOMMENDED MOTION

*"I move to approve SUB-229-2024, a **Replat** of Lot 2B2-1, Block A, and Lot 2B2-2, Block A of the Park Place Professional Center, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

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

CASE INFORMATION

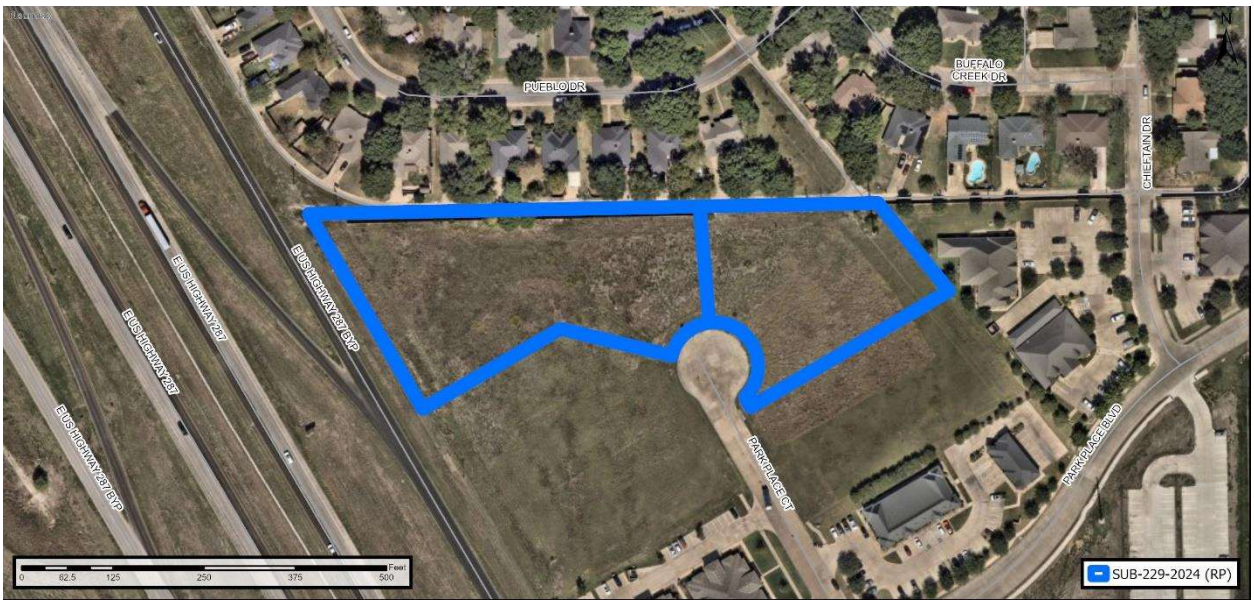
Applicant:	Snow Peach Legacy Family Holding Spendthrift Trust
Property Owner(s):	Snow Peach Legacy Family Holding Spendthrift Trust
Site Acreage:	3.578 acres
Number of Lots:	2 lots
Number of Dwelling Units:	0 units
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	105 Park Place Ct.
Parcel ID Number(s):	247585
Current Zoning:	Planned Development-General Retail (PD-GR)
Existing Use:	Undeveloped

Platting History: The subject property is currently platted as Lot 2B2, Block A of the Park Place Professional Center.

Site Aerial:



PLANNING ANALYSIS

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

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

RECOMMENDATION

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

Conditions:

1. Per Section 2.4. of the Waxahachie Subdivision Ordinance, all fees must be paid before filing with the county.
2. Per Section 2.3.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.
3. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only existing easements are required to be shown, not building lines. Please remove the building line.
4. Per section. 2.4.c.7 of the Waxahachie subdivision ordinance, a correct title block is required. Correct the case number to SUB-229-2024.

5. Per Section 2.4.18 of the Waxahachie Subdivision Ordinance, all bearing and distances measurements must accurately reflect the proposed property boundary. Please verify the chord bearing, radius, and chord length of C1 is correct.
6. Per Section 2.4.c.25.vi.a of the Waxahachie Subdivision Ordinance, the subject property is within City Limits. Please correct line for consistency with ownership certificate.
7. Per Section Appendix C, V, sections 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements.
8. Per Section 3.10.a of the Waxahachie Subdivision Ordinance: According to section 33-706, storm water detention will be required. Add a note on the plat that the detention area shall be maintained by the property owner.
9. Per Section Appendix C, V, Section 3.5: of the Waxahachie ordinance, Sidewalks are required along the road frontage.
10. Per Section 2.4.c.25.vi of the Waxahachie Subdivision Ordinance, correct year date 2025.
11. 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

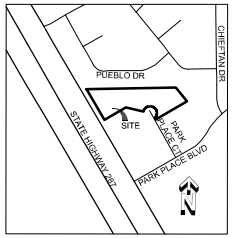
APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

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

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



VICINITY MAP
NOT TO SCALE

0' 50' 100'
SCALE: 1" = 100'

LEGEND

CIRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
CIRF = 1/2" CIRF "WLSC RPLS 5331"
FND = FOUND
IRF = IRON ROD FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
PRECT = PLAT RECORDS ELLIS COUNTY TEXAS
UE = UTILITY EASEMENT
D&UE = DRAINAGE & UTILITY EASEMENT
MA = MUTUAL ACCESS EASEMENT

NOTES:

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

ALL OF THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0190G, DATED OCTOBER 19, 2023, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

A DRAINAGE STUDY IS REQUIRED PRIOR TO DEVELOPMENT OF EACH LOT. A POTENTIAL DETENTION POND MAY BE NEEDED PENDING THE RESULTS OF THE DRAINAGE STUDY.

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

WHEREAS, STARPEACH TEXAS, LP, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE J.B. AND A. ADAMS SURVEY, ABSTRACT NO. 5, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO STARPEACH TEXAS, LP, RECORDED IN VOLUME 2709, PAGE 1548, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING ALL OF LOT 2B2, BLOCK A, PARK PLACE PROFESSIONAL CENTER, RECORDED IN CABINET N, SLIDE 106, OPRECT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID LOT 2B2 AND THE COMMON SOUTHWEST CORNER OF INDIAN HILLS ADDITION, RECORDED IN CABINET A, SLIDE 714, OPRECT AND IN THE EAST RIGHT-OF-WAY (ROW) LINE OF U.S. HIGHWAY 287 BYPASS (A VARIABLE WIDTH ROW);

THENCE N 88°55'02" E, ALONG THE NORTH LINE OF SAID LOT 2B2 AND THE COMMON SOUTH LINE OF SAID INDIAN HILLS ADDITION, A DISTANCE OF 780.22 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID LOT 2B2 AND THE COMMON NORTHWEST CORNER OF LOT 4, BLOCK A, OF SAID PARK PLACE PROFESSIONAL CENTER, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "WLSC RPLS 5331" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4 BEARS N 88°55'02" E, A DISTANCE OF 334.89 FEET;

THENCE S 39°06'05" E, ALONG THE EAST LINE OF SAID LOT 2B2 AND THE COMMON WEST LINE OF SAID LOT 4, A DISTANCE OF 154.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WLSC RPLS 5331" FOUND FOR A SOUTHEAST CORNER OF SAID LOT 2B2 AND THE COMMON NORTHEAST CORNER OF LOT 3B, BLOCK A, PARK PLACE PROFESSIONAL CENTER, RECORDED IN CABINET I, SLIDE 86, OPRECT, FROM WHICH A 1/2" IRON ROD WITH CP STAMPED "RPLS 4466" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3B, S 39°06'05" E, A DISTANCE OF 183.57 FEET;

THENCE S 59°44'08" W, ALONG A SOUTH LINE OF SAID LOT 2B2 AND THE COMMON NORTH LINE OF SAID LOT 3B, A DISTANCE OF 314.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WLSC RPLS 5331" FOUND FOR A SOUTHWEST CORNER OF SAID LOT 2B2 AND THE COMMON NORTHWEST CORNER OF SAID LOT 3B AND IN THE EAST ROW LINE OF PARK PLACE COURT (A CALLED 74' ROW);

THENCE N 30°04'08" W, ALONG A WEST LINE OF SAID LOT 2B2 AND THE COMMON EAST ROW LINE OF SAID PARK PLACE COURT, A DISTANCE OF 15.31 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WLSC RPLS 5331" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CHORD BEARING OF N 60°36'41" W, A CHORD LENGTH OF 115.45 FEET;

THENCE ALONG A SOUTH LINE OF SAID LOT 2B2 AND THE COMMON NORTH ROW LINE OF SAID PARK PLACE COURT AND WITH SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 221.63 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHEAST CORNER OF SAID LOT 2B2 AND THE COMMON NORTHEAST CORNER OF LOT 2B1, OF SAID PARK PLACE PROFESSIONAL CENTER;

THENCE N 76°25'56" W, ALONG THE SOUTH LINE OF SAID LOT 2B2 AND THE COMMON NORTH LINE OF SAID LOT 2B1, A DISTANCE OF 157.22 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR ANGLE CORNER OF SAID LOT 2B2 AND THE COMMON ANGLE CORNER OF SAID LOT 2B1;

THENCE S 59°53'35" W, ALONG THE SOUTH LINE OF SAID LOT 2B2 AND THE COMMON NORTH LINE OF SAID LOT 2B1, A DISTANCE OF 218.14 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID 2B2 AND THE COMMON NORTHWEST CORNER OF SAID 2B1, FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID 2B1, BEARS S 30°20'37" E, A DISTANCE OF 181.75 FEET;

THENCE N 30°20'37" W, ALONG THE WEST LINE OF SAID LOT 2B2 AND THE COMMON EAST ROW LINE OF SAID U.S. HIGHWAY 287 BYPASS, A DISTANCE OF 308.87 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.578 ACRES OF LAND MORE OR LESS.



LINE	BEARING	DISTANCE
L1	S 39°06'05" E	154.71'
L2	N 30°04'08" W	15.31'
L3	N 76°25'56" W	157.22'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	60.00'	221.63'	115.45'	N 60°36'41" W

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SNOW PEACH LEGACY FAMILY HOLDING SPENDTHRIFT TRUST, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 2B2-1 AND 2B2-2, BLOCK A, PARK PLACE PROFESSIONAL CENTER, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHIE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF WAXAHACHIE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WAXAHACHIE'S USE THEREOF. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WAXAHACHIE, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2024.

_____
ANH DAU
SNOW PEACH LEGACY FAMILY HOLDING SPENDTHRIFT TRUST

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 ANH DAU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2024.

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

_____
TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: _____ _____
CHAIRPERSON DATE

_____ _____
ATTEST DATE

OWNERS:
SNOW PEACH LEGACY FAMILY
HOLDING SPENDTHIRFT TRUST
3710 BEVERLY LANE
ARLINGTON, TX 76015
817.832.6864

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

JOB NO. 1993C

REPLAT

LOTS 2B2-1 & 2B2-2
BLOCK A
PARK PLACE
PROFESSIONAL CENTER

BEING A REPLAT OF
LOT 2B2, BLOCK A
PARK PLACE PROFESSIONAL CENTER
CABINET M, SLIDE 162,
OFFICIAL PUBLIC RECORDS, ELLIS COUNTY TEXAS
J.B. & A. ADAMS SURVEY, ABSTRACT NO. 5
OF CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
3.578 ACRES
2 COMMERCIAL LOTS
ZONED PD-GR
CASE NO. SUB-_____

MAY 2024

Planning & Zoning Department

Plat Staff Report

Case: SUB-230-2024

MEETING DATE(S)

Planning & Zoning Commission: January 14, 2025

CAPTION

Present a request by Cody Jackson, for a **Replat** of Lot 4-6, Block 6 of the Temple Addition, to create Lots 4R and 5R. Block 6 of the Temple Addition, 2 residential lots, being 0.305 acres, located at 607 N. Getzendaner Street (Property ID 175926) – Owner: Juneo Holdings LLC (SUB-230-2024) Staff: Caleb Ensley.

RECOMMENDED MOTION

"I move to approve SUB-230-2024, a Replat of the Temple Addition, Lot 4R and 5R, Block 6, 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) residential lots into two (2) residential lots.

CASE INFORMATION

Applicant:	Donnie Lord
Property Owner(s):	Juneo Holdings, LLC
Site Acreage:	0.305 acres
Number of Lots:	2 lots
Number of Dwelling Units:	2 units
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	607 N. Getzendaner Street
Parcel ID Number(s):	175926
Current Zoning:	Single Family-3 (SF-3)
Existing Use:	Vacant
Platting History:	A Plat for Temple Addition, Lots 4, 5, and 6, Block 6 was filed for the subject property on April 30, 1946.

Site Aerial:



PLANNING ANALYSIS

A Replat Application is required by the Waxahachie Subdivision Ordinance in instances where a property owner wishes to change the configuration of the existing lot. In this instance, the subject property is comprised of three (3) platted lots that do not front N. Getzendaner Street. Due to this, the property owner proposes to Replat the property to create lots with frontage on N. Getzendaner Street. The Applicant requests to replat the subject property to facilitate the future construction of single-family residential homes.

As part of the review of the Replat application, staff identified technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance. These technical items are required to be corrected prior to filing 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 with the conditions noted below.

Conditions:

1. Per Section 2.2.e of the Waxahachie Subdivision Ordinance, proof of ownership is required to be provided. Please provide a digital copy of the deed.
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. of the Waxahachie Subdivision Ordinance, all fees must be paid before filing with the county.
5. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements need to be shown on the plat, not build lines (setbacks). Remove setback lines from the lots on the plat.

Conditions (continued):

6. Per Section 2.4.c.5 of the Waxahachie Subdivision Ordinance, the location of existing lot lines is required to be shown. Since the internal lot line are being removed with this replat, please show the existing lot lines in a ghosted manner.
7. Per Section 2.4.c.9 of the Waxahachie Subdivision Ordinance, a correct scale is required. It appears that the scale that was provided was inaccurate. Please revise accordingly.
8. Per Section 2.4.c.9 of the Waxahachie Subdivision Ordinance the correct preparation date needs to be provided. Please change your date to 2025.
9. Per Section 2.4.c.15 of the Waxahachie Subdivision Ordinance, all plats shall be submitted in legible format. Please increase the size of the replat drawing on the page. It is currently too small that the replat is illegible.
10. Per Section 2.4.c.19 of the Waxahachie Subdivision Ordinance, a correct location map is required. Please update Munchus St to Levi St.
11. Per. Section 2.4.c.20 of the Waxahachie Subdivision Ordinance, the names and accurate location and right-of-way widths of all adjacent streets must be shown. Please label the 10' alley on your replat.
12. Per. Section 2.4.c.20 of the Waxahachie Subdivision Ordinance, the names and accurate location and right-of-way widths of all adjacent streets must be shown. Please change Munchus St to Levi St.
13. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is “SUB-230-2024”, revise accordingly.
14. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Add the zoning for this property to the title block. The zoning for this plat is SF-3.
15. Per Section 2.4.c.25.vi.c of the Waxahachie Subdivision Ordinance, an approval block for the Planning & Zoning Commission not the Director of Planning needs to be provided.
16. 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.
17. Per Section 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements.
18. Per Section 5.8 of the Waxahachie Subdivision Ordinance, water and sewer shall be installed prior to filing the plat.
19. 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

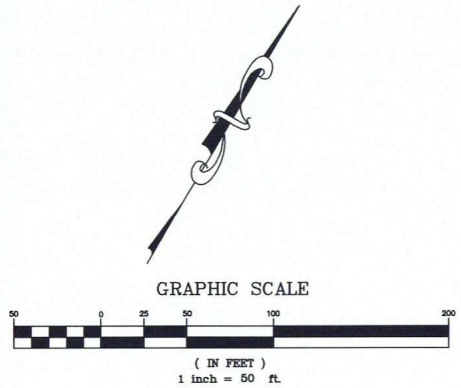
APPLICANT REQUIREMENTS

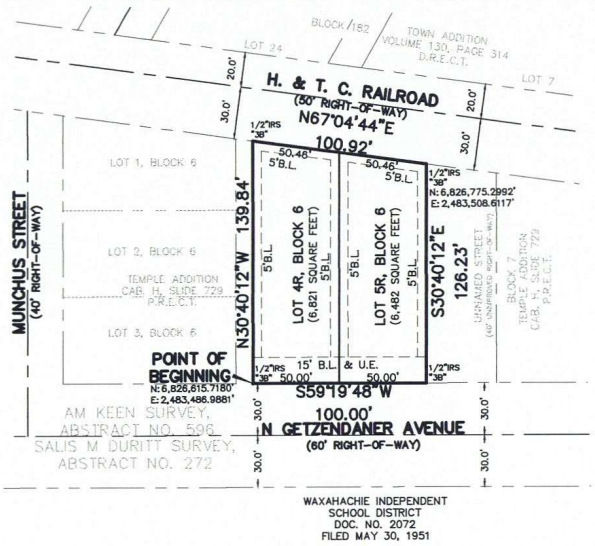
1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
    a. If comments 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.

STAFF CONTACT INFORMATION

Prepared by:
Caleb Ensley
Planner
caleb.ensley@waxahachie.com

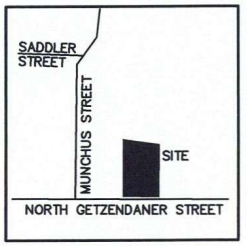
Reviewed by:
Jennifer Pruitt, AICP, LEED-AP, CNU-A
Senior Director of Planning
jennifer.pruitt@waxahachie.com





LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
B.L.	BUILDING LINE SETBACK
U.E.	UTILITY EASEMENT
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
CAB.	CABINET
PG.	PAGE
D.R.E.C.T.	DEED RECORDS ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS ELLIS COUNTY, TEXAS
R.P.R.E.C.T.	REAL PROPERTY RECORDS ELLIS COUNTY, TEXAS



LOCATION MAP
"NOT TO SCALE"

FLOOD STATEMENT: According to Community Panel No. 48139C0190F, dated June 03, 2013, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

STATE OF TEXAS §

COUNTY OF ELLIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Juneo Holdings, LLC is the owner of all that parcel of land located in the City of Waxahachie, Ellis County, Texas and being a part of the A. M. Keen, Abstract No. 596, being all of that tract of land described in deed to Juneo Holdings, LLC recorded in County Clerk's Instrument Number 2247764, Real Property Records Ellis County, Texas and being all of Lot 4, Lot 5, and Lot 6, Block 6, Temple Addition, an addition to the City of Waxahachie, Texas recorded in Cabinet H, Slide 729 Deed Records Ellis County, Texas.

BEGINNING at a one-half inch iron rod with cap stamped "3B" set for the south corner of said Juneo tract of land, said point being at the south corner of said Lot 4 and said point being at the intersection of the northeast right-of-way line of a 10' unimproved alley with the northwest right-of-way line of N Getzendaner Avenue (a 60' right-of-way);

THENCE North 30 degrees 40 minutes 12 seconds West, 139.84 feet to a one-half inch iron rod with cap stamped "3B" set at the west corner of said Juneo tract of land, said point being the west corner of Lot 6, and said point being at the intersection of the northeast right-of-way line of said 10' unimproved alley with the southeast right-of-way line of the H. & T. C. Railroad (50' right-of-way);

THENCE North 67 degrees 04 minutes 44 seconds East, 100.92 feet to a one-half inch iron rod with cap stamped "3B" set at the north corner of said Juneo tract of land, said point being at the north corner of said Lot 6, and said point being at the intersection of the southeast right-of-way line of the H. & T. C. Railroad with an unnamed street (a 40' unimproved right-of-way);

THENCE South 30 degrees 40 minutes 12 seconds East, 126.23 feet to a one-half inch iron rod with cap stamped "3B" set at the east corner of said Juneo tract of land, said point being at the east corner of said Lot 4, and said point being at the intersection of the southwest right-of-way line of said unnamed street with the northwest right-of-way line of N Getzendaner Avenue;

THENCE South 59 degrees 19 minutes 48 seconds West, 100.00 feet along the southeast line of said Juneo tract of land, along the southeast line of said Lot 4 and along the northwest right-of-way line of N Getzendaner Avenue to the POINT OF BEGINNING and containing 13,303 square feet or 0.305 acres of land.

Basis of Bearing is derived from GPS observations relative to the Texas WDS RTK Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

THAT I, **Juneo Holdings, LLC**, do hereby adopt this plat designating the herein above described property as Lots 4R and 5R, Block 6, Temple Addition, an addition to the City of Waxahachie, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown 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 a particular utility, said use by public utilities being subordinate to the public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of 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 _____, 2023.

By:

_____
Authorized Signature

STATE OF TEXAS §

COUNTY OF ELLIS §

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

WITNESS MY HAND at _____, Ellis County, Texas, This _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

SURVEY CERTIFICATION

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

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

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

STATE OF TEXAS §

COUNTY OF ELLIS §

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

WITNESS MY HAND at Ennis, Ellis County, Texas, This _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

APPROVED BY: DIRECTOR OF PLANNING
CITY OF WAXAHACHIE

BY: _____ _____
Director of Planning Date

_____ _____
Attest Date

GENERAL NOTES:

1. ALL CORNERS ARE A ONE-HALF INCH IRON ROD SET WITH CAP STAMPED "3B" UNLESS OTHERWISE NOTED.

2. COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).

CASE NUMBER SUB-__-____
REPLAT

LOTS 4R AND 5R, BLOCK 6 TEMPLE ADDITION

2 RESIDENTIAL LOTS

BEING A 0.305 ACRE TRACT OF LAND, A PART OF THE AM KEEN SURVEY, ABSTRACT NO. 596 AND BEING A REPLAT OF LOTS 4, 5, AND 6, BLOCK 6, TEMPLE ADDITION;

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

JUNEO HOLDINGS, LLC — **OWNER/DEVELOPER**
200 Denali Way,
Waxahachie, Texas 75165
(214) 226-6328
Contact: Cody Jackson

3B LAND SURVEYING, INC — **SURVEYOR**
656 Bacak Rd
Ennis, Texas 75119
(972) 825-7949
TBPLS No. 10194480

Dated: March 20, 2023

Drawing: C:\Users\EdwardBacak\OneDrive - 3B Land Surveying, Inc\Projects\MOR013\xMOR013-pt.dwg Saved By: EdwardBacak Save Time: 3/20/2023 10:16 PM

Planning & Zoning Department

Plat Staff Report

Case: SUB-234-2024

MEETING DATE(S)

Planning & Zoning Commission: January 14, 2025

CAPTION

Present a request by Tim Jackson, Texas Realty Capture & Surveying, LLC, for a **Replat** of Lot 2R of the Broadhead Road Sports Complex Addition, 1 lot, being 19.662 acres, located at 265 Broadhead Road (Property ID 211021)– Owner: Waxahachie ISD (SUB-234-2024)

RECOMMENDED MOTION

*"I move to approve SUB-234-2024 for a **Replat** of Lot 2R of the Broadhead Road Sports Complex Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The Applicant requests a replat the subject property to correct the acreage of the subject property, and reconfigure Oncor's easement by abandoning it by replat. Then, dedicating a new Oncor easement by this replat.

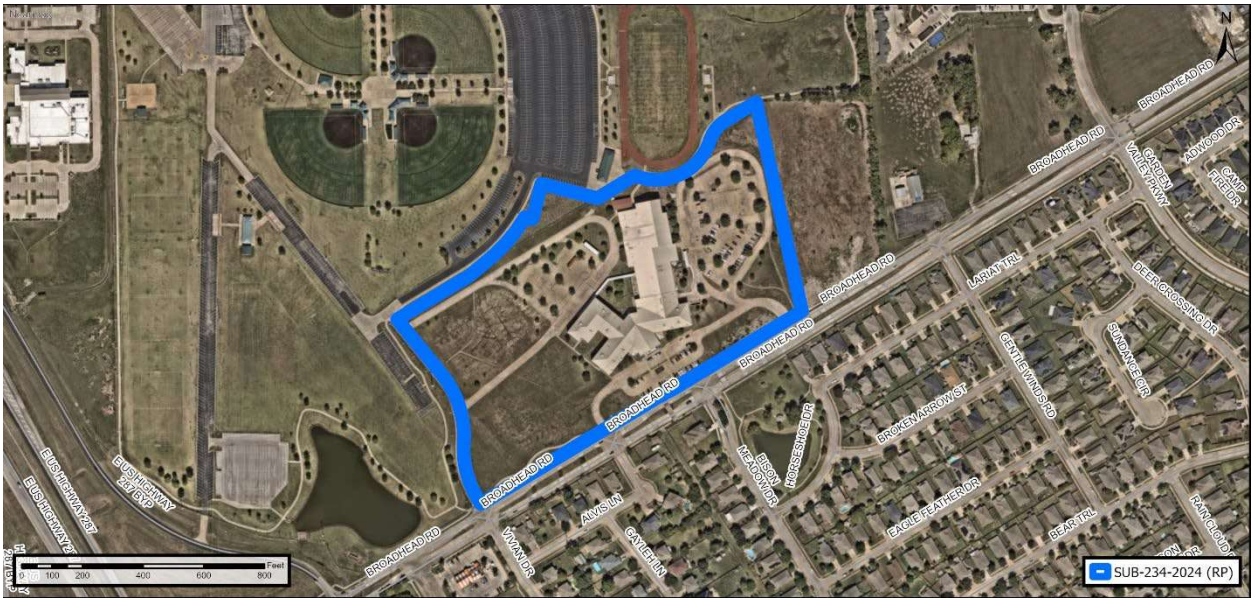
CASE INFORMATION

Applicant:	Tim Jackson, Texas Realty Capture & Surveying, LLC
Property Owner(s):	Waxahachie ISD
Site Acreage:	19.662 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:	265 Broadhead Road
Parcel ID Number(s):	211021
Current Zoning:	Single-Family 1 (SF-1)
Existing Use:	School, Public (Howard Junior High School)
Platting History:	The subject property was replatted into Lot 2R of the Broadhead Road Sports Complex Addition in 2009.

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 Oncor easement. In this instance, the subject property's actual acreage is 19.662 acres. Also, the applicant wants to abandon the existing Oncor easement that was dedicated by a replat and dedicated a new Oncor easement by this replat.

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

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval with conditions of the Replat.

Conditions:

1. Per Section 2.3.a.1 of the City of Waxahachie Subdivision Ordinance, Broadhead Road is on the City's Master Thoroughfare Plan as a 100' right-of-way (ROW), please dedicate a total of 50' from the centerline of the road.
2. Per Section 2.3.a.2 of the City of Waxahachie Subdivision Ordinance, please submit a title search to identify any easements on the property recorded so that they may be incorporated into the replat.
3. Per Section 2.4.c.4 of the City of Waxahachie Subdivision Ordinance, please include all existing easements that were previously recorded and proposed easements. Please label all easements and ROW widths. There appears to be a 15' utility easement (UE) for the new 10" sewer line along Broadhead Road and western portion of the subject property. Mutual access easements may be needed as well for the roads that connect the school to the sports complex. Additionally, there is a detention pond that should have an easement.
4. Per Section 2.4.c.22 of the City of Waxahachie Subdivision Ordinance, please provide GPS coordinates for the point-of-beginning (POB) and an additional corner of the subject property.

5. Per Section 2.4.c.25 of the City of Waxahachie Subdivision Ordinance, please provide certificates for the owner, notary, surveyor, and the approval block.
6. Per Section 3.3 of the City of Waxahachie Subdivision Ordinance, a total 15' UE is required along the road frontage (Broadhead Road).
7. Per Section 5.6 and 5.7 of the City of Waxahachie Subdivision Ordinance, please add a note regarding fences, retaining walls, and screening walls shall not be placed in utility easements.
8. Per Section 7.2.h of the City of Waxahachie Subdivision Ordinance, filing fees are required to be paid with the Replat application prior to replat filing.
9. Per Chapter 33, Article XII, Division 2, Section 33-705 of the City of Waxahachie Code of Ordinances, Detention ponds shall be maintained by the property owner or property owner association. If regional detention is existing detention pond is remaining, a drainage easement with a note regarding maintenance responsibility should be added to this replat.

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 applicant will be notified to make corrections.
   b. If all comments satisfied, applicant shall provide five signed, hard-copy replats, and an original copy of the tax certificate(s) dated within ninety (90) calendar days.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

1. The submittal of an original, embossed copy of the tax certificate(s) dated within ninety (90) calendar days.
2. The submittal of five (5) hard-copies of the replat.

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

0' 50' 100'

SCALE: 1" = 100'



VICINITY MAP
NOT TO SCALE

LEGEND

CIRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
CIRF = 1/2" CIRF "WLSC RPLS 5331"
FND = FOUND
IRF = IRON ROD FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
PRECT = PLAT RECORDS ELLIS COUNTY TEXAS
UE = UTILITY EASEMENT
D&UE = DRAINAGE & UTILITY EASEMENT
MA = MUTUAL ACCESS EASEMENT

NOTES:

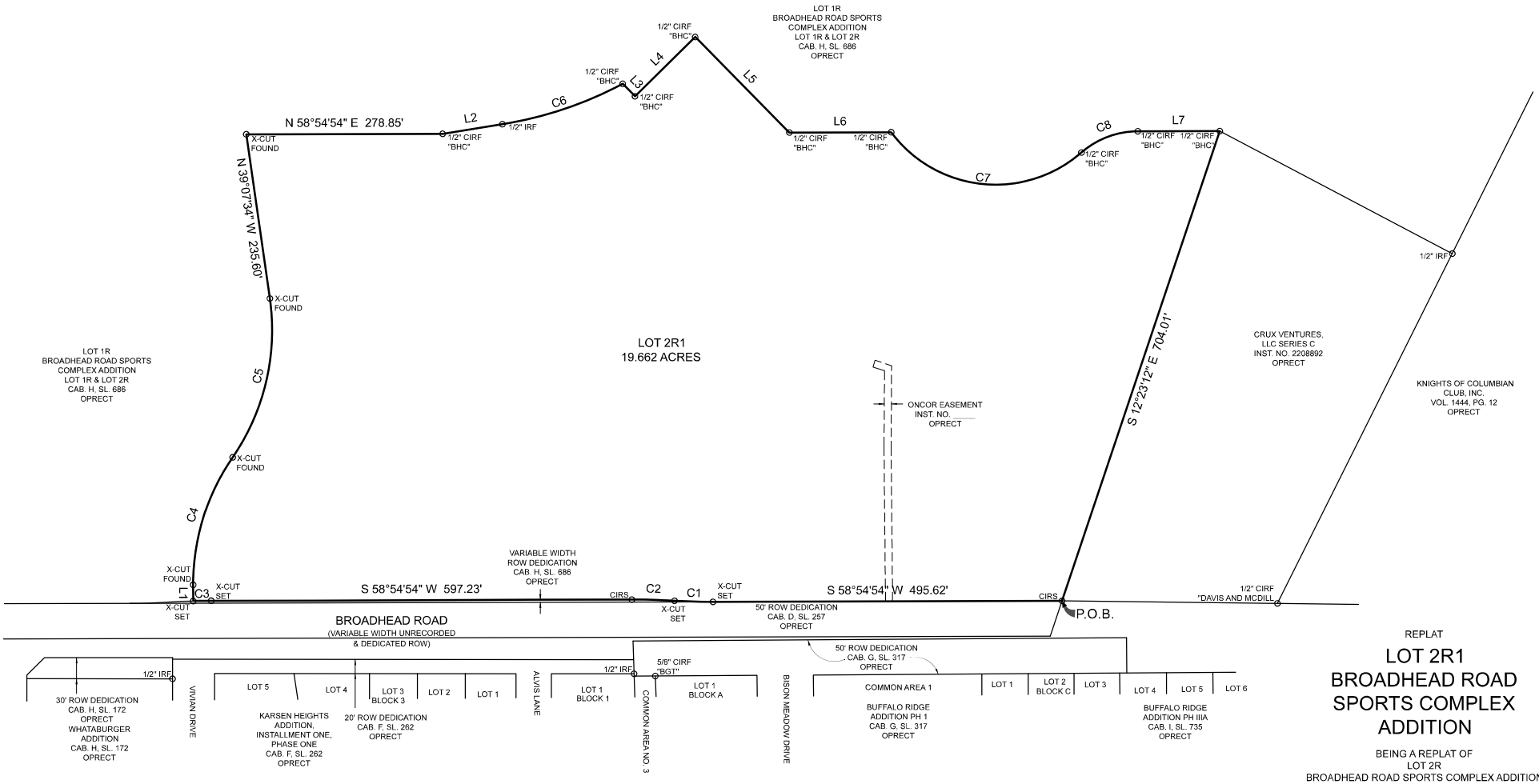
BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83 PER GPS OBSERVATIONS.

ALL OF THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0190G, DATED OCTOBER 19, 2023, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

A DRAINAGE STUDY IS REQUIRED PRIOR TO DEVELOPMENT OF EACH LOT. A POTENTIAL DETENTION POND MAY BE NEEDED PENDING THE RESULTS OF THE DRAINAGE STUDY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	900.00'	54.64'	54.63'	S 60°39'15" W
C2	1000.00'	60.71'	60.70'	N 60°39'15" E
C3	1000.00'	25.54'	25.54'	N 58°11'00" E
C4	318.00'	192.58'	189.65'	S 13°44'11" E
C5	318.00'	237.20'	231.74'	N 17°45'25" W
C6	546.00'	181.04'	180.21'	N 40°28'30" E
C7	185.00'	304.97'	271.59'	S 65°08'10" W
C8	122.00'	87.31'	85.46'	S 38°24'47" W

LINE	BEARING	DISTANCE
L1	N 31°05'06" W	22.87'
L2	N 49°58'26" E	85.90'
L3	S 75°30'58" E	24.87'
L4	N 14°29'02" E	120.00'
L5	S 75°30'58" E	190.59'
L6	N 58°54'54" E	144.62'
L7	N 58°54'54" E	116.50'



OWNERS:
WAXAHACHIE INDEPENDENT SCHOOL DISTRICT
411 N. GIBSON ST
WAXAHACHIE, TX 75165
727.717.5151

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

REPLAT

LOT 2R1 BROADHEAD ROAD SPORTS COMPLEX ADDITION

BEING A REPLAT OF
LOT 2R
BROADHEAD ROAD SPORTS COMPLEX ADDITION
CABINET H, SLIDE 686,
OFFICIAL PUBLIC RECORDS, ELLIS COUNTY TEXAS
J.B. & A. ADAMS SURVEY, ABSTRACT NO. 5
OF CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
19.662 ACRES
1 COMMERCIAL LOT
ZONED PD-GR
CASE NO. SUB-_____

JOB NO. 2514

DECEMBER 2024

Planning & Zoning Department

Plat Staff Report

Case: SUB-233-2024

MEETING DATE(S)

Planning & Zoning Commission: January 14, 2024

CAPTION

Present a request by Tim Jackson, TXRCS, for a **Plat** of Waxahachie ISD HS #2, being 129.479 acres, located approximately 0.5-miles south of 135 Park Hills Drive, situated in the S. Durrett Survey, Abstract 272, the J. Harris Survey, Abstract 430, the T. Lobar Survey, Abstract 651, and the W. Stewart Survey, Abstract 956, an addition to the City of Waxahachie (Property ID 294908) – Owner: Waxahachie ISD (SUB-233-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to approve SUB-233-2024, a Plat of Waxahachie ISD HS #2, 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 two (2) non-residential lots for the Waxahachie Creek High School.

CASE INFORMATION

Applicant:	Tim Jackson, TXRCS
Property Owner(s):	Waxahachie ISD
Site Acreage:	129.479 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 via City extension of water and sanitary sewer lines.

SUBJECT PROPERTY

General Location:	Approximately 0.5-miles south of 135 Park Hills Drive
Parcel ID Number(s):	294908
Current Zoning:	Planned Development-Commercial (PD-C)
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 development of a subject property in order to establish and officially record the boundaries of the property. Plat Applications are required for both non-residential and residential developments. A Plat for a property is required to be approved and filed before the City of Waxahachie will issue building permits for the subject property.

With this application, the WISD proposes to plat the subject property into two (2) non-residential lots for the new Waxahachie Creek High School. As part of this Plat, the applicant is providing right-of-way (ROW) dedication for two (2) future thoroughfares identified on the 2024 Waxahachie Thoroughfare Plan. The proposed ROW's will connect to Old Italy Road and Highway 77 to facilitate access to the future Waxahachie Creek High School.

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 must be corrected prior to the filing of the plat. The correction of each item has been identified as a condition of approval in the staff recommendation section below.

RECOMMENDATION

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

Conditions:

1. Per Section 2.2.a of the Waxahachie Subdivision Ordinance, a completed Plat Application must be provided.
2. Per Section 2.2.a of the Waxahachie Subdivision Ordinance, correct reference to the location of the subject property must be made. This property is located within the Waxahachie City Limits. Remove notes indicating the property is not in the Waxahachie City Limits.
3. Per Section 2.2.e of the Waxahachie Subdivision Ordinance, proof of ownership for the subject property must be provided. A copy of the Warranty Deed for the subject property will suffice.

Conditions (continued):

4. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, a hard copy of the embossed tax certificate for the property showing that no delinquent taxes exist against the property is required to be provided at the time of plat filing.
5. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, the correct boundary must be shown. On the Civil plans, there was a comment about grading outside of the property limits and the response what that WISD was buying the property. Verify this matches what is shown in the civil plans.
6. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the name of proposed streets within the subdivision must be identified and approved. The name of this right-of-way ("Street B") is required to be revised to the name adopted by City Council prior to Plat filing.
7. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, label the proposed ROW width. Per the City's thoroughfare plan, this ROW is a proposed 100ft ROW.
8. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the name of proposed streets within the subdivision must be identified and approved. The name of this right-of-way ("Street A") is required to be revised to the name adopted by City Council prior to Plat filing.
9. Per section 2.4.c.4 of the Waxahachie Subdivision ordinance: Show all easements on the property. There will be a drainage easement along Old Italy and a sanitary sewer easement along Old Italy road as well. Refer to the civil plans for proposed easements. The 15ft UE can be combined with the drainage easement (D.U.E).
10. Per Section 2.4.c.4 of the Waxahachie Subdivision ordinance, show all easements including the mutual access easement to US 77.
11. Per section 2.4.c.4 of the Waxahachie Subdivision Ordinance, show all easements. The construction plans for the water line shows a 20ft water line easement as well along Spur 394.
12. Per section 2.4.c.20 of the Waxahachie Subdivision ordinance, adjacent right of way must be accurately shown and labeled. This right of way is for US Highway 77 also.
13. Per Section 2.4.c.20 of the Waxahachie Subdivision Ordinance, adjacent right-of-way must be accurately labeled. Remove the term "Future" from this label.
14. Per Section 2.4.c.20 of the Waxahachie Subdivision Ordinance, adjacent right-of-way must be accurately shown and labeled. This right-of-way is not existing and is not proposed to be dedicated with this plat. Please remove it.
15. Per Section 2.4.c.20 of the Waxahachie Subdivision Ordinance, adjacent right-of-way must be accurately labeled. Remove the term "Future" from these labels.
16. 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. Please revise accordingly.
17. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case zoning of the property is "PD-C", revise accordingly.
18. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-233-2024", revise accordingly.
19. Per Section 2.4.c.25.vi.a of the Waxahachie Subdivision Ordinance, a correct Owner's Certificate must be provided. This plat will not be filed in 2024. Correct the dates on each signature block to note the year "2025".
20. Per Section 3.1 of the Waxahachie Subdivision Ordinance, label the proposed ROW width. This is on the City's thoroughfare plan as an 80ft ROW.
21. Per Section 3.1 of the Waxahachie Subdivision Ordinance, label the existing Old Italy road. Also show the new alignment through lot 1 block B for the new connection to the new street.
22. 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.
23. Per Sections 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

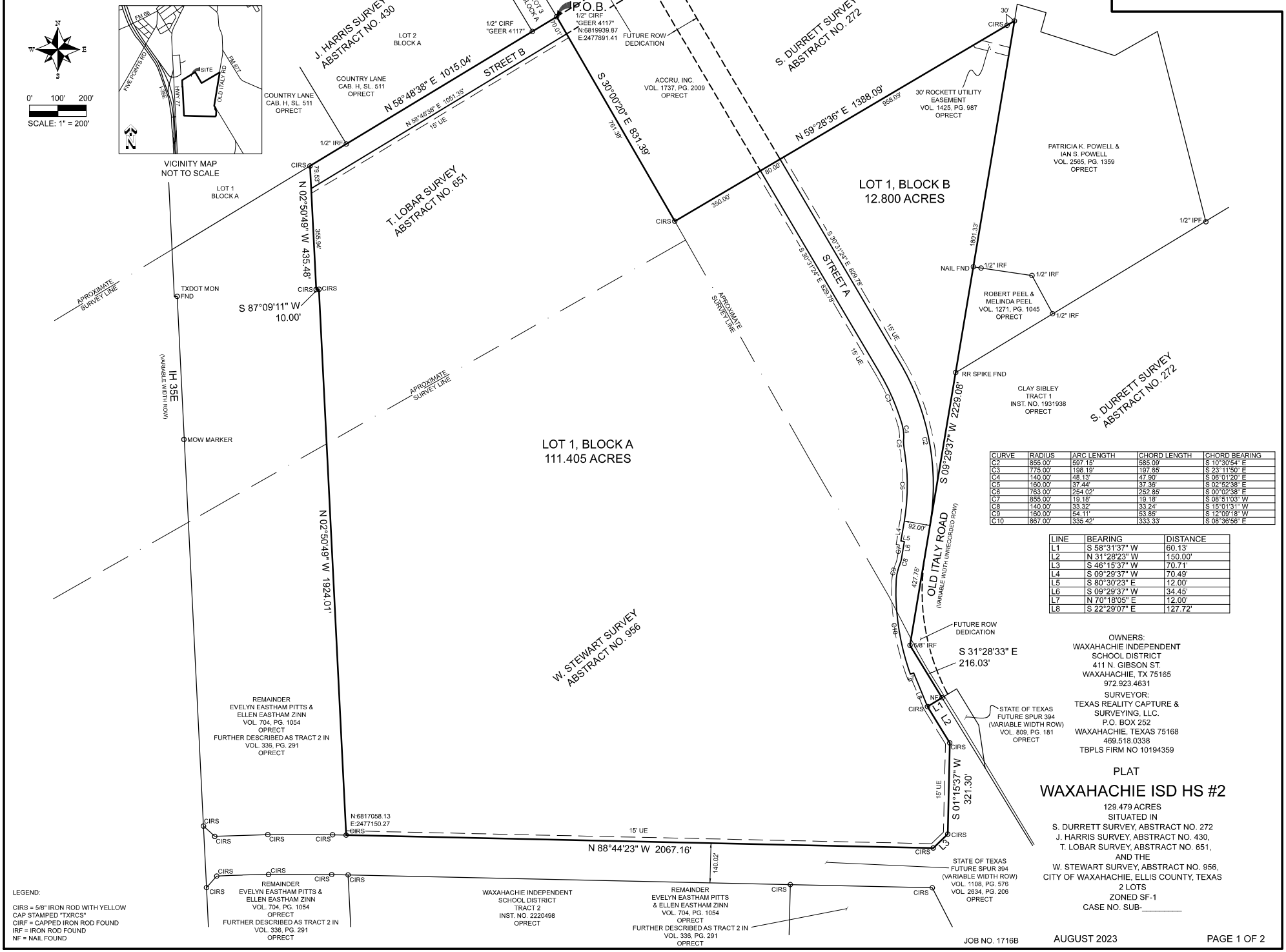
A plat shall not be filed with the Ellis County Clerk until:

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

STAFF CONTACT INFORMATION

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

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



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C2	855.00'	597.15'	585.09'	S 10°30'54" E
C3	775.00'	198.19'	197.65'	S 23°11'50" E
C4	140.00'	48.13'	47.90'	S 06°01'20" E
C5	160.00'	37.44'	37.36'	S 02°52'38" E
C6	763.00'	254.02'	252.85'	S 00°02'38" E
C7	855.00'	19.18'	19.18'	S 08°51'03" W
C8	140.00'	33.32'	33.24'	S 15°01'31" W
C9	160.00'	54.11'	53.85'	S 12°09'18" W
C10	867.00'	335.42'	333.33'	S 08°36'56" E

LINE	BEARING	DISTANCE
L1	S 58°31'37" W	60.13'
L2	N 31°28'23" W	150.00'
L3	S 46°15'37" W	70.71'
L4	S 09°29'37" W	70.49'
L5	S 80°30'23" E	12.00'
L6	S 09°29'37" W	34.45'
L7	N 70°18'05" E	12.00'
L8	S 22°29'07" E	127.72'

LEGEND:

CIRS = 5/8" IRON ROD WITH YELLOW CAP STAMPED "TXRCS"
CIRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
NF = NAIL FOUND

OWNERS:
WAXAHACHIE INDEPENDENT SCHOOL DISTRICT
411 N. GIBSON ST.
WAXAHACHIE, TX 75165
972.923.4631

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

PLAT

WAXAHACHIE ISD HS #2

129.479 ACRES
SITUATED IN
S. DURRETT SURVEY, ABSTRACT NO. 272
J. HARRIS SURVEY, ABSTRACT NO. 430,
T. LOBAR SURVEY, ABSTRACT NO. 651,
AND THE
W. STEWART SURVEY, ABSTRACT NO. 956,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
2 LOTS
ZONED SF-1
CASE NO. SUB-_____

JOB NO. 1716B AUGUST 2023

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

WHEREAS, WAXAHACHIE INDEPENDENT SCHOOL DISTRICT IS THE OWNER OF A TRACT OF LAND SITUATED IN THE S. DURRETT SURVEY, ABSTRACT NO. 272, THE T. LOBAR SURVEY, ABSTRACT NO. 651 AND THE W. STEWART SURVEY, ABSTRACT NO. 956, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO WAXAHACHIE INDEPENDENT SCHOOL DISTRICT (WISD), RECORDED IN INSTRUMENT NO. 2220498, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "GEER 4117" FOUND FOR THE NORTHEAST CORNER OF SAID WISD TRACT AND THE COMMON SOUTHEAST CORNER OF LOT 3, BLOCK A, COUNTRY LANE, RECORDED IN CABINET H, SLIDE 511 AND IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO ACCRU, INC, RECORDED IN VOLUME 1737, PAGE 2009, OPRECT;

THENCE ALONG THE COMMON LINES OF SAID WISD TRACT AND SAID ACCRU, INC. TRACT, AS FOLLOWS:

S 30°00'20" E, A DISTANCE OF 831.39 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR AN INTERIOR ELL CORNER OF SAID WISD TRACT AND THE COMMON SOUTHWEST CORNER OF SAID ACCRU TRACT;

N 59°28'36" E, PASSING AT A DISTANCE OF 1358.09 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, IN ALL A TOTAL DISTANCE OF 1388.09 FEET TO A NORTHEAST CORNER OF SAID WISD TRACT AND THE COMMON SOUTHEAST CORNER OF SAID ACCRU, INC. TRACT, IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO PATRICIA K. POWELL AND IAN S. POWELL, RECORDED IN VOLUME 2565, PAGE 1359, OPRECT, AND IN THE APPROXIMATE CENTERLINE OF OLD ITALY ROAD (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY (ROW));

THENCE S 09°29'37" W, ALONG THE EAST LINE OF SAID WISD TRACT AND THE COMMON WEST LINE OF SAID POWELL TRACT, AND THE APPROXIMATE CENTERLINE OF SAID OLD ITALY ROAD, PASSING A NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID POWELL TRACT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROBERT PEEL AND MELINDA PEEL, RECORDED IN VOLUME 1271, PAGE 1045, OPRECT AT A DISTANCE OF 877.83 FEET, CONTINUING ALONG THE EAST LINE OF SAID WISD TRACT AND THE COMMON WEST LINE OF SAID PEEL TRACT, AND THE APPROXIMATE CENTERLINE OF SAID OLD ITALY ROAD, PASSING A RAILROAD SPIKE FOUND FOR THE SOUTHWEST CORNER OF SAID PEEL TRACT AND A COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO CLAY SIBLEY, RECORDED IN INASTRUMENT NO. 1931938, OPRECT AT A DISTANCE OF 377.55 FEET, CONTINUING ALONG THE EAST LINE OF SAID WISD TRACT AND THE COMMON WEST LINE OF SAID SIBLEY TRACT 1, AND THE APPROXIMATE CENTERLINE OF SAID OLD ITALY ROAD, IN ALL A TOTAL DISTANCE OF 2229.08 FEET TO A 5/8" IRON ROD FOUND FOR ANGLE CORNER;

THENCE S 31°28'33" E, ALONG THE EAST LINE OF SAID WISD TRACT AND THE COMMON WEST LINE OF SAID SIBLEY TRACT 1, A DISTANCE OF 216.03 FEET TO A NAIL FOUND FOR THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL 1 IN DEED TO THE STATE OF TEXAS (FUTURE SPUR 394 – A VARIABLE WIDTH ROW), RECORDED IN VOLUME 1108, PG. 576, OPRECT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS PART 1 IN DEED TO STATE OF TEXAS (FUTURE SPUR 394 – A VARIABLE WIDTH ROW), RECORDED IN VOLUME 809, PAGE 181, OPRECT;

THENCE ALONG THE SOUTH LINES OF SAID WISD TRACT AND THE COMMON NORTH LINES OF SAID STATE OF TEXAS PARCEL 1, AS FOLLOWS:

S 58°31'37" W, A DISTANCE OF 60.13 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 31°28'23" E, A DISTANCE OF 150.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 01°15'37" W, A DISTANCE OF 321.30 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 46°15'37" W, A DISTANCE OF 70.71 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

N 88°44'23" W, A DISTANCE OF 2067.16 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET BEARS N 88°44'23" W, A DISTANCE OF 47.69 FEET;

THENCE ALONG THE WEST LINE OF SAID WISD TRACT, AS FOLLOWS:

N 02°50'49" W, A DISTANCE OF 1924.01 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 87°09'11" W, A DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

N 02°50'49" W, A DISTANCE OF 435.48 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID WISD TRACT AND THE COMMON SOUTH LINE OF SAID COUNTRY LANE;

THENCE N 58°48'38" E, ALONG THE NORTH LINE OF SAID WISD TRACT AND THE COMMON SOUTH LINE OF SAID COUNTRY LANE, PASSING A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK A, OF SAID COUNTRY LANE AND THE COMMON SOUTHWEST CORNER OF LOT 2, BLOCK A, OF SAID COUNTRY LANE AT A DISTANCE OF 149.40 FEET, AND PASSING A 1/2" IRON ROD WITH CAP STAMPED "GEER 4117" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF SAID LOT 3 AT A DISTANCE OF 915.04 FEET, IN ALL A TOTAL DISTANCE OF 1015.04 FEET TO THE POINT OF BEGINNING, AND CONTAINING 129.479 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WAXAHACHIE INDEPENDENT SCHOOL DISTRICT, DOE HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WAXAHACHIE ISD HS #2, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHIE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS. IF APPROVED BY THE CITY OF WAXAHACHIE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WAXAHACHIE'S USE THEREOF. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WAXAHACHIE, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____ , 2024.

_____
DUSTY AUTRY
PRESIDENT, WISD BOARD OF TRUSTEES

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 DUSTY AUTRY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2024.

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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 MAHENDRA R. PATEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2024.

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TIMOTHY L. JACKSON, RPLS. DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WAXAHACHIE.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

_____
TIMOTHY L. JACKSON,
REGISTERED PROFESSIONAL
LAND SURVEYOR
REGISTRATION NUMBER 5644

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: _____ _____
CHAIRPERSON DATE

_____ _____
ATTEST DATE

NOTES:

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

ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0200F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR BY THE HOMEOWNERS ASSOCIATION (HOA).

ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE WAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.

ELLIS CONTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS.

ALL CORNERS ARE SET WITH A 5/8" IRON ROD WITH YELLOW CAP STAMPED "TXRCS" UNLESS OTHERWISE NOTED.

OWNERS:
WAXAHACHIE INDEPENDENT
SCHOOL DISTRICT
411 N. GIBSON ST.
WAXAHACHIE, TX 75165
972.923.4631

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

PLAT

WAXAHACHIE ISD HS #2

129.479 ACRES
SITUATED IN
S. DURRETT SURVEY, ABSTRACT NO. 272
J. HARRIS SURVEY, ABSTRACT NO. 430,
T. LOBAR SURVEY, ABSTRACT NO. 651,
AND THE
W. STEWART SURVEY, ABSTRACT NO. 956,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
2 LOTS
ZONED SF-1
CASE NO. SUB-_____

JOB NO. 1716B AUGUST 2023 PAGE 2 OF 2

Planning & Zoning Department
Plat Staff Report

Case: SUB-180-2024

MEETING DATE(S)
Planning & Zoning Commission: January 14, 2025

CAPTION
Consider a request by Tommy Mann, Winstead PC, for a **Plat** of the Vista de Madera Addition, 75 residential lots, being 32.564 acres, located directly south of 140 Lavender Drive, situated in the W.C. Calder Survey, Abstract 235, and the B.B. Davis Survey, Abstract 290, an addition to the City of Waxahachie (Property ID: 182275) – Owner: Vista De Madera Waxahachie (SUB-180-2024) Staff: Zack King

RECOMMENDED MOTION
"I move to disapprove SUB-180-2024, a Plat of the Vista de Madera Addition."

CASE HISTORY
The applicant originally submitted this Plat Application on August 27, 2024. The application proceeded to the Planning & Zoning Commission for consideration on September 24, 2024. The commission voted 7-0 to disapprove the Plat Application due to non-compliance with the Waxahachie Subdivision Ordinance. Following the aforementioned disapproval, on December 30, 2024, the applicant provided a formal response letter to staff that included a revised Plat and supplemental documentation missing from the original application. This response letter was provided to address the conditions of disapproval that were identified by the Planning & Zoning Commission on September 24, 2024.

The review of the applicant's resubmittal was completed by staff on January 7, 2024. Staff determined that the applicant's resubmittal failed to address all reasons for disapproval identified by the Planning & Zoning Commission. Specific unaddressed reasons for disapproval are discussed in detail in the Recommendation section below.

APPLICANT REQUEST
The applicant requests to plat the property into 75 residential lots as the Vista de Madera Addition.

CASE INFORMATION

Applicant:	Tommy Mann, Winstead PC
Property Owner(s):	Vista De Madera Waxahachie
Site Acreage:	32.564 acres
Number of Lots:	75 lots
Number of Dwelling Units:	75 units
Park Land Dedication:	The cash in lieu of park land dedication for this case is estimated at **$30,000.00** (75 residential dwellings at $400.00 per dwelling).
Adequate Public Facilities:	Adequate public facilities are available to the subject property via the extension of off-site water and sanitary sewer lines.

SUBJECT PROPERTY

General Location: Directly south of 140 Lavender Drive

Parcel ID Number(s): 182275

Current Zoning: Single Family-2 (SF-2)

Existing Use: The subject property is currently undeveloped.

Platting History: A Plat was initially approved for the subject property on April 13, 2021, under case SUB-15-2021. On April 3, 2023, City Council voted to deny a Plat Approval Extension request for the subject property under case number SUB-20-2023.

A Plat Application (SUB-75-2024) for the Vista De Madera subdivision was submitted in April of 2024. After the submission of multiple Plat Extension Requests, the applicant ultimately requested to withdraw this application on July 17, 2024 before the case proceed to the Planning & Zoning Commission.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into 75 residential lots as the Vista de Madera Addition. The subject property is currently zone Single-Family-2 (SF-2) and the design of the proposed subdivision is intended to adhere to the lot size and dimension requirements of the SF-2 zoning district. The proposed plat includes right-of-way (ROW) dedication the extension of River Oaks Boulevard; which is identified as an 80' thoroughfare on the 2024 Waxahachie Thoroughfare Plan. Notably, the proposed ROW dedication for River Oaks Boulevard does not have a direct connection to an existing public ROW, leaving the subject property land-locked.

STAFF CONCERNS

The applicant's response letter and revised submittal have failed to address all reasons for disapproval identified by the Planning & Zoning Commission on September 24, 2024. Each of the items listed below are still in non-compliance with the Waxahachie Subdivision Ordinance. These remaining items in non-compliance with the Waxahachie Subdivision Ordinance have been identified as reasons for disapproval 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 disapproval of the Plat request due to the items in non-compliance with the Waxahachie Subdivision Ordinance listed below.

Items in non-compliance:

1. 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.
2. Per Section 2.2.e of the Waxahachie Subdivision Ordinance, written verification, such as a notarized statement, is required to be provided as part of proof for the subject property. Provide a signed and notarized Property Owner Affidavit, completed by the owner of the subject property. The Property Owner Affidavit provided with the initial Plat Application is not signed by the property owner (Vista De Madera Waxahachie).
3. Per Section 4.3.a of the Waxahachie Subdivision Ordinance, a property/homeowner's association is required to be established with this subdivision due to the presence of private landscaping and screening improvements. Conditions, Covenants and Restrictions (CCR's) and the association documents (articles of incorporation and by-laws) are required to be submitted to the City for review with the Plat application and approval by the Planning & Zoning Commission. Officially recorded copies of the CCR's and association documents (articles of incorporation and by-laws) have not been provided to staff.
4. Per Section 2.4.c.7 of the Waxahachie Subdivision Ordinance, the name and address of the correct property owner is required to be provided.
5. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, correct name of the property owner (Vista De Madera Waxahachie, a Separate Protected Series of Tochal Investment Properties, LLC) is required to be referenced in the Owner's Certificate.
6. Per Section 2.4.c.25.vi of the Waxahachie Subdivision Ordinance, a signature block for the correct property owner (Vista De Madera Waxahachie, a Separate Protected Series of Tochal Investment Properties, LLC) is required to be provided.
7. Per Section 3.1.c.3 of the Waxahachie Subdivision Ordinance, provide an updated TIA with this phase added.
8. Per Section 5.7.a.3 of the Waxahachie Subdivision Ordinance, the masonry screening walls, landscape buffer, and irrigation infrastructure required along River Oaks Boulevard must be maintained in perpetuity by the HOA. Add a note to stating that HOA maintenance of the masonry screening wall, landscaping, and irrigation infrastructure located within the 10' LE and 5' WME along River Oaks Boulevard shall be maintained by the HOA.
9. Per Section 3.1.u of the Waxahachie Subdivision Ordinance, all subdivisions shall have at least two (2) points of access from improved public roadways. The two (2) points of access can be from a single entrance onto a public thoroughfare if the thoroughfare is divided, and if the entry into the subdivision is also divided. Otherwise, the two (2) points of access shall be from two (2) different entrances either on a single public thoroughfare or on two (2) public thoroughfares. (This design does not include a divided thoroughfare.) Furthermore, Section 3.1.4.a of the Waxahachie Subdivision Ordinance requires that the subdivision shall be designed to provide adequate emergency access for public safety vehicles. 2021 IFC D107.1 More than 30 single family homes require two ways into the development. The dead-ends for future street extensions and proposed access easement do not meet this access requirement.

ATTACHED EXHIBITS

1. Applicant Response Letter
2. Plat (December 30, 2024 Submittal)

APPLICANT REQUIREMENTS

1. If approved by Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all conditions of approval.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
    a. If conditions of approval are not satisfied, 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

December 30, 2024

Zack King
City of Waxahachie
408 S. Rogers St.
Waxahachie, TX 75165

Via email: zking@waxahachie.com

RE: Disapproval of SUB-180-2024.

Dear Zach,

At the September 24, 2024 Planning and Zoning Commission meeting, the Commission voted to conditionally disapprove plat application SUB-180-2024 VISTA DE MADERA ADDITION, as per Section 212.0091 of the Texas Local Government Code. This letter is an appeal pursuant to Chapter 212.0093 of the Texas Local Government Code and provides a written response to the various conditions for disapproval offered by the city in the letter attached (the "City's Disapproval Letter") pursuant to Chapter 212.0091.

The bullet-point list below is an exact copy of the reasons for disapproval for SUB-180-2024 contained in the City's Disapproval Letter. Please see our written responses in blue to each condition, as follows:

1. Per Section 2.1.a of the Waxahachie Subdivision Ordinance, Application Fees ($1,250.00) are required to be paid.

   Applicant Response: Acknowledged. Applicant has paid the application fee as of the date of this appeal. Please see attached receipt.

2. Per Section 2.1.a & 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

   Applicant Response: Acknowledged. Applicant has paid the application fee as of the date of this appeal. If this comment is in reference to the county recording fee for approved final plats, please let us know the fee amount, and we will send staff a check immediately.

3. Per Section 2.2.e of the Waxahachie Subdivision Ordinance, written verification, such as a notarized statement, is required to be provided as part of proof for the subject property. Provide a signed and notarized Property Owner Affidavit, completed by the owner of the subject

property. The Property Owner Affidavit provided with the initial Plat Application is not signed by the property owner (Vista De Madera Waxahachie).

Applicant Response: Acknowledged. Please see attached signed and notarized affidavit.

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.

   Applicant Response: Acknowledged. This has been provided.

5. Per Section 4.3.a of the Waxahachie Subdivision Ordinance, a property/homeowner's association is required to be established with this subdivision due to the presence of private landscaping and screening improvements. Conditions, Covenants and Restrictions (CCR's) and the association documents (articles of incorporation and by-laws) are required to be submitted to the City for review with the Plat application and approval by the Planning & Zoning Commission.

   Applicant Response: An HOA has been established, and all relevant formation documents, including the CCR's and articles of incorporation, are submitted for review by the City. Please see attached.

6. Per Section 2.4.b of the Waxahachie Subdivision Ordinance, no construction work shall begin until a "plat" is filed. (The City of Waxahachie does not have a "Final Plat" application, just a "Plat" application.) Revise accordingly.

   Applicant Response: The word "Final" has been removed from the revised plat. Please see attached.

7. Per Section 2.4.c.7 of the Waxahachie Subdivision Ordinance, the name and address of the correct property owner is required to be provided.

   Applicant Response: The complete name and address of the property owner has been added to the revised plat. Please see attached.

8. Per Section 2.4.c.12 of the Waxahachie Subdivision Ordinance, please utilize the digital and precise floodplain data that is publicly available on the FEMA website. Do not use the word "APPROXIMATE" for regulatory delineations.

   Applicant Response: The word "Approximate" has been removed from the revised plat, which now also reflects digital and precise floodplain data per FEMA's website. Please see attached.

9. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-180-2024", revise accordingly.

Applicant Response: The correct case number has been added to the title block on the revised plat. Please see attached.

10. Per Section 2.4.c.24 of the Waxahachie Subdivision Ordinance, "Finished floor elevations of building foundations shall be shown for lots adjacent to a flood plain, floodway and/or an area that may be susceptible to flooding". In order to verify that these FFE's are 2ft above the BFE, per Appendix B, Article 5, Section A of the Waxahachie Ordinance, please label the base flood elevation of the adjacent floodplain. The easiest way to do this is to show the cross sections.

    Applicant Response: Cross sections have been added to the revised plat to show base flood elevation of the adjacent floodplain. Please see revised.

11. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, correct name of the property owner (Vista De Madera Waxahachie) is required to be referenced in the Owner's Certificate.

    Applicant Response: The correct and complete name of the property owner has been added to the Owner's Certificate. Please see attached.

12. Per Section 2.4.c.25.vi of the Waxahachie Subdivision Ordinance, a signature block for the correct property owner (Vista De Madera Waxahachie) is required to be provided.

    Applicant Response: Signature block for the correct property owner has been added to the revised plat. Please see attached.

13. Per Section 3.1.c.3 of the Waxahachie Subdivision Ordinance, provide an updated TIA with this phase added.

    Applicant Response: No TIA is required for this subdivision pursuant to Section 3.1.c.3 because it (a) does not have more than 100 lots, (b) does not generate more than 1,000 one-way trips per day, (c) does not propose a new arterial or collector thoroughfare. Alternatively, applicant will agree to provide a TIA prior to commencing construction, but Section 3.1.c.3 does not require a TIA prior to the approval of a plat. Applicant is agreeable to a conditional approval that requires submittal of a TIA prior to beginning construction. Street design and construction will comply with the standards demonstrated to be necessary by the traffic demands reported in the TIA.

14. Per Section 5.7.a.3 of the Waxahachie Subdivision Ordinance, the masonry screening walls, landscape buffer, and irrigation infrastructure required along River Oaks Boulevard must be maintained in perpetuity by the HOA. Add a note to stating that HOA maintenance of the masonry screening wall, landscaping, and irrigation infrastructure located within the 10' LE and 5' WME along River Oaks Boulevard shall be maintained by the HOA.

    Applicant Response: This note has been added.

15. Per Section 3.1.u of the Waxahachie Subdivision Ordinance, all subdivisions shall have at least two (2) points of access from improved public roadways. The two (2) points of access can be from a single entrance onto a public thoroughfare if the thoroughfare is divided, and if the entry into the subdivision is also divided. Otherwise, the two (2) points of access shall be from two (2) different entrances either on a single public thoroughfare or on two (2) public thoroughfares. (This design does not include a divided thoroughfare.) Furthermore, Section 3.1.4.a of the Waxahachie Subdivision Ordinance requires that the subdivision shall be designed to provide adequate emergency access for public safety vehicles. 2021 IFC D107.1 More than 30 single family homes require two ways into the development. The dead-ends for future street extensions and proposed access easement do not meet this access requirement.

    Applicant Response: A divided thoroughfare/access has been added to the design of River Oak Boulevard, which is now noted on page 2, note 7 of the revised plat. Please see attached. Additional access is also available via the multiple existing access easements along the entire northern boundary of the proposed subdivision.

16. Per Section 3.1.u of the Waxahachie Subdivision Ordinance, all subdivisions shall have at least two (2) points of access from improved public roadways. The two (2) points of access can be from a single entrance onto a public thoroughfare if the thoroughfare is divided, and if the entry into the subdivision is also divided. Otherwise, the two (2) points of access shall be from two (2) different entrances either on a single public thoroughfare or on two (2) public thoroughfares. (This design does not include a divided thoroughfare and the proposed access through Lot 9, Block A is not sufficient. Notes 7 and 7.1 do not suffice to address this comment.) Furthermore, Section 3.1.4.a of the Waxahachie Subdivision Ordinance requires that the subdivision shall be designed to provide adequate emergency access for public safety vehicles. 2021 IFC D107.1 More than 30 single family homes require two ways into the development. I see that there are some open roadway for future development but these do not meet this requirement.

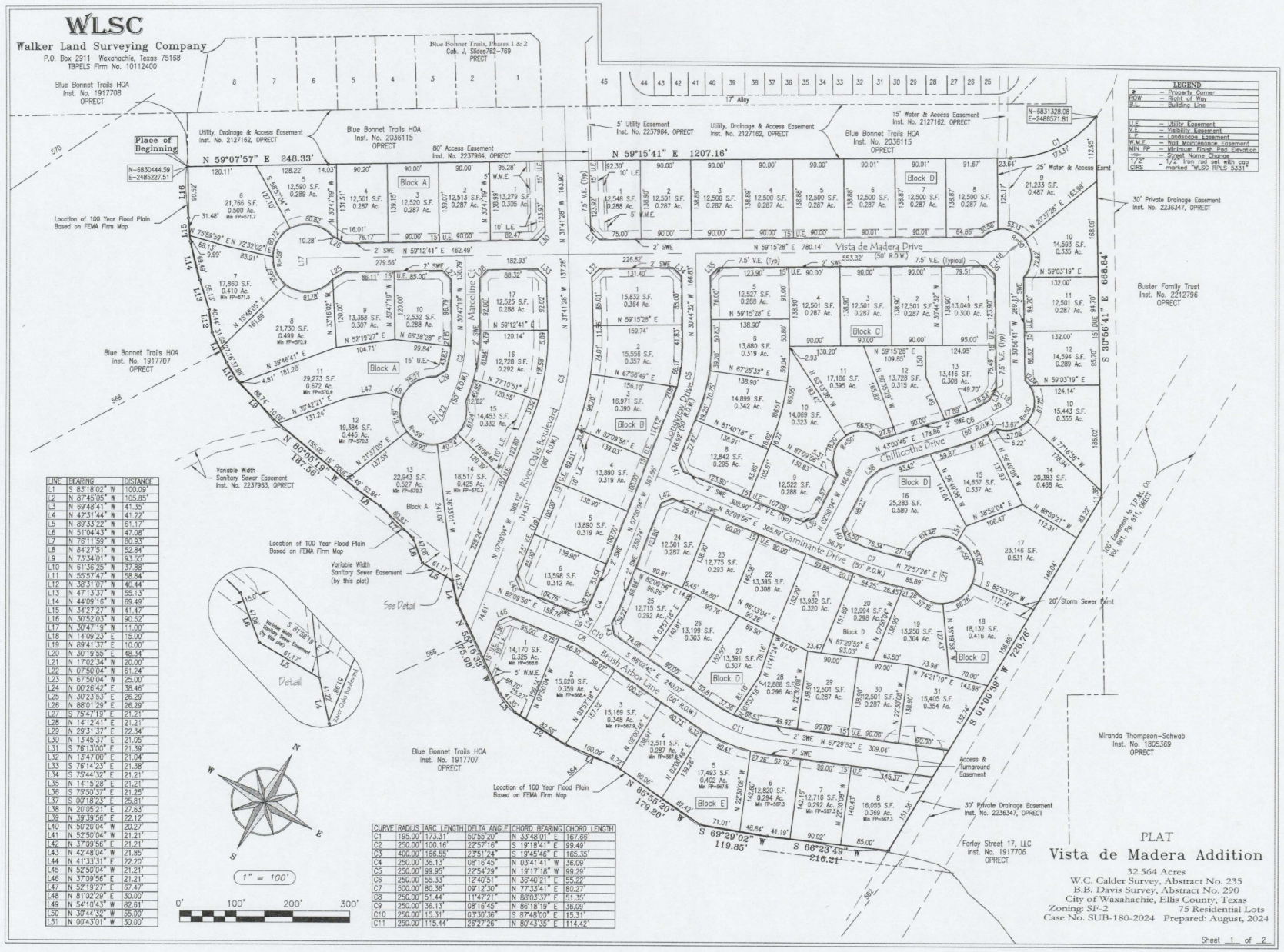
    Applicant Response: This appears to be a duplicative comment. Please see Applicant's response to the immediately preceding point.

Per the requirements of Texas Local Government Code 212.0095(a), you must respond with any objections within 15 days of this appeal, or the plat is deemed approved as a matter of law.

Sincerely,

Tommy Mann, *Attorney for the Applicant*
Shareholder, Winstead P.C.

Item 4f



LINE	BEARING	DISTANCE
L1	S 83°18'02" W	100.09'
L2	N 67°45'05" W	105.85'
L3	N 69°48'41" W	41.35'
L4	N 42°31'44" W	41.22'
L5	N 89°33'22" W	61.17'
L6	N 51°04'43" W	47.08'
L7	N 76°11'59" W	80.93'
L8	N 84°27'51" W	52.84'
L9	N 73°34'01" W	93.55'
L10	N 61°36'25" W	37.88'
L11	N 55°57'47" W	58.84'
L12	N 36°31'07" W	40.44'
L13	N 47°13'37" W	55.13'
L14	N 44°09'16" W	69.49'
L15	N 34°27'27" W	41.47'
L16	N 30°52'03" W	90.52'
L17	N 30°47'19" W	11.00'
L18	N 14°09'23" E	15.00'
L19	N 89°41'37" E	10.00'
L20	N 30°19'55" E	48.34'
L21	N 17°02'34" W	20.00'
L22	N 07°50'04" W	61.24'
L23	N 67°50'04" W	25.00'
L24	N 00°26'42" E	38.46'
L25	N 30°23'53" E	26.29'
L26	N 88°01'29" E	26.29'
L27	S 75°47'19" E	21.21'
L28	N 14°12'41" E	21.21'
L29	N 29°31'37" E	22.34'
L30	N 13°45'37" E	21.05'
L31	S 76°13'00" E	21.39'
L32	N 13°47'00" E	21.04'
L33	S 76°14'23" E	21.38'
L34	S 75°44'32" E	21.21'
L35	N 14°15'28" E	21.21'
L36	S 75°50'37" E	21.25'
L37	S 30°18'23" E	25.81'
L38	N 20°05'21" E	27.63'
L39	N 39°39'56" E	22.12'
L40	N 50°20'04" W	20.27'
L41	N 52°50'04" W	21.21'
L42	N 37°09'56" E	21.21'
L43	N 42°48'04" W	21.85'
L44	N 41°33'51" E	22.20'
L45	N 52°50'04" W	21.21'
L46	N 37°09'56" E	21.21'
L47	N 52°19'27" E	67.47'
L48	N 81°00'29" E	30.00'
L49	N 54°10'43" W	82.61'
L50	N 30°44'32" W	55.00'
L51	N 00°43'01" W	30.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	195.00'	173.31'	50°55'20"	N 33°48'01" E	167.66'
C2	250.00'	100.16'	22°57'16"	S 19°18'41" E	99.49'
C3	400.00'	186.55'	23°51'24"	S 19°45'46" E	185.35'
C4	250.00'	36.13'	08°16'45"	N 03°41'41" W	36.09'
C5	250.00'	99.95'	22°54'29"	N 19°17'18" W	99.29'
C6	250.00'	55.33'	12°40'51"	N 36°40'21" E	55.22'
C7	500.00'	80.36'	09°12'30"	N 77°33'41" E	80.27'
C8	250.00'	51.44'	11°47'21"	N 88°03'37" E	51.35'
C9	250.00'	36.13'	08°16'45"	N 86°18'19" E	36.09'
C10	250.00'	15.31'	03°30'36"	S 87°48'00" E	15.31'
C11	250.00'	115.44'	26°27'26"	N 80°43'35" E	114.42'

WLSC
Walker Land Surveying Company
P.O. Box 2911 Waxahachie, Texas 75168
TBPELS Firm No. 10112400

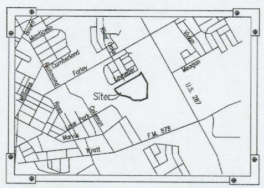
SUBDIVISION NOTES

1. No building shall be constructed until Plat is accepted and filed with Ellis County.
2. Current Zoning: SF-2.
3. Lots 14-17, Block A and Lots 1-6, Block B face River Oaks Boulevard. No driveways shall front River Oaks Boulevard.
4. No portion of this property lies within a 100 year flood plain according to the Flood Insurance Rate Map for Ellis County. Map# 48139C0190 G, dated October 19, 2023.
5. Basis of Bearings: Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.
6. Per Section 5.6 and 5.7 of the City's subdivision ordinance: fences, retaining walls and screening walls shall not be placed within public utility easements.
7. The second entry will be provided via a split entry pavement section within the proposed 80' River Oaks Blvd R.O.W.

Owner/Developer: Vista De Madera Waxahachie, a Separate Protected Series of Tochan Investment Properties, LLC
Red Oak, Texas, Texas 75154
Contact: Dalton Bradbury (469) 383-5939

Engineer: Atlas Associates, Inc.
P.O. Box 185
Milford, Texas 76670
Contact: Alan Lauhoff, PE (972) 921-4206

Surveyor: Walker Land Surveying Company
P.O. Box 2911
Waxahachie, Texas 75168
Contact: Shawne Walker, RPLS (214) 317-0379



LOCATION MAP NOT TO SCALE

OWNER'S CERTIFICATE
State of Texas
County of Ellis

Whereas, Vista De Madera, Waxahachie are the owners of that certain parcel of land situated in the W.C. CALDER SURVEY, ABSTRACT NO. 235 and in the B.B. DAVIS SURVEY, ABSTRACT NO. 290, Ellis County, Texas, and being all of the tract of land conveyed to Vista De Madera, Waxahachie by Correction Special Warranty Deed recorded in Instrument Number 2413376 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for west corner of said Vista De Madera Tract and the south corner of the tract of land conveyed to Blue Bonnet Trails HOA by Deed recorded in Instrument Number 2036115, OPRECT;

THENCE along the northwest line of said Vista De Madera Tract and the southeast line of said HOA Tract as follows:
N 59°07'57" E, a distance of 248.33 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner; and
N 59°15'41" E, a distance of 1207.16 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" at the beginning of a curve top the left having a radius of 195.00 feet and a central angle of 50°55'20";

THENCE along the arc of said curve and continuing along the northwest line of said Vista De Madera Tract and the southeast line of said HOA Tract, a distance of 173.31 feet (Long Chord = N 33°48'01" E, 167.66 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" in the southwest line of the tract of land conveyed to Buster Family Trust by Deed recorded in instrument Number 2212796, OPRECT for the north corner of said Vista De Madera Tract;

THENCE S 30°56'41" E, along the northeast line of said Vista De Madera Tract and the southwest line of said Buster Tract, a distance of 668.84 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for an angle corner of said Blue Bonnet Trails Tract and the north corner of the tract of land conveyed to Farley Street 17, LLC by Deed Recorded in Instrument Number 1917706, OPRECT1917706;

THENCE S 01°00'39" W, along the east line of said Vista De Madera Tract and the west line of said Farley Street Tract, a distance of 726.76 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for the southeast corner of said Vista De Madera Tract;

THENCE along the south line of said Vista De Madera Tract as follows:
S 66°23'49" W, a distance of 216.21 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
S 69°29'02" W, a distance of 119.85 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 85°55'20" W, a distance of 179.20 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
S 83°18'02" W, a distance of 100.09 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 87°45'05" W, a distance of 105.85 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 69°48'41" W, a distance of 41.35 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 55°15'33" W, a distance of 175.98 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 42°31'44" W, a distance of 41.22 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 89°33'22" W, a distance of 61.17 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 51°04'43" W, a distance of 47.08 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 76°11'59" W, a distance of 80.93 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 84°27'51" W, a distance of 52.84 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 80°05'19" W, a distance of 187.56 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 73°34'01" W, a distance of 93.55 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 61°36'25" W, a distance of 37.88 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 55°57'47" W, a distance of 58.84 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 38°31'07" W, a distance of 40.44 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 47°13'37" W, a distance of 55.131 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 44°09'16" W, a distance of 69.49 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 34°27'27" W, a distance of 41.47 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner; and
N 30°52'03" W, a distance of 90.52 feet to the PLACE OF BEGINNING, and containing 32.564 acres of land as surveyed on the ground.

Surveyor's Declaration

KNOW ALL MEN BY THESE PRESENTS

That I, J. Shawne Walker, do hereby certify that I have prepared this Plat from an actual and accurate survey made on the ground and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Waxahachie, Texas.

FOR INSPECTION PURPOSES ONLY.
AND IN NO WAY OFFICIAL OR
APPROVED FOR RECORD PURPOSES

J. Shawne Walker, R.P.L.S.
Texas Registration No. 5331

APPROVED BY: Planning and Zoning Commission
City of Waxahachie

By:

Chairperson

Attest

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Vista De Madera Waxahachie, a Separate Protected Series of Tochan Investment Properties, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as the Plat of Vista de Madera, an addition in the City of Waxahachie, Ellis County, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat.

No buildings, fences, trees, shrubs or other improvements or 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 be also 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 purposes of construction, reconstruction, 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 is approved subject to all platting ordinances, rules, regulations and resolutions of the the City of Waxahachie, Texas.

Witness my hand this the _____ day of _____, 2024.

By:

Mohammad Shahkarami
Vista De Madera Waxahachie, a Separate Protected Series of Tochan Investment Properties, LLC

State of Texas:

Before me the undersigned authority, a notary public in and for the state on this day personally appeared Mohammad Shahkarami, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity stated.

Given under my hand and seal of office this the _____ day of

_____, 2024.

Notary Public

PLAT
Vista de Madera Addition
32.564 Acres
W.C. Calder Survey, Abstract No. 235
B.B. Davis Survey, Abstract No. 290
City of Waxahachie, Ellis County, Texas
Zoning: SF-2 75 Residential Lots
Case No. SUB-180-2024 Prepared: August, 2024

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-215-2024

MEETING DATE(S)

Planning & Zoning Commission: January 14, 2025
City Council: January 21, 2025

CAPTION

Public Hearing on a request by Mark Lee for a **Specific Use Permit (SUP)** for an **Accessory Structure exceeding seven hundred (700) square feet**, use within a Planned Development - Single Family-1 (PD-SF-1) zoning district located at 181 Aiden Drive, (Property ID 300473) – Owner: Mark Lee & Rebekah. J (ZDC-215-2024) Staff: Harper Lindamood

RECOMMENDED MOTION

"I move to recommend approval of ZDC-215-2024, a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet, use within a Planned Development-Single Family-1(PD-SF-1) zoning district, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) for a 1,740 square foot accessory structure.

CASE INFORMATION

Applicant:	Mark Lee
Property Owner(s):	Mark Lee & Rebekah. J
Site Acreage:	1.0 acre
Current Zoning:	Planned Development- Single Family-1 (SF-1)
Requested Zoning:	Planned Development- Single Family-1 (SF-1) with a SUP for an accessory structure exceeding seven hundred (700) square feet.

SUBJECT PROPERTY

General Location:	181 Aiden Drive
Parcel ID Number(s):	300473
Existing Use:	Single family residential

Development History: The subject property is platted as Lot 14, Block C of Tuscan Estates.

Future Land Use Plan: Residential Neighborhood

Comprehensive Plan: 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 Aiden Drive.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to construct a 1,740-square-foot accessory structure at 181 Aiden Drive. The primary structure on the subject property is approximately 4,346 square feet. The property does not have any existing accessory structures. The applicant has provided a Site Plan for the accessory structure that verifies all setback requirements established by the Waxahachie Zoning Ordinance have been met.

Proposed Use:

The applicant proposes to utilize the structure for a personal garage/shop. The structure will be used for the storage of personal vehicles and household materials. The proposed accessory structure is comprised of brick and siding that matches the primary structure. The applicant will be extending the concrete drive to connect to the proposed structure. The applicant will be extending the water and electrical services from the primary structure to the proposed accessory structure.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, thirteen (13) notices were mailed to property owners within 200 feet of the request. Applicant has only received Zero (0) letters of opposition, and one (1) letter of support. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the SUP accessory structure exceeding seven hundred (700) square request subject to the conditions noted below.

Conditions:

1. The accessory structure shall not be used as an accessory dwelling or Short-Term Rental without a Specific Use Permit approved by City Council.
2. The accessory structure shall not 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.
5. The property owner shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department before constructing the accessory structure.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Location Map (Exhibit A)
3. Site Plan (Exhibit B)
4. Floor Plan (Exhibit C)
5. Elevation/Façade Plan (Exhibit D)

STAFF CONTACT INFORMATION

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

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

Item 5&6

City of Waxahachie, Texas

Notice of Public Hearing

Case Number: ZDC-215-2024

<><><>

SPENCE DENNY
420 LAGUNA VISTA DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Mark Lee for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use within a Planned Development - Single Family-1 (PD-SF-1) zoning district located at 181 Aiden Drive (Property ID 300473) – Owner: Mark Lee & Rebekah. J (ZDC-215-2024) 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-215-2024 **City Reference: 224033**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 8, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

12/31/24 DAS since its a garage

[X] SUPPORT [X] DAS OPPOSE

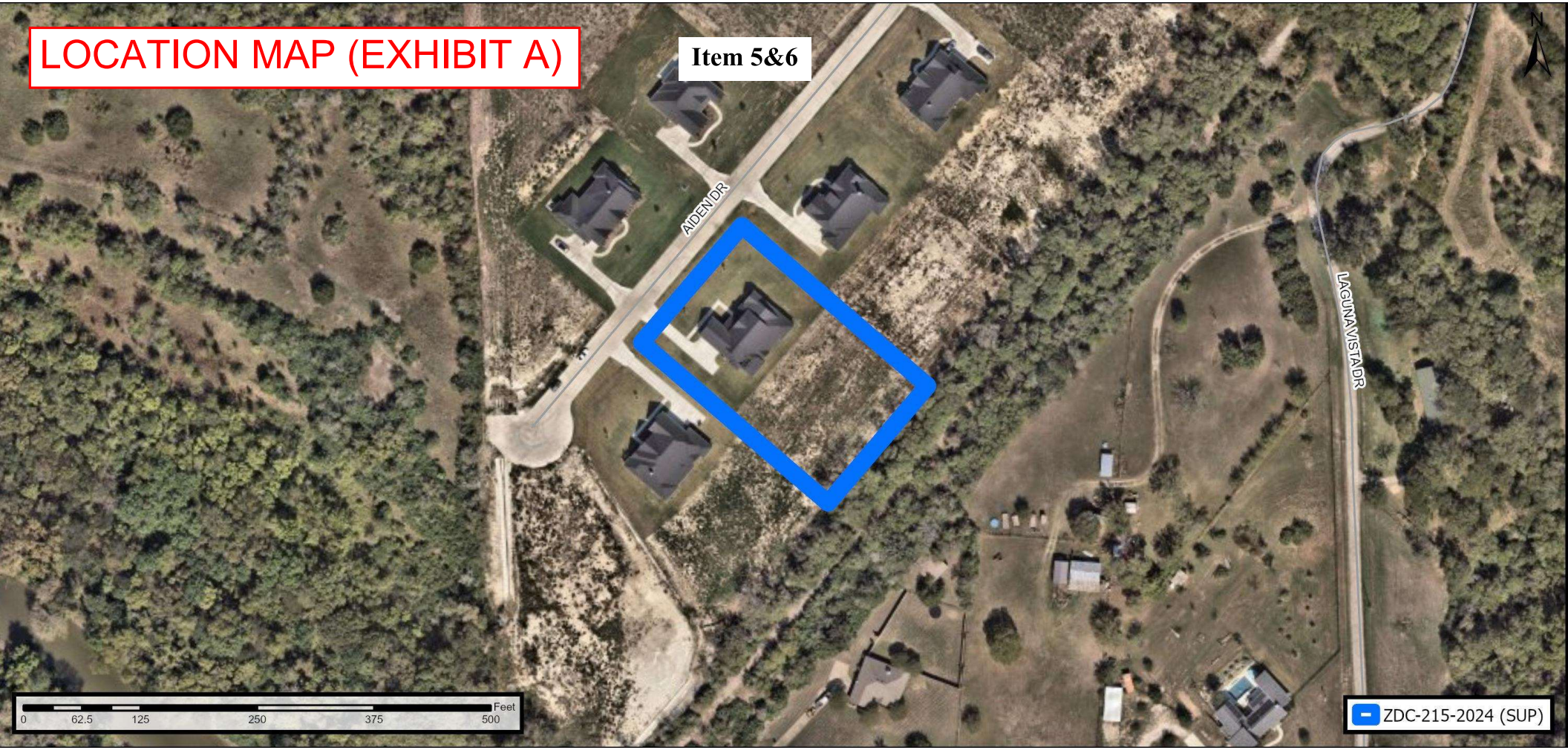
Comments: The walking trail borders my property & crime has increased on our block. No to rental property

Denny Spence
Signature

12/29/24
Date

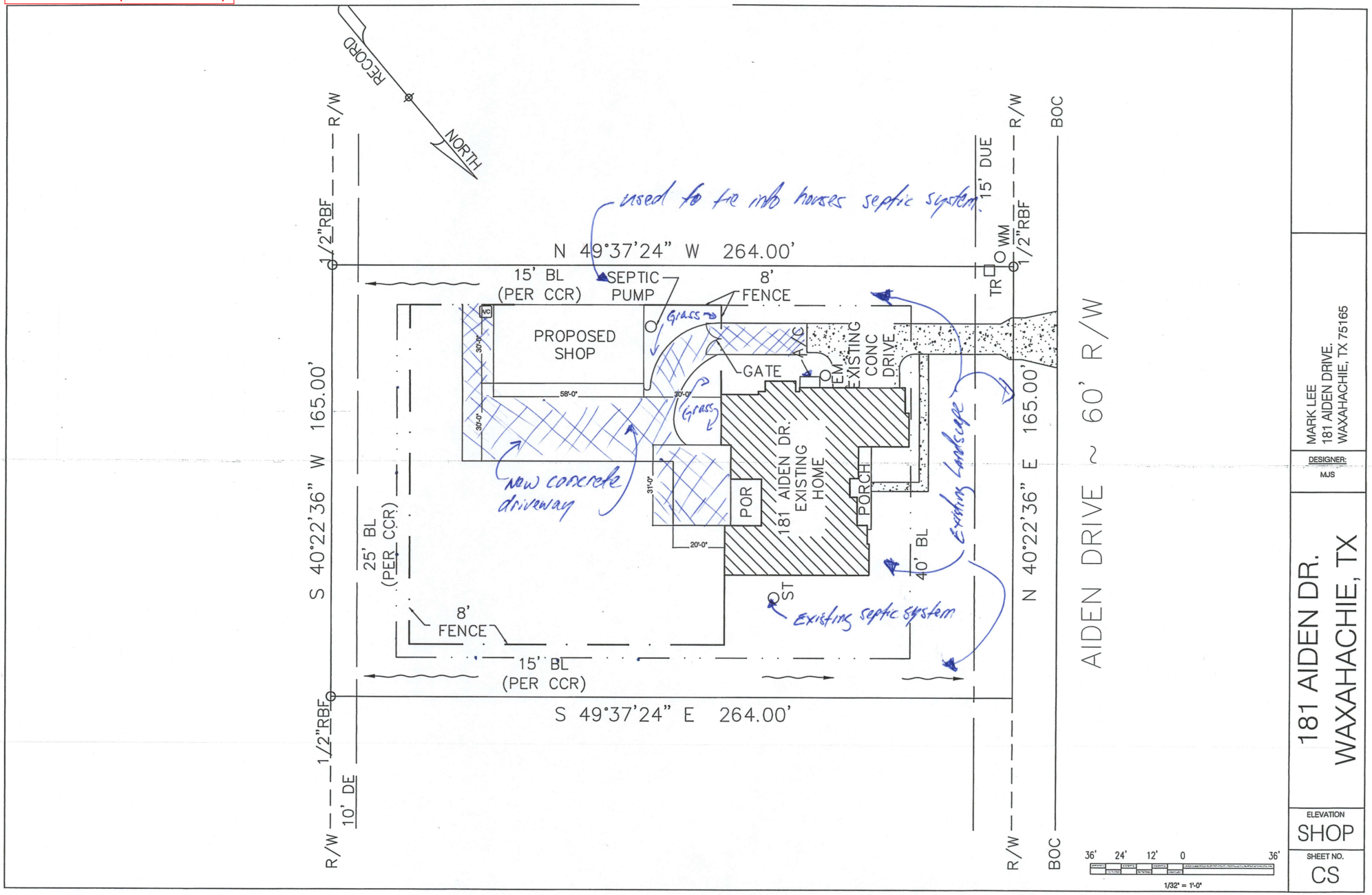
Denny Spence, owner
Printed Name and Title

420 Laguna Vista Waxa.
Address


LOCATION MAP (EXHIBIT A)
Item 5&6
AIDEN DR
LAGUNA VISTA DR
N
0
62.5
125
250
375
500
Feet
ZDC-215-2024 (SUP)

SITE PLAN (EXHIBIT B)

Item 5&6



MARK LEE
181 AIDEN DRIVE,
WAXAHACHIE, TX 75165

DESIGNER:
MJS

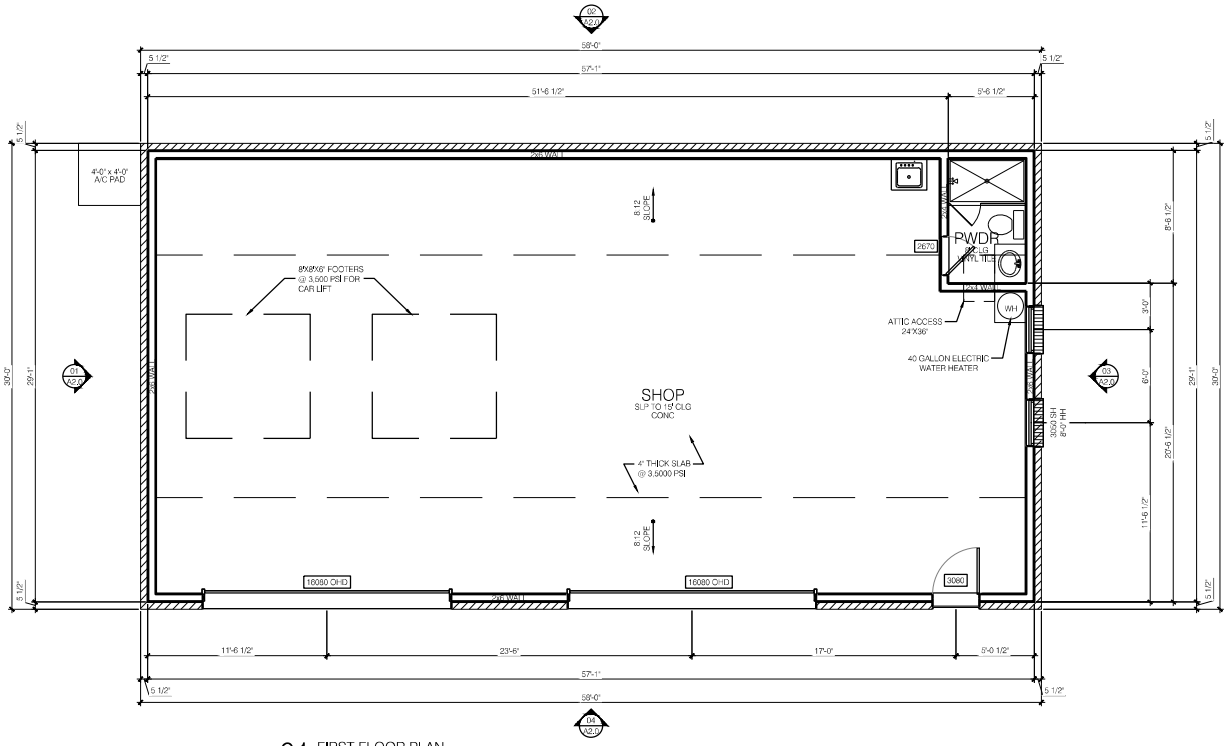
181 AIDEN DR.
WAXAHACHIE, TX

ELEVATION
SHOP

SHEET NO.
CS

FLOOR PLAN (EXHIBIT C)

Item 5&6



01 FIRST FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN NOTES

1. ALL MECHANICAL, ELECTRICAL & PLUMBING WORK TO CONFORM TO LOCAL, STATE & NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.
2. DOCUMENTS COMPLY WITH 2015, 2018 AND 2021 IRC AND IECC.
3. EXACT LOCATION OF HVAC UNITS SHOULD MATCH APPROVED HVAC LAYOUT.
4. HOSE BIBS TO BE 24" ABOVE FINISH GRADE (ASSUME 4"FILL) THIS MEANS TO STUB THROUGH SLAB ON HIGH FOUNDATIONS.
5. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, FURNACE, FIREPLACE, COOK TOPS & RANGES.
6. ROUTE ALL FLUES & VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO SIDE. NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.
7. WASHER SPACE SHALL ALWAYS BE INSTALLED ON LEFT-HAND SIDE OF DRYER WHEN FACING APPLIANCES.
8. DRYER SPACE SHALL ALWAYS BE INSTALLED AT RIGHT-HAND SIDE OF WASHER WHEN FACING APPLIANCES (REVERSE LOCATIONS WHEN FLOOR PLAN IS FLIPPED).
9. WATER PIPES FOR SHOWER HEAD TO BE STUBBED OUT AT 6'-6" A.F.F.
10. WHEN APPLICABLE, GAS LOG LIGHTER TO BE 16" TO SIDE OF FIREPLACE & 16" OFF THE FLOOR WHENEVER POSSIBLE.
11. ALL DRYER VENTS TO BE 8' ABOVE FINISHED FLOOR TO THE CENTER OF VENT.
12. CLOSETS SHALL HAVE 1 ROD AND 1 SHELF UNLESS NOTED OTHERWISE.
13. LINEN AND STORAGE CLOSETS TO HAVE 4-16" AND 1-12" SHELVES W/ FIRST SHELF TO BE 36" A.F.F. AND EACH SPACED AT 12".
14. GARAGE ACCESS DOOR TO BE SELF-CLOSING AND SOLID CORE.
15. PROVIDE 36"X36" OR 36"X72" CONCRETE A/C PAD
16. MIRROR WIDTH TO BE 4" LESS THAN VANITY WIDTH
17. CENTER OF WATER CLOSET TO BE AT 15" MIN. FROM VERTICAL SURFACE OF SIDE WALLS/OBSTRUCTION.
18. DRYER VENT EXHAUST DUCTS SHALL NOT EXCEED A TOTAL OF COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS AND SHALL COMPLY WITH MANUFACTURER'S SPECS.
19. LOW WALL AT SHOWER SHALL BE FRAMED AT 42" A.F.F.
20. SHOWER SEAT SHALL BE 20" A.F.F AND SLOPE 1/4" PER FOOT BACK-TO-FRONT.

SEE SCOPES OF WORK & CONST. SPECS FOR ADDITIONAL INFO.

FRAMING NOTES

1. ALL WALLS TO BE FRAMED AT 16" O.C. UNLESS NOTED OTHERWISE.
2. PROVIDE 2X BLOCKING AT 34", 54" & 78" A.F.F. TO CENTER LINE OF BLOCK FOR KITCHEN CABINETS
2. PROVIDE 2X BLOCKING AT 30" A.F.F. TO CENTER LINE OF BLOCK FOR BATHROOM CABINETS
3. PROVIDE 2X BLOCKING AT 24" A.F.F. TO CENTER LINE OF BLOCK FOR PAPER HOLDER.
4. PROVIDE 2X BLOCKING AT 52" A.F.F. TO CENTER LINE OF BLOCK FOR TOWEL BAR
5. ALL PLUMBING WALLS TO BE 2X6

GENERAL NOTES

1. ALL INTERIOR DOORS TO BE HOLLOW CORE 1-3/8" THICK U.N.O.
2. GARAGE ACCESS DOOR TO BE SOLID CORE 1-3/8" THICK AND SELF-CLOSING.
3. ALL ENTRY DOORS TO BE SOLID CORE 1-3/4" THICK.
4. ALL ESCAPE OR RESCUE WINDOWS SHALL MEET EGRESS REQUIREMENTS BY CODE HAVING A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET.
5. MINIMUM SILL HEIGHT AT SECOND FLOOR WINDOWS SHALL BE 24" A.F.F. NOT TO EXCEED 44" A.F.F.
6. GARAGE SHALL BE SEPARATED FROM RESIDENCE BY A MINIMUM OF 5/8" TYPE 'X' GYPSUM BOARD APPLIED TO GARAGE SIDE AND AT CEILING WHERE CONDITIONED SPACE IS ABOVE.
7. THESE PLANS ARE COMPLIANT WITH 2021 IRC.

8' 4' 0 8'
1/8" = 1'-0"

MARK LEE
181 AIDEN DRIVE.
WAXAHACHIE, TX 75165

DESIGNER:
MJS

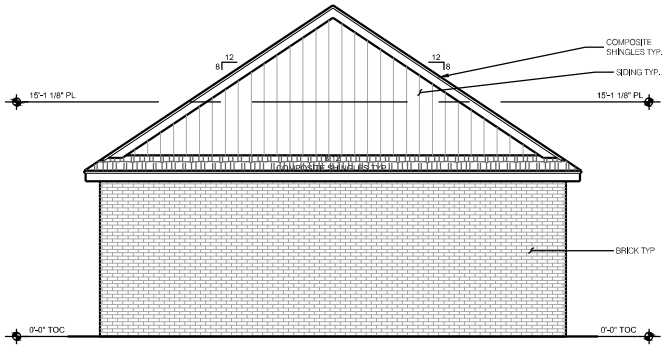
181 AIDEN DR.
WAXAHACHIE, TX

ELEVATION
SHOP

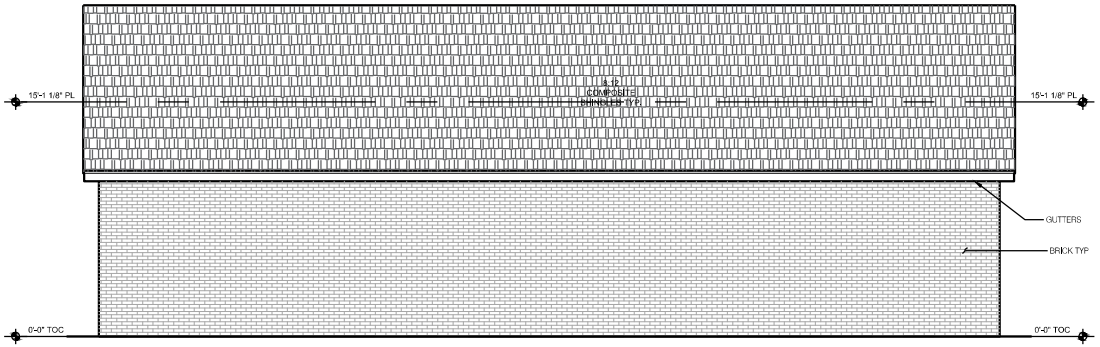
SHEET NO.
A1.0

ELEVATIONS/FACADE PLAN (EXHIBIT D)

Item 5&6



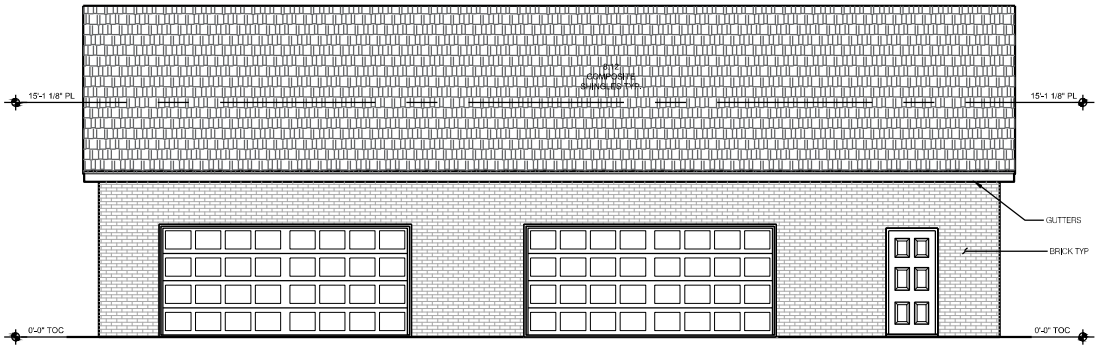
01 LEFT ELEVATION
1/8" = 1'-0"



02 REAR ELEVATION
1/8" = 1'-0"



03 RIGHT ELEVATION
1/8" = 1'-0"



04 FRONT ELEVATION
1/8" = 1'-0"

8' 4' 0 8'
1/8" = 1'-0"

MARK LEE
181 AIDEN DRIVE.
WAXAHACHIE, TX 75165

DESIGNER:
MJS

181 AIDEN DR.
WAXAHACHIE, TX

ELEVATION
SHOP

SHEET NO.
A2.0

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-207-2024

MEETING DATE(S)

Planning & Zoning Commission: January 14, 2024
City Council: January 21, 2024

CAPTION

Public Hearing on a request by Susan Jordan, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Planned Development – General Retail (PD-GR) zoning district located at 512 North College Street (Property ID 170716) – Owner(s): Legends Real Estate Holdings, LLC (ZDC-207-2024)

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-207-2024, a Specific Use Permit (SUP) for Short-Term Rental use."*

- *"I move to recommend approval of ZDC-207-2024, a Specific Use Permit (SUP) for a Short-Term Rental 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 a Specific Use Permit for a Short-Term Rental use at 512 North College Street.

CASE INFORMATION

Applicant:	Susan Jordan
Property Owner(s):	Legends Real Estate Holdings, LLC
Site Acreage:	0.459 acres
Current Zoning:	Planned Development – General Retail (PD-GR)
Requested Zoning:	PD-GR with a Specific Use Permit (SUP) for a Short-Term Rental use

SUBJECT PROPERTY

General Location:	512 North College Street
Parcel ID Number(s):	170716
Existing Use:	Residential use
Development History:	The subject property is currently platted as Lot 28, Block 9 of the Town Addition.

Adjoining Zoning & Uses:

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

Future Land Use Plan: Mixed Use Neighborhood

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

Thoroughfare Plan: The subject property is accessible via North College Street.

Site Image:



PLANNING ANALYSIS

During the City Council meeting held on October 16, 2023, Councilmembers approved an ordinance to allow the use of a short-term rental in all zoning districts with an approved SUP, with the exception of the Central Area (CA) zoning district. All residential-use properties located within the Central Area (CA) zoning district are allowed to operate a short-term rental by right without seeking the approval of a SUP.

The applicant requests a SUP for short-term rental use at 512 North College Street because it is located within the PD-GR zoning district. The subject property consists of a primary structure of approximately 4,761 square feet, built in 1910 with seven (7) bedrooms, three (3) bathrooms, and enough improved surface to accommodate for the maximum parking spaces of five (5) vehicles. The subject property is situated on an approximately 0.459 acres (19,944 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 30, 2024. Please note that the zoning district for the subject property is Planned Development – General Retail (PD-GR). If this SUP for STR application is approved, this will be the third property within 500' allowed for STR use.

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

The applicant's local emergency contact is Susan Jordan, 2510 FM Road 1446, Waxahachie, TX 75167, legends.realestate24@gmail.com, which is located approximately 4.5 miles from the subject property.

In response to a Short-Term Rental workshop conducted by the City Council on December 9, 2024, staff members have agreed to include saturation data for each Specific Use Permit application pertaining to short-term rentals. This initiative is intended to assist the City Council in addressing concerns related to the oversaturation of short-term rentals within the Waxahachie community.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 66 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, three (3) letters of opposition and six (6) letters of support were received by staff, with no letters received within the 200' buffer.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering a recommendation for approval:

Conditions:

1. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
2. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
3. The short-term rental operator shall allow a maximum occupancy of ten (10) guests per stay.
4. The short-term rental operator shall provide a maximum of five (5) off-street parking spaces.
5. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
6. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Saturation Map of all STRs within a mile radius
3. Saturation Map of all STRs within 500' radius
4. Location Map (Exhibit A)
5. Zoning Map (Exhibit B)
6. Floorplan (Exhibit C)
7. Survey (Exhibit D)
8. Host Rules (Exhibit E)

STAFF CONTACT INFORMATION

Prepared by:
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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-207-2024

<>

KELLEY RAYMOND & JANICE P
418 N COLLEGE ST
WAXAHACHIE, TX 75165-3360

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by Susan Jordan, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development – General Retail (PD-GR) zoning district located at 512 North College Street (Property ID 170716) – Owner(s): Legends Real Estate Holdings, LLC (ZDC-207-2024) 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-207-2024 **City Reference: 170709**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 8, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:
THIS IS THE THIRD ZONING REQUEST TO CHANGE A HOUSE TO SHORT-TERM RENTAL THERE ARE TWO ALREADY ON N. COLLEGE ST. WE DON'T WANT THIS TO BE ALL HOTELS.

Raymond Kelley
Signature

12-31-2024
Date

RAYMOND KELLEY
Printed Name and Title

418 N. COLLEGE ST
Address

Item 7&8

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-207-2024

BASKIN ROY IV & BRITTANIE K
608 N ROGERS ST
WAXAHACHIE, TX 75165-3034

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Susan Jordan, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development – General Retail (PD-GR) zoning district located at 512 North College Street (Property ID 170716) – Owner(s): Legends Real Estate Holdings, LLC (ZDC-207-2024) 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-207-2024 **City Reference: 170681**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 8, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:

_____

_____

_____ 12/29/24
Signature Date

Roy Baskin _____ 608 N Rogers St
Printed Name and Title Address

Waxahachie TX 75165

Item 7&8

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-207-2024

<>

RECEIVED JAN 0 2 2024

DUFFIN SALLY
614 N ROGERS ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by Susan Jordan, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development – General Retail (PD-GR) zoning district located at 512 North College Street (Property ID 170716) – Owner(s): Legends Real Estate Holdings, LLC (ZDC-207-2024) 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-207-2024 **City Reference: 171194**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 8, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:
I strongly oppose what is now the 3rd property request for STR in this neighborhood. This is a historic neighborhood. I own a historic home and

Sally L. Duffin
Signature

12/31/24
Date

Sally L. Duffin homeowner
Printed Name and Title

614 N. Rogers St.
Address

I think this planning is destroying the integrity of the historic nature of these homes and commercializing the area isn't appropriate. our lovely homes should get the respect they deserve and I feel the value of my home decreases every time one of these requests is approved. Please stop respectfully, Sally Duffin

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-207-2024

POARCH PROPERTIES LLC SERIES K
103 E UNIVERSITY AVE
WAXAHACHIE, TX 75167-2353

RECEIVED JAN 0 3 2025

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by Susan Jordan, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development – General Retail (PD-GR) zoning district located at 512 North College Street (Property ID 170716) – Owner(s): Legends Real Estate Holdings, LLC (ZDC-207-2024) 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-207-2024 **City Reference: 170675**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 8, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments: _____

_____

_____

_____ _____
Signature Date

Jimmy Poarch _____
Printed Name and Title Address

Item 7&8

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-207-2024

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

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by Susan Jordan, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development – General Retail (PD-GR) zoning district located at 512 North College Street (Property ID 170716) – Owner(s): Legends Real Estate Holdings, LLC (ZDC-207-2024) 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-207-2024 **City Reference: 170614**

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☒ SUPPORT ☐ OPPOSE

Comments:

Signature

1/3/25
Date

Brad Yates member
Printed Name and Title

300 E. Parks
Address

Item 7&8

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-207-2024

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

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-207-2024 **City Reference: 265829**

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☒ SUPPORT ☐ OPPOSE

Comments:

Signature

Brad Yates
member
Printed Name and Title

1/3/25
Date

305/307 E Parks Ave.
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-207-2024

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

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Case Number: ZDC-207-2024 **City Reference: 170600**

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☒ SUPPORT ☐ OPPOSE

Comments:

Signature

Brad Yates
member
Printed Name and Title

1/3/25
Date

301/303 E Parks Ave
Address

Item 7&8

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-207-2024

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

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Case Number: ZDC-207-2024 **City Reference: 170598**

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☒ SUPPORT ☐ OPPOSE

Comments:

Signature: Brad Yates

Date: 1/3/25

Printed Name and Title: member

Address: 14 Yinger

Item 7&8

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-207-2024

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

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Case Number: ZDC-207-2024 **City Reference: 170602**

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☒ SUPPORT ☐ OPPOSE

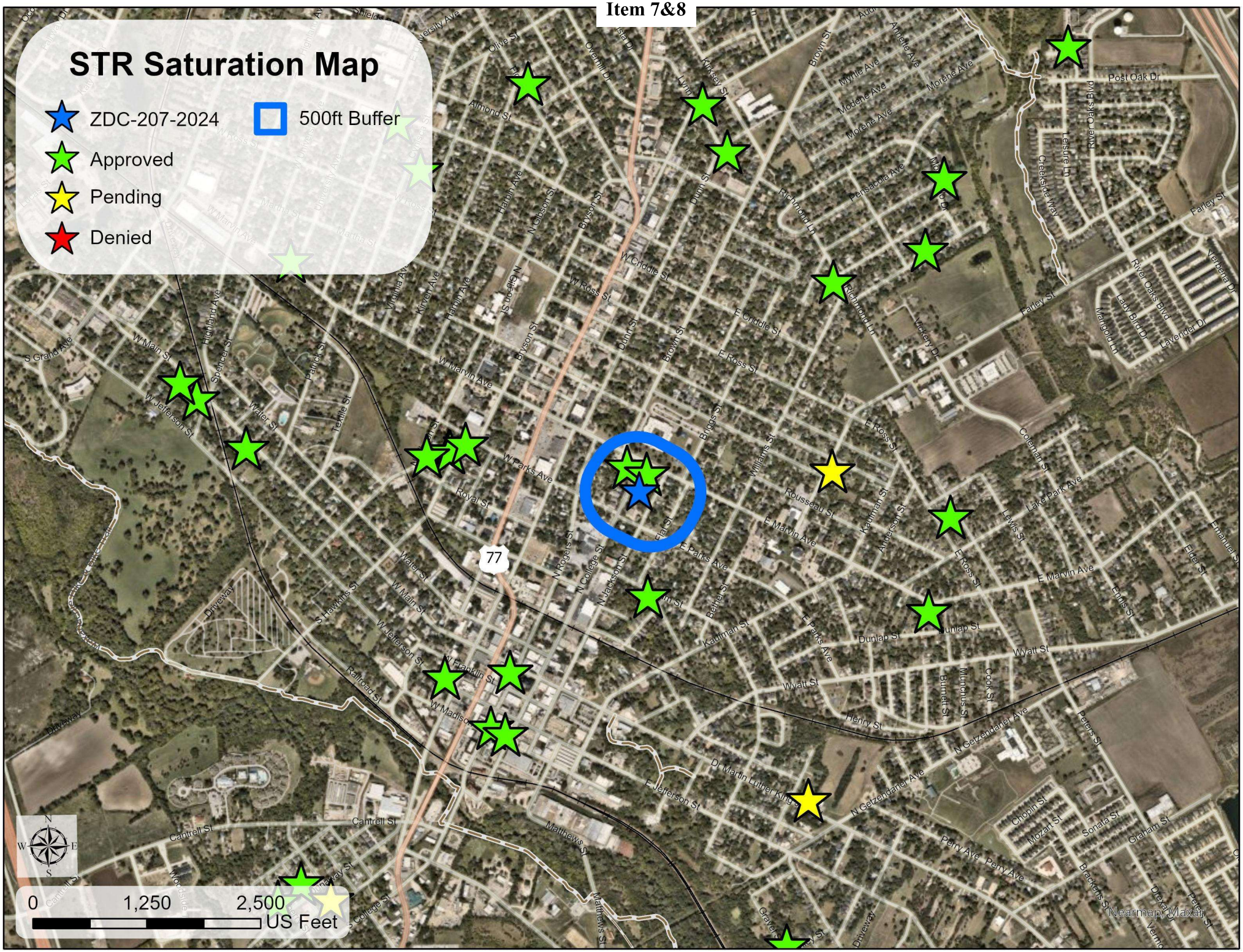
Comments:

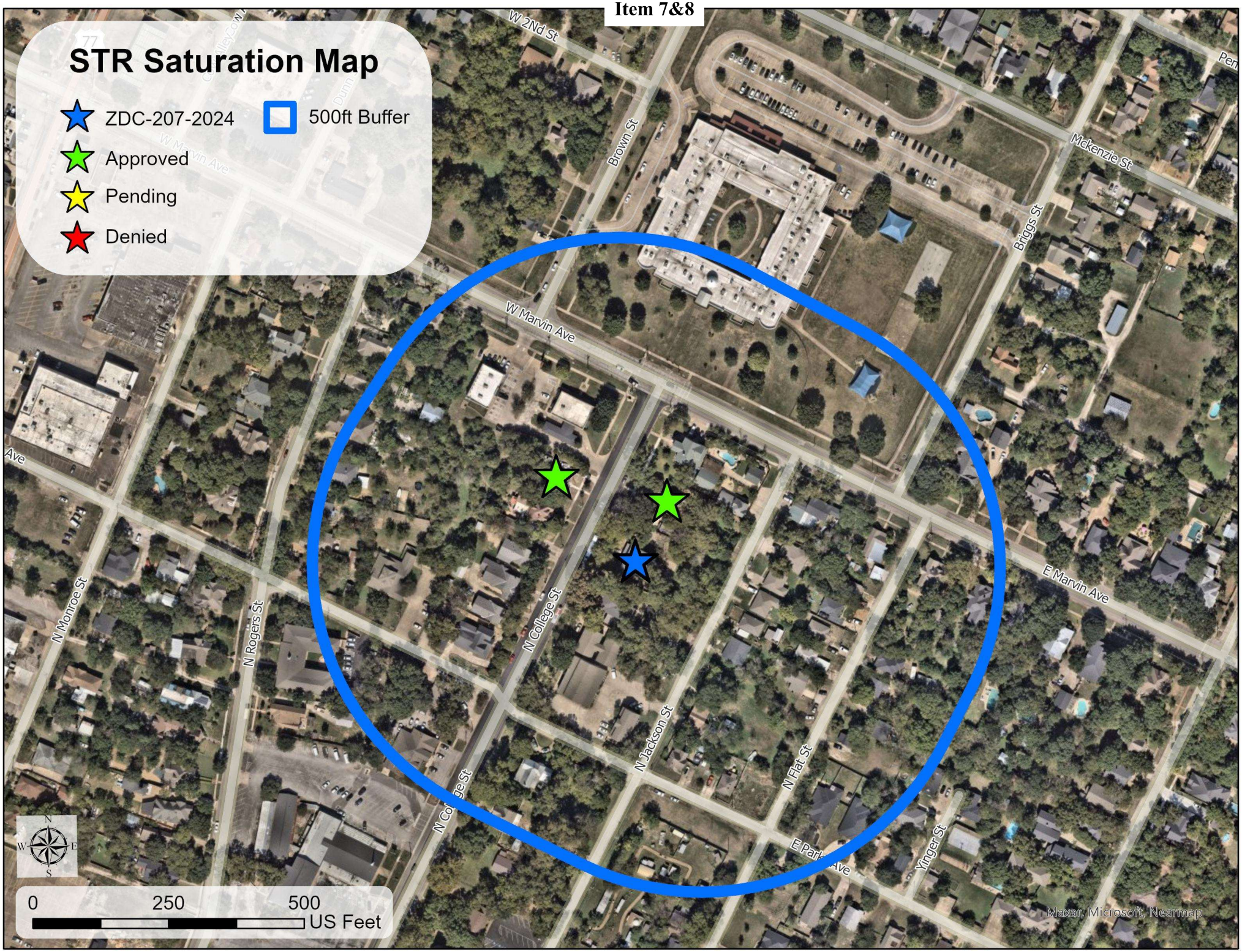
Signature

1/3/25
Date

Brad Yates
member
Printed Name and Title

408 N. Flat
Address


STR Saturation Map
ZDC-207-2024
500ft Buffer
Approved
Pending
Denied
0
1,250
2,500
US Feet
77
Nearmap, Maxar


STR Saturation Map
ZDC-207-2024
500ft Buffer
Approved
Pending
Denied
W 2Nd St
Brown St
Mckenzie St
Briggs St
W Marvin Ave
E Marvin Ave
N Monroe St
N Rogers St
N College St
N Jackson St
N Flat St
Yinger St
0
250
500
US Feet
Maxar, Microsoft, Nearmap


Item 7&8
N COLLEGE ST
N JACKSON ST
E MARVIN AVE
N
EXHIBIT A - LOCATION MAP
0
25
50
100
150
200
Feet
ZDC-207-2024 (SUP)

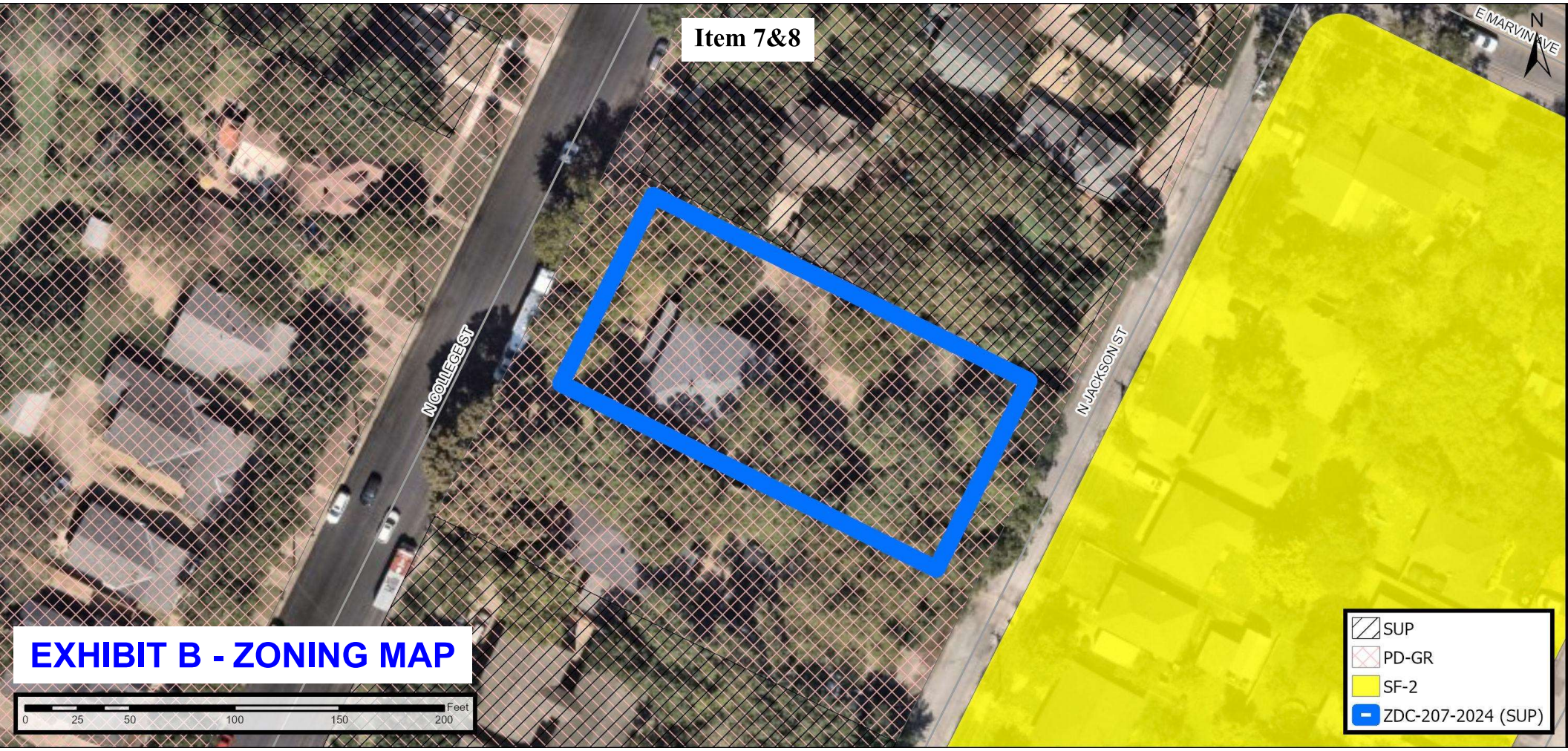

Item 7&8
N COLLEGE ST
N JACKSON ST
E MARVIN AVE
N
SUP
PD-GR
SF-2
ZDC-207-2024 (SUP)
EXHIBIT B - ZONING MAP
0
25
50
100
150
200
Feet

EXHIBIT C - FLOOR PLAN

Item 7&8

1st floor 512 N college

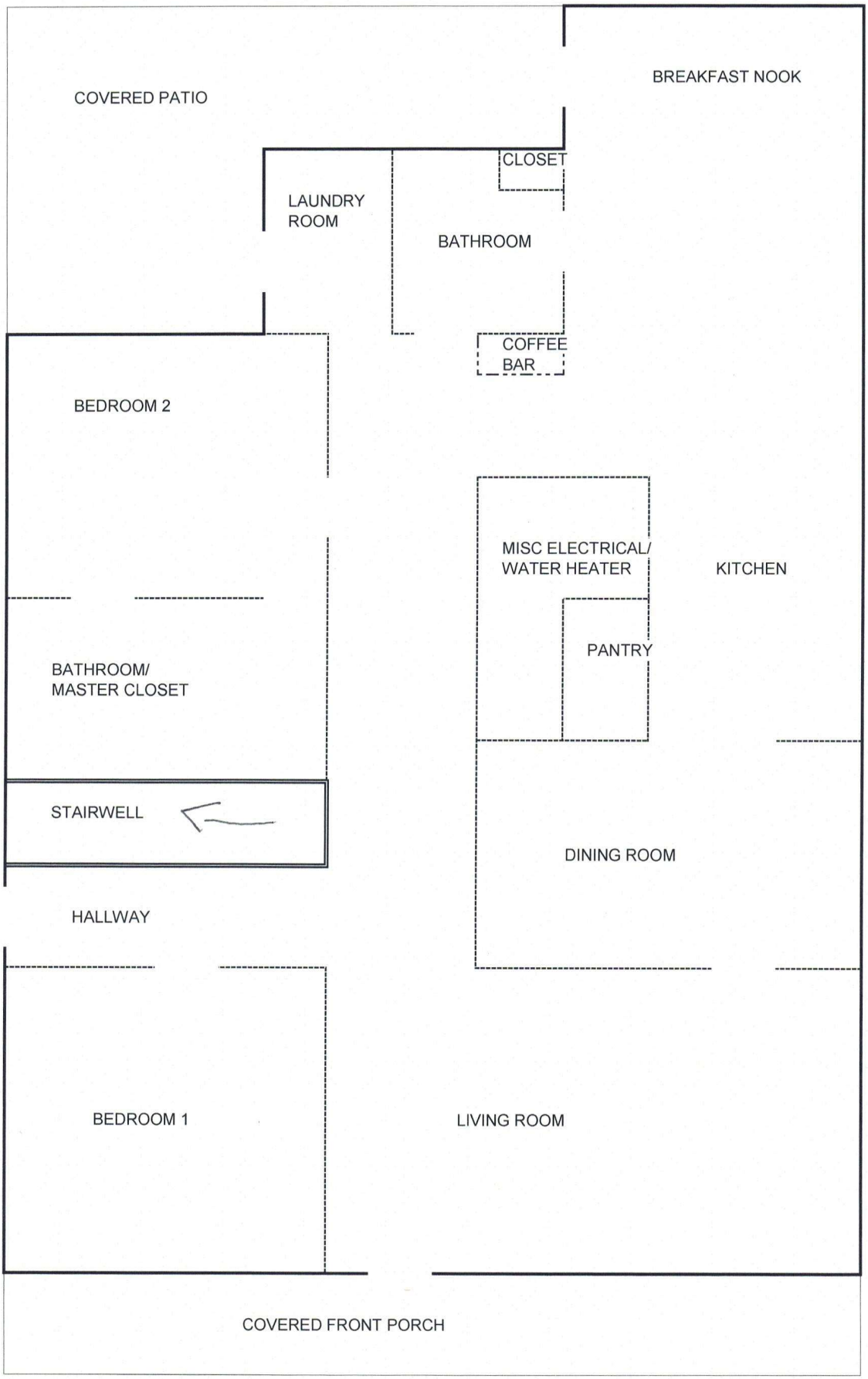


EXHIBIT C - FLOOR PLAN

Item 7&8

2nd Floor 512 N College

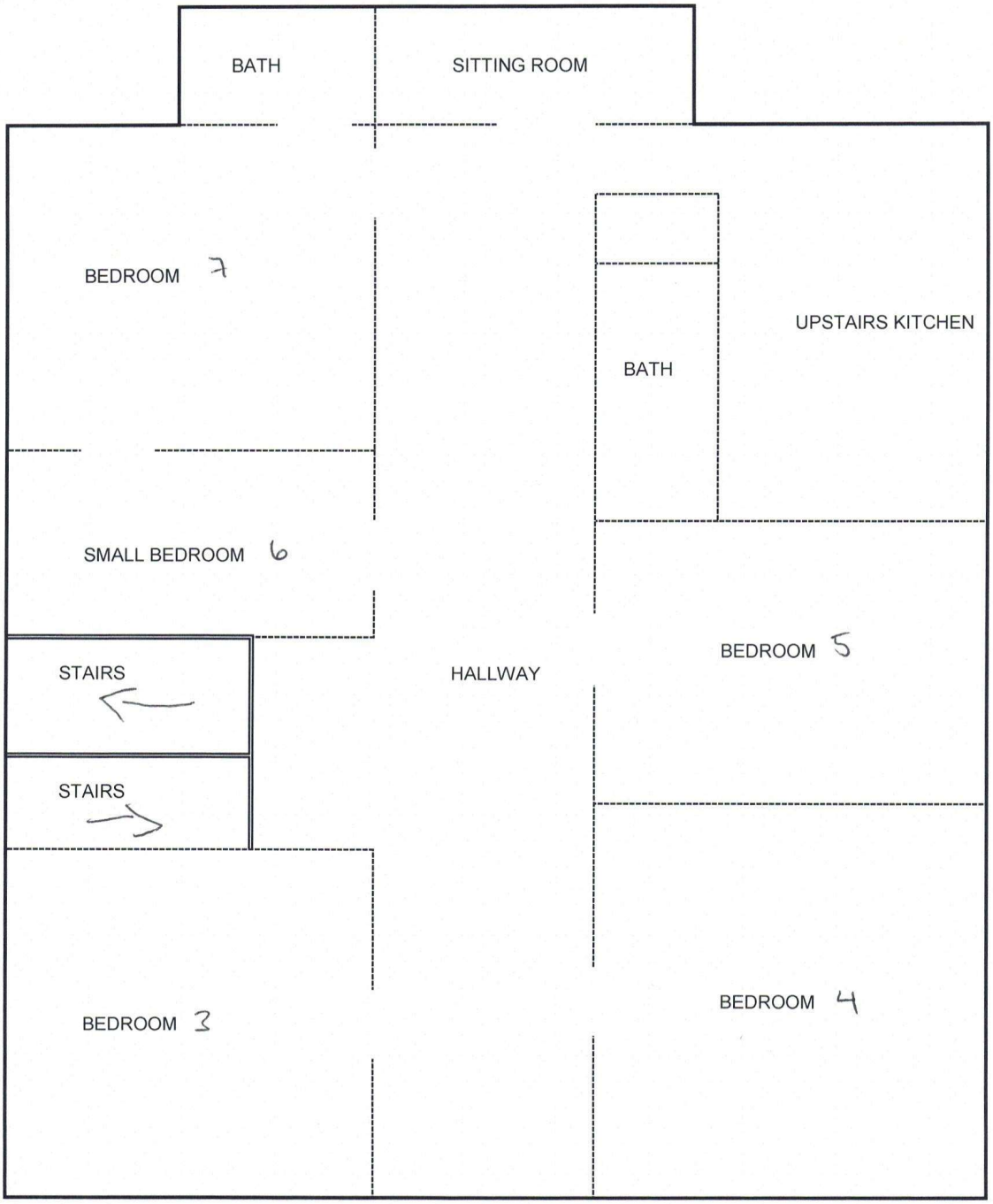
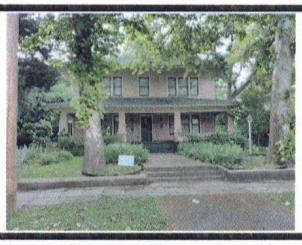


EXHIBIT D - SURVEY College Stree Item 7&8

BEING all that certain lot, tract or parcel of land being known and designated as Lot 28 in Block 9 of TOWN ADDITION, an addition in the City of Waxahachie, Ellis County, Texas, according to the plat of said addition recorded in Cabinet A, Slides 181–184, Plat Records, Ellis County, Texas.

Fidelity National Title Insurance Company



EXCEPTIONS:

NOTE: REVISION MADE TO LEGAL.
MARIA–11/19/2020

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48139C0190F, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Fidelity National Title Insurance Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: RBR/SN
Scale: 1" = 30'
Date: 5/23/19
GF No.: FT–131–90013 11900314–CH
Job No. 1910152

Accepted by: _____ Purchaser
Date: _____
_____ Purchaser

CBG SURVEYING TEXAS LLC
DFW · Houston · East Texas · Austin · San Antonio
12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
BRYAN CONNALLY
5513
BRYAN CONNALLY REG. NO. 5513

EXHIBIT E - HOST RULES

Item 7&8

512 House Rules

Checking in and out:

Check-in after 3:00PM – self check-in with keypad

Checkout before 11:00AM – lock up, turn off all lights

During your stay:

Maximum occupancy is 10 people

Maximum off-street parking is 5 vehicles

No parking on lawn

No loud music past 10PM

No pets without pet fee

Pets must be house trained/guest must pick up after them

No smoking in the house

Additional rules:

Leave any bed slept in unmade

Leave towels in hampers in bedrooms

Place used dishes in dishwasher (do not run)

Hand wash pots & pans

No moving furniture around

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-218-2024

MEETING DATE(S)

Planning & Zoning Commission: January 14, 2025
City Council: January 21, 2025

CAPTION

Public Hearing on a request by Brad Yates, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-3 (SF-3) zoning district located at 708 South Rogers Street (Property ID 172368) – Owner(s): Graily Holdings, LLC (ZDC-218-2024)

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-218-2024, a Specific Use Permit (SUP) for Short-Term Rental use."*
- *"I move to recommend approval of ZDC-218-2024, a Specific Use Permit (SUP) for a Short-Term Rental 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 a Specific Use Permit for a Short-Term Rental use at 708 South Rogers Street.

CASE INFORMATION

Applicant:	Brad Yates
Property Owner(s):	Graily Holdings, LLC
Site Acreage:	0.403 acres
Current Zoning:	Single-Family-3 (SF-3)
Requested Zoning:	SF-3 with a Specific Use Permit (SUP) for a Short-Term Rental use

SUBJECT PROPERTY

General Location:	708 South Rogers Street
Parcel ID Number(s):	172368
Existing Use:	Residential use
Development History:	The subject property is platted as Lot 1 and abandonment of Brady Street of the Bullard Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Single-Family-2 (SF-2)	Residential
East	Single-Family-2 (SF-2)	Residential
South	Single-Family-2 (SF-2)	Residential
West	Single-Family-2 (SF-2)	Residential

Future Land Use Plan: Mixed Use Neighborhood

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

Thoroughfare Plan: The subject property is accessible via South Rogers Street.

Site Image:



PLANNING ANALYSIS

During the City Council meeting held on October 16, 2023, Councilmembers approved an ordinance to allow the use of a short-term rental in all zoning districts with an approved SUP, with the exception of the Central Area (CA) zoning district. All residential-use properties located within the Central Area (CA) zoning district are allowed to operate a short-term rental by right without seeking the approval of a SUP.

The applicant requests a SUP for short-term rental use at 708 South Rogers Street because it is located within the SF-3 zoning district. The subject property consists of a primary structure of approximately 1,388 square feet and an accessory structure of 480 square feet, built in 1920 with a total of two (2) bedrooms and two (2) bathrooms within the primary structure, one (1) bedroom and one (1) bathroom within the accessory structure, and enough improved surface to accommodate for the maximum parking spaces of three (3) vehicles. The subject property is situated on an approximately 0.403 acres (17,554 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 November 20, 2024.

The applicant currently has an approved replat application for the subject property to be subdivided into two lots. The applicant is aware that once the replat has been filed, this SUP for STR use is only for the subject property.

The applicant has two approved Special Use Permits (SUPs) for Short-Term Rental (STR) use. The first approved SUP for STR is for a property at 804 Dunaway Street, which was approved in April 2024 and has completed the registration process. However, the applicant has not been paying hotel occupancy taxes for this property. The second approved SUP for STR is for a property located at 800 Dunaway Street, which was approved in May 2024 and is currently under construction. As a result, the applicant has not yet completed the STR registration process for this property. If this SUP for STR application is approved, this will be the third property within 500’ allowed for STR use.

In response to a Short-Term Rental workshop conducted by the City Council on December 9, 2024, staff members have agreed to include saturation data for each Specific Use Permit application pertaining to short-term rentals. This initiative is intended to assist the City Council in addressing concerns related to the oversaturation of short-term rentals within the Waxahachie community.

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

The applicant's local emergency contact is Brad Yates, 626 Kaufman Street, Waxahachie, TX 75165, ycolonialgroup@yahoo.com, which is located approximately 1.5 miles from the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 68 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, one (1) letter of opposition and six (6) letters support were received by staff, with one (1) letter of opposition and three (3) letters of support were within the 200' buffer.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering a recommendation for approval:

Conditions:

1. The applicant shall provide a copy of the updated Host Rules to reflect the maximum number of three (3) vehicles are allowed to park on-site, and that no street parking is allowed.
2. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
3. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
4. The short-term rental operator shall allow a maximum occupancy of eight (8) guests per stay.
5. The short-term rental operator shall provide a maximum of three (3) off-street parking spaces.
6. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
7. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.
8. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
9. The accessory structure shall not be used as an accessory dwelling without a Specific Use Permit approved by City Council.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Saturation Map of all STRs within a mile radius
3. Saturation Map of all STRs within 500' radius
4. Location Map (Exhibit A)
5. Zoning Map (Exhibit B)
6. Floorplan (Exhibit C)
7. Survey (Exhibit D)

STAFF CONTACT INFORMATION

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

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

Item 9&10

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-218-2024

SLETMOEN ROSA L S
700 S ROGERS ST
WAXAHACHIE, TX 75165

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Case Number: ZDC-218-2024 **City Reference: 172367**

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☐ SUPPORT ☑ OPPOSE

Comments:
I am right next to the property and the idea of having a short term rental is worrysome. Mr Yates believes the permit will be granted because he continues to modify both units!

Signature

Dec/31/24
Date

Rosa Liliana Salinas-Sletmoen
Printed Name and Title

700 S. Rogers St.
Address

Item 9&10

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-218-2024

GRAILY HOLDINGS LLC
PO Box 2868
Waxahachie, TX 75168-8868

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☒ SUPPORT ☐ OPPOSE

Comments:

Signature

1/3/25
Date

member Brad Yates
Printed Name and Title

800 Dunaway St.
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-218-2024

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

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☒ SUPPORT ☐ OPPOSE

Comments:

Signature

1/3/25
Date

Brad Yates Member
Printed Name and Title

713 Givens
Address

Item 9&10

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-218-2024

GRAILY HOLDINGS LLC
PO Box 2868
Waxahachie, TX 75168-8868

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> Request by Brad Yates, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-3 (SF-3) zoning district located at 708 South Rogers Street (Property ID 172368) – Owner(s): Graily Holdings, LLC (ZDC-218-2024) 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-218-2024 **City Reference: 172368**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 8, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments:

Signature: Brad Yates

Date: 1/3/25

Member

Printed Name and Title

708 S. Rogers

Address

Item 9&10

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-218-2024

GRAILY HOLDINGS LLC
PO Box 2868
Waxahachie, TX 75168-8868

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Case Number: ZDC-218-2024 **City Reference: 172305**

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☒ SUPPORT ☐ OPPOSE

Comments:

Signature

1/3/25
Date

Brad Yates member
Printed Name and Title

804 Dunaway
Address

Item 9&10

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-218-2024

GRAILY HOLDINGS LLC
PO Box 2868
Waxahachie, TX 75168-8868

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Case Number: ZDC-218-2024 **City Reference: 193948**

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☒ SUPPORT ☐ OPPOSE

Comments:

Signature

1/3/25
Date

Brad Yates member
Printed Name and Title

716 Dunaway
Address

Item 9&10

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-218-2024

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

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Case Number: ZDC-218-2024 **City Reference: 172384**

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☒ SUPPORT ☐ OPPOSE

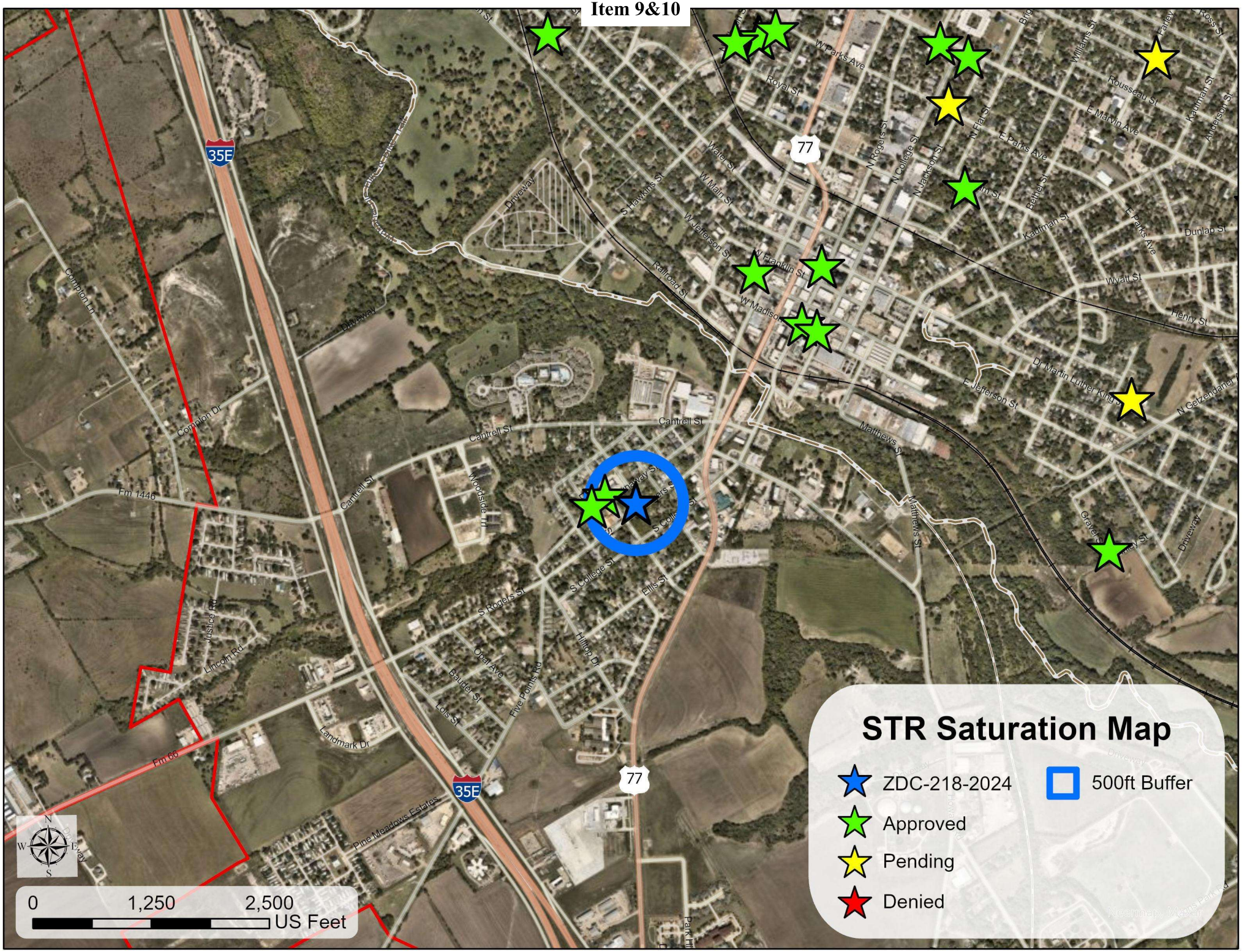
Comments:

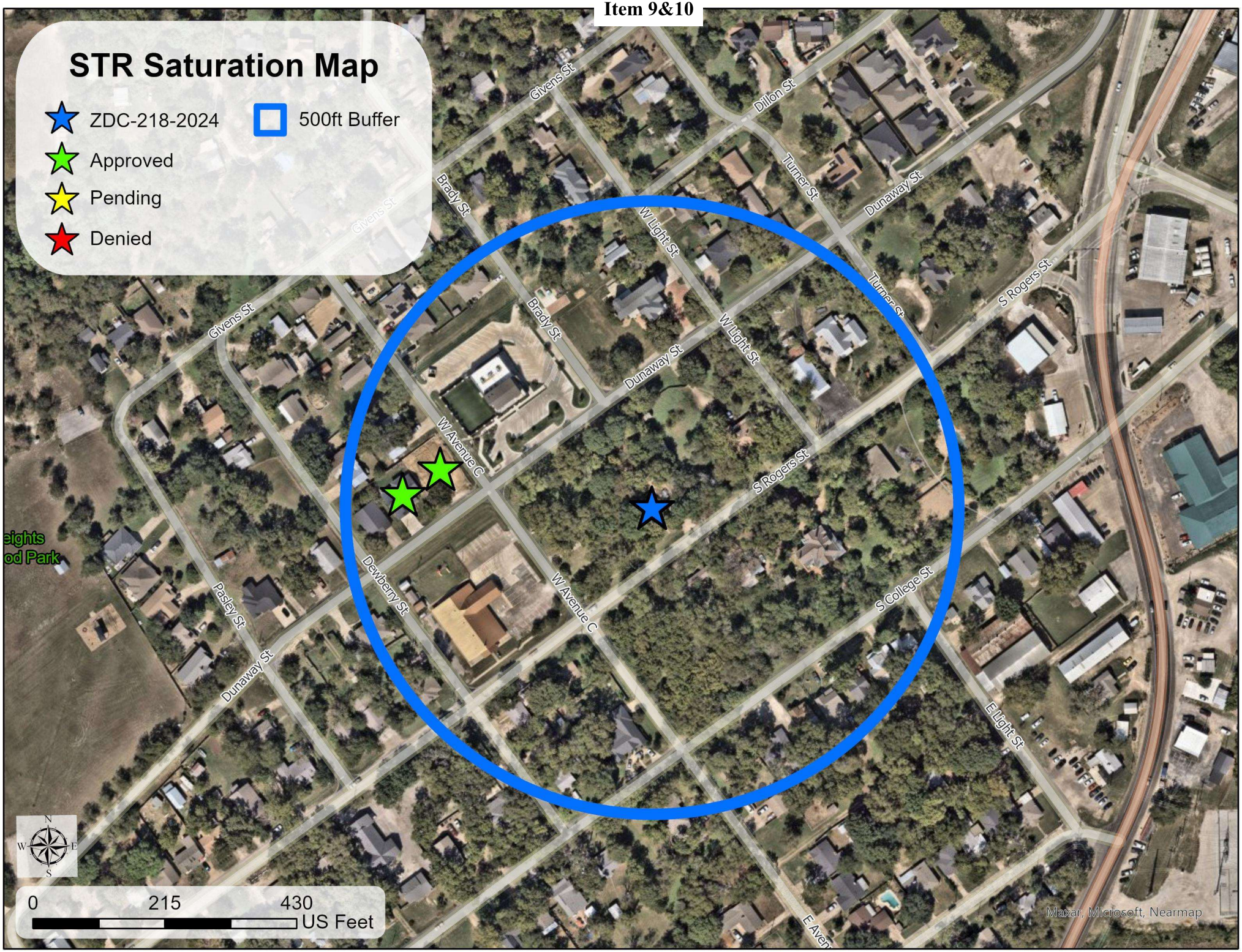
Signature: Brad Yates

Printed Name and Title: member

Date: 1/3/25

Address: 414 Brady


STR Saturation Map
ZDC-218-2024
500ft Buffer
Approved
Pending
Denied
0
1,250
2,500
US Feet
35E
77
Cantrell St
W Parks Ave
E Parks Ave
W Jefferson St
E Jefferson St
W Franklin St
W Madison St
Railroad St
Matthews St
S College St
S Rogers St
Ellis St
Fm 1446
Fm 66
Pine Meadows Estates
Landmark Dr
Lincoln Rd
Justice Rd
Common Dr
Driveway
Royal St
Water St
W Main St
S Hawkins St
N Rogers St
N College St
N Jackson St
N Flat St
E Marvin Ave
Rousseau St
Williams St
Kaufman St
Dunlap St
Wyatt St
Henry St
Dr Martin Luther King
Woodside Trl
Opal Ave
Bauder St
Lois St
Five Points Rd
Hilltop Dr


STR Saturation Map
ZDC-218-2024
500ft Buffer
Approved
Pending
Denied
Givens St
Dillon St
Brady St
W Light St
Turner St
Dunaway St
S Rogers St
W Avenue C
Dewberry St
S College St
Pasley St
E Light St
0
215
430
US Feet
Maxar, Microsoft, Nearmap

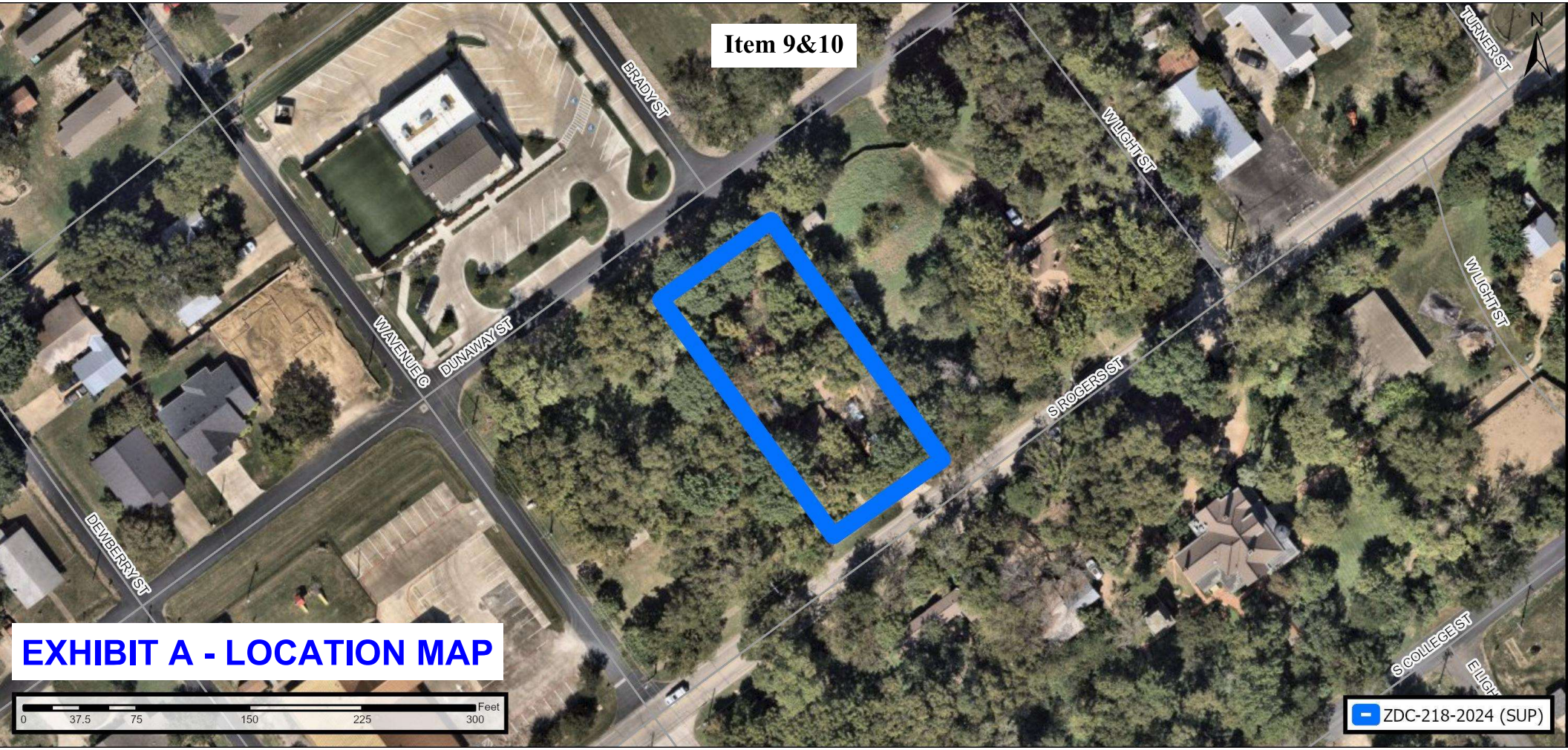


EXHIBIT A - LOCATION MAP

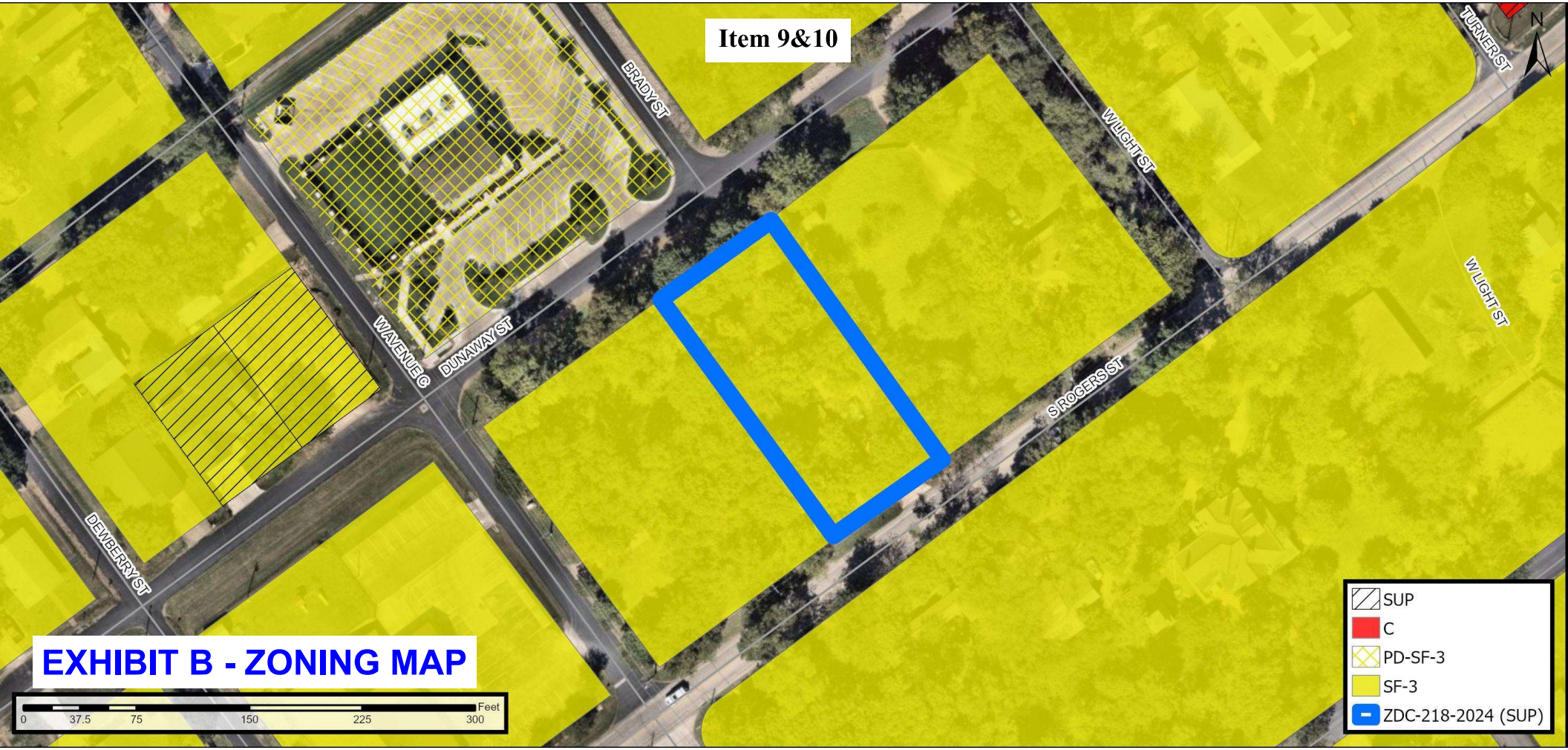

Item 9&6
BRADY ST
W LIGHT ST
TURNER ST
N
W AVENUE C
DUNAWAY ST
S ROGERS ST
W LIGHT ST
DEWBERRY ST
SUP
C
PD-SF-3
SF-3
ZDC-218-2024 (SUP)
EXHIBIT B - ZONING MAP
Feet
0
37.5
75
150
225
300

EXHIBIT C - FLOORPLAN **Item 9&10**

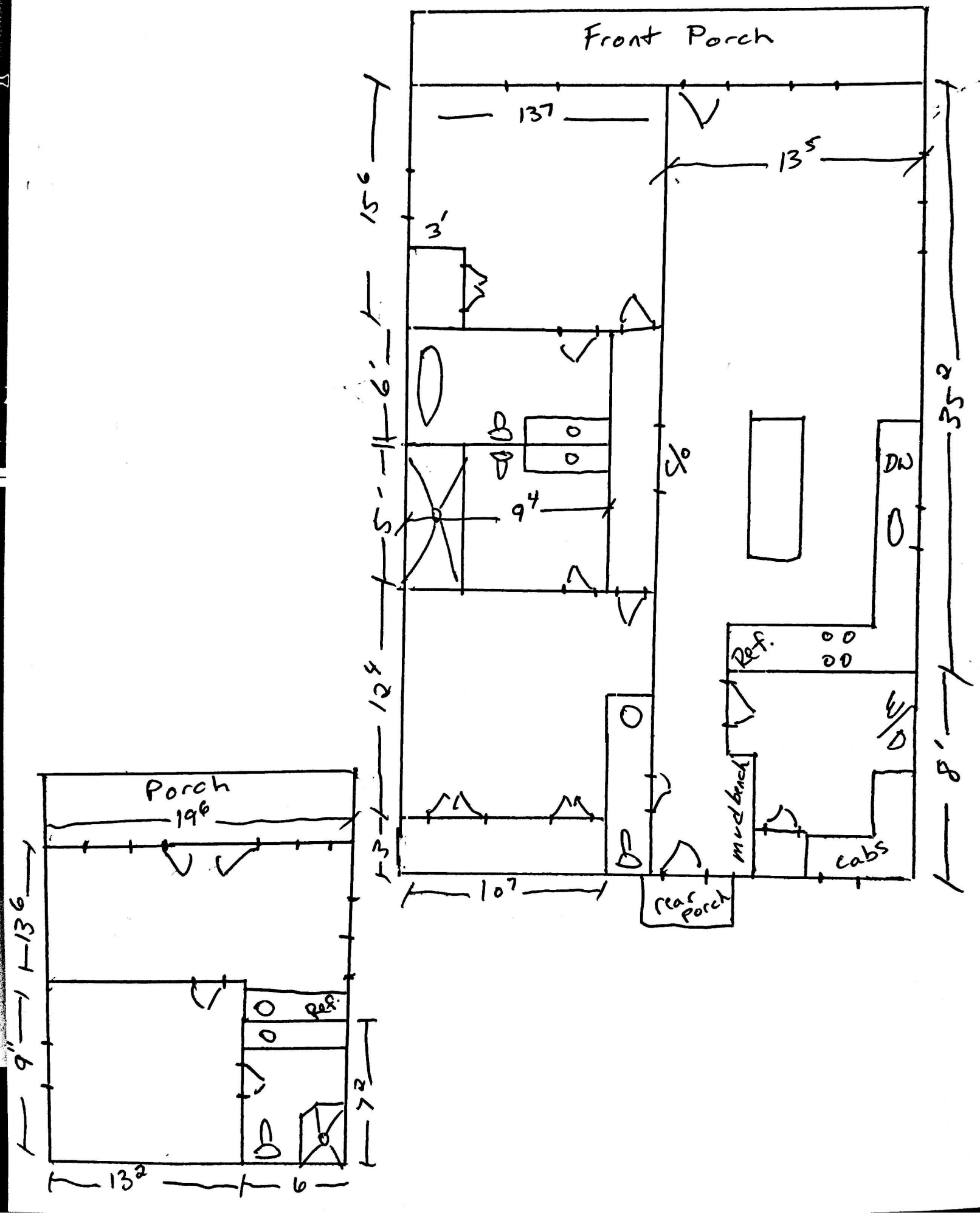
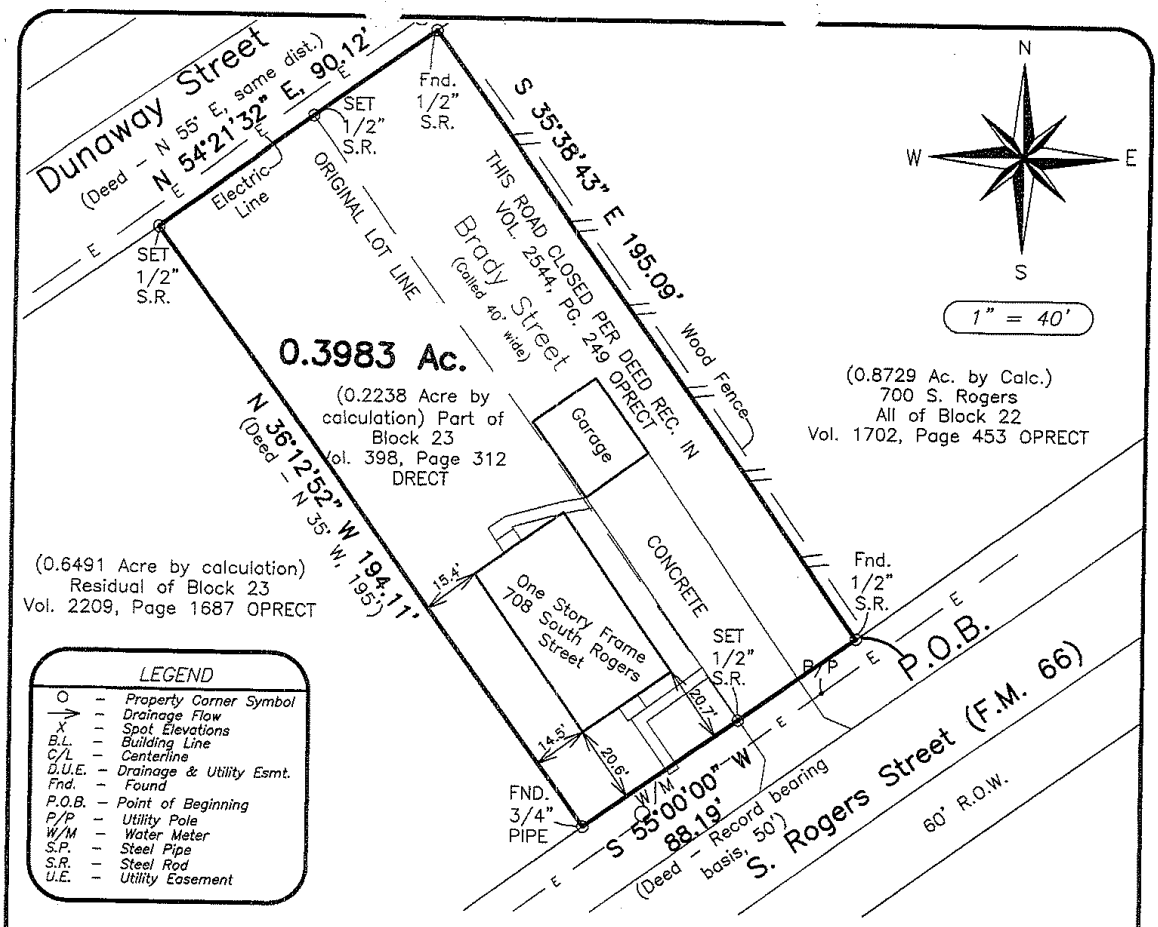


EXHIBIT D - SURVEY **Item 9&10**



All that certain lot, tract or parcel of land being a part of BLOCK 23 of the REVISED BULLARDS ADDITION, an Addition in Ellis County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 163, Plat Records, Ellis County, Texas, and being more particularly described as follows:

SEE ATTACHED FIELD NOTES

(also known as 708 Rogers Street)

The plat hereon reflects a survey made on the ground and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights–of–way. This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantees that the utilities shown compromise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions. I further declare that no portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas. Map # 48139C0185 D, Zone X. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 3 Survey. This survey was prepared for title purposes in conjunction with Ellis County Abstract and Title Co. Commitment for Title Insurance, G.F. No. 1008052W, dated: August 24, 2010. The easements, rights–of–way, or other exceptions noted hereon are according to the Schedule B provided. The surveyor has not abstracted the property. Based on the easements and/or deeds provided by the title company, the following do not appear to affect the subject property:

No easements listed on Sch. B.

11/3/11

Walter Keven Davis
Registered Professional Land Surveyor #4466

STATE OF TEXAS
REGISTERED
WALTER KEVEN DAVIS
4466
PROFESSIONAL
LAND SURVEYOR

ENGINEERS
D&M
SURVEYORS

DAVIS & McDILL, Inc.

(A Texas licensed surveying firm # 101504–00)
P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972–938–1185 Fax: 972–937–0307

Description Survey Plat Client: Ellis County Abstract and Title Co. G.F.# 1008052W
Drawn by: Kevin Huber Scale: 1" = 40' Date: September 2, 2010 Job# 210–0368

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-220-2024

MEETING DATE(S)

Planning & Zoning Commission: January 14, 2025
City Council: January 21, 2025

CAPTION

Public Hearing on a request by Iyke Enemo, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-3 (SF-3) zoning district located at 807 Dr. Martin Luther King Jr. Boulevard (Property ID 171251) – Owner(s): Iycan Investments, LLC (ZDC-220-2024)

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-220-2024, a Specific Use Permit (SUP) for Short-Term Rental use."*

- *"I move to recommend approval of ZDC-220-2024, a Specific Use Permit (SUP) for a Short-Term Rental 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 a Specific Use Permit for a Short-Term Rental use at 807 Dr. Martin Luther King Jr. Boulevard.

CASE INFORMATION

Applicant: Iyke Enemo

Property Owner(s): Iycan Investments, LLC

Site Acreage: 0.251 acres

Current Zoning: Single-Family-3 (SF-3)

Requested Zoning: SF-3 with a Specific Use Permit (SUP) for a Short-Term Rental use

SUBJECT PROPERTY

General Location: 807 Dr. Martin Luther King Jr. Boulevard

Parcel ID Number(s): 171251

Existing Use: Residential use

Development History: The subject property is platted as Lot 4B of the Town Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-3	Residential
East	PD-GR	Retail Center (Multitenant)
South	SF-3	Residential
West	SF-3	Residential

Future Land Use Plan: Mixed Use Neighborhood

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

Thoroughfare Plan: The subject property is accessible via Dr. Martin Luther King Jr. Boulevard.

Site Image:



PLANNING ANALYSIS

During the City Council meeting held on October 16, 2023, Councilmembers approved an ordinance to allow the use of a short-term rental in all zoning districts with an approved SUP, with the exception of the Central Area (CA) zoning district. All residential-use properties located within the Central Area (CA) zoning district are allowed to operate a short-term rental by right without seeking the approval of a SUP.

The applicant requests a SUP for short-term rental use at 807 Dr. Martin Luther King Jr. Boulevard because it is located within the SF-3 zoning district. The subject property consists of a primary structure of approximately 2,127 square feet built in 2022 with a total of four (4) bedrooms, three (3) bathrooms, and enough improved surface to accommodate for the maximum parking spaces of four (4) vehicles. The subject property is situated on an approximately 0.251 acres (10,933 square feet) lot. The applicant has been operating the subject property as a short-term rental without an approved SUP and 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 November 27, 2024.

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

The applicant did not identify a local emergency contact with their SUP Application. Staff was unable to contact the applicant after multiple attempts to reach out for an updated SUP application that includes their local emergency contact.

In response to a Short-Term Rental workshop conducted by the City Council on December 9, 2024, staff members have agreed to include saturation data for each Specific Use Permit application pertaining to short-term rentals. This initiative is intended to assist the City Council in addressing concerns related to the oversaturation of short-term rentals within the Waxahachie community.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 82 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, ten (10) letters of support and no letters of opposition were received by staff, with five (5) letters of support and no letters in opposition within the 200' buffer.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering a recommendation for approval:

Conditions:

1. The applicant shall submit a SUP-STR Application in its entirety.
2. The applicant shall provide a copy of the updated Host Rules to reflect the maximum occupancy of ten (10) guests and the maximum number of four (4) vehicles are allowed to park on-site, and that no street parking is allowed.
3. The short-term rental operator shall complete the STR registration process with the City's vendor and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
4. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
5. The short-term rental operator shall allow a maximum occupancy of ten (10) guests per stay.
6. The short-term rental operator shall provide a maximum of four (4) off-street parking spaces.
7. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
8. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Saturation Map of all STRs within the City
3. Saturation Map of all STRs within a mile radius
4. Location Map (Exhibit A)
5. Zoning Map (Exhibit B)
6. Floorplan (Exhibit C)
7. Survey (Exhibit D)

STAFF CONTACT INFORMATION

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

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

Item 11&12

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-220-2024

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

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Case Number: ZDC-220-2024 **City Reference: 171254**

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☒ SUPPORT ☐ OPPOSE

Comments:

Signature

1/3/25
Date

Member Brad Yates
Printed Name and Title

111 Getzendaner
Address

Item 11&12

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-220-2024

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

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Case Number: ZDC-220-2024 **City Reference: 171325**

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☒ SUPPORT ☐ OPPOSE

Comments:

Signature

Brad Yates
Member
Printed Name and Title

1/3/25
Date

707 Dr Martin Luther King
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-220-2024

RECEIVED JAN 06 2025

GIBSON BYRON W GIBSON & GIBSON LLC
105 CRYSTAL COVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-220-2024 **City Reference: 173170**

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☑ SUPPORT ☐ OPPOSE

Comments:

_____

_____

_____ _____
Signature Date

_____ _____
Printed Name and Title Address

Item 11&12

RECEIVED JAN 06 2025

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-220-2024

GIBSON & GIBSON LLC
105 CRYSTAL COVE
WAXAHACHIE, TX 75165-8227

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Case Number: ZDC-220-2024 **City Reference: 173235**

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☑ SUPPORT ☐ OPPOSE

Comments:

_____

_____

_____ _____
Signature Date

_____ _____
Printed Name and Title Address

Item 11&12

RECEIVED JAN 06 2025

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-220-2024

GIBSON & GIBSON LLC
105 CRYSTAL COVE
WAXAHACHIE, TX 75165-8227

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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-220-2024 **City Reference: 173256**

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☑ SUPPORT ☐ OPPOSE

Comments:

Signature

Date

Printed Name and Title

Address

Item 11&12

RECEIVED JAN 06 2025

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-220-2024

GIBSON & GIBSON LLC
105 CRYSTAL COVE
WAXAHACHIE, TX 75165-8227

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Case Number: ZDC-220-2024 **City Reference: 171248**

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☑ SUPPORT ☐ OPPOSE

Comments:

_____

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_____ _____
Signature Date

_____ _____
Printed Name and Title Address

Item 11&12

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-220-2024

RECEIVED JAN 06 2025

GIBSON & GIBSON LLC
105 CRYSTAL COVE
WAXAHACHIE, TX 75165-8227

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Case Number: ZDC-220-2024 **City Reference: 171253**

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☑ SUPPORT ☐ OPPOSE

Comments:

Signature

Date

Printed Name and Title

Address

Item 11&12

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-220-2024

RECEIVED JAN 06 2025

BLACK GIBSON & WATERS INC
105 CRYSTAL COVE
WAXAHACHIE, TX 75165-8227

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Case Number: ZDC-220-2024 **City Reference: 197760**

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☐ SUPPORT ☐ OPPOSE

Comments: Jesse Gibson

Signature

Date

Jesse Gibson
Printed Name and Title

Address

Item 11&12

RECEIVED JAN 06 2025

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-220-2024

GIBSON & GIBSON LLC
105 CRYSTAL COVE
WAXAHACHIE, TX 75165-8227

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Case Number: ZDC-220-2024 **City Reference: 173162**

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☑ SUPPORT ☐ OPPOSE

Comments:

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_____

_____ _____
Signature Date

_____ _____
Printed Name and Title Address

Item 11&12

RECEIVED JAN 06 2025

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-220-2024

GIBSON & GIBSON LLC
105 CRYSTAL COVE
WAXAHACHIE, TX 75165-8227

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Case Number: ZDC-220-2024 **City Reference: 205458**

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☑ SUPPORT ☐ OPPOSE

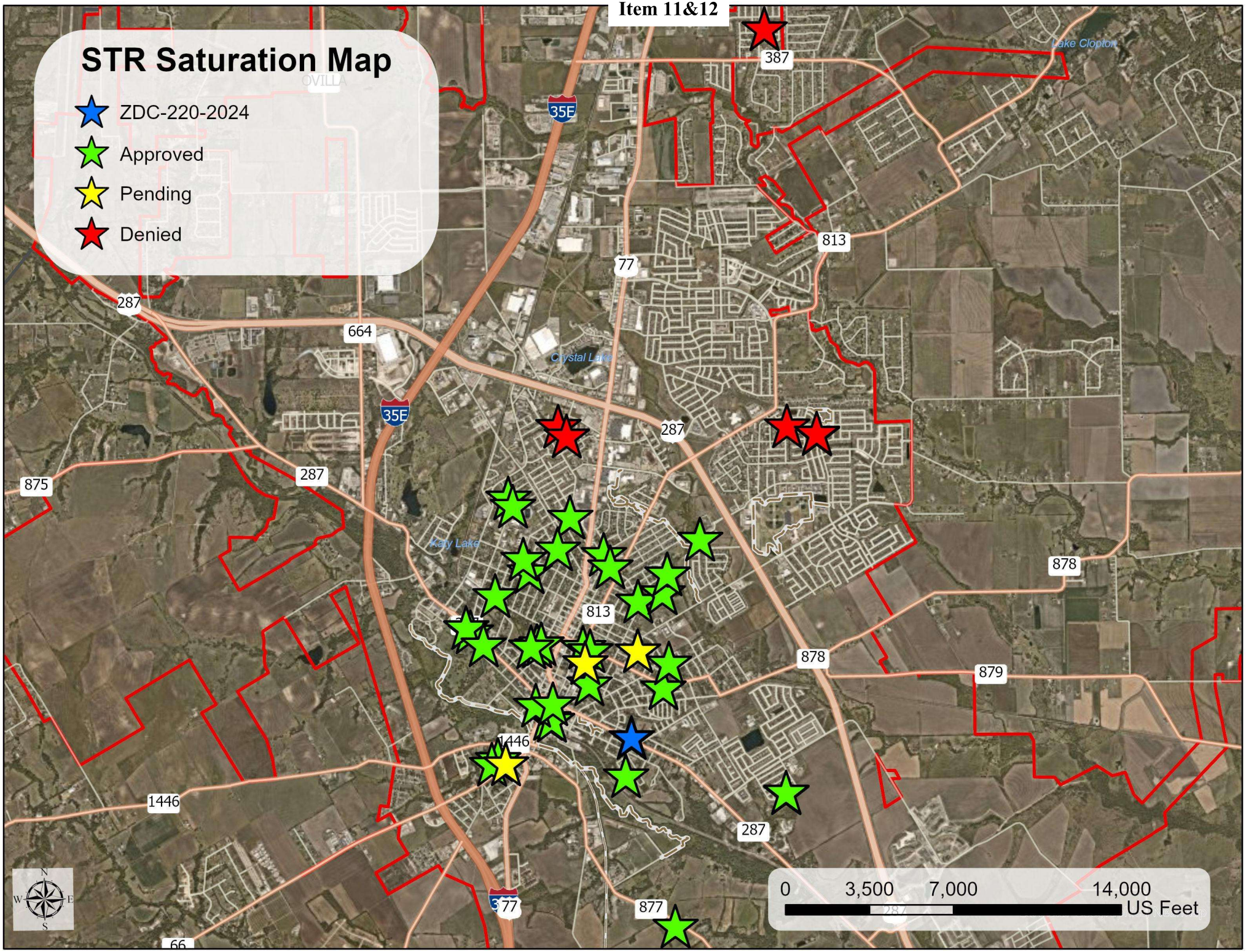
Comments:

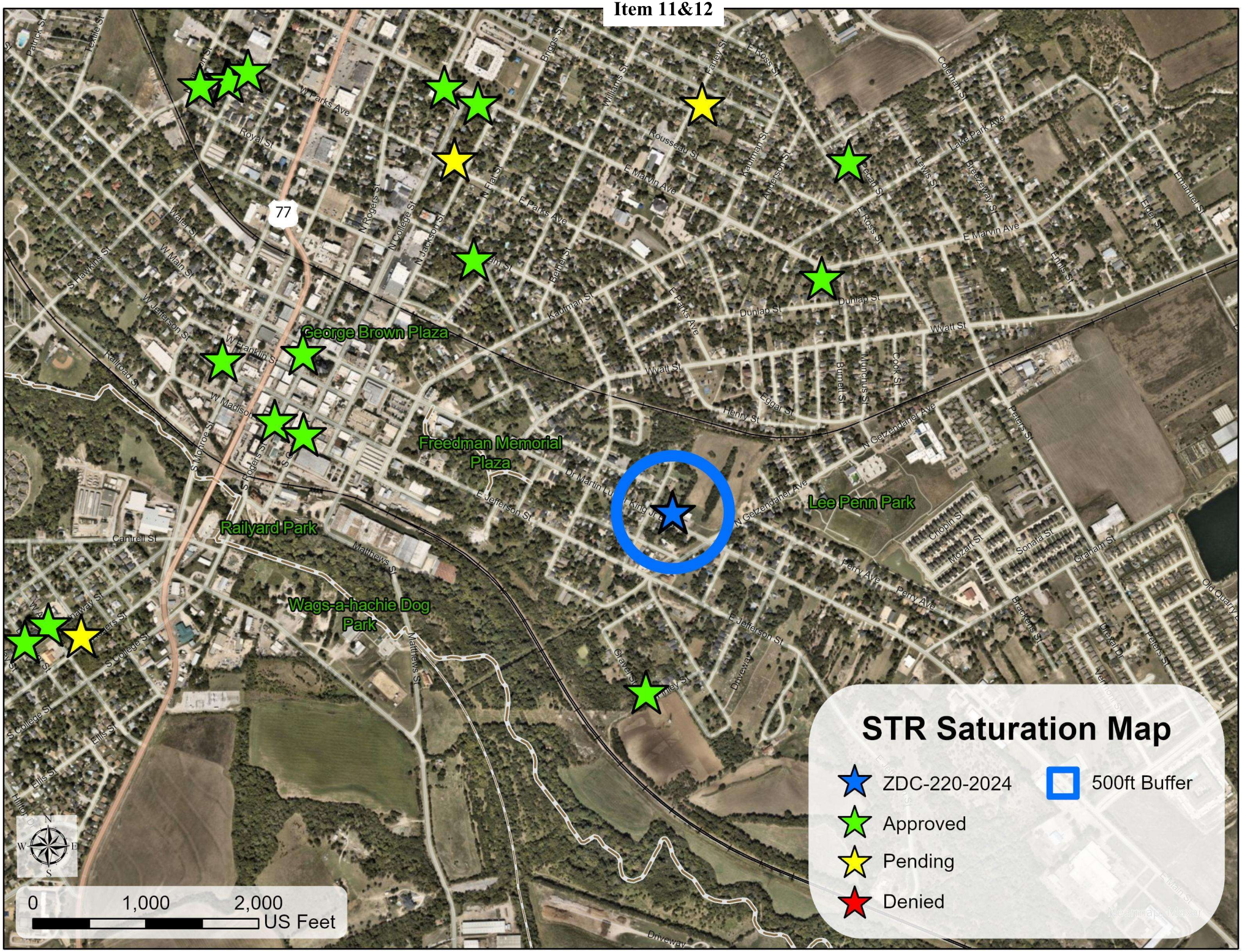
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_____ _____
Signature Date

_____ _____
Printed Name and Title Address


STR Saturation Map
ZDC-220-2024
Approved
Pending
Denied
387
Lake Clopton
35E
813
77
287
664
Crystal Lake
35E
287
875
287
Katy Lake
878
813
878
879
1446
1446
287
377
877
66
0
3,500
7,000
14,000
US Feet


STR Saturation Map
ZDC-220-2024
500ft Buffer
Approved
Pending
Denied
0
1,000
2,000
US Feet
George Brown Plaza
Freedman Memorial Plaza
Railyard Park
Wags-a-hachie Dog Park
Lee Penn Park
77
W Parks Ave
E Parks Ave
E Marvin Ave
Rousseau St
Dunlap St
Wyatt St
Henry St
Egbert St
W Madison St
E Jefferson St
Matthews St
Perry Ave
N Gerzenhaner Ave
Railroad St
Cantrell St
Ellis St
S College St
N College St
S Rogers St
N Rogers St
S Monroe St
S Jackson St
N Jackson St
Briggs St
Williams St
Farley St
E Ross St
Coleman St
Lake Park Ave
Breezeway St
Emanuel St
Ethel St
Lewis St
Pecan St
Anderson St
Kaufman St
Bonner St
Dr Martin Luther King Jr
Chopin St
Mozart St
Sonata St
Graham St
Peters St
Old Quarry
Drexel Dr
Gravel St
Driveway
Patrick St
Textile St
Walker St
W Main St
S Hawkins St
W Jefferson St
W Franklin St
Munchus St
Bennett St
Cook St

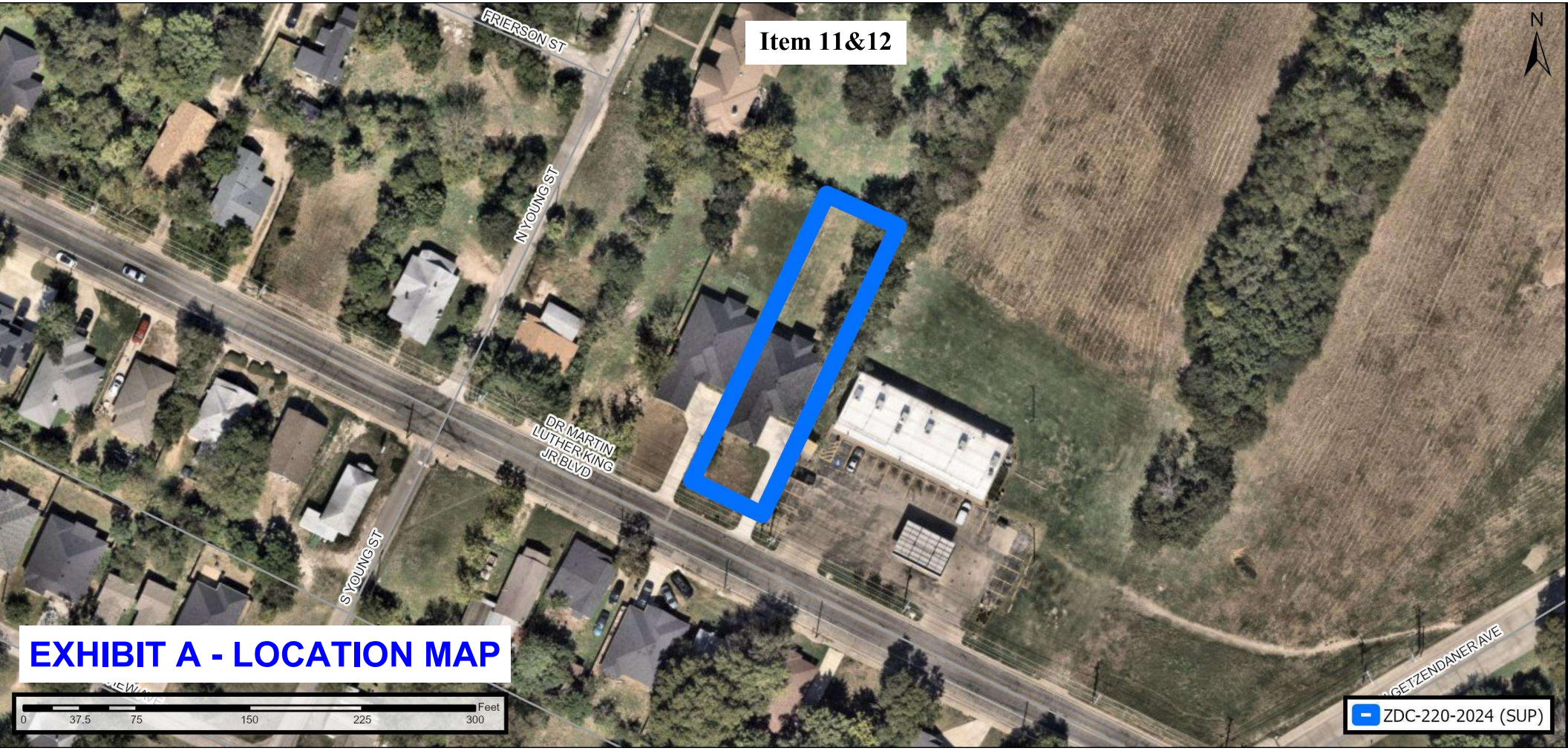


EXHIBIT A - LOCATION MAP

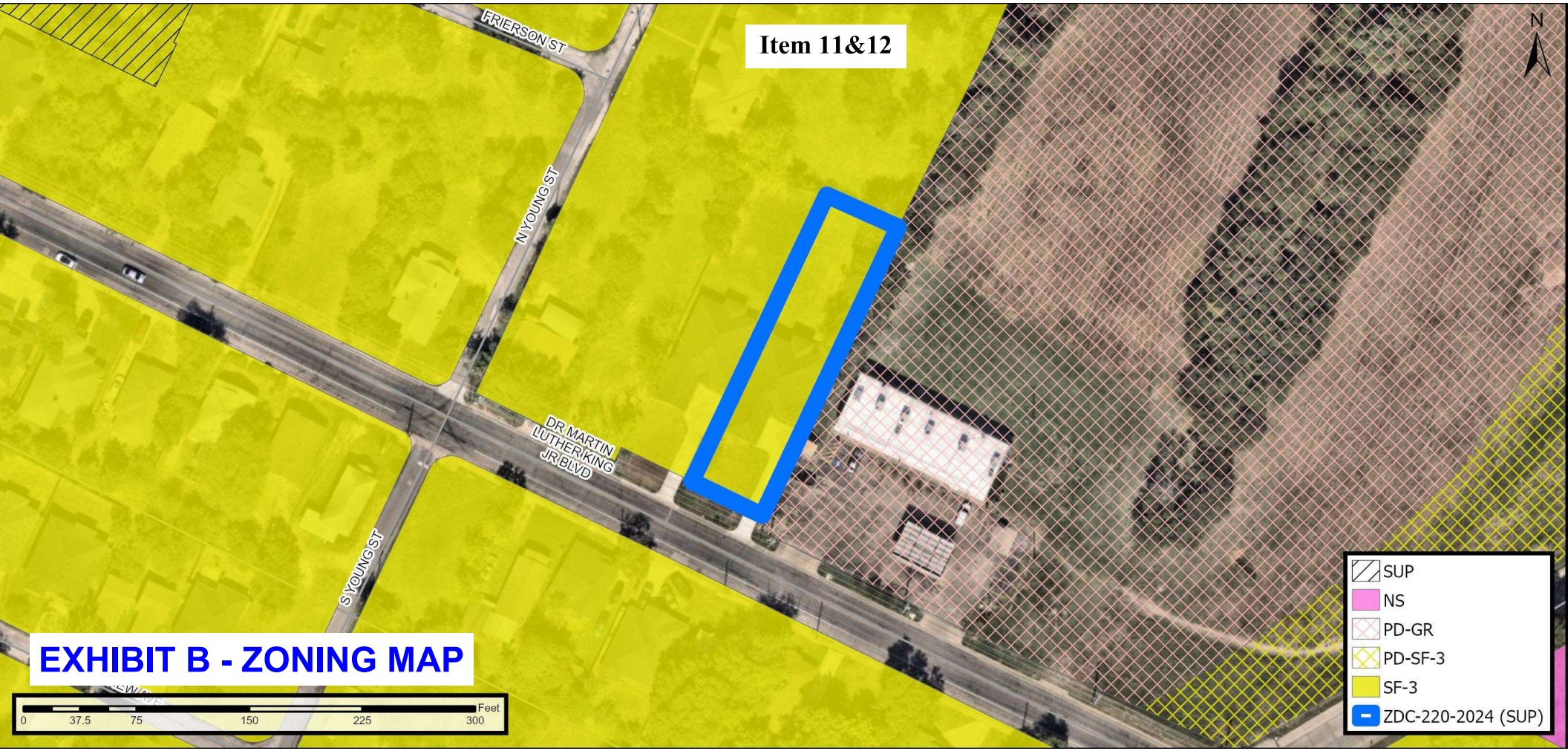


EXHIBIT B - ZONING MAP

EXHIBIT C - FLOOR PLAN

Item 11&12

WINDOW SCHEDULE				
	TYPE	SIZE	DESCRIPTION	#
A	SINGLE HUNG	3'0" x 5'0"	@ 7'0" HDR	7
B	SINGLE HUNG	4'0" x 5'0"	@ 7'0" HDR	1
C	SINGLE HUNG	3'0" x 3'0"	@ 7'0" HDR	1
D	SINGLE HUNG	1'6" x 1'6"	@ 7'0" HDR	1

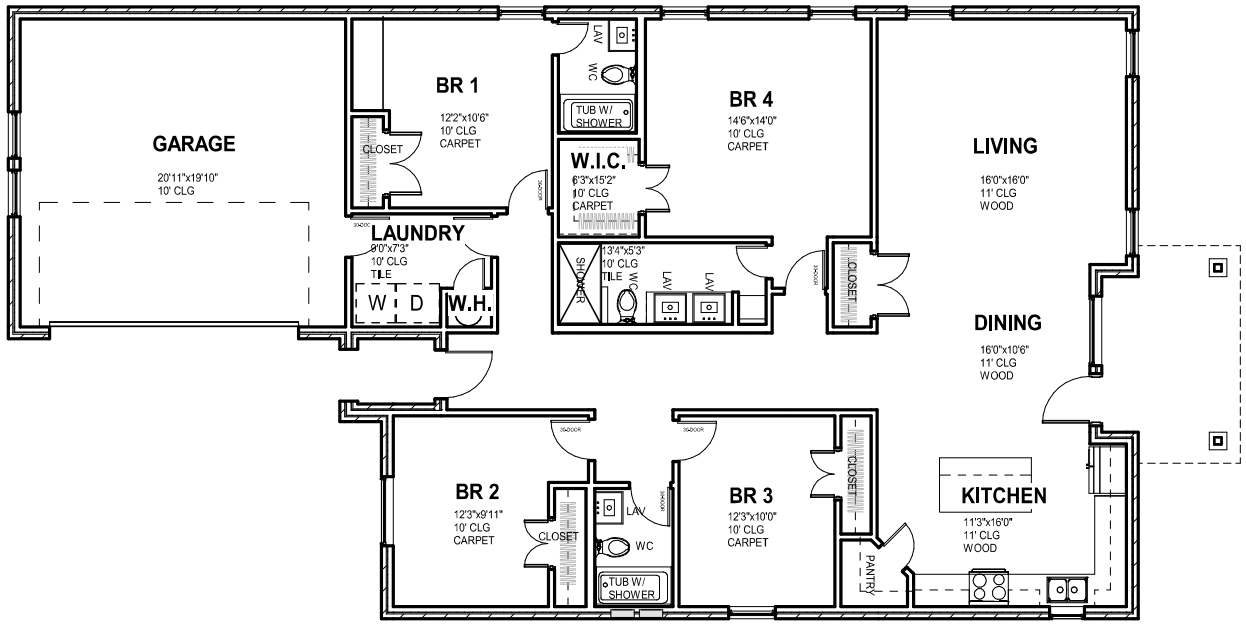
AREAS	
TOTAL LIVING (AC)	1925 SF
GARAGE & STORAGE	439 SF
PORCH	21 SF
TERRACE	115 SF
GROSS COVERAGE (UNDER ROOF)	2417 SF
FOUNDATION SLAB AREA	2417 SF

GENERAL NOTES

* ALL FINISHED CEILINGS @10' AFF UNLESS NOTED OTHERWISE
*ALL DIMENSIONS ARE TO FACE OF SHEETROCK UNLESS NOTED OTHERWISE
* ALL ANGLES @ 45 DEGREES UNLESS NOTED OOTHERWISE
* CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION & SHALL NOTIFY DESIGNER IF AN DISCRPANCIES ARE FOUND
*ALL PLATE LINES AS NOTED ON ELVATIONS
* ALL WINDOW HEADERS AS NOTED
* ALL WATER HEAERS TO BE TANKLESS TYPE & AS REQUIRED & PLACED WHERE BEST SUITED
* ALL INTERIOR FINISHES TO BE AS SELETED
* FINAL DESIGN AND AMENITIES @ ALL CABINETS PER OWNER
* ALL VANITIES TO BE 36" HIGH
* SEE OWNER FOR USE OF GAS IF AVAILABLE & WHERE APPLICABLE
* ALL EXTERIOR WALLS TO BE 2x4 UNLESS NOTED OTHERWISE

INDOOR AIR QUALITY MEASURES

* ALL AIR HANDLING EQUIPMENT & DUCTWORK WILL BE LOCATED OUTSIDE THE FIRE-RATED ENVELOPE OF THE GARAGE
*SURFACES BETWEENED CONITIONED SPACE & AN ATTACHEDGARAGE WILL BE TIGHTLY SEALED
* FOR CONDITIONED SPACES NEXT TO THE GARAGE, ALL PENETRATIONS WILL BE SEALED, ALL DOORS WILL BE WEATHERED STRIPPED & ALL CRACKES @ THE BASE OF THE WALL WILL BE SEALED
* AIR FILTERS WILL BE INSTALLED WITH A MINIMUM REPORTING VALUE(MERV) EQUAL TO OR GREATER THAN 8
* AIR HANDELRS INSTALLED WILL BE ABLE TO MAINTAIN ADEQUATE AIR PRESSURE & AIR FLOW
*AIR FILTER WILL BE AIRTIGHT TO PREVENT BYPASS OR LEAKAGE



01 ANNOTATIONS FLOOR PLAN

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

creative solutions LLC

olakunleaoni@gmail.com

Building A

807 A Martin Luther King Jr. Boulevard
Waxahachie, Texas 75165

07/24/21

ANNOTATIONS

A1

EXHIBIT D - SITE PLAN

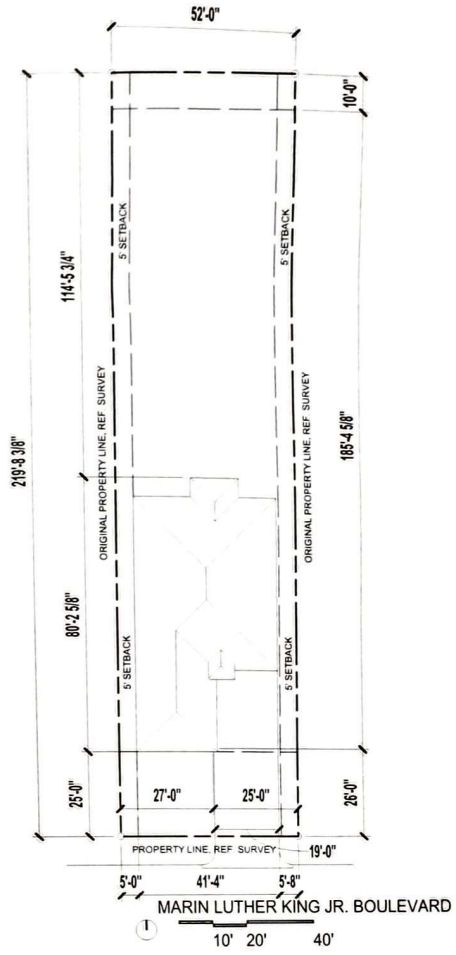
Item 11&12

FINISH FLOOR LEVEL @ MIN. 6" ABOVE FINISHED GRADE

NOTE:
MIN. 5% SLOPE AWAY FR. BLDG.
LANDSCAPING MUST BE PER CITY ORDINANCE

SITE PLAN:
SCALE: 1"=20'-0"
807 MARTIN LUTHER KING JR. BOULEVARD

IT SHALL BE THE FULL
RESPONSIBILITY OF THE
BUILDER TO VERIFY ALL
ASPECTS OF THIS PLAN
AND ADJUST IF REQUIRED



ON
creative solutions LLC
olakunleaoni@gmail.com

REGISTERED ARCHITECT
STATE OF TEXAS
02.02.22

Building A
807 MARTIN LUTHER KING JR BLVD.
WAXAHACHIE, TEXAS 75165

02/02/22

SITE PLAN

A0

Scanned by TapScanner

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-171-2024

MEETING DATE(S)

Planning & Zoning Commission: January 14, 2025
City Council: January 21, 2025

CAPTION

Public Hearing on a request by Mark Singleton, CNB of Texas, for a **Zoning Change** from a Commercial (C) zoning district to Planned Development-Mixed-Use Residential (PD-MUR) zoning district, for the Highland's at Bates Drive development, located at directly south of 2001 Bates Drive, (Property ID 191635 & 194998) - Owner: Citizens National Bank of Texas and First Citizens Bancshares Inc. (ZDC-171-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of ZDC-171-2024, a Planned Development request for the Highlands at Bates Drive, 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 to allow for the Highland's at Bates Drive, a mixed-use development with 340 multi-family dwelling units, 5-story hotel, drive-through restaurant, drive-through car wash, and 40,000 square feet of commercial space.

CASE INFORMATION

Applicant:	Mark Singleton, CNB of Texas
Property Owner(s):	Citizens National Bank of Texas & First Citizens Bancshares Inc.
Site Acreage:	15.21 acres
Current Zoning:	Commercial (C)
Requested Zoning:	Planned Development-Mixed-Use Residential (PD-MUR)

SUBJECT PROPERTY

General Location:	Directly south of 2001 Bates Drive
Parcel ID Number(s):	191635 & 194998
Existing Use:	Undeveloped
Development History:	The subject property is not currently platted. The subject property is required to be platted prior to development.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	C and C with SUP	Multi-Tenant Office & Gas Station
East	C with SUP	St Paul Episcopal Church
South	PD-SF-3	Ridge Crossing Subdivision
West	C	Undeveloped

Future Land Use Plan: Local Commercial & 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 to allow for the Highland's at Bates Drive, a mixed-use development with 340 multi-family dwelling units, 5-story hotel, drive-through restaurant, drive-through car wash, and 40,000 square feet of commercial space. The subject property is situated on a 15.21-acre tract adjacent to the intersection of Ovilla Road and US Highway 287 Bypass. A base zoning district of Mixed-Use Residential (MUR) is proposed for the development.

Proposed Use:

The Planned Development includes four (4) vertical mixed-use buildings that are proposed to include a total of 340 multi-family dwelling units and 40,000 square feet of commercial space. The proposed unit count results in an overall density of 29.15 dwelling units per acre (DUA) for the development. Each mixed-use building is proposed to be 5-stories in height with a portion of the first-floor of each building being dedicated to commercial space. Each mixed-use building is designed to include oversized patio space in front of the commercial suites to allow for outdoor seating and gathering. The applicant has noted that the first-floor commercial space is expected to be occupied by a mix of retail, restaurant and office users.

With this Planned Development request, the applicant proposes modified development standards from those required with the base Mixed-Use Residential (MUR) zoning district. The table below can be referenced for a comparison of the standard MUR requirements versus the development standards proposed with this application. ***(*Bold text indicates a deviation from typical development standards.)***

Development Standard	MUR Zoning	Proposed Development Standard
Density	30 Dwelling Units Per Acre (DUA)	29.15 Dwelling Units Per Acre (DUA)
Front Setback	25'	25'
Side Setback	25'	25' (**20' adjacent to 2001 Bates Drive**)
Rear Setback	25'	25'
Maximum Height	4-stories	**5-stories**
Lot Coverage (Buildings)	50%	14.66%
Parking	610 (230 attached garages)	**623 (0 attached garages)**

Proposed Use (continued):
The Waxahachie Zoning Ordinance includes an Off-Street Parking Provision that allows for a 10% reduction in the total amount of required parking for a development, if the development is designed to place 80% or more of required parking spaces behind the proposed buildings on the property. This provision is intended to promote walkability and create more attractive, livable spaces. The applicant has proposed to include this provision as a development standard for the Highlands at Bates Drive and has designed the site to place more than 80% of parking spaces behind proposed buildings. Due to this, the figures provided below represent a 10% reduction in the typical parking requirement.

The applicant has slightly exceeded the minimum parking requirement proposed development as whole. Considering the multi-family and non-residential uses proposed for the property, a minimum of 754 parking spaces are required for the development. The applicant has provided a total of 754 parking spaces. It is important to note that the requirement for the minimum number of attached garage parking spaces for the multi-family portion of the development has not been met. The Waxahachie Zoning Ordinance requires a minimum of 50% of required parking for multi-family uses to be provided as attached garages. In this instance, a total of 459 parking spaces are required for the multi-family use, with 230 of these spaces required to be provided as attached garages. The applicant proposes to provide 110 covered parking spaces and 349 standard surface parking spaces for the multi-family use. The applicant has noted the reason for this deviation is the provision of commercial space on the first-floor of the mixed-use buildings instead of garages.

A total of 151 parking spaces are required for the commercial space proposed on the first-floor of the vertical mixed-use structures. The site plan has been designed to provide a total of 164 parking spaces for the proposed commercial space.

Hotel:
The applicant proposes to utilize an approximately 1.59-acre portion of the development for a 5-story, 110 room hotel. The hotel is proposed directly adjacent to the 5-story vertical mixed-use buildings along Swallow Drive and is proposed to be setback 68’ from the southern property line, adjacent to the Ridge Crossing Subdivision. The hotel is proposed to meet all typical Hotel Standards identified in Section 5.11 of the Waxahachie Zoning Ordinance. The primary façade and entrance of the hotel is oriented towards Ovilla Road. The design of the hotel has been modified to eliminate lighting and windows facing the southern property line. The proposed hotel meets the minimum parking requirement of 99 spaces.

Drive-Through Restaurant:
The applicant proposes to utilize an approximately 1-acre portion of the development immediately adjacent to Ovilla Road for a 3,600 square foot drive-through restaurant. The applicant has not identified an end-user for the restaurant. The restaurant site has been designed to allow for a dedicated drive-through lane with sufficient space to stack twelve (12) vehicles. The drive-through entrance is oriented towards the interior of the site to prevent vehicles from stacking onto Ovilla Road. The applicant has met the minimum parking requirement of 33 spaces for the restaurant.

Car Wash:
The applicant proposes to utilize an approximately 1-acre portion of the development at the intersection of Swallow Drive and Ovilla Road for a drive-through Car Wash. The proposed Car Wash is designed to be a full-service tunnel wash with twenty-three (23) self-service vacuum and detail bays. The car wash is designed to include a manned pay-station. Similar to the proposed restaurant, the entrance for the car wash drive through aisle is oriented towards the interior of the site to prevent stacking onto Ovilla Road or Swallow Drive. The applicant has provided five (5) dedicated parking spaces for the car wash use, in addition to the detail and vacuum bays.

Comprehensive Plan:

As noted above, the subject property is identified by the 2023 Comprehensive Plan partially under the Local Commercial and Residential Neighborhood placetypes. Each of these placetypes encourage a combination of residential and retail uses when property is situated at the intersection of major thoroughfares. The applicant proposes to adhere to the intent of the Comprehensive Plan by developing a vertical mixed-use development that allows for residential dwellings above multi-tenant retail spaces. The proposed density for the development is 29.15 dwelling units per acre (DUA); which is appropriate for property adjacent to the intersection of major thoroughfares such as Ovilla Road and Highway 287. The vertically integrated and stand-alone retail space is designed to be walkable and accessible for residents in and around the development, as recommend by the Waxahachie Comprehensive Plan.

Amenities:

The applicant proposes to incorporate resident amenities into the multi-family portion of the development. Specific amenities include a pool area with a club house and grill house, an outdoor yoga area, an open children's play area, rooftop deck on Building D, and pickleball courts. The applicant also proposes to install walking paths (concrete sidewalks) with benches and waste stations throughout the development to ensure open space and landscaped detention areas are accessible to residents. Notably, the proposed Development Standards require installation of the proposed amenities prior to the issuance of the first certificate of occupancy or temporary certificate of occupancy for the property.

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. The applicant has included a forty-eight (48) Crape Myrtles on the Landscape Plan. Additionally, it is important to note that the applicant proposes to cluster required canopy and ornamental trees along the southern property line, parallel to the proposed 6' screening wall, to provide an enhanced buffer for adjacent residences. The applicant also proposes to heavily landscape the required detention areas for the subject property. This additional landscaping, when considered with passive detention area amenities, meaningfully incorporates the detention areas into the development.

Access & Traffic:

The subject property is proposed to have a total of five (5) points of access onto public street. Three (3) of the proposed access points are provided along Swallow Drive and Bates Drive. The remaining two access points are proposed along the Highway 287 Bypass Service Road and Ovilla Road respectively. TxDOT approval is required for each of these driveway connections. In addition to the primary access points, the applicant proposes to execute mutual access easements for three (3) additional points of entry through adjacent private property. One (1) of the mutual access easements is proposed to connect to the undeveloped property to the west. The remaining two (2) mutual access easements are proposed to connect to the existing multi-tenant office building on Bates Drive.

The applicant has submitted a Traffic Impact Analysis (TIA) with this PD Application. The TIA evaluated current traffic levels near the site and the expected traffic demands of the proposed development at the time of build out in 2028. The TIA also evaluated projections for regional growth and development of adjacent property near the site out to 2028. Based on these considerations, the TIA has recommended several off-site improvements to mitigate the impact of traffic for the area. Off-site improvements include the construction of a right-turn lane on the southbound side of Ovilla Road and construction of a left-turn lane on the northbound side of Ovilla Road. The applicant proposes to install the improvements recommended by the TIA with the initial phase of the development. The TIA also notes that the existing traffic conditions at the US Highway 287 and Ovilla Road intersection warrant installation of a traffic signal. The applicant is not currently proposing to install a traffic signal at this intersection.

Screening:

The subject property is directly adjacent to the Ridge Crossing subdivision to the south. This neighborhood is actively under development. To properly screen the adjacent existing and future residences from the proposed development, the applicant proposes to construct a 6-foot masonry screening wall. The screening wall will be constructed primarily of brick matching the primary structures on the subject property and stone used for some accent columns. Along the western property line, the applicant proposes a 6-foot ornamental metal fence with stone columns repeating every 40 feet. Details for the proposed wall and fence can be referenced in Exhibit D below.

Elevation/Façade:

The applicant has provided an Elevation/Façade Plan for all structures proposed with this PD. The façade of each proposed structure primarily features masonry (brick, stone, stucco) exterior construction materials, with multi-family structures including a small percentage of siding as well. Non-residential structures are proposed to utilize 100% masonry (brick, stone, stucco) exterior construction materials.

The applicant proposes to utilize the same exterior construction materials and color palette for all buildings in order to create a sense of consistency throughout the development. The digital color board below and renderings attached to the end of this report can be referenced for a look exterior construction materials and color palette proposed for the development. Individual buildings are differentiated by unique footprints, architectural elements, and articulation. Each proposed structure meets the standard articulation requirements of the Waxahachie Zoning Ordinance. Roof-mounted equipment is fully screened from view on both residential and non-residential structures by the proposed building articulation. The full Elevation/Façade Plan can be referenced below as Exhibit E.



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 Lighting and Glare Standards from Section 6.03 of the Waxahachie Zoning Ordinance. 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. The applicant has worked with staff to minimize windows and wall-mounted light fixtures for all multi-story building facades facing the southern property line, adjacent to single family residences.

Signage:
The applicant proposes one (1) additional monument sign for the subject property with this PD application. The proposed monument sign is a total 80 square feet in size and adheres to the typical height and size requirements of the Waxahachie Zoning Ordinance. The monument sign is proposed to be located along the Highway 287 Bypass Service Road. The design of the proposed monument sign can be referenced in Exhibit E below. In addition to this new monument sign, the applicant proposes to relocate an existing multi-tenant monument sign at the intersection of Ovilla Road and Swallow Drive. This relocated sign is proposed to continue to be used for the 4-story office building on Bates Drive.

Detention & Utilities:
The applicant has designed the Site Plan for the property to accommodate three detention areas. Each detention area is designed to be incorporated into the proposed open space and amenity areas for the development. The detention areas are designed to be landscaped and accessible to pets and residents. Benches, waste stations and walkways are proposed directly adjacent to the detention areas to support accessibility.

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 with a Preliminary Utility Plan. Utility improvements are required to be finalized with a future Civil Construction Permit.

Phasing:
The applicant proposes to develop the subject property in two phases. The applicant proposes to develop the multi-family portion of the property as Phase 1. Phase 2 is proposed to include the development of pad sites for the Hotel, Restaurant, and Car Wash tract identified 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, 6 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES
Staff has received zero (0) 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 Photometric plan, attached as Exhibit F, and the Lighting & Glare Standards of Section 6.03 of the Waxahachie Zoning Ordinance.

ATTACHED EXHIBITS

1. Location Map – Exhibit A
2. Planned Development Standards – Exhibit B
3. Site Plan - Exhibit C
4. Landscape Plan – Exhibit D
5. Elevation/Façade Plan – Exhibit E
6. Photometric Plan – Exhibit F
7. Preliminary Utility Plans
8. 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
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

Item 13&14



HIGHLANDS at Bates Drive,

Planned Development Narrative

Project Description:

Highlands at Bates drive is a mixed-use new urbanism style density development. The idea of the development is to create a sense of community in this design. Project can be viewed as two parts development:

PART ONE:

There are four 5 story buildings in an urban setting, like streetscape with retail or office use on the ground floor. Highlands will be the hub of mixed-uses for its residents. We envision a casual sit-down restaurant in building A as well as local specialty cafes and shops in the ground floor retail/office areas of the other buildings. Ground floor lease areas can support a third party owned gym/workout area available for the residents as well as the public. The office use for the ground floor lease areas can be utilized by residents of the development creating a live-work atmosphere. The passageway in building C will provide gateway to Part 1 of the development, while plaza created between two wings of building D will serve as gathering or event place. We have also designed rooftop deck in building D as additional amenity space.

The layout of The Highlands development will create a very pedestrian friendly atmosphere with medians between the parking lot streets with designated crossing areas. A large grassed and landscaped open area next to the pool will have many outside activities available to residents.

The residents of Highlands in addition to the pool will enjoy many amenities like Pickle ball courts, Yoga, children's play area. Amenities will be created with development and fully installed prior to the issuance of the first CO or Temporary CO for the property.

There is a large median area – dry creek which serves as detention pond- in the center of the property that will have benches and shade trees for a comfortable sitting area around it. All the medians and entries will be landscaped with trees and shrubs and color to help create a natural setting for the area. Our goal is to create a density development area within a natural setting lifestyle. We want our residents to feel a sense of place when they are at home and a pedestrian friendly area to easily walk to amenities and services.

Uses: The development will have residential apartments for lease with one- and two-bedroom floor plans. In addition, the ground floor of the residential buildings will be commercial lease space total of 40,120 sf.

Density: The Density and uses are shown on the attached site plan.

Building Heights: The mixed-use buildings maximum height is 67', The retail is 20'-0"

Parking: Multi-Family 340 units require 510 parking spaces.

Commercial 20,060 SF@1 per 200 SF (retail) required 101 spaces

20,060 SF @1 per 300 SF (office) require 67 parking spaces. Total 168 spaces

Access: The Highlands will have a total of four access points from public streets. One access driveway is to US highway 287. In addition, there are three driveway access points: from Swallow Drive, Ovilla Road and from Bates Road. The Highlands will be also connected with the residential development to the east. Main north entrance from Highway 287 will have monument sign and landscaping.

Landscaping and Screening:

See attached Landscape Plan which illustrates our tree and plant location and type. Also, it shows illustrations of how we will provide screening with landscape and not walls.

PART TWO

This part of the development located between Ovilla Road, Bates Drive and Swallow Drive is designated as commercial & retail and will provide amenities and services for the Highlands development as well as for surrounding areas and will be the site of Hotel, Car wash and Restaurant.

Parking:

Hotel - 110 spaces (for 100 rooms)

Restaurant – 37 (1 per 100 SF)

Carwash -2 spaces (1 per bay: self service)

Part one and two: total parking required – 827. After 10% reduction for the entire development, we provided 756 parking spaces.

We took a 10% reduction based on Ordinance Section 5.02(f)

Project Phasing: Buildings will be constructed in two phases. Four buildings in the first construction phase (A, B, C, D). Three commercial buildings developed pad sites in the second phase (Hotel, Restaurant and Car Wash).

Plating: The existing building, Part One and Part two of the development will be platted as separate lots.

Exterior Construction Materials:

Location, type and percentages of exterior materials for each building in the development shall adhere to the Elevation/ Facade Plan attached to the PD.

EXHIBIT C - SITE PLAN

BUILDING DATA - MIXED USE-MULTIFAMILY									
BUILDING #	STUDIO	1-BR UNITS	2-BR UNITS	TOTAL UNITS	COMMERCIAL AREA (SF)	MULTIFAMILY AREA (SF)	FOOTPRINT AREA (SF)	STORY	TOTAL AREA (SF)
A	0	36	18	54	12,720	54,396	13,553	5	67,116
B	0	36	18	54	12,720	54,396	13,553	5	67,116
C	5	70	23	98	11,040	92,114	18,865	5	103,154
D	0	110	24	134	3,640	127,208	26,670	5	130,848
TOTAL	**5**	**252**	**83**	**340**	**40,120**	**328,114**	**72,641**		**368,234**

TABLE									
USE	MIXED USE - MULTIFAMILY			TOTAL	MIXED USE - RETAIL			TOTA	GRAND TOTAL
QUANTITY	UNITS	RETAIL AREA (SF)	OFFICE AREA (SF)		HOTEL (ROOM)	RESTAURANT (SF)	CARWASH (BAY)		
	340	20,060	20,060	40,120	100	3,645	2		
PROPOSED PARKING REQUIREMENTS	1.5 PER UNIT	1 PER 200 SF	1 PER 300 SF		1 PER ROOM PLUS ACCESSORY	1 PER 100 SF	1 PER BAY		
GROSS PARKING REQUIRED	510	101	67	**678**	110	37	2	**149**	**827**
PROPOSED PARKING REDUCTION*	51	10	7	**68**	11	4	0	**15**	**83**
NET PARKING REQUIRED	459	91	60	**610**	99	33	2	**134**	**744**
TOTAL PARKING PROVIDED				**623**				**131**	**754**
TOTAL ADA PARKING PROVIDED				**20**				**5**	**25**
TOTA COVERED PARKING PROVIDED				**110**				**0**	**110**

*10 % REDUCTION PER CITY ORDINANCE SECTION 5.02 (f)

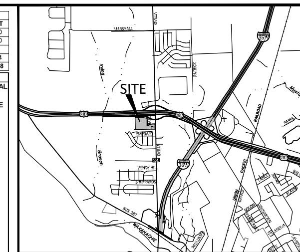
BUILDING FLOOR DATA - MIXED USE-MULTIFAMILY					
FLOOR	BLDG A	BLDG B	BLDG C	BLDG D	TOTAL AREA (SF)
1ST	13,553	13,553	18,865	26,670	**72,641**
2ND	13,553	13,553	18,905	26,742	**72,753**
3RD	13,553	13,553	21,930	26,742	**75,778**
4TH	13,553	13,553	21,930	26,742	**75,778**
5TH	12,904	12,904	21,524	23,952	**71,284**
TOTAL	**67,116**	**67,116**	**103,154**	**130,848**	**368,234**

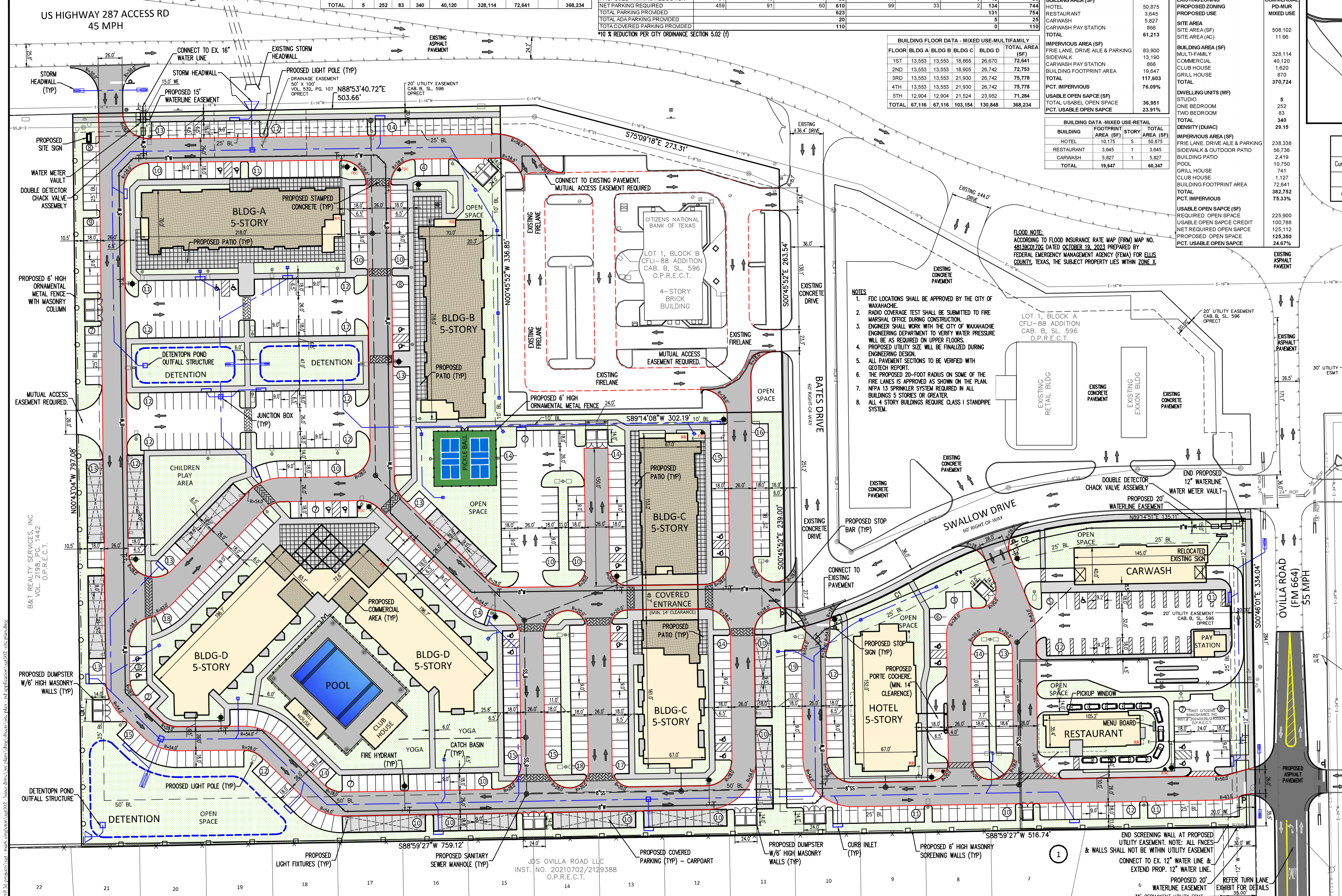
SITE DATA - MIXED USE-RETAIL	
EXISTING ZONING	**COMMERCIAL**
PROPOSED ZONING	**PD-MUNR**
PROPOSED USE	**MIXED USE**
SITE AREA	
SITE AREA (SF)	154,554
SITE AREA (AC)	3.55
BUILDING AREA (SF)	
HOTEL	50,875
RESTAURANT	3,645
CARWASH	5,827
CARWASH PAY STATION	866
TOTAL	**61,213**
IMPERVIOUS AREA (SF)	
FRIE LANE, DRIVE AILE & PARKING	83,900
SIDEWALK	13,190
CARWASH PAY STATION	866
BUILDING FOOTPRINT AREA	19,647
TOTAL	**117,603**
PCT. IMPERVIOUS	**76.09%**
USABLE OPEN SAPCE (SF)	
TOTAL USABEL OPEN SPACE	**36,951**
PCT. USABLE OPEN SAPCE	**23.91%**

BUILDING DATA -MIXED USE-RETAIL			
BUILDING	FOOTPRINT AREA (SF)	STORY	TOTAL AREA (SF)
HOTEL	10,175	5	50,875
RESTAURANT	3,645	1	3,645
CARWASH	5,827	1	5,827
TOTAL	**19,647**		**60,347**

USABLE OPEN SPACE CREDIT - MUMF		
FEATURE	AREA	CREDIT
POOL	10,750	32,250
PICKLE BALL COURT	4,080	12,240
GRILL HOUSE & CLUB HOUSE	1,868	5,604
OUTDOOR PATIOS	16,898	50,694
TOTAL OPEN SAPCE CREDIT	**33,596**	**100,788**

SITE DATA - MIXED USE-MULTIFAMILY	
EXISTING ZONING	**COMMERCIAL**
PROPOSED ZONING	**PD-MUR**
PROPOSED USE	**MIXED USE**
SITE AREA	
SITE AREA (SF)	508,102
SITE AREA (AC)	11.66
BUILDING AREA (SF)	
MULTI-FAMILY	328,114
COMMERCIAL	40,120
CLUB HOUSE	1,620
GRILL HOUSE	870
TOTAL	**370,724**
DWELLING UNITS (MF)	
STUDIO	**5**
ONE BEDROOM	252
TWO BEDROOM	83
TOTAL	**340**
DENSITY (DU/AC)	**29.15**
IMPERVIOUS AREA (SF)	
FRIE LANE, DRIVE AILE & PARKING	238,338
SIDEWALK & OUTDOOR PATIO	56,736
BUILDING PATIO	2,419
POOL	10,750
GRILL HOUSE	741
CLUB HOUSE	1,127
BUILDING FOOTPRINT AREA	72,641
TOTAL	**382,752**
PCT. IMPERVIOUS	**75.33%**
USABLE OPEN SAPCE (SF)	
REQUIRED OPEN SPACE	225,900
USABLE OPEN SAPCE CREDIT	100,788
NET REQUIRED OPEN SAPCE	125,112
PROPOSED OPEN SPACE	**125,350**
PCT. USABLE OPEN SAPCE	**24.67%**





FLOOD NOTE:
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48139C0170G DATED OCTOBER 19, 2023 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ELLIS COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE X.

NOTES
1. FDC LOCATIONS SHALL BE APPROVED BY THE CITY OF WAXAHACHIE.
2. RADIO COVERAGE TEST SHALL BE SUBMITTED TO FIRE MARSHAL OFFICE DURING CONSTRUCTION.
3. ENGINEER SHALL WORK WITH THE CITY OF WAXAHACHIE ENGINEERING DEPARTMENT TO VERIFY WATER PRESSURE WILL BE AS REQUIRED ON UPPER FLOORS.
4. PROPOSED UTILITY SIZE WILL BE FINALIZED DURING ENGINEERING DESIGN.
5. ALL PAVEMENT SECTIONS TO BE VERIFIED WITH GEOTECH REPORT.
6. THE PROPOSED 20-FOOT RADIUS ON SOME OF THE FIRE LANES IS APPROVED AS SHOWN ON THE PLAN.
7. NFPA 13 SPRINKLER SYSTEM REQUIRED IN ALL BUILDINGS 5 STORIES OR GREATER.
8. ALL 4 STORY BUILDINGS REQUIRE CLASS I STANDPIPE SYSTEM.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	153.58	530.00	16.60	N68° 09' 04"E	153.04
C2	240.82	470.00	29.36	N74° 31' 42"E	238.19

LEGEND
- PROPOSED FIRE LANE
- EXISTING FIRELANE
- PROPOSED SIDEWALK
- PROPOSED COVERED PARKING
- PROPOSED SIDEWALK PATIO
- PROPOSED OPEN SPACE
- PROPOSED STAMPED CONCRETE
- PROPOSED COMMERCIAL SPACE
- PROPOSED TXDOT IMPROVEMENTS
- PROPOSED FIRELANE
- 8"SS PROPOSED SANITARY SEWER
- 8"W PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED REMOTE FDC
- PROPOSED STORM DRAIN W/INLET
- PROPOSED LIGHT POLE

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East,
Suite 1200, Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk, PE

Owner/Applicant:
CNB of Texas
P.O. Box 717,
Waxahachie, Texas 75168
Phone: 972-938-4900
Contact: Mark Singleton

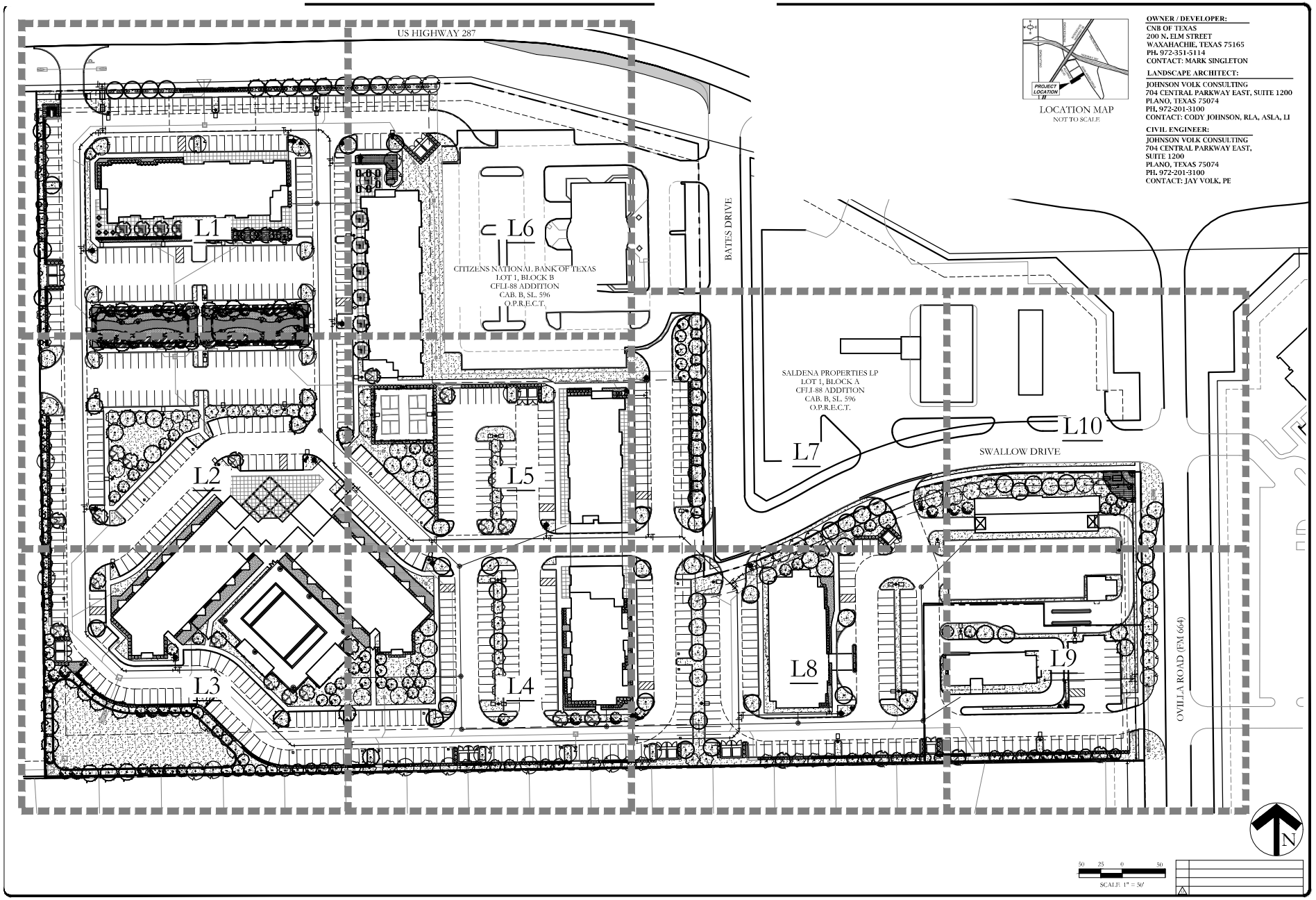
SITE PLAN
HIGHLANDS AT BATES DRIVE

15.21 ACRES BEING
REMAINDER OF LOT 1, BLOCK B, CFLI-88 ADDITION &
1080 WM C TUNNELL
OUT OF THE W TUNNELL SURVEY, ABSTARCT NO. 1080
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
PREPARATION DATE: 12/17/2024
CASE # ZDC-171-2024

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

EXHIBIT D - LANDSCAPE PLAN

Item 13&14



LOCATION MAP
NOT TO SCALE

OWNER / DEVELOPER:
CNB OF TEXAS
200 N. ELM STREET
WAXAHACHIE, TEXAS 75165
PH. 972-351-5114
CONTACT: MARK SINGLETON

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

CIVIL ENGINEER:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST,
SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: JAY VOLK, PE

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

HIGHLANDS AT BATES DRIVE
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

LANDSCAPE PLAN
OVERALL LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

November 14, 2024

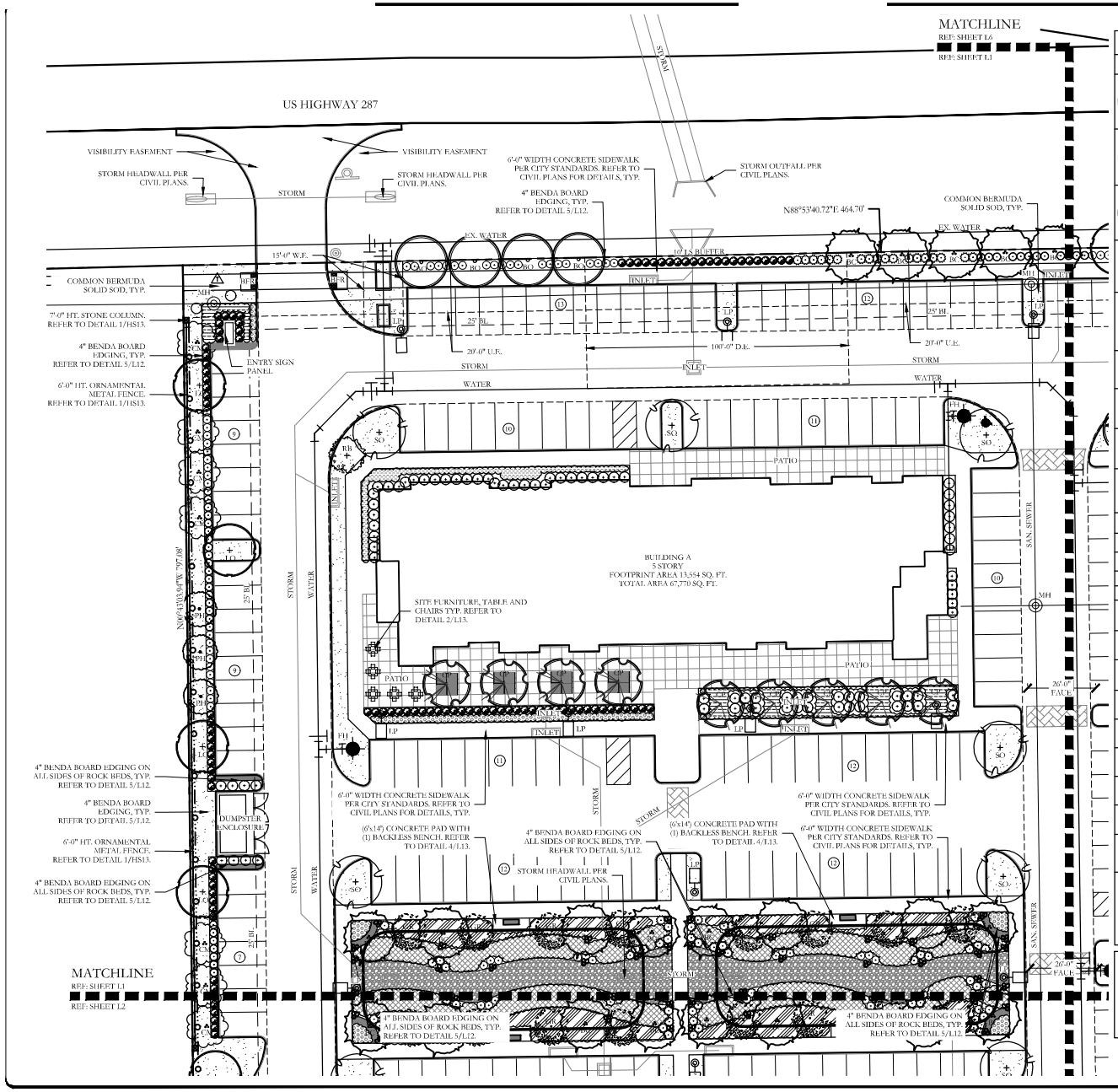
SCALE:
1" = 50'
One Inch

JVC No. SGT502

LS1

CITY PROJECT NO. ZDC-171-2024

EXHIBIT D - LANDSCAPE PLAN **Item 13&14**



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CP	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	2" CALIPER	AS SHOWN
GR	GR	GOLDENRAIN TREE	KOELREUTERIA PANICULATA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
CM	CM	NATCHEZ WHITE CRAPE MYRTLE	LAGERSTROEMIA X 'NATCHEZ'	2" CALIPER	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		DWARF YAUPON HOLLY	ILEX VOMITORIA 'STOKES'	7 GALLON	48" O.C.
		JAPANESE SPIREA	SPIRAEA JAPONICA	3 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		EVENING RAIN LILY	COOPERIA DRUMMONDII	1 GALLON	18" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	3/4" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	

MAINTENANCE NOTE: THE PROPERTY OWNER, TENANT, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND LIVING-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND 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.
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 BEDS 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.
TREES WILL REMAIN AT LEAST 5'-0" FROM PUBLIC UTILITY LINES.

20 10 0 20
SCALE: 1" = 20'

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

HIGHLANDS AT BATES DRIVE
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

LANDSCAPE PLAN
DETAILED LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
GLORY JOHNSON
2833
STATE OF TEXAS

November 14, 2024

SCALE:
1" = 20'
One Inch

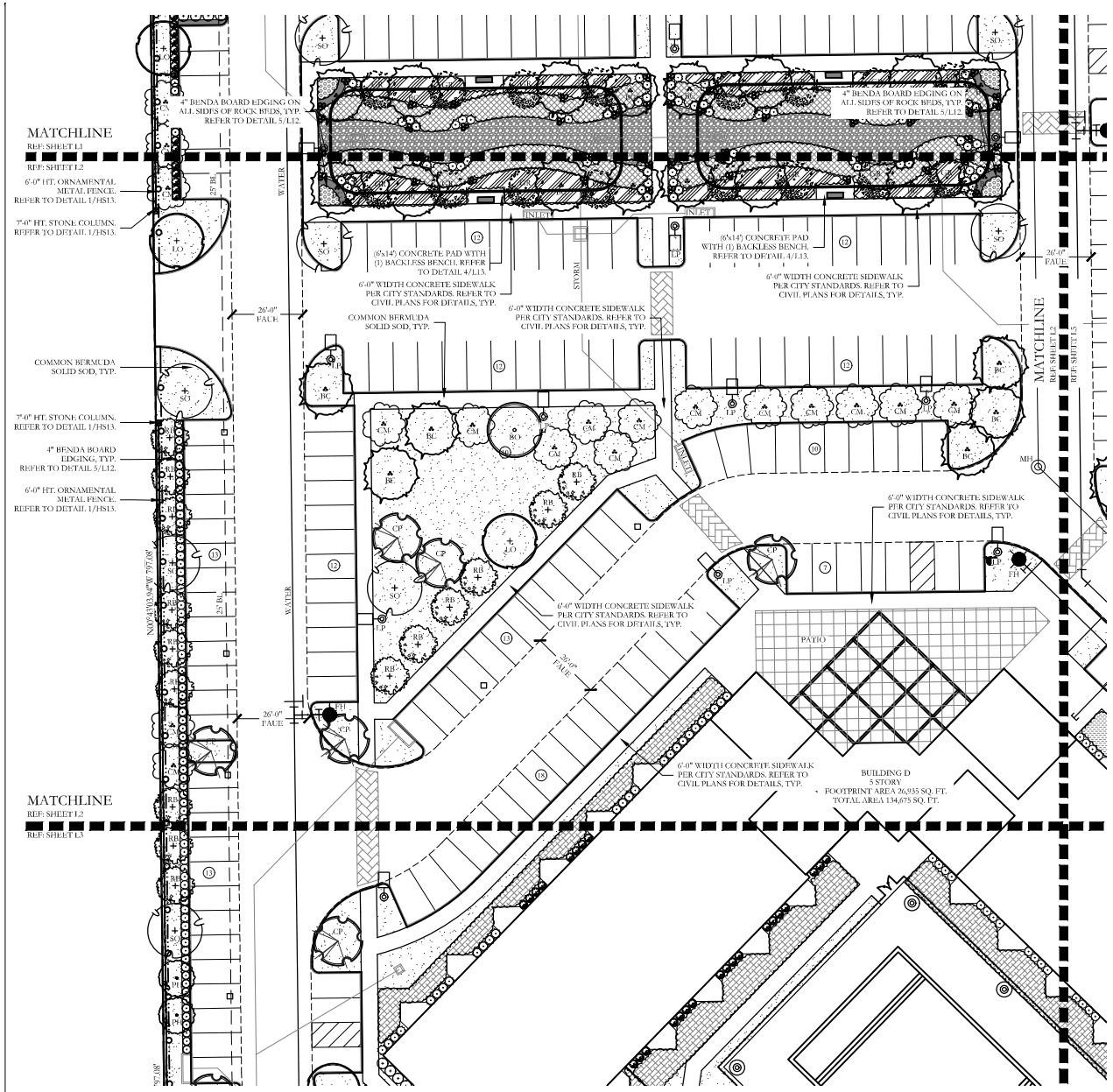
JVC No. SGT502

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CITY PROJECT NO. ZDC-171-2024

EXHIBIT D - LANDSCAPE PLAN

Item 13&14



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CP	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	2" CALIPER	AS SHOWN
GR	GR	GOLDENRAIN TREE	KOELREUTERIA PANICULATA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
CM	CM	NATCHEZ WHITE CRAPE MYRTLE	LAGERSTROEMIA X 'NATCHEZ'	2" CALIPER	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		DWARF YAUPON HOLLY	ILEX VOMITORIA 'STOKES'	7 GALLON	48" O.C.
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		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
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		PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		EVENING RAIN LILY	COOPERIA DRUMMONDII	1 GALLON	18" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"
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TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.5100

HIGHLANDS AT BAITES DRIVE
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

LANDSCAPE PLAN
DETAILED LANDSCAPE PLAN

SCOTT JOHNSON 2833 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

November 14, 2024

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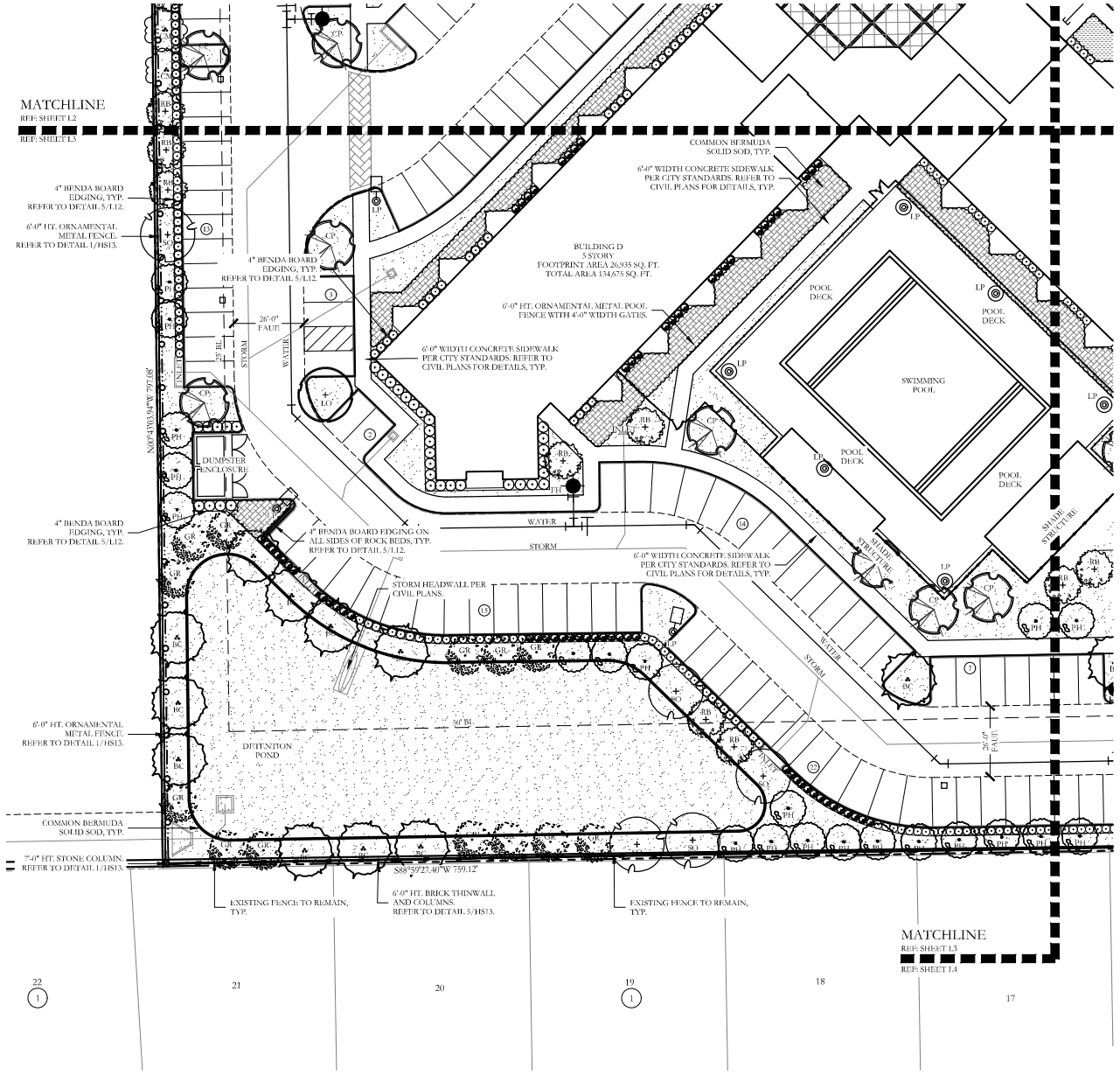
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CITY PROJECT NO. ZDC-171-2024

EXHIBIT D - LANDSCAPE PLAN

Item 13&14



PLANT LEGEND

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HIGHLANDS AT BAITES DRIVE
CITY OF WAXAHACHIE
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LANDSCAPE PLAN
DETAILED LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
November 14, 2024

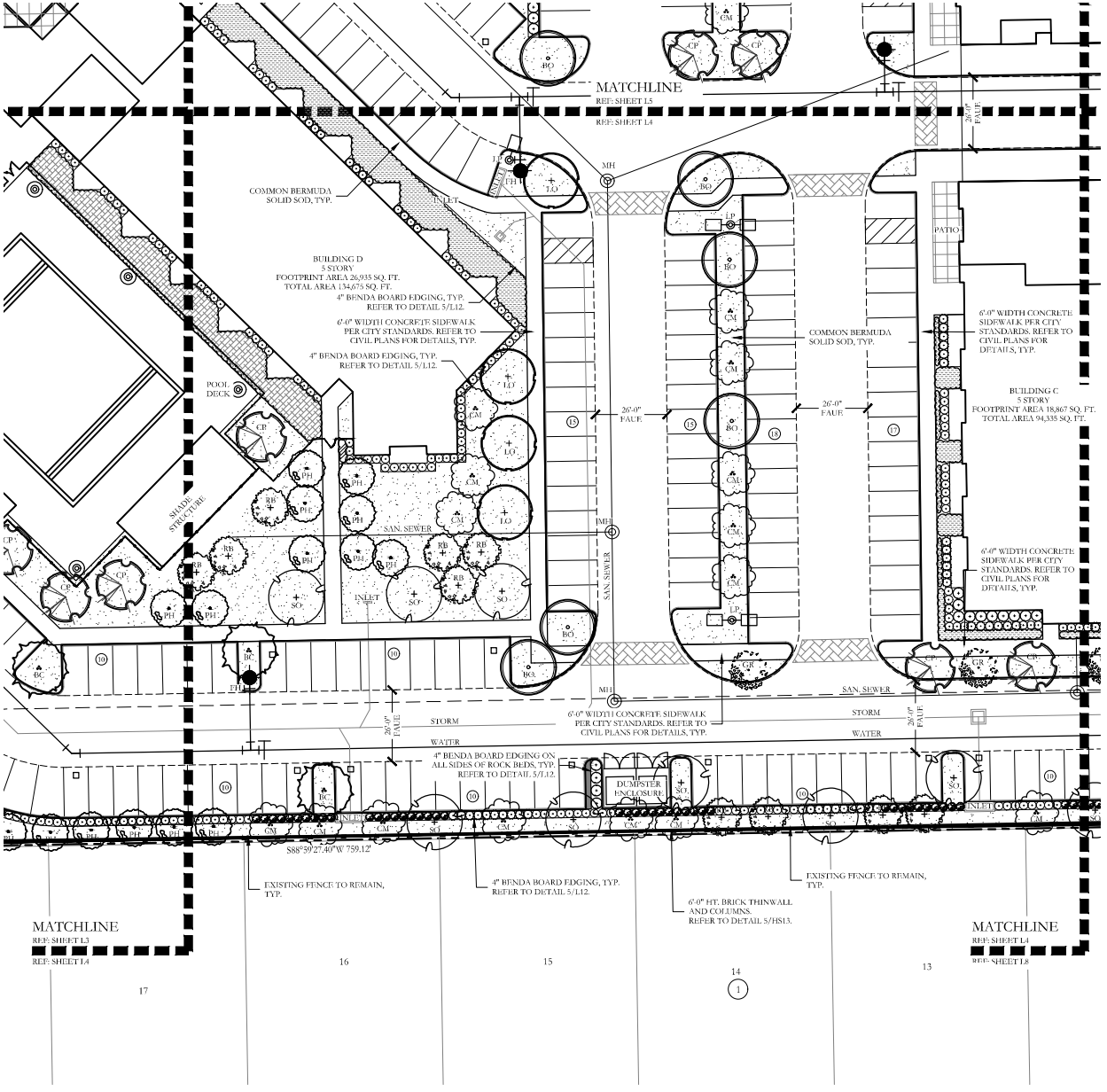
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L3 of 13

CITY PROJECT NO. ZDC-171-2024

EXHIBIT D - LANDSCAPE PLAN

Item 13&14



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HIGHLANDS AT BAITES DRIVE
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

LANDSCAPE PLAN
DETAILED LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT CODY L. JOHNSON 2833 STATE OF TEXAS
November 14, 2024

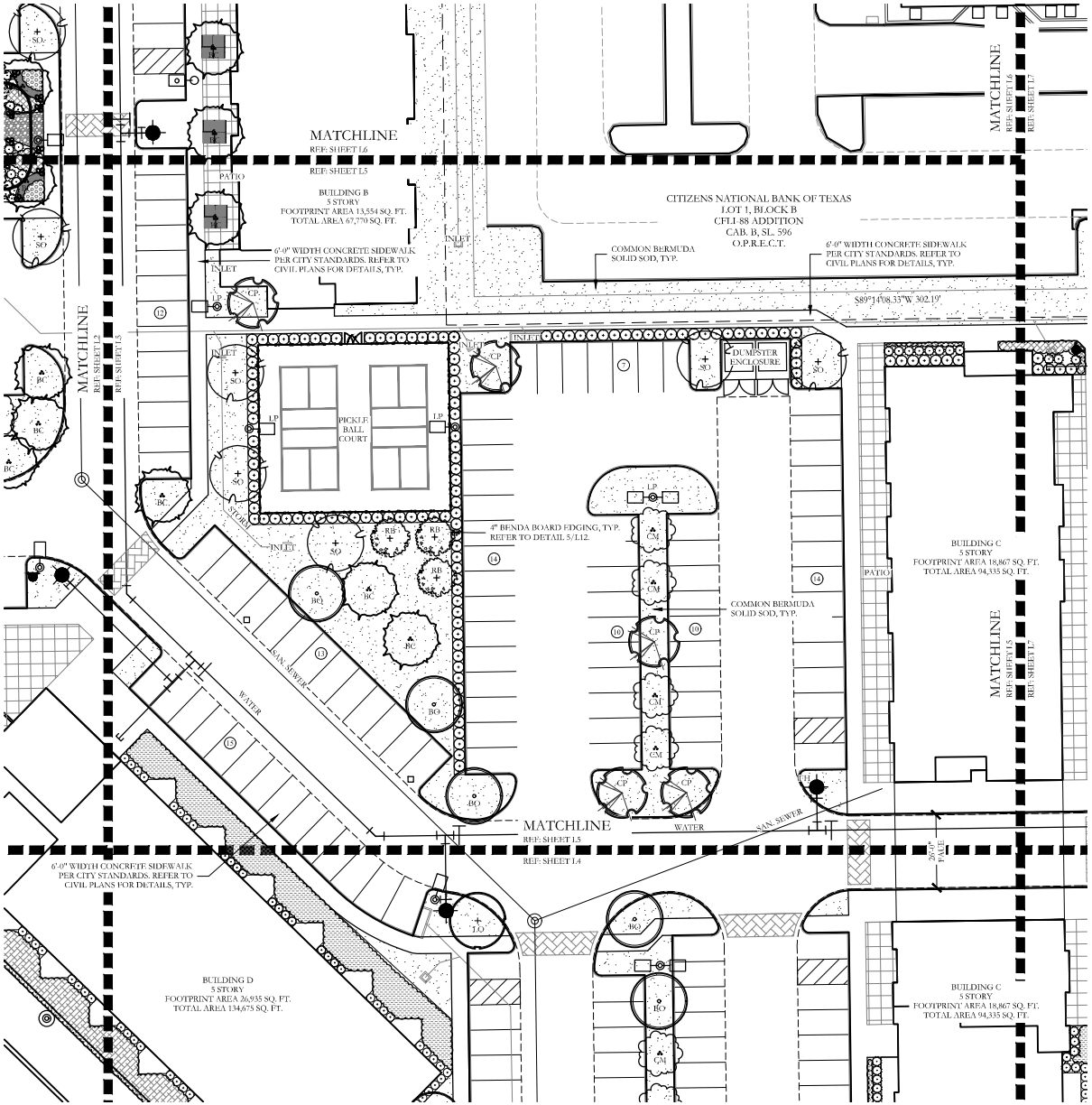
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CITY PROJECT NO. ZDC-171-2024

EXHIBIT D - LANDSCAPE PLAN

Item 13&14



PLANT LEGEND

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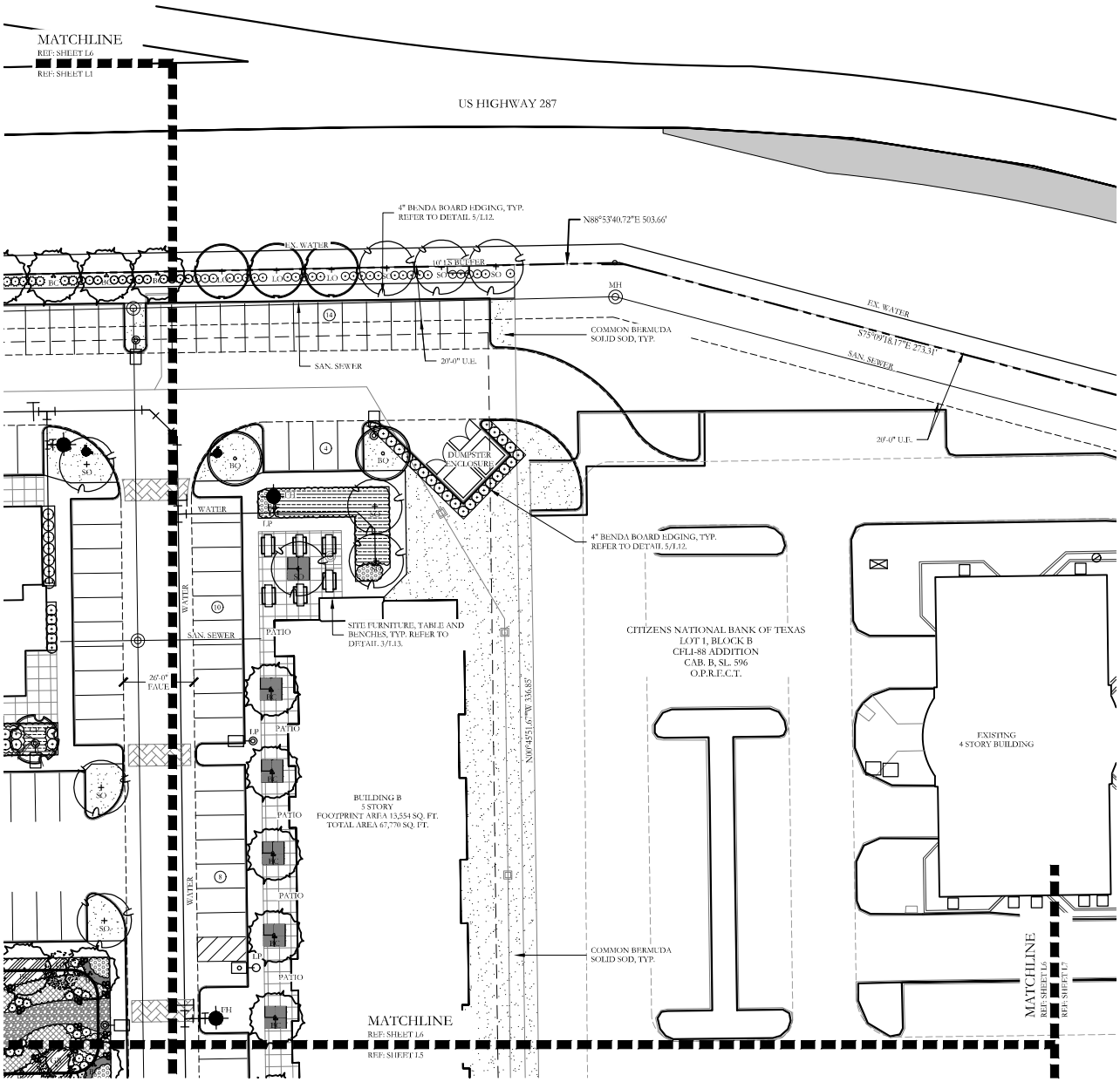
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SCALE: 1" = 20'

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

HIGHLANDS AT BATES DRIVE
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

LANDSCAPE PLAN
DETAILED LANDSCAPE PLAN

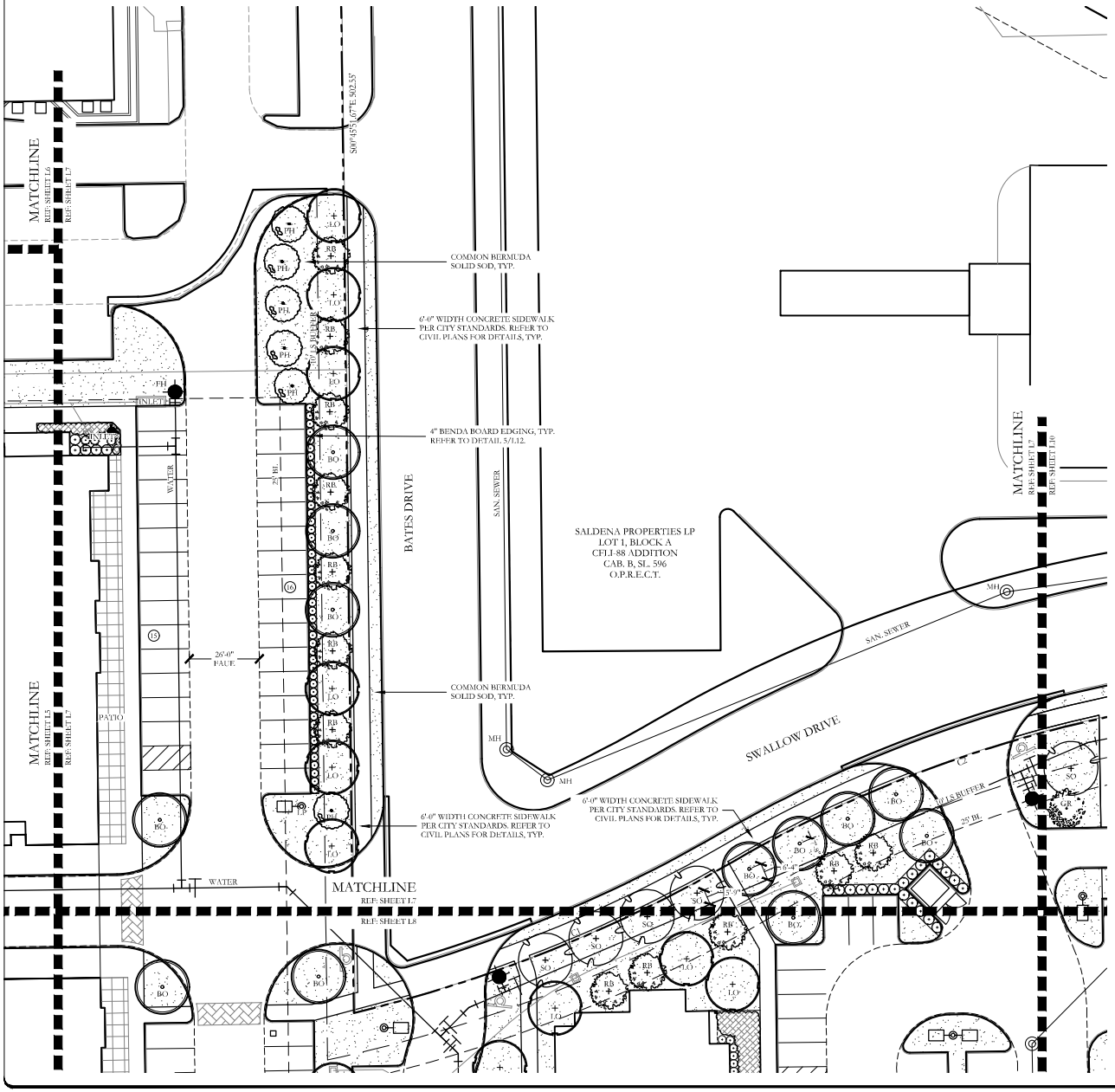
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
November 14, 2024

SCALE:
1" = 20'
One Inch
JVC No. SGT502

L6 of 13

CITY PROJECT NO. ZDC-171-2024

EXHIBIT D - LANDSCAPE PLAN Item 13&14



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CP	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
PH	PH	POSSUMHAW HOLLY	ILEX DECIDUA	2" CALIPER	AS SHOWN
GR	GR	GOLDENRAIN TREE	KOELREUTERIA PANICULATA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
CM	CM	NATCHEZ WHITE CRAPE MYRTLE	LAGERSTROEMIA X 'NATCHEZ'	2" CALIPER	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.
		DWARF YAUPON HOLLY	ILEX VOMITORIA 'STOKES'	7 GALLON	48" O.C.
		JAPANESE SPIREA	SPIRAEA JAPONICA	3 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
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		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ TILTER FABRIC BENEATH ROCK	SQUARE FEET	¾" DIAMETER
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20 10 0 20
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HIGHLANDS AT BATES DRIVE
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

LANDSCAPE PLAN
DETAILED LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT CODY L. JOHNSON 2833 STATE OF TEXAS
November 14, 2024

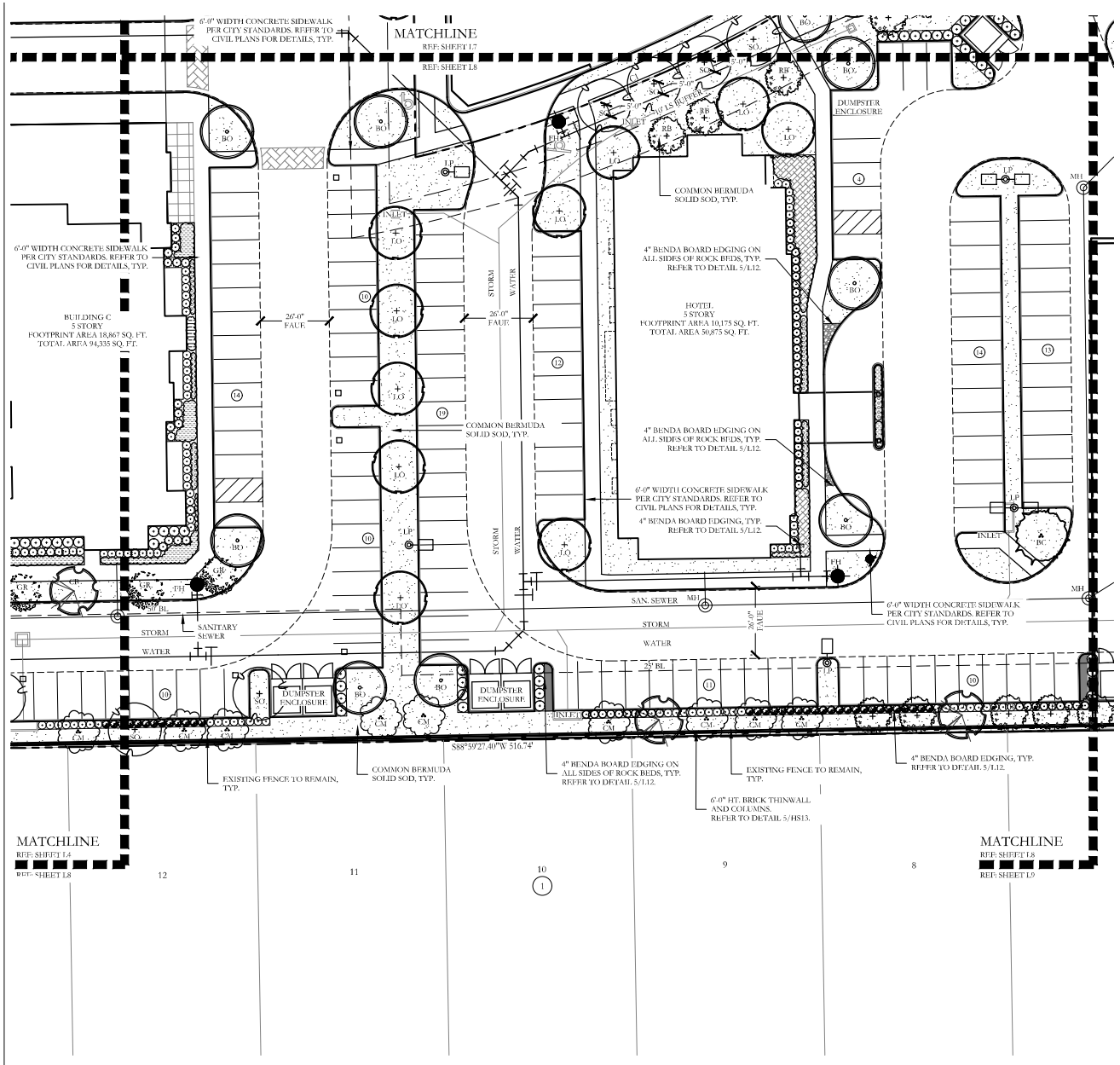
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L7 of 13

CITY PROJECT NO. ZDC-171-2024

EXHIBIT D - LANDSCAPE PLAN

Item 13&14



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HIGHLANDS AT BATES DRIVE
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LANDSCAPE PLAN
DETAILED LANDSCAPE PLAN

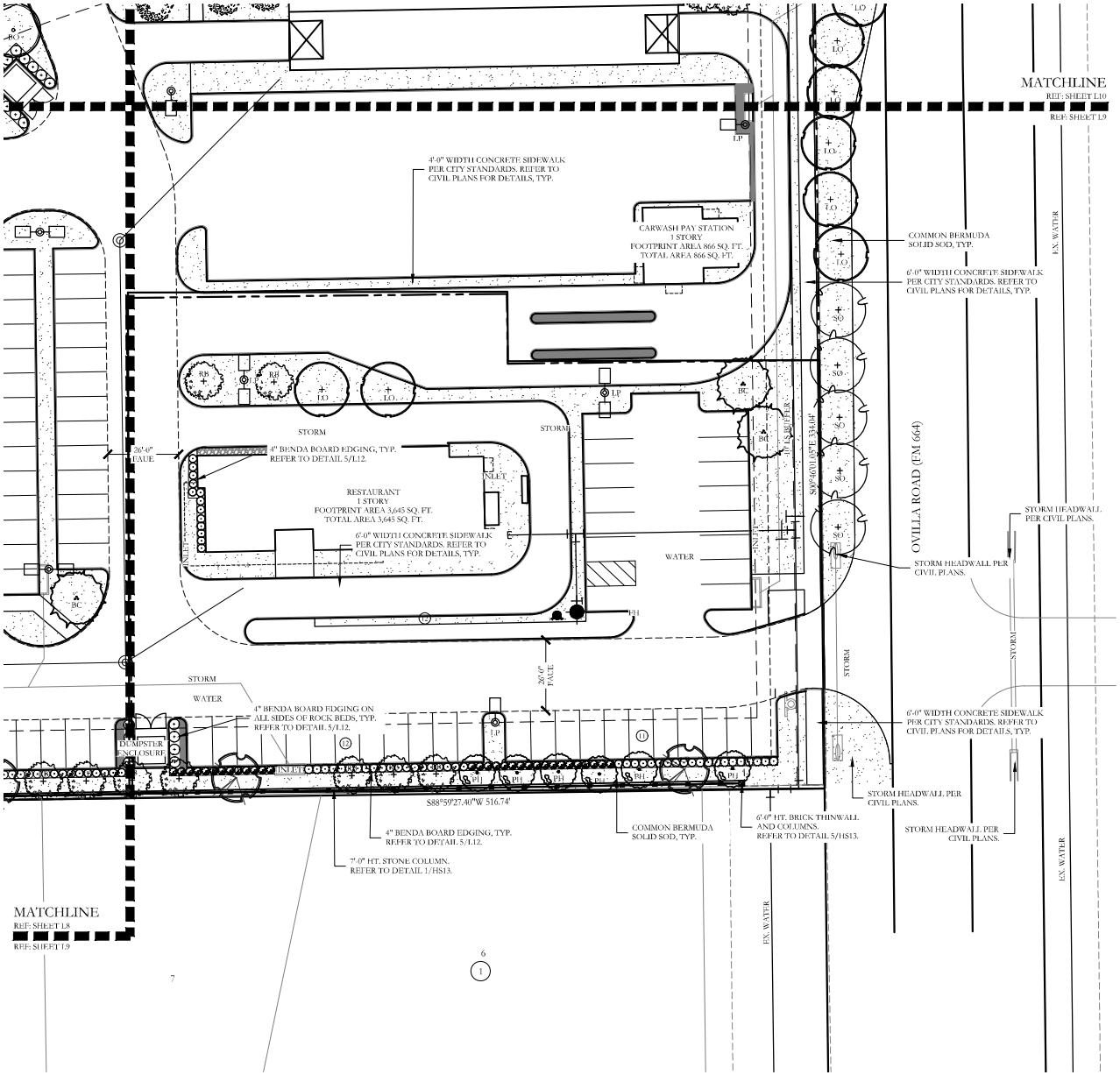
CODY L. JOHNSON 2833 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
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L8 of 13

CITY PROJECT NO. ZDC-171-2024

EXHIBIT D - LANDSCAPE PLAN Item 13&14



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HIGHLANDS AT BATES DRIVE
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

LANDSCAPE PLAN
DETAILED LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT CODY L. JOHNSON 2833 STATE OF TEXAS
November 14, 2024

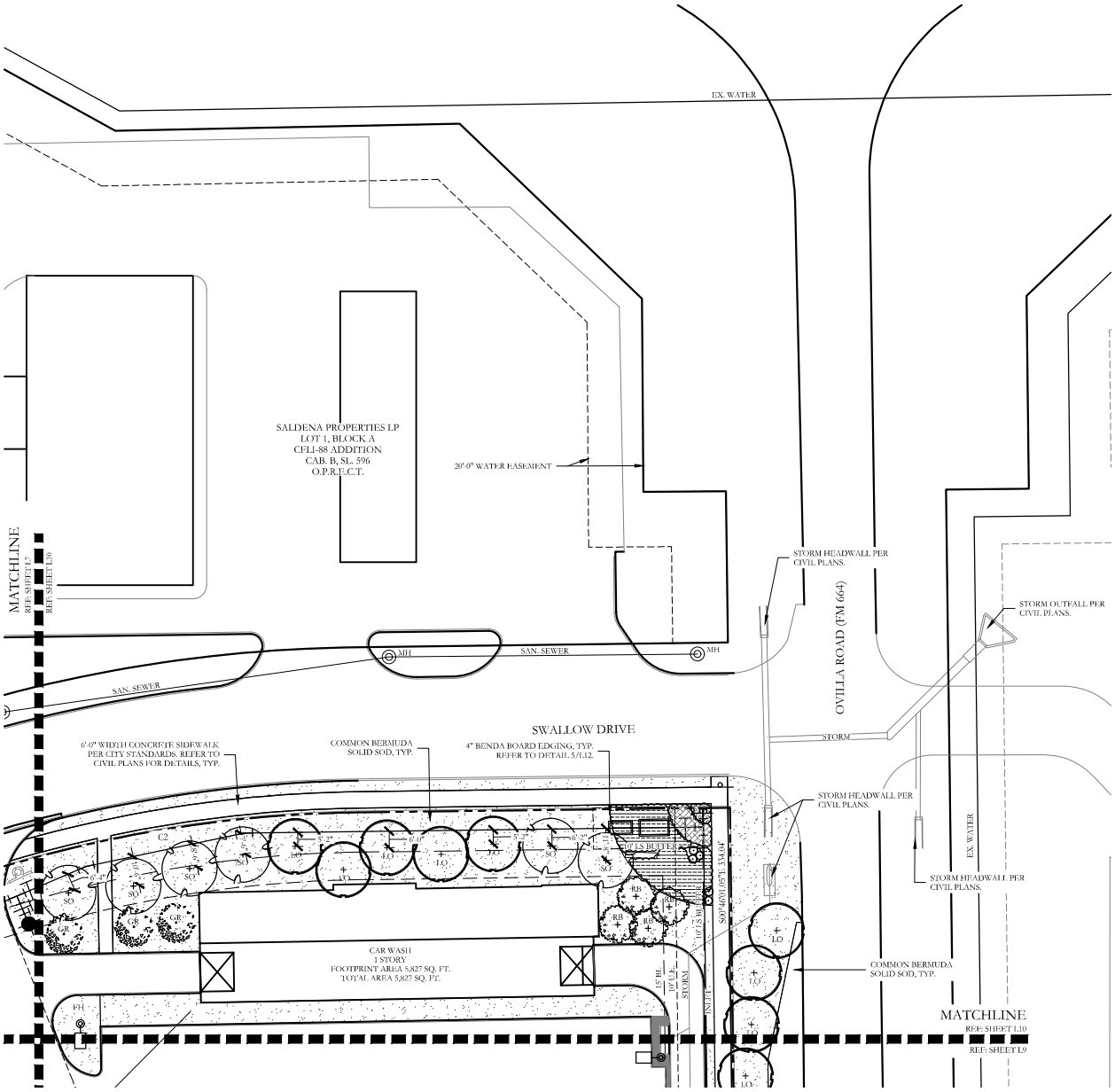
SCALE:
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CITY PROJECT NO. ZDC-171-2024

EXHIBIT D - LANDSCAPE PLAN

Item 13&14



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HIGHLANDS AT BATES DRIVE
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LANDSCAPE PLAN
DETAILED LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
November 14, 2024

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JVC No. SG7502

L10 of 13

CITY PROJECT NO. ZDC-171-2024

EXHIBIT D - LANDSCAPE PLAN **Item 13&14**

LANDSCAPE PROVIDED

INTERIOR LANDSCAPE AREA REQUIREMENTS

A. TOTAL BUILDING FOOTPRINT = 93,154 X 50%= 46,577.00 SF
REQUIRED INTERIOR LANDSCAPE AREA REQUIRED
PROVIDED: 143,854 SF -INTERIOR LANDSCAPE AREA PROVIDED.

B. 1-4" CAL. CANOPY TREE 500 SF OF REQUIRED LANDSCAPE.
46,577.00/500 = 93.154 - 4" CAL. TREE REQUIRED.
PROVIDED: 97 - 4" CALIPER AND GREATER CANOPY TREES PROVIDED.

C. 1-2" CAL. ORNAMENTAL TREE 250 SF OF REQUIRED LANDSCAPE.
46,577.00/250= 186.30 - 2" CAL. TREE REQUIRED.
PROVIDED: 187 - 2" CALIPER ORNAMENTAL TREES PROVIDED.

D. 1-3 GALLON SHRUB 40 SF OF REQUIRED LANDSCAPE.
46,577.00/40= 1,164.42 - 3 GALLON SHRUB REQUIRED.
PROVIDED: 1,235- 3 GALLON SHRUBS PROVIDED.

E. 15% OF REQUIRED LANDSCAPE SHALL BE GROUNDCOVER.
46,577.00X15%= 6,986.55 - SF GROUNDCOVER REQUIRED.
PROVIDED: 16,436.61 SF - GROUNDCOVER PROVIDED.

F. 2% OF REQUIRED LANDSCAPE SHALL BE SEASONAL COLOR.
46,577.00X2%= 931.54 - SF SEASONAL COLOR REQUIRED.
PROVIDED: 1,036.72 SF - SEASONAL COLOR PROVIDED.

BUFFER YARD AND LANDSCAPE BUFFER

US HIGHWAY 287

A. 1-4" CAL. CANOPY TREE / 30 LF OF LANDSCAPE EDGE
464.70 LF OF FRONTAGE / 30 LF = 15.49 - 4" CAL. TREES REQUIRED.
PROVIDED: 15 - 3" CALIPER AND GREATER CANOPY TREES PROVIDED

B. 20% OF THE LANDSCAPE BUFFER SHALL BE PERMANENT LANDSCAPE.
4,646.42X20%= 929.28 - SF PERMANENT LANDSCAPE REQUIRED.
PROVIDED: 2,027.39 SF - PERMANENT LANDSCAPE PROVIDED.

BATES DRIVE

A. 1-4" CAL. CANOPY TREE / 40 LF OF LANDSCAPE EDGE
251.20 LF OF FRONTAGE / 40 LF = 6.28 - 4" CAL. TREES REQUIRED.
PROVIDED: 9 - 3" CALIPER AND GREATER CANOPY TREES PROVIDED

B. 20% OF THE LANDSCAPE BUFFER SHALL BE PERMANENT LANDSCAPE
3,113.90X20%= 622.78 - SF PERMANENT LANDSCAPE REQUIRED.
PROVIDED: 2,470.11 SF - PERMANENT LANDSCAPE PROVIDED.

SWALLOW DRIVE

A. 1-4" CAL. CANOPY TREE / 30 LF OF LANDSCAPE EDGE
528.45 LF OF FRONTAGE / 30 LF = 17.61 - 4" CAL. TREES REQUIRED.
PROVIDED: 18 - 3" CALIPER AND GREATER CANOPY TREES PROVIDED

B. 20% OF THE LANDSCAPE BUFFER SHALL BE PERMANENT LANDSCAPE
7,712.53X20%= 1,542.50 - SF PERMANENT LANDSCAPE REQUIRED.
PROVIDED: 6,546.19 SF - PERMANENT LANDSCAPE PROVIDED.

OVILLA ROAD (FM 664)

A. 1-4" CAL. CANOPY TREE / 30 LF OF LANDSCAPE EDGE
334.82 LF OF FRONTAGE / 30 LF = 11.16 - 4" CAL. TREES REQUIRED.
PROVIDED: 11 - 3" CALIPER AND GREATER CANOPY TREES PROVIDED

B. 20% OF THE LANDSCAPE BUFFER SHALL BE PERMANENT LANDSCAPE
3,334.86X20%= 666.97 - SF PERMANENT LANDSCAPE REQUIRED.
PROVIDED: 996.07 SF - PERMANENT LANDSCAPE PROVIDED.

PARKING REQUIREMENTS

A. 13 SF PARKING LANDSCAPE PER PARKING SPACE REQUIRED.
751 SPACES X 13 SF = 9,773 SF REQUIRED.
PARKING LANDSCAPE AREA 26,015.34 SF PROVIDED.

B. 2 - 4" CAL. TREE / 500 SF REQUIRED.
9,773 SF / 500 SF X 2 = 39.05 4" CAL. TREE REQUIRED.
PROVIDED: 61- 4" CALIPER AND GREATER CANOPY TREES PROVIDED

C. 10 - 3 GALLON SHRUB / 500 SF REQUIRED.
9,773 SF / 500 SF X 10 = 195.46 3 GALLON SHRUB REQUIRED.
PROVIDED: 196 - 3 GALLON OR GREATER SHRUBS PROVIDED.

D. PARK SPACE MUST BE WITHIN 64 LF OF A CANOPY TREE.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	43	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	52	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	32	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CP	32	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	52	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
PH	43	POSSUMHAW HOLLY	ILEX DECIDUA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
GR	36	GOLDENRAIN TREE	KOELREUTERIA PANICULATA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	60	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
CM	48	NATCHEZ WHITE CRAPE MYRTLE	LAGERSTROEMIA X 'NATCHEZ'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	280	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	329	DWARF YAUPON HOLLY	ILEX VOMITORIA 'STROKES'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	243	JAPANESE SPIREA	SPIRAEA JAPONICA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	335	SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	244	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	2,615	PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	825	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	1,135	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	1,820	EVENING RAIN LILY	COOPERIA DRUMMONDII	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	1,035	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	2,615	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	137,670	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE. ALL AREAS SHOWN
	835	BLACK STAR CRUSHED STONE	N/A	SQUARE FEET	100% COVERAGE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. STONE SHALL BE ¾" - 1" DIAMETER IN SIZE.
	3,000	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.
	12	OKLAHOMA MOSS ROCK BOULDERS	N/A	TON	AS SHOWN	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.

GENERAL LANDSCAPE NOTES

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. FT IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.267.5100

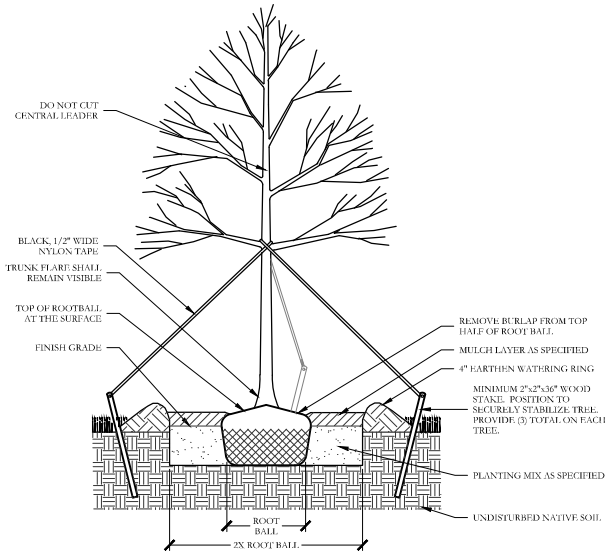
HIGHLANDS AT BATES DRIVE
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

LANDSCAPE PLAN
LANDSCAPE SCHEDULE AND DETAILS

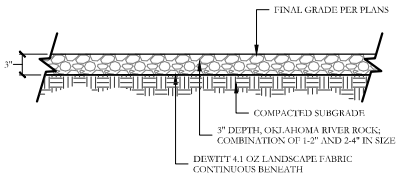
REGISTERED LANDSCAPE ARCHITECT CODY L. JOHNSON 2833 STATE OF TEXAS
November 14, 2024

SCALE:
REFER TO DETAILS
One Inch
JVC No. SGT502

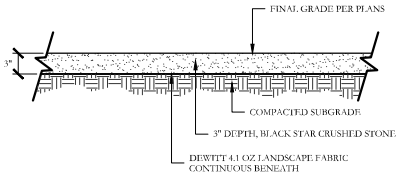
CITY PROJECT NO. ZDC-171-2024



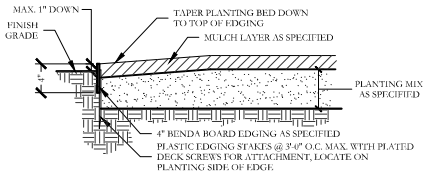
1 TYPICAL TREE PLANTING
SECTION
NOT TO SCALE



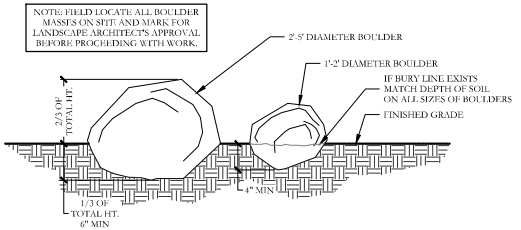
3 OKLAHOMA RIVER ROCK BED
SECTION
SCALE: 1" = 1'-0"



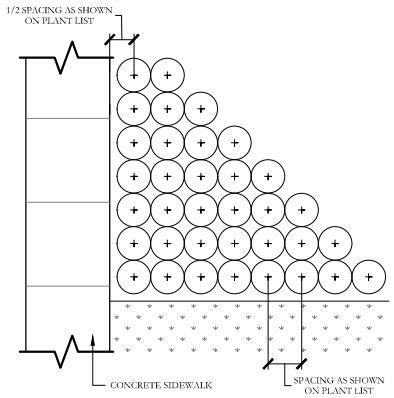
4 BLACK STAR CRUSHED STONE DETAIL
SECTION
SCALE: 1" = 1'-0"

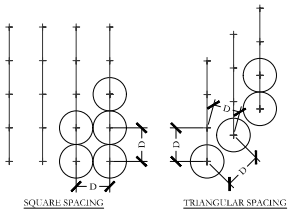


5 TYPICAL BED EDGING DETAIL
SECTION
NOT TO SCALE

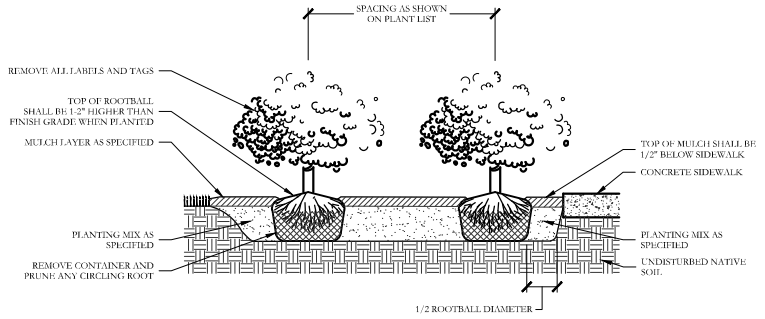


6 LANDSCAPE BOULDER DETAIL
SECTION
NOT TO SCALE





NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION
NOT TO SCALE

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.5100

HIGHLANDS AT BAITES DRIVE
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

LANDSCAPE PLAN
LANDSCAPE SCHEDULE AND DETAILS

REGISTERED LANDSCAPE ARCHITECT CODY L. JOHNSON 2833 STATE OF TEXAS
November 14, 2024

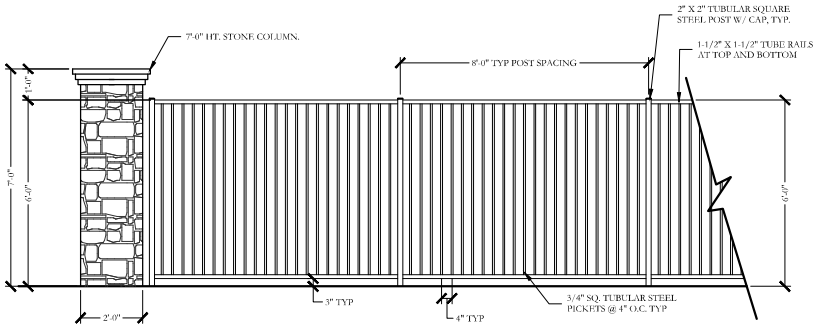
SCALE:
REFER TO DETAILS
One Inch

JVC No. SGT502

CITY PROJECT NO. ZDC-171-2024

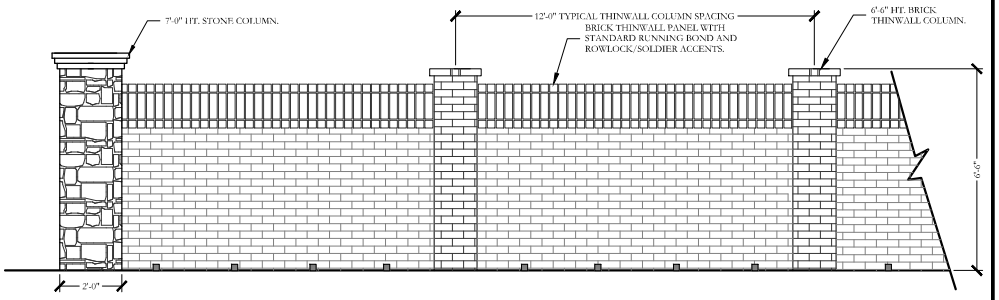
EXHIBIT D - LANDSCAPE PLAN

Item 13&14



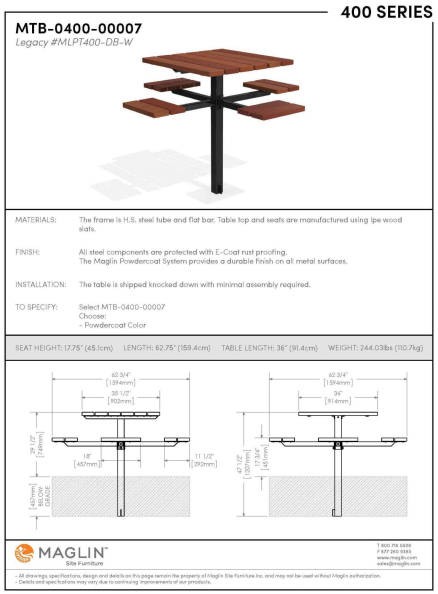
1 6'-0" HT. ORNAMENTAL METAL FENCE AND COLUMN ELEVATION

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



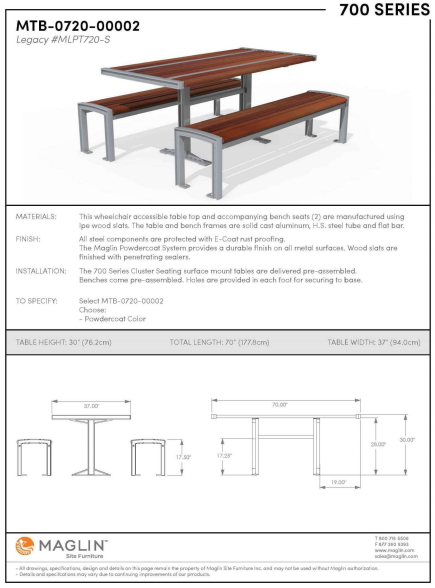
5 6'-0" HT. BRICK SCREENING WALL WITH MASONRY COLUMN ELEVATION

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



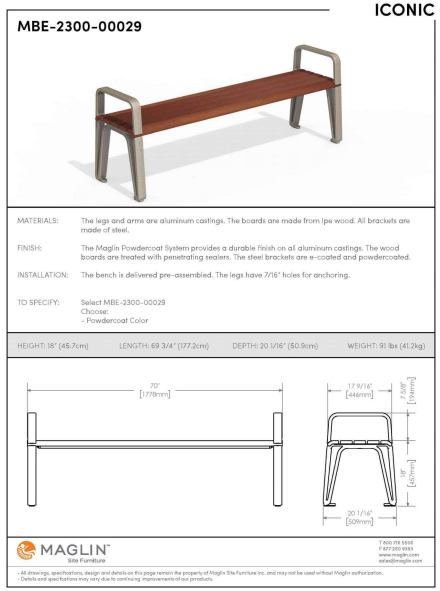
2 TABLE AND CHAIRS

NOT TO SCALE



3 TABLE AND BENCHES

NOT TO SCALE



4 BACKLESS BENCH

NOT TO SCALE

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.5100

HIGHLANDS AT BATES DRIVE
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

LANDSCAPE PLAN
HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

November 14, 2024

SCALE:
REFER TO DETAILS
One Inch

JVC No. SG7502

L13 of 13

CITY PROJECT NO. ZDC-171-2024

EXHIBIT E - ELEVATION/FACADE PLAN Item 13&14

BUILDING A & B SOUTH BLDG. A - WEST BLDG. B FACADE MATERIAL	
WALL MATERIAL	%
BRICK	31
STONE	33.3
CAST STONE	1.7
STUCCO	16
HARDIE BOARD & BATTEN	18

BUILDING A&B EAST BLDG. A - NORTH BLDG. B FACADE MATERIAL	
WALL MATERIAL	%
BRICK	58.5
STONE	26.5
CAST STONE	1
STUCCO	14

STUCCO - BEIGE

BRICK :
ACME BRICK
MODULAR - "VILLAGE"

STONE:
EL DORADO STONE
CLIFFSTONE - "BARLEY"

HARDIE BOARD & BATTEN
- PAINTED:

SW 7636
Origami White



EAST ELEVATION BLDG. A

NORTH ELEVATION BLDG. B
1/8" = 1'-0"



SOUTH ELEVATION BLDG. A

WEST ELEVATION BLDG. B
1/8" = 1'-0"

CASE # ZDC-171-2024

HIGHLANDS DEVELOPMENT
AT BATES DRIVE
WAXAHACHIE, TEXAS

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FOR REVIEW ONLY

.PDF REPRODUCTION CONTROL
1"
1" SQUARE WHEN PRINTED FULL SIZE

DRAWING TITLE
ELEVATIONS BLDG A & B

DATE: SEPT. 3, 2024
DRAWN BY: TMA
JOB #2418
SUBMITTAL
1. PRINT: 8.23. 2024
2.
3.

A2.1A&B

EXHIBIT E - ELEVATION/FACADE PLAN — **Item 13&14**

BUILDING A & B	
NORTH BLDG. A - EAST BLDG. B FACADE MATERIAL	
WALL MATERIAL	%
BRICK	31
STONE	22
CAST STONE	22
STUCCO	29
HARDIE BOARD & BATTEN	18

BUILDING A&B	
WEST BLDG. A - NORTH BLDG. B FACADE MATERIAL	
WALL MATERIAL	%
BRICK	55
STONE	9
CAST STONE	0.5
STUCCO	35.5

STUCCO - BEIGE

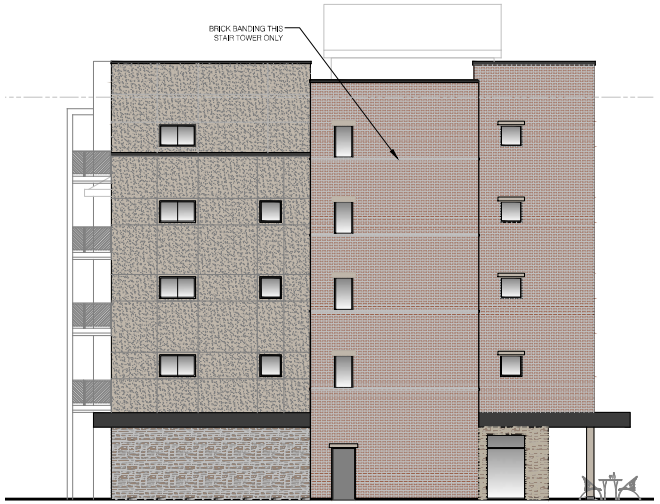
BRICK :
ACME BRICK
MODULAR - "VILLAGE"



STONE:
EL DORADO STONE
CLIFFSTONE - "BARLEY"

HARDIE BOARD & BATTEN
- PAINTED:

SW 7636
Origami White



WEST ELEVATION BLDG. A

SOUTH ELEVATION BLDG B
1/8" = 1'-0"



NORTH ELEVATION BLDG. A

EAST ELEVATION BLDG B
1/8" = 1'-0"

CASE # ZDC-171-2024

HIGHLANDS DEVELOPMENT
AT BATES DRIVE
WAXAHACHIE, TEXAS

tma | cha architects

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FOR REVIEW ONLY

.PDF REPRODUCTION CONTROL

1"

1" SQUARE WHEN PRINTED FULL SIZE

DRAWING TITLE
ELEVATIONS BLDG A & B

DATE: SEPT. 3, 2024
DRAWN BY: TMA
JOB #2418
SUBMITTAL
1. PRINT: 8.23. 2024
2.
3.

A2.2A&B

EXHIBIT E - ELEVATION/FACADE PLAN — Item 13&14

BUILDING C EAST FACADE MATERIAL	
WALL MATERIAL	%
BRICK	31.4
STONE	12
CAST STONE	1.6
STUCCO	49
HARDIE BOARD & BATTEN	6

BUILDING C WEST FACADE MATERIAL	
WALL MATERIAL	%
BRICK	36.3
STONE	15
CAST STONE	1.7
STUCCO	27
HARDIE BOARD & BATTEN	18

BUILDING C NORTH FACADE MATERIAL	
WALL MATERIAL	%
BRICK	49
STONE	49
STUCCO	2

BUILDING C SOUTH FACADE MATERIAL	
WALL MATERIAL	%
BRICK	54
STONE	44
STUCCO	2

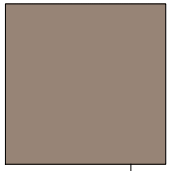


NORTH ELEVATION
1/16" = 1'-0"

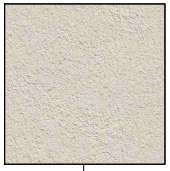


SOUTH ELEVATION
1/16" = 1'-0"

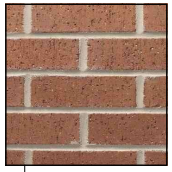
STUCCO - BROWN



STUCCO - BEIGE



BRICK :
ACME BRICK
MODULAR - "VILLAGE"



HARDIE BOARD & BATTEN
- PAINTED:



STONE:
EL DORADO STONE
CLIFFSTONE - "BARLEY"





EAST ELEVATION - BUILDING C
1/16" = 1'-0"



WEST ELEVATION - BUILDING C
1/16" = 1'-0"

CASE # ZDC-171-2024

HIGHLANDS DEVELOPMENT
AT BATES DRIVE
WAXAHACHIE, TEXAS

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DRAWING TITLE:
ELEVATIONS BLDG. C

DATE: SEPT. 3, 2024
DRAWN BY: TMA
JOB #2418
SUBMITTAL
1. PRINT: 9.23. 2024
2.
3.

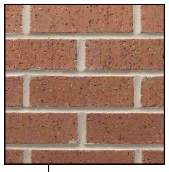
A2.1C

EXHIBIT E - ELEVATION/FACADE PLAN Item 13&14

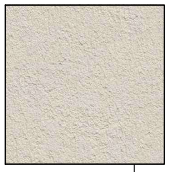
BUILDING D	
NORTHWEST FACADE MATERIAL	
WALL MATERIAL	%
BRICK	21.5
CAST STONE	0.5
STUCCO	62
HARDIE SIDING	16

BUILDING D	
NORTHEAST FACADE MATERIAL	
WALL MATERIAL	%
BRICK	21.5
CAST STONE	0.5
STUCCO	62
HARDIE SIDING	16

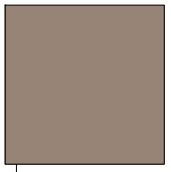
BRICK :
ACME BRICK
MODULAR - "VILLAGE"



STUCCO - BEIGE

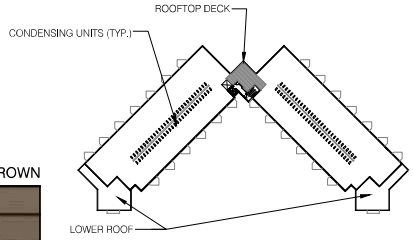


STUCCO - BROWN

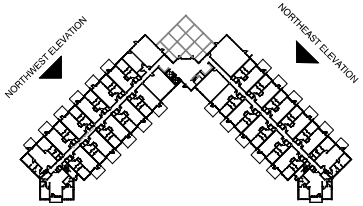


HARDIEPLANK
SIDING - DARK BROWN





NORTH ROOF PLAN
NTS



NORTH KEY PLAN
NTS



NORTHWEST ELEVATION - BLDG D

3/32" = 1'-0"



NORTHEAST ELEVATION - BLDG D

3/32" = 1'-0"

CASE # ZDC-171-2024

HIGHLANDS DEVELOPMENT
AT BATES DRIVE
WAXAHACHIE, TEXAS

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ELEVATIONS BLDG. D

DATE: SEPT. 3 ,2024
DRAWN BY: TMA
JOB #:2418
SUBMITTAL:
1. PRINT: 9.03. 2024
2.
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A2.1D

EXHIBIT E - ELEVATION/FACADE PLAN

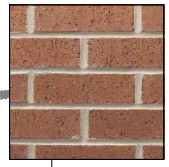
Item 13&14

BUILDING D SOUTHWEST FACADE MATERIAL	
WALL MATERIAL	%
BRICK	7.4
CAST STONE	0.1
STUCCO	78.2
HARDIE SIDING	14.3

BUILDING D SOUTHEAST FACADE MATERIAL	
WALL MATERIAL	%
BRICK	7.4
CAST STONE	0.1
STUCCO	78.2
HARDIE SIDING	14.3

BUILDING D END FACADE MATERIAL	
WALL MATERIAL	%
BRICK	32
CAST STONE	2
STUCCO	38
HARDIE SIDING	28

BRICK :
ACME BRICK
MODULAR - "VILLAGE"



STUCCO - BEIGE

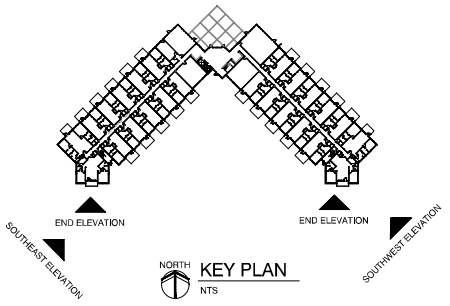


HARDIEPLANK
SIDING - DARK BROWN

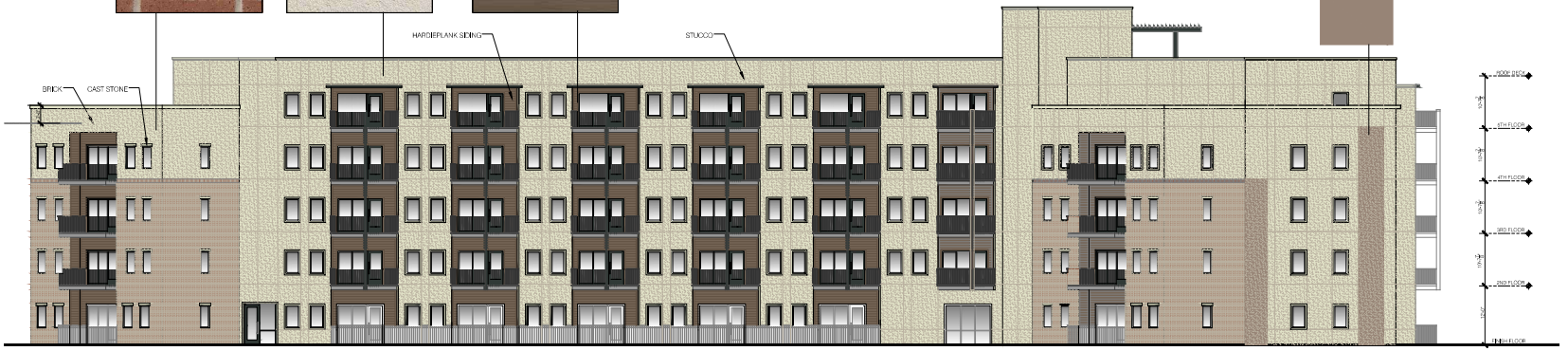




END ELEVATION
3/32" = 1'-0"



STUCCO - BROWN



SOUTHWEST ELEVATION
3/32" = 1'-0"



SOUTHEAST ELEVATION
3/32" = 1'-0"

CASE # ZDC-171-2024

HIGHLANDS DEVELOPMENT
AT BATES DRIVE
WAXAHACHIE, TEXAS

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ELEVATIONS BLDG. D

DATE: SEPT. 3 ,2024
DRAWN BY: TMA
JOB #2419
SUBMITTAL
1. PRINT: 9.23, 2024
2. 2ND REVIEW: 10.24, 2024
3.

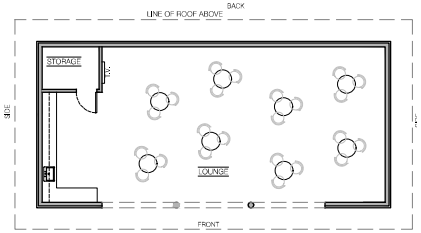
A2.2D

EXHIBIT E - ELEVATION/FACADE PLAN — **Item 13&14**

CLUB HOUSE	
FRONT FACADE MATERIAL	
WALL MATERIAL	%
BRICK	42
CAST STONE	11
HARDIE SIDING	47

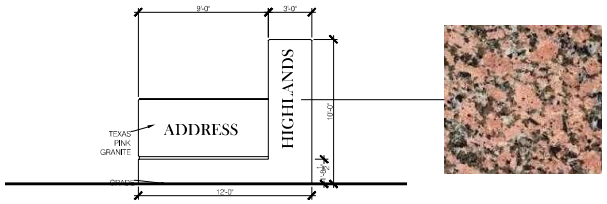
CLUB HOUSE	
BACK FACADE MATERIAL	
WALL MATERIAL	%
BRICK	70
CAST STONE	3
HARDIE SIDING	27

CLUB HOUSE	
SIDE FACADE MATERIAL	
WALL MATERIAL	%
BRICK	69
STONE	4
HARDIE SIDING	27



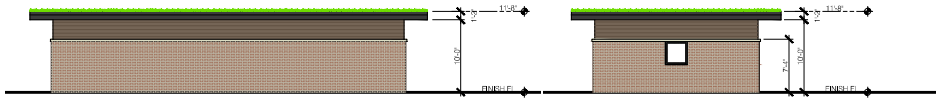
FLOOR PLAN
1/8" = 1'-0"

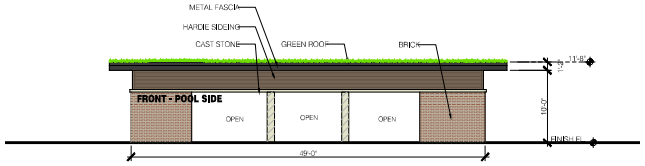
NORTH



MONUMENT SIGN

ELEVATION
1/4" = 1'-0"





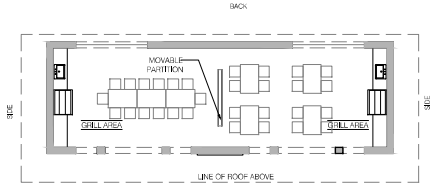
CLUB HOUSE

ELEVATIONS
1/8" = 1'-0"

CAST STONE - BEIGE

BRICK :
ACME BRICK
MODULAR - "VILLAGE"

HARDIE PLANK SIDING
- DARK BROWN

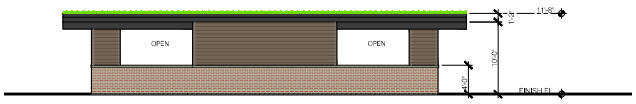


FLOOR PLAN
1/8" = 1'-0"

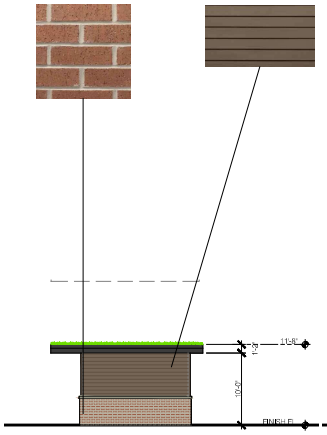
GRILL HOUSE	
FRONT FACADE MATERIAL	
WALL MATERIAL	%
BRICK	39
CAST STONE	3
HARDIE SIDING	57

GRILL HOUSE	
BACK FACADE MATERIAL	
WALL MATERIAL	%
BRICK	51
CAST STONE	3
HARDIE SIDING	46

GRILL HOUSE	
SIDE FACADE MATERIAL	
WALL MATERIAL	%
BRICK	39
STONE	3
HARDIE SIDING	58



BACK





FRONT - POOL SIDE

GRILL HOUSE

ELEVATIONS
1/8" = 1'-0"

NORTH

CASE # ZDC-171-2024

HIGHLANDS DEVELOPMENT
AT BATES DRIVE
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DRAWING TITLE
CLUB HOUSE AND GRILL HOUSE FLOOR PLANS & ELEVATIONS & MONUMENT SIGN

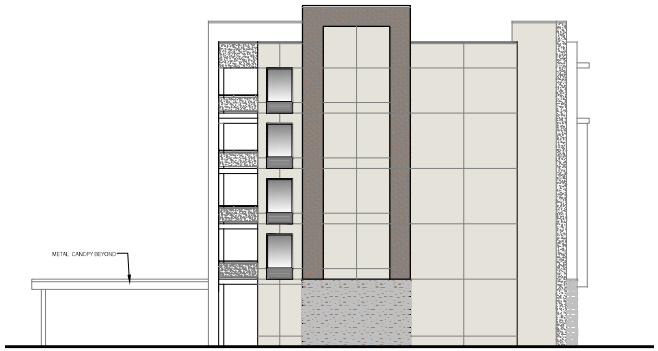
DATE: SEPT. 3, 2024
DRAWN BY: TMA
JOB #2418
SUBMITTAL
1. PRINT: 9.23. 2024
2.
3.

A2.3

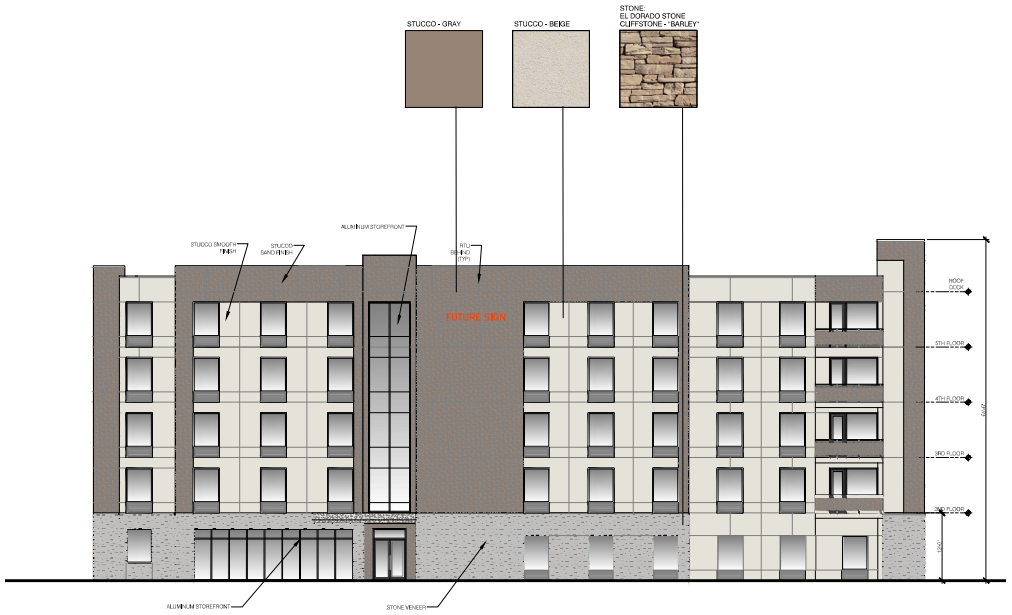
EXHIBIT E - ELEVATION/FACADE PLAN — **Item 13&14**

HOTEL BUILDING						
FACADE MATERIAL	EAST		WEST		SOUTH	NORTH
WALL MATERIAL	AREA (SF)	%	AREA	%	AREA %	AREA %
STONE	989	13	909	11.24	699 21	360 9
STUCCO	6001	82	4924	60.9	2257 79	2499 86
METAL CLAD	—	—	624	8	— —	— —
FENESTRATION	2095	25	1949	24	— —	130 4
TOTAL	8134		7806		2830	2885

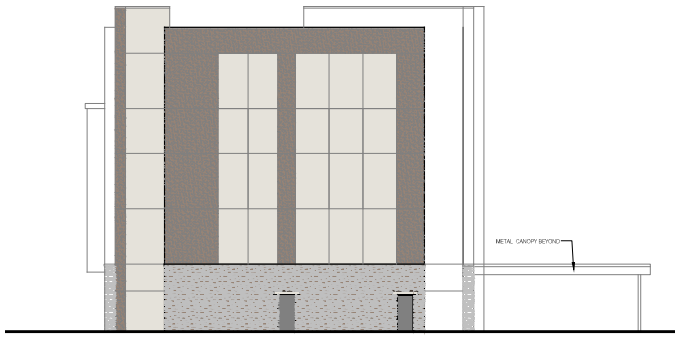
NOTE: NO SECURITY LIGHTS SET UP ON THE BUILDING FACADE



NORTH ELEVATION
3/32" = 1'-0"



EAST ELEVATION
3/32" = 1'-0"



SOUTH ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"

CASE # ZDC-171-2024

HIGHLANDS DEVELOPMENT
AT BATES DRIVE
WAXAHACHIE, TEXAS

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DRAWING TITLE:
ELEVATIONS HOTEL

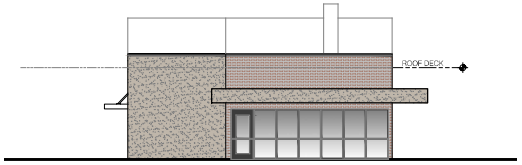
DATE: SEPT. 3 ,2024
DRAWN BY: TMA
JOB #2415
SUBMITTAL
1. PRINT: 9.23, 2024
2. 2ND REVIEW: 10.24, 2024
3.

A2.1H

EXHIBIT E - ELEVATION/FACADE PLAN

Item 13&14

RESTAURANT BUILDING								
FACADE MATERIAL	EAST		WEST		SOUTH		NORTH	
WALL MATERIAL	AREA (SF)	%	AREA	%	AREA	%	AREA	%
BRICK	105	15	180	27	1114	58	873	51
STUCCO	527	78	269	40	393	20	800	38
PENETRATION	47	7	140	33	409	212	100	11
TOTAL	679		590		1916		1729	

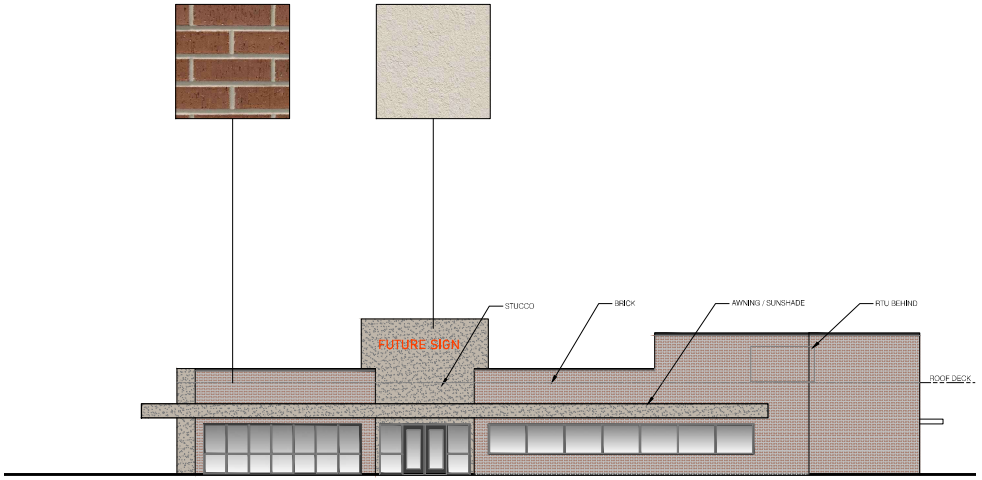


WEST ELEVATION

1/8" = 1'-0"

BRICK :
ACME BRICK
MODULAR - "RED SUNSET"

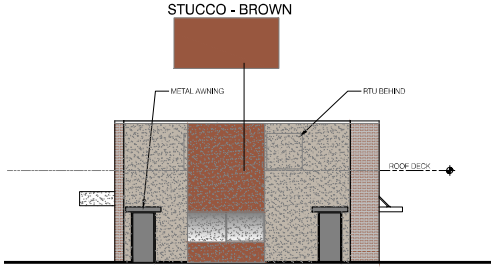
STUCCO - BEIGE



SOUTH ELEVATION

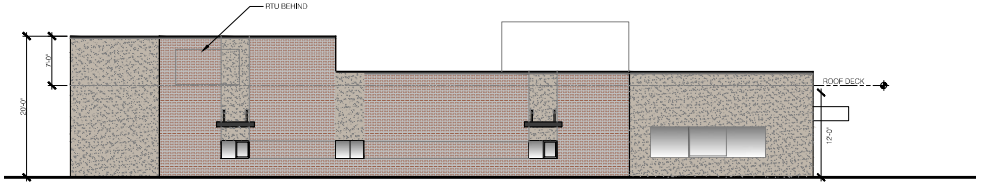
1/8" = 1'-0"

STUCCO - BROWN



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

CASE # ZDC-171-2024

HIGHLANDS DEVELOPMENT
AT BATES DRIVE
WAXAHACHIE, TEXAS

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RESTAURANT ELEVATIONS

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SUBMITTAL:
1. PRINT: 9.23.2024
2. 2ND REVIEW: 10.24.2024
3.

A2.1R

EXHIBIT E - ELEVATION/FACADE PLAN — **Item 13&14**



WEST ELEVATION
1/8" = 1'-0"

EAST ELEVATION - OVILLA ROAD
1/8" = 1'-0"

NORTH ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION
1/8" = 1'-0"

PAY STATION

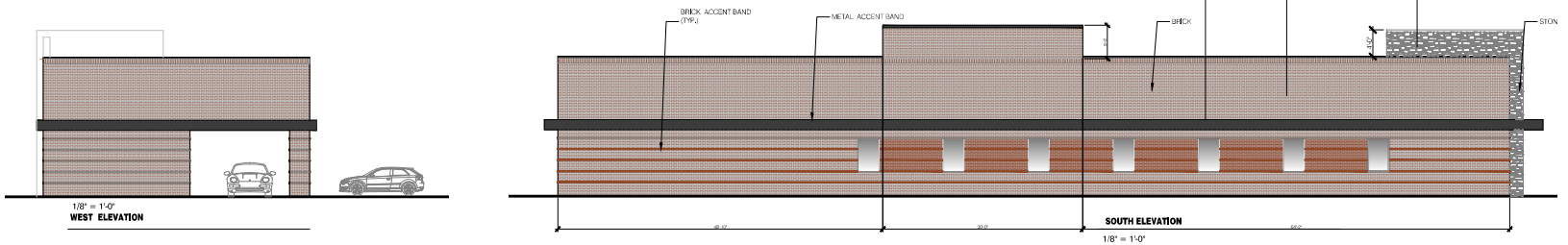
PAY STATION BUILDING

FACADE MATERIAL	EAST		WEST		SOUTH		NORTH	
WALL MATERIAL	AREA (SF)	%	AREA	%	AREA	%	AREA	%
BRICK	294	83	277	82	376	94	266	71
FENESTRATION	60	17	24	8	26	6	119	29
TOTAL	340		301		414		434	

METAL AWNING
CHARCOAL GRAY

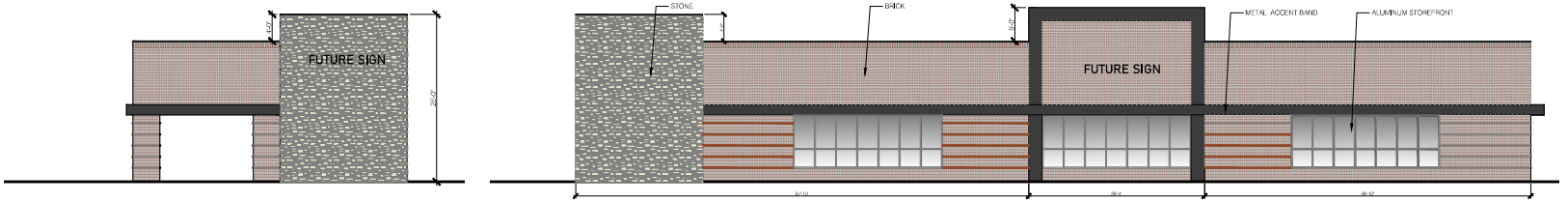
BRICK :
ACME BRICK
"BURGUNDY"

STONE SONOMA
BUFF LEUDERS



1/8" = 1'-0"
WEST ELEVATION

SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION - OVILLA ROAD
1/8" = 1'-0"

NORTH ELEVATION - SWALLOW DRIVE
1/8" = 1'-0"

CAR WASH

CAR WASH BUILDING

FACADE MATERIAL	EAST		WEST		SOUTH		NORTH	
WALL MATERIAL	AREA (SF)	%	AREA	%	AREA	%	AREA	%
BRICK	251	36	626	91	2914	98	1792	93
STONE	440	64	—	—	—	—	668	35
METAL BAND/AWNING	24	4	63	9	220	8	229	12
FENESTRATION	—	—	—	—	115	4	534	28
TOTAL	715		689		2955		3024	

CAR WASH BUILDING
SOUTH FACADE ARTICULATION
BUILDING HEIGHT: 32'
MINIMUM LENGTH REQUIRED BETWEEN ARTICULATION: 70'
BUILDING LENGTH: 140'
LENGTH PROVIDED BETWEEN ARTICULATIONS:
68'-11", 29'-0"
HORIZONTAL OFFSET - PROVIDED BY CANOPIES @ VACUUM
PROJECTED VERTICAL OFFSET (7.25% OF BLDG. HEIGHT)

CAR WASH BUILDING
NORTH FACADE ARTICULATION
BUILDING HEIGHT: 32'
MINIMUM LENGTH REQUIRED BETWEEN ARTICULATION: 70'
BUILDING LENGTH: 140'
LENGTH PROVIDED BETWEEN ARTICULATIONS:
67'-11", 29'-0"
HORIZONTAL OFFSET - ?
PROJECTED VERTICAL OFFSET (7.25% OF BLDG. HEIGHT)

CASE # ZDC-171-2024

HIGHLANDS DEVELOPMENT
AT BATES DRIVE
WAXAHACHIE, TEXAS

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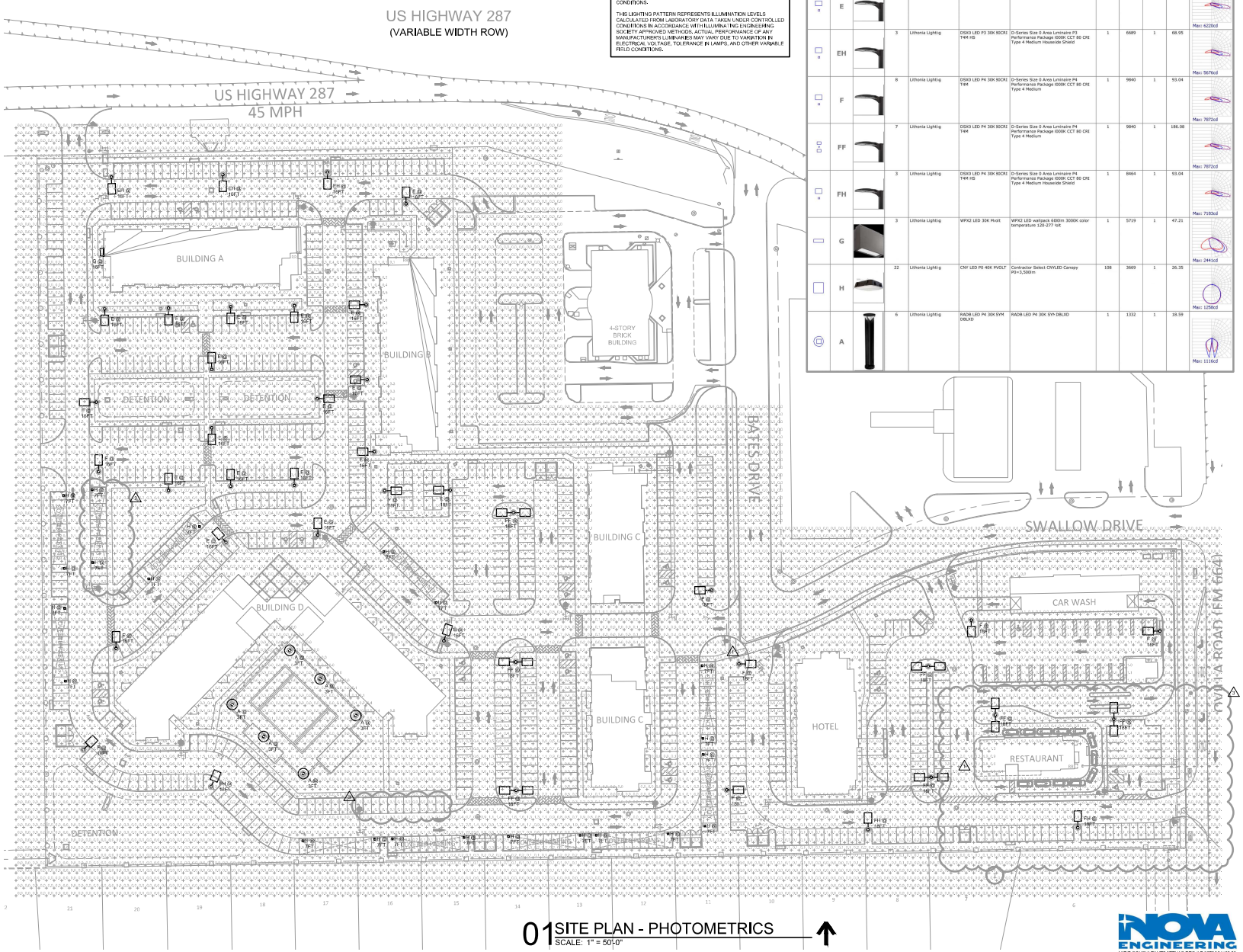
DRAWING TITLE:
CAR WASH & PAY STATION ELEVATIONS

DATE: SEPT. 3, 2024
DRAWN BY: TMA
JOB #2416
SUBMITTAL
1. PRINT: 9.23, 2024
2. 2ND REVIEW: 10.24, 2024
3.

A2.1CW

EXHIBIT F - PHOTOMETRIC PLAN

Item 13&14



NOTE:
BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ELECTRICAL CONTRACTOR SHALL DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINARIES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	E		21	Lithonia Lighting	DSXO LED P3 30K 80CRI T4M	D-Series Size 0 Area Luminaire P3 Performance Package I000K CCT 80 CRI Type 4 Medium	1	7776	1	68.95	Max: 6220cd
	EH		3	Lithonia Lighting	DSXO LED P3 30K 80CRI T4M HS	D-Series Size 0 Area Luminaire P3 Performance Package I000K CCT 80 CRI Type 4 Medium Houseside Shield	1	6689	1	68.95	Max: 5676cd
	F		8	Lithonia Lighting	DSXO LED P4 30K 80CRI T4M	D-Series Size 0 Area Luminaire P4 Performance Package I000K CCT 80 CRI Type 4 Medium	1	9840	1	93.04	Max: 7872cd
	FF		7	Lithonia Lighting	DSXO LED P4 30K 80CRI T4M	D-Series Size 0 Area Luminaire P4 Performance Package I000K CCT 80 CRI Type 4 Medium	1	9840	1	186.08	Max: 7872cd
	FH		3	Lithonia Lighting	DSXO LED P4 30K 80CRI T4M HS	D-Series Size 0 Area Luminaire P4 Performance Package I000K CCT 80 CRI Type 4 Medium Houseside Shield	1	8464	1	93.04	Max: 7183cd
	G		3	Lithonia Lighting	WPX2 LED 30K MVOLT	WPX2 LED wallpack 6000lm 3000K color temperature 120-277 volt	1	5719	1	47.21	Max: 2441cd
	H		22	Lithonia Lighting	CNY LED P0 40K MVOLT	Contractor Select CNYLED Canopy P0=3,500lm	108	3669	1	26.35	Max: 1258cd
	A		6	Lithonia Lighting	RADB LED P4 30K SYM DBLXD	RADB LED P4 30K SYM DBLXD	1	1332	1	18.59	Max: 1316cd

01 SITE PLAN - PHOTOMETRICS
SCALE: 1" = 50'-0"

HIGHLANDS DEVELOPMENT
AT BATES DRIVE
WAXAHACHIE, TEXAS

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Design Development / Pricing
August 09, 2024

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DRAWING TITLE:
SITE PLAN - PHOTOMETRICS

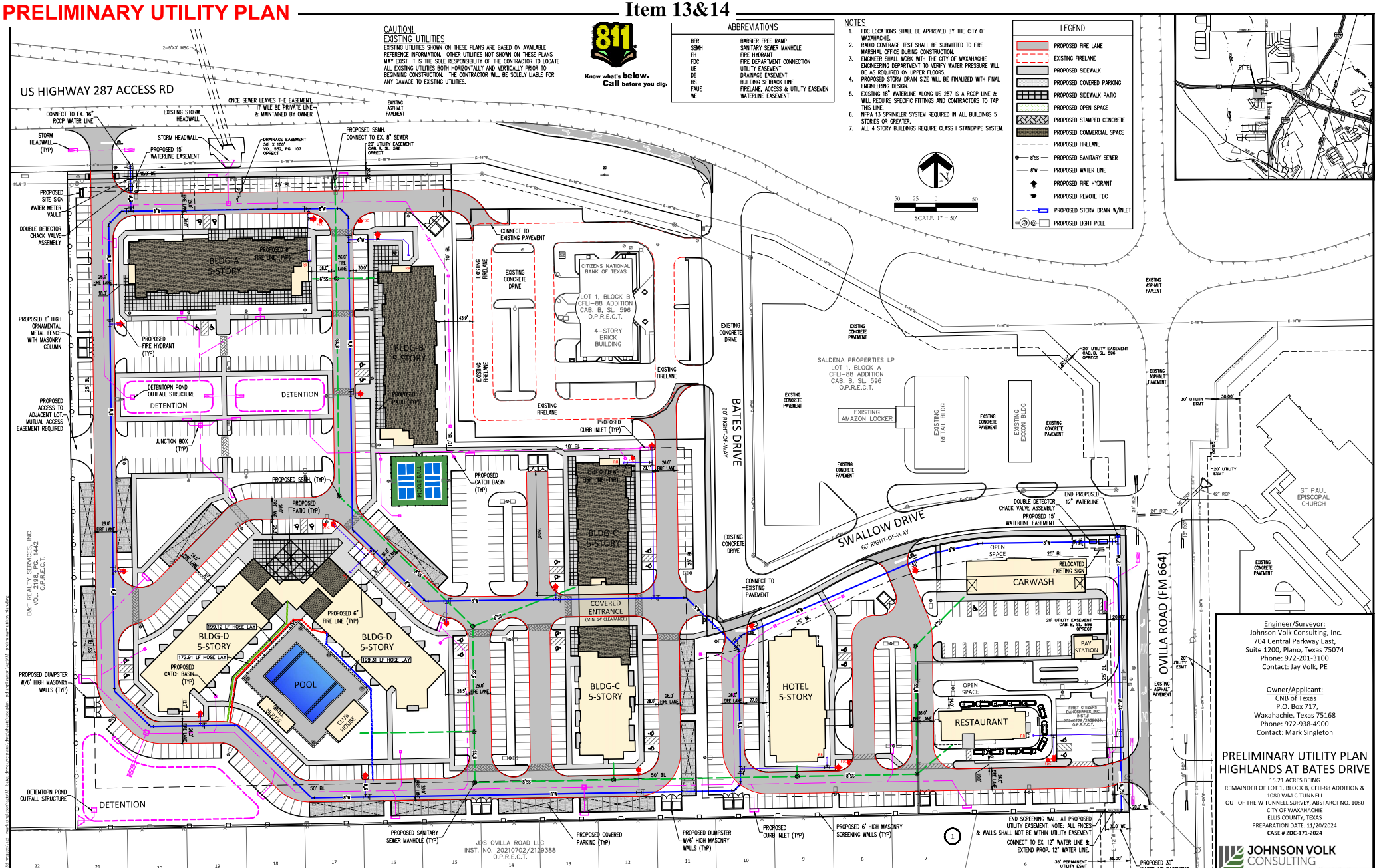
DATE: JULY 31, 2024
DRAWN BY: TMA
JOB #2418
SUBMITTAL:
1. PRINT: 6/21, 2024
2. △1 CITY COMMENTS 09/13/24
3. △2 CITY COMMENTS 10/29/24
△3 CITY COMMENTS 11/14/24

E1.00

NOVA ENGINEERING
ME.P.CONSULTANTS | TEXAS REG # F-6070 | 24139.00
4819 STATE HWY 121, STE. G, THE COLONY, TX 75056
972.370.7300 | WWW.NOVA-ENGINEERING.NET

PRELIMINARY UTILITY PLAN

Item 13&14



CAUTION!
EXISTING UTILITIES
EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON AVAILABLE REFERENCE INFORMATION. OTHER UTILITIES NOT SHOWN ON THESE PLANS MAY EXIST. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE SOLELY LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES.

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

ABBREVIATIONS	
BFR	BARRIER FREE RAMP
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
BS	BUILDING SETBACK LINE
FAUE	FIRELANE, ACCESS & UTILITY EASEMEN
WE	WATERLINE EASEMENT

NOTES
1. FDC LOCATIONS SHALL BE APPROVED BY THE CITY OF WAXAHACHIE.
2. RADIO COVERAGE TEST SHALL BE SUBMITTED TO FIRE MARSHAL OFFICE DURING CONSTRUCTION.
3. ENGINEER SHALL WORK WITH THE CITY OF WAXAHACHIE ENGINEERING DEPARTMENT TO VERIFY WATER PRESSURE WILL BE AS REQUIRED ON UPPER FLOORS.
4. PROPOSED STORM DRAIN SIZE WILL BE FINALIZED WITH FINAL ENGINEERING DESIGN.
5. EXISTING 18" WATERLINE ALONG US 287 IS A RCCP LINE & WILL REQUIRE SPECIFIC FITTINGS AND CONTRACTORS TO TAP THIS LINE.
6. NFPA 13 SPRINKLER SYSTEM REQUIRED IN ALL BUILDINGS 5 STORIES OR GREATER.
7. ALL 4 STORY BUILDINGS REQUIRE CLASS I STANDPIPE SYSTEM.

LEGEND
- PROPOSED FIRE LANE
- EXISTING FIRELANE
- PROPOSED SIDEWALK
- PROPOSED COVERED PARKING
- PROPOSED SIDEWALK PATIO
- PROPOSED OPEN SPACE
- PROPOSED STAMPED CONCRETE
- PROPOSED COMMERCIAL SPACE
- PROPOSED FIRELANE
- 8"SS — PROPOSED SANITARY SEWER
- 8"W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED REMOTE FDC
- PROPOSED STORM DRAIN W/INLET
- PROPOSED LIGHT POLE

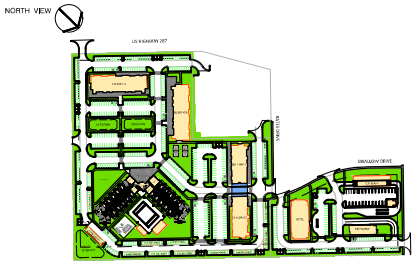
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East,
Suite 1200, Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk, PE

Owner/Applicant:
CNB of Texas
P.O. Box 717,
Waxahachie, Texas 75168
Phone: 972-938-4900
Contact: Mark Singleton

PRELIMINARY UTILITY PLAN
HIGHLANDS AT BATES DRIVE

15.21 ACRES BEING
REMAINDER OF LOT 1, BLOCK B, CFLI-88 ADDITION & 1080 WM C TUNNELL
OUT OF THE W TUNNELL SURVEY, ABSTARCT NO. 1080
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
PREPARATION DATE: 11/20/2024
CASE # ZDC-171-2024

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



KEY PLAN
NTS



NORTH VIEW
NTS

HIGHLANDS DEVELOPMENT
AT BATES DRIVE
WAXAHACHIE, TEXAS

tma architects cha

THESE DOCUMENTS ARE NOT COMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

FOR REVIEW ONLY

.PDF REPRODUCTION CONTROL

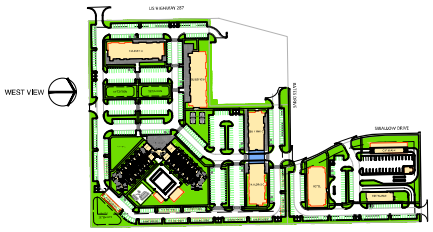
1"

1" SQUARE WHEN PRINTED FULL SIZE

DRAWING TITLE:
NORTH VIEW

DATE: AUG.12, 2024
DRAWN BY: TMA
JOB #2416
SUBMITTAL
1. PRINT: 8.15.2024
2.
3.

R.1



KEY PLAN
NTS



WEST VIEW
NTS

HIGHLANDS DEVELOPMENT
AT BATES DRIVE
WAXAHACHIE, TEXAS

tma architects | cha architects

THESE DOCUMENTS ARE NOT COMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

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1"

1" SQUARE WHEN PRINTED FULL SIZE

DRAWING TITLE:
WEST VIEW

DATE: AUG.12, 2024
DRAWN BY: TMA
JOB #2416
SUBMITTAL
1. PRINT: 8.15.2024
2.
3.

R.2

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-206-2024

MEETING DATE(S)

Planning & Zoning Commission: January 14, 2025
City Council: January 21, 2025

CAPTION

Public Hearing on a request by Kevin Patel, Triangle Engineering, for a **Specific Use Permit (SUP)** for a **Drive-Through Establishment** use within a Planned Development-General Retail (PD-GR) zoning district located at 2932 N US Highway 77 (Property ID 189379) - Owner: Vaquero Highway 77 Waxahachie Partners LP (ZDC-206-2024) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of ZDC-206-2024, a Specific Use Permit (SUP) for a Drive-Through Establishment, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

ACTION SINCE PREVIOUS STAFF REPORT

In May of 2024, the applicant submitted an initial SUP Application (ZDC-103-2024) for the proposed development. On October 9, 2024, before proceeding to the Planning & Zoning Commission for consideration, the applicant requested to withdraw the SUP Application. The applicant noted the purpose of the withdrawal was to allow the development team additional time to assess the language in the City's standard SUP Ordinance and the Development Agreement accompanying this request.

On October 30, 2024, the applicant informed staff that their evaluation of the City's standard SUP Ordinance and Development Agreement was complete. The applicant subsequently submitted a new SUP Application (ZDC-206-2024). No changes to the language in the accompanying SUP Ordinance or Development Agreement have been made since the time of the withdrawal request.

APPLICANT REQUEST

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

CASE INFORMATION

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

SUBJECT PROPERTY

General Location: 2932 N US Highway 77

Parcel ID Number(s): 189379

Existing Use: The subject property is currently undeveloped.

Development History: In March of 2023, a SUP (ZDC-157-2022) for an Automotive Care Center use (Strickland Brothers) was approved for the subject property. The property owner is no longer pursuing the development of this use. In March of 2024, the property was platted as Lot 2 of the Shridharani Subdivision (SUB-160-2021).

Adjoining Zoning & Uses:

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

Future Land Use Plan: Local Commercial

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

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

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to allow for the development of a Drive-Through Establishment use (Starbucks) as part of a proposed multi-tenant retail building at 2932 N US Highway 77. The subject property is situated in an existing Planned Development-General Retail (PD-GR) zoning district. The Waxahachie Zoning Ordinance requires that a SUP be approved to allow for Drive-Through Establishment land uses within a General Retail (GR) zoning district.

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 a land use to be evaluated to determine whether it 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 also developed to ensure the intent of the base zoning district is maintained.

Background

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

In May of 2024, the applicant submitted a new redesigned SUP request (ZCDC-103-2024) for a Drive-Through Establishment to allow for Starbucks to occupy the northern suite within the proposed multi-tenant retail building. Due to concerns with the language in the City's standard SUP Ordinance, the applicant withdrew the new SUP Application in order to take time to review the City's standard SUP Ordinance with the Starbucks corporate team. In November of 2024, the applicant completed their review and determined they had no concerns with the City's standard language. The applicant this current SUP request (ZDC-206-2024) in November of 2024. This request includes an identical site, landscaping, and building design as the request submitted in May of 2024.

Proposed Use

The applicant proposes a Specific Use Permit (SUP) for a Drive-Through Establishment use (Starbucks) as part of a proposed multi-tenant retail building at 2932 N US Highway 77. The proposed multi-tenant retail building is a total of 8,439 square feet in size, with the drive-through suite (Starbucks) comprising 2,439 square feet of the building. The remainder of the building is proposed to be finished out as three (3) retail suites. No specific tenants have been identified for these suites. The applicant has noted that the typical hours of operation of the business will be Monday through Saturday from 5:00 am to 10:00 pm and Sunday from 6:00 am to 10:00 pm. A total of fifteen (15) to twenty-five (25) employees are expected at this location. It is important to note that a restaurant (Starbucks) land use without a drive-through is permitted within the General Retail (GR) zoning district by right.

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

Proposed Use (continued)

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

Access & Circulation

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

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

Elevation/Façade

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

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

Elevation Option 1:



Elevation Option 2



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

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

Detention & Utilities:
The applicant has designed an on-site detention pond for the development and has noted that the design will adhere to the Waxahachie Manual for The Design of Storm Drainage Systems. The applicant will utilize an existing City sanitary sewer line and an existing Rockett SUD water line along Highway 77 to serve the proposed retail building. As part of the standard Waxahachie development process, the applicant is required to fully design detention and utility infrastructure for the site via a Civil Construction Permit. A Civil Construction Permit is required to be approved and the associated infrastructure installed before a building permit can be issued for the property.

PUBLIC NOTIFICATIONS
To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received zero (0) letters of support and zero (0) letters of opposition for the SUP request.

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

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

ATTACHED EXHIBITS

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

APPLICANT REQUIREMENTS

1. If approved by the City Council, the applicant can apply for building permits 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

OPERATIONAL PLAN

Item 15&16

Operational Plan: Starbucks Corporation

OPERATIONAL PLAN

Item 15&16

About: Starbucks Coffee Company

Mission Statement

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

Starbucks Values

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

History

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



OPERATIONAL PLAN

Item 15&16

Starbucks Coffee Company At a Glance

Hours of Operation:

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

Employment Opportunity

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

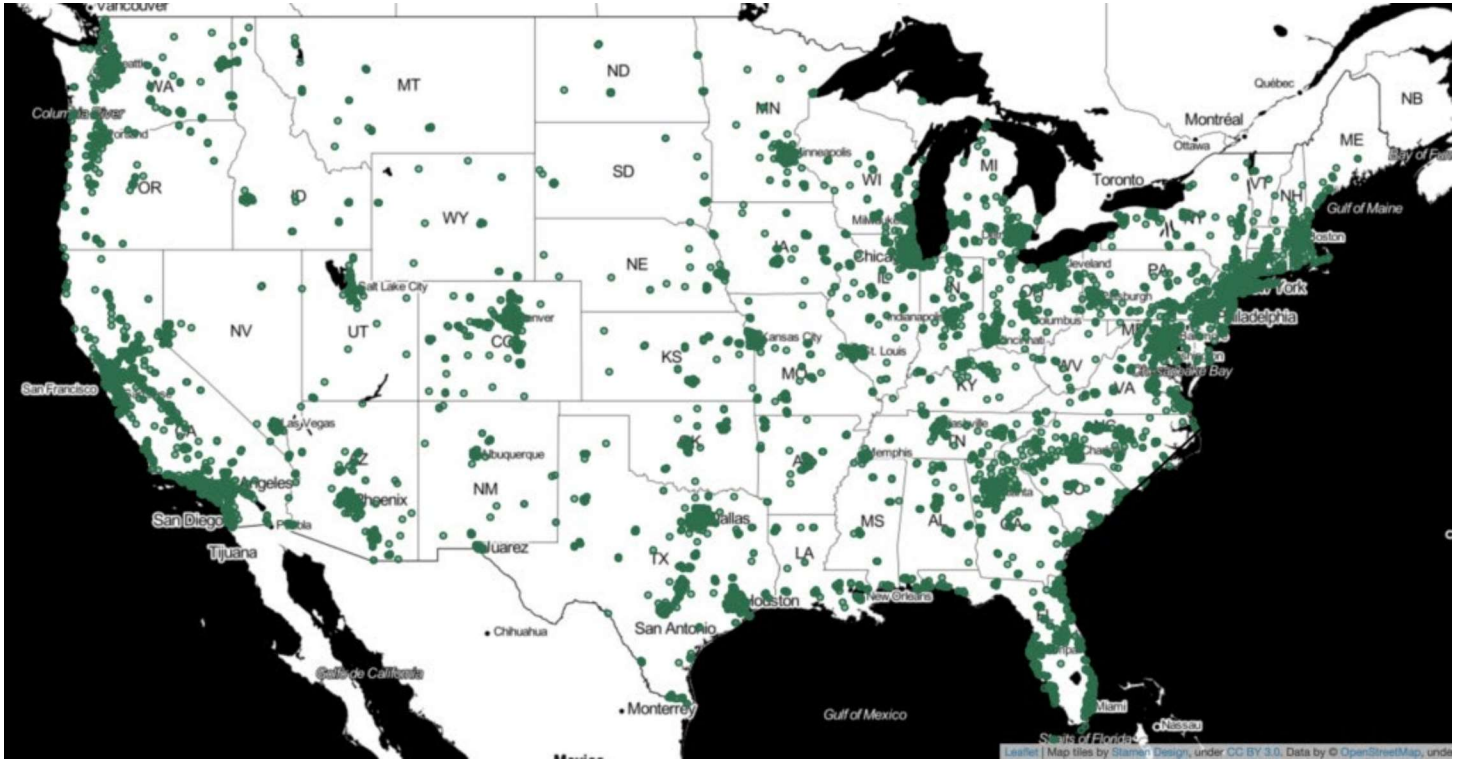
Starbucks specializes in a variety of specialty coffees, teas, and other brewed beverages. Starbucks also provides sustainable, health-conscious breakfast and lunch items.



OPERATIONAL PLAN

Item 15&16

Starbucks Nationwide



OPERATIONAL PLAN

Item 15&16

Starbucks Locations





OPERATIONAL PLAN

Item 15&16

Helping Hand

Starbucks College Achievement Plan

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

Honoring Our Service Members

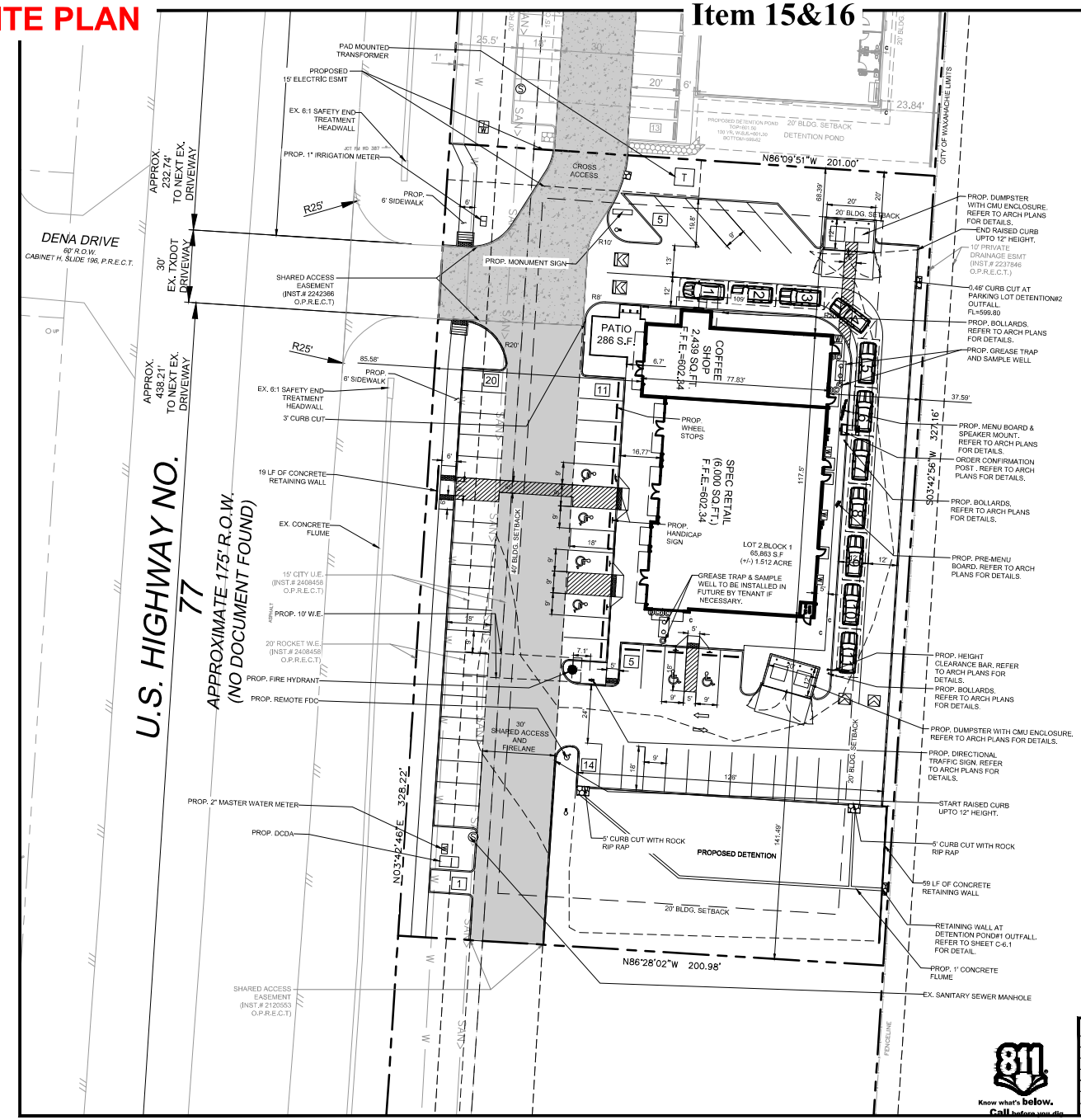
- To show gratitude to veteran partners for their service, they can extend an additional Starbucks College Achievement Plan benefit to a qualifying family member of their choice.

The Starbucks Foundation

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

SITE PLAN

Item 15&16



EXISTING LEGEND

air conditioner
borehole
cable tv
electric meter
fence or handrail
flow dept. connection
fire hydrant
fire line
guard rail
grease trap
bollard
grate inlet
gas meter
gas line
utility pole anchor
irrigation valve
landscape or tree line
landscape electric box
landscape light
light pole
mailbox
monitoring well
overhead utility lines
pool equipment
road sign
roof drain
silt fence
spot elevation
sanitary sewer manhole
sanitary sewer pipe
storm water manhole
storm water pipe
telephone manhole
tank fill lid
telephone riser
traffic signal pole
unknown manhole
utility clean out
utility cabinet
utility vault
utility markings (line color = color of markings)
utility pole
utility pole with riser
utility sign
water shutoff
water valve
water manhole
water meter
well
water line
one-foot contour lines
tree trunk (with canopy)
caliper inches at breast height
ornamental tree
multiple trunks
Google 360 Hyperlink

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.512 ACRES (65,863 S.F.)
ZONING:	PD-GR
PROPOSED USE:	MIXED RETAIL & DRIVE THRU RESTAURANT
BUILDING AREA:	8,439 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	23'-0"
BUILDING COVERAGE:	15%
FLOOR AREA RATIO:	0.15
IMPERVIOUS AREA:	26,328 S.F. (60.0%)
PERVIOUS/LANDSCAPE AREA:	17,325 S.F. (40.0%)
REGULAR PARKING REQUIRED:	45 SPACES
REGULAR PARKING PROVIDED:	50 SPACES
HANDICAP PARKING REQUIRED:	6 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	6 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	56 SPACES

PARKING COUNT FOR RESTAURANT

	PARKING RATIO	INDOOR SEATING, DINING, WAITING AREA,EMPLOYEE OFFICE AREA (sf)	OUTDOOR SEATING AREA (sf)	RATIO (sf)	TOTAL SF	PARKING REQUIRED
RESTAURANT	1:100	2138	286	1424		15

PARKING COUNT FOR RETAIL

	PARKING RATIO	BUILDING AREA (sf)	PARKING REQUIRED
RETAIL	1:200	6000	30

SITE LEGEND

CONCRETE CURB
SAW-CUT LINE
FENCE
FIRE LANE
STRIPING
PARKING SPACES
MONUMENT SIGN
CONCRETE PAVEMENT BY OTHERS
PARKING LOT DETENTION
SHARED ACCESS AND FIRE LANE EASEMENT
WHEEL STOPS
HANDICAP LOGO
HANDICAP SIGN
RAMP
4" BOLLARD
TRAFFIC ARROW
FIRE HYDRANT
DUMPSTER
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
SANITARY SEWER DOUBLE CLEANOUT
SANITARY SEWER SAMPLE PORT
DOMESTIC WATER METER
IRRIGATION METER

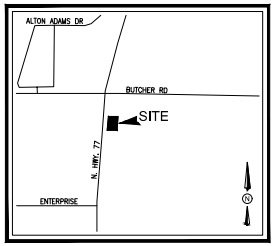
WATER METER & SANITARY SEWER SCHEDULE

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

NO.	DATE	DESCRIPTION	BY
1	05-15-24	SUP SUBMITTAL	KP
2	06-13-24	SUP SUBMITTAL	KP
3	07-15-24	SUP SUBMITTAL	KP
4	07-31-24	SUP SUBMITTAL	KP
5	11-18-24	SUP SUBMITTAL	KP

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
11-18-24

Scale: 1" = 20' Feet



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PROJECT CONTACT LIST

ENGINEER	OWNER/DEVELOPER
TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX. 75013 KARTAVYA PATEL 214-609-9271	VAQUERO VENTURES PARTNERS, LP 2900 WINGATE ST., STE. 200 FORT WORTH, TX 76107 CONTACT: KAYLEE HURYCH 817-992-7375
SURVEYOR JPH LAND SURVEYING, INC. 785 LONESOME DOVE TRAIL HURST, TX. 76054 JOSE B. NAJARRO III 817-431-4971	

FLOOD PLAIN NOTE

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

SITE PLAN

MIXED RETAIL & DRIVE-THRU RESTAURANT
2932 NORTH HWY. 77
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS 75165
LOT 2, BLOCK 1 SHRIDHARANI SUBDIVISION
CASE NUMER: ZDC-206-2024

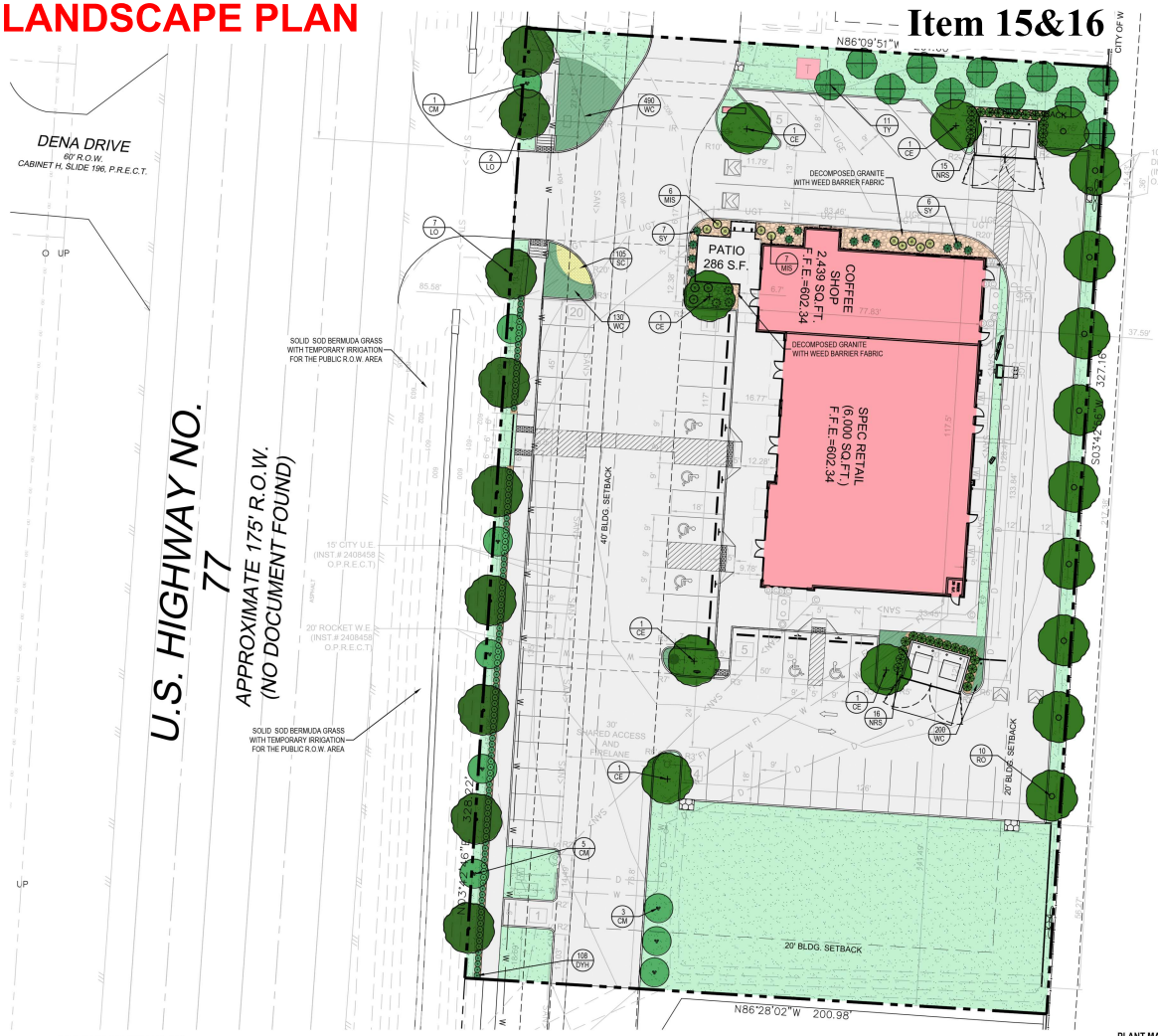
TRIANGLE ENGINEERING LLC
T: 469.331.2588 | F: 469.213.7149 | E: info@triangl-engr.com
W: triangl-engr.com | ⊙ 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	IA	04-25-24	SEE SCALE BAR	052-24	C-3.0

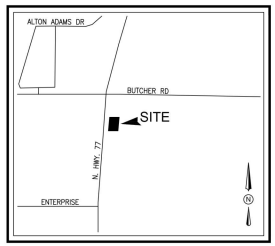
TX. P.E. FIRM #11525

LANDSCAPE PLAN

Item 15&16



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



VICINITY MAP
N.T.S.

LANDSCAPE TABULATIONS

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

BUILDING AREA 8,439 S.F.
REQUIRED 4,220 S.F. (50%) PROVIDED 18,350 S.F. (178%)

PLANTING REQUIREMENTS:
CANOPY TREES: 1 TREE PER 500 S.F.

REQUIRED	PROVIDED
9 TREES	11 TREES

UNDER-STORY TREES: 1 TREE PER 250 S.F.

REQUIRED	PROVIDED
17 TREES	20 TREES

SHRUBS: 1 SHRUB PER 70 S.F.

REQUIRED	PROVIDED
61 SHRUBS	165 SHRUBS

GROUNDCOVER: 15% OF REQUIRED AREA.

REQUIRED	PROVIDED
633 POTS	820 POTS

SEASONAL COLOR: 2% OF REQUIRED AREA.

REQUIRED	PROVIDED
85 POTS	105 POTS

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

TOTAL PARKING SPACES = 56

REQUIRED	PROVIDED
1,120 S.F.	1,397 S.F.
4 TREES	5 TREES
22 SHRUBS	29 SHRUBS

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

HIGHWAY 77 (329 L.F.)

REQUIRED	PROVIDED
9 TREES	9 TREES

PLANT MATERIAL LEGEND

CEDAR ELM
RED OAK
LIVE OAK
CREPE MYRTLE
TREE YAUPON
DWARF YAUPON HOLLY
MISCANTHUS
SOFT LEAF YUCCA
NELLIE R. STEVENS
SEASONAL COLOR
PURPLE WINTERCREEPER
BERMUDA GRASS SOD

PLANT MATERIAL SCHEDULE

TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
CANOPY TREES					
CE	6	Cedar Elm	*Ulmus crassifolia*	4" cal.	container, 12' ht., 6' spread min., 5' clear trunk
LO	9	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
RO	10	Red Oak	*Quercus shumardii*	4" cal.	container, 12' ht., 6' spread min., 5' clear trunk
ORNAMENTAL TREES					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
CM	9	Crepe Myrtle 'Dallas Red'	*lagerstroemia indica 'Dallas Red'*	7' ht.	container, 3 or 5 trunks, tree form
TY	11	Tree Yaupon	*Ilex x vomitoria*	7' ht.	B&B, 4' spread, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
DYH	108	Dwarf Yaupon Holly	*Ilex vomitoria 'nana'*	3 gal.	container, 18" ht., 18" spread
MIS	13	Adagio Maiden Grass	*Miscanthus sinensis 'Adagio'*	3 gal.	container full, well rooted
NRS	31	Nellie R. Stevens Holly	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 36" ht., 30" spread, 36" o.c.
SY	16	Softleaf Yucca	*Yucca recurvifolia*	3 gal.	container, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
SC	105	Seasonal Color		4" pots	selection by owner, 12" o.c.
WC	820	Purple Wintercreeper	*Euonymus fortunei 'Coloratus'*	4" pots	container, 3- 12" runners min., 12" o.c.
	16,192	'4119' Bermudagrass	*Cynodon dactylon '4119'*		Solid Sod refer to notes

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

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

LANDSCAPE NOTES

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

SOLID SOD NOTES

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

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
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4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.512 ACRES (65,863 S.F.)
ZONING:	PD-GR
PROPOSED USE:	MIXED RETAIL & DRIVE THRU RESTAURANT
BUILDING AREA:	8,439 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	23'-0"
BUILDING COVERAGE:	15%
FLOOR AREA RATIO:	0.15
IMPERVIOUS AREA:	26,325 S.F. (60.0%)
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REGULAR PARKING REQUIRED:	45 SPACES
REGULAR PARKING PROVIDED:	50 SPACES
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TOTAL PARKING PROVIDED:	56 SPACES

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX. 75013 KARTAVYA PATEL 214-609-9271	OWNER/DEVELOPER VAQUERO VENTURES PARTNERS, LP 2900 WINGATE ST., STE. 200 FORT WORTH, TX 76107 CONTACT: KAYLEE HURYCH 817-992-7375
SURVEYOR JPH LAND SURVEYING, INC. 785 LONESOME DOVE TRAIL HURST, TX. 76054 JOSE B. NAJARRO III 817-431-4971	

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ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER TRONCALE 2042 STATE OF TEXAS
11.20.2024

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

ISSUE:
FOR APPROVAL 05.15.2024
CITY COMMENTS 06.18.2024
CITY COMMENTS 07.12.2024
CITY COMMENTS 07.31.2024
CITY COMMENTS 11.20.2024

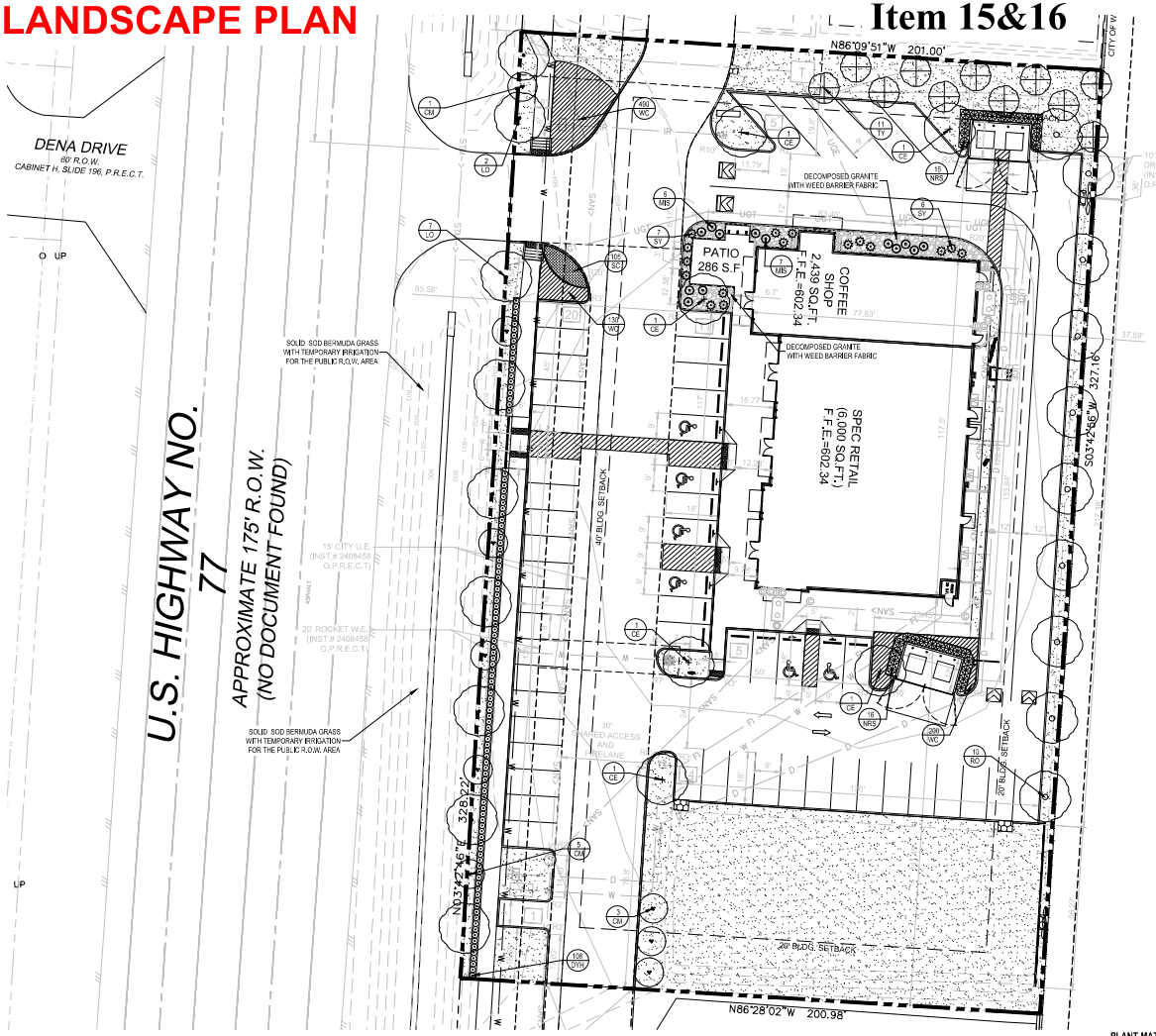
DATE:
11.20.2024

SHEET NAME:
LANDSCAPE PLAN

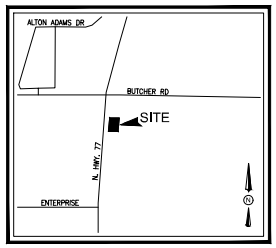
SHEET NUMBER:
L.1

LANDSCAPE PLAN

Item 15&16



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



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11.20.2024

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

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SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.1

LANDSCAPE PLAN

Item 15&16

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

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

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

1.3 REFERENCE STANDARDS

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

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

C. Texas Association of Nurserymen; Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

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

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

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

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

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

JOB CONDITIONS

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

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

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

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

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

B. Guarantee:

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

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

1.7 QUALITY ASSURANCE

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

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

C. Selection of Plant Material:

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

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

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

A. Delivery:

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

PART 2 - PRODUCTS

2.1 PLANTS

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

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

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

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

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

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

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

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

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

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

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

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

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

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

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

2.3 MISCELLANEOUS MATERIALS

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

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

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

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

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

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

B. All planting areas shall be conditioned as follows:

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

C. Grass Areas:

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

3.2 INSTALLATION

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

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

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

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

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

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

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

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

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

J. Do not wrap trees.

K. Do not over prune.

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

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

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

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

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

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

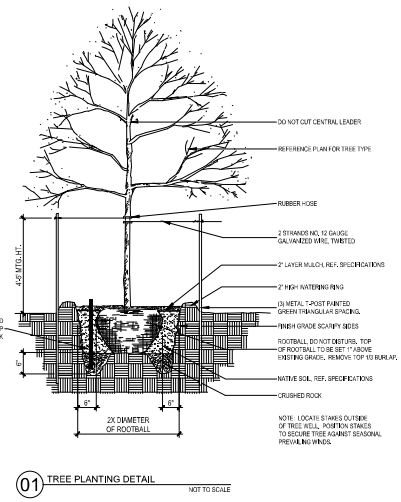
Q. Steel Curbing Installation:

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

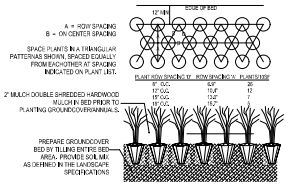
3.3 CLEANUP AND ACCEPTANCE

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

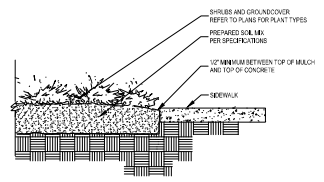
END OF SECTION



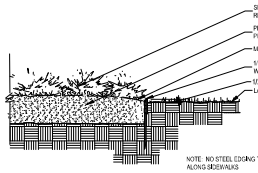
01 TREE PLANTING DETAIL
NOT TO SCALE



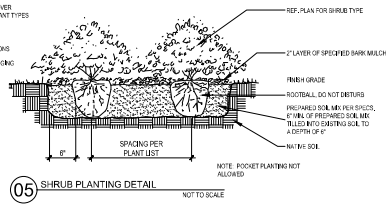
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

Studio Green Spot
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

05.15.2024

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

ISSUE:
FOR APPROVAL 05.15.2024

DATE:
05.15.2024

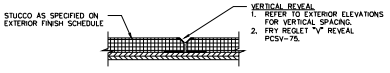
SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

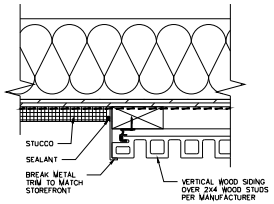
L.2

ELEVATION OPTION 1

Item 15&16



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



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

EXTERIOR FINISH SCHEDULE

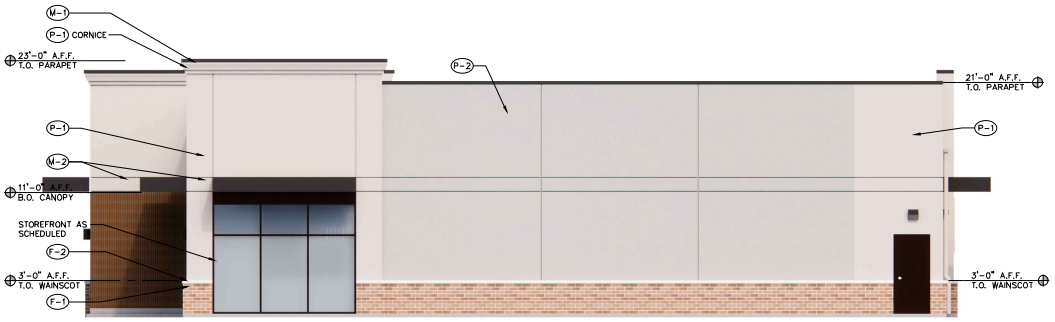
ITEM	COLOR	MANUFACTURER	REMARKS
F-1 BRICK VENEER	TAN TERRA	MUTUAL MATERIALS	MODULAR BRICK
F-2 STONE SILL	GRAY	CORONADO	
F-3 COMPOSITE WOOD SIDING	PERUVIAN TEAK	NEWTECHWOOD	EUROPEAN STYLE: BELGIAN BOARD
P-1 PAINT FINISH	SW 7030 "ANEW GRAY"	SHERWIN WILLIAMS	-
P-2 PAINT FINISH	SW 7059 "UNUSUAL GRAY"	SHERWIN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

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

NOTE:
REFER TO SHEET A4.0 FOR WINDOW SCHEDULE

FINISH LEGEND

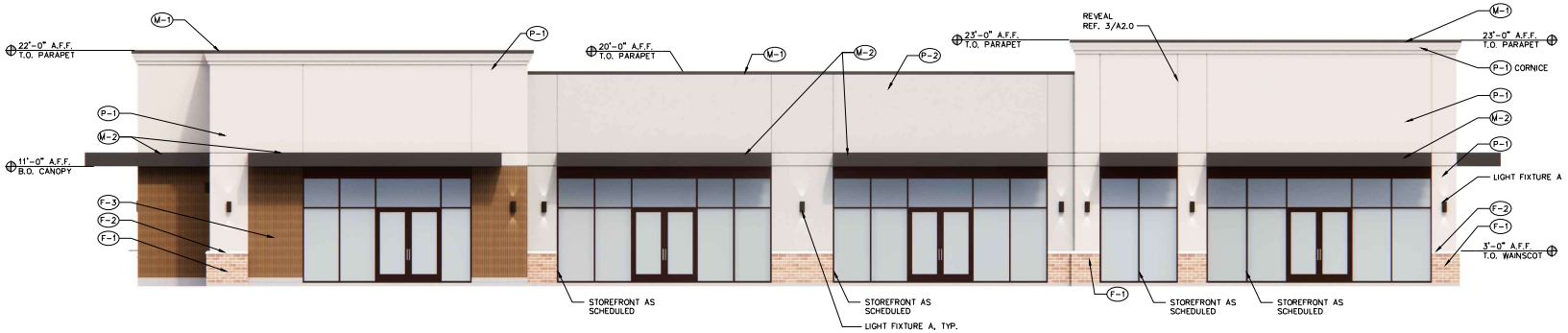
STUCCO P-1 | STUCCO P-2 | WOOD SIDING | STONE VENEER



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

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

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



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

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

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

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www.Franzarchitects.com

SHELL BUILDING
N HWY 77
WAXAHACHIE, TX 75165

Revisions:

File Name: 24108-A2.0
Project No: 24108
Date: 07/31/24
Drawn By: AJK/TN
Checked By: TI

SHEET
A2.0
EXTERIOR ELEVATIONS

ELEVATION OPTION 1

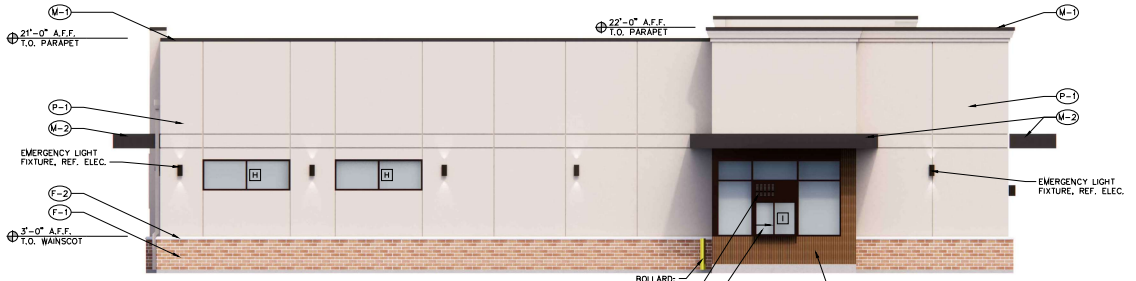
Item 15&16

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

NOTE:
REFER TO SHEET A4.0 FOR WINDOW SCHEDULE

FINISH LEGEND

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



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

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

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



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

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

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

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Benbrook, Texas 76126
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SHELL BUILDING
N HWY 77
WAXAHACHIE, TX 75165

Revisions:

File Name: 24108 A2.1
Project No: 24108
Date: 07/31/24
Drawn By: MNK/TN
Checked By: TI

SHEET
A2.1
EXTERIOR
ELEVATIONS

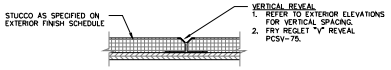
ELEVATION OPTION 2

Item 15&16

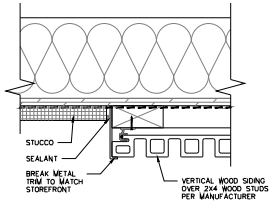
EXTERIOR FINISH SCHEDULE

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

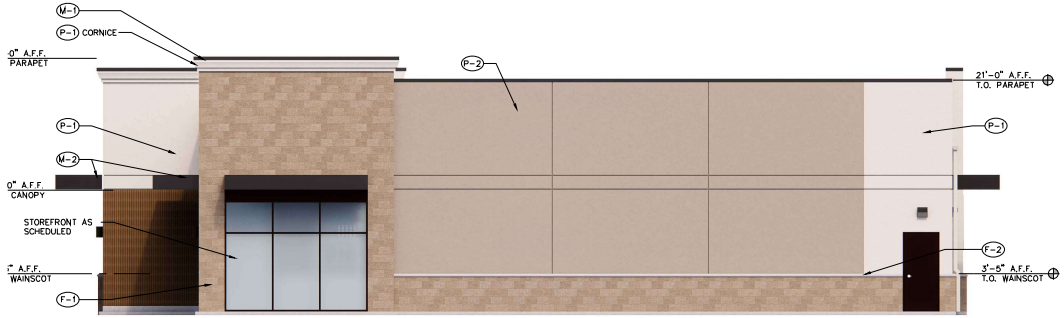
STONE TO BE ORDERED FROM BLACKSON BRICK (NO SUBSTITUTIONS) CONTACT: BRAE BARTON 817.874.3194 BRAE@BLACKSONBRICK.COM
BRICK TO BE ORDERED FROM ACME BRICK (NO SUBSTITUTIONS) CONTACT: BRYNNE HAMMES 817.291.7694 BHAMMES@BRICK.COM



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



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



NOTE:
REFER TO SHEET A4.0 FOR WINDOW SCHEDULE

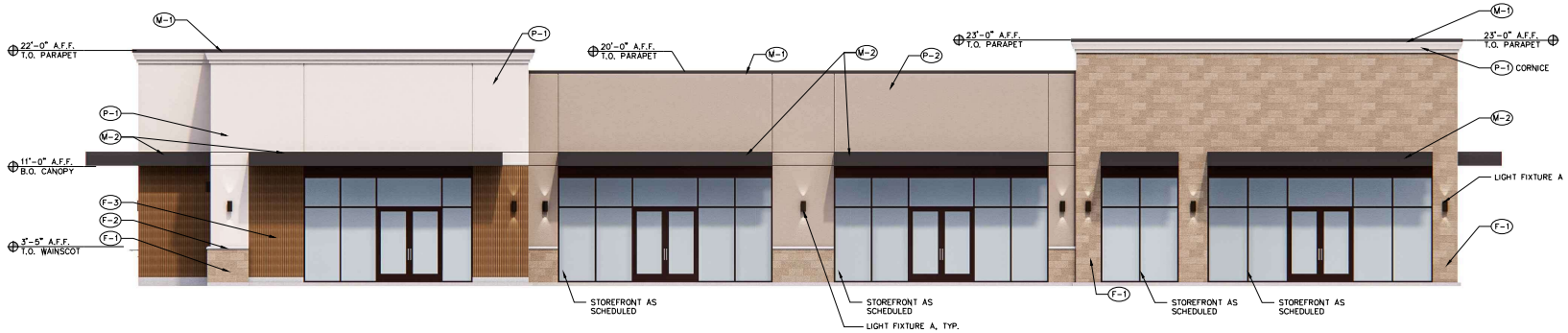
FINISH LEGEND

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

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

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

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



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

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

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

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FRANZ architects
7608 Benbrook Parkway
Benbrook, Texas 76126
(817) 737-3922
www.Franzarchitects.com

SHELL BUILDING
N HWY 77
WAXAHACHIE, TX 75165

Revisions:

File Name: 24108-A2.0
Project No: 24108
Date: 07/31/24
Drawn By: TN
Checked By: TI

SHEET
A2.0
EXTERIOR ELEVATIONS

ELEVATION OPTION 2

Item 15&16

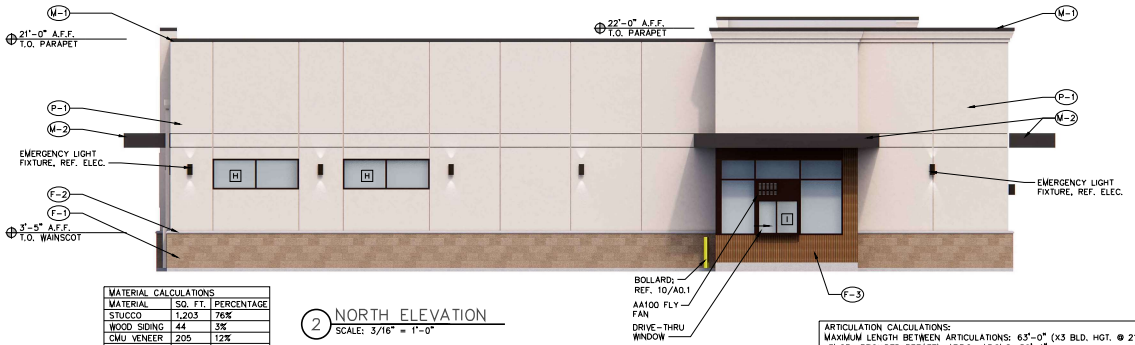
EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
(F-1) CMU VENEER	SW 7038 "TONY TAUPE"	LOCAL SOURCE	-
(F-2) STONE SILL	OFF WHITE	CORONADO	
(F-3) COMPOSITE WOOD SIDING	PERUVIAN TEAK	NEWTECHWOOD	EUROPEAN STYLE: BELGIAN BOARD
(P-1) PAINT FINISH	SW 7030 "ANEW GRAY"	SHERWIN WILLIAMS	-
(P-2) PAINT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

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

NOTE:
REFER TO SHEET A4.0 FOR WINDOW SCHEDULE

FINISH LEGEND

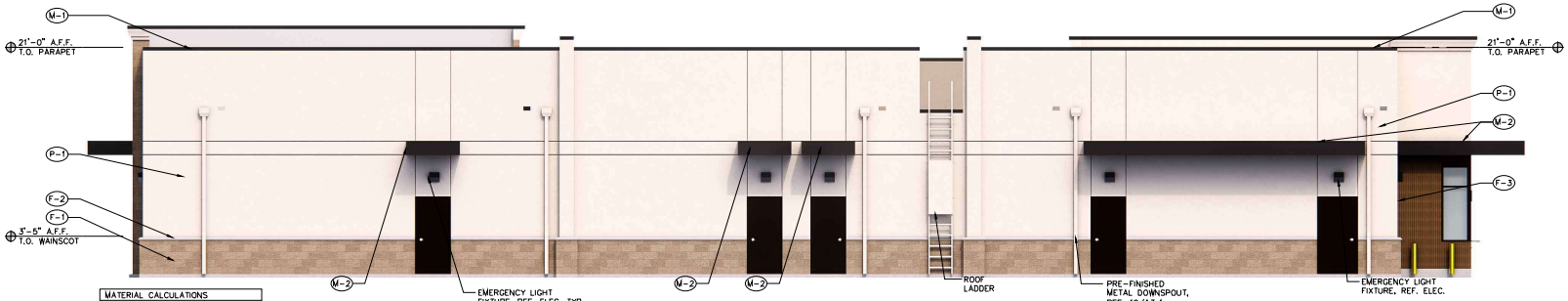
STUCCO P-1 | STUCCO P-2 | WOOD SIDING | CMU VENEER



MATERIAL CALCULATIONS		
MATERIAL	SQ. FT.	PERCENTAGE
STUCCO	1,203	76%
WOOD SIDING	44	3%
CMU VENEER	205	12%
GLAZING	125	9%
TOTAL	1,577	100%

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

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



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

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

ARTICULATION CALCULATIONS:
MAXIMUM LENGTH BETWEEN ARTICULATIONS: 63'-0" (X3 BLD. HGT. @ 21'-0")
LENGTH PROVIDED BETWEEN ARTICULATIONS: 58'-9"
PROVIDED HORIZONTAL ARTICULATION: 1'-0"
PROVIDED VERTICAL ARTICULATION: 1'-0"

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FRANZ architects
7608 Glenbrook Parkway
Benbrook, Texas 76126
(817) 737-9922
www.Franzarchitects.com

SHELL BUILDING
N HWY 77
WAXAHACHIE, TX 75165

Revisions:

File Name: 24108 A2.1
Project No: 24108
Date: 07/31/24
Drawn By: MW/TN
Checked By: TI

SHEET
A2.1
EXTERIOR
ELEVATIONS

SIGN PLAN

Item 15&16



ES12316
STARBUCKS

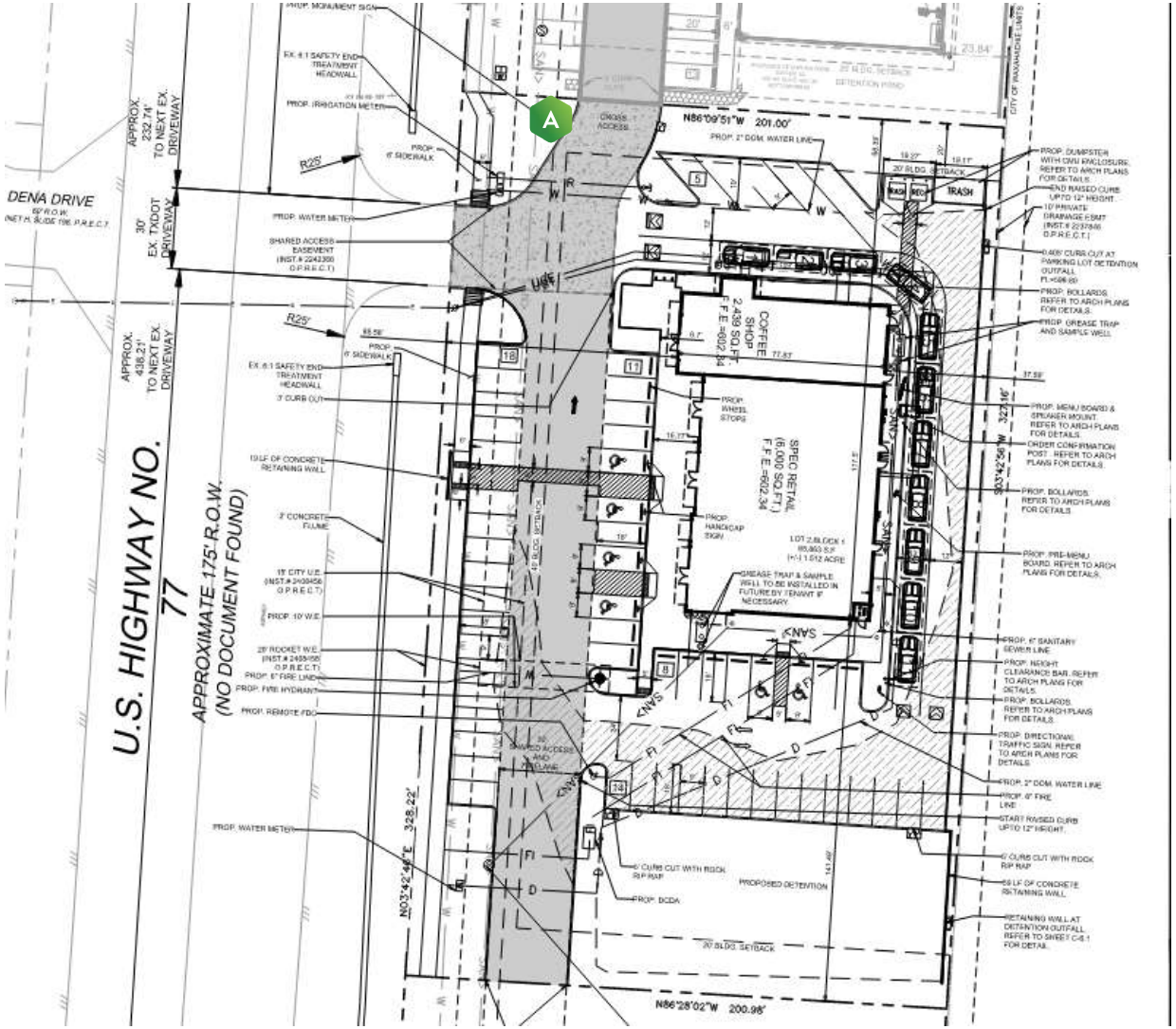
NORTH HWY 77
WAXAHACHIE, TX

EZZI SIGNS
EST. 2005

SIGN PLAN

Item 15&16

Site Plan



N

SITE PLAN
SCALE: NTS

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

PROJECT:
STARBUCKS

ADDRESS:
NORTH HWY 77
WAXAHACHIE, TX

DATE: 05/07/2024

PROJECT NUMBER:
ES12316

DESIGNER:
RAMON

REVISIONS
R1:
R2:
R3:

APPROVALS / DATE
CLIENT:
LANDLORD:

SEVEN YEAR WARRANTY

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

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SIGN PLAN

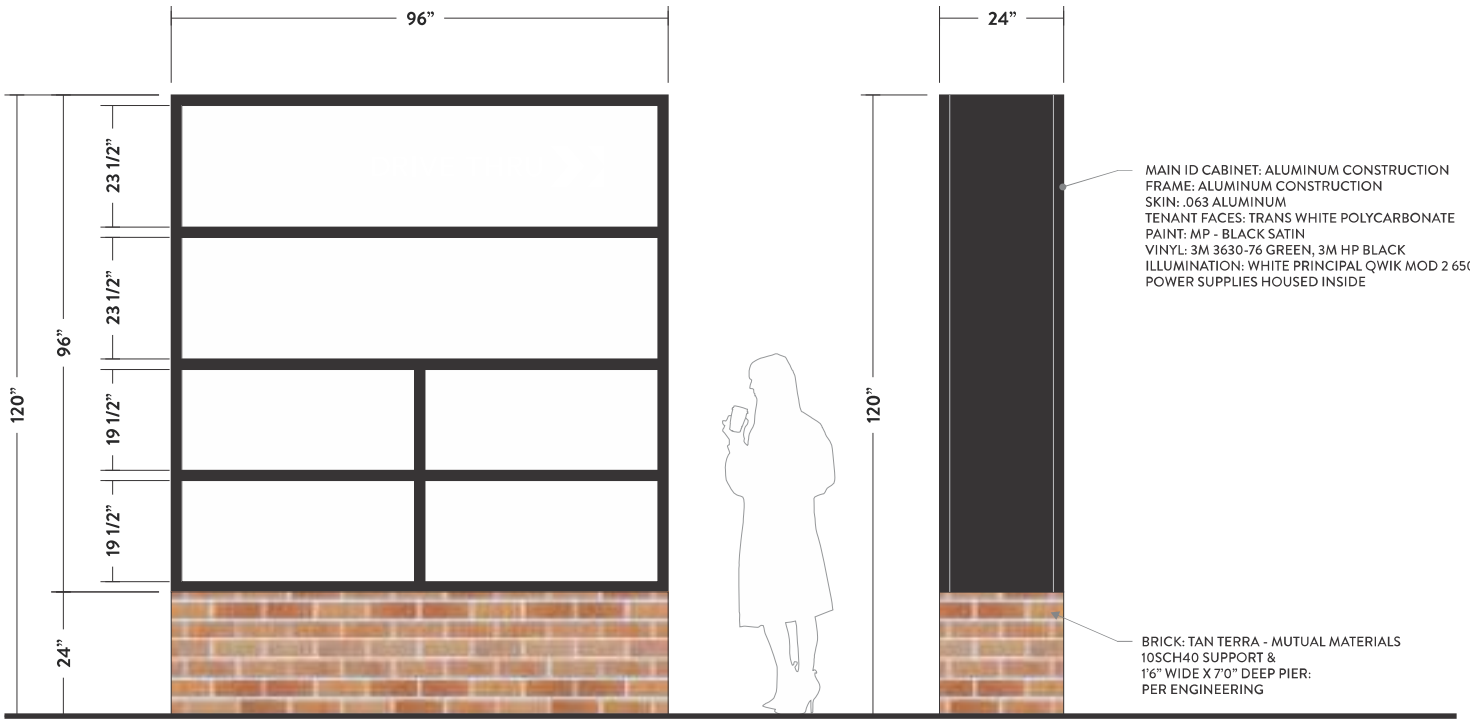
Item 15&16

SCOPE OF WORK
1. FABRICATE AND INSTALL -
NEW GROUND SIGN

Survey Required

A

QTY : 1



PROPOSED SIGNAGE / CROSS SECTION
SCALE: 1/2” = 1’ - 0”

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

PROJECT:
STARBUCKS

ADDRESS:
NORTH HWY 77
WAXAHACHIE, TX

DATE: 05/07/2024

PROJECT NUMBER:
ES12316

DESIGNER:
RAMON

REVISIONS
R1:
R2:
R3:

APPROVALS / DATE
CLIENT:
LANDLORD:

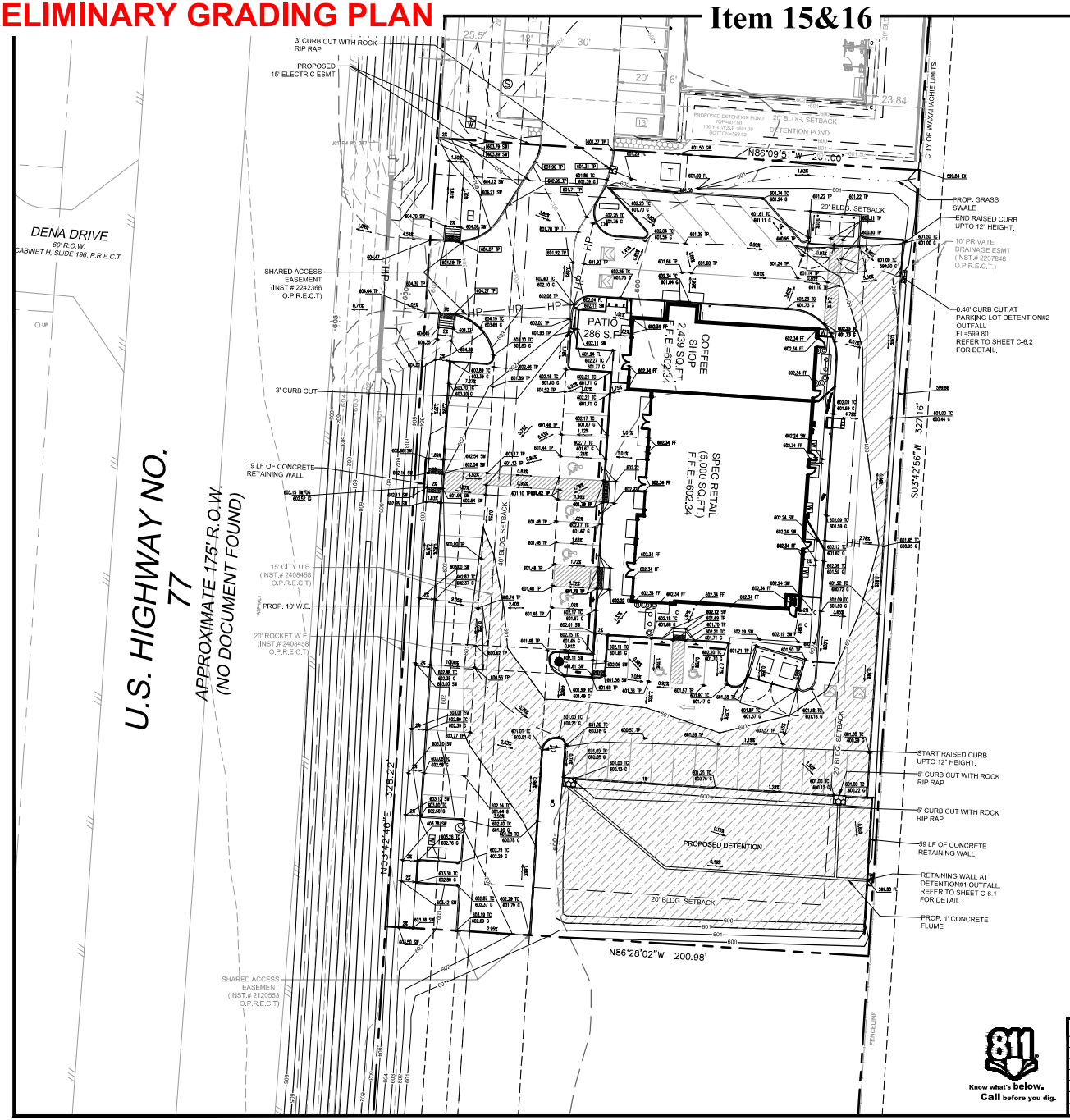
SEVEN YEAR WARRANTY

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PRELIMINARY GRADING PLAN

Item 15&16



EXISTING LEGEND

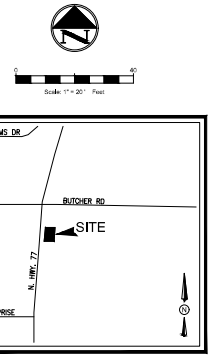
borehole	telephone manhole
cable tv	tank fill lid
electric meter	telephone riser
fence or handrail	traffic signal pole
fire dept. connection	unknown manhole
fire hydrant	utility clean out
fire line	utility cabinet
guard rail	utility vault
grease trap	utility markings (line color = color of markings)
bollard	utility pole
grate inlet	utility pole with riser
gas meter	utility sign
gas line	water shutoff
utility pole anchor	water valve
irrigation valve	water manhole
landscape or tree line	water meter
landscape electric box	well
landscape light	water line
light pole	one-foot contour lines
mailbox	tree trunk (with canopy)
monitoring well	caliper inches at breast height
overhead utility lines	ornamental tree
pool equipment	multiple trunks
road sign	Google 360 Hyperlink
roof drain	
silt fence	
spot elevation	
sanitary sewer manhole	
sanitary sewer pipe	
storm water manhole	
storm water pipe	

GRADING LEGEND

EXISTING ELEVATION	464.00 EX
EXISTING MINOR CONTOURS	464
EXISTING MAJOR CONTOURS	465
MINOR CONTOURS	464
MAJOR CONTOURS	465
MINOR CONTOURS BY OTHERS	464
MAJOR CONTOURS BY OTHERS	465
GRASS SWALE	
HIGH POINT	HP
STORM PIPE	STM–>
RETAINING WALL	
RIP RAP	
CONCRETE PAVEMENT BY OTHERS	
ABOVE GROUND & PARKING LOT DETENTION POND#1	
PARKING LOT DETENTION POND#2	
ELEVATIONS BY OTHERS	467.00 FF
FINISH FLOOR ELEVATION	467.00 FF
TOP OF CURB ELEVATION	466.00 TC
GUTTER ELEVATION	465.50 G
SIDEWALK ELEVATION	465.00 SW
TOP OF PAVEMENT	464.00 TP
GROUND ELEVATION	463.00 GR
TOP OF WALL	463.00 TOW
INSIDE GRADE	463.00 IG
OUTSIDE GRADE	463.00 OG
DRAINAGE FLOW DIRECTION	1%
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	C
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	S
GREASE TRAP	
DOMESTIC WATER METER	DW
IRRIGATION METER	IW

BENCHMARK

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



VICINITY MAP
N.T.S.

GRADING GENERAL NOTES

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

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

NO.	DATE	DESCRIPTION	BY
1	05–15–24	SUP SUBMITTAL	KP
2	06–13–24	SUP SUBMITTAL	KP
3	07–15–24	SUP SUBMITTAL	KP
4	07–31–24	SUP SUBMITTAL	KP
5	11–18–24	SUP SUBMITTAL	KP

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
11–18–24

GRADING PLAN
MIXED RETAIL & DRIVE-THRU RESTAURANT
2932 NORTH HWY. 77
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS 75165
LOT 2, BLOCK 1 SHRIDHARANI SUBDIVISION
CASE NUMER: ZDC-206-2024

TRIANGLE ENGINEERING LLC
T: 469.331.2588 | F: 469.213.7149 | E: info@triangl-engr.com
W: triangl-engr.com | D: 1784 McDermot Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management
TX. P.E. FIRM #11525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	IA	04–25–24	REF. SCALE BAR	052–24	C-4.0

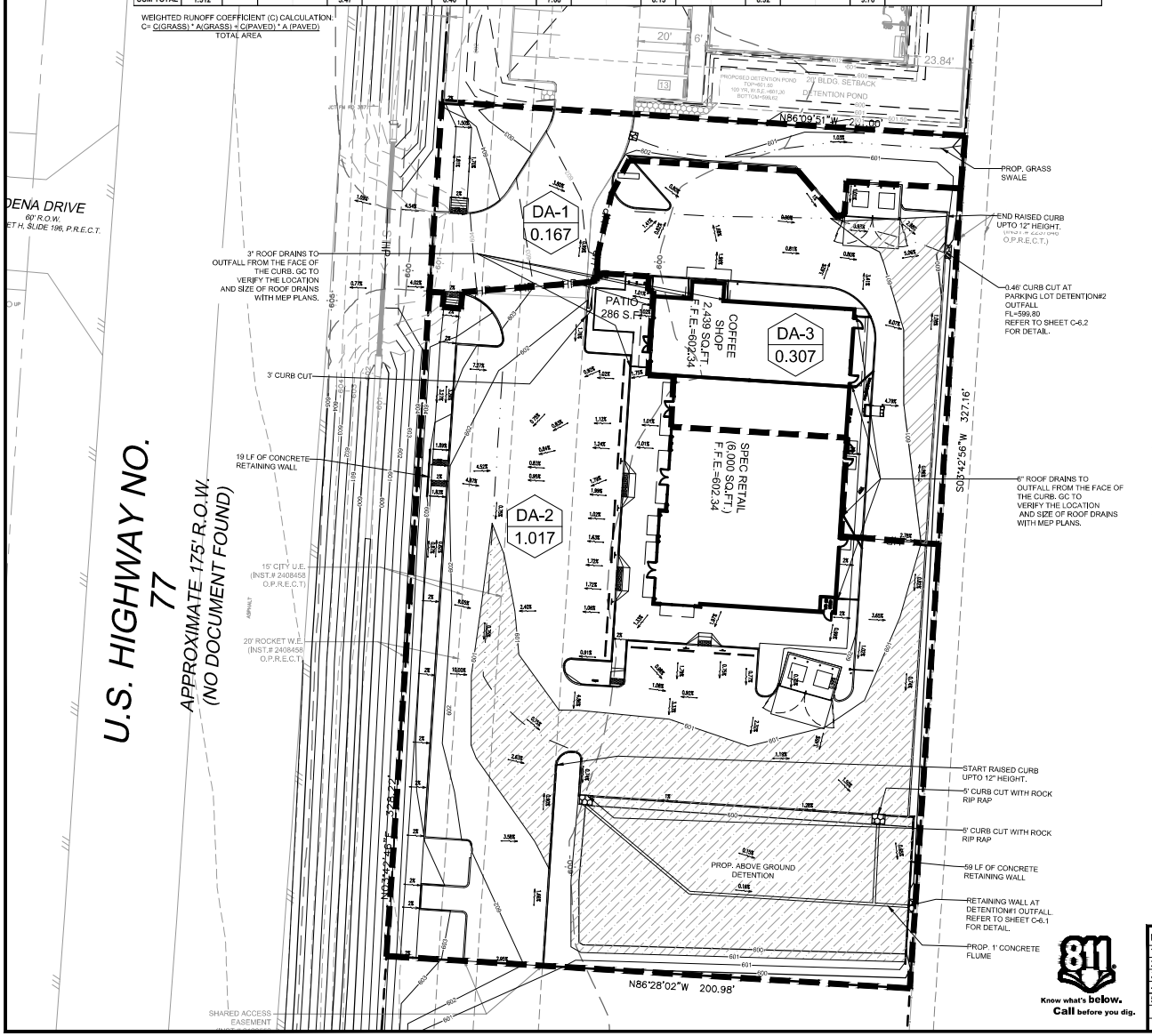
PRELIMINARY DRAINAGE PLAN

Item 15&16

POST DRAINAGE AREA CALCULATIONS

BASIN ID	OVERALL	Tc (min)	2-YR STORM			5-YR STORM			10-YR STORM			25-YR STORM			50-YR STORM			100-YR STORM			REMARKS
			C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	
DA-1	0.188	10	0.64	4.91	0.60	0.64	5.75	0.70	0.64	6.36	0.77	0.64	7.3	0.88	0.64	8.01	0.97	0.64	8.76	1.06	SHEET FLOWS TO CURB CUT#1 AND EVENTUALLY DRAINS EAST
GRASS	0.080		0.30			0.30			0.30			0.30			0.30			0.30			
PAVED	0.108		0.90			0.90			0.90			0.90			0.90			0.90			
DA-2	1.017	10	0.72	4.91	3.62	0.72	5.75	4.24	0.72	6.36	4.69	0.72	7.3	5.38	0.72	8.01	5.90	0.72	8.76	6.46	SHEET FLOWS TO ABOVE GROUND AND PARKING LOT DETENTION#1.
GRASS	0.297		0.30			0.30			0.30			0.30			0.30			0.30			
PAVED	0.720		0.90			0.90			0.90			0.90			0.90			0.90			
DA-3	0.307	10	0.83	4.91	1.25	0.83	5.75	1.47	0.83	6.36	1.63	0.83	7.3	1.87	0.83	8.01	2.05	0.83	8.76	2.24	SHEET FLOWS TO PARKING LOT DETENTION#2.
GRASS	0.035		0.30			0.30			0.30			0.30			0.30			0.30			
PAVED	0.272		0.90			0.90			0.90			0.90			0.90			0.90			
SUM TOTAL	1.512				5.47			6.40			7.08			8.13			8.92			9.76	

WEIGHTED RUNOFF COEFFICIENT (C) CALCULATION:
C= C(GRASS) * A(GRASS) + C(PAVED) * A (PAVED)
TOTAL AREA



EXISTING LEGEND

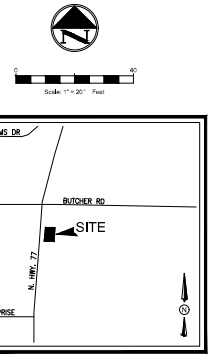
- borehole
- cable tv
- electric meter
- fence or handrail
- fire hydrant
- fire line
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility markings (line color = color of markings)
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree multiple trunks
- Google 360 Hyperlink

POST-DRAINAGE LEGEND

- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- MINOR CONTOURS
- MAJOR CONTOURS
- DRAINAGE DIVIDE
- HIGH POINT
- DRAINAGE AREA NO.
- DRAINAGE AREA ACREAGE
- DRAINAGE FLOW DIRECTION
- ABOVE GROUND & PARKING LOT DETENTION POND#1
- PARKING LOT DETENTION POND#2

FLOOD PLAIN NOTE

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



VICINITY MAP
N.T.S.

NO.	DATE	DESCRIPTION	BY
1	05-15-24	SUP SUBMITTAL	KP
2	06-13-24	SUP SUBMITTAL	KP
3	07-15-24	SUP SUBMITTAL	KP
4	07-31-24	SUP SUBMITTAL	KP
5	11-18-24	SUP SUBMITTAL	KP

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
11-18-24

Know what's below. Call before you dig.

POST-DRAINAGEPLAN

MIXED RETAIL & DRIVE-THRU RESTAURANT
2932 NORTH HWY. 77
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS 75165
LOT 2, BLOCK 1 SHRIDHARANI SUBDIVISION
CASE NUMER: ZDC-206-2024

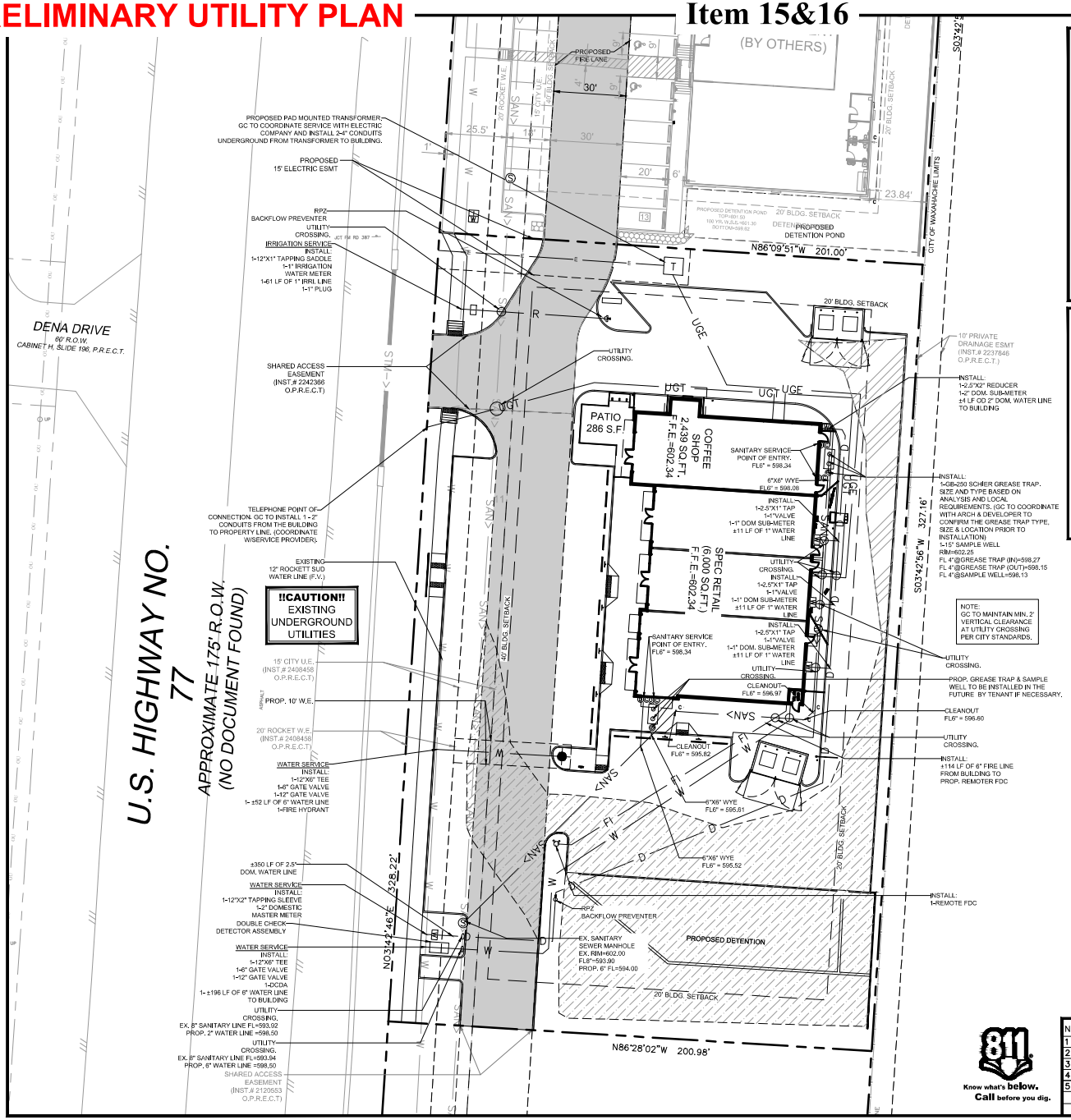
TRIANGLE ENGINEERING LLC
T: 469.331.2588 | F: 469.213.7149 | E: info@triangle-engr.com
W: triangle-engr.com | D: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	IA	04-25-24	SEE SCALE BAR	052-24	C-6.0

TX. P.E. FIRM #11525

PRELIMINARY UTILITY PLAN

Item 15&16

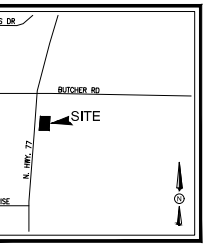


EXISTING LEGEND

air conditioner, borehole, cable tv, electric meter, fence or handrail, fire dept. connection, fire hydrant, fire line, guard rail, grease trap, bollard, grate inlet, gas meter, gas line, utility pole anchor, irrigation valve, landscape or tree line, landscape electric box, landscape light, light pole, mailbox, monitoring well, overhead utility lines, pool equipment, road sign, roof drain, spot elevation, sanitary sewer manhole, sanitary sewer pipe, storm water manhole, storm water pipe, telephone manhole, tank fill lid, telephone riser, traffic signal pole, unknown manhole, utility clean out, utility cabinet, utility vault, utility markings (line color = color of markings), utility pole, utility pole with riser, utility sign, water shutoff, water valve, water manhole, water meter, well, water line, one-foot contour lines, tree trunk (with canopy), caliper inches at breast height, ornamental tree, multiple trunks, Google 360 Hyperlink

UTILITY LEGEND

UNDERGROUND TELEPHONE LINE	UGT
UNDERGROUND ELECTRIC LINE	UGE
GAS LINE	G
SANITARY SEWER LINE	SAN>
WATER MAIN	W
DOMESTIC WATER LINE	D
STORM LINE	STM—>
ELECTRIC LINE	E E
SANITARY SEWER MANHOLE	S
SANITARY SEWER CLEANOUT	c
DOMESTIC WATER METER	D
IRRIGATION METER	I
FIRE HYDRANT	
SHARED ACCESS AND FIRE LANE EASEMENT	
ABOVE GROUND & PARKING LOT DETENTION POND#1	
PARKING LOT DETENTION POND#2	



VICINITY MAP
N.T.S.

UTILITY GENERAL NOTES

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

WATER METER & SANITARY SEWER SCHEDULE

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

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

NO.	DATE	DESCRIPTION	BY
1	05-15-24	SUP SUBMITTAL	KP
2	06-13-24	SUP SUBMITTAL	KP
3	07-15-24	SUP SUBMITTAL	KP
4	07-31-24	SUP SUBMITTAL	KP
5	11-18-24	SUP SUBMITTAL	KP

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
11-18-24

PRELIMINARY UTILITY PLAN
MIXED RETAIL & DRIVE-THRU RESTAURANT
2932 NORTH HWY. 77
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS 75165
LOT 2, BLOCK 1 SHRIDHARANI SUBDIVISION
CASE NUMER: ZDC-206-2024

TRIANGLE ENGINEERING LLC
T: 469.331.2588 | F: 469.213.7149 | E: info@triangl-eengr.com
W: triangl-eengr.com | D: 1784 McDermot Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	IA	04-25-24	SEE SCALE BAR	052-24	C-9.0

TX. P.E. FIRM #11525