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, April 15, 2025 at 7:00 p.m***.

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

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 March 25, 2025
   b. Consider a request by David Griffin, for a Replat of Lot 2R, Block 6 of the Berryman Addition, 1 residential lot, being 0.307 acres, located at 303 Kirven Avenue (Property ID 176067) – Owner: David Berryman & Barbara Schneider (SUB-40-2025)
   c. Consider a request by Tammy Varner, for a Plat of Woodward Estates, being 0.758 acres, located directly west of 943 Saralvo Rd, situated in the Joseph C. Read Survey, Abstract 903, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 189873) – Owner: Ricky Woodard (SUB-42-2025)

5. ***Public Hearing*** on a request by Tim Jackson, Texas Realty Capture & Surveying LLC, for a Replat of Lots 5 & 6, Leo Hightower Lots subdivision, to create Lots 5A & 6A, Leo Hightower Lots subdivision, 2 residential lots, being 1.194 acres, located at 139 and 141 Lakeshore Drive (Property ID 174097) – Owner: William Burks and John Burks (SUB-37-2025)

6. ***Consider*** recommendation of SUB-37-2025

7. ***Public Hearing*** on a request by Steven Chambers & Cheryl Chambers for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet, use within a Single Family-3 (SF-3) zoning district located at 711 College Street (Property ID 172399) – Owner: Steven Chambers & Cheryl Chambers (ZDC-27-2025)

8. ***Consider*** recommendation of ZDC-27-2025

9. ***Public Hearing*** on a request by Alfredo Rojas for a Specific Use Permit (SUP) for an Accessory Dwelling Unit (ADU) use within a Single Family-2 (SF-2) zoning district located at 303 McKenzie Street (Property ID 172575) – Owner: Alfredo Rojas (ZDC-34-2025)

10. ***Consider*** recommendation of ZDC-34-2025

11. ***Public Hearing*** on a request by Richard Shinpaugh, Ellis County Bail Bonds, to consider revoking a Specific Use Permit (Ordinance 3495) which allows for the use of a Bail Bond Agency located at 216 South Jackson Street (Property ID 170438) – Owner: Richard Shinpaugh (ZDC-35-2025)

12. ***Consider*** recommendation of ZDC-35-2025

13. ***Public Hearing*** on a request by Ben Williams, QuikTrip South, LLC for a Specific Use Permit (SUP) for a Convenience Store & Gasoline Sales uses within a Light Industrial-1 zoning district located east of 1000 Solon Road (Property ID 291997) - Owner: Round Top Assets, LLC (ZDC-17-2025)

14. ***Consider*** recommendation of ZDC-17-2025

15. ***Public Hearing*** on a request by Joey Scott, Stephens Engineering, for a Specific Use Permit (SUP) for a Self-Storage Facility use within a General Retail zoning district located at 51 Indian Drive (Property ID 295119) - Owner: Buffalo Creek Plaza, LLC (ZDC-231-2024)

16. ***Consider*** recommendation of ZDC-231-2024

17. ***Discussion*** about Planning and Zoning Board Member City Tour on May 16, 2025

18. 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
March 25, 2025

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Tuesday, March 25, 2025 at 7:00 p.m.

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

1. Call to Order
2. Invocation

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

3. Public Comments

None.

4. Consent Agenda

a. Minutes of the regular Planning & Zoning Commission meeting of March 11, 2025
b. Consider a request by David McDill, for a Replat of a portion of Lot 9, Block 106 and a portion of Lot 7, Block 158 of the Town Addition, 2 residential lots, being 0.585 acres, located at 200 Gardner Street (Property ID 171111) – Owner: Crux Ventures LLC (SUB-30-2025)

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

7. Adjourn

Council Member Patrick Souter extended his condolences to the family of former Commissioner Jeff Reed.

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

Respectfully submitted,

Amber Villarreal, City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-40-2025

MEETING DATE(S)

Planning & Zoning Commission: April 15, 2025

CAPTION

Present a request by David Griffin, for a **Replat** of Lot 2R, Block 6 of the Berryman Addition, 1 residential lots, being 0.307 acres, located at 303 Kirven Avenue (Property ID 176067) – Owner: David Berryman & Barbara Schneider (SUB-40-2025)

RECOMMENDED MOTION

"I move to Recommend approval for SUB-40-2025, a Replat of the Berryman Addition, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to replat the subject property to incorporate a remnant portion of property into the existing lot.

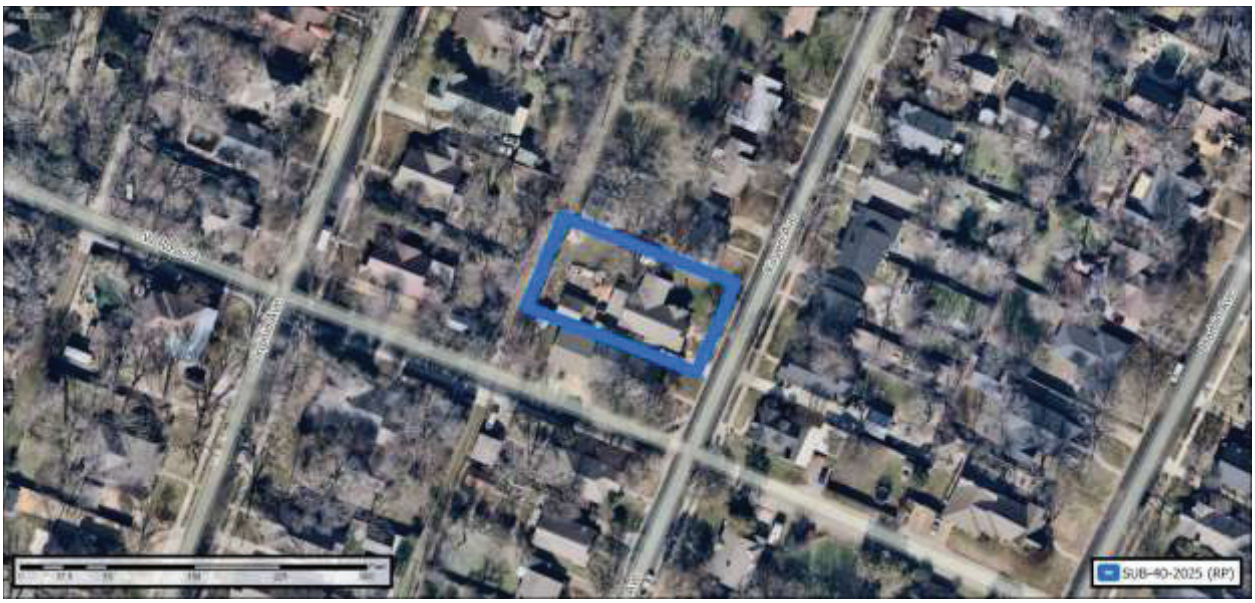
CASE INFORMATION

Applicant:	David Griffin
Property Owner(s):	David Berryman & Barbara Schneider
Site Acreage:	0.292 acres
Number of Lots:	1 lot
Number of Dwelling Units:	1 unit
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	303 Kirven Avenue
Parcel ID Number(s):	176067
Current Zoning:	Single Family-2 (SF-2)
Existing Use:	Residential
Platting History:	The subject property is platted as Lot 2R1, Block 6 of the Berryman Addition.

Site Aerial:



PLANNING ANALYSIS

A Replat Application is required by the Waxahachie Subdivision Ordinance in instances where a property owner wishes to change the configuration of the existing lot. In this instance, the subject property is comprised of portions of two residential lot (2) platted lots that front Kirven Avenue. The property owner proposes this Replat to formally incorporate a 4' wide remnant portion of property into the existing lot.

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 7.1 of the Waxahachie Subdivision Ordinance, all fees must be paid before filling with the county.
2. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block must be provided. The case number is "SUB-40-2025".
3. Per Section 2.3: Perform a title search to locate all easements on the property. Label the existing easement width and recording information.
4. Per Appendix C, V, Section 3.3 of the City's Subdivision ordinance: A 15ft utility easement is required along the road frontage.

Conditions (continued):

5. Per Section 3.5, sidewalks are required along the road frontage. A response is not required. This will need to be shown with any building permit application.
6. Per section 5.8 of the Waxahachie Subdivision Ordinance, water and sewer services shall be installed prior to filing the plat.

ATTACHED EXHIBITS

1. Replat

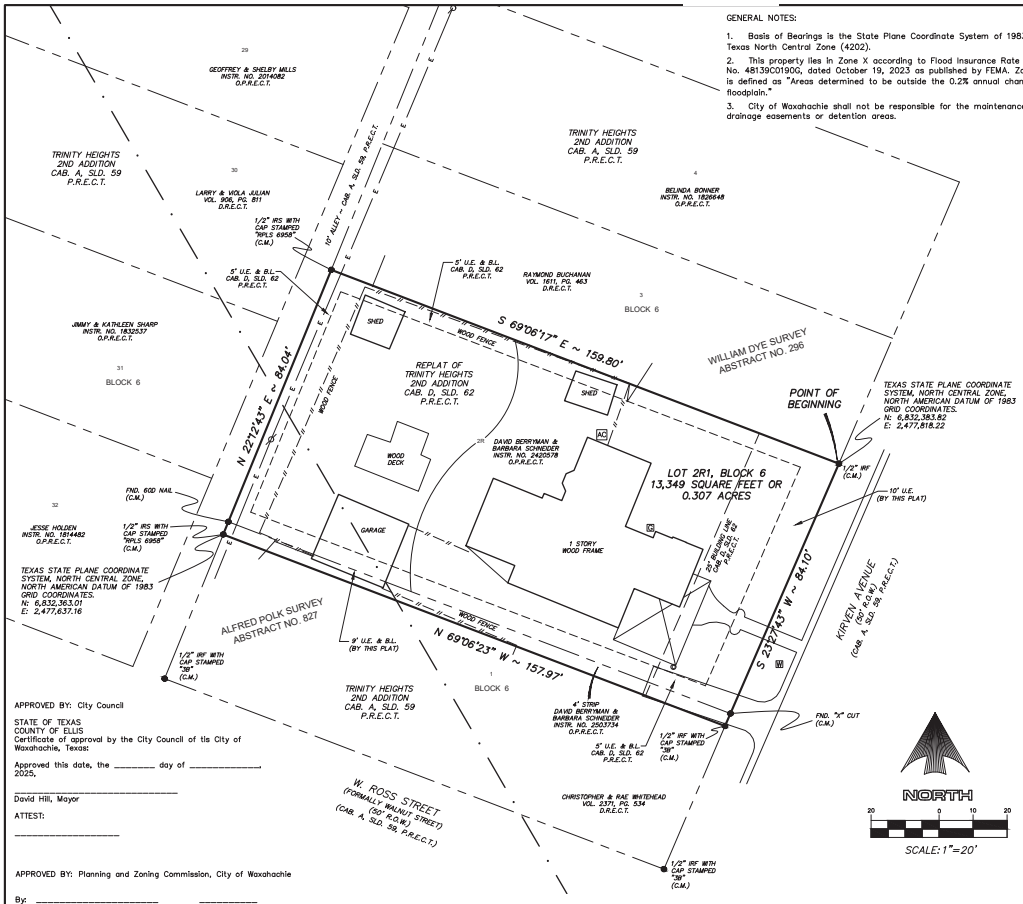
APPLICANT REQUIREMENTS

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:
Harper Lindamood
Planner
Harper.lindamood@waxahachie.com

Reviewed by:
Trenton Robertson, AICP
Senior Director of Planning
Trenton.robertson@waxahachie.com



GENERAL NOTES:

1. Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).
2. This property lies in Zone X according to Flood Insurance Rate Map No. 48139C0190G, dated October 19, 2023 as published by FEMA. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."
3. City of Waxahachie shall not be responsible for the maintenance of drainage easements or detention areas.

APPROVED BY: City Council

STATE OF TEXAS
COUNTY OF ELLIS
Certificate of approval by the City Council of tis City of Waxahachie, Texas:

Approved this date, the _____ day of _____, 2025.

_____
David Hill, Mayor

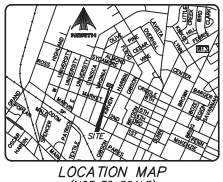
ATTEST:

_____

APPROVED BY: Planning and Zoning Commission, City of Waxahachie

By: _____ _____
Chairperson Date

_____
Attest



LOCATION MAP
(NOT TO SCALE)

ABBREVIATION LEGEND

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David S. Griffin, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

Dated this the _____ day of _____, 2025.

_____
David S. Griffin, Texas R.P.L.S. No. 6958
Registered Professional Land Surveyor
Griffin Land Surveying
903 W. Ennis Ave., Suite 1
Ennis, Texas 75119
(903) 600-1072
TBPELS Firm No. 101948-13

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 David S. Griffin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/her executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

OWNER:
DAVID BERRYMAN & BARBARA SCHNEIDER
303 KIRVEN AVENUE
WAXAHACHIE, TEXAS
(323) 646-8770

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS David Berryman and Barbara Schneider are the owners of a tract of land situated in the Alfred Polk Survey, Abstract Number 827 and the William Dye Survey, Abstract No. 296, and being all of Lot 2R, Block 6 of the Replat of Trinity Heights 2nd Addition, an addition to the City of Waxahachie, Ellis County, Texas according to the plat thereof recorded in Cabinet D, Slide 62 of the Plat Records of Ellis County, Texas (P.R.E.C.T.) and described in the General Warranty Deed to David Berryman and Barbara Schneider recorded in Instrument Number 2420578 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.) and being the north 4 feet of the remainder of Lot 1, Block 6 of Trinity Heights 2nd Addition, an addition to the City of Waxahachie, Ellis County, Texas according to the plat thereof recorded in Cabinet A, Slide 59, O.P.R.E.C.T. and described in the General Warranty Deed to David Berryman and Barbara Schneider recorded in Instrument Number 2503734, O.P.R.E.C.T., and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the northwest line of Kirven Avenue, a 50 foot wide Right of Way as shown on said Trinity Heights 2nd Addition, for the east corner of said Lot 2R, Block 6;

THENCE South 23 degrees 27 minutes 43 seconds West, along the northwest line of said Kirven Avenue, passing an "X" cut found in concrete marking the south corner of said Lot 2R, Block 6 at a distance of 80.10 feet and the east corner of said tract recorded in Instrument Number 2503734 and continuing for a total distance of 84.10 feet to a 1/2 inch iron rod with cap stamped "3R" found for the south corner of said tract recorded in Instrument Number 2503734;

THENCE North 69 degrees 06 minutes 23 seconds West, along the southwest line of said tract recorded in Instrument Number 2503734, a distance of 157.97 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set in the southeast line of a 10 foot wide Alley as shown on said Trinity Heights 2nd Addition for the west corner of said tract recorded in Instrument Number 2503734;

THENCE North 22 degrees 12 minutes 43 seconds East, along the southeast line of said 10 foot wide Alley, passing a 60D Nail found marking the north corner of said tract recorded in Instrument Number 2503734 and the west corner of said Lot 2R, Block 6 at a distance of 4.00 feet and continuing for a total distance of 84.04 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set for the north corner of said Lot 2R, Block 6;

THENCE South 69 degrees 06 minutes 17 seconds East, along the northeast line of said Lot 2R, Block 6, a distance of 159.80 feet to the POINT OF BEGINNING and containing 13,349 square feet or 0.307 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That David Berryman and Barbara Schneider, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as LOT 2R1, BLOCK 6, BERRYMAN ADDITION, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The CIty of Waxahachie and public utility entities shall at all times have the full right of ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, our hand, this the _____ day of _____, 2025.

BY:

_____ _____
David Berryman Barbara Schneider

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 David Berryman, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/her executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

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 Barbara Schneider, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/her executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

GRIFFIN LAND SURVEYING
903 W. Ennis Ave., Ste. 1
Ennis, TX 75119
903.600.1072 • www.glsurveying.com
TBPELS Firm No. 101948-13

REPLAT

BERRYMAN ADDITION

LOT 2R1, BLOCK 6

13,349 SQUARE FEET OR 0.307 ACRES
BEING A REPLAT OF LOT 2R, BLOCK 6 OF THE REPLAT OF TRINITY HEIGHTS 2ND ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, TEXAS AS RECORDED IN CAB. D, SLD. 62, P.R.E.C.T. AND ALL OF A TRACT OF LAND DESCRIBED TO DAVID BERRYMAN & BARBARA SCHNEIDER RECORDED IN INSTR. NO. 2503734, O.P.R.E.C.T.

ALFRED POLK SURVEY, ABSTRACT NO. 827 & WILLIAM DYE SURVEY, ABSTRACT NO. 296
CITY OF WAXAHACHIE
1 RESIDENTIAL LOT

CASE NO. SUB-XXXXX
MARCH, 2025 *GLS JOB NO. 2502042*
SHEET 1 OF 1

Planning & Zoning Department

Plat Staff Report

Case: SUB-42-2025

MEETING DATE(S)

Planning & Zoning Commission: April 15, 2025

CAPTION

Present a request by Tammy Varner, for a **Plat** of Woodward Estates, being 0.758 acres, located directly west of 943 Saralvo Rd, situated in the Joseph C. Read Survey, Abstract 903, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 189873) – Owner: Ricky Woodard (SUB-42-2025)

RECOMMENDED MOTION

"I move to approve SUB-42-2025, a Plat of Woodard Estates, 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 plat the subject property into one (1) lot.

CASE INFORMATION

Applicant:	Tammy Varner
Property Owner(s):	Ricky Woodard
Site Acreage:	0.758 acres
Number of Lots:	1 lots
Number of Dwelling Units:	1 unit
Park Land Dedication:	N/A (ETJ)
Adequate Public Facilities:	Sardis-Lone WSC

SUBJECT PROPERTY

General Location:	Directly west of 943 Saralvo Rd
Parcel ID Number(s):	189873
Current Zoning:	N/A (ETJ)
Existing Use:	Undeveloped
Platting History:	The subject property has not been platted.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into one (1) lot as part of the Woodard Estates. The property is located fully within the Waxahachie Extraterritorial Jurisdiction (ETJ). It is subject to approval by the Ellis County Commissioner's Court in addition to the Waxahachie Planning & Zoning Commission. The proposed plat meets all Ellis County lot size and dimension requirements.

During the review of the plat application, staff identified multiple technical errors that conflict with the requirements of the Waxahachie Subdivision Ordinance and the Ellis County Subdivision and Development Standards. These errors are required to be corrected prior to filing the plat. The correction of each error has been identified as a condition of approval in the recommendation section below. The applicant has received approval of a variance from the Ellis County Commissioner's Court to plat a lot less than one (1) acre in size; which is the typical minimum lot size for a property served by an on-site septic system in the ETJ.

RECOMMENDATION

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

Conditions:

1. Per Section 2.2.b of the Waxahachie Subdivision Ordinance, a complete application is required. Please provide a completed application form as well as a signed and notarized Property Owner Affidavit.
2. Per Section 2.2.e of the Waxahachie Subdivision Ordinance, proof of land ownership needs to be provided. Please provide the full copy of the deed.
3. Per Section 2.3.a.2 of the Waxahachie Subdivision Ordinance, perform a title search to locate all easements on the property. Label the existing easement width and recording information.
4. 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.
5. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements and build lines need to be shown on the plat. Remove site improvements, such as fences, or transformers on this plat.

6. Per Section 2.4.c.7 of the Waxahachie Subdivision Ordinance, a subdivision name shall not be duplicated. A filed and recorded plat already exists by the name of "Woodard Estates" in Ellis County. Please revise accordingly.
7. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please ensure that you label that this is in the City of Waxahachie's ETJ.
8. 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-42-2025”, revise accordingly.
9. Per Section 2.4.c.25.vi.c of the Waxahachie Subdivision Ordinance, a correct Planning & Zoning Commission signature block for the City of Waxahachie is required.
10. Per Sections 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.
11. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

Conditions (continued):

12. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, please provide coordinates (northing, easting) for at least one (1) additional property corner.
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-21-2025.”
14. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please provide the acreage for this location.
15. Per Section 2.4.c.25.ii of the Waxahachie Subdivision Ordinance, please verify the correct bearing for this portion of the property line. The bearing does not match the legal description.
16. Per Section 2.4.c.25.vi.c of the Waxahachie Subdivision Ordinance, a correct Planning & Zoning Commission signature block for the City of Waxahachie is required. Please include an "Attest" with an accompanying "date" line for this signature block.
17. Per Section 3.1.c.6.a of the Waxahachie Subdivision Ordinance, the plat shall conform to the thoroughfare plan. West road is shown as an 80ft ROW on the City's thoroughfare plan. Ensure 40ft is dedicated from the centerline of the roadway.
18. 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. Add this to the notes.
19. Per Section 5.8 of the Waxahachie Subdivision Ordinance, water and sewer shall be installed prior to filing the plat.
20. Per Sections 5.8.b of the Waxahachie Subdivision Ordinance, a completed Water Utility Provider's Endorsement form is required.
21. Per Section 5.8.f of the Waxahachie Subdivision Ordinance, a subdivision of four (4) or fewer lots is not required to have a water system with mains of sufficient size and having sufficient number of outlets to furnish fire protection to all lots. If on the Utility Provider's Endorsement form it is indicated that the provided water system cannot provide the water flow and pressure for firefighting per ISO guidelines.
22. 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.

Conditions (Ellis County):

1. Per the Ellis County Subdivision and Development Standards, add a note regarding the lot size variance Minute Order 562.24.
2. Per the Ellis County Subdivision and Development Standards, front building line setback should be 40’
3. Per the Ellis County Subdivision and Development Standards, label all building setback lines and proposed easements.

4. Per the Ellis County Subdivision and Development Standards, rear DUE should be 20'.
5. Per the Ellis County Subdivision and Development Standards, side DUE should be 10'.
6. Per the Ellis County Subdivision and Development Standards, provide a TIA waiver.
7. Per the Ellis County Subdivision and Development Standards, please remit payment for the application per the attached invoice.

ATTACHED EXHIBITS

1. Plat
2. Minute Order 562.24

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:
Trenton Robertson, AICP
Senior Director of Planning
Trenton.Robertson@waxahachie.com

Memorandum

To: Planning and Zoning Commission

From: Trenton Robertson, Senior Director of Planning

Thru: Michael Scott, City Manager

Date: April 15, 2025

Re: SUB-37-2025 – REPLAT (LOTS 5A & 6A LEO HIGHTOWER LOTS)

On March 28, 2025, the applicant requested to withdraw this application from the April 15,2025 Planning and Zoning meeting.

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-27-2025

MEETING DATE(S)

Planning & Zoning Commission: April 15, 2025
City Council: April 21, 2025

CAPTION

Public Hearing on a request by Steven Chambers & Cheryl Chambers for a **Specific Use Permit (SUP)** for an **Accessory Structure exceeding seven hundred (700) square feet**, use within a Single Family-3 (SF-3) zoning district located at 711 South College Street, (Property ID 172399) – Owner: Steven Chambers & Cheryl Chambers (ZDC-27-2025)

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, 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 1,975 square foot accessory structure.

CASE INFORMATION

Applicant:	Steven Chambers & Cheryl Chambers
Property Owner(s):	Steven Chambers & Cheryl Chambers
Site Acreage:	0.344 acre
Current Zoning:	Single Family-3 (SF-3)
Requested Zoning:	Single Family-3 (SF-3) with a SUP for an accessory structure exceeding seven hundred (700) square feet.

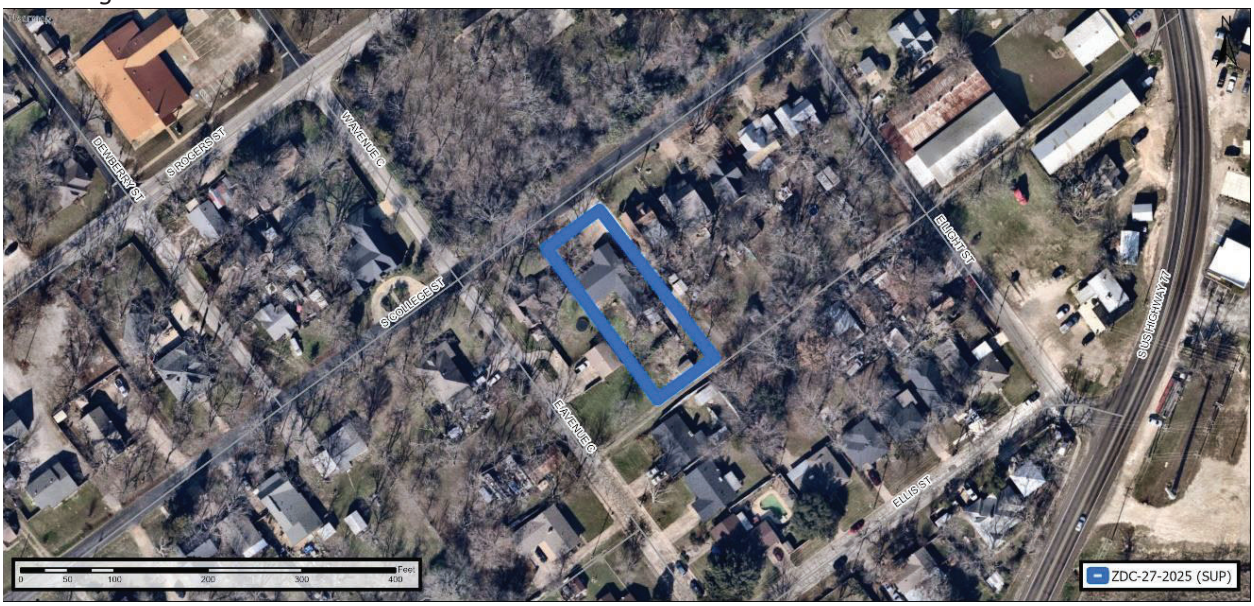
SUBJECT PROPERTY

General Location:	711 South College Street
Parcel ID Number(s):	172399
Existing Use:	Single family residential
Development History:	The subject property is platted as Lot 6R, Block 57 of Bullard's Addition.
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 is accessible via college street.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to construct a 1,975-square-foot accessory structure at 711 South College Street. The primary structure on the subject property is approximately 2,490 square feet. The property does have an existing accessory structure. The applicant is proposing to remove the existing structure prior to constructing the proposed accessory structure. 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 to park vehicles. The structure will be used for the storage of personal vehicles and household materials. The proposed accessory structure is comprised of metal R-panel. The applicant proposes to extend a 15' wide concrete driveway from the edge of the existing gravel driveway to the proposed accessory structure. The applicant requests not to replace the existing gravel with concrete at this time. The applicant will not be extending the water or electrical services 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, twenty-six (26) 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 opposition and zero (0) letters of support 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. 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.
6. The existing accessory structure will be removed prior to the proposed structure being built.

ATTACHED EXHIBITS

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

STAFF CONTACT INFORMATION

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

Reviewed by:
Trenton Robertson, AICP
Senior Director of Planning
Trenton.robertson@waxahachie.com


Item 7&8
DEWBERRY ST
S ROGERS ST
W AVENUE C
S COLLEGE ST
E AVENUE C
E LIGHT ST
ELLIS ST
S US HIGHWAY 77
0 50 100 200 300 400 Feet
ZDC-27-2025 (SUP)

Reply Reply All Forward

Item 7&8

ME

Fri 3/21/2025 4:11 PM

Michael Evans <mevans@gswland.com>

ZDC-27-2025 SUP for Steven & Cheryl Chambers

To Lindamood, Harper

Cc Steve Chambers; Cheryl Chambers

This message was sent with High importance.

Ms. Lindamood:

Thank you for calling this afternoon to discuss the driveway requirement for this SUP. Per your request, I contacted Mr. Stephen Chambers about his driveway and inquired about his intent to construct a concrete driveway from the shop building to the street.

The existing crushed limestone and gravel driveway running from South College Street to the alley running behind his Mr. Chambers' lot has been in place since 1972. While it is Mr. Chambers intent to extend a concrete driveway from the proposed shop building northerly to South College Street, the current budget for the development will not provide the means to do so. However, under the current budget, Mr. Chambers does intend to extend a driveway 15 feet wide northerly from the proposed shop 30 feet to a point where the crushed limestone begins. **Therefore, Mr. and Mrs. Chambers as the owners, and I as the applicant hereby request that a variance be granted from the paving requirement for this SUP by the Planning & Zoning Commission.**

I will send you a revised site plan showing the additional concrete driveway paving as proposed.

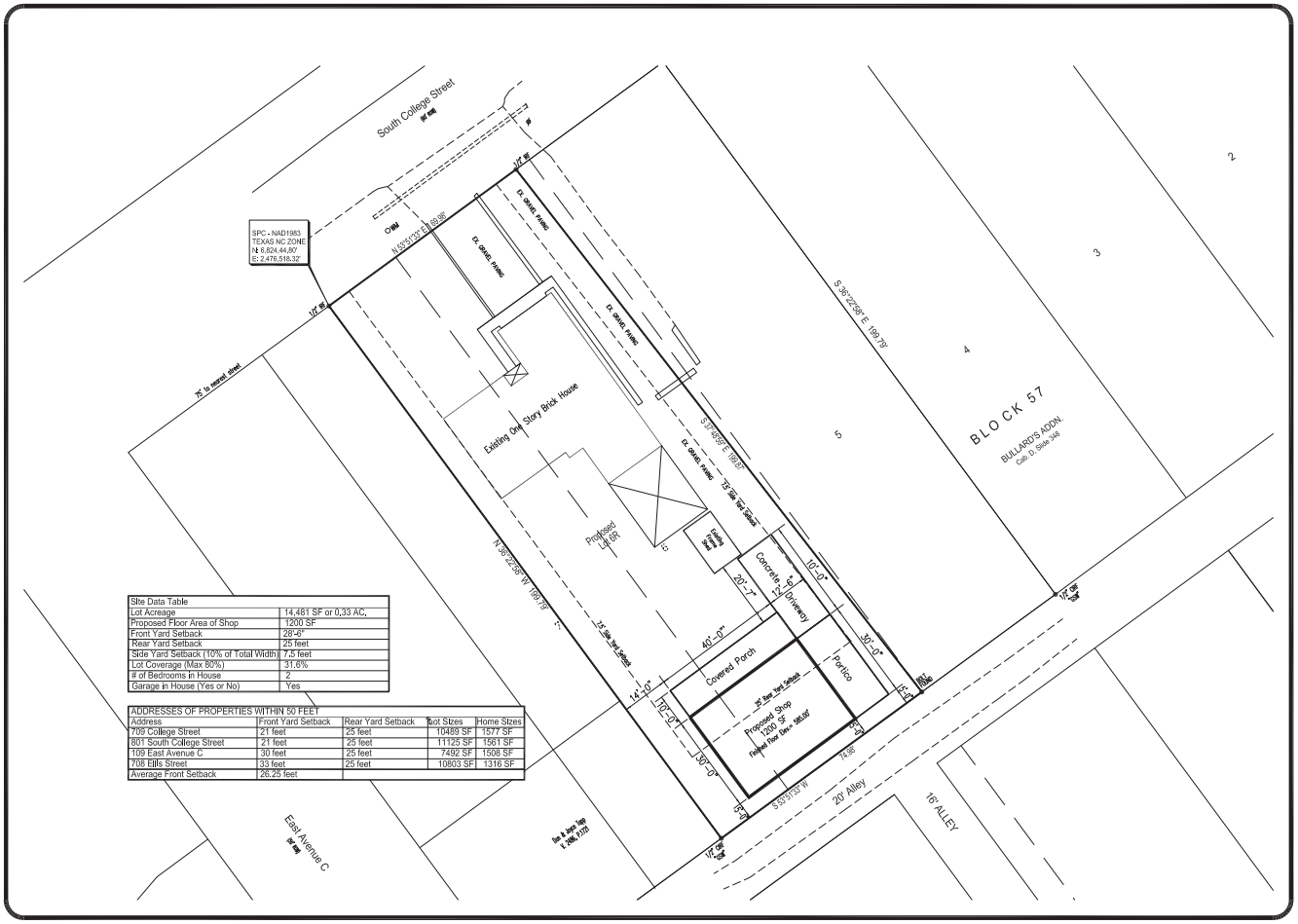
Again, I would like to thank you for contacting us to discuss this matter. It is always a pleasure to hear from you.

Have a great weekend!

Best regards,

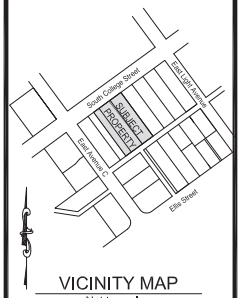
Michael Evans
Registered Professional Land Surveyor
Licensed State Land Surveyor
817-822-3591

Item 7&8



Site Data Table	
Lot Acreage	14,481 SF or 0.33 AC.
Proposed Floor Area of Shop	1200 SF
Front Yard Setback	28'-6"
Rear Yard Setback	25 feet
Side Yard Setback (10% of Total Width)	7.5 feet
Lot Coverage (Max 80%)	31.6%
# of Bedrooms in House	2
Garage in House (Yes or No)	Yes

ADDRESSES OF PROPERTIES WITHIN 50 FEET				
Address	Front Yard Setback	Rear Yard Setback	Lot Sizes	Home Sizes
709 College Street	21 feet	25 feet	10489 SF	1577 SF
801 South College Street	21 feet	25 feet	11125 SF	1561 SF
109 East Avenue C	30 feet	25 feet	7492 SF	1508 SF
708 Ellis Street	33 feet	25 feet	10803 SF	1316 SF
Average Front Setback	26.25 feet			



VICINITY MAP
Not to scale

GENERAL NOTES

1. BASIS OF BEARINGS: The bearings and coordinates shown hereon are grid bearings and coordinates based upon an actual field survey and are related to the Texas Coordinate System of 1983, North Central Zone(NAD 1983 [Epoch 2010]).
2. The combined grid factor is 0.99991751, and the Angle of Convergence is 00°53'51.8".
3. The distances shown hereon are Surface distances.
4. Land areas shown are within the tolerances stated in the Professional and Technical Standards of the agency governing surveying inthe State of Texas or figures taken from the Ellis County Central Appraisal District records.
5. FLOOD PLAIN NOTE: The subject property is indicated to be in Zone "X" according to the Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 48139C0180G, Effective Date: October19, 2023. The undersigned surveyor is not responsible for the preparation or contents of said FEMA FIRM panel, or any flooding that may occur on the subject property of any kind.
6. ZONING NOTE: This property is zoned SF-3, Single Family 3, according to the Waxahachie Zoning Map dated 11/22/2019, and is also a part of an overlay district for infill development, with the following setbacks and easements:

   Front Yard Setback must be within five (5) feet of the average of each structure that is within fifty (50) feet from the buildable lot's property lines, as measured from the front building plane, and not including porches.

   Side yards will be at least ten (10) percent of lot width.

   25' minimum rear yard

DEVELOPMENT NOTES

1. Water meters are prohibited from being placed in a driveway or sidewalk.
2. Minimum 5% slope away from the shop building.
3. Landscaping shall comply with the Land scaping Requirements of the City of Waxahachie.
4. It shall be the responsibility of the builder to verify all aspects of this plan and adjust as required.

OWNER/DEVELOPER:
STEVEN R. CHAMBERS
CHERYL R. CHAMBERS
711 S. COLLEGE STREET
WAXAHACHIE TX 76165
(972) 935-8174
steve.chambers81@yahoo.com

PROJECT NO. 98240

0 100' 200'
Graphic Scale in Feet
1"=100'

LEGEND

IRF	=	IRON ROD FOUND
CIRS	=	CAPPED IRON ROD SET (YELLOW PLASTIC CAP MARKED "GSW LAND SURVEYORS")
SPC	=	STATE PLANE COORDINATES (TEXAS COORDINATE SYSTEM OF 1983)
NAD83	=	NORTH AMERICAN DATUM OF 1983 (EPOCH 2010)
TXNC ZONE	=	TEXAS NORTH CENTRAL ZONE
POB	=	PLACE OF BEGINNING

Michael Evans
Registered Professional Land Surveyor
Licensed State Land Surveyor
1305 Brook Arbor Drive
Mansfield, Texas 76063
(817) 822-3581
mevans@gswland.com

SITE PLAN FOR A SHOP BUILDING

LOT 5R, BLOCK 14
WEST END
an addition to the
City of Waxahachie
ELLIS COUNTY, TEXAS

Being portion of Lots 3 and 4, and all of Lot 5, Block 14
West End
an addition to the City of Waxahachie
as filed of record in Cabinet A, Slide 19
Plat Records of Ellis County, Texas Case #ZDC-27-2025

MONARCH METAL BUILDINGS INC.

CUSTOMER & PROJECT INFORMATION

STORE: Metal Mart #3
7200 North IH-35 E
Waxahachie, TX 75165

CUSTOMER: Steve Chambers
LOCATION: WAXAHACHIE, TX 75165

JOB / QUOTE #: M25-0774
Estimator: CD
Date: 2/24/2025

BUILDING DETAILS

BUILDING TYPE: BEARING FRAME
WIDTH: 30 LENGTH: 55
SIDEWALL BAY SPACING: 1 at 15 2 at 20

	EAVE HT	ROOF PITCH	GIRT TYPE
FRONT SIDE:	14	2.0:12	Flush
BACK SIDE:	14	2.0:12	Flush

BUILDING CODE

DESIGN CODE: IBC 15
CLOSED/OPEN: Enclosed
EXPOSURE: C
SEISMIC COEF.: 0.136
SEISMIC ZONE: B
RISK CATEGORY: II - Normal

IMPORTANCE FACTORS
WIND: 1.00
SEISMIC: 1.00
SNOW: 1.00

BUILDING LOADS

DEAD: 2.5 psf
LIVE: 20 psf
GROUND SNOW: 5 psf
COLLATERAL: 3 psf
WIND: 115 mph

ENDWALL FRAMES

LEFT EW: Inset
RIGHT EW: Rigid

ROOF LINER

WALL BRACING

ROOF: Cable Bracing
LEFT EW: Panel Shear
FRONT SW: Panel Shear
RIGHT EW: Rigid Frame
BACK SW: Panel Shear

ROOF AND WALL SHEETING

	ROOF	WALL
FINISH:	SIL-POLY	SIL-POLY
PANEL:	R-PANEL-PB	R-PANEL-PB
GAUGE:	26	26

WALL LINER PANEL

LEFT EW: None
RIGHT EW: None
FRONT SW: None
BACK SW: None

WAINSCOT

Wall	Start Bay	End Bay	Height

GABLE EXTENSIONS

LEFT EW:
RIGHT EW:
SOFFIT PANEL:
GAUGE: FIN:

EAVE EXTENSIONS

FRONT SW: 20 ft
BACK SW:
SOFFIT PANEL: U-PANEL
GAUGE: 26 FIN: SIL-POLY

ROOF CANOPIES

LEFT EW:	FRONT SW:	RIGHT EW:	BACK SW:
None	None	None	None

SOFFIT:
PANEL: GAUGE: FINISH:

ACCESSORIES

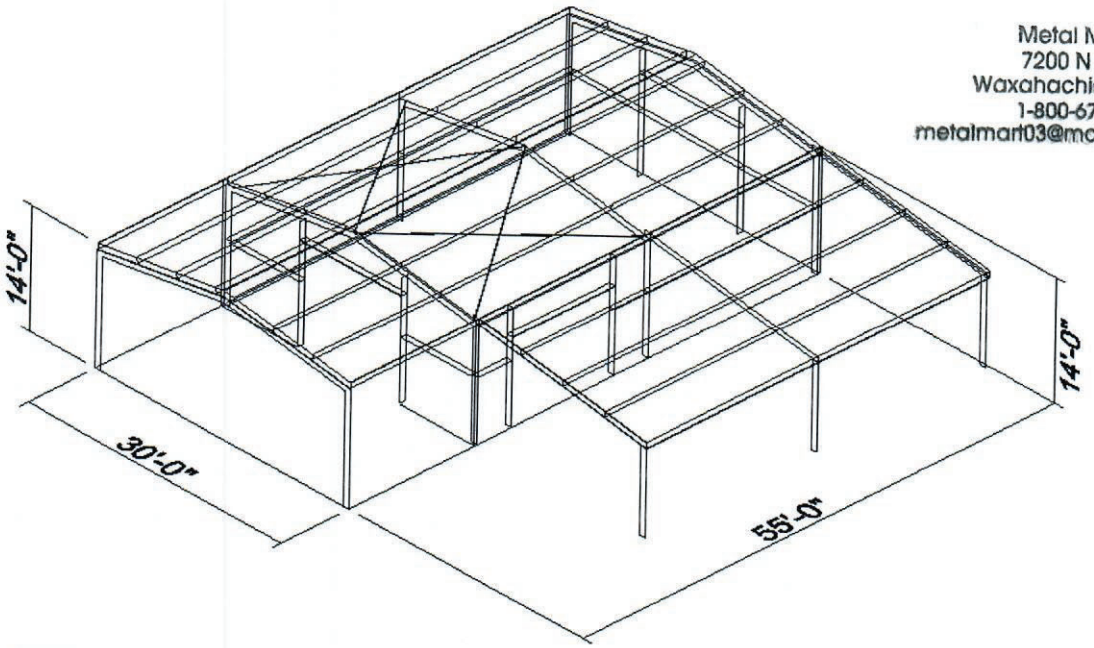
	FRONT SW:	BACK SW:
GUTTERS:	55'	55'
DSPOUTS:	5 EA	4 EA

PARTIALLY SHEETED WALLS

LEFT EW: None
RIGHT EW: None
FRONT SW: None
BACK SW: None

FRAMED OPENINGS

LEFT EW: (1) 12 W x 12 H
FRONT SW: (1) 12 W x 10 H
RIGHT EW: none
BACK SW: none



Metal Mart 03
7200 N IH 35E
Waxahachie, TX 75165
1-800-677-2503
metalmart03@mcelroymetal.com

DUE TO RECENT VOLATILITY IN STEEL PRICING, THIS ESTIMATE REFELCTS TODAY'S PRICING ONLY. ACTUAL PRICING WILL BE DETERMINED AT TIME OF SHIPMENT.

NOTE: CUSTOMER TO VERIFY THAT ALL CODES, LOADS, CITY, STATE AND COUNTY ARE CORRECT PRIOR TO SIGNING THIS CONTRACT.
THIS ESTIMATE IS NOT GUARTANTEED TO MEET PLANS AND SPECS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE COMPLIANCE WITH ALL CONTRACT DOCUMENTS.

CHANGE ORDER PROCEDURE: ANY BUILDING REQUIRING CHANGES THAT HAS BEEN RELEASED FOR PRODUCTION WILL NECESSARILY BE CANCELLED. A NEW ESTIMATE REQUEST WILL NEED TO BE SUBMITTED. THIS WILL EFFECTIVELY START THE JOB OVER. THE REVISED BUILDING PRICE WILL INCREASE AS WELL. THIS IS TO RECOUP THE COST TO ENGINEER AND DRAFT THE ORIGINAL BUILDING.

APPROVED BY CUSTOMER: _____ DATE: _____

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-34-2025

MEETING DATE(S)

Planning & Zoning Commission: April 15, 2025
City Council: April 21, 2025

CAPTION

Public Hearing on a request by Alfredo Rojas for a Specific Use Permit (SUP) for an Accessory Dwelling Unit (ADU) use within a Single Family-2 (SF-2) zoning district located at 303 McKenzie Street (Property ID 172575) – Owner: Alfredo Rojas (ZDC-34-2025)

RECOMMENDED MOTION

"I move to recommend denial of ZDC-34-2025."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) for an Accessory Dwelling Unit.

CASE INFORMATION

Applicant:	Alfredo Rojas
Property Owner(s):	Alfredo Rojas
Site Acreage:	0.1794 acre
Current Zoning:	Single Family-2 (SF-2)
Requested Zoning:	Single Family-2 (SF-2) with a SUP for an Accessory Dwelling Unit.

SUBJECT PROPERTY

General Location:	303 McKenzie Street
Parcel ID Number(s):	172575
Existing Use:	Single family residential
Development History:	The subject property is platted as Lot 2B, Block 3 of Cerf's Addition.
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 McKenzie Street.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to construct an approximately 630-square-foot accessory dwelling unit (ADU) at 303 McKenzie Street. The primary structure on the subject property is approximately 1,587 square feet. The proposed ADU is existing and was not properly permitted prior to construction.

The Applicant received approval for an accessory structure (shed) that was approximately 496 square feet in size in October of 2022. However, the permitted structure is not the same structure that was then built by the Applicant. Staff received a complaint that led to a code enforcement visit to the property. Staff identified unpermitted construction activity had taken place that included electrical and plumbing work intended to make the structure into a dwelling unit. Once this was identified, the property owner was instructed to submit a SUP Application to seek zoning level approval for an ADU before continuing through the building permitting process.

Planning Analysis (continued):

As part of this SUP Application, the applicant has provided a Site Plan for the subject property. The Site Plan does not appear to show that the accessory dwelling unit meets the 5' setback requirement of Waxahachie Zoning Ordinance. Additionally, the Site Plan does not identify the correct size, shape, or dimensions of the existing structure. The proposed accessory dwelling unit is constructed of wood siding. The applicant proposes to utilize the structure for familial use as an accessory dwelling unit. The structure is specifically proposed to be used for the applicant's father.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, twenty-six (26) notices were mailed to property owners within 200 feet of the request. Staff has received two (2) letters of opposition and one (1) letter of support for the proposed SUP.

RECOMMENDATION

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

If the Planning & Zoning Commission chooses to recommend approval of the SUP request, staff recommends the following conditions:

Conditions:

1. The applicant shall provide an updated Site Plan that correctly identifies the dimensions, setbacks, and total size of the accessory structure. If necessary, the applicant shall relocate the accessory structure to be setback a minimum of 5' from all adjacent property lines and existing structures.
2. The accessory dwelling unit shall not be used for commercial purposes.
3. The accessory dwelling unit shall not be leased or sold separately from the primary residence and shall not be separately metered.
4. The accessory dwelling unit shall only be occupied by family member or non-paying guest of the property owner.
5. The accessory dwelling unit shall not be used as a short-term rental (STR).
6. The accessory dwelling unit shall be compliant with 2021 International Building Code (IBC). The property owner shall demonstrate compliance with the 2021 IBC by providing all documents required by the Residential Accessory Building Permit Application checklist. The property owner shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department before continuing construction of the accessory dwelling unit.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Site Photos
3. Site Plan (Exhibit B)
4. Operational Plan (Exhibit C)

STAFF CONTACT INFORMATION

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

Reviewed by:
Trenton Robertson, AICP
Senior Director of Planning
Trenton.robertson@waxahachie.com

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-34-2025

RECEIVED APR 02 2025

POARCH PROPERTIES LLC SERIES O
103 E University Ave
Waxahachie, TX 75165-2353

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 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 Alfredo Rojas for a Specific Use Permit (SUP) for an Accessory Dwelling Unit (ADU) use within a Single Family-2 (SF-2) zoning district located at 303 McKenzie Street (Property ID 172575) – Owner: Alfredo Rojas (ZDC-34-2025)

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

Case Number: ZDC-34-2025 **City Reference: 172729**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *April 9, 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.

[X] SUPPORT [ ] OPPOSE

Comments: _____

_____

_____

Signature

3-29-25
Date

Jimmy Poarch, Pres.
Printed Name and Title

103 E. University
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-34-2025

<>

WILSON REBEKAH L
PO BOX 451
WAXAHACHIE, TX 75168-0451

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 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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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-34-2025 **City Reference: 171735**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *April 9, 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 a Rent house with at least 2 families currently living on it. He said it would NOT be a livable unit to multiple neighbors but there is plumbing and utilities.

Rebekah Wilson — Signature
4/3/25 — Date

Rebekah Wilson, Home owner — Printed Name and Title
410 Williams St. — Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-34-2025

<>◇<>

RECEIVED APR 08 2025

DANTIC LARRY & ASHLEY
415 WILLIAMS ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 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 Alfredo Rojas for a Specific Use Permit (SUP) for an Accessory Dwelling Unit (ADU) use within a Single Family-2 (SF-2) zoning district located at 303 McKenzie Street (Property ID 172575) – Owner: Alfredo Rojas (ZDC-34-2025)

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

Case Number: ZDC-34-2025 **City Reference: 172807**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *April 9, 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 man Alfredo Rojas bought this single-family home and immediately started adding on to the back of the house, so that he →

Larry Dantic
Signature

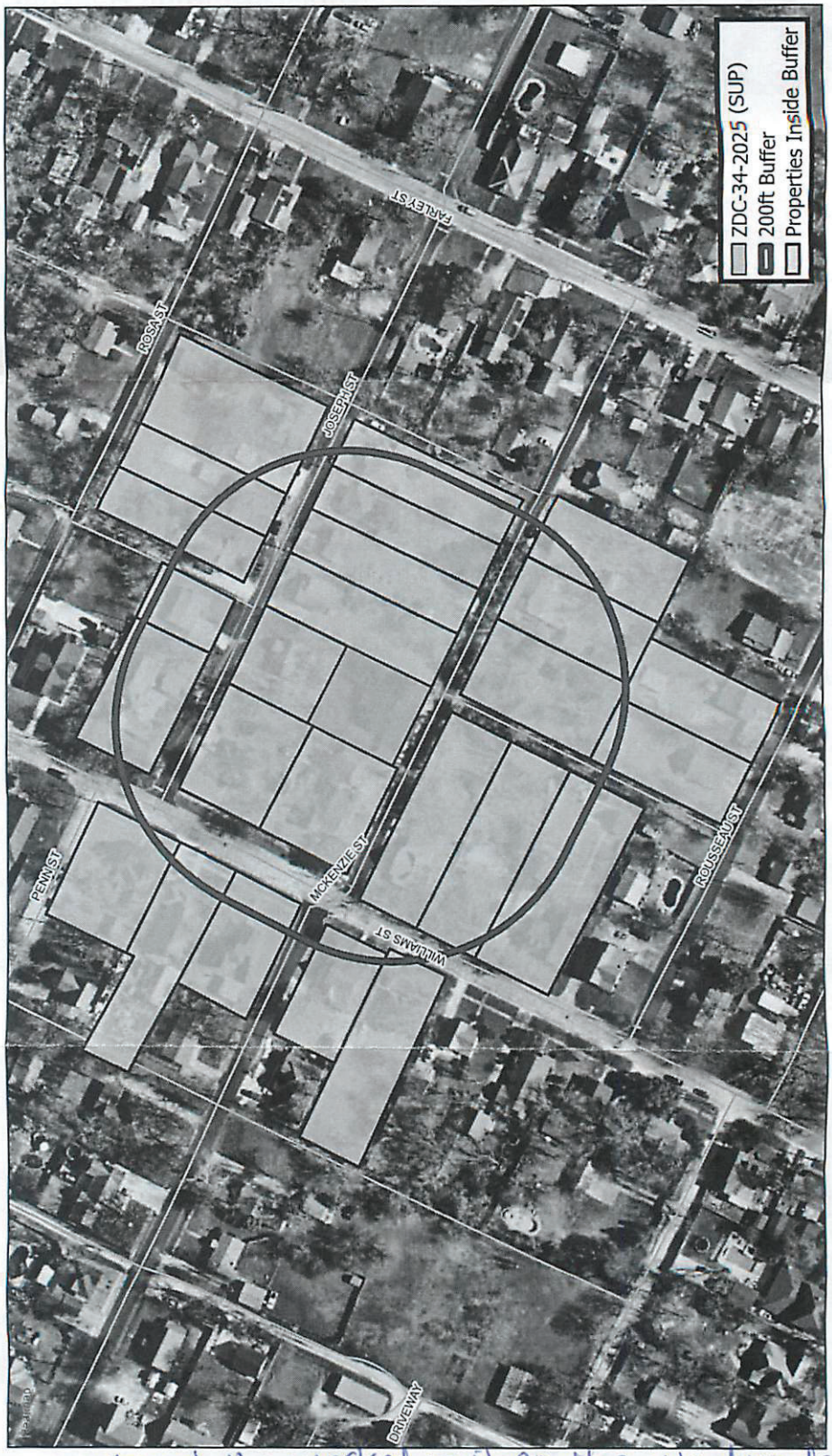
4/5/2025
Date

Larry Dantic homeowner
Printed Name and Title

415 Williams ST.
Waxahachie, Texas 75165
Address

P.S. The sign that city placed in his front yard is gone.

CITY OF WAXAHACHIE - PROPERTY OWNER NOTIFICATION
ZDC-34-2025 - SUP - ACCESSORY DWELLING UNIT
303 MCKENZIE ST - PON MAP



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

could rent it as an apartment. He worked on it on the weekends knowing that no city employee's would see him adding onto the house, he got no city approval, no city permits he just built it + rented it out until someone turned him in to the city, now he has built a storage on the side of his backyard + is trying to rent it. This will make 3 different families living in a single-family home. This is not right there are cars parked all over the yard. I don't think Waxahchie should approve this mans permit, he is not playing by the laws. Thank you


Item 9&10
Rosa St
ROSA ST
JOSEPH ST
Joseph St
WILLIAMS ST
Williams St
MCKENZIE ST
Mckenzie St
FARLEY ST
N
0
37.5
75
150
225
300
Feet
ZDC-34-2025 (SUP)


Item 9&10
Feb 3, 2025 at 11:32:42 AM
303 McKenzie St
Waxahachie TX 75165
United States

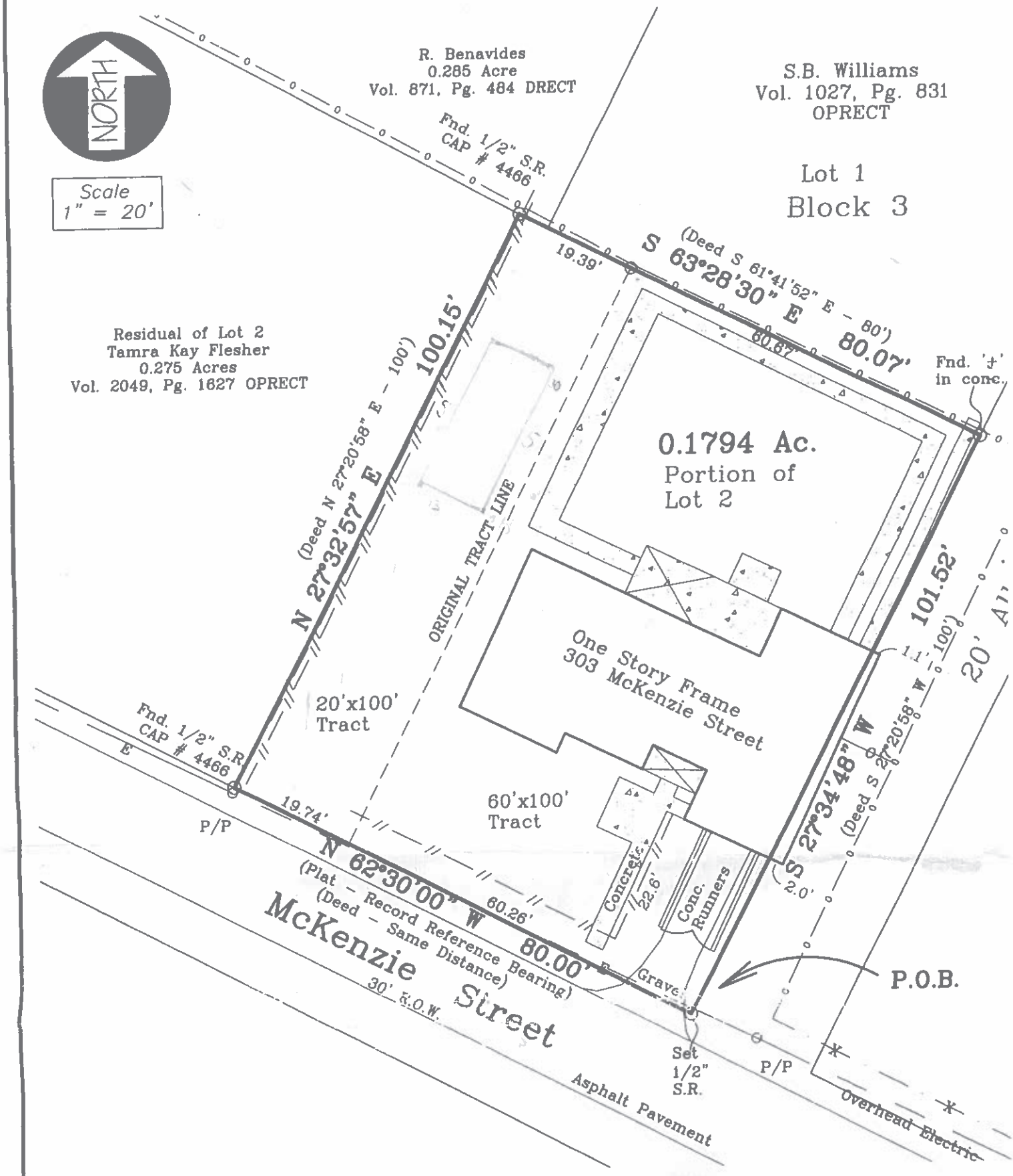

Item 9&10
Feb 3, 2025 at 9:31:07 AM
500 Williams St
Waxahachie TX 75165
United States


Item 9&10
Feb 3, 2025 at 9:31:09 AM
500 Williams St
Waxahachie TX 75165
United States


Item 9&10
Feb 3, 2025 at 9:31:25 AM
500 Williams St
Waxahachie TX 75165
United States


Item 9&10

Item 9&10



See Attached Field Notes

(also known as 303 McKenzie Street)

The plat hereon reflects a survey made on the ground and is true, correct and accurate as to the b

Good Day,

We initially built a shed to work in with my Dad in 21/22.

Shed is 496 SF. We didn't add anything else to the structure that was already there since 2022.

Since then we recently converted that specific SHED into a ADU with some electrical and plumbing.
The Specific use will be to allow my Dad to stay with us without having to pay extra cost for his care at a different location.

Currently no one is living there, and no work is being performed anymore.

Per the inspector we will get an Electrician and Plumber to inspect work that's already done.

Thank you for all your help and information in this matter.

Alfredo Rojas

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-35-2025

MEETING DATE(S)

Planning & Zoning Commission: April 15, 2025
City Council: April 21, 2025

CAPTION

Public Hearing on a request by Richard Shinpaugh, Ellis County Bail Bonds, to consider revoking a **Specific Use Permit** (Ordinance 3495) which allows for the use of a Bail Bond Agency located at 216 South Jackson Street (Property ID170438) – Owner: Richard Shinpaugh (ZDC-35-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-35-2025, revoking the Specific Use Permit (SUP) Ordinance 3495 for the use of a Bail Bond Agency, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The Applicant requests revocation of a Specific Use Permit (SUP) for Bail Bond Agency (Ellis County Bail Bonds) within the Central Area (CA) zoning district located at 216 South Jackson.

CASE INFORMATION

Applicant:	City of Waxahachie
Property Owner(s):	Richard Shinpaugh
Site Acreage:	0.107 acres
Current Zoning:	CA with a Specific Use Permit (SUP) for Bail Bond Agency use (Ellis County Bail Bonds)
Requested Zoning:	Termination of the existing SUP for a Bail Bond Agency use within the CA zoning district

SUBJECT PROPERTY

General Location:	216 South Jackson Street
Parcel ID Number(s):	170438
Existing Use:	Undeveloped Land
Development History:	A SUP was approved for a Bail Bond Agency use in May 2024, and the subject property was replatted in 2024.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	CA w/ SUP for Bail Bond and Insurance Office	Undeveloped Land
East	PD-CA	Public Parking Garage
South	PD-CA	Ellis County Jail
West	CA	Undeveloped Land

Future Land Use Plan: Downtown

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

Thoroughfare Plan: The access to the subject property is from South Jackson Street and East Jefferson Street, a 100' right-of-way Minor Collector.

Site Image:



PLANNING ANALYSIS

The Applicant requests the revocation of an approved SUP (Ordinance 3495) for a Bail Bond Agency use (Ellis County Bail Bonds) within the Central Area (CA) zoning district located at 216 South Jackson Street.

Project History

The property owner, Richard Shinpaugh, received approval of a two-year SUP for a Bail Bond Agency (ZDC-58-2023) at 104 North Jackson Street on June 19, 2023. The temporary SUP was requested because he planned to build a new building for his Bail Bond Agency at the subject property (216 South Jackson Street). Mr. Shinpaugh proposed to move his business from 104 North Jackson Street to 216 South Jackson Street when the new building was completed. Mr. Shinpaugh received approval of a SUP for a Bail Bond Agency (ZDC-112-2023) for the subject property on May 20, 2024.

Mr. Shinpaugh no longer wishes to operate a Bail Bond Agency at the subject property and submitted a new SUP application (ZDC-6-2025) to continue to operate a Bail Bond Agency at 104 North Jackson Street. If the SUP application (ZDC-6-2025) was approved, he requested to have the current SUP (ZDC-112-2023) at 216 South Jackson Street revoked. The SUP application (ZDC-6-2025) was approved with the condition that Mr. Shinpaugh is allowed to operate Ellis County Bail Bonds for five (5) years from the approval date. Mr. Shinpaugh would like to proceed with the process of having his SUP (ZDC-112-2023) at 216 South Jackson Street to be revoked since he no longer wishes to operate a Bail Bond Agency at the subject property. Mr. Shinpaugh is aware that he will have to submit a SUP application for the Bail Bond Agency use should he choose to move his business to 216 South Jackson Street in the future.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 25 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 on the property. Staff has received no letters in support and opposition for the SUP request.

RECOMMENDATION

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

ATTACHED EXHIBITS

1. Request Letter
2. Exhibit A – Location Map

STAFF CONTACT INFORMATION

Prepared by:
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Reviewed by:
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Senior Director of Planning
trenton.robertson@waxahachie.com

Richard Shinpaugh

703 E. Marvin

Waxahachie, TX 75165

214-477-7305

2-20-2025

City of Waxahachie:

I, Richard Shinpaugh, understand that if the new requested SUP (ZDC-6-2025) for 104 N. Jackson St, Waxahachie, TX is approved and issued, then I request that the previously approved SUP (ZDC-112-2023) to be revoked. I am aware that I will have to apply for a new SUP application for a bail bond agency located at 216 S. Jackson St. in the future.

Richard Shinpaugh

Subscribed and sworn before me this 20 day of February, 2025.

MICHELLE VENISSAT
Notary Public, State of Texas
Comm. Expires 06-22-2026
Notary ID 133824646

Notary Public Michelle Venissat

Expiration 06-22-2026


Item 11&12
W JEFFERSON ST
S COLLEGE ST
S JACKSON ST
E JEFFERSON ST
N
EXHIBIT A - LOCATION MAP
0 25 50 100 150 200 Feet
ZDC-35-2025 (SUP)

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-17-2025

MEETING DATE(S)

Planning & Zoning Commission: April 15, 2025
City Council: April 21, 2025

CAPTION

Public Hearing on a request by Ben Williams, QuikTrip South, LLC for a **Specific Use Permit (SUP)** for a Convenience Store & Gasoline Sales uses within a Light Industrial-2 zoning district located east of 1000 Solon Road (Property ID 291997) - Owner: Round Top Assets, LLC (ZDC-17-2025)

RECOMMENDED MOTION

"I move to recommend denial of ZDC-17-2025, a Specific Use Permit (SUP) for Convenience Store and Gasoline Sales uses."

APPLICANT REQUEST

The Applicant requests a specific use permit (SUP) for Convenience Store and Gasoline Sales uses (QuikTrip) within the Light Industrial-2 (LI-2) zoning district located at the northwest corner of Marshall Road and Interstate 35E.

CASE INFORMATION

Applicant: Ben Williams, QuikTrip South, LLC

Property Owner(s): Round Top Assets, LLC

Site Acreage: 6.319 acres

Current Zoning: Light Industrial-2 District (LI-2)

Requested Zoning: LI-2 with a specific use permit (SUP) for Convenience Store and Gasoline Sales uses (QuikTrip)

SUBJECT PROPERTY

General Location: Generally located at the Northwest corner of Marshall Road and Interstate 35E

Parcel ID Number(s): 291997

Existing Use: Undeveloped Land

Development History: The subject property was not previously platted

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	LI-2 w/ SUP for Equipment Rental & Outdoor Display	Undeveloped Land
East	N/A	North Interstate 35E
South	C	Undeveloped Land
West	LI-2 w/ SUP for Aggregate Production Facility and a Cement Treated Base Plant Use	P&K Stone Quarry

Future Land Use Plan:	Regional Commercial
Comprehensive Plan:	These places are first identified by their principal focus on auto-oriented traffic. Logically placed near high traffic intersections, these spaces bring people from many surrounding neighborhoods. Typical uses will include regional businesses including but not limited to restaurants, retail, gas stations, and offices. To create a more sustainable development, care should be given to make the experience for users pleasant once they exit their vehicle. A focus on adding spaces for public gathering and pedestrian shading to encourage people to walk from one establishment to another and interact with other patrons should be a priority of future development in the Regional Commercial Placetype. Though the size of a regional commercial node is flexible based on local context, generally these are about a half mile in diameter.
Thoroughfare Plan:	The access to the subject property is from North Interstate 35E Service Road (TxDOT Highway) and Marshall Road (a Minor Arterial of 100' R.O.W.).

Site Image:



PLANNING ANALYSIS

The Applicant requests a specific use permit for Convenience Store and Gasoline Sales uses (QuikTrip) within the Light Industrial-2 (LI-2) zoning district located at the northwest Marshall Road. The uses of Convenience Store and Gasoline Sales require a SUP approved by City Council per the City of Waxahachie Zoning Ordinance.

QuikTrip is proposing to develop their third location within the City of Waxahachie of a convenience store with gasoline sales. The proposed development will contain an approximately 5,100 square foot primary structure and a fuel canopy with eight (8) dual-sided gas pumps (totaling 16 nozzles). QuikTrip plans to operate 24 hours a day, every day with between 2 to 10 employees on site at any given time. QuikTrip has noted that this site will **not** accommodate 18-Wheelers.

Planning Analysis (continued):

The proposed project has exceeded the minimum parking requirements for the development. A minimum of twenty-nine (29) spaces and the Applicant proposes to provide fifty-eight (58) parking spaces. The Applicant has met the minimum required landscape requirements of thirty-eight (38) canopy trees, five (5) ornamental trees, and thirty-eight (38) shrubs per the City of Waxahachie Zoning Ordinance. However, no preservation of the existing trees on the property is proposed. The nearest existing QuikTrip location is approximately 1.5 miles north of the subject property and is currently a truck stop for 18-wheelers in addition to commuter vehicles. The proposed project will not be a truck stop location, per the Applicant.

The Applicant is seeking the approval of the following deviations from the City's Codes of Ordinances should this SUP request be approved. Staff is not supportive of these deviations.

1. To allow a pole sign of 65' in height and 10' from the nearest property line. This request is for relief for the height and encroachment of multiple easements belonging to the City of Waxahachie, Tarrant Regional Water District, and Oncor. The typical height for a pole sign that was approved by City Council for various projects is 35'. Also, the minimum setback for a pole sign is 15' from the nearest property line; however, it shall be placed outside of an easement.
2. To eliminate setback restrictions for monument signs.
3. To allow two monument signs of 89 square feet, each, to be erected. The monument signs are proposed to be located at the entrances of the site on Marshall Road and Interstate 35E Service Road. This request exceeds the maximum allowed size of 80 square feet, per Section 5.08 of the City of Waxahachie Zoning Ordinance.
4. To allow less than the required minimum of 30% of glazing on the west and east elevations due to the width of the elevations.

Proposed Elevations

The Applicant has provided three sets of architectural elevations that are similar to those submitted for the most recently constructed location on Highway 287 and Brown Street. All elevations options have the same building design and simply feature differing exterior construction materials. The Applicant is offering one option with brick and EIFS (Exterior Insulated and Finish System) while the other options offer a combination of brick and stone.



Elevation Option 1



Elevation Option 2



Elevation Option 3

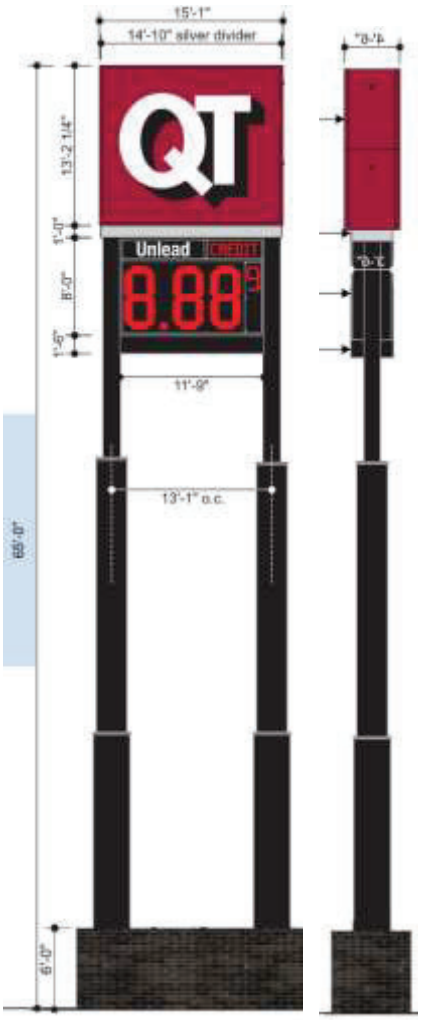
Table 1. Exterior Finishing Materials for Architectural Elevations (Option 1, 2, and 3)

Materials	North Elevation	South Elevation	East Elevation	West Elevation
Brick	480 SF (54%)	480 SF (54%)	1317 SF (95%)	693 SF (54%)
Stone	101 SF (11%)	101 SF (11%)	0	244 SF (15%)
EIFS	101 SF (11%)	101 SF (11%)	0	244 SF (15%)

Percentages do not include the surface area for windows, doors and signage.

Proposed Pole Sign

Per the City's zoning ordinance, all pole signs require approval of a specific use permit. The Applicant is proposing to install the pole sign in the southeast portion of the site. The proposed pole will include a wrapped six-foot (6') tall base with brick to match the structure, a dual-sided pricer of approximately 139 square feet, and a dual-sided QuikTrip brand sign of approximately 199 square feet. The proposed pole sign is sixty-five (65) feet tall and is approximately fifteen (15) feet wide. The proposed location of the pole sign is within an existing twenty-foot (20') water easement that belongs to the City of Waxahachie along Marshall Road and a fifteen-foot (15') utility easement that will be required to be dedicated, along Interstate 35E Service Road, when the subject property is platted. As presented, the pole does not comply with the City's sign requirements per Section 5.08 of the City of Waxahachie Zoning Ordinance; which requires placement outside of all utility easements and a minimum setback of 65' for a 65 tall sign.



Proposed pole sign

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 8 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted on the property. Staff has received no letters in support and opposition for the SUP request.

STAFF CONCERNS

Staff has several concerns regarding the proposed development that have not been addressed by the Applicant.

Utility Infrastructure

One of the primary concerns is that the development is encroaching into various easements that belong to the City of Waxahachie, Tarrant Regional Water District (TRWD), and Oncor. The applicant has not obtained letters of no objection or approval letters from each entity to allow encroach into the easements. The proposed development has the potential to be rendered infeasible or change drastically if approval to access and or place infrastructure in these easements is not received. Prior approval from easement holders for development is a standard due-diligence item to complete for SUP requests.

Sedimentation

The western side of the subject property has a significant sedimentation issue from the existing concrete batch plant on the adjacent property. Staff recommends a solid screening wall or physical barrier (possibly a berm) be proposed along the western property line to mitigate this on-going issue.

Compliance with Site Design Criteria

Lastly, the documents submitted with this application do not contain all technical design criteria or information required by Section 7.01 of the City of Waxahachie Zoning Ordinance. The Site Plan provided by the applicant must be revised for compliance with Section 7.01 of the Waxahachie Zoning Ordinance to demonstrate that the technical site plan design criteria for the development have been met.

Elevation/Façade Plan

The subject property is located at one of the prime intersections leading into the City. The proposed elevations do not offer an enhanced building design from QT's most recently approved location at Brown Street and Highway 287.

Signage

Staff also has concerns regarding the location and size of the proposed pole sign and the total number of signs proposed for the development. Staff is in support of a monument sign of thirty (30) feet in height due to the location of the subject property where it has frontage to Interstate 35E Service Road, and the height of the monument sign located at Highway 287 and Brown Street was approved for. A primary concern regarding the proposed pole sign is that it is encroaching into multiple easements and the Applicant has not submitted a letter of no objection from the easement holders for the proposed location of the pole sign. Staff recommends that the Applicant propose a smaller monument sign since the sign is situated along Interstate 35E Service Road, and there isn't much of a change in topography from a mile north and south of the subject property. Lastly, Staff has a concern regarding the amount of signage along Interstate 35E Service Road, and recommends that the Applicant remove the smaller proposed monument sign at the entrance located on Interstate 35E Service Road to avoid a cluster of signage.

Concluding Summary

After careful consideration and analysis, Staff recommends denial of the proposed SUP request for the convenience store and gasoline sale uses. This recommendation is based on the concerns mentioned above and the lack of pertinent information/documents required to properly evaluate the SUP request in its entirety. The proposed development has the potential to be rendered infeasible or change drastically if Tarrant Regional Water District (TRWD) does not grant the applicant permission to utilize or access their easement within the subject property.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, the Planning Department recommends denial of the SUP request. If the Commission chooses to recommend approval of the SUP request, staff recommends the following conditions:

Conditions:

1. The subject property shall be platted prior to the approval and issuance of all building permits.
2. The Applicant shall execute a mutually agreed upon development agreement within sixty (60) calendar days of the approval of this SUP request.
3. The Applicant shall submit an approval letter from Tarrant Regional Water District (TRWD) and Oncor for encroaching into their easement(s). Additionally, the applicant shall coordinate with the Engineering, Utilities, and/or Public Works Departments to address infrastructure encroaching into the existing water easement along Marshall Road and encroaching into a proposed utility easement along Interstate 35E Service Road prior to the execution of the required development agreement.
4. The Applicant shall submit an updated operational plan to identify the number of employees will QuikTrip have per shift, the length of each shift, and how QuikTrip will keep the site clean.
5. The Applicant shall submit a photometric plan with lighting specifications for fixtures being used at site. The Applicant shall comply with Section 6.03 of the City of Waxahachie Zoning Ordinance to ensure that the proposed lighting does not cause any nuisance and glare issues.
6. The Applicant shall submit a revised detailed site plan that complies with the technical design criteria established by Section 7.01 of the City of Waxahachie Zoning Ordinance.
7. The Applicant shall submit an updated landscape plan that complies with the technical design criteria established by Section 5.08 of the City of Waxahachie Zoning Ordinance.
8. The Applicant shall provide an updated signage plan to demonstrate the maximum height of thirty (30) feet for the monument sign and remove the entry monument sign located on Interstate 35E Service Road, and update the monument sign on Marshall Road to meet Section 5.08 of the City of Waxahachie Zoning Ordinance.
9. The Applicant shall provide an updated exterior material table on the Elevation/Façade Plan to reflect the correct square footage and percentage of materials being utilized for each elevation of the structure.
10. The Applicant shall submit a line-of-sight exhibit from Marshall Road to demonstrate screening of the RTU's (roof top units) from the right-of-way (R.O.W.) that meet the requirements of Section 5.01 of the Waxahachie Zoning Ordinance.
11. The Applicant shall preserve all matured and healthy trees within the proposed undeveloped area.
12. The Applicant and/or property owner shall submit a tree survey demonstrating which trees are proposed to be preserved prior to clear cutting.
13. The Applicant shall provide a masonry screening wall or a berm along the western property line to mitigate the sedimentation issue from the adjacent property.
14. The Applicant shall submit a separate SUP application request for outdoor storage should they decide to have the outdoor refrigerator and/or freezer for prepackaged ice or an ice machine.
15. The Applicant or property owner shall obtain a Certificate of Occupancy (CO) by the third (3rd) year of the approval of this SUP. In the event a CO is not obtained the SUP ordinance shall expire and become null and void.
16. The property owner shall obtain all necessary permits from the City of Waxahachie Building & Community Services Department prior to construction on the subject property.

ATTACHED EXHIBITS

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

STAFF CONTACT INFORMATION

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City of Waxahachie

Planning & Zoning Department 401S Rogers St.
Waxahachie, Texas 75165
(469) 309-4290

Project Narrative: QuikTrip 1945

QuikTrip is seeking approval to develop a convenience store with gasoline sales located on the Northwest corner of Lofland Dr. & 1-35. The property is currently zoned Ll2 – Light Industrial 2.

The proposed QuikTrip Development will consist of a 4,996 square foot QuikTrip convenience store building with 16 fueling positions. The location will operate 24 hours a day, 7 days a week. We are requesting the approval of a Special Use Permit (SUP) to allow for the following:

- Gasoline sales under Appendix A, Article IV, Sec.4.03c,
- A 65' tall pole sign with a 15' setback under Appendix A, Article V, Sec.5.08 (d)(15),
- A monument sign with no setback under Appendix A, Article V, Sec.5.08 (d)(15), and
- Less than 30% minimum glazing requirement on all elevations under Appendix A, Article V, Sec.5.0l(b)(iv)(7)(b)(v).

QuikTrip Corporation was established in 1958 in Tulsa, Oklahoma and is the current location of the corporate headquarters. QuikTrip operates over 1,000 stores nationwide. The company is privately held and there are no franchises. All the store operations are directed from the corporate office to maintain our brand of excellence through consistency in products, employee training and store designs.

In addition to fuel sales, QuikTrip offers an extensive variety of food, beverages, and other consumer products. Fresh food is delivered daily for our grab and go selections in the refrigerated coolers and the pastry cases. The full-service counter called, "QT Kitchens" allows our employees to prepare hot, fresh sandwiches, flatbreads, pizzas, pretzels, and breakfast items.

The proposed store will employ more than a dozen employees, and the number of staff present varies depending on demand. We expect that during the day, however, there will be anywhere from 2 to 10 employees on site at any given time. While the proposed store will be open 24 hours a day, 7 days a week, alcohol sales hours shall be in accordance with the Texas Alcoholic Beverage Commission's (TABC) and the City of Waxahachie's ordinances.

For more than 60 years QuikTrip has demonstrated the ability and commitment to act as a reliable and capable retailer. We have strict Responsible Retailing policies in place to help ensure compliance with all TABC as well as local, state, and federal alcohol laws. We also conduct our own internal compliance shops.

QuikTrip looks forward to working with the City of Waxahachie throughout the development process. Thank you for the time you have already devoted to this project and the time and effort in the future spent to bring this project to fruition. Please let me know if there are any comments, questions, or additional materials needed regarding our submission.

Respectfully,

Ben Williams
Real Estate Project Manager

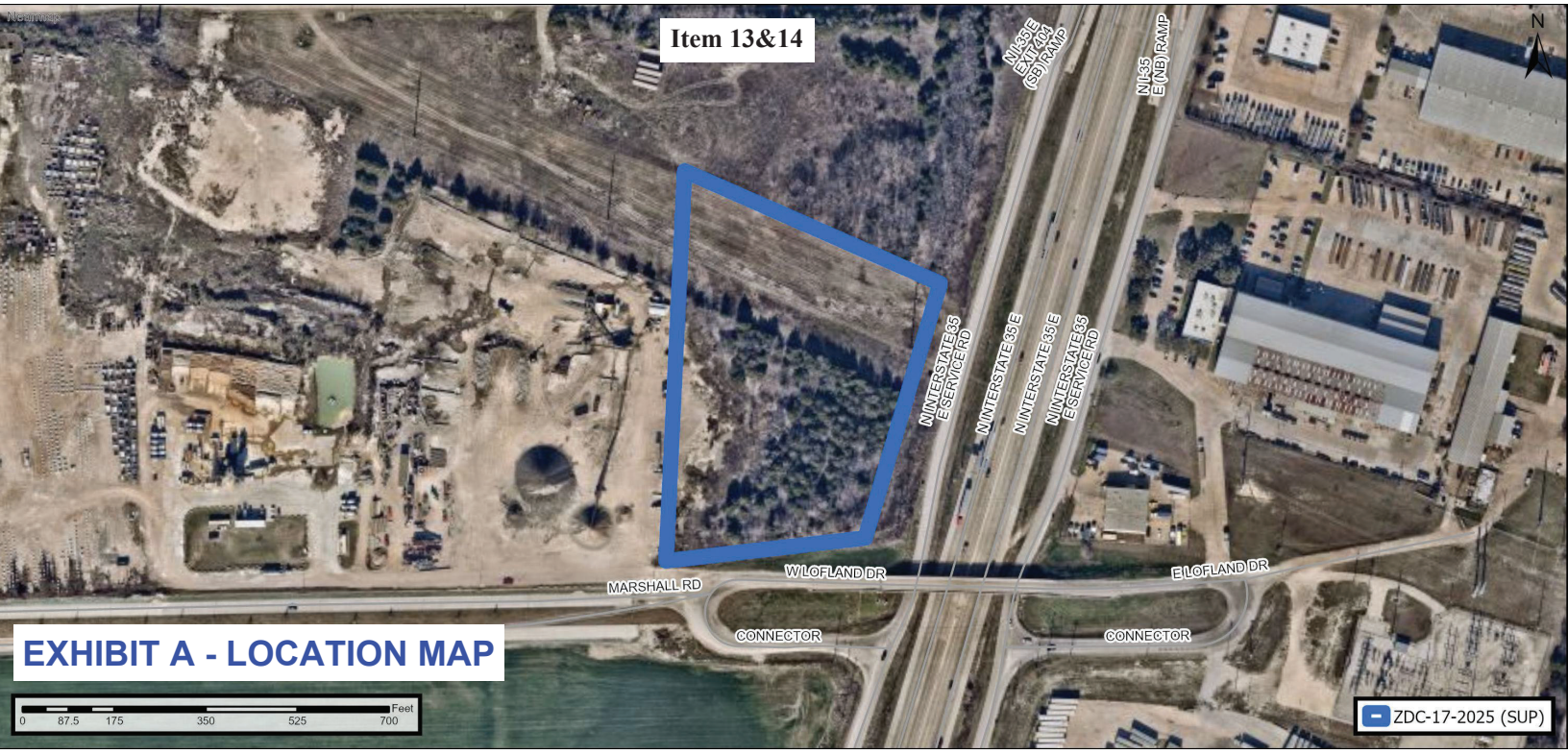
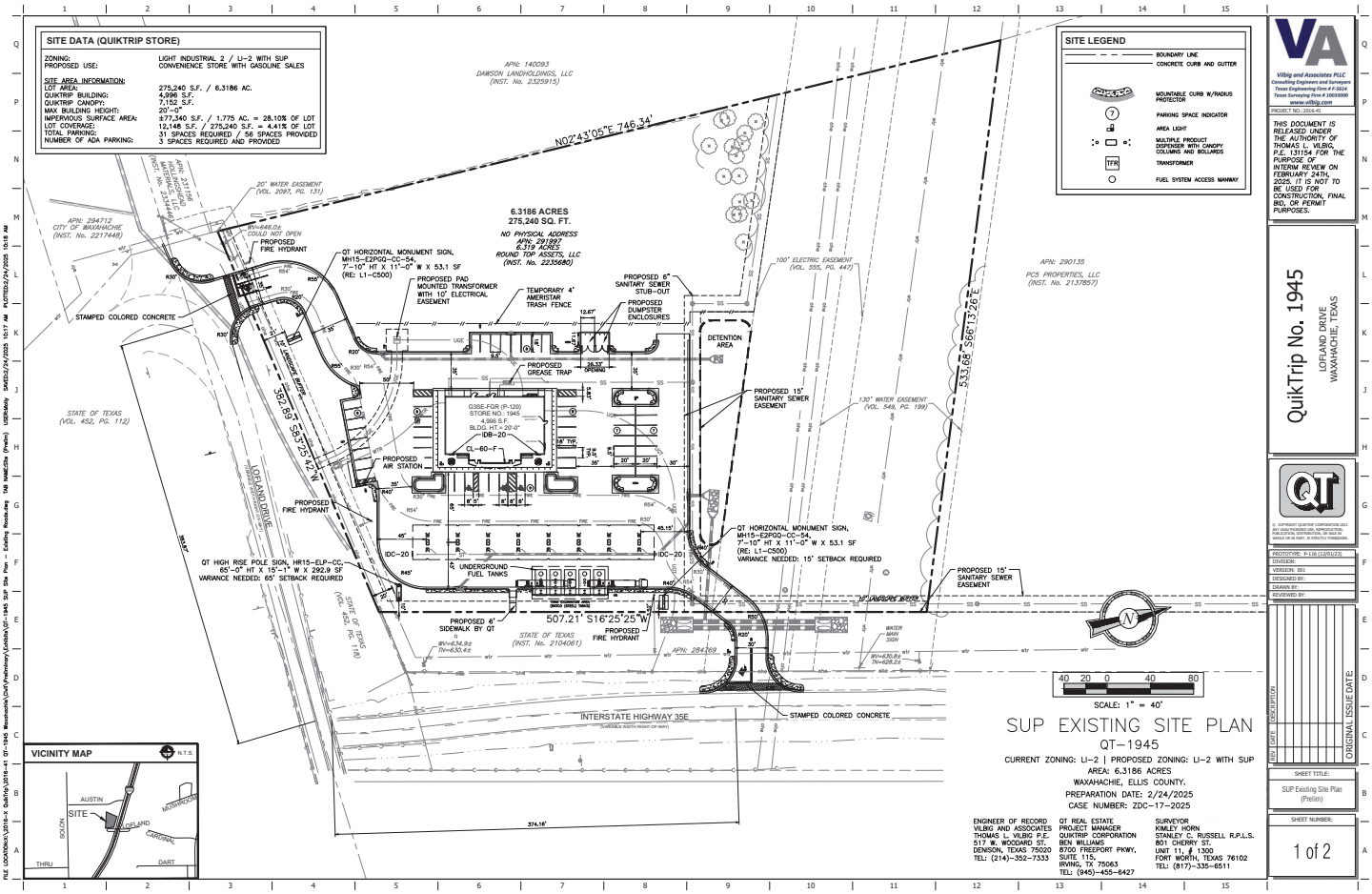

Item 13&14
N
N I-35 E EXIT 401 (SB) RAMP
N I-35 E (NB) RAMP
N INTERSTATE 35 E SERVICE RD
N INTERSTATE 35 E
N INTERSTATE 35 E
N INTERSTATE 35 E SERVICE RD
W LOFLAND DR
E LOFLAND DR
MARSHALL RD
CONNECTOR
CONNECTOR
EXHIBIT A - LOCATION MAP
0 87.5 175 350 525 700 Feet
ZDC-17-2025 (SUP)

EXHIBIT B - SITE PLAN



Item 13&14

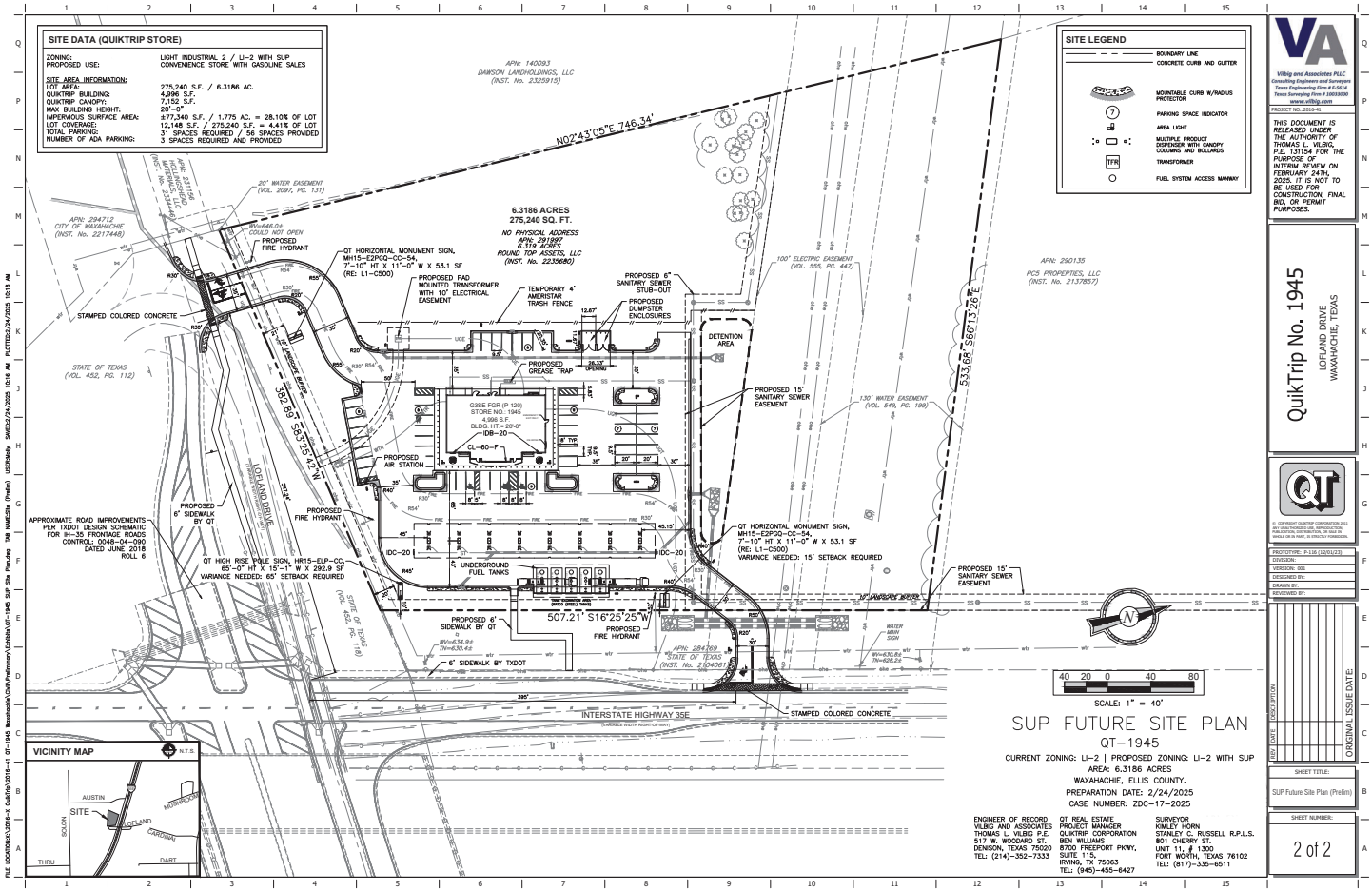
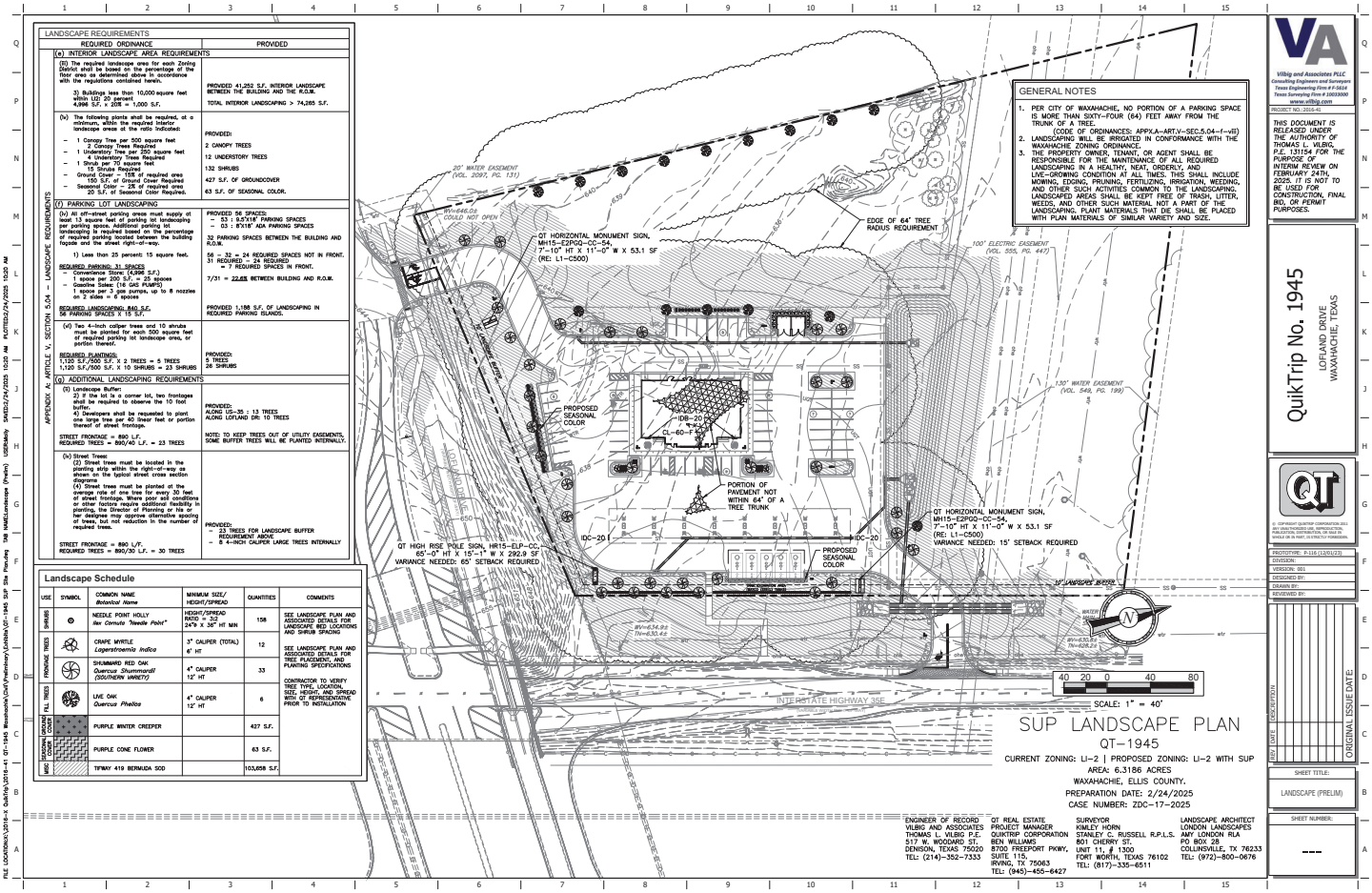

SITE DATA (QUIKTRIP STORE)
ZONING: LIGHT INDUSTRIAL 2 / LI-2 WITH SUP
PROPOSED USE: CONVENIENCE STORE WITH GASOLINE SALES
SITE AREA INFORMATION:
LOT AREA: 275,240 S.F. / 6.3186 AC.
QUIKTRIP BUILDING: 4,996 S.F.
QUIKTRIP CANOPY: 7,152 S.F.
MAX BUILDING HEIGHT: 20'-0"
IMPERVIOUS SURFACE AREA: ±77,340 S.F. / 1.775 AC. = 28.10% OF LOT
LOT COVERAGE: 12,148 S.F. / 275,240 S.F. = 4.41% OF LOT
TOTAL PARKING: 31 SPACES REQUIRED / 56 SPACES PROVIDED
NUMBER OF ADA PARKING: 3 SPACES REQUIRED AND PROVIDED
SITE LEGEND
BOUNDARY LINE
CONCRETE CURB AND GUTTER
MOUNTABLE CURB W/RADIUS PROTECTOR
PARKING SPACE INDICATOR
AREA LIGHT
MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
TRANSFORMER
FUEL SYSTEM ACCESS MANWAY
APN: 140093 DAWSON LANDHOLDINGS, LLC (INST. No. 2325915)
N02°43'05"E 746.34'
6.3186 ACRES
275,240 SQ. FT.
NO PHYSICAL ADDRESS
APN: 291997
6.319 ACRES
ROLAND TOP ASSETS, LLC
(INST. No. 2235680)
APN: 294712
CITY OF WAXAHACHIE
(INST. No. 2217448)
APN: 217150
WAXAHACHIE ISD
(INST. No. 2114491)
20' WATER EASEMENT (VOL. 2097, PG. 131)
W=646.06 COULD NOT OPEN
PROPOSED FIRE HYDRANT
QT HORIZONTAL MONUMENT SIGN, MH15-E2PGQ-CC-54, 7'-10" HT X 11'-0" W X 53.1 SF (RE: L1-C500)
PROPOSED PAD MOUNTED TRANSFORMER WITH 10' ELECTRICAL EASEMENT
TEMPORARY 4' AMERISTAR TRASH FENCE
PROPOSED 6" SANITARY SEWER STUB-OUT
PROPOSED DUMPSTER ENCLOSURES
100' ELECTRIC EASEMENT (VOL. 555, PG. 447)
APN: 290135
PC5 PROPERTIES, LLC
(INST. No. 2137857)
S66°13'26"E 533.68'
STAMPED COLORED CONCRETE
STATE OF TEXAS (VOL. 452, PG. 112)
362.89' S63°25'42"W
LOFLAND BYPASS
DETENTION AREA
PROPOSED GREASE TRAP
PROPOSED 15' SANITARY SEWER EASEMENT
130' WATER EASEMENT (VOL. 549, PG. 199)
G3SE-FGR (P-120) STORE NO.: 1945 4,996 S.F. BLDG. HT.: 20'-0"
IDB-20
CL-60-F
PROPOSED AIR STATION
PROPOSED 6' SIDEWALK BY QT
PROPOSED FIRE HYDRANT
APPROXIMATE ROAD IMPROVEMENTS PER TXDOT DESIGN SCHEMATIC FOR IH-35 FRONTAGE ROADS CONTROL: 0048-04-090 DATED JUNE 2018 ROLL 6
QT HIGH RISE POLE SIGN, HR15-ELP-CC, 65'-0" HT X 15'-1" W X 292.9 SF VARIANCE NEEDED: 65' SETBACK REQUIRED
IDC-20
UNDERGROUND FUEL TANKS
QT HORIZONTAL MONUMENT SIGN, MH15-E2PGQ-CC-54, 7'-10" HT X 11'-0" W X 53.1 SF (RE: L1-C500) VARIANCE NEEDED: 15' SETBACK REQUIRED
PROPOSED 15' SANITARY SEWER EASEMENT
12" JUNIPER WATER
507.21' S16°25'25"W
PROPOSED 6' SIDEWALK BY QT
6' SIDEWALK BY TXDOT
APN: 284769 STATE OF TEXAS (INST. No. 2104061)
WATER MAIN SIGN
STAMPED COLORED CONCRETE
INTERSTATE HIGHWAY 35E
VICINITY MAP
N.T.S.
AUSTIN
SITE
WAXAHACHIE
SOLON
LOFLAND
CARDINAL
THRU
DART
SCALE: 1" = 40'
SUP FUTURE SITE PLAN
QT-1945
CURRENT ZONING: LI-2 | PROPOSED ZONING: LI-2 WITH SUP
AREA: 6.3186 ACRES
WAXAHACHIE, ELLIS COUNTY.
PREPARATION DATE: 2/24/2025
CASE NUMBER: ZDC-17-2025
ENGINEER OF RECORD
VILBIG AND ASSOCIATES
THOMAS L. VILBIG P.E.
517 W. WOODARD ST.
DENISON, TEXAS 75020
TEL: (214)-352-7333
QT REAL ESTATE
PROJECT MANAGER
QUIKTRIP CORPORATION
BEN WILLIAMS
8700 FREEPORT PKWY,
SUITE 115,
IRVING, TX 75063
TEL: (945)-455-8427
SURVEYOR
KIMLEY HORN
STANLEY C. RUSSELL R.P.L.S.
801 CHERRY ST.
UNIT 11, # 1300
FORT WORTH, TEXAS 76102
TEL: (817)-335-6511
Vilbig and Associates PLLC
Consulting Engineers and Surveyors
Texas Engineering Firm # F-5614
Texas Surveying Firm # 100530000
www.vilbig.com
PROJECT NO.: 2016-41
THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF THOMAS L. VILBIG, P.E. 131154 FOR THE PURPOSE OF INTERIM REVIEW ON FEBRUARY 24TH, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.
QuikTrip No. 1945
LOFLAND DRIVE
WAXAHACHIE, TEXAS
PROTOTYPE: P-116 (12/01/23)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:
NO. DATE DESCRIPTION
ORIGINAL ISSUE DATE:
SHEET TITLE:
SUP Future Site Plan (Prelim)
SHEET NUMBER:
2 of 2

EXHIBIT C - LANDSCAPE PLAN

Item 13&14

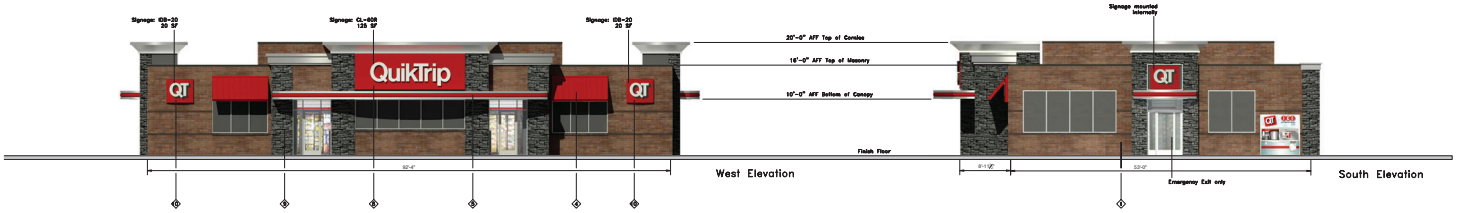


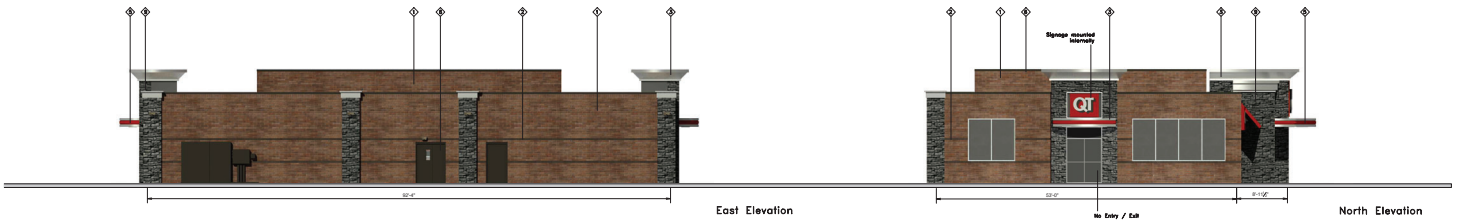
Item 13&14

EXHIBIT D - ARCHITECTURAL ELEVATIONS OPTIONS OPTION 1

BLAKE PETTUS 2/26/2025

G3SE Material SF & Percentage Table						
	TOTAL	ATLAS BRICK	STONE	FASCIA/ CANOPY	GLAZING	SIGNAGE
WEST FACADE:	1635 SF	693 SF 54%	244 SF 15%	171 SF 11%	507 SF 22%	165 SF 10%
NORTH FACADE:	899 SF	480 SF 54%	101 SF 11%	44 SF 5%	274 SF 30%	
SOUTH FACADE:	899 SF	480 SF 54%	101 SF 11%	44 SF 5%	274 SF 30%	
EAST FACADE:	1386 SF	1317 SF 95%			69 SF 5%	





QuikTrip
4725 South 129th East Ave.
Tulsa, OK 74134-7008
4725 South 129th East Ave.
Tulsa, OK 74107-2478
(918) 615-7700

Store #	Custom G3SE Fuel Stop	Address:	City, State:
1945		NWC Lofland Dr & I-35	Waxahachie, TX

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes: #
08-1945-G3SE	1/8"=1'-0"	02.26.25	BP	

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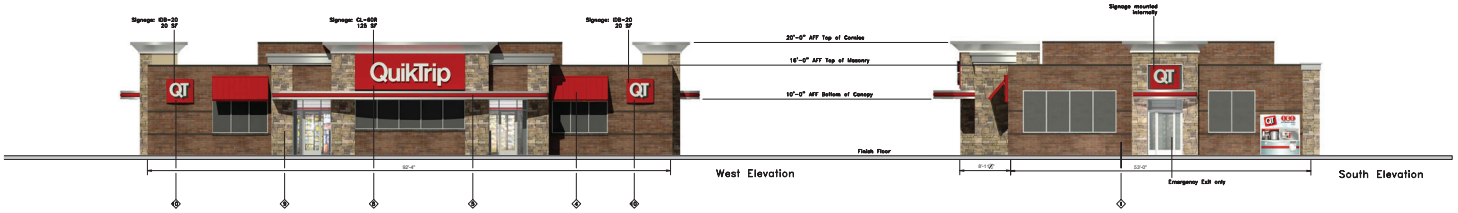
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRICK/STUCCO	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	BRICK/STUCCO	OLIVE HILL BRICK	ATLAS STRUCTURAL BRICK
3	CANOPY - ALUMINUM	CHROMATEC - POLYLAMIC	POWDER COAT
4	CAP TRIM	CHROMATEC - POLYLAMIC	POWDER COAT
5	FASCIA / SOFFIT/CANOPY SOFFIT	ALLIED INDUSTRIES	ILLUMINATED BANK
6	QT SIGNAGE	SIGNCRAFT - POLYLAMIC	SATIN FINISH
7	BELTLINE	INTERSTATE BRICK	POLISHED BRIGHT
8	AWNING	QUALITY PRODUCTS INC	SUNBRELLA
9	CANOPY	ALLIED INDUSTRIES	ILLUMINATED BANK
10	ENTRY	ALLIED INDUSTRIES	ILLUMINATED SIGNAGE

EXHIBIT D - ARCHITECTURAL ELEVATIONS OPTIONS

OPTION 2

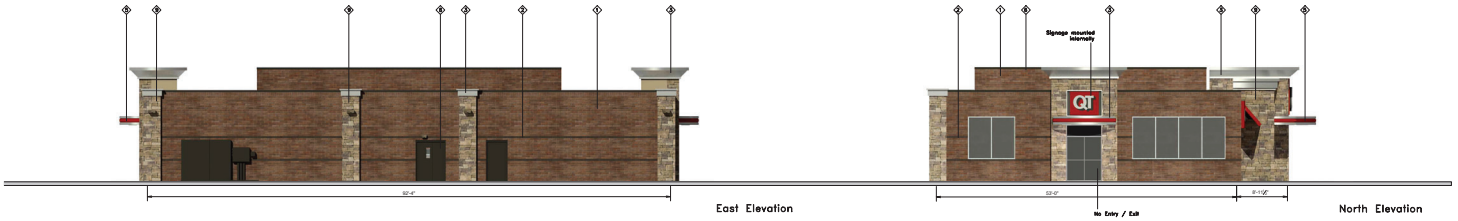
BLAKE PETTUS 2/26/2025

G3SE Material SF & Percentage Table						
	TOTAL	ATLAS BRICK	STONE	FASCIA/ CANOPY	GLAZING	SIGNAGE
WEST FACADE:	1635 SF	693 SF 54%	244 SF 15%	171 SF 11%	507 SF 22%	165 SF 10%
NORTH FACADE:	899 SF	480 SF 54%	101 SF 11%	44 SF 5%	274 SF 30%	
SOUTH FACADE:	899 SF	480 SF 54%	101 SF 11%	44 SF 5%	274 SF 30%	
EAST FACADE:	1386 SF	1317 SF 95%			69 SF 5%	



West Elevation

South Elevation



East Elevation

North Elevation

QuikTrip 4705 South 129th East Ave. Tulsa, OK 74134-7008 (918) 615-7700 / 4705 South 129th East Ave. Tulsa, OK 74134-2475 (918) 615-7700	Store # 1945 Custom G3SE Elevations		Address: NWC Lofland Dr & I-35	City, State: Waxahachie, TX		
	Serial # 08-1945-G3SE	Scale: 1/8"=1'-0"	Issue Date: 02.26.25	Drawn By: BP	Rev/Notes: #	

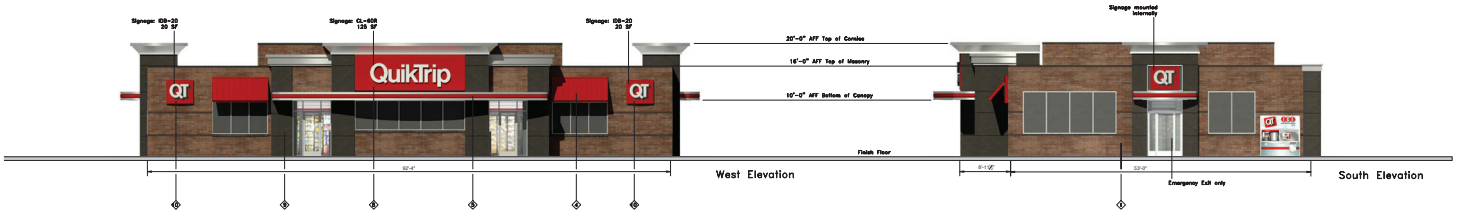
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#	FINISH	MANUFACTURER	SPECIFICATION
1	BRICK/STUCCO	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	BRICK/STUCCO	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	FASCIA/SOFFIT - ALUMINUM	CHROMATECH - WILLIAMS	CHROMATECH
4	QT RED	CHROMATECH - WILLIAMS	CHROMATECH SEAM AWNING
5	PANEL POLYCARBONATE	ALLIED INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN - WILLIAMS	METAL/FLASHING
7	BRICK	INTERSTATE BRICK	POLYFIRE MORTAR
8	QT ACCENT	DUNN EDWARDS	SIGNAGE
9	QT ACCENT	SHERWIN - WILLIAMS	ILLUMINATED SIGNAGE
10	PAINT	KYLON INDUSTRIES	CLEARSPAN SIGNAGE

EXHIBIT D - ARCHITECTURAL ELEVATIONS OPTIONS
OPTION 3

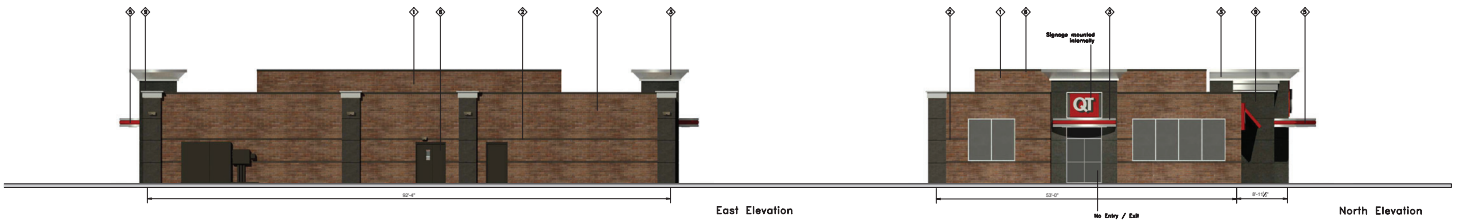
BLAKE PETTUS 2/26/2025

G3SE Material SF & Percentage Table						
	TOTAL	ATLAS BRICK	EIFS	FASCIA/ CANOPY	GLAZING	SIGNAGE
WEST FACADE:	1635 SF	693 SF 54%	244 SF 15%	171 SF 11%	507 SF 22%	165 SF 10%
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SOUTH FACADE:	899 SF	480 SF 54%	101 SF 11%	44 SF 5%	274 SF 30%	
EAST FACADE:	1386 SF	1317 SF 95%			69 SF 5%	



West Elevation

South Elevation



East Elevation

North Elevation

QuikTrip
4705 South 129th East Ave.
Tulsa, OK 74134-7008
4705 South 129th East Ave.
Tulsa, OK 74107-2478
(918) 615-7700

Store #	Custom G3SE Fuel Stop	Address:	City, State:
1945		NWC Lofland Dr & I-35	Waxahachie, TX

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes: #
08-1945-G3SE	1/8"=1'-0"	02.26.25	BP	

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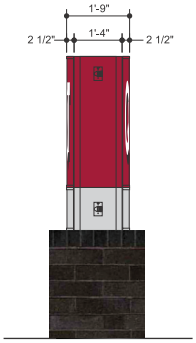
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRICK/STUCCO	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	BRICK/EIFS	OLIVE HILL BRICK	ATLAS STRUCTURAL BRICK
3	FACIA/CANOPY - ALUMINUM	CHEMRON - WILLIAMS	DYNADRY SEAM AWNING
4	EIFS TRIM	CHEMRON - WILLIAMS	DYNADRY SEAM AWNING
5	EIFS / POLYCARBONATE	ALLIED INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN - WILLIAMS	METAL/EIFS
7	BRICK	INT. HOSPITALITY BRICK	POLYFINISH BRUSH
8	SIGNAGE	ALLIED INDUSTRIES	GOOSENECK
9	SIGNAGE	ALLIED INDUSTRIES	ILLUMINATED
10	SIGNAGE	ACTION INDUSTRIES	CLEARSTORY SIGNAGE

EXHIBIT E - SIGNAGE

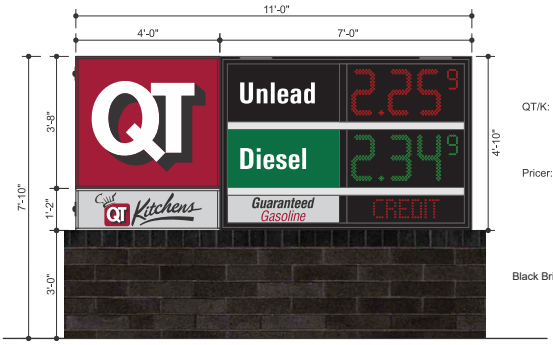
Item 13&14



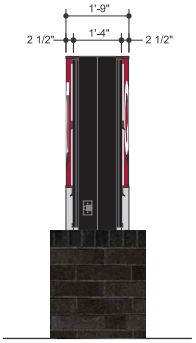
Top View



Side Elevation



Front Elevation
Scale: 3/8" = 1'-0"



Side Elevation

MH15-E2PGQ-CC-54
Horizontal Monument Sign

- QT Logo
- Two (2) Product LED Gas Price Sign with Cash & Credit
- QT Kitchens
- Guaranteed Gasoline
- 53.1 Square Feet Sign Area

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by sign installer.

Color Specifications
All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Allen Industries | FILE NUMBER E212563 | Listed NRTL E212563 | Electric Sign Complies with UL48 CSA C22.2 No.207

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GROUNDED ELECTRICAL CONNECTIONS

Item #QT-MH15-E2PGQ-CC-54

Project Information

Client: QuikTrip
Location: Various
File: QT-MH15-E2PGQ-CC-54_101
Sales: House | Design: CT | Project Manager: James Gentry

Date / Description

01/24/22	Issue Date
02/01/22	1 Rev. 1

Notes
-

Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name
Title Date

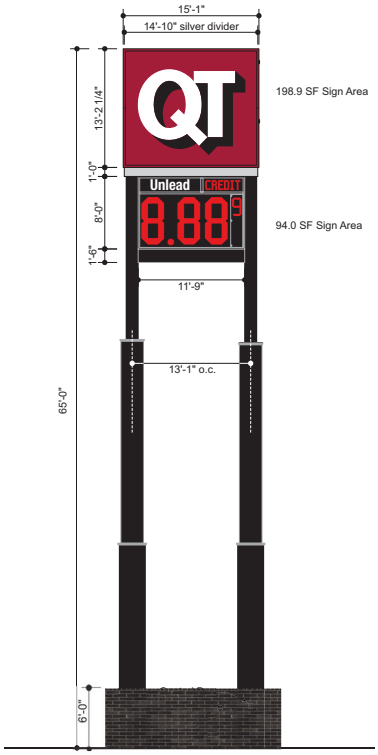
Declaration

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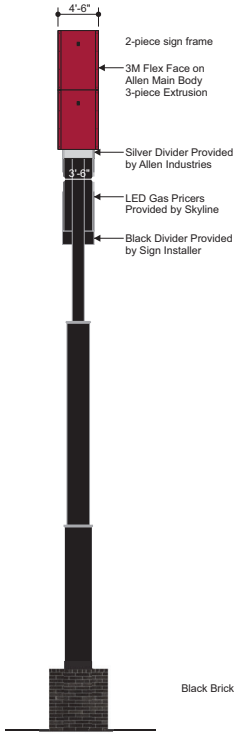
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EXHIBIT E - SIGNAGE

Item 13&14



Front Elevation
Scale: 3/32" = 1'-0"



Side Elevation

1945 -HR15-ELP-CC
High Rise Sign

- QT Logo
- Silver Fabricated Aluminum Divider
- One (1) Product LED Gas Price Sign
- 292.9 Square Feet Sign Area

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by QT.

Color Specifications
All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Allen Industries
FILE NUMBER E212503
Listed Electric Sign Complies with UL48 CSA C22.2 No.207 AI1 017510
E212503
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
GROUNDED ELECTRICAL CONNECTIONS

1945 -HR15-ELP-CC

Project Information
Client: QuikTrip
Location:

Sales	Design	Project Manager
House	CT	James Gentry

Date / Description

12/18/19	Issue Date	Initial
01/10/20	1 Rev. 1	CT
02/12/20	2 Rev. 2	CT

Notes

Store #

1945

Declaration

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Planning & Zoning Department

Zoning Staff Report

Case: ZDC-231-2024

MEETING DATE(S)

Planning & Zoning Commission: April 15, 2025
City Council: April 21, 2025

CAPTION

Public Hearing on a request by Joey Scott, Stephens Engineering, for a **Specific Use Permit (SUP)** for a Self-Storage Facility use within General Retail zoning district located at 51 Indian Drive (Property ID 295119) - Owner: Buffalo Creek Plaza, LLC (ZDC-231-2024)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-231-2024, a Specific Use Permit (SUP) for a Self-Storage Facility use with Elevation Option ____, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The Applicant requests a Specific Use Permit (SUP) for a Self-Storage Facility use (Oak View Self-Storage) within the General Retail (GR) zoning district located at 51 Indian Drive.

CASE INFORMATION

Applicant: Joey Scott, Stephens Engineering

Property Owner(s): Buffalo Creek Plaza, LLC

Site Acreage: 3.130 acres

Current Zoning: General Retail (GR)

Requested Zoning: General Retail (GR) with a SUP for Self-Storage Facility use

SUBJECT PROPERTY

General Location: 51 Indian Drive

Parcel ID Number(s): 295119

Existing Use: Undeveloped Land

Development History: The subject property was platted as a portion of Block A, Lot 9 of the Buffalo Creek Addition in 2022.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	GR	Rehabilitation Hospital of Waxahachie
East	GR, SF-2	Undeveloped Land
South	GR, SF-2	Undeveloped Land
West	GR	Undeveloped Land

Future Land Use Plan: Mixed-Use Neighborhood & Regional Commercial

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.

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

Thoroughfare Plan: Access to the subject property is from Indian Drive (an 80’ Major Collector) on the Thoroughfare Plan.

Site Image:



PLANNING ANALYSIS

The Applicant requests a SUP for a Self-Storage Facility use (Oak View Self-Storage) within the General Retail (GR) zoning district located at 51 Indian Drive. A Self-Storage Facility Land Use requires a SUP to be approved by City Council per the City of Waxahachie Zoning Ordinance. Staff received the SUP application on December 18, 2024. Staff reviewed the application and provided comments to the Applicant on December 31, 2024. Staff provided comments to the applicant within five (5) business days of each of the three (3) resubmittals provided by the applicant.

Oak View Capital Partners, LLC (the business owner of Oak View Self-Storage) is a Dallas-based development firm who focuses on developing multi-story climate-controlled self-storage facilities with locations within the Dallas-Fort Worth metroplex and Kansas City area. This location will consist of a primary structure of approximately 97,800 square feet with the total height of 46'-10 ½". The proposed facility is staffed by one employee during the hours of operation of 6:00 a.m. to 10 p.m., every day.

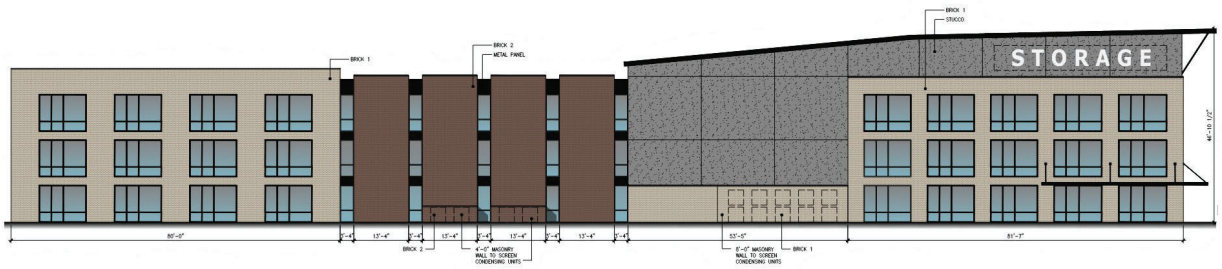
The proposed project does meet the minimum parking requirements and minimum landscape requirements per the City of Waxahachie Zoning Ordinance. The Applicant is not requesting any deviations from the City's Code of Ordinances.

Screening

Typically, a six-foot (6') masonry screening wall is required for all proposed non-residential developments located adjacent to a residential zoning district or residential use property per Section 5.03 of the City of Waxahachie Zoning Ordinance. The adjacent properties located to the south and west are within a residential zoning district; however, it is undeveloped. The Applicant is proposing to install a combination of canopy trees and ornamental trees along the southern property boundary to provide live screening in the event that the adjacent property develops; which is an appropriate alternative in this context.

Proposed Elevations

The Applicant has provided two sets of architectural elevations. Both elevations have the same building design and exterior finishes except the color scheme for each option is different. Staff recommends Option 1 because the color scheme offers earthy tones that are more compatible with the adjacent ClearkSky Rehabilitation Hospital, whereas Option 2 offers a red undertone.



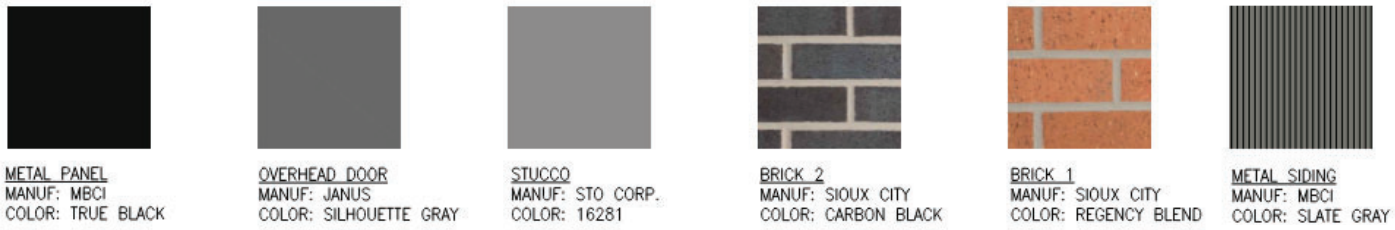
Option 1



Option 2
North Elevation



Option 1 - Proposed Materials



Option 2 - Proposed Materials

Exterior Finishing Materials for Architectural Elevations (Option 1 and 2)

Material	North Elevation	South Elevation	East Elevation	West Elevation	Overall
Stucco	2,443 (31%)	2,792 SF (31%)	623 SF (20%)	933 SF (28%)	6,791 SF (29%)
Brick	5,351 SF (69%)	5,720 SF (65%)	2,530 SF (80%)	2,451 SF (72%)	16,052 SF (69%)
Metal	0	348 SF (4%)	0	0	348 SF (2%)

Percentages do not include the surface area for windows, doors and signage.

Lighting

The Applicant proposes to mount shielded wall packs on the proposed building, along with a twenty-foot light pole to be located at the parking lot located on the western side of the property. The Applicant has provided a photometric plan that meets Section 6.03 of the City of Waxahachie Zoning Ordinance, along with the lighting specifications of the proposed lighting fixtures

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 11 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 five (5) letters in support and no letters in opposition for the SUP request.

Staff Concerns

Although the photometric plan meets Section 6.03 of the City of Waxahachie Zoning Ordinance, Staff has a concern that the proposed fixtures may cause a glare issue. The Applicant shall provide a shield for each lighting fixtures at the time of building permitting to prevent any glare issues.

RECOMMENDATION

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

Conditions:

1. The subject property shall be replatted prior to approval of Building Permit(s) for the development.
2. The Applicant shall provide a shield for all lighting fixtures to prevent any light pollution exceeding the allowed unit per Section 6.03 of the City of Waxahachie Zoning Ordinance.
3. The Applicant shall submit an updated site plan to reflect the addition of a note that the curb inlet must be maintained by property owner.
4. The Applicant shall execute a mutually agreed upon development agreement within thirty (30) calendar days of the approval of this SUP request.
5. The proposed development shall be developed within the General Retail (GR) zoning district only. A Zoning Change will be required if any structures are built within the Single-Family 2 (SF-2) zoning district portion of the subject property.
6. The Applicant or property owner shall obtain a Certificate of Occupancy (CO) by the fifth (5th) year of the approval of this SUP. In the event a CO is not obtained the SUP ordinance shall expire and become null and void.
7. The property owner shall obtain all necessary permits from the City of Waxahachie Building & Community Services Department prior to construction on the subject property.

ATTACHED EXHIBITS

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

STAFF CONTACT INFORMATION

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

Reviewed by:
Trenton Robertson, AICP
Senior Director of Planning
trenton.robertson@waxahachie.com

Oak View Capital Partners, LLC Operation Plan

City of Waxahachie – Indian Drive Property

Oak View Capital Partners, LLC is a Dallas based development firm currently focused on developing Class A Self storage in the Dallas/Fort Worth and Kansas City Metro markets. Our focus is primarily on multistory climate-controlled facilities that allow the consumer to be in a safe comfortable environment. Self-storage has become an essential neighborhood service as an extension of the family's home garage, people in transition as well as incubators for new businesses in the community. We use professional national storage companies for management and branding including Cubesmart and Public Storage.

Self storage is a great neighbor since it is a very low traffic generator and once the client rents a unit they usually have minimal visits to their unit if at all. There is also a lot more security than normal businesses with at least 20+ cameras inside and outside the building. Our operating hours are 9 am to 6 pm Monday through Sunday. Access hours are limited to 6 am to 10 pm. We will have one employee during our operating hours.

Parking requirements for storage are very minimal. Based on a recent study by Priority Engineers for our Dallas locations, Peak AM visits are 7 and Peak PM visits are 9. Our facilities average 10 to 15 spaces. In the Dallas market we have the following parking space count on projects that were new ground up construction: Forney (8), Sherman (20), Crowley (12), Pantego (8). Our proposed project includes 19 designated parking spaces, which is above our average number of spaces.

The proposed climate-controlled storage building is compatible with the surrounding properties and zoning designations. The adjacent properties to the west, north, and east, zoned for general retail, align well with the commercial nature of the project, creating opportunities for shared customer traffic and complementary uses. To the south, the residential zoning presents a practical relationship, as the storage facility can provide a valuable service to nearby residents seeking secure, climate-controlled storage options. The project's design and operations will ensure minimal impact on the residential area, maintaining a balanced and harmonious integration with the surrounding community.

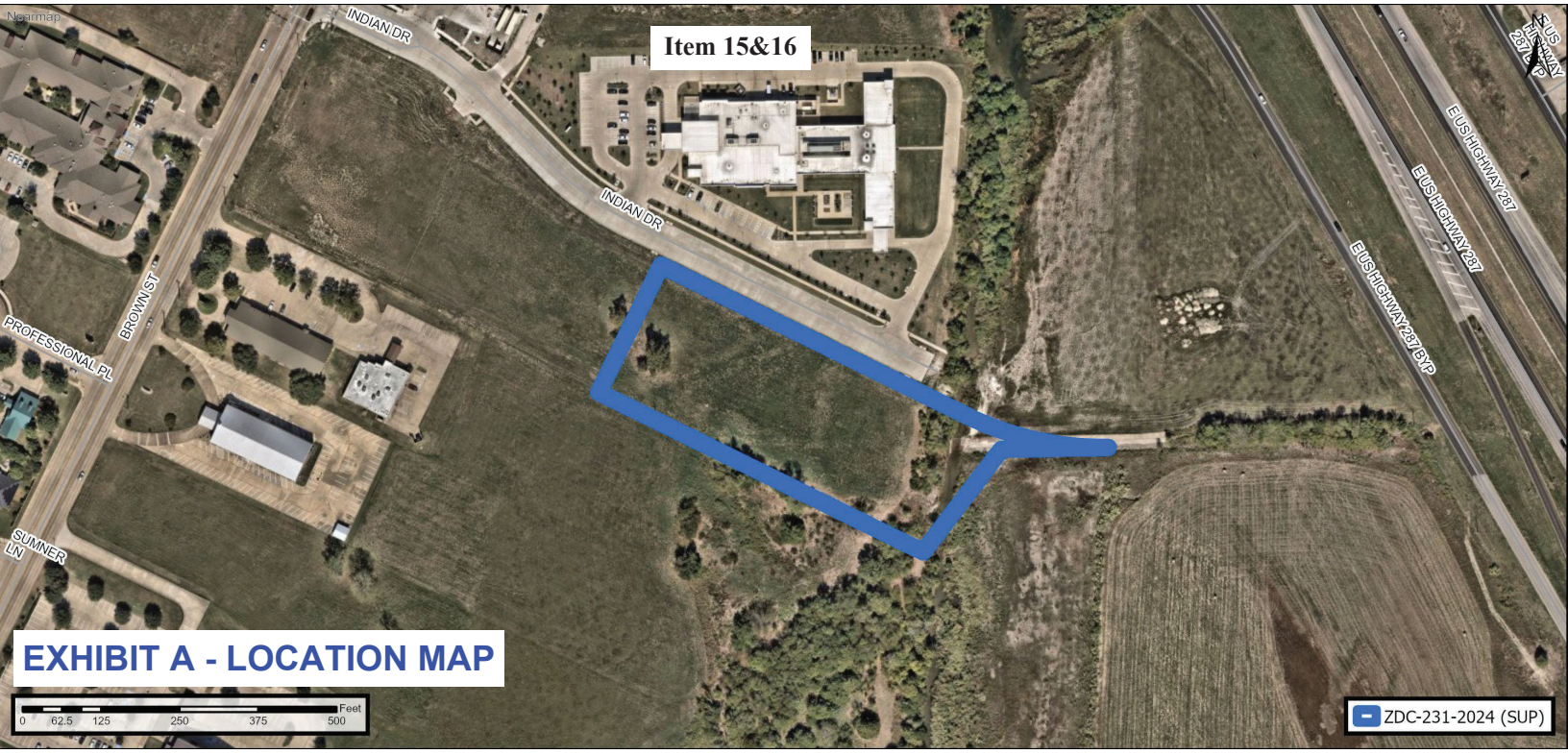
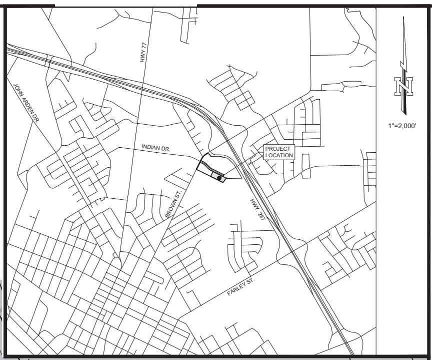
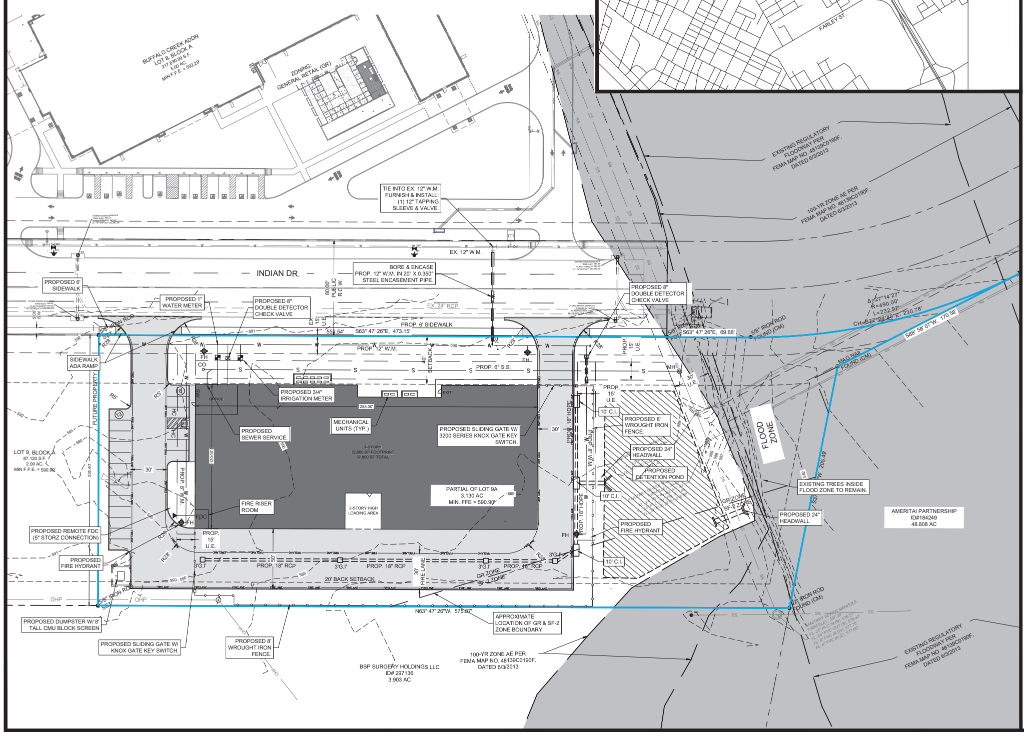
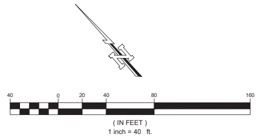

Nearmap
Item 15&16
INDIAN DR
INDIAN DR
BROWN ST
PROFESSIONAL PL
SUMNER LN
E US HIGHWAY 287
E US HIGHWAY 287
E US HIGHWAY 287 BYP
E US HIGHWAY 287
EXHIBIT A - LOCATION MAP
0 62.5 125 250 375 500 Feet
ZDC-231-2024 (SUP)

EXHIBIT B - SITE PLAN







LEGEND

EXISTING SEWER LINE	EXISTING FIRE HYDRANT
EXISTING WATER LINE	PROPOSED FIRE HYDRANT
PROPOSED SEWER LINE	PROPOSED STREET PAVEMENT
PROPOSED WATER LINE	PROPOSED PARKING COUNT
PROPOSED STORM DRAIN	
EASEMENT	
PROPERTY LINE	
LOT LINES	
EXISTING CONTOURS	
FIRE LANE	

"U.E." - UTILITY EASEMENTS
"D.E." - DRAINAGE EASEMENTS
"C.I." - CURB INLET
"A.I." - AREA INLET
"G.I." - GRATE INLET
"JBOX" - JUNCTION BOX

SITE DATA SUMMARY TABLE	
CURRENT ZONING	GENERAL RETAIL
PROPOSED ZONING	GENERAL RETAIL
PROPOSED USE	SELF STORAGE FACILITY
LOT AREA/SQ FT. AND AC	190,444 SF / 3.130 AC
TOTAL BUILDING AREA (GSF)	97,800 SF
WAREHOUSE (GSF)	96,925 SF
OFFICE (GSF)	875 SF
BUILDING HEIGHT	46'-10 1/2"
LOT COVERAGE	65,847 SF
REQUIRED PARKING (1/10,000 SF + 4)	14
TOTAL PARKING PROVIDED	19
TOTAL HANDICAP REQUIRED	2
IMPERVIOUS SURFACE	55% (LOT 9A)

GENERAL NOTES

1. EXISTING ZONING: GENERAL RETAIL
2. NUMBER OF LOTS: 1
3. SETBACKS: FRONT: 40'
   BACK: 20'
   SIDE: 15'
4. BUILDING HEIGHT: 46'-10 1/2" (CLIMATE CONTROLLED BLDG.)
5. EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER CITY REQUIREMENTS.
6. MIN. 15' WIDE UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES.
7. SANITARY SEWER COLLECTION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
8. DRAINAGE RUNOFF SHALL BE ROUTED TO AN APPROPRIATE DRAINAGE WAY.
10. TRASH/RECYCLE RECEPTACLE SHALL BE SCREENED WITH A MASONRY SCREEN WALL.
11. PARKING LOT LIGHTING SHALL BE SHUTTERED CUT-OFF FIXTURES, AIMED AT THE STRUCTURE, AND SHALL BE DESIGNED TO HAVE LIMITED LIGHT POLLUTION TO ADJACENT AREAS.
12. THE NET STORM WATER RELEASE FOR THIS DEVELOPMENT SHALL BE ZERO.
13. THE FIRE LANE WILL BE REQUIRED TO BE MARKED AS OUTLINED IN THE FIRE CODE.
14. ANY WALL PACK BUILDING LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD FROM THE ADJACENT LOT DISTRICT.
15. SIGNAGE WILL BE PLACED ON BUILDING WALL.
16. KNOX BOX SERIES 3200 SHALL BE LOCATED AT FRONT OFFICE DOOR, THE FIRE RISER ROOM, AND AT THE REAR DOOR.
17. PER SECTION 510 OF THE 2021 IFC, EMERGENCY RESPONDER COMMUNICATION COVERAGE SHALL BE INSTALLED.
18. MECHANICAL UNITS WILL BE LOCATED IN FRONT OF BUILDING w/ A SCREENED STRUCTURAL PARAPET FROM THE PUBLIC R.O.W.
19. TYPICAL PARKING SPACE DIMENSIONS 9'X20' UNLESS OTHERWISE SHOWN.

CIVIL ENGINEER
STEPHENS ENGINEERING
REGISTRATION NO. F-20395
PO BOX 6618
LONGVIEW, TX 75608
PHONE: (903) 331-6036
CONTACT: KYLE STEPHENS, P.E.

APPLICANT:
DEVELOPER
OAK VIEW CAPITAL PARTNERS
178 JELLICO CIRCLE
SOUTHLAKE, TX 75692
PHONE: (214) 460-8442
CONTACT: BRAD TIDWELL

ARCHITECT
BACA
100 N. TRAVIS ST. NO. 500
SHERMAN, TX 75090
PHONE: (903) 893-5800
EMAIL: DAVID@BACA.TEAM
CONTACT: DAVID BACA

SURVEYOR
360 SURVEY
310 H.G. MOSLEY PKWY
LONGVIEW, TX 75604
PHONE: (903) 387-2577
EMAIL: BRET@360SURV.COM
CONTACT: BRET READ

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KYLE A. STEPHENS, P.E. NO 106333 ON 04/01/25. IT IS NOT TO BE USED FOR CONSTRUCTION.

MARK	REVISION	DATE

SPECIFIC USE PERMIT
SITE PLAN
ZDC-231-2024

OAK VIEW CAPITAL PARTNERS
LOT 9 BLK A BUFFALO CREEK
SELF-STORAGE FACILITY SITE PLAN
WAXAHACHIE, TEXAS
ELLIS COUNTY, TEXAS

DRAWN BY:	J.T.S.
DESIGNED BY:	K.A.S.
DATE:	DEC. 2024
JOB NO.	OVCP-24-03

STEPHENS ENGINEERING
P.O. BOX 6618 LONGVIEW, TX 75608
(903) 215-8990 STEPHENSENG.NET

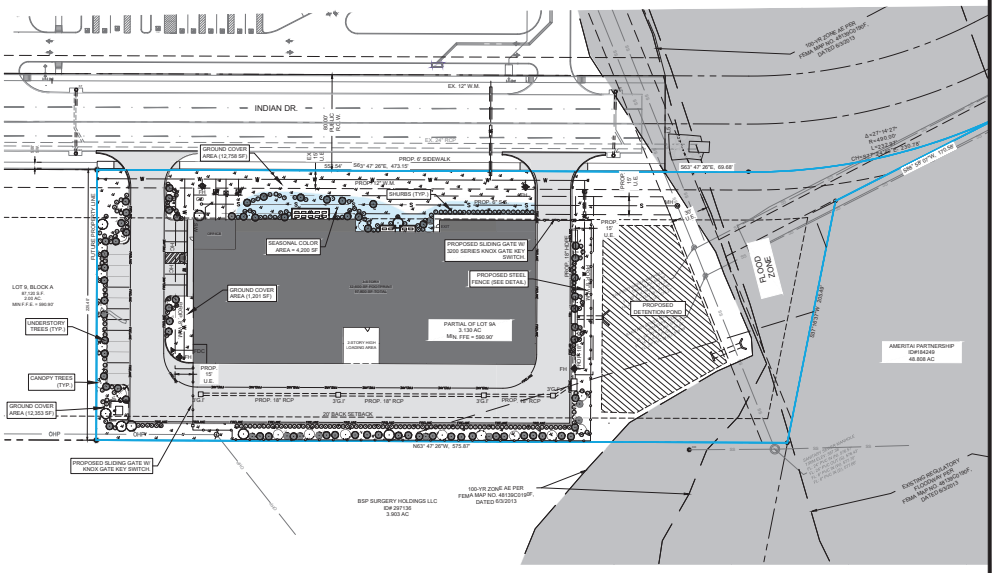
SEAL:
TBPE FIRM NO. F-20395

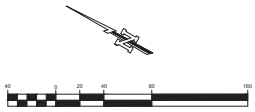
SHEET NO.
1

LANDSCAPE REQUIREMENTS

PLANTS REQUIRED IN INTERIOR LANDSCAPE AREAS

		PERCENTAGE LS	AREA SF	REQUIRED	UNIT	PROVIDED	UNIT
SITE AREA			32,600				
			(FIRST FLOOR OF LARGEST BLDG.)				
LOT 9A - MINI SELF-STORAGE BUILDING							
PLANT SPECIES							
REQUIRED LANDSCAPE AREA		50%	16,300.00				
REQUIRED CANOPY TREES 1/500	RED OAK			33	EA	35	EA
REQUIRED UNDERSTORY TREES 1/250	NELLY R. STEVENS & CRAPE MYRTLES			65	EA	80	EA
REQUIRED SHRUBS 1/70	DWARF BURFORD HOLLY			233	EA	238	EA
REQUIRED GROUND COVER AREA 15%	LIRIOPE			2,445	SF	26,312	SF
REQUIRED SEASONAL COLOR AREA 2%				326	SF	4,200	SF





LEGEND

"U.E." - UTILITY EASEMENTS
"D.E." - DRAINAGE EASEMENTS
"C.I." - CURB INLET
"A.I." - AREA INLET
"G.I." - GRATE INLET
"JBOX" - JUNCTION BOX

CANOPY TREE – 35 EA

UNDERSTORY TREE – 80 EA

EVERGREEN SHRUB – 238 EA

GROUND COVER AREA – 26,312

SEASONAL COLOR AREA – 4,200 SF

GENERAL LANDSCAPE PLAN NOTES

1. LANDSCAPE PLAN PREPARED BY STEPHENS ENGINEERING FOR SITE PLAN REVIEW PURPOSES. FINAL LANDSCAPE PLAN SHALL BE COMPLETED BY A REGISTERED LANDSCAPE ARCHITECT, PER CITY REQUIREMENTS.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AND SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
3. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WAXAHACHIE'S LANDSCAPE ORDINANCE IN EFFECT AT THE TIME OF SITE PLAN APPROVAL.
4. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE, AS WELL AS FINDING OUT EACH COMPANY'S RESTRICTIONS ON WORKING WITHIN THEIR EASEMENTS AND UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING IMPROVEMENTS AND TO NOT DISTURB THOSE THAT ARE OUTSIDE OF THE SCOPE OF WORK. ANY STRUCTURES THAT ARE TO REMAIN WITHIN THE SCOPE OF WORK AREA SHALL NOT BE DAMAGED. PHOTOGRAPHS AND NOTES SHOULD BE MADE FOR ANY EXISTING DAMAGED CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND DISTRIBUTED TO OWNERS REPRESENTATIVE.
6. CONTRACTOR SHALL NOTIFY OWNER REPRESENTATIVE IF THERE ARE ANY WATER RESTRICTIONS AND WHAT IF ANY IMPACT THIS MAY HAVE ON THE INSTALLATION OF PLANT MATERIAL.
7. QUANTITIES SHOWN IN PLANT LIST FOR PLANT MATERIAL AREA PROVIDED AS A COURTESY FOR THE CONTRACTOR. CONTRACTOR SHALL VERIFY PRIOR TO BIDDING THAT THE QUANTITY WILL COVER THE SPECIFIED AREAS THAT THE SPACING STATED IN THE PLANT LIST UNDER THE REMARKS COLUMN. IF THERE IS A DIFFERENCE, THE CONTRACTOR SHALL MAKE NOTE ON THEIR BID AND SHOW THE ADDED OR REDUCED COST.
8. CONTRACTOR SHALL ESTABLISH SOURCES FOR ALL PLANT MATERIAL ON PLANT LIST WHEN BIDDING PROJECT. NO PLANTS SUBSTITUTIONS.
9. CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS FOR THIS PROJECT PRIOR TO INSTALLATION.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
11. ALL NEW PLANTING BEDS SHALL HAVE A MINIMUM SIX (6") INCHES OF BED PREPARATION.
12. LAWN AREA SHALL HAVE FERTILE AND CLEAN TOP SOIL TILLED 4" DEEP.
13. GRADING IN PLANTING BEDS SHALL BE SMOOTH AND PROVIDE POSITIVE DRAINAGE.
14. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL TREES, AND SHRUBS FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
15. MULCHING OF SHRUB AND ANY GROUND COVER AREAS SHALL HAVE 3 INCHES OF SHREDDED HARDWOOD MULCH.
16. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
17. THE PROPERTY OWNER, TENANT, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE INSTALLATION OF LANDSCAPING. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS NOT PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.
18. ALL TREES SHALL BE PLANTED A MINIMUM OF FIVE (5'-0") FROM ALL UTILITY LINES.

PRELIMINARY

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MARK	REVISION	DATE

SPECIFIC USE PERMIT
LANDSCAPE PLAN
ZDC-231-2024

OAK VIEW CAPITAL PARTNERS
LOT 9 BLK A BUFFALO CREEK
SELF-STORAGE FACILITY SITE PLAN
WAXAHACHIE, TEXAS
ELLIS COUNTY, TEXAS

DRAWN BY:	J.T.S.
DESIGNED BY:	K.A.S.
DATE:	4/2/25
JOB NO.	OVCP-2403

STEPHENS ENGINEERING
P.O. BOX 416 WAXAHACHIE, TEXAS 75168
(903) 215-8900 STEPHENSENG.NET

REAL
TBPE FIRM NO. F-20395

SHEET NO.
2

EXHIBIT D - ARCHITECTURAL ELEVATIONS

Item 15&16

OPTION 1



EXTERIOR PERSPECTIVE (OPTION 2)
SCALE: N.T.S.



METAL PANEL
MANUF: MBCI
COLOR: TRUE BLACK

OVERHEAD DOOR
MANUF: JANUS
COLOR: SILHOUETTE GRAY

STUCCO
MANUF: STO CORP.
COLOR: 16281

BRICK_2
MANUF: SIOUX CITY
COLOR: BROWN VELOUR

BRICK_1
MANUF: SIOUX CITY
COLOR: CREAM WATERSTRUCK

OPTION 2



EXTERIOR PERSPECTIVE (OPTION 1)
SCALE: N.T.S.



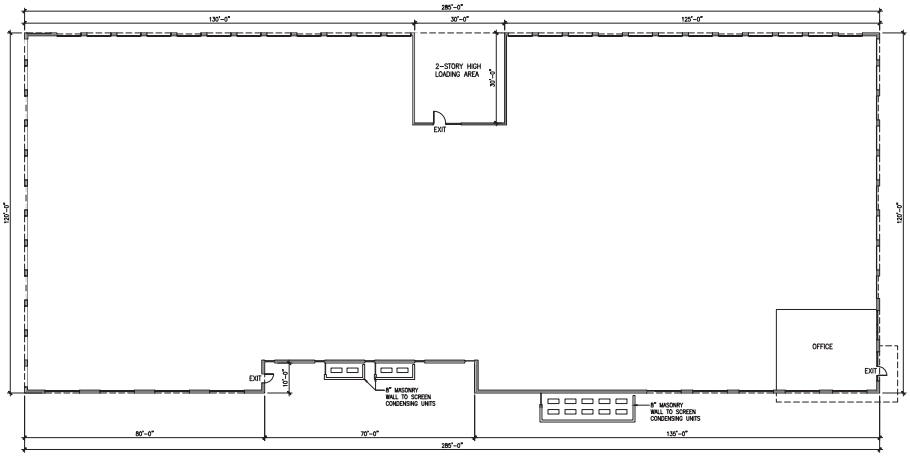
METAL PANEL
MANUF: MBCI
COLOR: TRUE BLACK

OVERHEAD DOOR
MANUF: JANUS
COLOR: SILHOUETTE GRAY

STUCCO
MANUF: STO CORP.
COLOR: 16281

BRICK_2
MANUF: SIOUX CITY
COLOR: CARBON BLACK

BRICK_1
MANUF: SIOUX CITY
COLOR: REGENCY BLEND



1 REFERENCE FLOOR PLAN
SCALE: N.T.S.

floor plan reference drawing & exterior perspective options 1 & 2

BACA
100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

SCHEMATIC DESIGN REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

OAK VIEW SELF-STORAGE
Waxahachie (ZDC-231-2024)
Indian Drive, Waxahachie, Texas

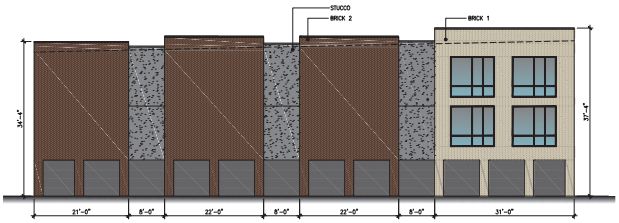
PROJECT NUMBER
2508
DATE
04.03.25
SHEET NUMBER
SUP-1

EXHIBIT D - ARCHITECTURAL ELEVATIONS (OPTION 1) Item 15&16



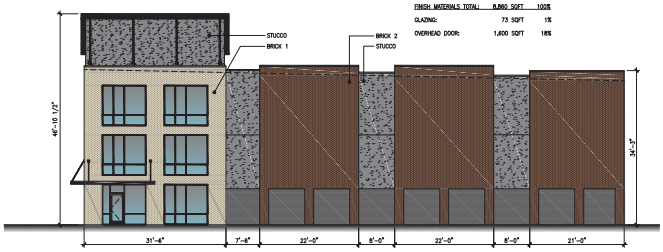
4 SOUTH ELEVATION
SCALE: N.T.S.

EXTERIOR WALL FINISH MATERIALS – SOUTH FACADE		
STUCCO:	2,792 SQFT	31%
BRICK:	5,720 SQFT	65%
METAL SIDING:	348 SQFT	4%
FINISH MATERIALS TOTAL:	8,860 SQFT	100%
GLAZING:	73 SQFT	1%
OVERHEAD DOOR:	1,600 SQFT	18%



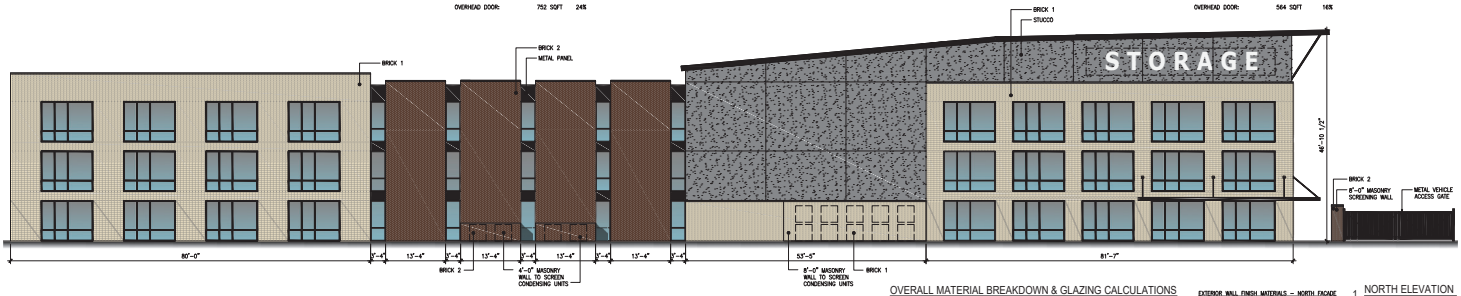
3 EAST ELEVATION
SCALE: N.T.S.

EXTERIOR WALL FINISH MATERIALS – EAST FACADE		
STUCCO:	623 SQFT	20%
BRICK:	2,530 SQFT	80%
FINISH MATERIALS TOTAL:	3,153 SQFT	100%
GLAZING:	351 SQFT	11%
OVERHEAD DOOR:	752 SQFT	24%



2 WEST ELEVATION
SCALE: N.T.S.

EXTERIOR WALL FINISH MATERIALS – WEST FACADE		
STUCCO:	933 SQFT	28%
BRICK:	2,451 SQFT	72%
FINISH MATERIALS TOTAL:	3,384 SQFT	100%
GLAZING:	527 SQFT	15%
OVERHEAD DOOR:	564 SQFT	16%



1 NORTH ELEVATION
SCALE: N.T.S.

EXTERIOR WALL FINISH MATERIALS – NORTH FACADE		
STUCCO:	2,443 SQFT	31%
BRICK:	5,351 SQFT	69%
FINISH MATERIALS TOTAL:	7,794 SQFT	100%
GLAZING:	3,381 SQFT	43%

OVERALL MATERIAL BREAKDOWN & GLAZING CALCULATIONS

EXTERIOR WALL FINISH MATERIALS – COMBINED FACADES		
STUCCO:	6,791 SQFT	29%
BRICK:	16,052 SQFT	69%
METAL SIDING:	348 SQFT	2%
FINISH MATERIALS TOTAL:	23,191 SQFT	100%
GLAZING:	4,332 SQFT	19%
OVERHEAD DOOR:	2,916 SQFT	13%



METAL PANEL MANUF: MBCI COLOR: TRUE BLACK	OVERHEAD DOOR MANUF: JANUS COLOR: SILHOUETTE GRAY	STUCCO MANUF: STO CORP. COLOR: 16281	BRICK 2 MANUF: SOUX CITY COLOR: BROWN VELOUR	BRICK 1 MANUF: SOUX CITY COLOR: CREAM WATERSTRUCK	METAL SIDING MANUF: MBCI COLOR: SLATE GRAY

BACA
100 NORTH TRAVIS STREET
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SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

SCHEMATIC DESIGN REVIEW
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NO.	DESCRIPTION	DATE
	REVISIONS	

OAK VIEW SELF-STORAGE
Waxahachie (ZDC-231-2024)
Indian Drive, Waxahachie, Texas

PROJECT NUMBER
2508
DATE
04.03.25
SHEET NUMBER
SUP-1.2

option 2: exterior elevation reference drawings

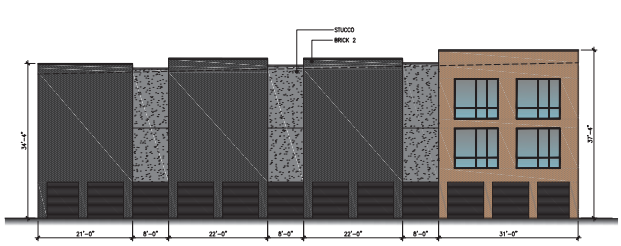
EXHIBIT D - ARCHITECTURAL ELEVATIONS (OPTION 2) Item 15&16



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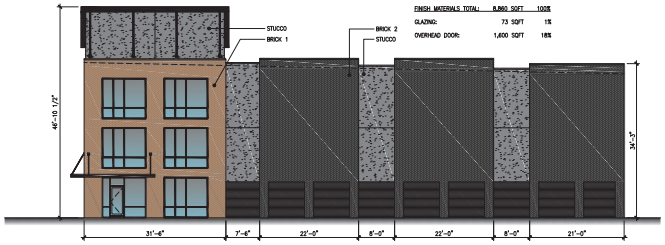
4 SOUTH ELEVATION
SCALE: N.T.S.



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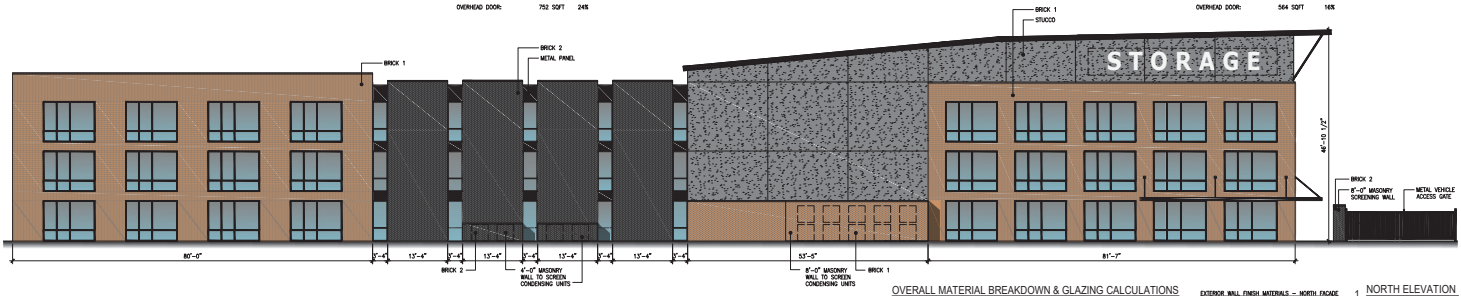
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2 WEST ELEVATION
SCALE: N.T.S.



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1 NORTH ELEVATION
SCALE: N.T.S.

OVERALL MATERIAL BREAKDOWN & GLAZING CALCULATIONS

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OVERHEAD DOOR
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STUCCO
MANUF: STO CORP.
COLOR: 1602B1

BRICK 2
MANUF: SOUX CITY
COLOR: CARBON BLACK

BRICK 1
MANUF: SOUX CITY
COLOR: REGENCY BLEND

METAL SIDING
MANUF: MBCI
COLOR: SLATE GRAY

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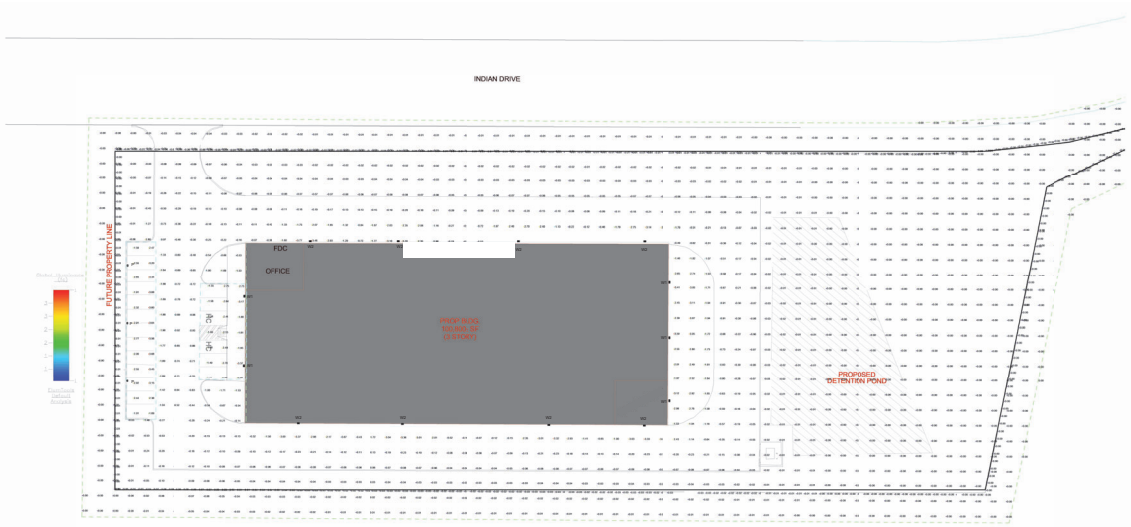
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Waxahachie (ZDC-231-2024)
Indian Drive, Waxahachie, Texas

PROJECT NUMBER
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04.03.25
SHEET NUMBER
SUP-1.1

option 1: exterior elevation reference drawings

EXHIBIT E - PHOTOMETRIC PLAN

Item 15&16



1 **Site Photometric**
1" = 20'-0"

E - LIGHTING FIXTURE SCHEDULE

TAG	MOUNTING	VOLTAGE	LOAD	MAKE	DESCRIPTION	MODEL
-	POLE	480V-3	81.12L	Holdy Brands Lighting	POLE MOUNTED SITE LIGHTING FIXTURE. TG 480 SGN PV, 37K 7YWP, 80 CRI, 2ND TYPE V WITH MAGNUSHIFT CONTROL. CONFIRM POLE MOUNT TYPE, CONTROLS AND FINISH. POLE MOUNTED 20FT ABOVE GRADE.	SGN3 P2 27K 80CRI BLC4 MVOLT
B1	WALL	480V-3	81.12L	Holdy Brands Lighting	BACKDOOR WALL PACK, FIXTURE TO BE SGN 3A 27K 7BWP, BLACK, HORIZONTAL MOUNT, MEDIUM DISTRIBUTION, MVOLT, AND PHOTOCELL SENSOR CONTROLS	SGN3B3 LED 3A 27K 80CRI T4M MVOLT SRM PE
W1	WALL	480V-3	81.12L	Holdy Brands Lighting	EXTERIOR WALL PACK, FIXTURE TO BE SGN 1A 27K 7BWP, BLACK, TYPE 5 MEDIUM DISTRIBUTION, MVOLT, AND PHOTOCELL SENSOR	SGN1B3 LED 1A 27K 80CRI T5 MVOLT HSS PE

Photometric Results

Calculation Points Name	Average	Maximum	Minimum
Property Lines	0.01 fc	0.08 fc	0.00 fc
Parking 1	2.72 fc	3.68 fc	1.01 fc
Parking 2	2.19 fc	3.37 fc	1.46 fc
Site 1	0.23 fc	3.77 fc	0.00 fc

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SCHEMATIC DESIGN REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE
-	FOR PERMIT	12/17/2024

OAK VIEW SELF-STORAGE
Waxahachie
Indian Drive, Waxahachie, Texas

PROJECT NUMBER
2433
DATE
12.18.24
SHEET NUMBER
PM100