

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, May 13, 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 April 29, 2025
 - b. Consider a request by Bryan Parker, for a Plat of Clopton Lake Estates, Lot 1, Block A, being 7.971 acres, located approximately 500 feet east of 5037 FM 813, situated in the George W. Younger Survey, Abstract 1195, an addition in the City of Waxahachie and the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 245187) – Owner: Thomas E. Taylor (SUB-59-2025)
5. ***Public Hearing*** on a request by Ryan McIntosh, Trinity Partners, for a Site Plan for the Plaza at Bessie Coleman, located directly south of 1650 N US Highway 77 (Property ID: 223131) – Owner: Bomac Wax Investments LLC (SP-222-2024)
6. ***Consider*** recommendation of SP-222-2024

7. ***Public Hearing*** on a request by David Ruble, Altered Grounds Coffee Roasters, LLC, for a Specific Use Permit (SUP) for a Food Manufacturing (Coffee Roasting) use within a Light Industrial-2 (LI-2) zoning district located at 401 South Flat Street, Suite 1 & 2 (Property ID 170566) - Owner: Clover Properties LLC (ZDC-48-2025)
8. ***Consider*** recommendation of ZDC-48-2025
9. Adjourn

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

Notice of Potential Quorum

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

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Tuesday, April 29, 2025 at 7:00 p.m.

Members Present: Marlene Norcross, Vice Chair
 Jenny Bridges
 Terry Connor
 Chad Hicks
 David Hudgins
 Wendy Johnson

Member Absent: Rick Keeler, Chairman

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**

Vice Chair Marlene Norcross called the meeting to order and Commissioner David Hudgins gave the invocation.

3. **Public Comments**

None.

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of April 15, 2025
- b. Consider a request by Hector Hernandez, for a Replat of Lot 1 and 2, Block 1 of the West Road Subdivision, to create Lots 1A and 2A, Block 1 of the West Road Subdivision, 2 residential lots, being 5 acres, located at 1480 West Road (Property ID 279426) – Owner: Ospicio Hernandez (SUB-21-2025)
- c. Consider a request by Claudio Segovia, for a Plat of The Retreat at North Grove Phase 2, 111 residential lots and 3 open space lots, being 33.375 acres, located north of Red Maple Road, an addition to the City of Waxahachie (Property ID 294793) – Owner: J Huston Homes LLC (SUB-46-2025)
- d. Consider a request by Jerod Mandrele, for a Replat of Lots 8 & 9, Block B of the Phillips Resubdivision, Block 18 of the West End Addition, to create Lots 8R, & 9R, Block B of the Phillips Resubdivision, Block 18 of the West End Addition, 3 residential lots, being 0.3521 acres, located at 108 Maledon Street (Property ID 176725) – Owner: Marsha Fincher (SUB-47-2025)

Action:

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

5. Public Hearing on a request by Ray Porter for a Specific Use Permit (SUP) for Accessory Structures exceeding 1,000 square feet in combined area use within a Commercial (C) zoning district located at 105 Lucas Street (Property ID 189027) – Owner(s): Ray Porter & Wanda Porter (ZDC-133-2024)

Planning Manager Zack King presented the Item and Ray Porter requested approval. According to the Ellis County Appraisal District, the existing primary structure is approximately 1,782 square feet, and the proposed accessory structure is approximately 576 square feet. The accessory structure is proposed to be comprised of either wooden beams or 4” steel posts and a bronze metal roof. The applicant is proposing to expand the existing gravel driveway to access the accessory structure as opposed to installing a new concrete driveway. With this application, the property owner is requesting deviations from the Waxahachie Zoning Ordinance to allow the structure to encroach within the typical front setback requirement of 25’. The structure is proposed to be located approximately 12’ from the front property line. The applicant has noted that the carport is desired at this time to shield personal vehicles from fallen tree debris, as there is no garage for the home.

The accessory structure is proposed to be located within the unplatted portion of the subject property. Per the Waxahachie Subdivision Ordinance, the subject property is required to be platted prior to the issuance of building permits. With this in mind, the applicant will need to receive approval of, and file, a replat for the subject property before a building permit may be issued. At the time of platting, the Waxahachie Subdivision Ordinance requires the dedication of a 15’ Utility Easement along all public right-of-way (ROW). The proposed location of the accessory structure approximately 12’ from the front property line presents a conflict with the requirement for a 15’ Utility Easement dedication.

To comply with State law contained in Local Government Code Chapter 211 and the City’s public hearing notice requirements, fourteen (14) 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 received zero (0) letters of support and zero (0) letters of opposition for the proposed SUP.

Vice Chair Norcross opened the Public Hearing at approximately 7:07 p.m.

Mr. Porter explained the plan has been updated and the structure is proposed to be 15’ from the property line.

There being no others to speak for or against ZDC-133-2024, Vice Chair Norcross closed the Public Hearing at approximately 7:09 p.m.

6. Consider recommendation of ZDC-133-2024

Action:

Jenny Bridges moved to recommend approval of ZDC-133-2024, a Specific Use Permit (SUP) for Accessory Structures exceeding 1,000 square feet in combined floor area use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by David Hudgins and carried unanimously (6-0).

7. Public Hearing on a request by Robert Morgan, Robert Morgan Construction for a Specific Use Permit (SUP) for Accessory Structures exceeding 1,000 square feet in combined floor area use within a Future Development (FD) zoning district located at 3349 Howard Road (Property ID 176528) – Owner(s): Robert & Kristy Pennock (ZDC-39-2025)

Mr. King presented the Item. The applicant requested a Specific Use Permit (SUP) for an accessory structure exceeding 1,000 square feet in combined floor area use at 3349 Howard Road. The subject property has two existing accessory structures used for storing lawncare items and a boat. Per the City of Waxahachie Zoning Ordinance, accessory structures exceeding 1,000 square feet in combined floor area use requires a SUP to be approved by the City Council.

According to the Ellis County Appraisal District, the subject property currently has an existing primary structure of approximately 3,528 square feet, and the proposed accessory structure has 698 square feet of air-conditioned space with a covered porch of 318 square feet, totaling 1,016 square feet. The accessory structure features an exterior façade and roof that provides a modern element to the existing home, while complimenting the characteristics of the existing home. The proposed accessory structure will be utilized as a pool house for their grandchildren so that they will not have to walk to the primary structure. The location of the proposed accessory structure meets the typical setback requirements of the City of Waxahachie Zoning Ordinance. It is also important to note that there are several existing accessory structures of comparable size within 0.5 miles of the subject property. Plumbing and electrical work are proposed for the accessory structure; however, the property owners are aware that the accessory structure shall not be separately metered. The property owners have confirmed to staff that the structure will not be used as a dwelling or short-term rental and will not be separately sold or leased from the existing primary structure.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 12 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. Staff has received two (2) letters of support and two (2) letters of opposition and noted the two (2) letters of opposition were received from the same household.

Vice Chair Norcross opened the Public Hearing at approximately 7:13 p.m.

There being no others to speak for or against ZDC-39-2025, Vice Chair Norcross closed the Public Hearing at approximately 7:13 p.m.

8. Consider recommendation of ZDC-39-2025

Action:

David Hudgins moved to recommend approval of ZDC-39-2025, a Specific Use Permit (SUP) for Accessory Structures exceeding 1,000 square feet in combined floor area use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Jenny Bridges and carried unanimously (6-0).

9. Adjourn

There being no further business, the meeting adjourned at 7:14 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-59-2025



MEETING DATE(S)

Planning & Zoning Commission:

May 13, 2025

CAPTION

Present a request by Bryan Parker, for a **Plat** of Clopton Lake Estates, Lot 1, Block A, being 7.971 acres, located approximately 500 feet east of 5037 FM 813, situated in the George W. Younger Survey, Abstract 1195, an addition in the City of Waxahachie and the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 245187) – Owner: Thomas E. Taylor (SUB-59-2025)

RECOMMENDED MOTION

"I move to disapprove SUB-59-2025, a plat of Clopton Lake Estates, Lot 1, Block A."

APPLICANT REQUEST

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

CASE INFORMATION

Applicant: Bryan Parker

Property Owner(s): Thomas E. Taylor

Site Acreage: 7.971 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 unit

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: Rockett SUD

SUBJECT PROPERTY

General Location: Approximately 500 feet east of 5037 FM 813

Parcel ID Number(s): 245187

Current Zoning: Future Development (FD) and N/A-ETJ

Existing Use: Undeveloped

Platting History: The subject property is not platted.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into one (1) residential lot as part of the Clopton Lake Estates subdivision. The property is partially located within the City of Waxahachie and partially within the Waxahachie Extraterritorial Jurisdiction (ETJ). Due to this, the Plat 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. In addition to these technical errors, staff identified major omissions from the application. These omissions include an incomplete Property Owner Affidavit, proof of ownership in the form of a deed or title policy for the subject property, and a Water Utility Provider's Endorsement Letter from Rockett SUD. Each of these items have been identified as a reason for disapproval in the staff recommendation section below.

RECOMMENDATION

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

Reasons for Disapproval:

1. Per Section 2.2.b of the Waxahachie Subdivision Ordinance, a completed application submission is required. Please provide a completed signed and notarized Property Own 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.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificates for the subject property (dated within 90 days of your filing date) showing that no delinquent taxes exist against the property is required to be provided at the time of Plat filing.
4. Per Section 2.4.c.1 of the Waxahachie Subdivision Ordinance, please include additional street names on the location map.

Reasons for Disapproval (continued):

5. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, correctly show all easements. If there is an easement here, please provide the correct recording information for that easement. If this is not an easement, please remove water line label.
6. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, correctly show all easements. If there is an easement here, please provide the correct recording information for that easement.
7. 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.
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-59-2025."
9. 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.
10. Per Section 2.4.c.25.ii of the Waxahachie Subdivision Ordinance, please verify the correct bearing for this portion of the property line. This bearing does not match the legal description.
11. 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.
12. Per Section 2.4.c.25.vi.c of the Waxahachie Subdivision Ordinance, only the Planning and Zoning Commission Approval Block is needed due to the fact that the Planning and Zoning Commission is the approval body for this plat. Please remove the City Council and Mayor Approval Block.
13. Per Section 3.1.C.6 of the Waxahachie Subdivision Ordinance, the City of Waxahachie Thoroughfare Plan identifies this as 120' ROW. Please update the ROW Dedication to 20'.
14. Per Section 3.1.c.6 of the Waxahachie Subdivision Ordinance, please include the acreage of the ROW being dedicated by this plat.
15. 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.
16. Per Sections 5.8.b of the Waxahachie Subdivision Ordinance, a completed Water Utility Provider's Endorsement form is required.
17. 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.
18. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

Reasons for Disapproval (Ellis County):

1. Per the Ellis County Subdivision and Development Standards, provide a completed Water Utility Endorsement Form
2. Per the Ellis County Subdivision and Development Standards, metes and bounds call N 16°42'41" E 159.86 does not match the plat drawing.
3. Per the Ellis County Subdivision and Development Standards, add computed gross acreage to the plat title block.
4. Per the Ellis County Subdivision and Development Standards, add "in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie" to the plat title block.
5. Per the Ellis County Subdivision and Development Standards, update the front building line to 40'
6. Per the Ellis County Subdivision and Development Standards, add 5' ROW dedication along FM 813.
7. Per the Ellis County Subdivision and Development Standards, update the FEMA Floodplain Map info.
8. Per the Ellis County Subdivision and Development Standards, provide an original, embossed Tax Certificate demonstrating all property taxes are paid in full.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley

Planner

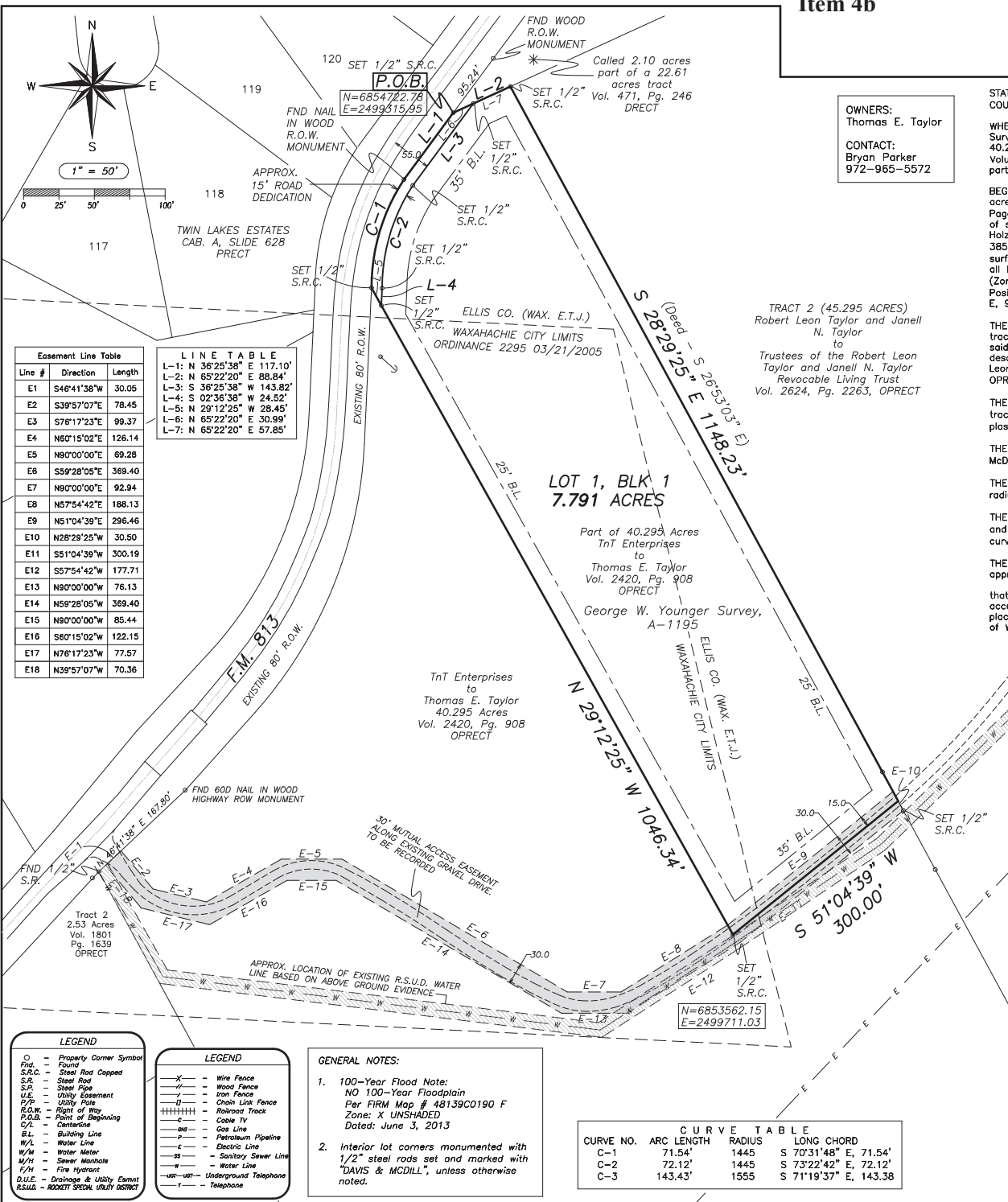
caleb.ensley@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

Trenton.Robertson@waxahachie.com



STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, Thomas E. Taylor is the Owner of a tract of land situated in the George W. Younger Survey, Abstract Number 1195, City of Waxahachie, Ellis County, Texas and being a part of the 40.295 acre tract described in deed from TnT Enterprises to Thomas E. Taylor, recorded in Volume 2420, Page 908, Official Public Records, Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a point on the southeast right of way of F. M. Highway 813, being the 1.440 acre tract described in deed from W. H. CLOPTON to State of Texas, recorded in Volume 405, Page 260, Deed Records, Ellis County, Texas (DRECT) and at the most north – northeast corner of said 40.295 acre tract and the west corner of the 2 acre tract described in deed from Ray H. HARTY Holzer to Jack M. Grant and Pamela Grant, recorded in Volume 584, Page 385/387, DRECT, a ½ inch steel rod with plastic cap stamped "DAVIS & MCDILL" set, having surface coordinate values of North (Y) = 6854272.27 feet and East (X) = 2499315.95 feet, all bearings and coordinates are based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites, from which a TxDOT wooden right of way marker bears N 36°25'38" E, 95.24 feet;

THENCE N 65° 22' 20" E (DEED - N 66°58'41" E, with the northwest line of said 40.295 acre tract and the southeast line of said Grant 2 acre tract, 88.84 feet to the northeast corner of said 40.295 acre tract and the northwest corner of TRACT 2, being a 45.295 acre tract described in deed from Robert Leon Taylor and Janell N. Taylor to the Trustees of the Robert Leon Taylor and Janell N. Taylor Revocable Living Trust, recorded in Volume 2624, Page 2263, OPRCT, a 1/2 inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE S 28° 29' 25" E, (DEED - S 26°53'03" E), with the northeast line of said 40.295 acre tract and the southwest line of said 45.295 acre tract, 1148.23 feet a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE S 51° 04' 39" W, 300.00 feet, a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE N 29° 12' 25" W, 1046.34 feet to the beginning of a curve to the right having a radius of 278.31 feet, a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE and the arc of said curve, having a central angle of 33°22'50" and a chord bearing and distance of N 16° 42' 41" E, 159.86 feet an arc length of 162.14 feet to the end of said curve, a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

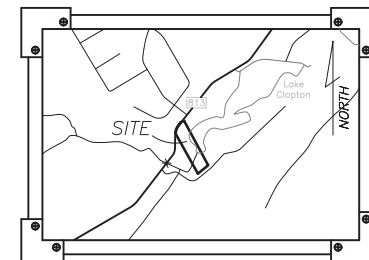
THENCE N 36° 25' 38" E a distance of 117.10 feet to the point of beginning and containing approximately 7.971 acres of land..

that I, Stuart G. Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

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

Stuart G. Hamilton
R.P.L.S. Number 4480

THIS PLAT IS VALID ONLY WITH LAND
SURVEYORS ORIGINAL SIGNATURE IN RED INK



LOCATION MAP SCALE : 1" = 1000'

**PLAT
CLOPTON LAKE ESTATES
LOT 1, BLOCK A**

An Addition to the City of Waxahachie
in the George W. Younger Survey, A-1195
City of Waxahachie, Ellis County, Texas
Case Number: XX-2025

Revisions	By

Davis & McDill, LLC



Date: 4-16-2025

Scale: $1'' = 50'$

Drawn: D. McDill

Job: 225-0015Sheet 1of 2 sheets.

A Texas licensed surveying firm # 10194681

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

By:

Thomas E. Taylor

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 Thomas E. Taylor, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On:

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ Date _____
Chairperson

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: City Council City of Waxahachie

By: _____ Date _____
Mayor

ATTEST: _____ Date _____

STATE OF TEXAS:
COUNTY OF ELLIS:

Certificate of approval by the Commissioners Court of Ellis County, Texas:

Approved this date, the _____ day of _____, 20_____.

Todd Little, County Judge

Randy Stinson
Commissioner Precinct # 1

Lane Grayson
Commissioner Precinct # 2

Louis Ponder
Commissioner Precinct # 3

Kyle Butler
Commissioner Precinct # 4

ATTEST:

Krystal Valdez, County Clerk

ON-SITE SEWAGE FACILITY STATEMENT

This plat has been approved by the Department of Development of Ellis County, Texas for on-site sewage disposal facilities and meets or exceeds the minimum requirements established by the TCEQ and the Ellis County Septic Order, pending any and all information as may be required by the Ellis County Department of Development.

Department of Development Director

Date

DRAINAGE NOTES:

- (1) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- (2) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

- (3) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- (4) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

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

Revisions	By

Davis & McDill, LLC

SURVEYING – LAND PLANNING – FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
A Texas licensed surveying firm # 10194681



Date: **2-25-2025**

Scale: **N/A**

Drawn: **D. McDill**

Job: **225-0015**

Sheet **2**

of **2** sheets.

**PLAT
CLOPTON LAKE ESTATES
LOT 1, BLOCK A**
**An Addition to the City of Waxahachie
in the George W. Younger Survey, A-1195
City of Waxahachie, Ellis County, Texas
Case Number: XX-2025**

Planning & Zoning Department

Zoning Staff Report

Case: SP-222-2024



MEETING DATE(S)

Planning & Zoning Commission: May 13, 2025
 City Council: May 19, 2025

CAPTION

Public Hearing on a request by Ryan McIntosh, Trinity Partners, for a **Site Plan** for the Plaza at Bessie Coleman, located directly south of 1650 N US Highway 77 (Property ID: 223131) – Owner: Bomac Wax Investments LLC (SP-222-2024)

RECOMMENDED MOTION

"I move to recommend approval of SP-222-2024, a Site Plan for the Plaza at Bessie Coleman, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests approval of a Site Plan to allow for the construction of the Plaza at Bessie Coleman, a multi-tenant retail center with a total of 47,249 square feet of retail space anchored by Sprouts Farmers Market. The existing Planned Development (PD) zoning for the property requires the Planning & Zoning Commission and City Council to provide Site Plan approval prior to development.

CASE INFORMATION

Applicant: Ryan McIntosh, Trinity Partners

Property Owner(s): Bomac Wax Investments LLC

Site Acreage: 8.53 acres

Current Zoning: Planned Development-Commercial (PD-42-C) – Ord. 1528

Requested Zoning: Planned Development-Commercial (PD-42-C) – Ord. 1528, with Site Plan

SUBJECT PROPERTY

General Location: Directly south of 1650 N US Highway 77

Parcel ID Number(s): 223131

Existing Use: Undeveloped

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-42-C	Academy, Raising Canes
East	PD-64-SF-3	Country Meadows Subdivision
South	PD-1-C & PD-42-C	Belk, Boot Barn, Ellis County Music Center
West	O & GR w/ SUP	Waxahachie YMCA, Expedient Urgent Care

Future Land Use Plan:

Local Commercial & Residential Neighborhood

Comprehensive Plan:

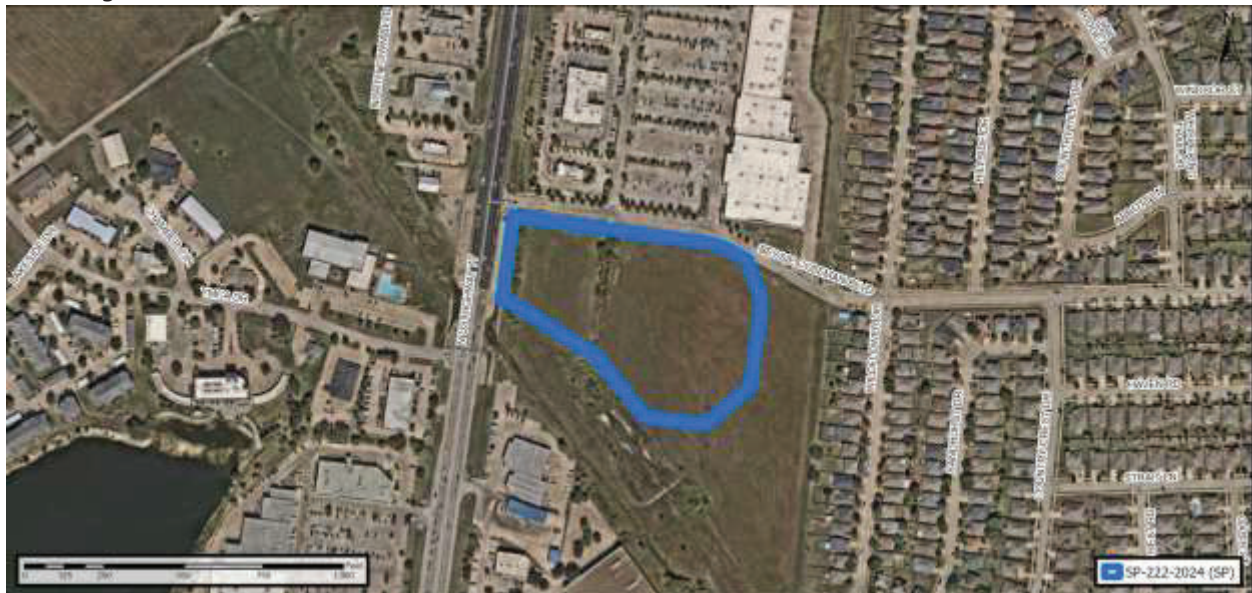
Local Commercial: The local commercial placetype includes areas for restaurants, shops, grocery stores, offices, and personal service establishments. This placetype was incorporated to preserve the City's commercial corridors. Where appropriate, local commercial uses should be located at the intersection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

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

Thoroughfare Plan:

The subject property is accessible via Bessie Coleman Blvd only.

Site Image:



PLANNING ANALYSIS**Purpose of Request:**

The applicant proposes a Site Plan to allow for development of a Sprouts Farmers Market and three (3) multi-tenant retail buildings on approximately 8.53-acres of a 17.7-acre tract at the southeast corner of Bessie Coleman Boulevard and Highway 77. The subject property is currently situated in a Planned Development-42-Commercial (PD-42-C) zoning district. The PD zoning district allows for the development of "Retail Stores & Shops" Land Uses, with the approval of a Site Plan by the Planning & Zoning Commission and City Council.

Proposed Use:

The development is proposed to be anchored by a Sprouts Farmers Market. Sprouts is a supermarket brand that specializes in natural and organic foods. Typical Sprouts operating hours are 7:00am to 10:00pm. Sprouts Farmers Market does not currently intend to provide an online pick-up on the site and no Outdoor Storage or Display uses are proposed with this application. No specific users for the multi-tenant buildings have been identified with this Site Plan Application. However, the site is designed to accommodate users ranging from retail stores, restaurant, and medical offices.

Site Design & Phasing:

The applicant has provided a Site Plan for the subject property, which is designed around a 23,299 square-foot structure that will house Sprouts Farmers Market. The Site Plan also includes three (3) multi-tenant retail buildings with a combined footprint of 24,024 square feet. Each building is proposed to be situated on an individual lot. The Sprouts Farmers Market is proposed to be constructed with the first phase of development, with the multi-tenant retail buildings following in later phases. Access between lots is proposed to be facilitated by the establishment of mutual access easements across the major internal drive-aisles connecting each lot. The Site Plan also identifies 3 remaining lots, totaling approximately 7-acres outside the floodplain, that are not proposed to be developed at this time. The property owner will return for Site Plan approval at the time each of these remaining lots are proposed to be developed.

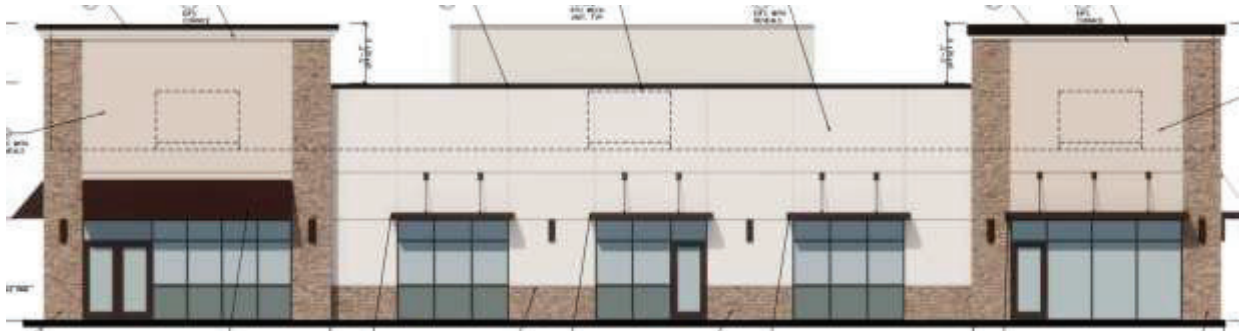
The proposed Site Plan meets the minimum parking requirement of 301 parking spaces. The site has also been designed to meet the minimum setback requirements of the Commercial (C) zoning district. However, it is important to note that the primary building is situated approximately 254' from the nearest adjacent single-family residential lot at its closest point to the east. The product loading area and trash compactor for the site are screened from view of the right-of-way (ROW) by the buildings on site and are located approximately 260' from the nearest adjacent single-family residential lot. The trash compactor and product loading area are proposed to be screened from interior drive-aisles by a 6' wall.

Elevation/Façade Plan:

The applicant has provided an Elevation/Façade Plan for the proposed multi-tenant retail buildings and the Sprouts Farmers Market. The primary exterior construction materials proposed for the development feature split face concrete masonry units (CMUs), stone veneer, and stucco, with minor EIFS and siding accents. All buildings on the subject property are proposed to utilize an earth tone color palette; which is designed to complement the color palette of the Sprouts brand. All proposed structures meet the typical articulation requirements of the Waxahachie Zoning Ordinance. Enhanced articulation is proposed at several key locations to ensure that all roof-mounted equipment is fully screened from view. Exhibit B, along with the images below, can be referenced for additional detail regarding the proposed elevations.



Proposed Sprouts Front Façade (West Facing Highway 77)



Proposed Multi-Tenant Retail Front Façade

Access & Traffic:

The applicant has provided a preliminary TIA with this application to identify options to accommodate the traffic generated by the proposed development. The preliminary TIA is currently under review by the Public Works & Engineering Department and is required to be approved prior to Platting the subject property. The TIA has identified several potential improvements to the road network in the surrounding area, including dedicated turn lanes, that are being evaluated by Staff. TxDOT has indicated that installation of a traffic signal at the Bessie Coleman Boulevard and Highway 77 intersection will not be permitted with Phase 1 of the proposed development. As additional phases of the project develop, traffic and potential roadway improvements will continue to be evaluated.

Screening:

The applicant proposes to install a 6' masonry screening wall approximately 50' from the eastern property line. The proposed screening wall adheres to the requirements of the Waxahachie Zoning Ordinance for non-residential development adjacent to existing single-family residences. The screening wall is situated on the western edge of an overhead electric easement, which results in a 50' open space buffer between the screening wall and adjacent residential property lines.

Lighting:

The applicant has provided a Photometric Plan (attached as Exhibit F) for the proposed development that demonstrates compliance with the Waxahachie Lighting and Glare Standards. All light fixtures are proposed to be shielded and directed downwards to eliminate light trespass and glare onto adjacent residential property. All proposed light poles are restricted to a maximum height of 20'.

Landscaping:

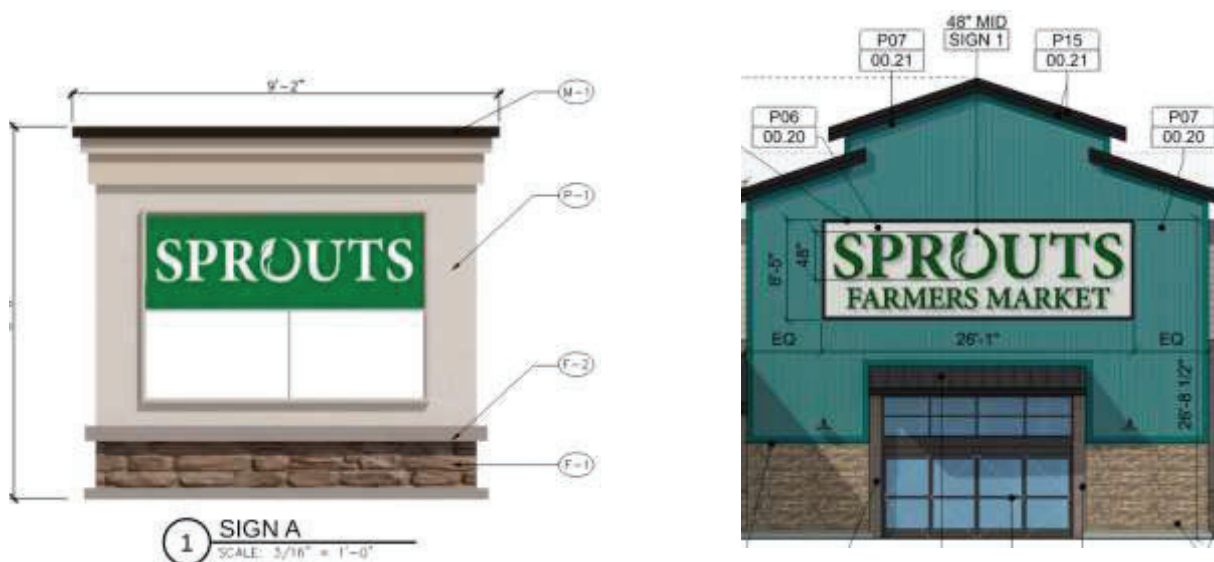
The applicant has provided a Landscape Plan (Exhibit D) that identifies the proposed landscaping for the site. The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. The applicant has clustered required canopy and ornamental trees along the western and northern property lines; which are the most visible portions of the development. The proposed landscape design for the site is similar to the recently approved BJ's Wholesale Club development in this regard. A permanent irrigation system will be installed for all landscape areas.

Drainage & Utilities:

The applicant has provided preliminary utility and grading plans to identify the proposed utility and drainage infrastructure necessary to facilitate the development. The preliminary plans have demonstrated the feasibility of the infrastructure design for the development, based on the proposed site plan. The applicant proposes to improve existing drainage infrastructure on the site to account the additional run-off from the proposed development. The final utility and grading plans will be reviewed and approved by the Public Works and Engineering Department with a future Civil Construction Permit.

Signage:

The applicant has proposed several single and multi-tenant monument signs for the subject property along with specific wall signs for the Sprouts Farmers Market. The proposed signs meet the size and dimension requirements of the Waxahachie Zoning Ordinance and may be viewed in detail with Exhibit E below. The applicant has submitted a separate SUP Application (ZDC-14-2025) for 30' unified lot sign at the southeast corner of Bessie Coleman Boulevard and US Highway 77. This application is scheduled for consideration at the May 27th Planning & Zoning Commission and June 2nd City Council meetings.



Trail Dedication:

The Parks and Recreation Department has requested the applicant install a 6' sidewalk along the southern boundary of the subject property, adjacent to the floodplain. The purpose of this sidewalk is to provide a connection point to the Mustang Creek Trail that the City is currently constructing south of the subject property. The long-term goal for this area is to develop and uninterrupted trail network from Mustang Creek Park to the YMCA to facilitate direct pedestrian access from the North Grove Area to the YMCA. The construction of a sidewalk connection on the subject property is a crucial part of the intended trail network. The YMCA is currently preparing development plans that include a 6' sidewalk extension to the western edge of Highway 77. Staff recommends that construction of the 6' sidewalk as requested by the Parks and Recreation Department be a condition of approval of the Site Plan Application. Staff supports the waiver of cash-in-lieu of park land dedication fees, if the sidewalk is constructed. The standard commercial cash-in-lieu of park land dedication fee is \$600.00 per acre.

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 Site Plan request, subject to the conditions noted below.

Conditions:

1. As part of the development of Phase 1, the applicant shall construct a 6' sidewalk from the south western property line to the south eastern property line for future connection to the Mustang Creek Park Trail. The applicant shall dedicate a pedestrian easement covering the location of the sidewalk. Construction of the sidewalk shall be completed prior to the issuance of the first Certificate Occupancy (CO) in Phase 1.
2. A mutually agreed upon Development Agreement requiring adherence to the proposed Elevation/Façade Plan shall be executed between the property owner and the City in conjunction with the Site Plan.

ATTACHED EXHIBITS

1. Exhibit A - Location Map
2. Exhibit B - Elevation/Façade Plan
3. Exhibit C - Site Plan
4. Exhibit D - Landscape Plan
5. Exhibit E - Signage Plan
6. Exhibit F - Photometric Plan

APPLICANT REQUIREMENTS

1. If approved by City Council, the applicant is required to provide the City with a hard copy of the signed Development Agreement within 30-days.
 - a. Once the development agreement is recorded, the applicant can apply for a Plat Application with the Planning Department, Civil Construction Permit(s) with the Public Works & Engineering Department, and Building Permit(s) from the Building and Community Services Department.

STAFF CONTACT INFORMATION

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Reviewed by:

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

EXHIBIT A - LOCATION MAP

Item 5&6

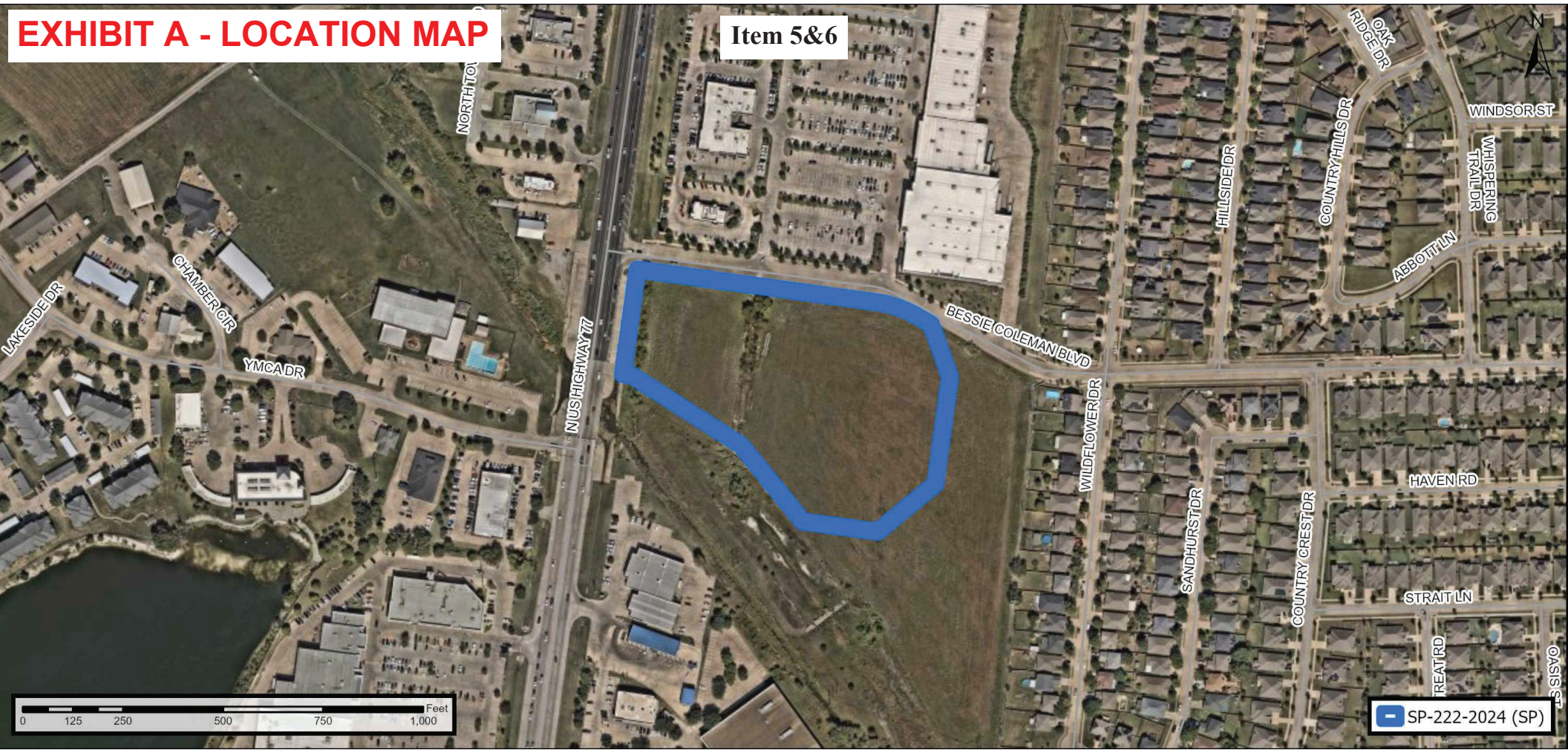
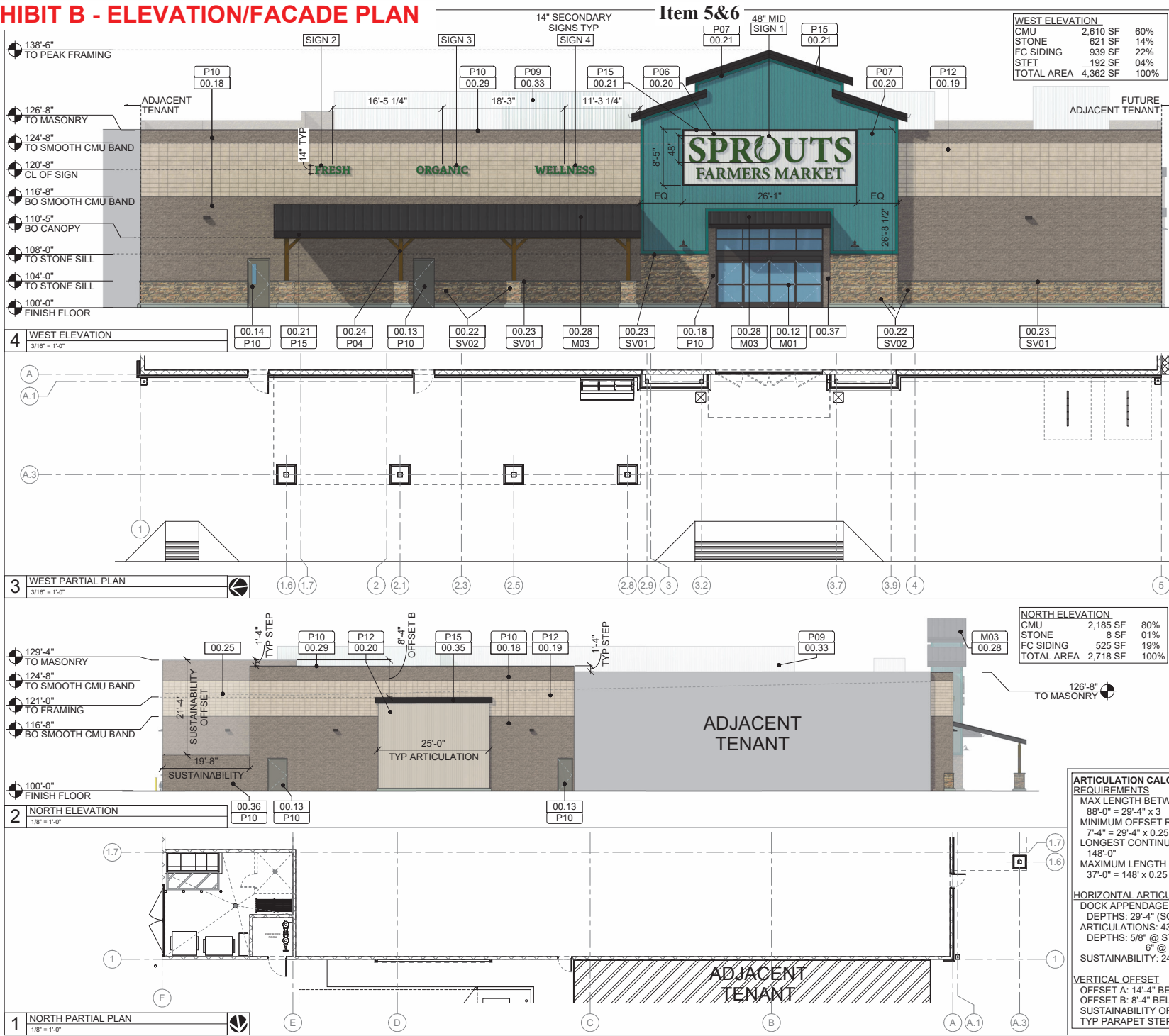


EXHIBIT B - ELEVATION/FACADE PLAN



- ALL ASPECTS OF THE SIGNAGE, BOTH BUILDING AND SITE, SHALL BE GOVERNED BY SPROUTS' MOST CURRENT PROTOTYPE SIGN STANDARDS MANUAL AND CODE REQUIREMENTS.
- FOR MATERIAL AND FINISH DETAILS SEE SHEET C-1D MATERIAL BOARD
- FOR SIGN DESCRIPTIONS SEE SHEET C-1A SIGNAGE SITE PLAN
- FOR CLARITY OUTDOOR FIXTURES ARE NOT SHOWN
- KEYNOTES**
- 00.12 AUTOMATIC SLIDING ENTRY DOOR
 - 00.13 HOLLOW METAL EGRESS DOOR
 - 00.14 CLICK & COLLECT DOOR
 - 00.18 SPLIT FACE CMU, RUNNING BOND
 - 00.19 SMOOTH FACE CMU, STACKED BOND
 - 00.20 JAMES HARDIE FIBER CEMENT SIDING
 - 00.21 JAMES HARDIE FIBER CEMENT TRIM
 - 00.22 MANUFACTURED STONE VENEER SYSTEM
 - 00.23 MANUFACTURED STONE SILL
 - 00.24 WOOD POST WITH KICKER
 - 00.25 LINE OF ROOF BEYOND
 - 00.28 STANDING SEAM METAL ROOF
 - 00.29 METAL PARAPET CAP
 - 00.33 ROOFTOP EQUIPMENT SCREENING BEYOND. FOR REFERENCE
 - 00.35 FRAMED CORNICE FINISHED WITH EIFS
 - 00.36 CMU SUSTAINABILITY ENCLOSURE WITH GATE
 - 00.37 KNOX BOX FINAL LOCATION TO BE CONFIRMED WITH AHJ
- KEYNOTES - SIGNAGE**
- SIGN 1 ILLUMINATED CHANNEL LETTERS, FLUSH MOUNTED
 - SIGN 2 ILLUMINATED CHANNEL LETTERS, FLUSH MOUNTED
 - SIGN 3 ILLUMINATED CHANNEL LETTERS, FLUSH MOUNTED
 - SIGN 4 ILLUMINATED CHANNEL LETTERS, FLUSH MOUNTED

ARTICULATION CALCULATIONS REQUIREMENTS

MAX LENGTH BETWEEN ARTICULATION: 68'-0" = 29'-4" x 3

MINIMUM OFFSET REQUIRED: 7'-4" = 29'-4" x 0.25

LONGEST CONTINUOUS WALL: 148'-0"

MAXIMUM LENGTH OF ARTICULATION: 37'-0" = 148' x 0.25

HORIZONTAL ARTICULATION

DOCK APPENDAGE: 24'-0" WIDE;

DEPTHS: 29'-4" (SOUTH); 19'-8" (NORTH)

ARTICULATIONS: 43'-0 1/2" WIDE (A); 25'-0" WIDE (B)

DEPTHS: 5/8" @ STUCCO; 9" @ CORNICE; 6" @ FC SIDING ON STUD

SUSTAINABILITY: 24'-0" (EAST); 19'-8" (NORTH)

VERTICAL OFFSET

OFFSET A: 14'-4" BELOW HIGH PARAPET

OFFSET B: 8'-4" BELOW HIGH PARAPET

SUSTAINABILITY OFFSET: 21'-4" BELOW HIGH PARAPET

TYP PARAPET STEP: 1'-4" OR 2 COURSES

SPROUTS FARMERS MARKET

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PUEBLO, CO 81004
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CUHACI PETERSON

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c-p.com

NOT FOR CONSTRUCTION

SPROUTS FARMERS MARKET
0185
HIGHWAY 77 & HIGHWAY 287
WAXAHACHIE, TX

C-1B

EXHIBIT B - ELEVATION/FACADE PLAN

Item 5&6

ALL ASPECTS OF THE SIGNAGE, BOTH BUILDING AND SITE, SHALL BE GOVERNED BY SPROUTS' MOST CURRENT PROTOTYPE SIGN STANDARDS MANUAL AND CODE REQUIREMENTS.

SPROUTS FARMERS MARKET
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P: 480-814-8016 F: 480-814-8017

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c-p.com
Florida Certified Architect #00000000

CHANGES AND REVISIONS		
NUMBER	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

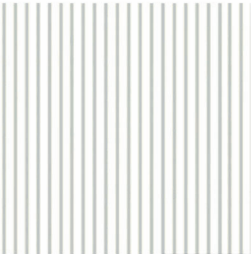
SPROUTS FARMERS MARKET
0185
HIGHWAY 77 & HIGHWAY 287
WAXAHACHIE, TX
PREMISES ELEVATION AND TENANT'S BUILDING AND SITE SIGNAGE

DATE:	03/31/25
DRAWN BY:	CTH/DM
CHECKED BY:	MM
BUILD TYPE:	NETS
STORE VERSION:	V0.2.0_20250305
PROJECT NUMBER:	20240141
DRAWING NUMBER:	

C-1D



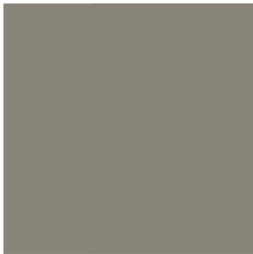
**STANDING SEAM
METAL ROOFING**
BERRIDGE
"AGED BRONZE"
(M03)



**PAINTED
METAL DECK**
PPG 1025-1
COMMERCIAL WHITE
(P09)



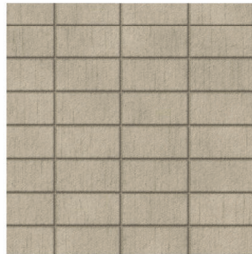
PAINT
PPG 1142-6
"JERICHO JADE"
(P07)



PAINT
PPG 1000-5
"BEAR CUB"
(P10)



PAINT
PPG 1024-4
"MOTH GRAY"
(P12)



PAINTED CMU
SMOOTH FACE
(P12)



PAINT
PPG 1006-7
"METROPOLIS"
(P15)



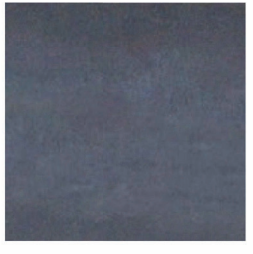
WOOD POST
STAINED FLOOD
SEMI TRANSPARENT
"707 TABACCO"
(P04)



STONE VENEER
CORONADO STONE
OLD WORLD LEDGE
"MONARCH"
(SV02)



SILL
CORONADO STONE
900 SERIES
"GREY"
(SV01)



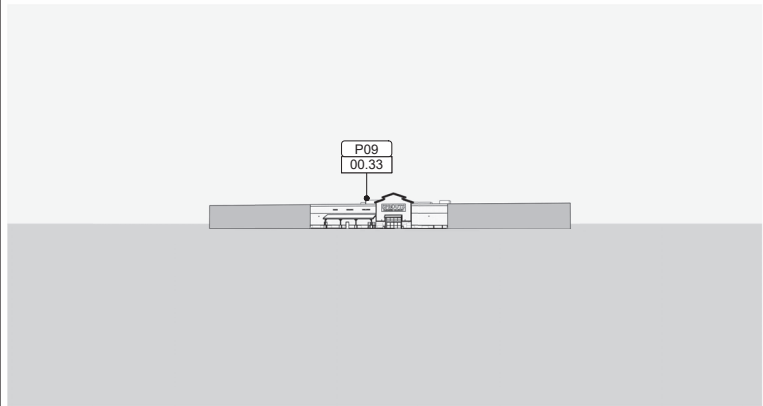
**STOREFRONT
FINISH**
AGED BRONZE
(M01)



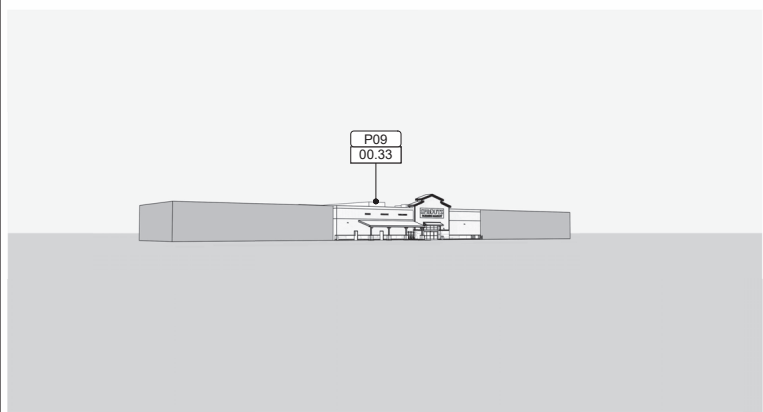
PAINTED CMU
SPLIT FACE
(P10)

EXHIBIT B - ELEVATION/FACADE PLAN

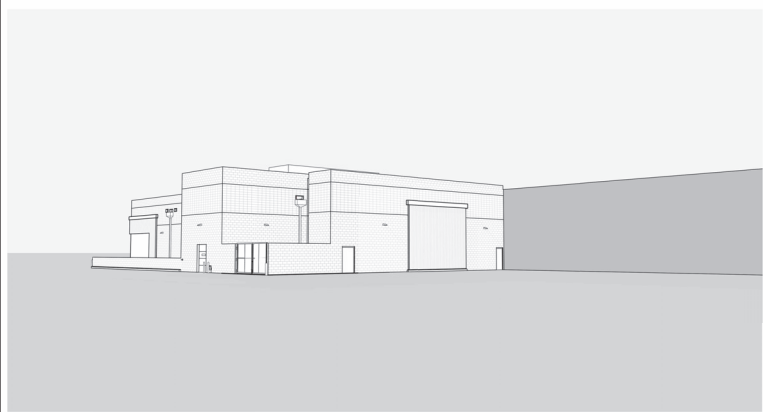
Item 5&6



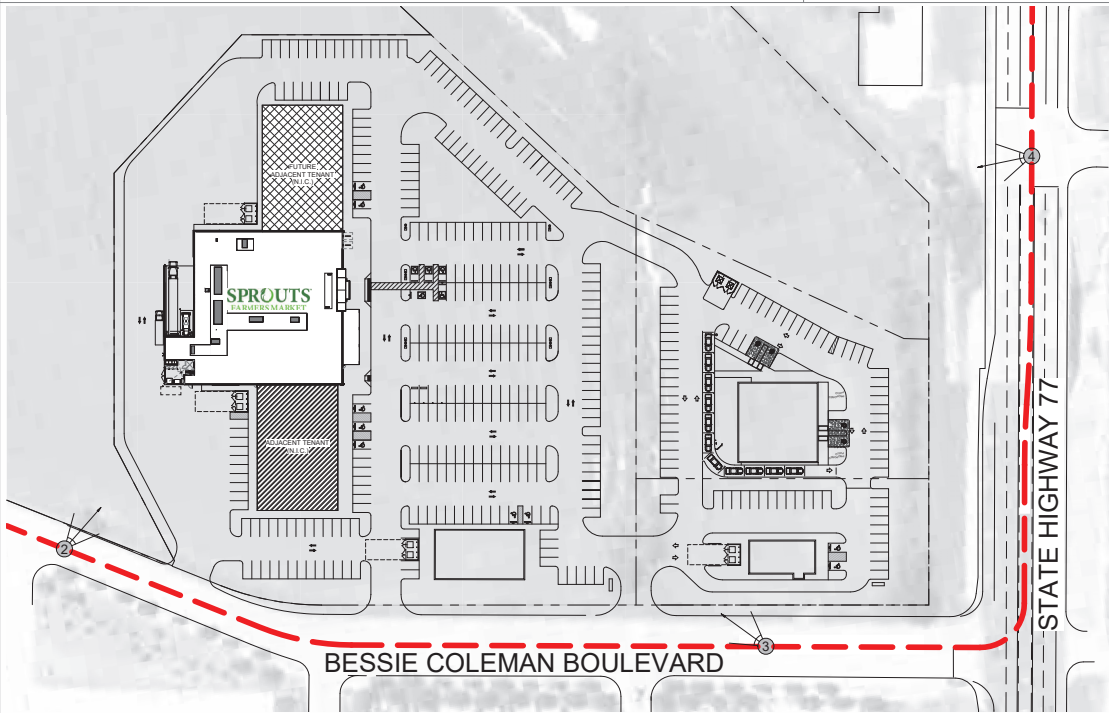
4 FROM US HIGHWAY 77
NTS



3 FROM BESSIE COLEMAN BLVD
NTS



2 FROM BESSIE COLEMAN BLVD
NTS



1 LINE OF SIGHT PLAN
1" = 50'-0"

EQUIPMENT LOCATIONS AND HEIGHTS
APPROXIMATED FROM TYPICAL SPROUTS
MECHANICAL ROOF EQUIPMENT LAYOUT

PERSPECTIVES ARE TAKEN AT AN
ELEVATION ABOVE GRADE OF 5'-6"

KEYNOTES

00.33 ROOFTOP EQUIPMENT SCREENING
BEYOND. FOR REFERENCE

**SPROUTS
FARMERS MARKET**
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P: 480-814-8016 F: 480-814-8017

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F (407) 661-9101
c-p.com
Florida Certified Professional Engineer

NUMBER	DATE	DESCRIPTION

NOT FOR
CONSTRUCTION

SPROUTS FARMERS MARKET
0185
HIGHWAY 77 & HIGHWAY 287
WAXAHACHIE, TX
LINE OF SIGHT EXHIBIT

DATE: 03/11/25
DRAWN BY: CM
CHECKED BY: MM
BUILD TYPE: NRTS
STORE VERSION: VS.2.3_20250305
PROJECT NUMBER: 20240141
SHEET NUMBER:

C-1F

Item 5&6

ION CALCULATIONS

HORIZONTAL

MAXIMUM LENGTH BETWEEN ARTICULATION:
 $21^{\circ}-0^{\circ} \times 3 = 63^{\circ}-0^{\circ}$

MINIMUM DEPTH AND LENGTH OF OFFSET:
 $21^{\circ}-0^{\circ} \times 0.25 = 5^{\circ}-3^{\circ}$

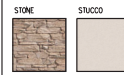
OFFSET A = $32^{\circ}-0^{\circ}$ LENGTH, $2^{\circ}-0^{\circ}$ OFFSET
OFFSET B = $21^{\circ}-7^{\circ}$ LENGTH, $2^{\circ}-0^{\circ}$ OFFSET
OFFSET C = $38^{\circ}-0$ $3/4$ LENGTH, 8° OFFSET

VERTICAL

MINIMUM ARTICULATION
 $21^{\circ}-0^{\circ} \times 0.25 = 5^{\circ}-3^{\circ}$

OFFSET D = $5^{\circ}-3^{\circ}$ HEIGHT

FINISH LEGEND

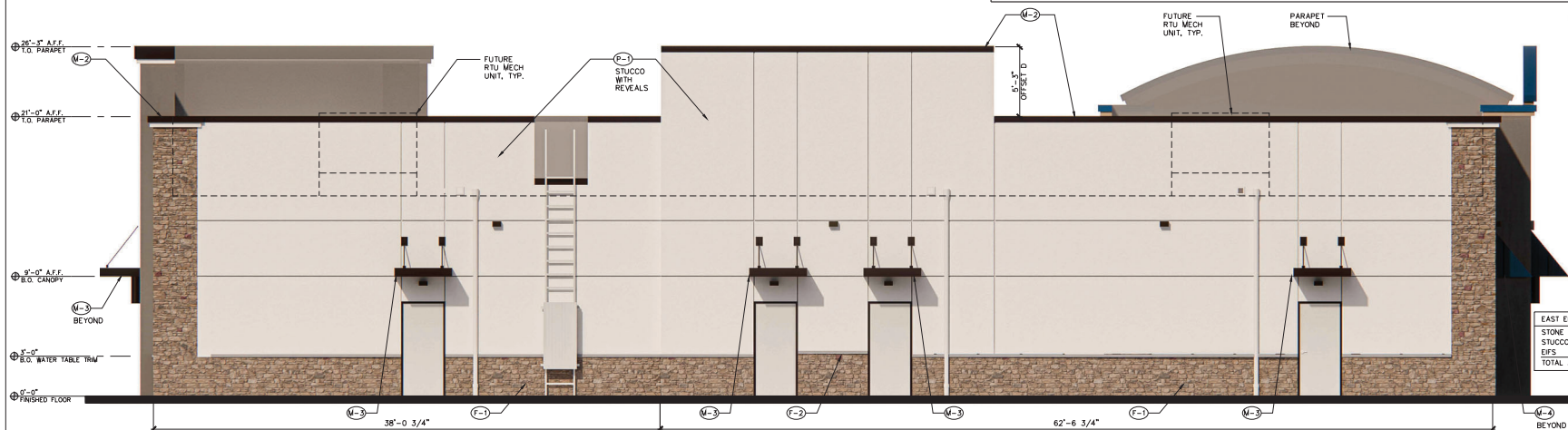


EXTERIOR FINISH SCHEDULE

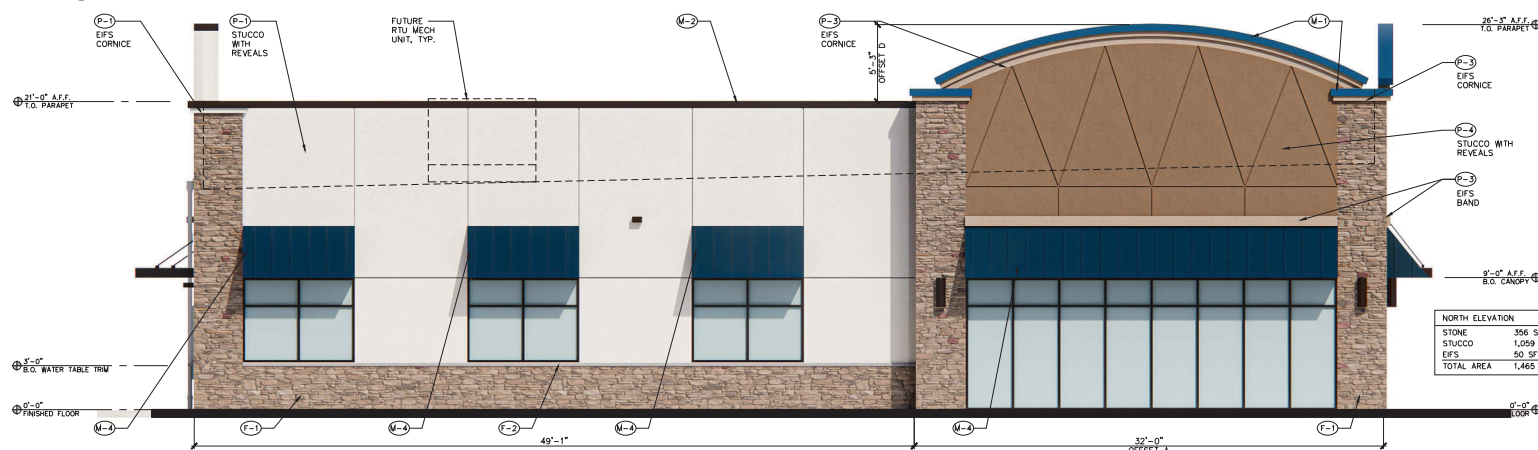
ITEM	COLOR	MANUFACTURER	REMARKS
(C-1) STONE VENEER	OLD WORLD LEDGE MONARCH	CORONADO STONE	MORTAR PER MANUFACTURER RECOMMENDATIONS
(C-2) STONE SILL	LIMESTONE	STONECAST	MORTAR: SPEC MIX (QUICKRETE) SM200
(P-1) PAINT FINISH	1009-1, TUNDRA FROST	PPG	FIELD COLOR
(P-2) PAINT FINISH	1024-4, MOTH GRAY	PPG	ACCENT COLOR
(P-3) PAINT FINISH	SAND PEBBLE FINE TEXTURE, 110 VAN DYKE	DRYVIT	--
(P-4) PAINT FINISH	SAND PEBBLE FINE TEXTURE, 382 TAMALE	DRYVIT	--
(M-1) PREFINISHED METAL COPING	REGAL BLUE	ELEVATE UNA--GLAD	--
(M-2) PREFINISHED METAL COPING	VED BRONZE	BEST SOURCE	--
(M-3) PRE-ENGINEERED METAL CANOPY	VED BRONZE	ARCHITECTURAL FABRICATION	HELIOS MODEL
(M-4) METAL PANELED, ALUM FRAME AWNING	RAL 5001 OR MATCH SW 6510 LOYAL BLUE	--	BY TENANT AS SEPARATE SUBMITTAL
STOREFRONT FRAMES	DARK BRONZE ANODIZED	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE
DOWN SPOUTS	MATCH COLOR, P-1	LOCAL SOURCE	PREFINISHED
STUCCO	SAND PEBBLE FINE TEXTURE	DRYVIT	PORTLAND CEMENT
EOPS	--	PAROX OR EQUAL	SANDBLAST FINISH

*COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL

**COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL



1 EAST ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$



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

EAST ELEVATION		
STONE	499 SF	23%
STUCCO	1,690 SF	76%
EIFS	11 SF	1%
TOTAL AREA	2,200 SF	100%

NORTH ELEVATION		
STONE	356 SF	24%
STUCCO	1,059 SF	72%
EIFS	50 SF	4%
TOTAL AREA	1,465 SF	100%

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

FRANZ
architects

7608 Benbrook Parkway
Benbrook, Texas 76126
(817) 737-9822
www.Franzarchitects.com

SHELL BUILDING A
TBD HWY 77 & BESSIE COLEMAN
WAXAHACHIE, TX

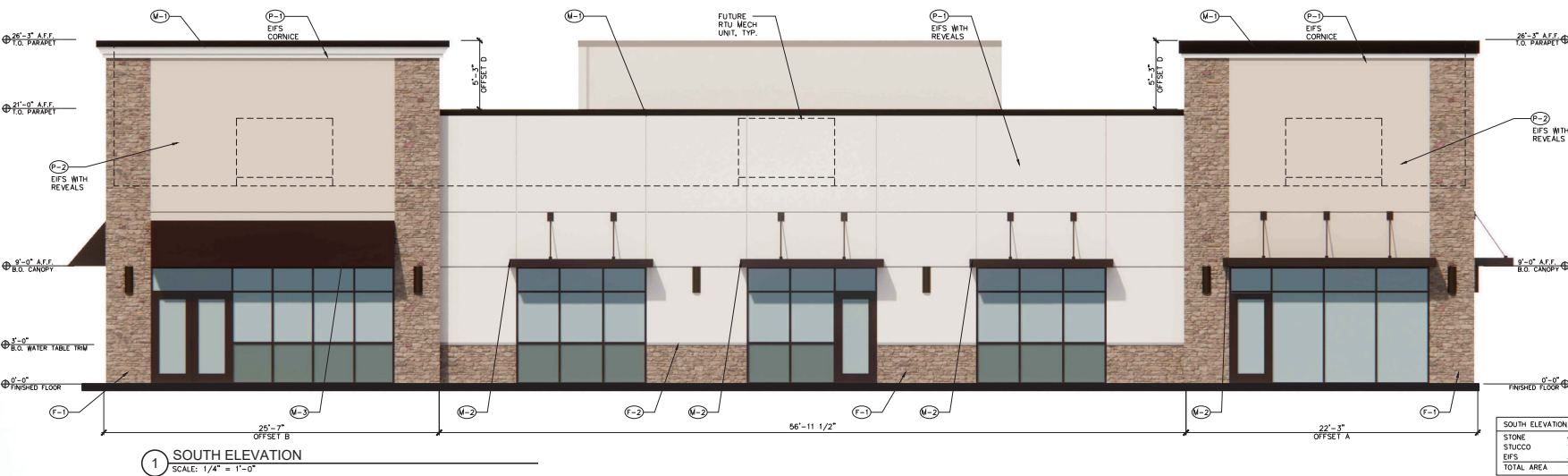
Project No: 24165
Date: 01/15/2025
Drawn By: JLB
Checked By: TI

SHEET
A2.1
EXTERIOR
ELEVATIONS

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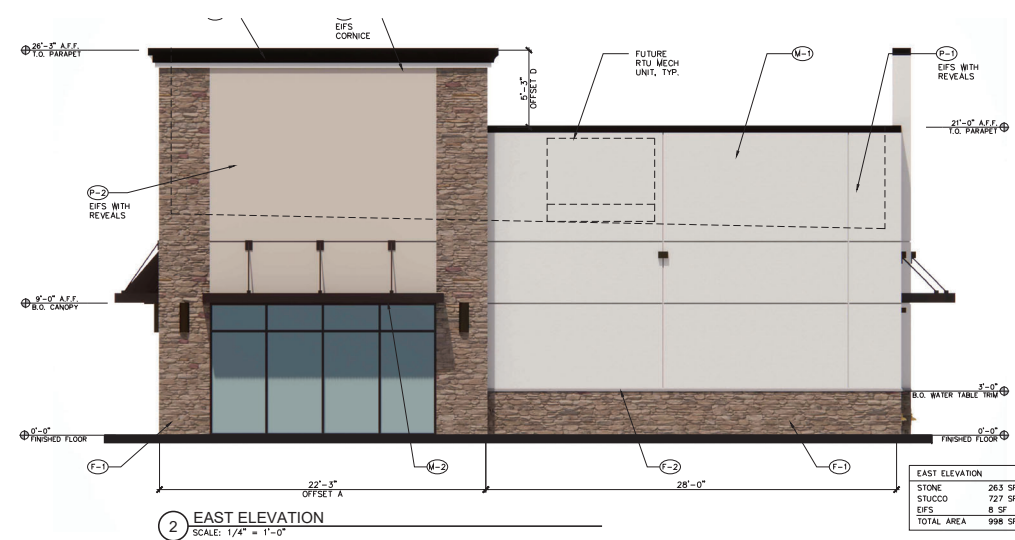
EXHIBIT B - ELEVATION/FACADE PLAN

Item 5&6



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

SOUTH ELEVATION		
STONE	432 SF	24%
STUCCO	1,351 SF	74%
EFS	30 SF	2%
TOTAL AREA	1,813 SF	100%



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

EAST ELEVATION		
STONE	263 SF	26%
STUCCO	727 SF	73%
EFS	8 SF	1%
TOTAL AREA	998 SF	100%

ARTICULATION CALCULATIONS
HORIZONTAL
MAXIMUM LENGTH BETWEEN ARTICULATION:
21'-0" X 3 = 63'-0"
MINIMUM DEPTH AND LENGTH OF OFFSET:
21'-0" X 0.25 = 5'-3"
OFFSET A = 22'-3" LENGTH, 2'-0" OFFSET
OFFSET B = 25'-7" LENGTH, 2'-0" OFFSET
OFFSET C = 32'-5" LENGTH, 8" OFFSET
VERTICAL
MINIMUM ARTICULATION
21'-0" X 0.25 = 5'-3"
OFFSET D = 5'-3" HEIGHT

EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
F-1 STONE VENEER	OLD WORLD LEDGE MONARCH	CORONADO STONE	MORTAR PER MANUFACTURER RECOMMENDATIONS
F-2 STONE SILL	900 SERIES, GREY	CORONADO STONE	
F-1 PAINT FINISH	PPG 1009-1, TUNDRA FROST	PPG PAINTS	FIELD COLOR
F-2 PAINT FINISH	1024-4, MOTH GRAY	PPG PAINTS	ACCENT COLOR
M-1 PREFINISHED METAL COPING	MED BRONZE	BEST SOURCE	
M-2 PRE-ENGINEERED METAL CANOPY	MED BRONZE	ARCHITECTURAL FABRICATION	HELIOS MODEL
M-3 FABRIC AWNING	BLACK	LOCAL SOURCE	CANVAS AWNING
STOREFRONT FRAMES	DARK BRONZE ANODIZED	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE
DOWN SPOUTS	MATCH COLOR, P-1	LOCAL SOURCE	PREFINISHED
EFS	-	PAROX OR EQUAL	SANDBLAST FINISH

**COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL

FINISH LEGEND

STONE

STUCCO

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

FRANZ architects

700 S. Main St., Suite 200
Bismarck, ND 58101
(701) 771-1000
www.franzarchitects.com

SHELL BUILDING B
HWY 77 & BESSIE COLEMAN
WAXAHACHIE, TX

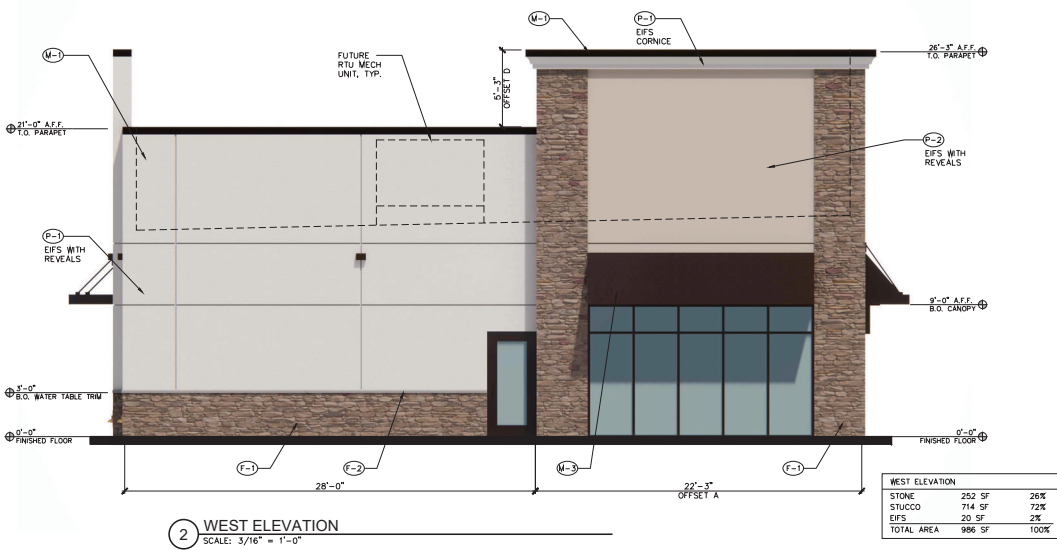
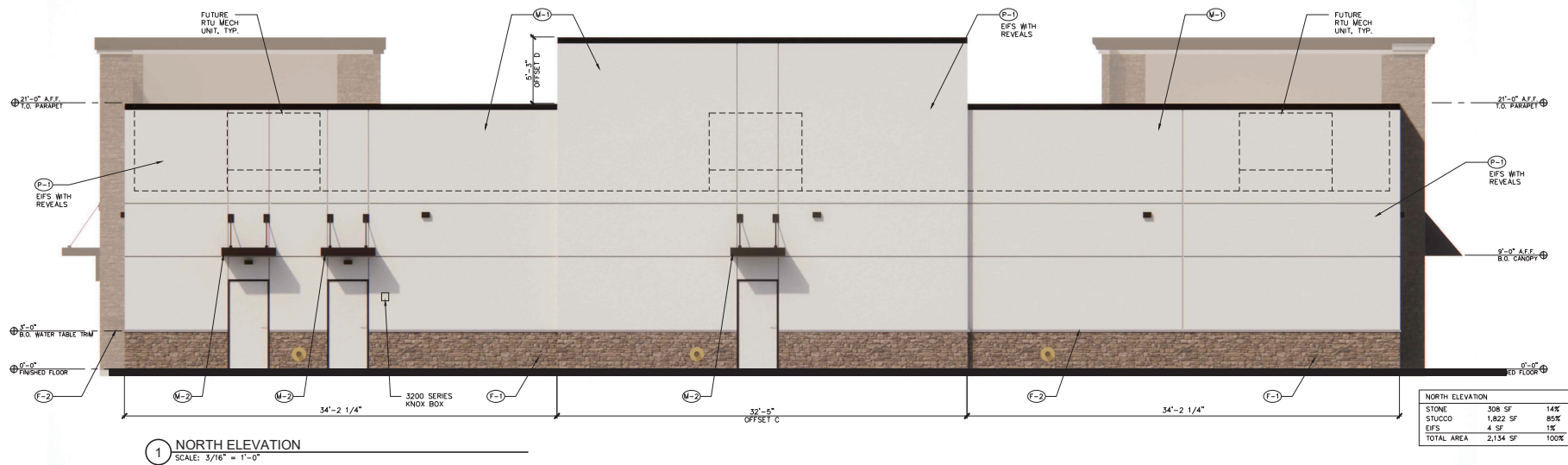
Revisions

File Name: 24166-A2.0
Project No: 24166
Date: 02/02/25
Drawn By: JLB
Checked By: TI

SHEET
A2.0
EXTERIOR ELEVATIONS

EXHIBIT B - ELEVATION/FACADE PLAN

Item 5&6



ARTICULATION CALCULATIONS
HORIZONTAL
MAXIMUM LENGTH BETWEEN ARTICULATION:
21'-0" X 3 = 63'-0"
MINIMUM DEPTH AND LENGTH OF OFFSET:
21'-0" X 0.25 = 5'-3"
OFFSET A = 22'-3" LENGTH, 2'-0" OFFSET
OFFSET B = 25'-7" LENGTH, 2'-0" OFFSET
OFFSET C = 32'-5" LENGTH, 8" OFFSET
VERTICAL
MINIMUM ARTICULATION
21'-0" X 0.25 = 5'-3"
OFFSET D = 5'-3" HEIGHT

EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
(F-1) STONE VENEER	OLD WORLD LEDGE MONARCH	CORONADO STONE	MORTAR PER MANUFACTURER RECOMMENDATIONS
(F-2) STONE SILL	900 SERIES, GREY	CORONADO STONE	-
(P-1) PAINT FINISH	PPG 1009-1, TUNDRA FROST	PPG PAINTS	FIELD COLOR
(P-2) PAINT FINISH	1024-4, MOTH GRAY	PPG PAINTS	ACCENT COLOR
(M-1) PREFINISHED METAL COPING	MED BRONZE	BEST SOURCE	-
(M-2) PRE-ENGINEERED METAL CANOPY	MED BRONZE	ARCHITECTURAL FABRICATION	HELIOS MODEL
(M-3) FABRIC AWNING	BLACK	LOCAL SOURCE	CANVAS AWNING
STOREFRONT FRAMES	DARK BRONZE ANODIZED	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE
DOWN SPOUTS	MATCH COLOR, P-1	LOCAL SOURCE	PREFINISHED
EFS	-	PARTEX OR EQUAL	SANDBLAST FINISH

*COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL

FINISH LEGEND	
STONE	STUCCO

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architects
7500 Westpark Drive, Suite 200
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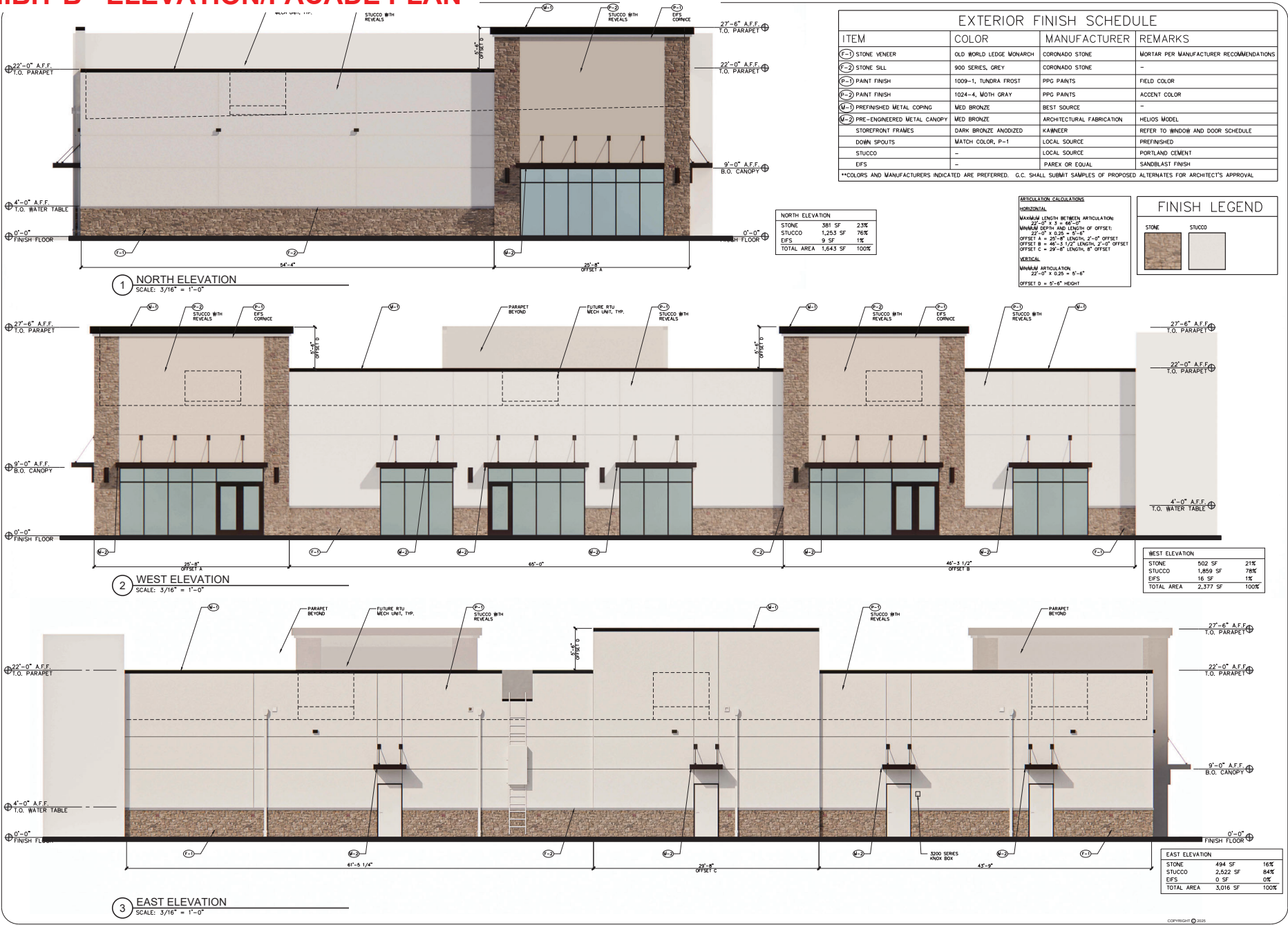
Revisions:

File Name: 24166- A2.1	Project No: 24166	Date: 02/02/25	Drawn By: JLB	Checked By: TI
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SHEET
A2.1
EXTERIOR ELEVATIONS

EXHIBIT B - ELEVATION/FACADE PLAN

Item 5&6



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FRANZ architects
7008 Barwick Parkway
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SHELL BUILDING C
TBD HWY 77 & BESSIE COLEMAN
WAXAHACHIE, TX

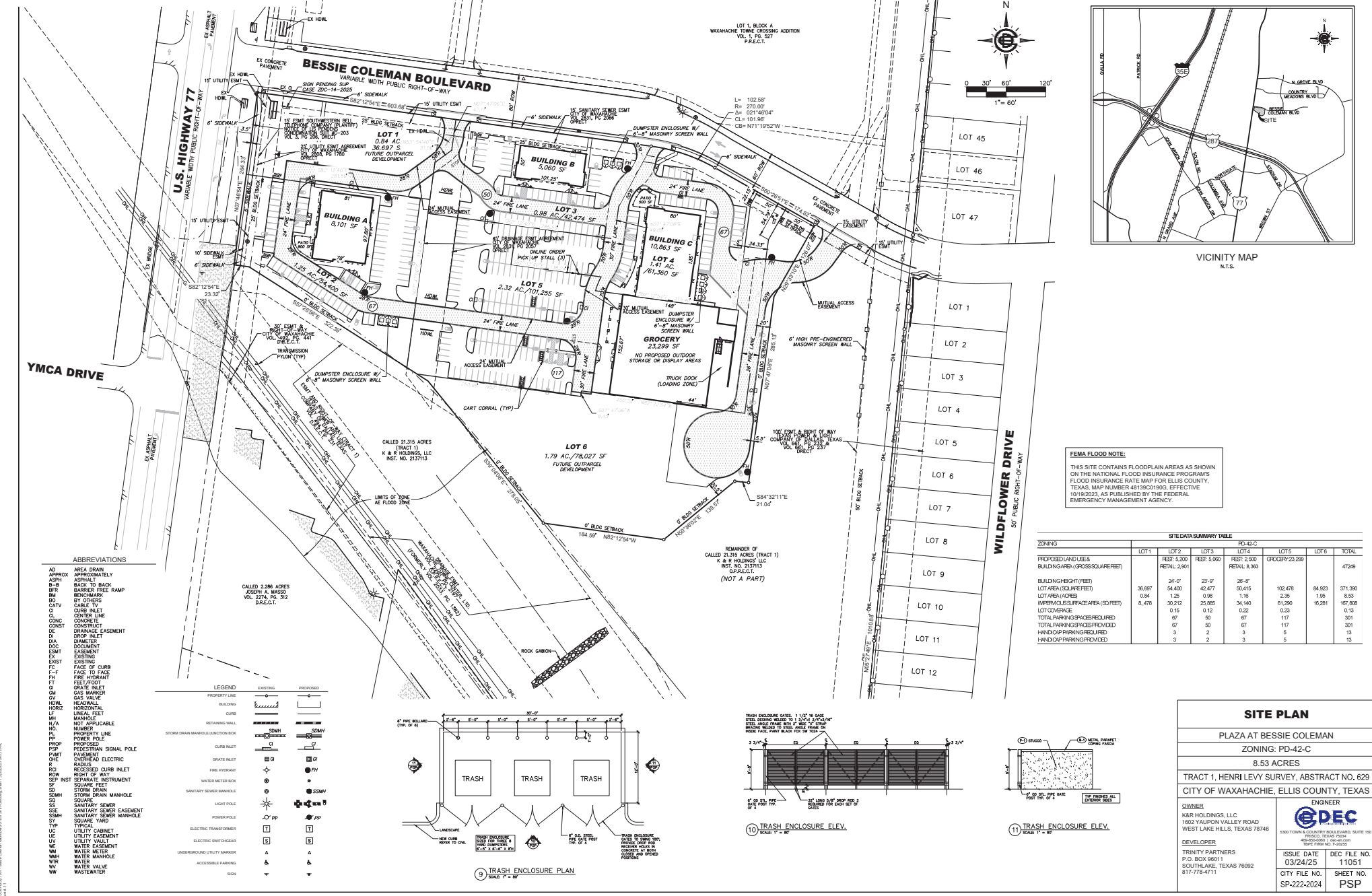
Revisions:

No.	Description	Date	By	Check
1	As Issued	02/03/2025	AB	TI

Project No: 24242
Date: 02/03/2025
Drawn By: AB
Checked By: TI

SHEET
A2.0
EXTERIOR ELEVATIONS

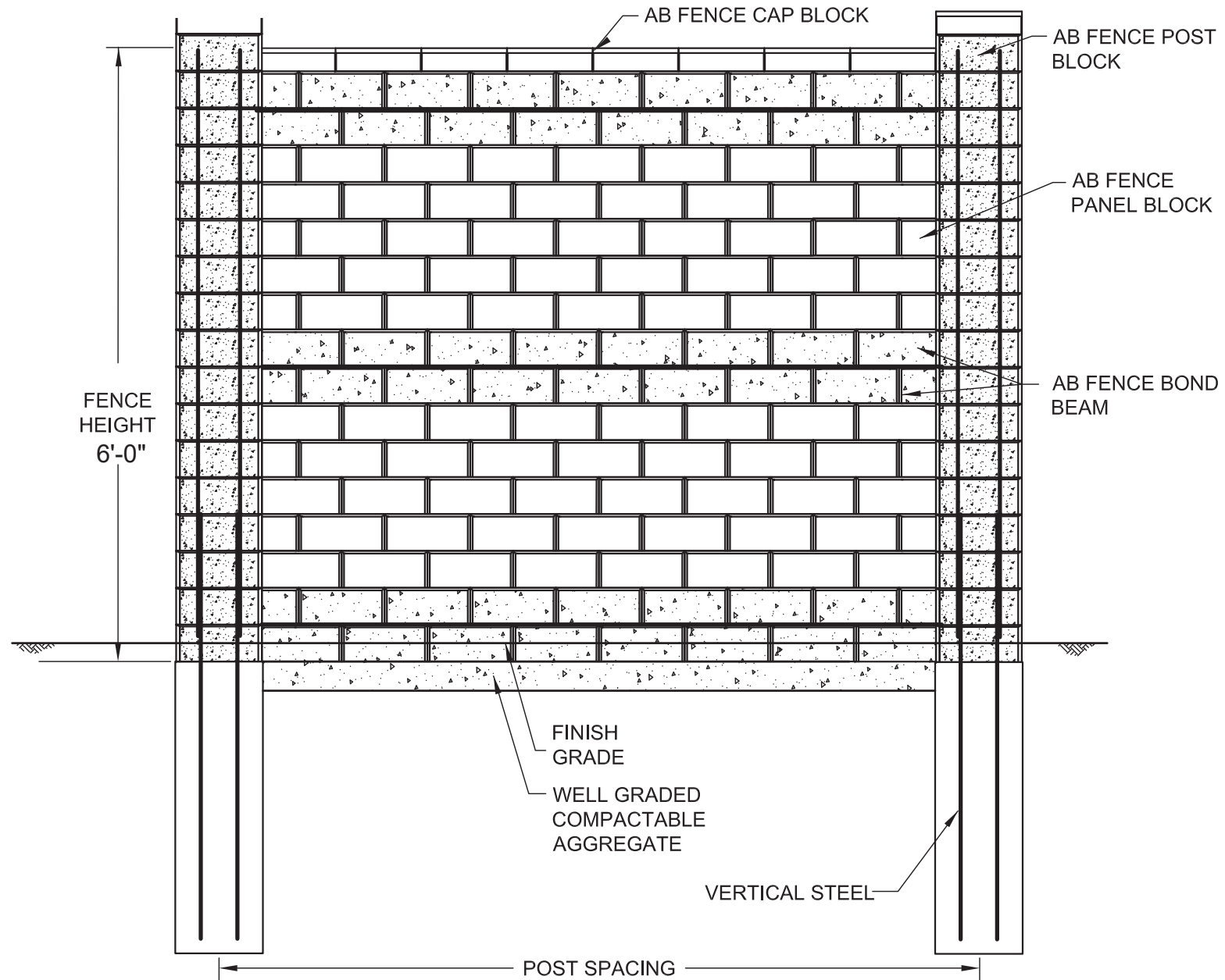
Item 5&6



Journal of Management Education 35(1)

EXHIBIT C - SITE PLAN

Item 5&6



Designed By:

Title:

AB FENCE PANEL ELEVATION

Date:

Checked By:

Project No:

Scale:
NOT TO SCALE



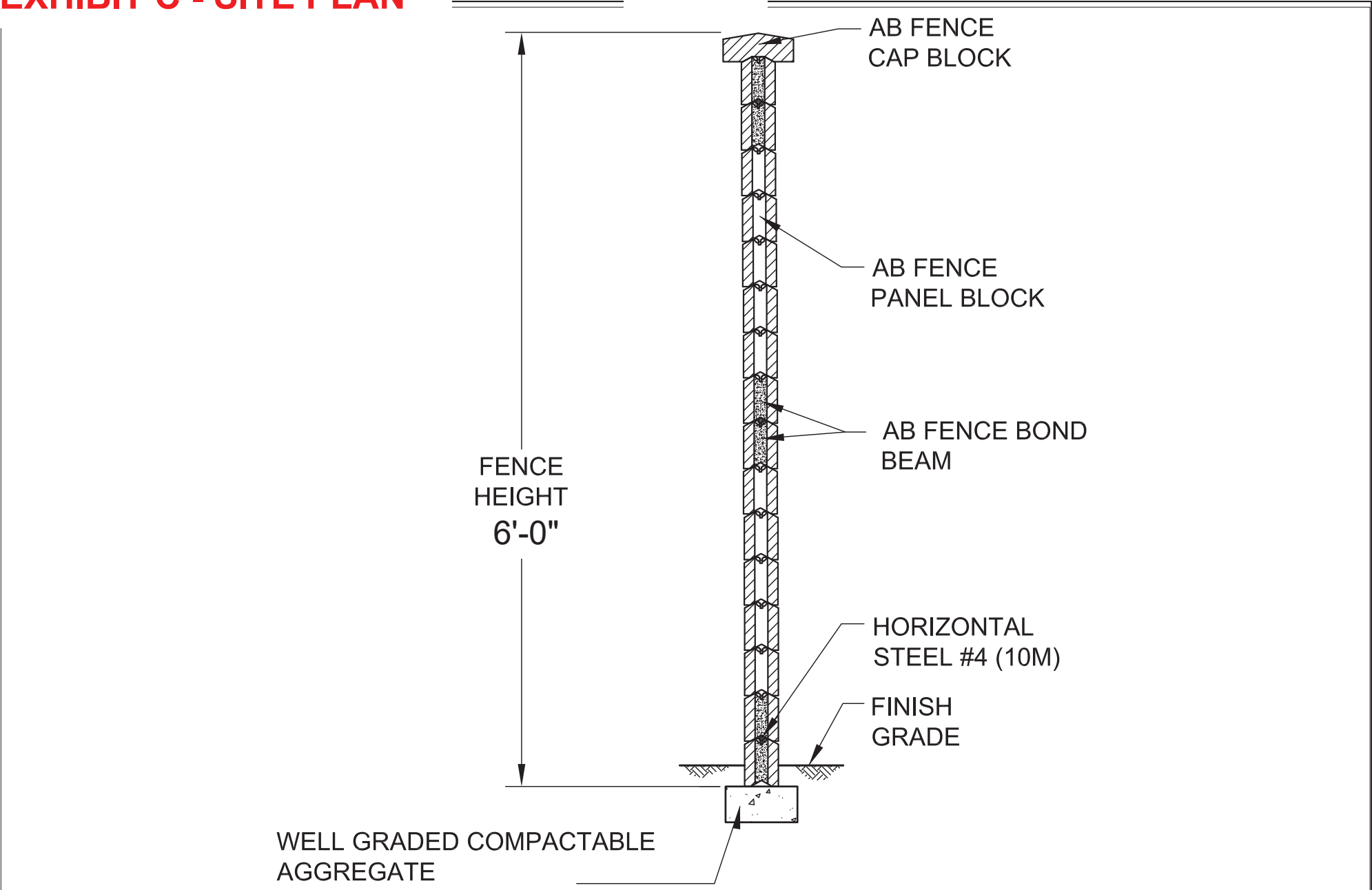
The purpose of this drawing is for preliminary design only. This drawing should not be used for final design or construction without the certification of a professional engineer registered in the state in which the fence will be built. The accuracy and use of details contained in this document are the sole responsibility of the user. The user must verify each detail for accuracy as they pertain to their particular project.

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Drawing No:

EXHIBIT C - SITE PLAN

Item 5&6

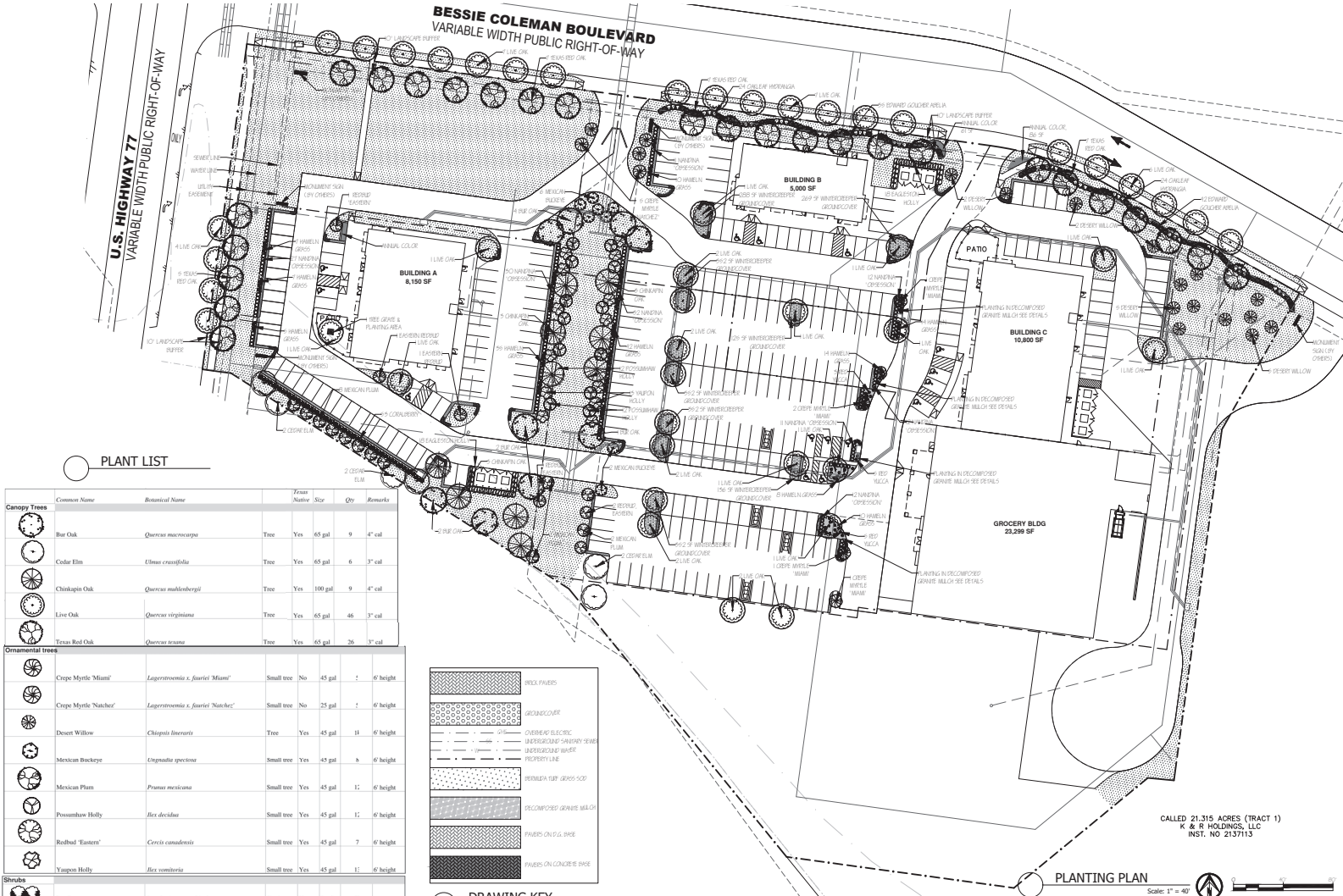


Designed By:	 ALLAN BLOCK The purpose of this drawing is for preliminary design only. This drawing should not be used for final design or construction without the certification of a professional engineer registered in the state in which the wall will be built. The accuracy and use of details contained in this document are the sole responsibility of the user. The user must verify each detail for accuracy as they pertain to their particular project. © 2005 Allan Block	Title: AB FENCE PANEL SECTION	Date:
Checked By:			Project No:
Scale: NOT TO SCALE			Drawing No:



EXHIBIT D - LANDSCAPE PLAN

Item 5&6



Jurisdiction of Project

REGULATORY AUTHORITIES:
CITY OF WAXAHACHIE, TX
408 S. BOULEVARD
WAXAHACHIE, TEXAS 75165
409-9400

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
16.0 THOMPSON STATE OFFICE BUILDING
AUSTIN, TEXAS 78761
(512) 463-5211
6024 KENNESAW AVENUE
AUSTIN, TEXAS 78744

Landscaping Requirements

WAXAHACHIE CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE 5 - DEVELOPMENTAL STANDARDS
SEC. 504 - LANDSCAPE REQUIREMENTS

INTERIOR LANDSCAPE AREA REQUIREMENTS
A. LANDSCAPE AREA MINIMUM OF BUILDING SIZE.
PROPOSED BUILDINGS: 8,101 SF +10,063 SF +23,299 SF =
TOTAL: 41,463 SF
LANDSCAPE AREA
REQUIRED: 16,209 SF PROVIDED: 23,240 SF

PLANTS
REQUIRED: 34 CANOPY TREES (1 PER 100 SF)
REQUIRED: 76 UNDERSTORY TREES (1 PER 250 SF)
REQUIRED: 76 UNDERSTORY TREES
REQUIRED: 270 SHRUBS (1 PER 70 SF)
REQUIRED: 2,409 SF GROUNDCOVER (1% OF REQ'D AREA)
REQUIRED: 1,620 SF GROUNDCOVER
REQUIRED: 76 SF SEASONAL COLOR (2% OF REQ'D AREA)
REQUIRED: 454 SF SEASONAL COLOR

PARKING LOT LANDSCAPE
B. PARKING LOT LANDSCAPE
15 SF OF LANDSCAPING PER PARKING SPACE (80 SPACES)
REQUIRED: 1,215 SF
PROVIDED: 15,937 SF
C. PARKING LOT PLANTING
2 OR 4" CAL TREES & 10 SHRUBS PER 500 SF OF REQUIRED LANDSCAPE
REQUIRED: 14 OF 4" CAL TREES
PROVIDED: 14 OF 4" CAL TREES
REQUIRED: 9 SHRUBS
PROVIDED: 9 SHRUBS

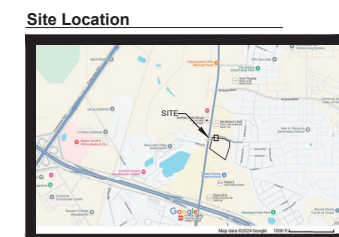
STREET TREES
7' ONE TREE PER 30 LF OF STREET FRONTAGE
HIGHWAY 77 - 26 LF
REQUIRED: 9 TREES
PROVIDED: 9 TREES
BESSIE COLEMAN BLVD - 90 LF
REQUIRED: 3 TREES
PROVIDED: 3 TREES

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED
SYSTEM DESIGNED AND INSTALLED ACCORDING TO T&E LAWS AND
REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF.
THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR AND RZP WITH
ENCLOSURE.

Maintenance Requirements

THE PROPERTY OWNER, TENANT, OR AGENT SHALL BE RESPONSIBLE FOR THE
MAINTENANCE OF ALL REQUIRED LANDSCAPING IN REAL TIME, THAT IS, REGULARLY,
AND LIFETIME MAINTENANCE AT ALL TIMES. THIS SHALL INCLUDE MOWING,
EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH
AS OTHER COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED
AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH
MATERIALS NOT PART OF THE LANDSCAPE. PLANT MATERIALS THAT ARE
SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.



Owner & Professionals Information

OWNER: TRINITY PARTNERS COMMERCIAL REAL ESTATE
P.O. BOX 9061, SACITLAK, TEXAS 79061
ATTN: KEVIN MINTOSH, 214-960-6351
EMAIL: KEVIN.MINTOSH@TRINITYPARTNERS.COM

ENGINEER: FELDMAN DESIGN STUDIO
5300 TOWN & COUNTRY BOULEVARD, SUITE 150
FARMER, TEXAS 75124
ATTN: DANIEL STEWART, P.E. 409-997-5560
DSTE@FELDMANDESIGN.COM

LANDSCAPE ARCHITECT: CAROL FELDMAN
P.O. BOX 43264, BECKHARDT, TEXAS 75003
FARMER, TEXAS 75124
ATTN: CAROL FELDMAN, 972-523-0844
CAROL@FELDMANDESIGN.COM

BESSIE COLEMAN RETAIL
TRACT 1, HENRI LEVY SURVEY, ABSTRACT NO. 629
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

LANDSCAPE PLANTING PLAN

DATE: 12.11.24
1. SUP. SUBMITTAL
2. SUP. SUBMITTAL
3. SUP. SUBMITTAL
4. SUP. SUBMITTAL
5. ROUND 3 COMMENTS
6. ROUND 3 COMMENTS
7.

NO. ITEM DESCRIPTION

1. SUP. SUBMITTAL
2. SUP. SUBMITTAL
3. SUP. SUBMITTAL
4. SUP. SUBMITTAL
5. ROUND 3 COMMENTS
6. ROUND 3 COMMENTS
7.

STAFF COMMENTS

STAFF COMMENTS

STAFF COMMENTS

STAFF COMMENTS

STAFF COMMENTS

STAFF COMMENTS

STAFF COMMENTS

MT PAD DEVELOPMENT
HWY 77 & BESSIE COLEMAN
WAXAHACHIE, TX

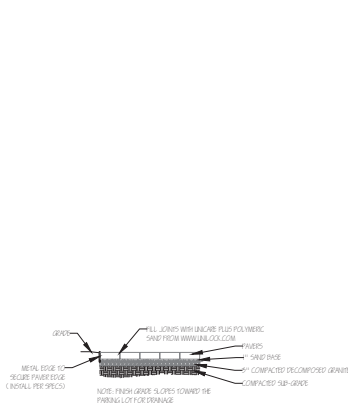
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L1.01

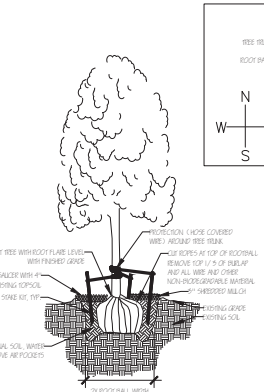
These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2065, License #18107, U #20245

CAROL FELDMAN
LANDSCAPE ARCHITECT
10000
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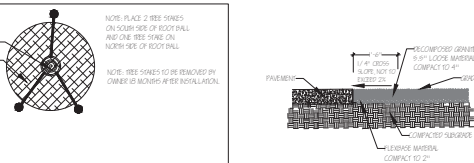
Item 5&6



PAVERS ON DECOMPOSED GRANITE

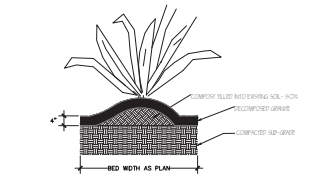


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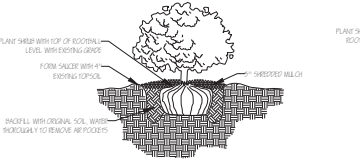


 TREE STAKE DETAIL

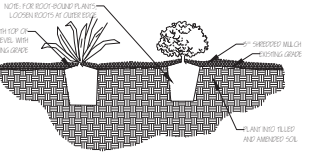
Scale: 1/2" = 1'



Scale: 1/2" = 1'

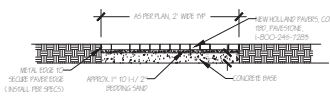


SHRUB & ORNAMENTAL GRASS PLANTING DETAIL



PERENNIAL PLANTING DETAIL

Scale: Not to scale



PAVERS ON CONCRETE

SECTION 02100 - SOIL PREPARATION

1. GENERAL

A. DESCRIPTION

1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.

B. EXAMINATION

1. EXAMINE TO BE SPECIFIED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.

2. EXAMINE TO VERIFY THAT ALL NATIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED PREPARATION WORK.

C. MATERIALS

1. NO SUBSTITUTIONS

2. PRODUCTS

A. MATERIALS

1. COTTON BURL COMPOST

2. SHAW SUPPLY COMPANY GREENWISDOM COMPOST, GARLAND, TX. OR, CLEAR FARM MATERIALS, ALEXER, TX.

3. FERTILIZERS AND SUPPLEMENTS:

4. PROVIDE GRAPE FERTILIZER MIXED WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASED MULCH, OR SHREDDED ORGAINIC, OR SUSTAIN.

5. MULCH

SHALL BE SHREDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, OR SHREDDED NATIVE MULCH.

3. EXECUTION

BED PREPARATION AND PREPARATION FOR SOD INSTALLATION

A. GENERAL

1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PRIOR TO COMPLETION. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.

2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.

3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.

B. SHED

1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.

2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.

3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL, OVERALL, DEPTH OF 8 INCHES.

4. REMOVE ALL BEDS OF CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.

5. TOP DRESS BEDS WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.

C. SOD AND SOD SEEDS

1. LIGHTLY CULTIVATE COMPOST AND RAKE THE SOIL SMOOTH.

2. ADD INCH COMPOST TO ALL AREAS.

3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02100

NOTES
GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE PREPARATION.
3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL).
5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 - LANDSCAPE PLANTING

PART 1 - GENERAL

SPECIAL CONDITIONS

1. **APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS** GOVERNING LANDSCAPE MATERIALS AND WORK.

2. **WORK ON EXISTING PERSONS AND PROPERTY** SHALL BE THE RESPONSIBILITY OF THE SUPERVISOR. A QUALIFIED FOREMAN WITH A MINIMUM OF TEN YEARS' EXPERIENCE WITH TYPES OF SIMILAR CONSTRUCTION SHALL BE EMPLOYED.

DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS IF SPECIFICATIONS CALL FOR SPECIFIC MATERIALS OR SPECIES OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.

3. **PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS** AND **GRASS SEEDS** TO BE PLANTED, AND **WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ASIS 2601.1 AMERICAN STANDARD FOR CROSSLANDSCAPING** AND **ASIS 2601.2 AMERICAN STANDARD FOR LANDSCAPING** AND **INSECT INSPECTION** AND **COMPLIANCE** WITH **FEDERAL LAW CONCERNING DISEASE AND INSECT INSPECTION**.

4. **AMERICAN STANDARD FOR NURSERY STOCK, ASIS 2601.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.**

5. **ILLINOIS BOTANICAL GARDEN, UNIVERSITY OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, TEXAS BOTANICAL GARDEN, UNIVERSITY OF NORTH CENTRAL TEXAS.**

6. **THURSTON THURSTON, CORNELL UNIVERSITY, 1967.**

PREPARATION

1. **COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.**

2. **COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY MAINTENANCE.**

3. **COORDINATION WITH IRRIGATION SYSTEM.**

6.1. **THE IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.**

6.2. **THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT THE PLANTING OPERATIONS BEGIN.**

6.3. **COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.**

PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING:

1. **CONTAINER GROWN PLANTS SHALL HAVE BEEN "STEPPED-UP" AS NECESSARY TO PREVENT ROOT GROWING.**

2. **PLANTS SHALL BE PLANTED IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ESTABLISHMENT.**

3. **THE "ROOT FLARE" OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.**

4. **FOR TREES, TREE CARE PROCEDURES SHALL BE ADHERED TO:**

1. **DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE BRANCHES AND STUBS AT LEAST 1/4" ABOVE THE CUT.**

2. **DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.**

3. **DO NOT USE ANY TYPE OF PLASTIC OR POLYMER WRAP THAT MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.**

4. **STAKE AND GUY UP ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING STAKES AND GUYS WHEN TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR PLANTING GUARANTEE PERIOD.**

5. **DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH MANNER SHOULD BE REJECTED.**

WARRANTY

1. **UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INITIAL ACCEPTANCE. REPLACEMENT MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WARRANTEE IS NOTIFIED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. TREES OR OTHERS NOT ACCEPTABLE. GUARANTEE REPLACEMENT MATERIALS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.**

2. **WARRANTY EXCLUDES REPLACEMENT OF PLANTS CAUSED BY INJURY BY OTHERS OR BY DISEASE OR INADEQUATE WATERING OR FERTILIZATION. REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.**

A. 3 - EXERCUTION

1. PREPARATION FOR PLANT MATERIAL INSTALLATION

1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LAYED BY OTHER CONTRACTORS. IF ANY BEDS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT THE SOIL CONDITIONS HAVE BEEN CORRECTED PRIOR TO PLANTING.

B. 2. PLANTING

1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE PLANTING AREA. PLANTS ARE TO BE PLANTED IN ALL HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE ELEMENTS.

C. 3. TREE PLANTING

1. LOCATE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.

2. DIG PITS WITH ROUGHI SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF THREE FOURTHS OF THE TREE BALL. A PEDESTAL SHOULD BE FORMED IN THE CENTER OF THE PIT. THE PEDESTAL SHOULD BE AT LEAST 1/2" IN DIAMETER.

3. LOCATE THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUMB AND VERTICAL, AND SET A SUCH A DEPTH THAT THE CROWN OF THE TREE IS TO BE LEVEL WITH THE GRADE.

4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FORMER GRADE AS THEY WERE IN THE SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OR SOIL.

5. BACKFILL WITH EXISTING TOPSOIL AND WASH IMMEDIATELY.

6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.

7. FORM A 3" DEEP BAND WITHIN A MINIMUM OF 3' OF SPECIFIED MULCH, EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM THE PLANT.

D. 4. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.

5. ALL TALL GRASSES SHALL BE CUT TO 1/2" ABOVE THE GRADE.

6. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT THE PLANT IS PLANTED IN THE CENTER OF THE FINISHED GRADE.

7. REMOVE AND CUT OUT ROOTS OF ANY ROOTBUTTS THAT HAVE POT-BOTTOMED PRIOR TO INSTALLATION.

E. 5. SPECIFY BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH, SOIL PLANTING

1. LAY SOIL IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.

2. COVER ALL AREAS OF BARE SOIL THOROUGHLY.

3. ROLL SOIL WITH A SOIL ROLLER AFTER 24 HOURS AFTER LAYING AND COVER TO OBTAIN A FINISHED GRADE.

4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS.

5. KEEP SOIL ADEQUATELY WATERED UNTIL SOIL MAKES A FIRM CONNECTION TO THE SOIL.

F. 6. SET PLANTING

1. AREAS SHALL BE RAKED TO A DEPTH OF 1/2", SMOOTH AND FREE OF LUMP.

2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.

3. GRASSING IS TO BE DONE IN THE FIRM CONNECTION OF THE SEED TO THE SOIL.

4. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.

5. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

END OF SECTION 02915

MT PAD DEVELOPMENT

HWY 77 & BESSIE COLEMAN

WAXAHACHIE, TX

L1.02

SHEET NO.



These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect, 2008. Licensed Irrigator U #20245.

FELDMAN DESIGN SOLUTIONS

P.O. Box 89246, Richardson, Texas 75089

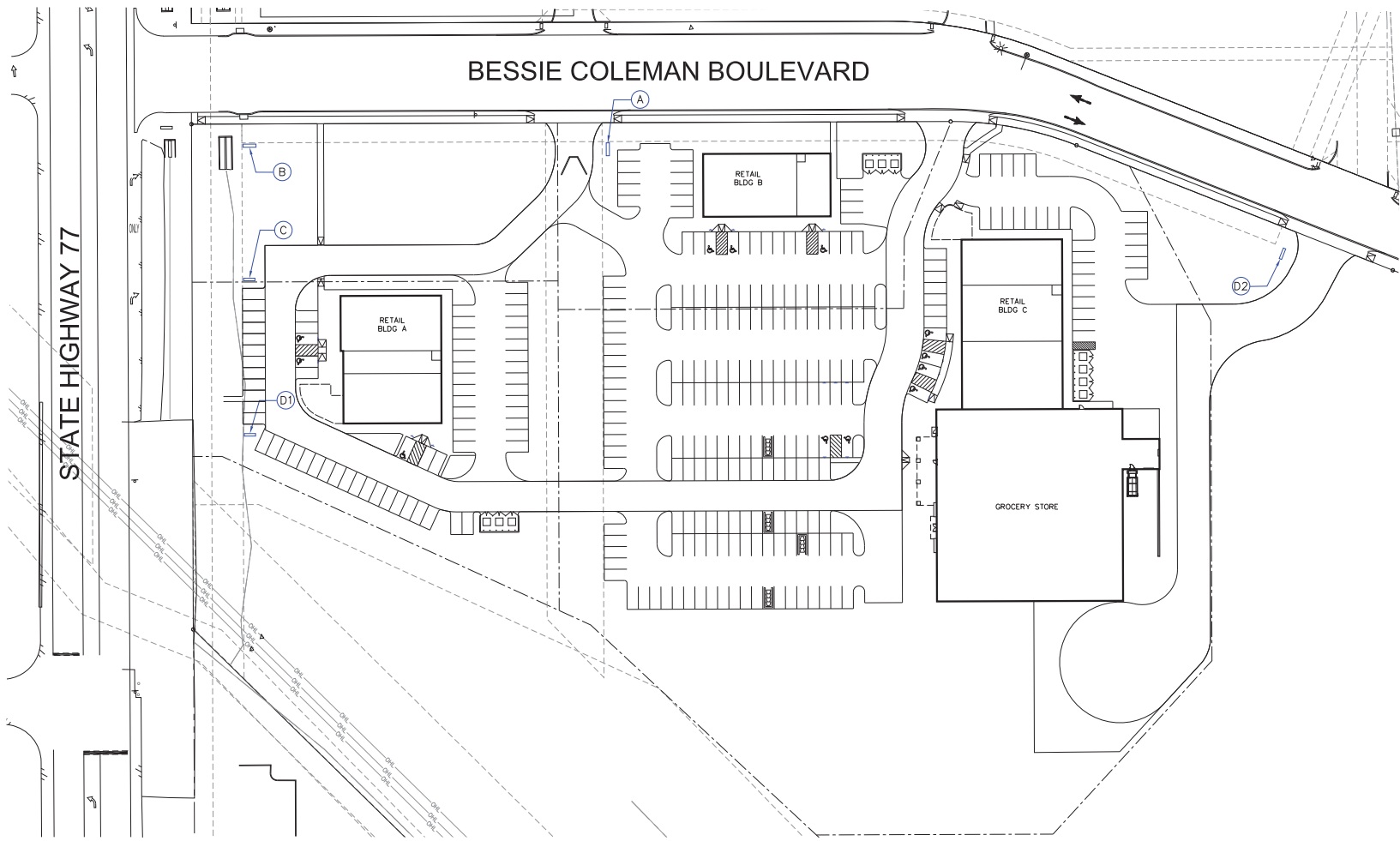
Office: 972.960.1750 Mobile: 972.922-4944

carol@felmdesign.com

NO.	ITEM DESCRIPTION	DATE
1.	SUP SUBMITTAL	12.13.24
2.	SUP SUBMITTAL	1.17.25
3.	SUP SUBMITTAL-STAFF COMMENTS	2.11.25
4.	SUP SUBMITTAL-OWNER COMMENTS	3.5.25
5.	ROUND 3 COMMENTS	3.20.25
6.		
7.		

EXHIBIT E - SIGNAGE PLAN

Item 5&6



1 SIGNAGE SITE PLAN
SCALE: NTS

PRELIMINARY
NOT TO BE USED
FOR
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CONSTRUCTION

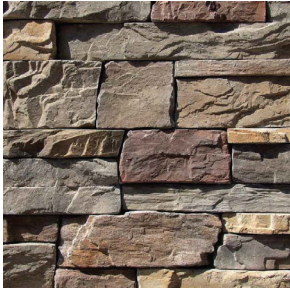


SHELL BUILDINGS
TBD HWY 77 & BESSIE COLEMAN
WAXAHACHIE, TX

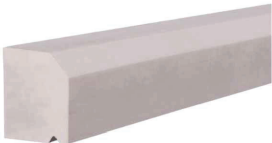
Revisions:

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Project No:	23234
Date:	12/20/2024
Drawn By:	AB
Checked By:	TI

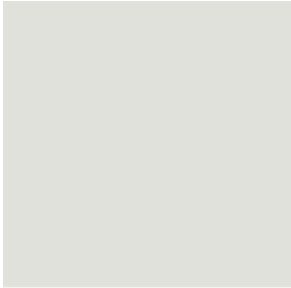
SG-1
SIGNAGE
SITE
PLAN



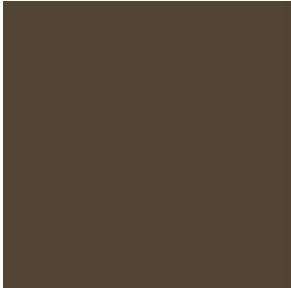
STONE VENEER
CORONADO STONE
OLD WORLD LEDGE
"MONARCH"
F-1



SILL
CORONADO STONE
900 SERIES
"GREY"
F-2



PAINT
PPG 1009-1
"TUNDRA FROST"
P-1



PREFINISHED METAL
BERRIDGE
"AGED BRONZE"
M-1

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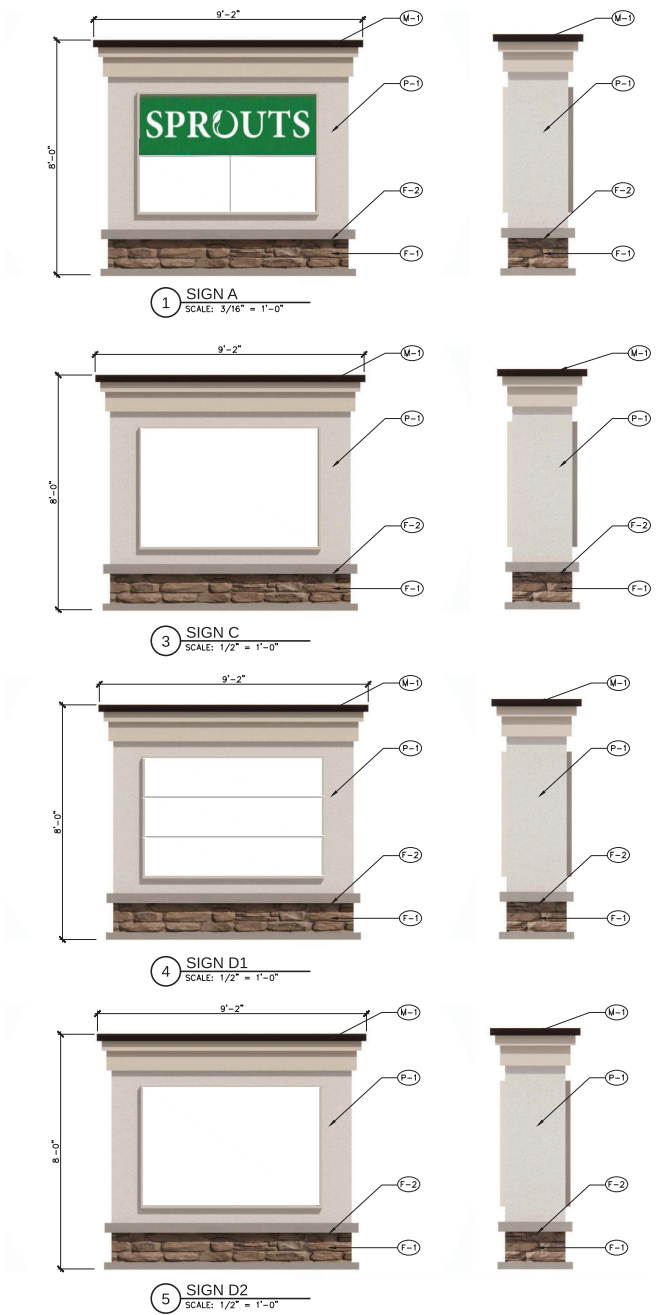
Revisions

File Name: 23234-SG-2
Project No: 23234
Date: 12/20/2024
Drawn By: JLB
Checked By: TT

SHEET
SG-2
SIGNAGE
MATERIALS

EXHIBIT E - SIGNAGE PLAN

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SHELL BUILDINGS
TBD HWY 77 & BESSIE COLEMAN
WAXAHACHIE, TX

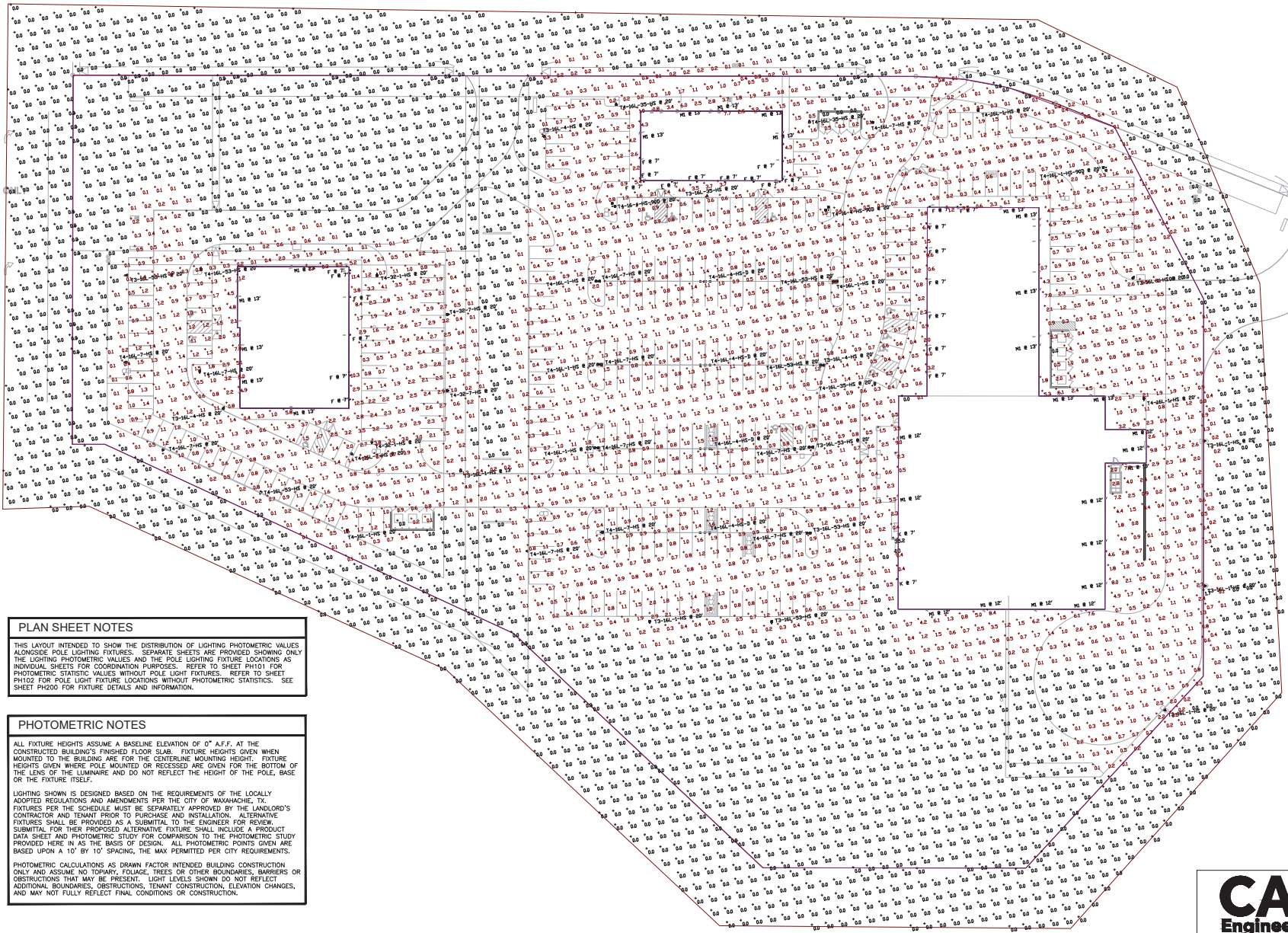
Revisions:

Project No:	2324	TH	TI
Date:	12/20/2024		
Drawn By:			
Checked By:			

SHEET
SG-3
SIGNAGE
ELEVATIONS

EXHIBIT F - PHOTOMETRIC PLAN

Item 5&6



PLAN SHEET NOTES

THIS LAYOUT INTENDED TO SHOW THE DISTRIBUTION OF LIGHTING PHOTOMETRIC VALUES ALONGSIDE POLE LIGHTING FIXTURES. SEPARATE SHEETS ARE PROVIDED SHOWING ONLY THE LIGHTING PHOTOMETRIC VALUES AND THE POLE LIGHTING FIXTURE LOCATIONS AS INDIVIDUAL SHEETS FOR COORDINATION PURPOSES. REFER TO SHEET PH101 FOR PHOTOMETRIC STATISTIC VALUES WITHOUT POLE LIGHT FIXTURES. REFER TO SHEET PH102 FOR POLE LIGHT FIXTURE LOCATIONS WITHOUT PHOTOMETRIC STATISTICS. SEE SHEET PH200 FOR FIXTURE DETAILS AND INFORMATION.

PHOTOMETRIC NOTES

ALL FIXTURE HEIGHTS ASSUME A BASELINE ELEVATION OF 0" A.F.F. AT THE CONSTRUCTED BUILDING'S FINISHED FLOOR SLAB. FIXTURE HEIGHTS GIVEN WHEN MOUNTED TO THE BUILDING ARE FOR THE CENTERLINE MOUNTING HEIGHT. FIXTURE HEIGHTS GIVEN WHERE POLE MOUNTED OR RECESSED ARE GIVEN FOR THE BOTTOM OF THE LENS OF THE LUMINAIRE AND DO NOT REFLECT THE HEIGHT OF THE POLE, BASE OR THE FIXTURE ITSELF.

LIGHTING SHOWN IS DESIGNED BASED ON THE REQUIREMENTS OF THE LOCALLY ADOPTED REGULATIONS AND AMENDMENTS PER THE CITY OF WAXAHACHIE, TX. FIXTURES PER THE SCHEDULE MUST BE SEPARATELY APPROVED BY THE LANDLORD'S CONTRACTOR AND TENANT PRIOR TO PURCHASE AND INSTALLATION. ALTERNATIVE FIXTURES SHALL BE PROVIDED AS A SUBMITTAL TO THE ENGINEER FOR REVIEW. SUBMITTAL FOR THEIR PROPOSED ALTERNATIVE FIXTURE SHALL INCLUDE A PRODUCT DATA SHEET AND PHOTOMETRIC STUDY FOR COMPARISON TO THE PHOTOMETRIC STUDY PROVIDED HERE IN AS THE BASIS OF DESIGN. ALL PHOTOMETRIC POINTS GIVEN ARE BASED UPON A 10' BY 10' SPACING, THE MAX PERMITTED PER CITY REQUIREMENTS.

PHOTOMETRIC CALCULATIONS AS DRAWN FACTOR INTENDED BUILDING CONSTRUCTION ONLY AND ASSUME NO TOPGRAPHY, FOULAGE, TREES OR OTHER BOUNDARIES, BARRIERS OR OBSTRUCTIONS THAT MAY BE PRESENT. LIGHT LEVELS SHOWN DO NOT REFLECT ADDITIONAL BOUNDARIES, OBSTRUCTIONS, TENANT CONSTRUCTION, ELEVATION CHANGES, AND MAY NOT FULLY REFLECT FINAL CONDITIONS OR CONSTRUCTION.

1 SITE PHOTOMETRIC PLAN

CASE
Engineering Inc.

796 Merus Court
St. Louis, MO 63026
T 636.349.1600
F 636.349.1730
CERTIFICATE OF AUTHORITY NO. F-20080

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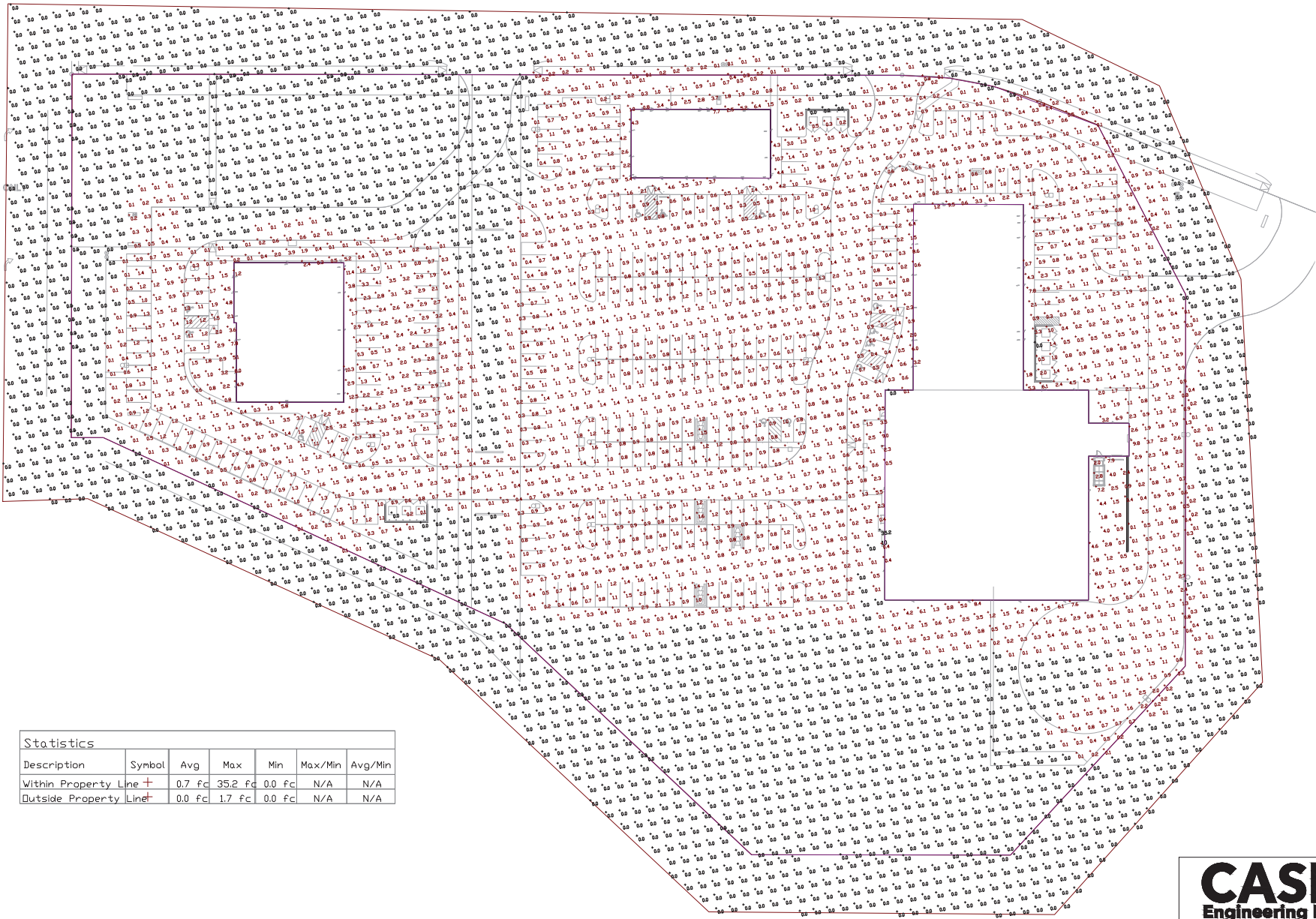
MULTI-TENANT SITE DEVELOPMENT
TBD HWY 77 & BESSIE COLEMAN
WAXAHACHIE, TX

Revision:
File Name: 2324- PH100
Project No: 2324
Date: 07/20/2025
Drawn By:
Checked By:

SHEET
PH100
PHOTOMETRIC PLAN

EXHIBIT F - PHOTOMETRIC PLAN

Item 5&6



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Within Property Line	+	0.7 fc	35.2 fc	0.0 fc	N/A	N/A
Outside Property Line	-	0.0 fc	1.7 fc	0.0 fc	N/A	N/A

1 SITE PHOTOMETRIC POINT VALUES LAYOUT

CASE
Engineering Inc.

796 Merus Court
St. Louis, MO 63026
CERTIFICATE OF AUTHORITY NO. F-20080

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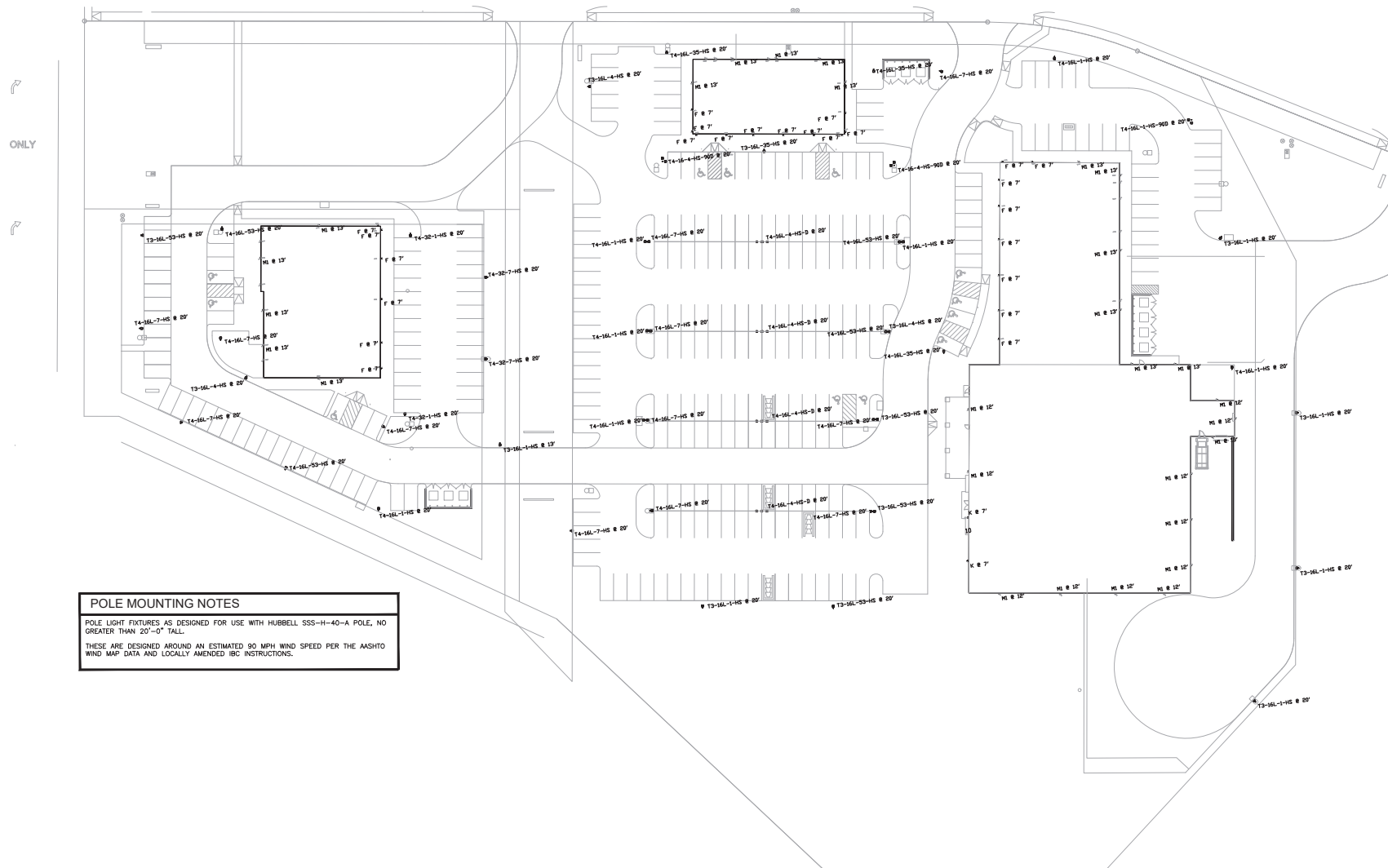
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Beverly, Texas 75755
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MULTI-TENANT SITE DEVELOPMENT
TBD HWY 77 & BESSIE COLEMAN
WAXAHACHIE, TX

Revision:
File Name: 23234-PH101
Project No: 23234
Date: 07/20/2025
Drawn By:
Checked By: TT

SHEET
PH101
PHOTOMETRIC VALUES

– **Item 5&6**



POLE MOUNTING NOTES

POLE LIGHT FIXTURES AS DESIGNED FOR USE WITH HUBBELL SSS-H-40-A POLE, NO GREATER THAN 20'-0" TALL.

THESE ARE DESIGNED AROUND AN ESTIMATED 90 MPH WIND SPEED PER THE AASHTO WIND MAP DATA AND LOCALLY AMENDED IBC INSTRUCTIONS.

1 SITE POLE LIGHT FIXTURE LAYOUT

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Engineering Inc.

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St. Louis, MO 63026 | F 636.349.1730
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Bierbrook, Texas 76126

MULTI-TENANT SITE DEVELOPMENT

TBD HWY 77 & BESSIE COLEMAN
WAXAHACHIE, TX

Project No:	23234
Date:	01/20/2025
Drawn By:	
Checked By:	TI

SHEET

PH102)

Item 5&6

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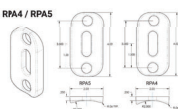
RETROFIT MOUNT BRACKET (RMB)

Optional Cast Aluminum Bracket designed for quick mounting on Direct Square or Round Poles. Mounts directly to pole for easily hung fixtures. Drill Pattern is adjustable from 2¼" to 2½".

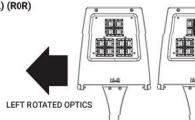


ROUND POLE ADAPTER OPTIONS (RPA4) (RPA5)

When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3" - 4" round poles, and RPA5 when installing on 5" - 6" round poles.



ROTATED OPTICS (ROL) (ROR)

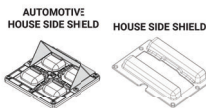


LEFT ROTATED OPTICS

RIGHT ROTATED OPTICS

SHIELDING OPTIONS (AHS)(HSS)

SHIELDS (HSS, AHS) – House Side Shield
(HSS) is designed for full primary fire cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.



AUTOMOTIVE HOUSE SIDE SHIELD

HOUSE SIDE SHIELD

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NLS LIGHTING

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PH200

PHOTOMIC DETAIL

SHEET

File Name: 2324- PH200
 Project No: 2324
 Date: 01/20/2025
 Drawn By:
 Checked By: IT

MULTI-TENANT SITE DEVELOPMENT

TBD HWY 77 & BESSIE COLEMAN
 WAXAHACHIE, TX

Revisions:

FRANZ
 architects



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Planning & Zoning Department

Zoning Staff Report

Case: ZDC-48-2025



MEETING DATE(S)

Planning & Zoning Commission: May 13, 2025

City Council: May 19, 2025

CAPTION

Public Hearing on a request by David Ruble, Altered Grounds Coffee Roasters, LLC, for a **Specific Use Permit (SUP)** for a Food Manufacturing (Coffee Roasting) use within a Light Industrial-2 (LI-2) zoning district located at 401 South Flat Street, Suite 1 & 2 (Property ID 170566) - Owner: Clover Properties LLC (ZDC-48-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-48-2025, a Specific Use Permit (SUP) for a Food Manufacturing (Coffee Roasting) use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The Applicant requests approval of a specific use permit for a Food Manufacturing (Coffee Roaster) use.

CASE INFORMATION

Applicant: David Ruble, Altered Grounds Coffee Roasters, LLC

Property Owner(s): Clover Properties LLC

Site Acreage: 0.344 acres

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

Requested Zoning: LI-2 with a SUP for a Food Manufacturing use

SUBJECT PROPERTY

General Location: 401 S. Flat St, Suite 1 & 2

Parcel ID Number(s): 170566

Existing Use: Office Warehouse

Development History: The subject property is platted as Lot N 75, Block 26 of the Old Town Waxahachie addition. The existing building was constructed in 2001.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	LI-1	Storage
East	LI-2	City of Waxahachie Street Department
South	LI-2	Warehouse
West	PD-CA	Ellis County Jail

Future Land Use Plan:

Mixed-Use Neighborhood

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 primary access to the subject property is from South Flat Street, and East Madison Street.

Site Image:**PLANNING ANALYSIS**

The Applicant requests a SUP for a Food Manufacturing use (Altered Grounds Coffee Roasters, LLC) within the Light Industrial-2 (LI-2) zoning district located at 401 S. Flat Street, Suite 1 & 2. A Food Manufacturing Land Use requires a SUP to be approved by City Council per the City of Waxahachie Zoning Ordinance.

David Rubble, the owner of Altered Grounds Coffee Roasters, LLC, is a locally-based coffee roaster who focuses on roasting high-quality, ethically sourced, green coffee beans, while also packaging them for retail, wholesale, and direct-to-customer sales. The business owner anticipates no more than two deliveries each week to their business of either green coffee beans, or orders that have been made for packaging materials. All deliveries are expected to be received via FedEx, UPS, Amazon, or similar third-party delivery, not 18-wheelers. The proposed business will be staffed by two (2) employees during the hours of 7:00 a.m. to 5:00 p.m., Monday-Saturday. This is not proposed to be a retail location that is open to the general public for walk-in purchases.

The proposed use 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.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 10 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

Staff has received no letters in support and no letters of opposition for the SUP request.

RECOMMENDATION

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

Conditions:

1. This SUP shall remain with the applicant for this specific location, only. If the applicant moves to another location or Altered Grounds Coffee Roasters, LLC closes, this SUP will be terminated immediately. The applicant will need to open a stand-alone coffee roaster with a new SUP.
2. The applicant shall amend this SUP should they decide to expand the footprint of the coffee roasting business.
3. This property owner shall obtain all necessary permits from the City of Waxahachie Building & Community Services Department prior to operating at the subject property.

ATTACHED EXHIBITS

1. Operational Plan
2. Exhibit A - Location Map
3. Exhibit B - Site Plan
4. Exhibit C - Floorplan

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

Item 7&8

Rev.2

Operations Plan for Altered Grounds Coffee Roasters, LLC

1. Business Overview

Company Name: Altered Grounds Coffee Roasters, LLC

Location: 401 S. Flat St. suite 1 & 2 Waxahachie, TX 75165

Hour of operations: Monday through Saturday 7:00AM to 5:00PM

Employees: Total of 2 employees

Objective & Scope: To roast high-quality, ethically sourced green coffee beans and then package them for retail, wholesale, and direct-to-customer sales.

- This is not to be a Coffee shop that makes and sells coffee drinks.
- Altered Grounds Coffee Roaster, LLC primary intentions is to use this property as a business.
- We expect no more than two deliveries each week to our business of either green coffee beans from our farmers, or orders that we have made for more packaging materials needed. All deliveries are expected to be received via FedEx, UPS, Amazon, or third-party delivery.

2. Supply Chain & Sourcing

2.1 Coffee Bean Sourcing

- Establish relationships with sustainable coffee farmers and cooperatives (focus on Fair Trade, Direct Trade, Organic, etc.)
- Work with importers to ensure a steady supply of green coffee beans
- Maintain an inventory system to track origins, harvest season, and quality ratings.

2.2 Other Supplies

- Packaging materials (bags, labels, boxes).
- Roasting equipment and maintenance supplies.
- Cleaning and Safety materials.

3. Production & Roasting Process

3.1 Facility & Equipment

- Coffee Roaster
- Destoners, and packaging equipment
- Grinders (if offering pre-ground options).

3.2 Roasting Workflow – Expected daily production rates for this coffee roasting machine are 50lbs of roasted coffee per business day.

- Bean Inspection: Check raw beans for defects and dispose of any unwanted beans.
- Roasting Process: Follow standardized roast profiles for consistency.
- Cooling: Allow roasted beans to cool before packaging.
- Quality Control: Sample roasts for consistency and flavor.

4. Quality Control

- Conduct cupping sessions for each batch to ensure flavor consistency.
- Monitor moisture levels, roast profiles, and bean uniformity.
- Maintain strict cleaning schedules for equipment.
- Track customer feedback and adjust roasting profiles accordingly.

5. Packaging & Distribution

5.1 Packaging Process

- Use airtight, resealable bags with degassing valve.
- Label with roast date, origin, and flavor notes.
- Offer various sizes (10oz, 2lb, 5lb) and custom packaging for wholesale accounts.

Item 7&8

5.2 Storage & Inventory Management

- Store roasted beans in food grade containers to maintain freshness.
- There will be no form of outside storage on this property from Altered Grounds Coffee Roasters, LLC.
- Implement a First-In, First-Out (FIFO) inventory system.
- Track supply levels weekly to prevent shortages

5.3 Distribution Channels

- Retail: Sell via company website, Farmers' markets, and coffee shops.
- Wholesale: Supply to cafés, restaurants, and specialty retailers.
- Subscription Services: Offer direct-to-consumer subscriptions with fresh deliveries.

6. Sales & Customer Service

6.1 Order Fulfillment & Distribution

- Process online and wholesale orders within 24-48 hours.
- Partner with reliable shipping providers (UPS, FedEx, USPS)
- Offer local delivery for cafés and restaurants.
- Orders can be picked up at this location as well.

6.2 Customer Support

- Provide responsive email and phone support.
- Manage customer inquiries via social media and website chat.
- Offer training and resources.

7. Compliance & Sustainability

7.1 Regulatory Compliance

- Adhere to FDA food safety regulations and local health codes.
- Maintain necessary business licenses and permits.

7.2 Sustainability Initiatives

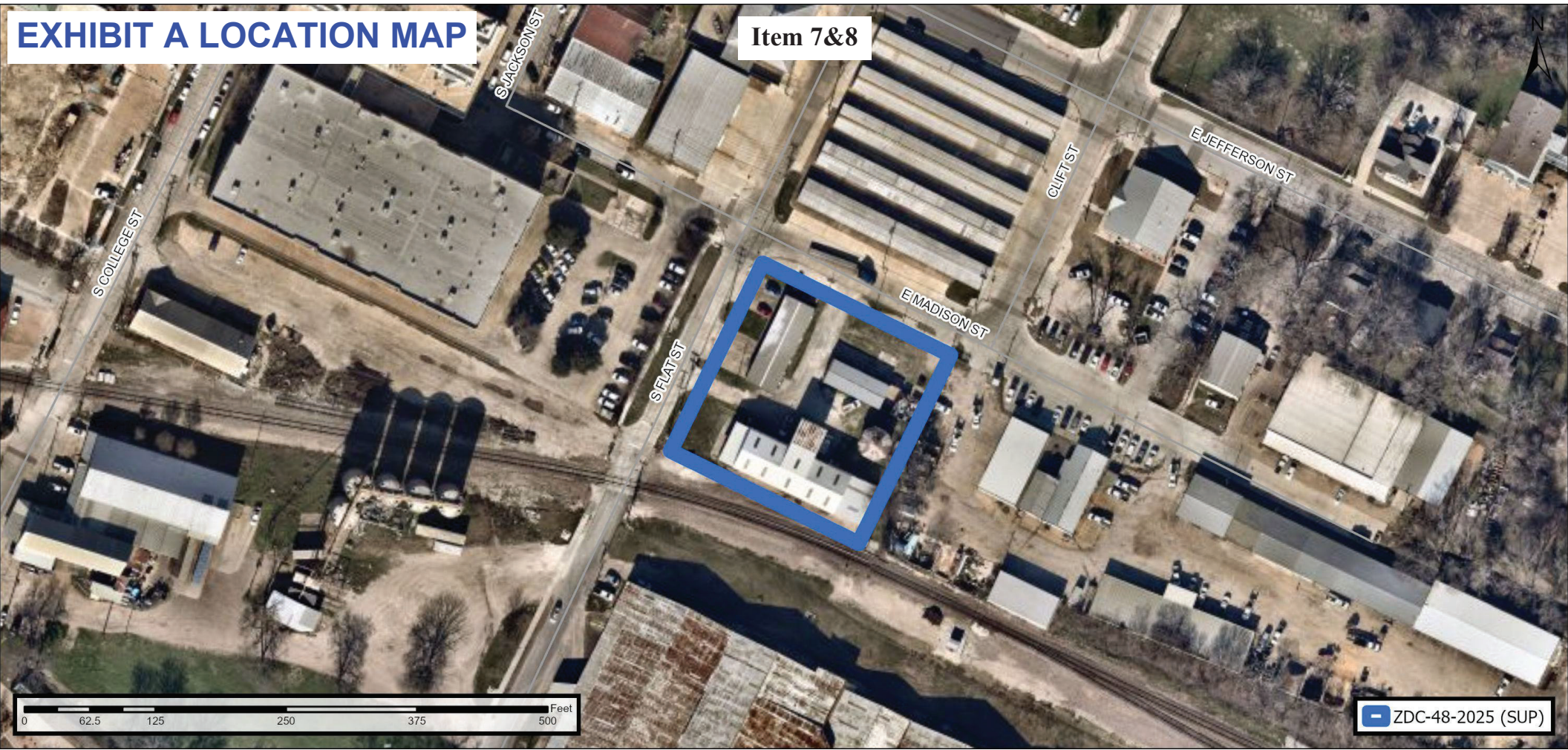
- Use compostable or recyclable packaging.
- Partner with local organizations for sustainability efforts.

8. Growth Strategy

- Increase roasting capacity as demand grows.
- Develop new blends and seasonal offerings.
- Expand into grocery store distribution.

EXHIBIT A LOCATION MAP

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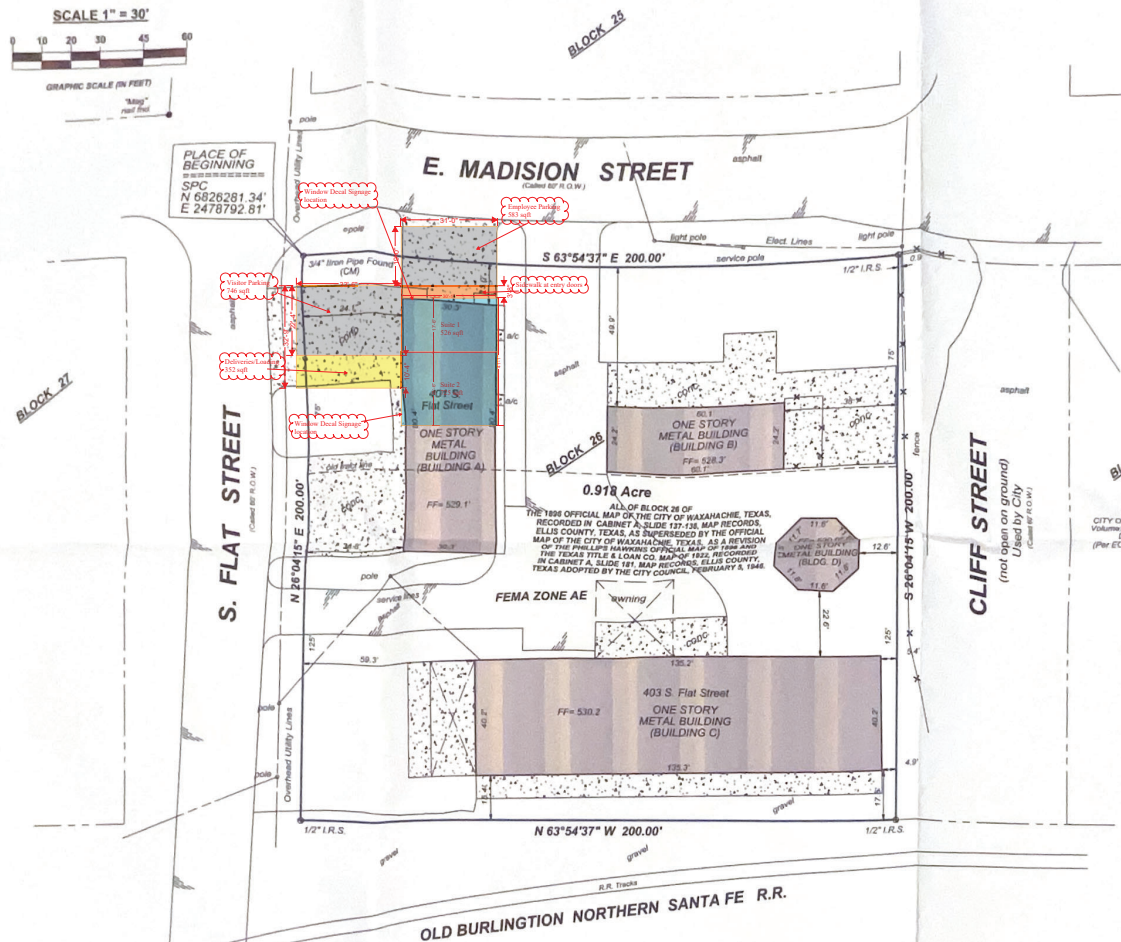
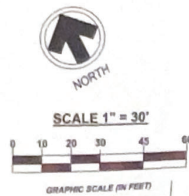


ZDC-48-2025 (SUP)

EXHIBIT B SITE PLAN

Item 7&8

SURVEY PLAT



DESCRIPTION:

Being a 0.918 acre tract of land situated in the City of Waxahachie, Ellis County, Texas, and being ALL of Block No. 26, THE 1898 OFFICIAL MAP OF THE CITY OF WAXAHACHIE, TEXAS, RECORDED IN CABINET A, SLIDE 137-138, MAP RECORDS, ELLIS COUNTY, TEXAS, AS SUPERSEDED BY THE OFFICIAL MAP OF THE CITY OF WAXAHACHIE, TEXAS, AS A REVISION OF THE PHILLIPS HAWKINS OFFICIAL MAP OF 1895 AND THE TEXAS TITLE & LOAN CO. MAP OF 1922, RECORDED IN CABINET A, SLIDE 181, MAP RECORDS, ELLIS COUNTY, TEXAS ADOPTED BY THE CITY COUNCIL, FEBRUARY 5, 1948, being the same tracts described in General Warranty Deed to Michael Leopold Sullivan, also known as Mike Sullivan recorded as Instrument 1716044, Real Public Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron pipe found for the northwest of said Block 26, said place of beginning having Texas State Plane Coordinates (North Central Texas Zone 4202-NAD 83) of North 6826281.34 feet, East 2478792.81 feet, and being the basis of bearings for this description;

THENCE South 63°54'37" East with the north line of Block 26, being the south line of E. Madison Street, a distance of 200.00 feet to a 1/2" iron rod set for corner at the northeast corner of Block 26;

THENCE South 26°04'15" West with the East line of said Block 26, a distance of 200.00 feet to a 1/2" iron rod set for corner at the southeast corner of said Block;

THENCE North 63°54'37" West with the south line of said Block 26, same being the northerly line of Old Burlington Northern Santa Fe Railroad Right-of-Way, a distance of 200.00 feet to a 1/2" iron rod set for corner at the south west corner of said Block 26;

THENCE North 26°04'15" East with the west line of said Block 26, same being the east line of S. Flat Street, a distance of 200.00 to the place of beginning and containing 0.918 acre of land.

To: Town Square Title G.F. No. 020-40520

I hereby certify this plat, when compression sealed, or on paper with the original wet seal and signature, to be a true representation of a field survey performed on the ground under my direction and supervision.

W.R. Lee, RPLS, 2038
DATE 03-27-2020



NOTE:
BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83,
NORTH CENTRAL ZONE (4202) AS DERIVED FROM THE TOPNETLIVE NETWORK.

Survey Point	Iron Rod	Survey Line	Boundary Line	Easement Line	Utility Line	Fence Line	Right-of-Way Line	Water Course	Water Body	Road	Railroad	Power Line	Gas Line	Sewer Line	Drainage Line
Symbol	Symbol	Symbol	Symbol	Symbol	Symbol	Symbol	Symbol	Symbol	Symbol	Symbol	Symbol	Symbol	Symbol	Symbol	Symbol

THIS SURVEY DRAWING IS PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THIS ORIGINAL TRANSACTION.

SHIELDS & LEE
SURVEYORS
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PH (214) 942-8496 www.shieldsandlee.com
TRPLS 10017030

401-403 Flat Street
City of Waxahachie, Ellis County, Texas

Drawn by wr
Job No. X43062

EXHIBIT C FLOORPLAN

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- All existing walls, doors, and windows to remain as is.
- No new wall are to constructed.
- Suite 1 = 526 SF
- Suite 2 = 725 SF
- 1,251 sf combined.

