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 27, 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 May 13, 2025
   b. Consider a request by Anwar Dossani, H&D Realty Investments, LLC, for a Plat of Scarborough Addition, Lots 1, 2, and 3, Block A, being 21.57 acres, located at the northwest corner of Interstate 35E and F.M. 66, situated in the J.C. Armstrong Survey, Abstract 6, an addition to the City of Waxahachie (Property IDs: 179035, 303130) – Owner: H&D Realty Investments, LLC (SUB-61-2025)
   c. Consider a request by Todd Wintters, Petitt-ECD, for a Plat of Garden Valley Ranch Church, Lot 1, Block A, being 1.017 acres, located at 435 Broadhead Road, situated in the John B. & Ann Adams Survey, Abstract 5, an addition to the City of Waxahachie (Property ID: 289739) – Owner: The Church of Jesus Christ (SUB-63-2025)

5. ***Public Hearing*** on a request by Ryan McIntosh, Trinity Partners, for a Specific Use Permit (SUP) for a Unified Lot Sign use within a Planned Development-42-C (PD-42-C) zoning district, located directly south of 1650 N US Highway 77 (Property ID: 223131) – Owner: Bomac Wax Investments LLC (ZDC-14-2025)

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

7. ***Public Hearing*** on a request by Alexandria Webber, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Multi-Family Residential-1 (MF-1) zoning district located at 865 Cantrell St. (Property ID 179113) - Owner: Alexandria Webber & Dustin Webber (ZDC-54-2025)

8. ***Consider*** recommendation of ZDC-54-2025

9. ***Public Hearing*** on a request by Mark McReynolds for a Specific Use Permit (SUP) for an Accessory Dwelling Unit use within a Single Family-2 (SF-2) zoning district located at 218 University Avenue (Property ID 176327) - Owner: Mark McReynolds & Janet McReynolds (ZDC-58-2025)

10. ***Consider*** recommendation of ZDC-58-2025

11. ***Public Hearing*** on a request by Lexi Cassels, Kimley-Horn, for a Zoning Change from a Commercial (C) zoning district to Planned Development-Multi-Family-2 and Planned Development-Commercial (PD-MF-2 & PD-C) zoning district, for a mixed-use development, located directly east of 2050 Conquest Boulevard, (Property ID 191630 & 191636) - Owner: B&T Realty Services Inc (ZDC-91-2024)

12. ***Consider*** recommendation of ZDC-91-2024

13. 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, May 13, 2025 at 7:00 p.m.

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

1. Call to Order
2. Invocation

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

3. Public Comments

None.

4. Consent Agenda

a. Minutes of the regular Planning & Zoning Commission meeting of 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)

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

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)

Planning Manager Zack King presented the Item. Ryan McIntosh and Kevin McIntosh requested approval. 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.

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.

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 three remaining lots, totaling approximately seven-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.

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.

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.

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.

The applicant has provided a Photometric Plan 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'.

The applicant has provided a Landscape Plan that identifies the proposed landscaping for the site. The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. 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.

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.

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. 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.

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 an 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.

The Commissioners discussed various aspects of the proposed Sprouts development, including site access, traffic, signage, and future plans. They reviewed how delivery trucks would access the rear loading dock via Bessie Coleman Boulevard and the presence of a turnaround area and screening wall was noted. Concerns were raised about traffic impacts, and staff explained that while no traffic signal would be added due to spacing requirements, a preliminary Traffic Impact Analysis (TIA) was under review, with possible improvements like turn lanes and road widening. Commissioners also clarified that pole signs are prohibited, and a 30-foot monument sign would be used instead. The site will have three access points from Bessie Coleman, and Sprouts will operate as a tenant in a build-to-suit structure. They also discussed a potential agreement with the Parks Department involving an extended sidewalk and land dedication of floodplain area to the city.

Chairman Keeler opened the Public Hearing at approximately 7:23 p.m.

There being no others to speak for or against SP-222-2024, Chairman Keeler closed the Public Hearing at approximately 7:23 p.m.

6. Consider recommendation of SP-222-2024

Action:
David Hudgins moved to recommend approval of SP-222-2024, a Site Plan for the Plaza at Bessie Coleman, subject to the conditions the staff report. Motion was seconded by Wendy Johnson and carried 5-1 with Terry Connor voting in opposition.

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)

Planner Caleb Ensley presented the Item and David Ruble requested approval. The applicant requested 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.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 10 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. Staff received two (2) letters in support and no letters of opposition for the SUP request.

Chairman Keeler opened the Public Hearing at approximately 7:34 p.m.

There being no others to speak for or against ZDC-48-2025, Chairman Keeler closed the Public Hearing at approximately 7:34 p.m.

8. Consider recommendation of ZDC-48-2025

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

9. Adjourn

There being no further business, the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department
Plat Staff Report
Case: SUB-61-2025

MEETING DATE(S)
Planning & Zoning Commission: May 27, 2025

CAPTION
Consider request by Anwar Dossani, H&D Realty Investments, LLC, for a **Plat** of Scarborough Addition, Lots 1, 2, and 3, Block A, being 21.57 acres, located at the northwest corner of Interstate 35E and F.M. 66, situated in the J.C. Armstrong Survey, Abstract 6, an addition to the City of Waxahachie (Property IDs: 179035, 303130) – Owner: H&D Realty Investments, LLC (SUB-61-2025)

RECOMMENDED MOTION
*"I move to approve SUB-61-2025 for a **Plat** of Block A, Lots 1, 2, and 3 of the Scarborough Addition, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST
The Applicant requests to plat the subject property into three (3) non-residential lots.

CASE INFORMATION

Applicant:	Anwar Dossani, H&D Realty Investments, LLC
Property Owner(s):	H&D Realty Investments, LLC
Site Acreage:	21.57 acres
Number of Lots:	3 lots
Number of Dwelling Units:	0 units
Park Land Dedication:	The property owner shall pay the cash in lieu of park land dedication of $12,936.00 at the time of permitting.
Adequate Public Facilities:	Access to public facilities is available to the subject property; however, off-site improvements will be required prior to the development of the subject property.

SUBJECT PROPERTY

General Location:	Northwest corner of Interstate 35E and F.M. 66
Parcel ID Number(s):	179035 and 303130
Current Zoning:	Commercial (C), General Retail (GR), and Light Industrial-1 (LI-1)
Existing Use:	The subject property is currently undeveloped
Platting History:	The subject property is currently not platted

Site Aerial:



PLANNING ANALYSIS

The Applicant requests to plat an unplatted lot of 21.57 acres into three (3) lots for non-residential use. The subject property is located at the northwest corner of Interstate 35E and F.M. 66 in the City's city limits. Adequate public facilities are available to the subject property with major improvements to be made by the property owner. The applicant will need to provide a 20' right-of-way dedication along F.M. 66 to conform with the City of Waxahachie's Thoroughfare Plan. The proposed lot size and dimensions adhere to the requirements of the Waxahachie Subdivision Ordinance.

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

STAFF CONCERNS

In addition to the technical items listed in the Conditions of the staff report, Staff shows that there is a severe limitation in our sewer capacity downstream of this area. There are already several proposed developments in the vicinity of Landmark Drive which are being limited in their plans due to this issue. Some of the proposals simply cannot move forward until major system improvements are made. The downstream improvements are currently not on the City's 5-year CIP plan, but there are considerations to add them. There are also water pressure problems in this area and would need the property owner to assess fire flow availability for the proposed development. To solve this issue, there ultimately needs to be a 12" water line extended along the west side of Interstate 35E from Brookside Road to F.M. 66. This improvement is also not on our 5-year CIP at the moment. If the plat application is approved, these improvements will be required in order to officially file the plat.

RECOMMENDATION

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

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, the plat shall be accompanied by a tax certificate in accordance with State law.

Conditions continued:

2. Per Section 2.4 of the Waxahachie Subdivision Ordinance, the location of easements needs to be identified and not the approximate location. Please provide recording information.
3. Per Section 2.4 of the Waxahachie Subdivision Ordinance, there should not be two different measurements as typical. Which measurement is typical?
4. Per Section 2.4.25.a of the Waxahachie Subdivision Ordinance, please update the Owner's Dedication, Notary Acknowledgement, and Surveyor's Certificate.
5. Per Section 3.1 of the Waxahachie Subdivision Ordinance, F.M. 66 is a Major Arterial 120' right-of-way on the City's Thoroughfare Plan.
6. Per Section 3.4 of the Waxahachie Subdivision Ordinance, please remove all building lines on the plat. All building setbacks are regulated by the Waxahachie Zoning Ordinance.
7. Per Section 4.4.d of the Subdivision Ordinance, the park land dedication fee of $12,936.00 to be paid at the time of permitting.
8. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Plat Application Fees are required to be paid prior to the approval of the application.
9. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

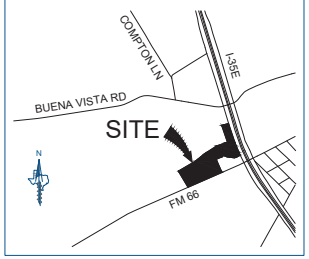
1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department.

STAFF CONTACT INFORMATION

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

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

VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. The purpose of this plat is to create three (3) lots of record from three (3) unplatted tracts of land and to dedicate easements for site development.
2. This property is located in **Non-shaded Zone "X"**, **Zone "AE"** and **Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 3rd, 2013 and is located in Community Number 480211 as shown on Map Number 48139C0330F. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
3. The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Network. North American Datum of 1983 (Adjustment Realization 2011).
4. Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
5. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Network. North American Datum of 1983 (Adjustment Realization 2011).
7. Setbacks are determined by current zoning and are provided hereon for reference only.

LINE	BEARING	DISTANCE
L1	N 71°39'15" E	45.75'
L2	N 73°08'28" E	194.00'
L3	S 16°51'32" E	171.81'
L4	N 69°14'39" E	12.79'
L5	S 22°37'28" E	37.39'
L6	S 65°18'04" W	148.39'
L7	N 80°30'48" W	230.34'
L8	N 70°37'11" W	130.19'
L9	S 23°35'12" E	50.54'
L10	S 66°22'02" W	179.00'
L11	S 65°43'46" W	60.89'
L12	S 65°43'46" W	61.01'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	303.24'	5728.50'	3°01'59"	S 18°22'32" E	303.20'
C2	101.24'	5939.58'	0°58'36"	S 24°45'11" E	101.24'

REPLAT
SCARBOROUGH ADDITION
LOTS 1-3, BLOCK A

ZONED LIGHT INDUSTRIAL 1, COMMERCIAL & GENERAL RETAIL
EXISTING USE TYPE (VACANT)
3 NON-RESIDENTIAL LOTS

BEING ALL OF A CALLED 20.297 ACRE TRACT CONVEYED BY DOCUMENT NUMBER 170771, O.P.R.E.C.T., BEING ALL OF A CALLED 0.4821 ACRE TRACT OF LAND CONVEYED BY VOLUME 2770, PAGE 1446, D.R.E.C.T., AND BEING ALL OF A CALLED 2.06 ACRE TRACT OF LAND CONVEYED BY DOCUMENT NUMBER 2309115, O.P.R.E.C.T., BEING A 21.56 ACRE TRACT OF LAND SITUATED IN THE J.C. ARMSTRONG SURVEY, ABSTRACT NUMBER 6 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

DATE OF PREPARATION: MARCH 18, 2025

CASE NUMBER: _____

LEGEND

VOL.	= VOLUME	*	= DEDICATED BY PLAT DOC. NO. 1327003 DOC. NO. 1327003, P.R.E.C.T.
PG.	= PAGE	**	= DEDICATED BY PLAT DOC. NO. 2239499 & CAB. M, PG. 328 P.R.E.C.T.
CAB.	= CABINET	***	= DEDICATED BY DOC. NO. 220875, D.R.E.C.T.
D.E.	= DRAINAGE EASEMENT	****	= DEDICATED BY DOC. NO. 220674, D.R.E.C.T.
POB	= POINT OF BEGINNING		
DOC. NO.	= DOCUMENT NUMBER		
IRF	= IRON ROD FOUND		
CIRF	= CAPPED IRON ROD FOUND	D.U.E.	= DRAINAGE & UTILITY EASEMENT
CIRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET	M.A.E.	= MUTUAL ACCESS EASEMENT
P.R.E.C.T.	= PLAT RECORDS, ELLIS COUNTY, TEXAS	B.L.	= BUILDING LINE
D.R.E.C.T.	= DEED RECORDS, ELLIS COUNTY, TEXAS	P.S.S.E.	= PRIVATE SANITARY SEWER EASEMENT

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

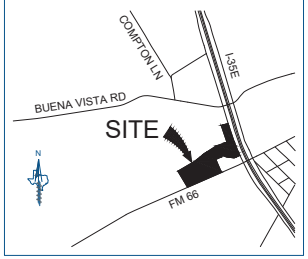
ENGINEER
Huffman Consulting Engineers
Contact: Jace Huffman
6716 Azle Avenue
Fort Worth, TX 76135
(817) 357-5354

OWNER
H & D Realty Investments, LLC
520 E Northwest Hwy Suite 100
Grapevine, TX 76051

JOB NUMBER	2302.046-02
DATE	03-18-2025
REVISION	-
DRAWN BY	BE

EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. The purpose of this plat is to create three (3) lots of record from three (3) unplatted tracts of land and to dedicate easements for site development.
2. This property is located in **Non-shaded Zone "X"**, **Zone "AE"** and **Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 3rd, 2013 and is located in Community Number 480211 as shown on Map Number 48139C0330F. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
3. The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Network. North American Datum of 1983 (Adjustment Realization 2011).
4. Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
5. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Network. North American Datum of 1983 (Adjustment Realization 2011).
7. Setbacks are determined by current zoning and are provided hereon for reference only.

CERTIFICATE OF APPROVAL

APPROVED by the Planning and Zoning Commission, City of Waxahachie, Texas.

_____ _____
Planning and Zoning Chairman Date

ATTEST:

_____ _____
City Secretary Date

SURVEYOR
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Contact: Brad Eubanks
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H & D Realty Investments, LLC
520 E Northwest Hwy Suite 100
Grapevine, TX 76051

JOB NUMBER
2302.046-02
DATE
03-18-2025
REVISION
-
DRAWN BY
BE

EAGLE SURVEYING

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, **H & D REALTY INVESTMENTS, LLC** is the owner of a 21.56 acre tract of land out of the J.C. Armstrong Survey, Abstract Number 6, situated in Ellis County, Texas, being all of a called 20.297 acre tract of land conveyed to H&D Realty Investments, LLC., by deed of record in Document Number 170771 of the Official Public Records, Ellis County, Texas (O.P.R.E.C.T.), and being all of a called 0.4821 acre tract of land conveyed to H&D Realty Investments, LLC., by deed of record in Volume 2770, Page 1446 by deed of record in Deed Records, Ellis County, Texas (D.R.E.C.T.), and being all of a called 2.06 acre tract of land to H&D Realty Investments, LLC., by deed of record in Document Number 2309115, O.P.R.E.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod in the North right-of-way line of F.M. 66 (a variable width right-of-way), being the Southeast corner of Lot 1, The Hideaway, a subdivision of record in Cabinet G, Page 36, of the Plat Records of Ellis County, Texas (P.R.E.C.T.), and being the Southwest corner of said 20.297 acre tract;

THENCE, N 30°47'27" W, along the East line of said Lot 1, being the common West line of said 20.297 acre tract, a distance of 509.48 feet to a 1/2" iron rod found in the South line of a called 49.516 acre tract of land conveyed to Vista Hills MHC, Ltd by deed of record in Volume 1712, Page 987, D.R.E.C.T.;

THENCE, along the common line between said 49.516 acre tract and said 20.297 acre tract, following five (5) courses and distances:

1. N 59°45'57" E, a distance of 532.28' to a 1/2" iron rod found;
2. N 51°11'02" E a distance of 325.36' to a 1/2" iron rod found with plastic cap stamped "RPLS 4466" found;
3. N 57°22'01" E, a distance of 393.97' to a 1/2" iron rod found with plastic cap stamped "RPLS 4466" found;
4. N 71°26'09" E, a distance of 255.65' to a 1/2" iron rod found with plastic cap stamped "RPLS 4466" found;
5. N 71°39'15" E, a distance of 45.75' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at ell corner in said 49.516 acre tract, being the Southwest corner of said 2.06 acre tract;

THENCE, along the common line between said 49.516 acre tract and said 2.06 acre tract, the following two (2) courses and distances:

1. N 18°46'46" W, a distance of 480.00 to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N 73°08'28" E, a distance of 194.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West right-of-way line of Interstate Highway 35 East (a variable width right-of-way), being the most easterly Southeast corner of said 49.516 acre tract and the Northwest corner of said 2.06 acre tract;

THENCE, along the West right-of-way line of said Interstate Highway 35 East, being the common East lines of said 2.06 acre tract and said 20.297 acre tract, the following six (6) courses and distances:

1. S 16°51'32" E, a distance of 171.81 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found at the beginning of a tangent curve to the left;
2. Along said tangent curve to the left, having a radius of 5728.50 feet, a delta angle of 3°01'59", a chord bearing and distance of S 18°22'32" E, 303.20 feet and an arc length of 303.24 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" at the end of said curve;
3. S 15°08'59" E, a distance of 313.14 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found;
4. N 69°14'39" E, a distance of 12.79 feet to a 1/2" iron rod found with plastic cap stamped "RPLS 4466" found at the beginning of a non-tangent curve to the left;
5. Along said non-tangent curve to the left having a radius of 5939.58 feet, a delta angle of 0°58'36", a chord bearing and distance of S 24°45'11" E, 101.24 feet, an arc length of 101.24 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found at the end of said curve;
6. S 22°37'28" E, a distance of 37.39 feet to a 1/2" iron rod with plastic cap stamped "PJB SURVEYING" found in the North line of Lot 1R, Block 1, Colwell Oil Addition, a subdivision of record in Document Number 1327003, P.R.E.C.T., being the Northwest corner of a called 0.2659 acre tract of land (Parcel 8) conveyed to the State of Texas by deed of record in Document Number 2104035, O.P.R.E.C.T., also being the most easterly Southeast corner of said 20.297 acre tract;

THENCE, along the common line between said Lot 1R and said 20.297 acre tract, the following four (4) courses and distances:

1. S 65°18'04" W, a distance of 148.39 feet to a 1/2" iron rod found with plastic cap stamped "RPLS 4466" found;
2. N 80°30'48" W, a distance of 230.34 feet to a 5/8" iron rod with plastic cap (illegible) found;
3. N 70°37'11" W, a distance of 130.19 feet to a point;
4. S 23°35'12" E, a distance of 50.54 feet to a point at the Northeast corner of Lot 1, Block 1, Scarborough Carwash, a subdivision of record in Document Number 2239499 (Cabinet M, Page 328), P.R.E.C.T., at an ell corner in said 20.297 acre tract;

THENCE, S 66°22'02" W along the common line between said Lot 1, Block 1, Scarborough Carwash and said 20.297 acre tract, a distance of 179.00 feet to a 1/2" iron rod with plastic cap stamped "BLUESTAR SURVEYING" found at the Northwest corner of said Lot 1, Block 1, Scarborough Carwash, at an ell corner in said 20.297 acre tract;

THENCE, S 23°35'12" E along the common lines of said Lot 1, Block 1, Scarborough Carwash, said 20.297 acre tract, and said 0.4821 acre tract, a distance of 382.03 feet to a 1/2" iron rod with plastic cap stamped "BLUESTAR SURVEYING" found in the North right-of-way line of said F.M. 66, being the Southwest corner of said Lot 1, Block 1, Scarborough Carwash and the Southeast corner of said 0.4821 acre tract;

THENCE, along the North right-of-way line of said F.M. 66, the following two (2) courses and distances:

1. S 65°43'46" W a distance of 60.89 feet to a 5/8" iron rod found;
2. S 66°24'35" W a distance of 944.99 feet to the **POINT OF BEGINNING** and containing an area of 939,329 Square Feet or 21.56 Acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **H & D REALTY INVESTMENTS, LLC**, does hereby adopt this plat designating the herein above described property as **SCARBOROUGH ADDITION**, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Waxahachie. In addition, utility easements may 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.

OWNER: **H & D REALTY INVESTMENTS, LLC**

BY: _____ _____
Signature of Authorized Agent Date

BY: _____
Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared MICHAEL PURYEAR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Waxahachie, Ellis County, Texas.

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

_____ _____
Matthew Raabe, R.P.L.S. # 6402 Date

REPLAT
SCARBOROUGH ADDITION
LOTS 1-3, BLOCK A

ZONED LIGHT INDUSTRIAL 1,
COMMERCIAL & GENERAL RETAIL
EXISTING USE TYPE (VACANT)
3 NON-RESIDENTIAL LOTS
BEING ALL OF A CALLED 20.297 ACRE TRACT CONVEYED BY DOCUMENT NUMBER 170771, O.P.R.E.C.T., BEING ALL OF A CALLED 0.4821 ACRE TRACT OF LAND CONVEYED BY VOLUME 2770, PAGE 1446, D.R.E.C.T., AND BEING ALL OF A CALLED 2.06 ACRE TRACT OF LAND CONVEYED BY DOCUMENT NUMBER 2309115, O.P.R.E.C.T., BEING A 21.56 ACRE TRACT OF LAND SITUATED IN THE J.C. ARMSTRONG SURVEY, ABSTRACT NUMBER 6 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

DATE OF PREPARATION: MARCH 18, 2025

CASE NUMBER: _____

Planning & Zoning Department

Plat Staff Report

Case: SUB-63-2025

MEETING DATE(S)
Planning & Zoning Commission: May 27, 2025

CAPTION
Consider request by Todd Wintters, Petitt-ECD, for a **Plat** of Garden Valley Ranch Church, Lot 1, Block A, being 1.017 acres, located at 435 Broadhead Road, situated in the John B. & Ann Adams Survey, Abstract 5, an addition to the City of Waxahachie (Property ID: 289739) – Owner: The Church of Jesus Christ (SUB-63-2025)

RECOMMENDED MOTION
*"I move to approve SUB-63-2025 for a **Plat** of Block A, Lot 1 of the Garden Valley Ranch Church Addition, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

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

CASE INFORMATION

Applicant:	Todd Wintters, Petitt-ECD
Property Owner(s):	The Church of Jesus Christ
Site Acreage:	1.017 acres
Number of Lots:	1 lot
Number of Dwelling Units:	0 units
Park Land Dedication:	The property owner shall pay the cash in lieu of park land dedication of $610.20 at the time of permitting.
Adequate Public Facilities:	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	435 Broadhead Road
Parcel ID Number(s):	289739
Current Zoning:	General Retail (GR)
Existing Use:	The subject property is currently undeveloped
Platting History:	The subject property is currently not platted

Site Aerial:



PLANNING ANALYSIS

The Applicant requests to plat an unplatted lot of 1.017 acres into one (1) lot for non-residential use. The subject property is located at 435 Broadhead Road in the City's city limits. Adequate public facilities are available to the subject property. The applicant proposes to dedicate 50' of right-of-way along Broadhead Road to conform with the City of Waxahachie's Thoroughfare Plan. The proposed lot size and dimensions adhere to the requirements of the Waxahachie Subdivision Ordinance.

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

RECOMMENDATION

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

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, the plat shall be accompanied by a tax certificate in accordance with State law.
2. Per Section 2.1 of the Waxahachie Subdivision Ordinance, the Plat Application fee must be paid for reviewing the application for completeness.
3. Per Section 2.2 of the Waxahachie Subdivision Ordinance, Broadhead Road is classified as a Minor Arterial 100' right-of-way (R.O.W.) according to the City's Thoroughfare Plan.
4. Per Section 2.3: Perform a title search to locate all easements on the property. Label the existing easement width and recording information.
5. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, please provide coordinates (northing, easting) for the POB and at least one (1) additional property corner.
6. Per Section 2.4.25.vi of the Waxahachie Subdivision Ordinance, please update the Owner's Certificate.
7. Per Section 3.4 of the Waxahachie Subdivision Ordinance, please remove all building lines on the plat. All building setbacks are regulated by the Waxahachie Zoning Ordinance.

Conditions continued:

8. Per Section 5.5 of the Waxahachie Subdivision Ordinance, lot corner monuments shall be placed at all lot corners except corners which are also block corners, consisting of iron rods or pipes of a diameter of not less than one-half (½) inch and eighteen (18) inches deep, and set flush with the top of the ground.
9. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Plat Application Fees are required to be paid prior to the approval of the application.
10. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

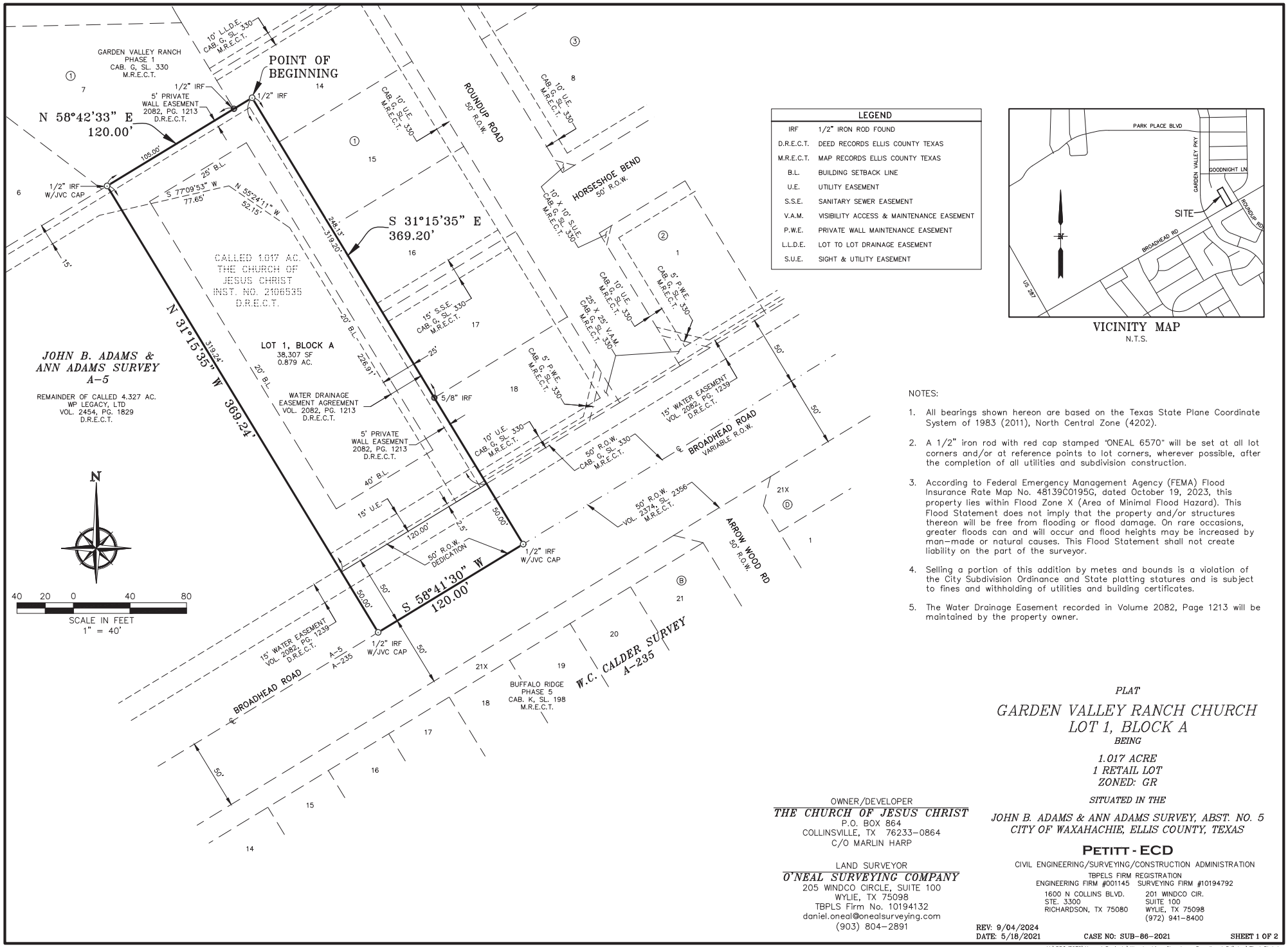
A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department.

STAFF CONTACT INFORMATION

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

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



LEGEND	
IRF	1/2" IRON ROD FOUND
D.R.E.C.T.	DEED RECORDS ELLIS COUNTY TEXAS
M.R.E.C.T.	MAP RECORDS ELLIS COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.A.M.	VISIBILITY ACCESS & MAINTENANCE EASEMENT
P.W.E.	PRIVATE WALL MAINTENANCE EASEMENT
L.L.D.E.	LOT TO LOT DRAINAGE EASEMENT
S.U.E.	SIGHT & UTILITY EASEMENT

VICINITY MAP
N.T.S.

NOTES:

1. All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
2. A 1/2" iron rod with red cap stamped "ONEAL 6570" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction.
3. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48139C0195G, dated October 19, 2023, this property lies within Flood Zone X (Area of Minimal Flood Hazard). This Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the surveyor.
4. Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State platting statures and is subject to fines and withholding of utilities and building certificates.
5. The Water Drainage Easement recorded in Volume 2082, Page 1213 will be maintained by the property owner.

PLAT

GARDEN VALLEY RANCH CHURCH
LOT 1, BLOCK A
BEING

1.017 ACRE
1 RETAIL LOT
ZONED: GR

SITUATED IN THE

JOHN B. ADAMS & ANN ADAMS SURVEY, ABST. NO. 5
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

OWNER/DEVELOPER
THE CHURCH OF JESUS CHRIST
P.O. BOX 864
COLLINSVILLE, TX 76233-0864
C/O MARLIN HARP

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS Firm No. 10194132
daniel.oneal@onealsurveying.com
(903) 804-2891

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. STE. 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

REV: 9/04/2024
DATE: 5/18/2021
CASE NO: SUB-86-2021
SHEET 1 OF 2

Y:\PROJECTS\Named Projects\Waxahachie _Church on Broadhead Rd\dwg\Final Plat.dwg

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS, THE CHURCH OF JESUS CHRIST, BEING THE OWNER OF 1.017 acres of land situated In the John B. Adamas and Ann Adams Survey, Abstract No. 5, City of Waxahachie, Ellis County, Texas and being all of the Church of Jesus Christ called 1.017−acre tract, as recorded in Instrument Number 2106535, Deed Records, Ellis County. Texas and being more particularity described as follows:

BEGINNING at a 1/2 inch iron rod found for the common northeast corner of said The Church of Jesus Christ tract and an Interior ell corner of Garden Valley Ranch Phase 1, an Addition to the City of Waxahachie, Ellis County. Texas according to the Plot thereof recorded in Cabinet G, Page 330, Map Records, Ellis County, Texas;

THENCE South 31 degrees 15 minutes 35 seconds East, passing of o distance of 248.13 feet a 5/8 inch iron rod found for corner, and continuing in all for a total distance of 369.20 feet to a 1/2 Inch iron rod with a yellow plastic cap stamped "JVC" found in the northwest line of Broadhead Rood, a 50 foot right−of−way, for the common southeast corner of said The Church of Jesus Christ tract and on exterior ell corner of said Addition;

THENCE South 58 degrees 41 minutes 30 seconds West, with said northwest line, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cop stomped "JVC" found at the southwest corner of said The Church of Jesus Christ tract;

THENCE North 31 degrees 15 minutes 35 seconds West, leaving said northwest line, a distance of 369.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found In the south line of said Addition at the northwest corner of said The Church of Jesus Christ tract;

THENCE North 58 degrees 42 minutes 33 seconds East, with said south line, passing at a distance of 105.00 feet o 1/2 inch Iron rod found for comer, and continuing in all for a total distance of 120.00 feet to the POINT OF BEGINNING and containing 1.017 acres of land, more at less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That THE CHURCH OF JESUS CHRIST, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **GARDEN VALLEY RANCH CHURCH**, 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 _____, 2024.

FOR: THE CHURCH OF JESUS CHRIST

BY: _____
NAME:
TITLE

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 _____, 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 _____, 2024.

_____
Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Chase O'Neal, do hereby certify that this plat was prepared under my supervision from an actual and accurate survey of the land and that the corner monuments shown thereon as set will be properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

Given under my hand and seal of office, this __ day of _____, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
FOR FINAL PLAT REVIEW PURPOSES.

_____
DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

APPROVAL CERTIFICATE

APPROVED BY: Planning and Zoning Commission
City of Waxahachie

BY: _____ _____
Chairperson Date

_____ _____
Attest Date

PLAT

GARDEN VALLEY RANCH CHURCH
LOT 1, BLOCK A

BEING

1.017 ACRE
1 RETAIL LOT
ZONED: GR

SITUATED IN THE

JOHN B. ADAMS & ANN ADAMS SURVEY, ABST. NO. 5
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

OWNER/DEVELOPER
THE CHURCH OF JESUS CHRIST
P.O. BOX 864
COLLINSVILLE, TX 76233−0864
C/O MARLIN HARP

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS Firm No. 10194132
daniel.oneal@onealsurveying.com
(903) 804−2891

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. STE. 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941−8400

REV: 9/04/2024
DATE: 5/18/2021 CASE NO: SUB−86−2021 SHEET 2 OF 2

Y:\PROJECTS\Named Projects\Waxahachie _Church on Broadhead Rd\dwg\Final Plat.dwg

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-14-2025

MEETING DATE(S)

Planning & Zoning Commission: May 27, 2025
City Council: June 2, 2025

CAPTION

Public Hearing on a request by Ryan McIntosh, Trinity Partners, for a **Specific Use Permit (SUP)** for a **Unified Lot Sign** use within a Planned Development-42-C (PD-42-C) zoning district, located directly south of 1650 N US Highway 77 (Property ID: 223131) – Owner: Bomac Wax Investments LLC (ZDC-14-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-14-2025, a Unified Lot Sign for the Plaza at Bessie Coleman, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit to allow for the construction of a Unified Lot Sign for the Plaza at Bessie Coleman multi-tenant retail center.

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 SUP

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

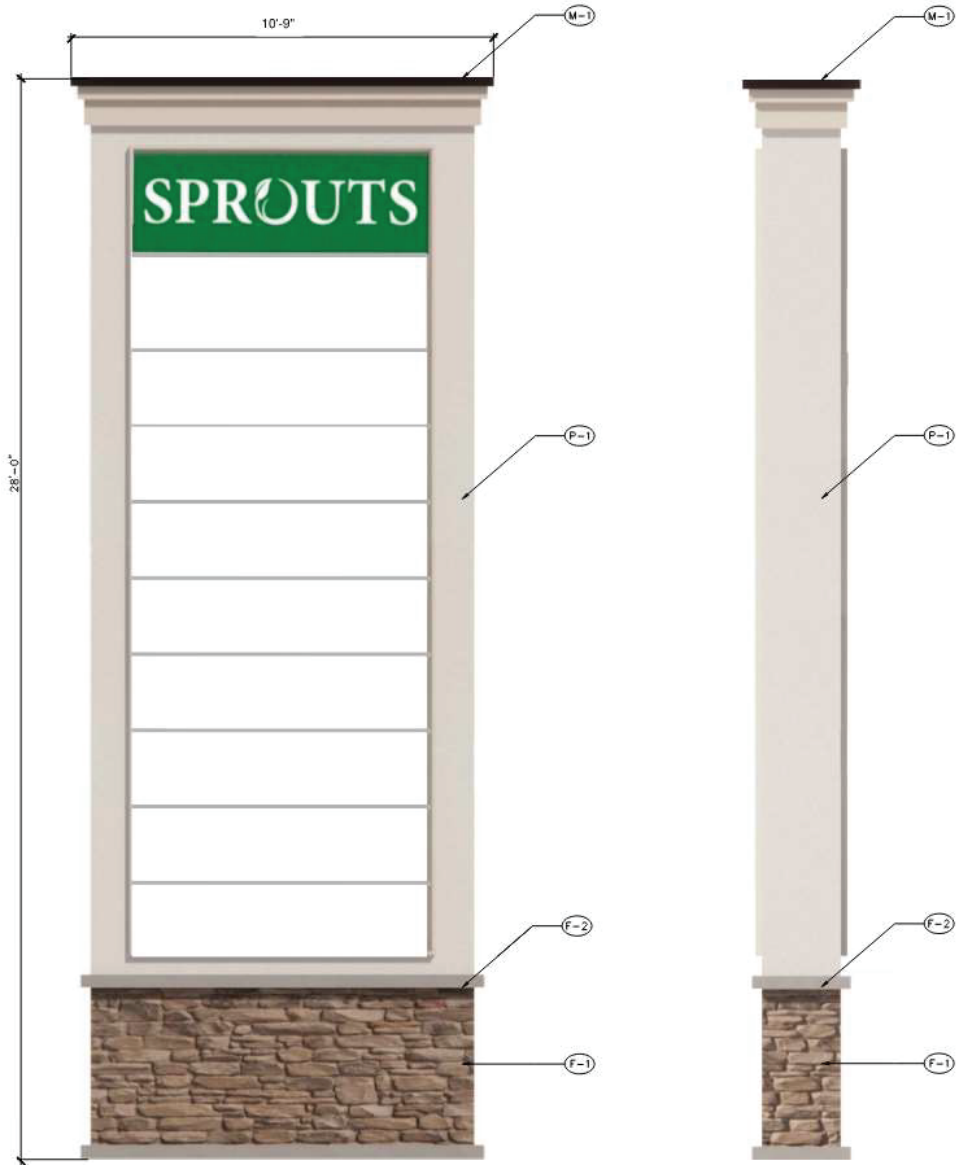
Purpose of Request:

The applicant requests approval of a Specific Use Permit to allow for the construction of a Unified Lot Sign. The Waxahachie Zoning Ordinance only allows for the construction of Unified Lot Signs with prior approval of a Specific Use Permit (SUP) by City Council.

Proposed Use:

The subject property is currently situated in a Planned Development-42-Commercial (PD-42-C) zoning district and recently received Site Plan approval for the development of the Plaza at Bessie Coleman; which is anchored by Sprouts Farmers Market and includes 3 additional multi-tenant retail buildings. The proposed Unified Lot Sign is proposed to take the form of a monument sign situated at the southeast corner of the intersection of Bessie Coleman Boulevard and N US Highway 77. The location of the sign meets the typical setback requirements for signage. This ensures that there will not be a visibility conflict for vehicles traveling through the adjacent intersection.

The sign is proposed to reach a maximum height of 28'; which is approximately 2' shorter than the existing unified lot sign for Waxahachie Marketplace on the northeast corner of the intersection of Bessie Coleman Boulevard and N US Highway 77. The total size of the sign is 301 square feet and a total of ten (10) static advertising spaces are proposed on the sign. The sign is proposed to utilize the same color palette and stone veneer base as the buildings approved for the Plaza at Bessie Coleman



PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 30 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

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

APPLICANT REQUIREMENTS

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

RECOMMENDATION

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

Conditions:

1. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the sign.
2. City Council shall have the right to review the Specific Use Permit at any point, if needed.

ATTACHED EXHIBITS

1. Exhibit A - Location Map
2. Exhibit B – Sign Plan

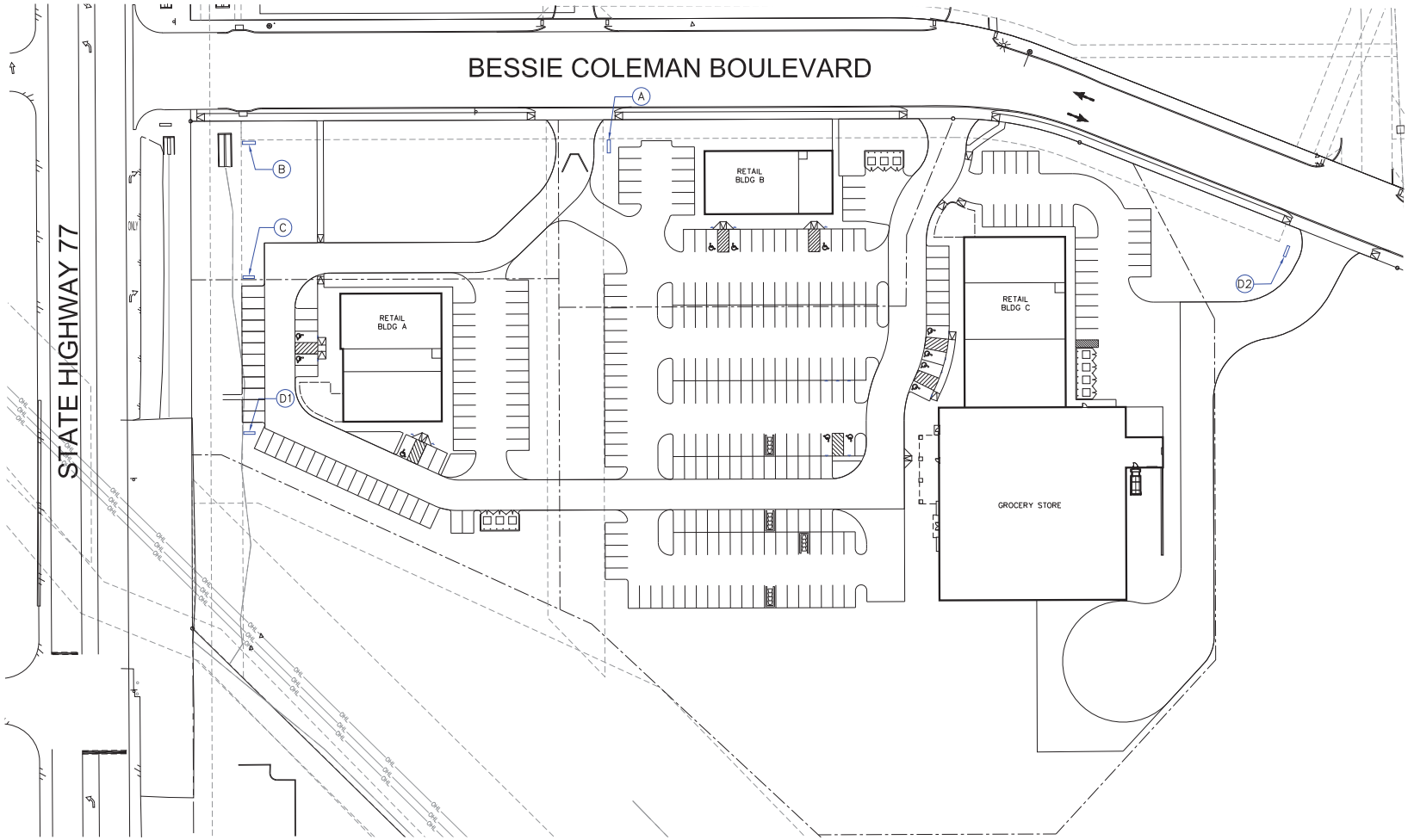
STAFF CONTACT INFORMATION

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


EXHIBIT A - LOCATION MAP
Item 5&6
NORTH TOWN BLVD
CHAMBER CIR
YMCA DR
N US HIGHWAY 77
BESSIE COLEMAN BLVD
WILDFLOWER DR
HILLSIDE DR
COUNTRY HILLS DR
WHISPERING TRAIL DR
ABBOTT LN
SANDHURST DR
COUNTRY CREST DR
HAVEN RD
STRAIT LN
REAT RD
N
0 125 250 500 750 1,000 Feet
ZDC-14-2025 (SUP)

EXHIBIT B - SIGN PLAN



1 SIGNAGE SITE PLAN
SCALE: NTS

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

FRANZ architects
7408 Benbrook Parkway
Benbrook, Texas 76126
(817) 737-6622
www.Franzarchitects.com

SHELL BUILDINGS
TBD HWY 77 & BESSIE COLEMAN
WAXAHACHIE, TX

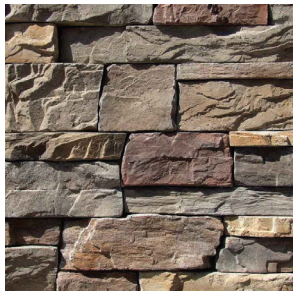
Revisions:

File Name: 23234 - SG-1
Project No: 23234
Date: 12/20/2024
Drawn By: JLB
Checked By: TI

SHEET
SG-1
SIGNAGE SITE PLAN

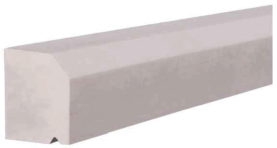
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EXHIBIT B - SIGN PLAN



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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FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

FRANZ architects
817.737.8922
www.Franzarchitects.com
7309 Benbrook Parkway
Benbrook, Texas 76126

SHELL BUILDINGS
TBD HWY 77 & BESSIE COLEMAN
WAXAHACHIE, TX

Revisions:

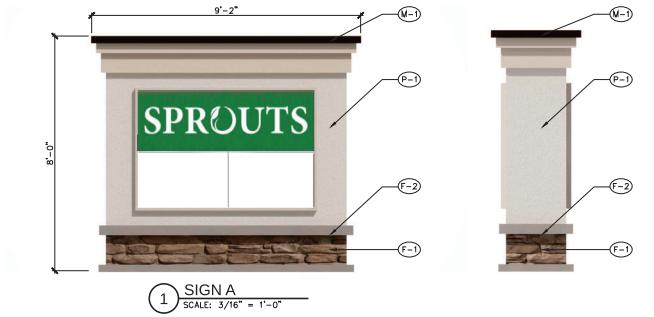
File Name: 23234 - SG-2
Project No: 23234
Date: 12/20/2024
Drawn By: JLB
Checked By: TI

SHEET
SG-2
SIGNAGE MATERIALS

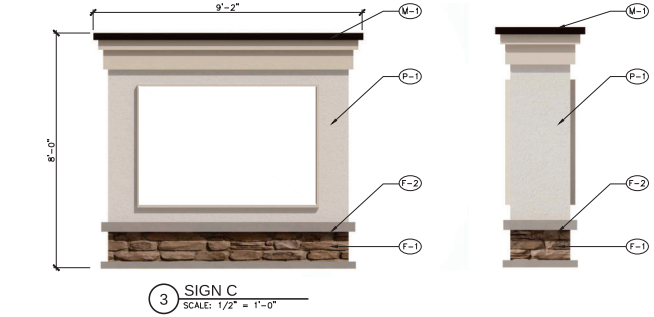
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EXHIBIT B - SIGN PLAN

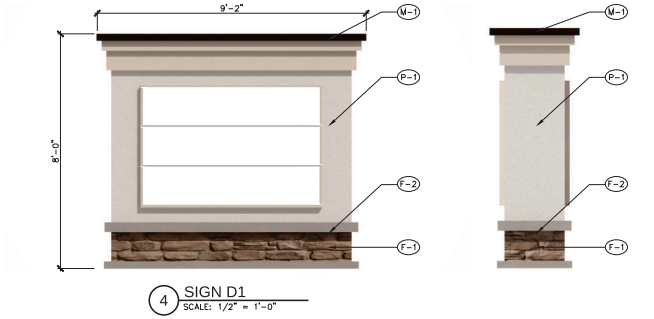
Item 5&6



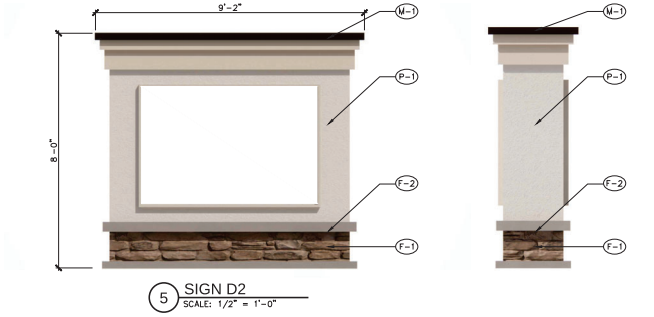
1 SIGN A
SCALE: 3/16" = 1'-0"



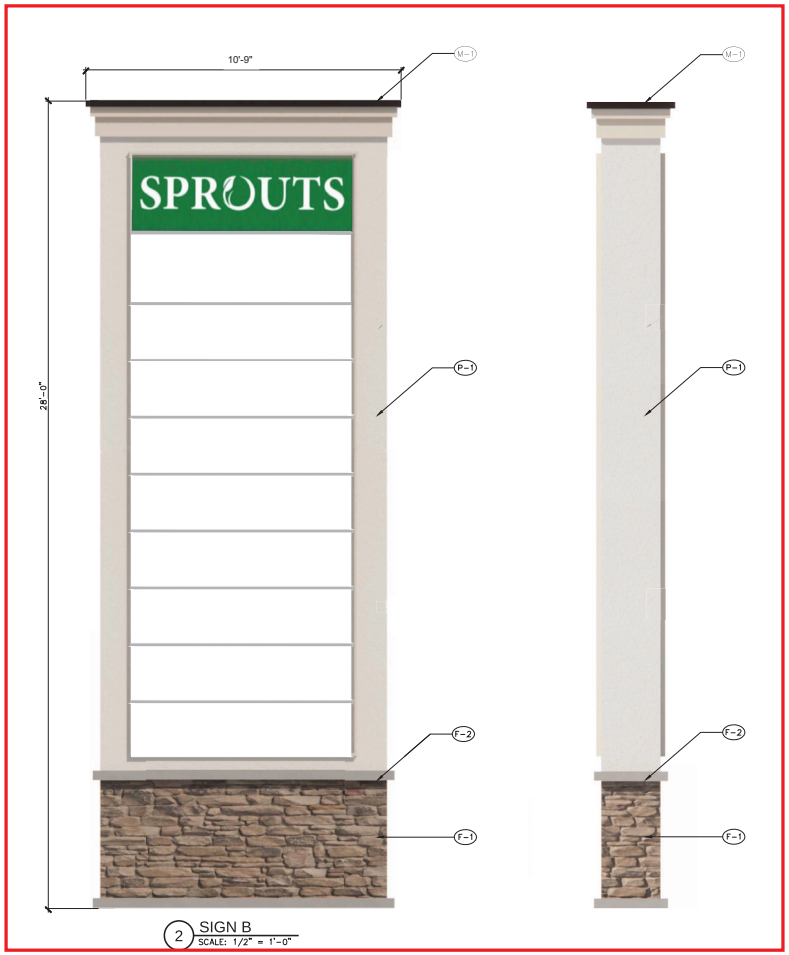
3 SIGN C
SCALE: 1/2" = 1'-0"



4 SIGN D1
SCALE: 1/2" = 1'-0"



5 SIGN D2
SCALE: 1/2" = 1'-0"



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

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7408 Bentbrook Parkway
Benbrook, Texas 76126

SHELL BUILDINGS
TBD HWY 77 & BESSIE COLEMAN
WAXAHACHIE, TX

Revisions:

File Name: 23234 - SG-1
Project No: 23234
Date: 12/20/2024
Drawn By: TN
Checked By: TI

SHEET
SG-3
SIGNAGE ELEVATIONS

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-54-2025

MEETING DATE(S)

Planning & Zoning Commission: May 27, 2025
City Council: June 2, 2025

CAPTION

Public Hearing on a request by Alexandra Webber, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Multi-Family Residential-1 (MF-1) zoning district located at 865 Cantrell St. (Property ID 179113) - Owner: Alexandria Webber & Dustin Webber (ZDC-54-2025)

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-54-2025, a Specific Use Permit (SUP) for Short-Term Rental use."*

- *"I move to recommend approval of ZDC-54-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly."*

APPLICANT REQUEST

The Applicant requests a Specific Use Permit for a Short-Term Rental use at 865 Cantrell St.

CASE INFORMATION

Applicant:	Alexandria Webber
Property Owner(s):	Alexandria Webber & Dustin Webber
Site Acreage:	0.51 acres
Current Zoning:	Multi-Family Residential-1 (MF-1)
Requested Zoning:	MF-1 with a Specific Use Permit (SUP) for a Short-Term Rental

SUBJECT PROPERTY

General Location:	865 Cantrell St
Parcel ID Number(s):	179113
Existing Use:	Residential use
Development History:	The subject property has not been platted

Adjoining Zoning & Uses:

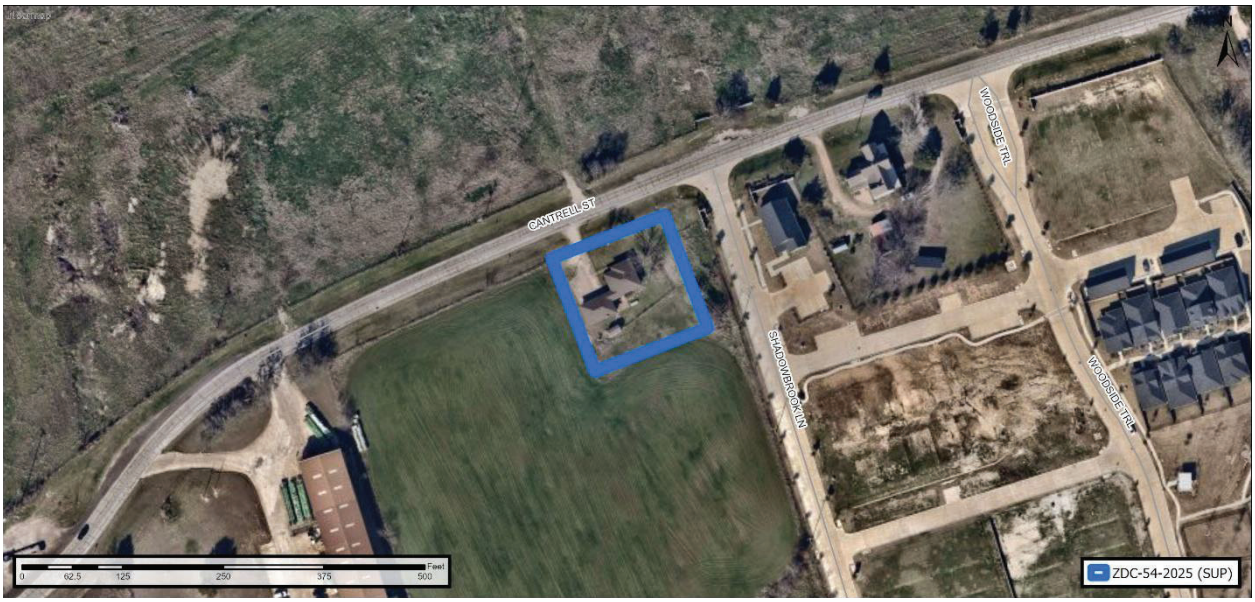
Direction	Zoning	Current Use
North	GR	Vacant
East	PD-SF-3	Residential
South	PD-MF-2	Vacant
West	PD-MF-2	Vacant

Future Land Use Plan: Mixed Use Neighborhood

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

Thoroughfare Plan: The subject property is accessible via Cantrell Street.

Site Image:



PLANNING ANALYSIS

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

The applicant requests a SUP for short-term rental use at 865 Cantrell St because it is located within the MF-1 zoning district. The subject property consists of a primary structure of approximately 2,084 square feet, built in 1953. The potion of the home proposed to be used as an STR has two (2) bedrooms, one (1) bathroom and enough improved surface to accommodate for the maximum parking spaces of two (2) vehicles. The property owner (emergency contact) will be residing in the remaining portion of the home which consists of one bedroom and one bathroom. The area in which the emergency contact will reside is separate from the Short-Term Rental as demonstrated in the applicant's floor plan for the subject property.

The subject property is situated on an approximately 0.51 acres (22,215.6 square feet) tract. The applicant has not been operating a short-term rental. The applicant has not been paying local hotel occupancy taxes, as they have not been operating an STR. The Ellis County Appraisal District (ECAD) does identify the subject property as a Homestead. The applicant submitted the SUP application on June 12, 2024.

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

The applicant's local emergency contact is Dustin Webber (214) 240-1204, 865 Cantrell Street, Waxahachie, TX. 75165, Mikeandalexwebber@gmail.com, which is located on the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 37 notices were mailed to property owners within 500 feet of the subject property as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of zero (0) letters of opposition and zero (0) letters of support were received by staff.

RECOMMENDATION

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

Conditions:

1. The applicant shall provide an updated Certificate of Insurance or the Declaration page of the insurance policy to reflect the subject property's address and the minimum coverage amount of $1,000,000 per occurrence.
2. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
3. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
4. The short-term rental operator shall allow a maximum occupancy of eight (6) guests per stay.
5. The short-term rental operator shall provide a maximum of three (2) off-street parking spaces.

6. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
7. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

ATTACHED EXHIBITS

1. Location Map (Exhibit A)
2. Zoning Map (Exhibit B)
3. Floorplan (Exhibit C)
4. Survey (Exhibit D)
5. Host Rules (Exhibit E)

STAFF CONTACT INFORMATION

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Senior Director of Planning
Trenton.Robertson@waxahachie.com

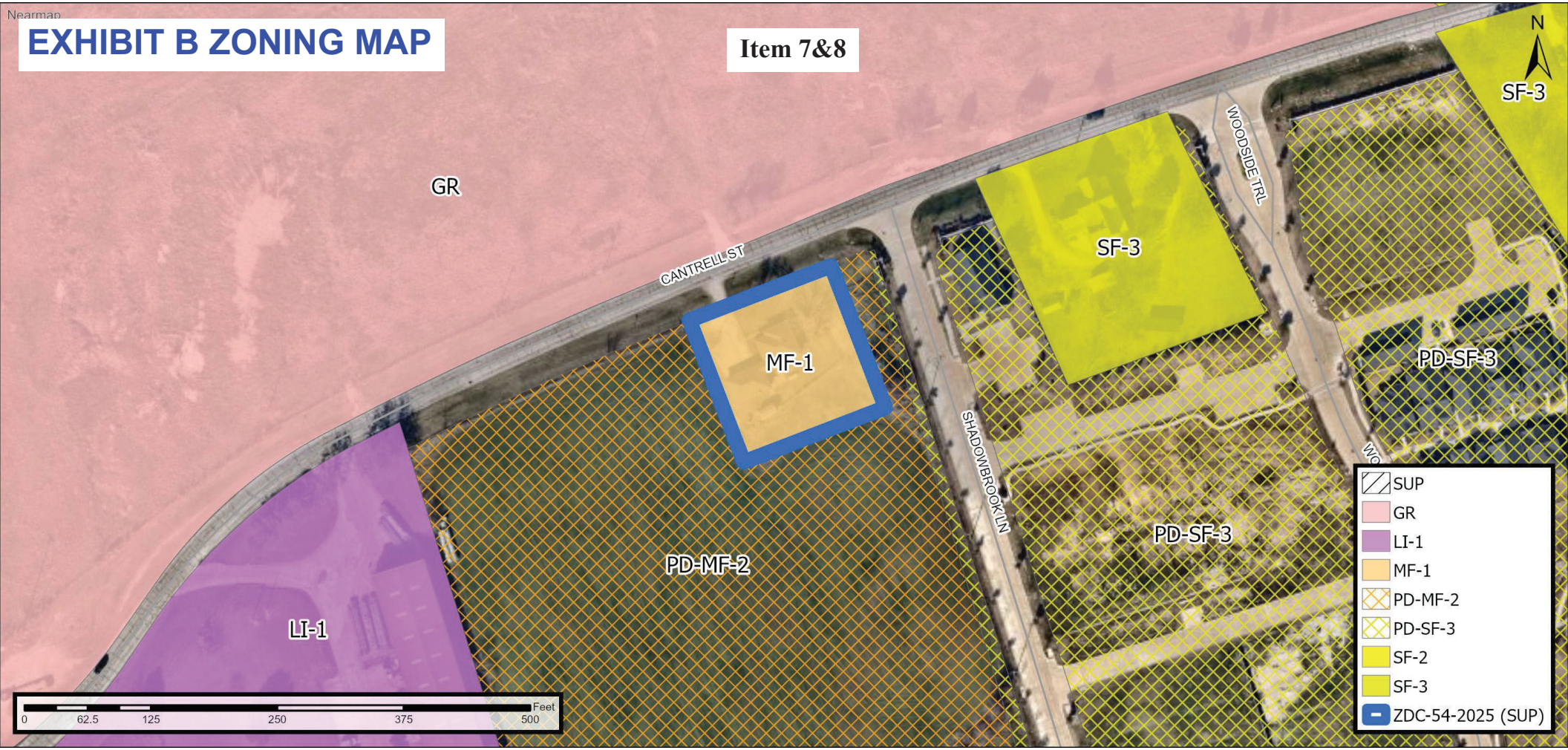
EXHIBIT A LOCATION MAP

Item 7&8

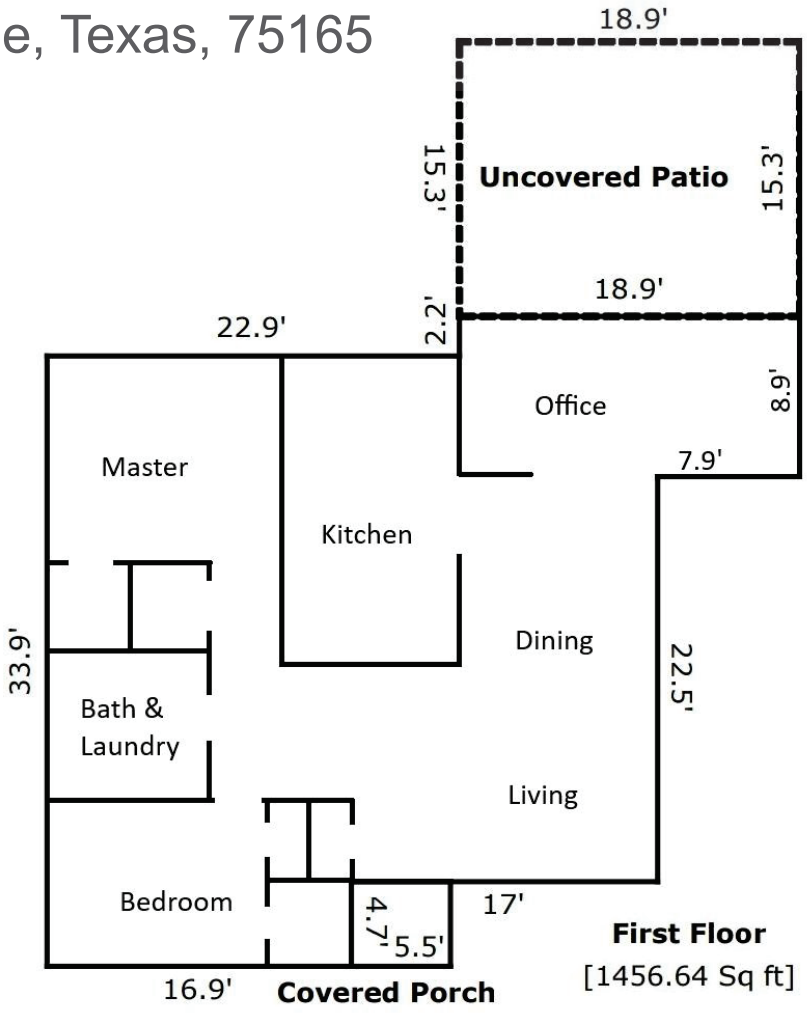


EXHIBIT B ZONING MAP

Item 7&8



Floor Plan for Short Term Rental
Address: 865 Waxahachie, Texas, 75165



Cantrell Full House Floor Plan

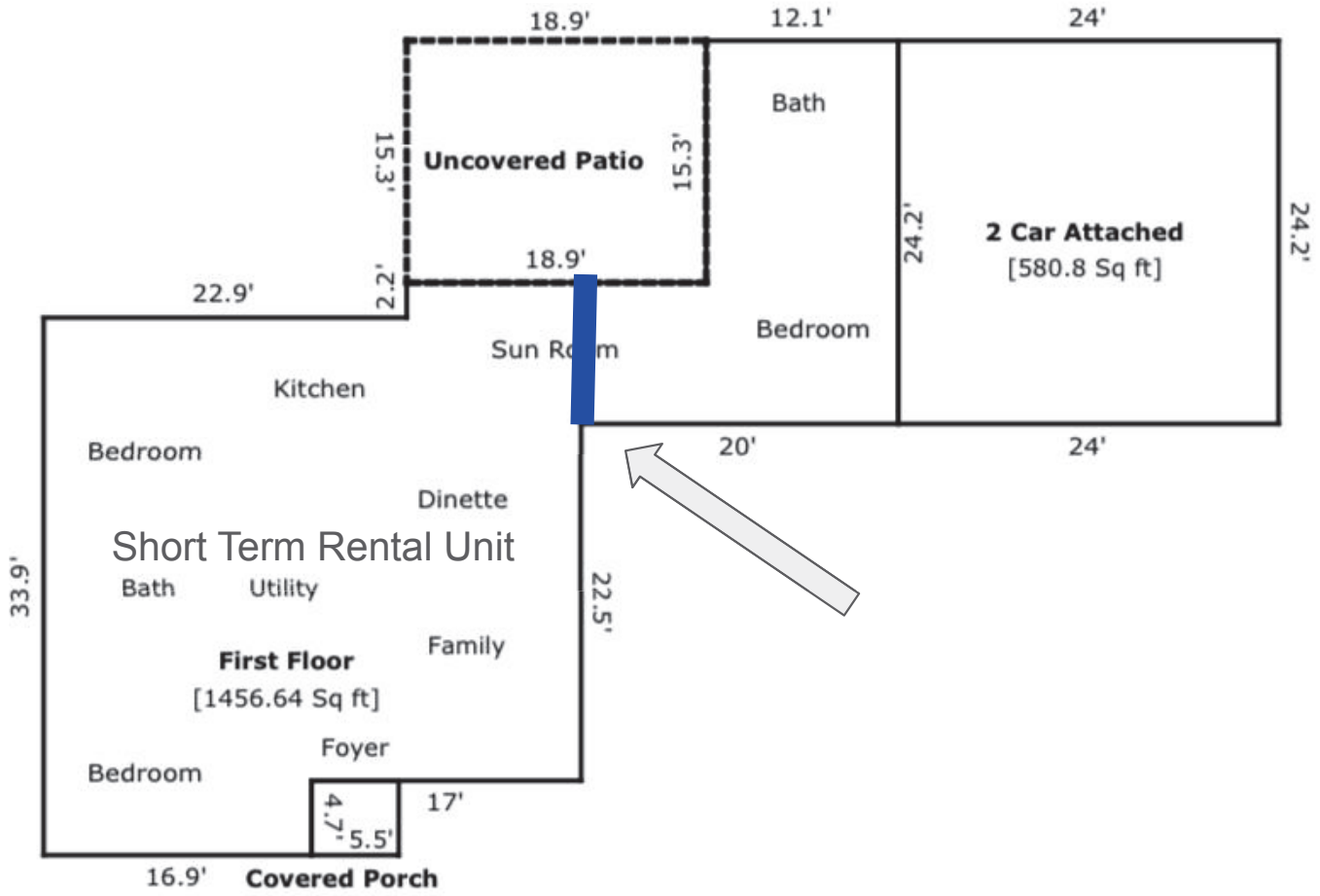


EXHIBIT D SURVEY

STADIA LAND SURVEYING INC.

COPYRIGHT DATE 09/06/2017

PROPERTY ADDRESS / 885 CANTRELL STREET
ELLIS COUNTY, TEXAS

LEGAL DESCRIPTION OF LAND:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 0.51 ACRES IN THE JAS. C. ARMSTRONG SURVEY, ABSTRACT NO. 8, ELLIS COUNTY, TEXAS, AS DESCRIBED IN DEED EXECUTED BY GLENDA JO JOHNSON TO CHARLES KEITH JOHNSON RECORDED IN COUNTY CLERK FILE NO. 1802897, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS.

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAS. C. ARMSTRONG SURVEY, ABSTRACT NO. 8, E COUNTY, TEXAS, AND IS DESCRIBED BY FIELD NOTES AS FOLLOWS:

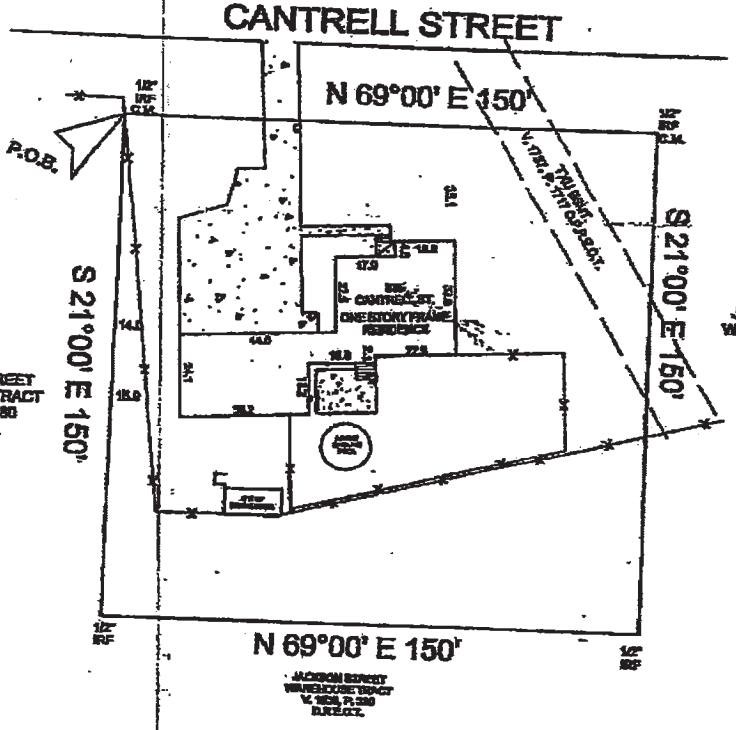
BEGINNING AT A 1/2" IRON STAKE FOUND ON THE SOUTH LINE OF THE CANTRELL STREET(CALLED WAXAHACHIE AND BU AT A POINT 40' FROM THE CENTER OF THE SAME, SAID STAKE BEING 143 VRS. N 30 W. AND 208-1/2 VRS. N 68-3/4E OF THE CORNER OF THE H.A. PEARCE 20 ACRE TRACT AND 208-1/2 VRS. N 68-3/4 E OF A SOUTH CORNER OF A 47 ACRE TRACT DESCRIBED IN A DEED FROM BRET SHANDS ET AL TO G.O. WALKER ET US ON MARCH 15, 1940, AND OF RECORD IN VOL. 245, PAGE 241, OF THE DEED RECORDS OF SAID COUNTY;

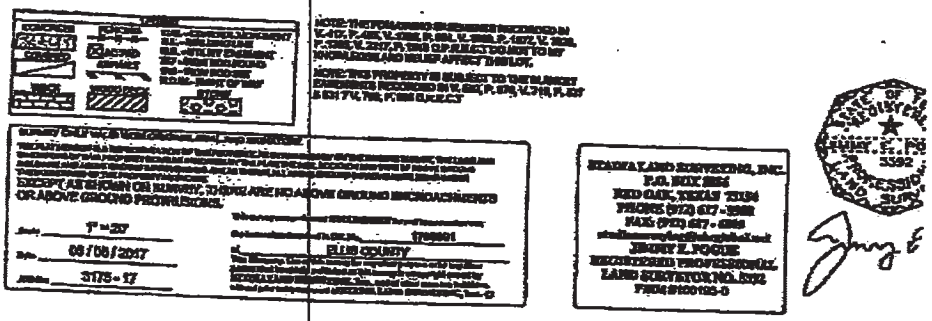
THENCE WITH THE SOUTH LINE OF SAID ROAD N 69 E, 150 FEET TO A 1/2" IRON STAKE FOUND FOR CORNER;

THENCE S 21 E, 150 FEET TO A 1/2" STEEL ROD FOUND FOR CORNER;

THENCE S 69 W, 150 FEET TO A 1/2" STEEL ROD FOUND FOR CORNER;

THENCE N 21 W, 150 FEET TO THE PLACE OF BEGINNING CONTAINING 0.51 OF AN ACRE OF LAND, SURVEYED BY S.A. NEAL, LICENSED SURVEYOR OF THE STATE OF TEXAS, ON APRIL 16, 1954.





WELCOME



TO YOUR HOME AWAY FROM HOME

865 CANTRELL STREET, WAXAHACHIE, TEXAS 75165

+1 972-762-8840 thehouseoncantrell@gmail.com

01

Welcome HOME!





Thank you for choosing to stay with us! We are excited to welcome you to the House on Cantrell.

We invite you to browse through our welcome book, where you can find all the information about the house!

If you have any questions or need anything at all during your stay please don't hesitate to contact us by phone or text +972-762-8840. Welcome to Waxahachie!

Enjoy your stay!

CONTENTS

01 WIFI INFORMATION

02 CHECK-IN DETAILS

03 HOUSE RULES

04 HOME GUIDE

05 CHECK-OUT DETAILS

06 EMERGENCY INFO

WIFI CODE

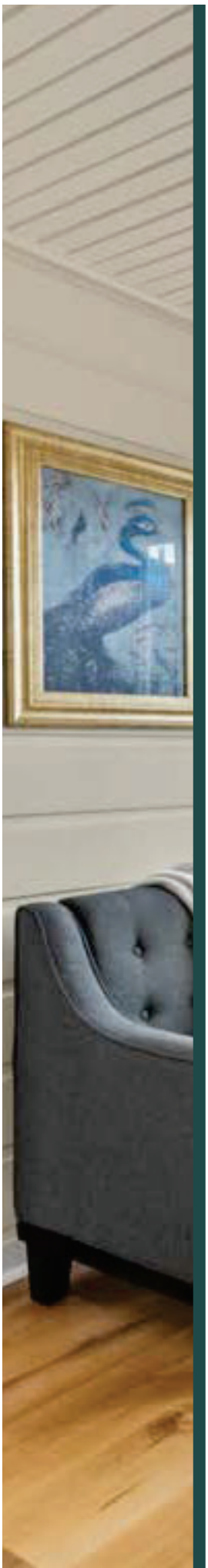
CONNECT TO WIFI

WIFI NAME
ATTAJykUe6

PASSWORD
?t#6#vjfn=me

Please scan the QR code to access the WiFi





CHECK-IN

Check-in is from 3pm | Check out is at 11am

ACCESS & PARKING

Access:
Guests are staying in the main house with the Key Pad Lock. You will receive your 4-digit code prior to check-in via text.

Parking Spots:
Please do not block the white garage door as the resident of the other unit parks their car inside the garage.



Additional notes: Check in time is any time after 3pm. Please message or communicate with us if you are going to arrive earlier and we may be able to accommodate you.

COMPLIMENTARY COFFEE

As a thank you for booking with us, please accept our complimentary gift card to a local coffee shop, located conveniently close to The House on Cantrell.

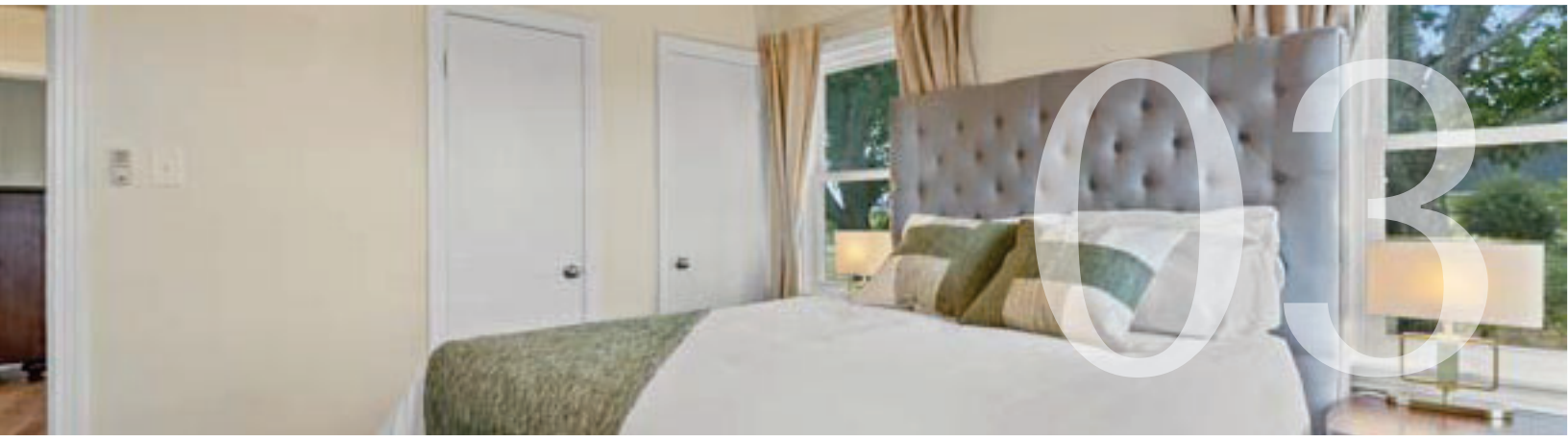
The gift certificate is valid at:
501 S Rogers St,
Waxahachie, TX 75165

We hope you enjoy it as much as we do!



HOUSE RULES

These are following house rules you ask that you abide in our Airbnb premises.



- Guest authorization: Only the number of guests confirmed on the booking are allowed at the house. **Maximum occupancy for this short-term rental is six (6).**
- No smoking: Guests: Please no smoking. This includes the use of tobacco, cannabis, e-cigarettes, etc.
- Security device interference: Please do not tamper with or remove an approved and appropriately disclosed security or monitoring device .
- Cleanliness: Please treat this like your own home! We ask that all dishes be loaded into the dishwasher and trash taken out to the dumpster before leaving.
- Checkout time: Guests should complete checkout by the designated checkout time.
- Firearms: Please no firearms on the property.

Parking: A maximum of two (2) vehicles are permitted to park in the driveway. Please do not park on the grass. On-street parking is not permitted.



Forgot something?

Feel free to ask us for additional toiletries or blankets!

We have provided a complimentary basket with extra toothbrushes, toothpaste, shampoo & conditioner, and more in the bathroom drawer.



HOME GUIDE

04



THERMOSTAT

The thermostat is located in the hallway.



GARBAGE + RECYCLING

The garbage and recycling bins are located next to the white garage door. Please feel free to dispose of your garbage there at your convenience and we will place it on the street for collection.



CHECK-OUT

Check out time is at 11AM

We hope you enjoyed your stay with us! If you would like a later check-out time please contact us and we will do our best to accommodate your request.

LAUNDRY

Please place all towels and bedding in the bathtub and we will ensure they are laundered.

EXITING THE PROPERTY

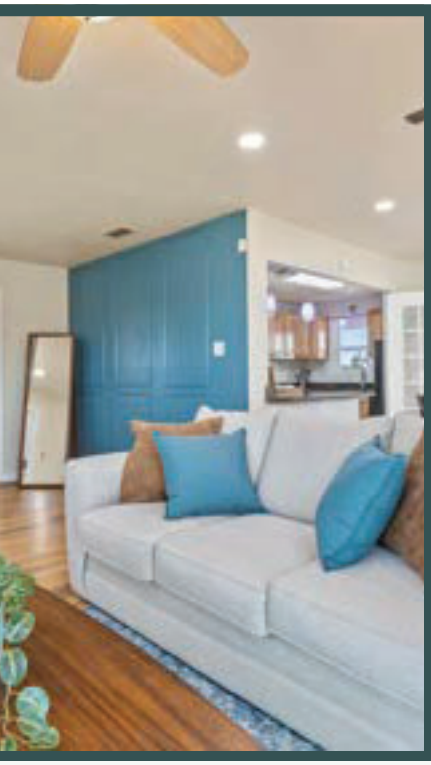
Please message me when you depart.

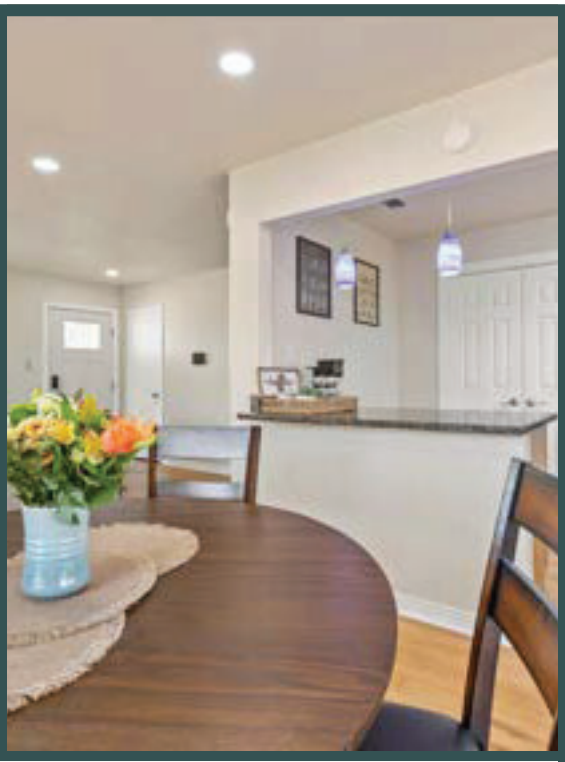
PERISHABLES AND LEFTOVERS

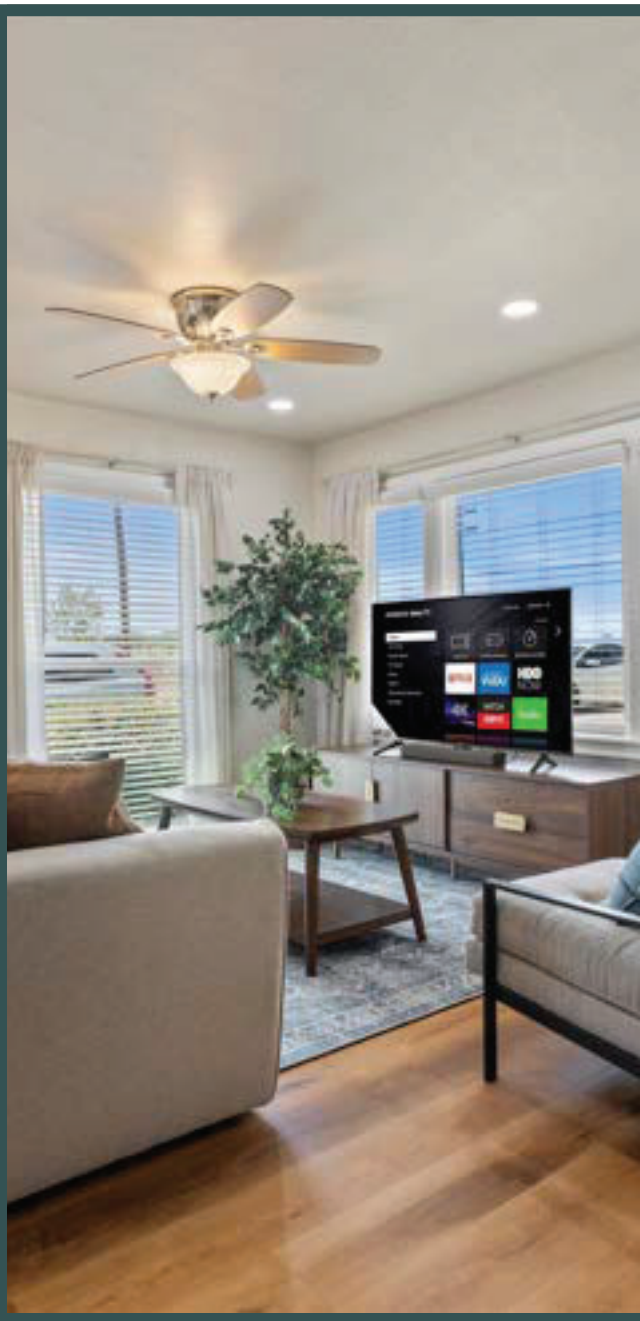
Anything left in the fridge or counter will be disposed for sanitary reasons.

Visit us again!

We hope you enjoyed your stay!







EMERGENCY

The following are the list of contacts and addresses in case of Emergency. We recommend that you call 911 for immediate assisatance.

BAYLOR SCOTT & WHITE MEDICAL CENTER - WAXAHACHIE

2400 N Interstate 35E, Waxahachie, TX, 75165, (469) 843-4000

WAXAHACHIE POLICE DEPARTMENT

630 Farley St, Waxahachie, TX 75165, (469) 309-4400

06











THANK YOU FOR STAYING WITH US!

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-58-2025

MEETING DATE(S)

Planning & Zoning Commission: May 27, 2025
City Council: June 2, 2025

CAPTION

Public Hearing on a request by Mark McReynolds for a **Specific Use Permit (SUP)** for an **Accessory Dwelling Unit** use within a Single Family-2 (SF-2) zoning district located at 218 University Avenue (Property ID 176327) - Owner: Mark McReynolds (ZDC-58-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-58-2025, a Specific Use Permit for an Accessory Dwelling Unit, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) to allow for the construction of a new 1,050 square foot Accessory Dwelling Unit.

CASE INFORMATION

Applicant: Mark McReynolds

Property Owner(s): Mark McReynolds

Site Acreage: 0.344 acres

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

Requested Zoning: SF-2 with a SUP for an Accessory Dwelling Unit

SUBJECT PROPERTY

General Location: 218 University Avenue

Parcel ID Number(s): 176327

Existing Use: Single Family Residence

Development History: The property is platted as Lot 2, Block 10 of the University Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-2	Single Family Home
East	SF-2	Single Family Home
South	SF-2	Single Family Home & Patrick Field
West	SF-2	Single Family Home

Future Land Use Plan: Mixed-Use Neighborhood

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

Thoroughfare Plan: The subject property is accessible via University Avenue.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to allow for the construction of a new 1,050 square foot Accessory Dwelling Unit. The Waxahachie Zoning Ordinance requires approval of a SUP to allow for an Accessory Dwelling Unit use within a Single Family-2 (SF-2) zoning district. The proposed accessory dwelling unit is located to the rear of the primary home at 218 University Avenue and meets the minimum setback requirements for an accessory structure within the SF-2 zoning district. If approved, the existing driveway is sufficient to meet the parking requirements for the existing home and the proposed accessory dwelling unit.

The proposed accessory dwelling unit will include one (1) bedroom, one (1) bathroom, a washer/dryer connection, a full kitchen, a den, and an open living area. A porch will also be included at the front of the property. Access doors will be available from the south and west side of the property. The structure will be accessible from the driveway facing University Ave and the driveway facing W. Ross St. Additionally, the proposed accessory dwelling unit will not have a garage, and will utilize the existing improved surfaces as off-street parking.

Planning Analysis (continued):

In regards to the material and the overall character of the proposed accessory dwelling unit, the existing carriage home will be demolished, and the applicant is planning on utilizing the original siding and shiplap material of the upper floor from the existing carriage house as material for the proposed accessory dwelling unit. The siding that cannot be used from the existing carriage house will be supplemented with similar pattern 118 siding. The overall style of the proposed accessory dwelling unit will match that of the existing primary structure at 218 University Avenue.

The property owner has confirmed that the accessory dwelling unit will only be used as a residence for their parents. The property owner has also confirmed that the accessory dwelling unit will not be leased or sold separately from the primary home, separately metered, used as a short-term rental (STR), or used for commercial purposes.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 19 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received zero (0) letters of opposition and five (5) letters of support for the proposed SUP.

RECOMMENDATION

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

Conditions:

1. The accessory dwelling shall be 1,050 square feet in size. An amendment to this SUP shall be required in the event the accessory dwelling is proposed to expand beyond 1,050 square feet in size.
2. The accessory dwelling shall only be occupied by the property owner or non-paying guest of the property owner.
3. The accessory dwelling shall not be used as a short-term rental without a Specific use Permit that has been approved by City Council.
4. The accessory dwelling shall not be used for commercial purposes.
5. The accessory dwelling shall not be leased or sold separately from the primary residence and shall not be separately metered for electric, water, or wastewater services.
6. The property owner shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department before constructing the accessory dwelling.

ATTACHED EXHIBITS

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

APPLICANT REQUIREMENTS

1. If approved by City Council, the applicant can complete the building permitting process with the Building and Community Services Department.

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 9&10

Case Number: ZDC-58-2025

City Reference: 176211

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *May 21, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☑ SUPPORT ☐ OPPOSE

Comments:
The carriage house has been there forever. I'm totally ok with it being replaced due to its age.

Phyllis Hildreth
Signature

5/12/25
Date

Phyllis Hildreth
Printed Name and Title

301 University Ave
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-58-2025

<>

5G PROPERTY MANAGEMENT LLC
104 MEADOWWOOD LN
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 27, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 2, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Mark McReynolds for a **Specific Use Permit (SUP)** for an **Accessory Dwelling Unit** use within a Single Family-2 (SF-2) zoning district located at 218 University Avenue (Property ID 176327) - Owner: Mark McReynolds & Janet McReynolds (ZDC-58-2025)

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

Case Number: ZDC-58-2025 **City Reference: 176244**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *May 21, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☑ SUPPORT ☐ OPPOSE

Comments: MARK IS DESIGNING OUR NEW HOME. HE WILL IMPROVE THE VALUE OF NEIGHBORHOOD & WAXAHACHIE.

Chris Gleason Debbie Gleason 5-14-25
Signature Date

Chris Gleason – owner Debbie Gleason
Printed Name and Title

217 University.
Waxahachie –

Gleason
CHRIS and DEBBIE
104 Meadowwood Ln.
Ovilla, TX 75154
Address

Venissat, Michelle

From: Tim Law <tblaw@sbcglobal.net>
Sent: Wednesday, May 14, 2025 7:26 PM
To: Planning
Subject: Re: SUP request ZDC-58-2025

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

After speaking with Mr. McReynolds , and obtaining the information about the dwelling, I will have no protest about the permit. I will vote to allow his permit.
Thank you.
Tim Law
301 E University Ave.

Sent from my iPad

> On May 14, 2025, at 5:01 PM, Tim Law <tblaw@sbcglobal.net> wrote:
>
> Hello,
> Regarding Mr.McReynolds SUP request for "Accessory Dwelling Unit". The notification in the mail does not provide any details about his plans. What exactly does he wish to build at 218 University Ave?
>
> Regards.
> Tim

Item 9&10

RECEIVED MAY 19 2025

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-58-2025

<><><>

ALEXANDER DOUGLAS & VICTORIA
211 UNIVERSITY AVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 27, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 2, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by Mark McReynolds for a **Specific Use Permit (SUP)** for an **Accessory Dwelling Unit** use within a Single Family-2 (SF-2) zoning district located at 218 University Avenue (Property ID 176327) - Owner: Mark McReynolds & Janet McReynolds (ZDC-58-2025)

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

Case Number: ZDC-58-2025 **City Reference: 176247**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *May 21, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments:

Victoria Alexander
Signature

5/13/2025
Date

Victoria Alexander
Printed Name and Title

211 University AVE
Wax, TX 75165
Address

Item 9&10

RECEIVED MAY 19 2025

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-58-2025

WALKER CARRIE E
219 E UNIVERSITY AVE
WAXAHACHIE, TX 75165-2355

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 27, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 2, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by Mark McReynolds for a **Specific Use Permit (SUP)** for an **Accessory Dwelling Unit** use within a Single Family-2 (SF-2) zoning district located at 218 University Avenue (Property ID 176327) - Owner: Mark McReynolds & Janet McReynolds (ZDC-58-2025)

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

Case Number: ZDC-58-2025 **City Reference: 176317**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *May 21, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments:

Carrie Walker
Signature

May 13, 2025
Date

CARRIE WALKER
Printed Name and Title

219 E. University Ave
Waxahachie, TX 75165
Address

Operation plan for proposed A.D.U. at 218 University Ave

We would like to build an A.D.U. on our property because my parents want to move in with us. Currently on the property is the original 1922 carriage house. It was likely some sort of servant's quarters as the house was built by a physician and his wife.

Unfortunately, the carriage house was built without a foundation, and the frame walls sit directly on the ground. When we purchased the home in July of last year our goal was to restore the carriage house which once had a tiny apartment upstairs with a bathroom, minimal plumbing, and electricity. However, after having multiple contractors provide bids on the restoration, we concluded that the building is too far gone and cannot be saved. In short, it is a safety hazard with a limited life span. As the carriage house was already leaning forward when we purchased the property, I had to have the building temporarily stabilized so it would not literally collapse.

If we are granted the S.U.P. our intent is to use as much of the original siding from the carriage house as possible, as well as what is remaining of the shiplap material in the upper level.

The proposed A.D.U. is relatively small with just under 1,050 square feet of living space and a modest 117 square foot porch which will match the one on the main house. What siding cannot be reused from the carriage house will be supplemented with similar pattern 118 siding. Both the electrical and plumbing services to the A.D.U. will be tied directly into the main house. The A.D.U. will not be used for commercial purposes; will not be leased or sold separately from the primary residence; will not be metered separately. The A.D.U. will only be only occupied by family members or non-paying guests. It will not be used as a short-term rental. The A.D.U. will be constructed in compliance with the 2021 International Building Code.

Currently, my parents live in Georgia. Even though they are both relatively healthy and active octogenarians, having them live with us will allow us to manage their care better as they grow old.

Thank you,

Mark & Janet McReynolds
218 University Ave
Waxahachie, TX 75165

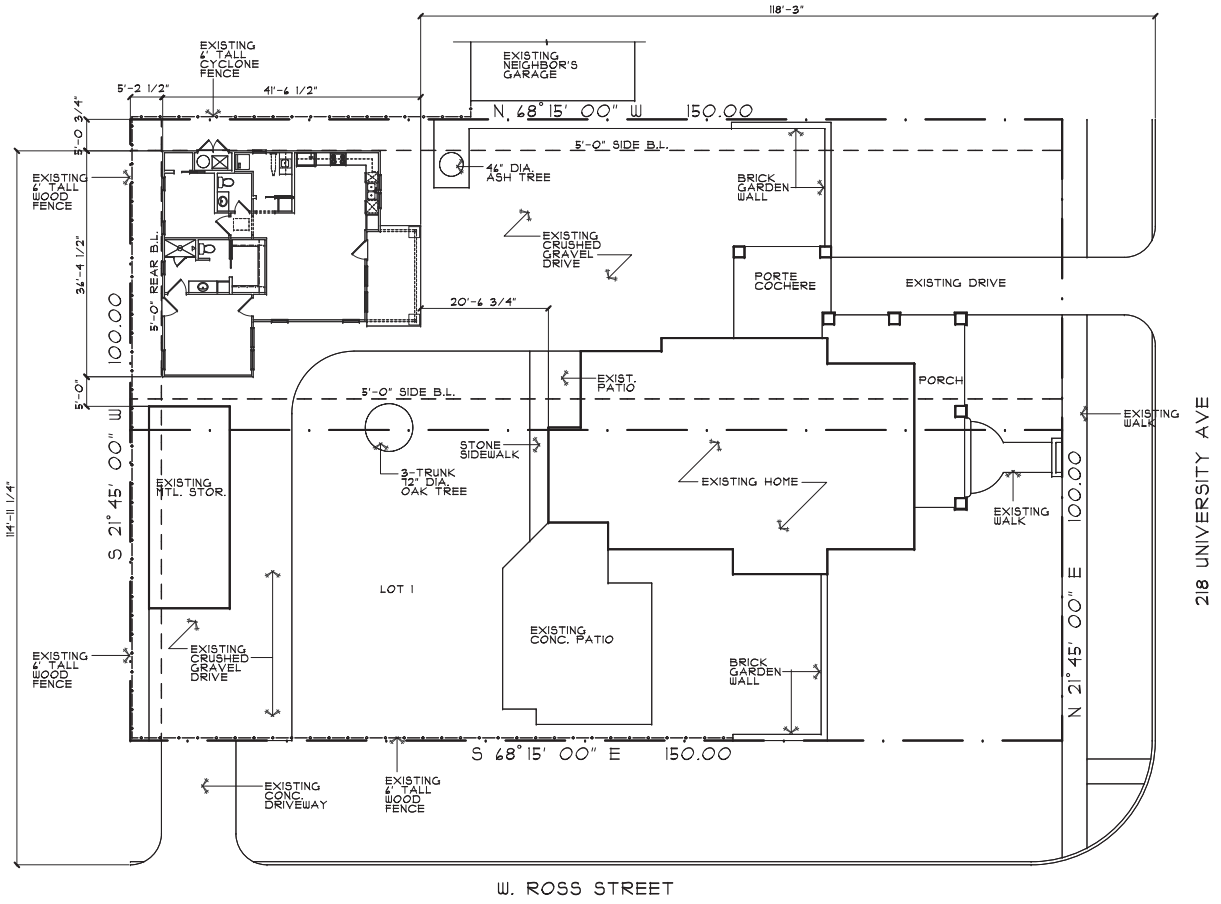

EXHIBIT A LOCATION MAP
Item 9&10
W ROSS ST
UNIVERSITY AVE
E UNIVERSITY AVE
N
0
37.5
75
150
225
300
Feet
ZDC-58-2025 (SUP)

EXHIBIT B SITE PLAN

Item 9&10

SHEET INDEX

A1 COVER SHEET/SITE PLAN
A2 PROPOSED A.D.U. PLAN
A3 PROPOSED A.D.U. ELEV'S



PLOT PLAN
SCALE: 1" = 20'-0"

TOTAL LOT (COMBINED LOTS 1 & 2) = 15,000 S.F.
TOTAL COVERAGE = 4,069 S.F. AT 27%

1

NORTH

McREYNOLDS DESIGNS
NEW HOMES • REMODELS • RENOVATIONS
214-551-5014 mark@mcreynoldsdesigns.com

Revision:

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COVER SHEET/ SITE PLAN

MARK MCREYNOLDS / THESE PLANS DO NOT DESIGN ALL THE ITEMS NECESSARY FOR CONSTRUCTION. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD CHECKING ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO MARK MCREYNOLDS BEFORE PROCEEDING. ANY CHANGES MADE IN THE FIELD WITHOUT THE KNOWLEDGE AND CONSENT OF MARK MCREYNOLDS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER. DO NOT IMPLY ANY ASSUMPTION OF PROJECT ADMINISTRATION BY MARK MCREYNOLDS

Date 04-15-25

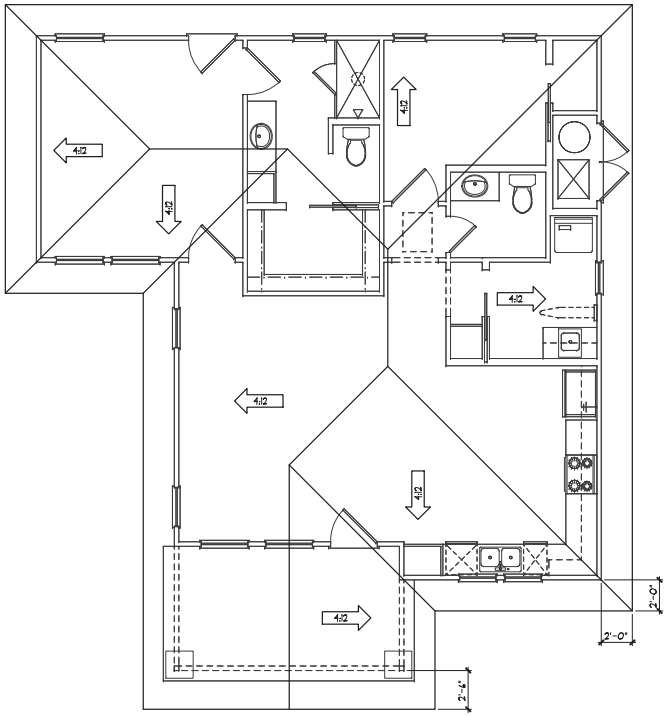
A New A.D.U. For:
The McReynolds Residence
Location:
218 University Ave.
Lots 1 & 2, Block 10
University Addition
Waxahachie, TX

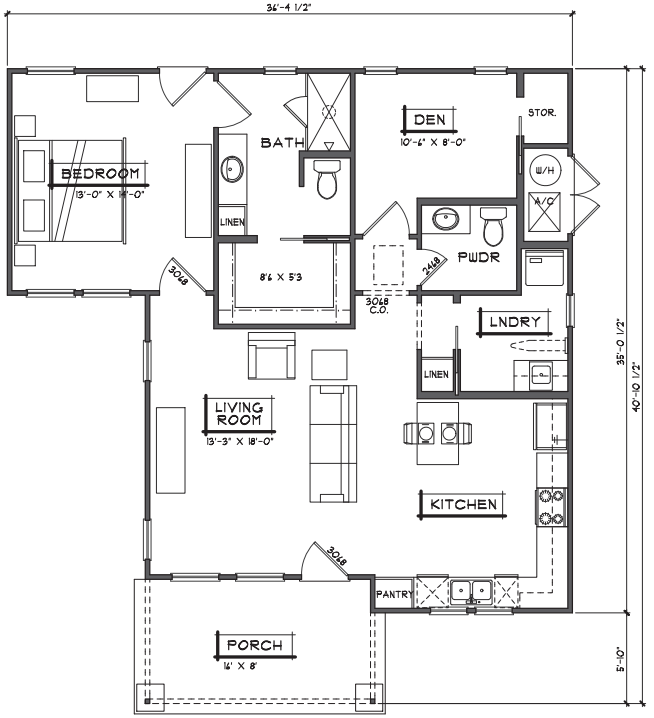
A1

C:\DWG\McReynolds\218 University\McReynolds-Site 4/15/2025 5:14 PM

EXHIBIT C FLOOR PLAN

Item 9&10





FLOOR PLAN
SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

LIVING AREA = 1042 S.F.
PORCH AREA = 111 S.F.

1

McREYNOLDS DESIGNS
NEW HOMES • REMODELS • RENOVATIONS
214-551-5014 mark@mcreynoldsdesigns.com

Revision: 02-04-25

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FLOOR PLANS

MARK MCREYNOLDS/THESE PLANS DESIGNS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THESE PLANS. ALL CONTRACTORS SHALL VERIFY ALL PLANS, DIMENSIONS AND CONDITIONS AND SHALL IMMEDIATELY NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE CONSTRUCTION. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND SHALL PROTECT ADJACENT PROPERTIES AND THE PUBLIC FROM DAMAGE, INJURY OR LOSS ARISING IN CONNECTION WITH THE PERFORMANCE OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ADMINISTRATION OF PROJECT AND SUPERVISION OF CONSTRUCTION. DO NOT SCALE DRAWINGS. ANY ASSUMPTION MADE BY CONTRACTOR BASED ON DIMENSIONS SCALED FROM THE DRAWINGS IS AT CONTRACTOR'S SOLE RISK. DO NOT APPLY AN ASSUMPTION OF PROJECT ADMINISTRATION OR SUPERVISION OF CONSTRUCTION. DO NOT SCALE DRAWINGS. ANY ASSUMPTION MADE BY CONTRACTOR BASED ON DIMENSIONS SCALED FROM THE DRAWINGS IS AT CONTRACTOR'S SOLE RISK.

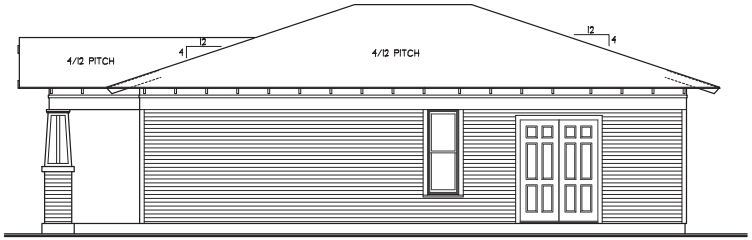
Date 11-25-24

An A.D.U. For:
The Agne Residence
Location:
1004 Tucker Street
McKinney, TX

A2

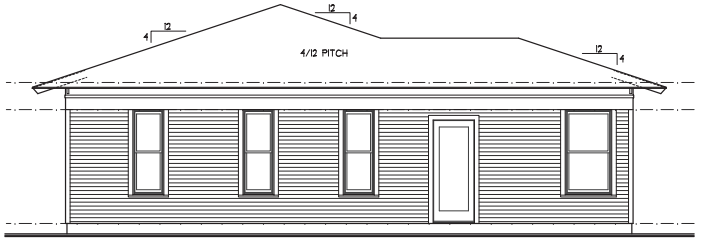
EXHIBIT D ELEVATION/FACADE PLAN

Item 9&10



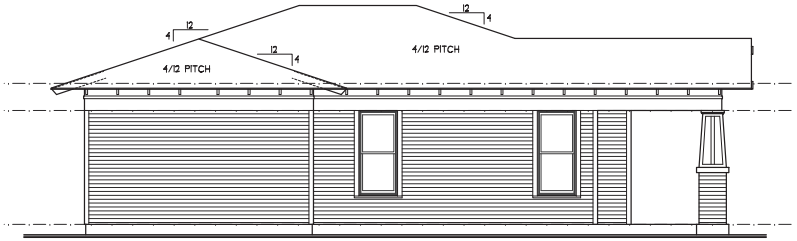
SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

4



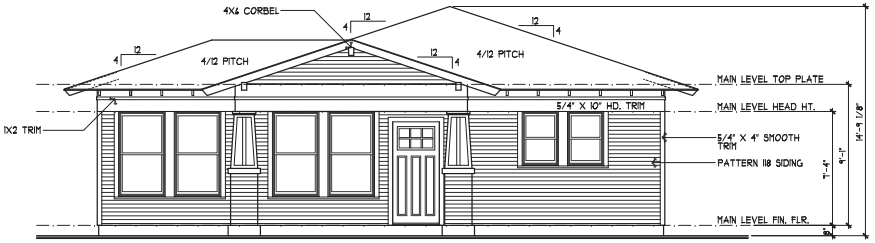
EAST ELEVATION
SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

3



NORTH ELEVATION
SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

2



WEST ELEVATION
SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

1

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NEW HOMES • REMODELS • RENOVATIONS
214-551-5014 mark@mcreynoldsdesigns.com

Revision:

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ELEVATIONS

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Date 04-15-25

A New A.D.U. For:
The McReynolds Residence
Location:
218 University Ave.
Waxahachie, TX

A3

C:\DWG\McReynolds\218 University\McReynolds-Parents-Elevs 4/15/2025 4:19 PM

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-91-2024

MEETING DATE(S)

Planning & Zoning Commission: May 27, 2025
City Council: June 2, 2025

CAPTION

Public Hearing on a request by Lexi Cassels, Kimley-Horn, for a **Zoning Change** from a Commercial (C) zoning district to Planned Development-Multi-Family-2 and Planned Development-Commercial (PD-MF-2 & PD-C) zoning district, for a mixed-use development, located directly east of 2050 Conquest Boulevard, (Property ID 191630 & 191636) - Owner: B&T Realty Services Inc. (ZDC-91-2024)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-91-2024, a Planned Development request for a mixed-use (multi-family and commercial) development, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests approval of a Planned Development to allow for a mixed-use development comprised multi-family use with a maximum of 300 units on 41.9 acres and two (2) commercial tracts on 7.4 acres.

CASE INFORMATION

Applicant:	Lexi Cassels, Kimley-Horn
Property Owner(s):	B&T Realty Services Inc.
Site Acreage:	49.352 acres
Current Zoning:	Commercial (C)
Requested Zoning:	Planned Development-Multi-Family-2 & Planned Development-Commercial (PD-MF-2 & PD-C)

SUBJECT PROPERTY

General Location:	Directly east of 2050 Conquest Boulevard
Parcel ID Number(s):	191630 & 191636
Existing Use:	The subject property is currently undeveloped.
Development History:	The subject property is not currently platted.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	N/A	US Highway 287 Bypass
East	PD-MF-2	Mark on Conquest Apartments
South	PD-SF-3	Ridge Crossing Subdivision
West	PD-MUR	Highlands at Bates Drive – Mixed Use

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 US Highway 287 Bypass.

Site Image:



PLANNING ANALYSIS

Proposed Use:
The applicant proposes a Planned Development to allow for a mixed-use development comprised multi-family use with a maximum of 300 units on 41.9 acres and two (2) commercial tracts on 7.4 acres. The applicant proposes to preserve approximately 7.8 acres of the multi-family tract along the existing creek on the site. This area will remain in its natural state as an open space amenity for the development.

Residential Tract:
The multi-family portion of the Planned Development is designed to resemble a more traditional single-family neighborhood. This type of development is commonly referred to as "single-family-for-rent". The single-family-for-rent tract will be developed with a total of 165 residential structures comprised of a maximum of 300 dwelling units. The results in a gross density of 7.15 dwelling units per acre (DUA); which is well below the maximum density of 18 DUA that is allowed by right in the base Multi-Family-s (MF-2) zoning district.

The applicant has proposed three (3) distinct types of residential structures with this PD. These include a townhome style building that will house between 3-6 units, a duplex style building that will house 2 units, and a traditional single-family home style building that will house 1 unit. The proposed site plan includes 26 townhome buildings, 44 duplex buildings, and 95 single-family style buildings. Each building type includes a mix of individual unit sizes that accommodate between 1 and 4 bedrooms. In total, 111 1&2-bed units, 154 3-bed units, and 31 4-bed units are proposed. The development includes a larger number of 3&4-bedroom units than a typical multi-family project due to the fact that it is designed to resemble a more traditional single-family neighborhood where 3&4-bedroom homes are more common. The proposed mix of unit types is intended to support a broader range of residents that are seeking to rent rather than own a home.

Residential Tract (continued):

All residential building types have a proposed maximum height of two-stories. To reduce the potential for monotony across the development and introduce vertical articulation, the applicant has incorporated 1-story structures along the primary internal drive-aisle that loops through the site. To further reduce monotony along primary drive-aisles, all units are proposed to include rear-entry attached garages. This design benefits the walkability of the development by ensuring internal sidewalks and paseos are not interrupted by driveways. Of the 165 proposed residential buildings, 19 feature a one-car garage and all remaining buildings feature a two-car garage. The remaining parking for the site is provided in the form of parallel spaces along the primary drive-aisles. This design ensures that the proposal exceeds the minimum total parking requirement and the minimum attached garage requirement for multi-family development. A detailed parking breakdown can be referenced in Table 1 below.

Table 1: *Items in **bold** represent a deviation below the requirement of the base zoning ordinance.*

Development Standard	MF-2 Zoning Requirement	Planned Development Standard
Density	18 Dwelling Units Per Acre (DUA)	7.15 Dwelling Units Per Acre (DUA)
Front Setback	25’	30’
Side Setback	25’	**15’**
Rear Setback	50’	**15’**
Maximum Height	3-stories	2-stories
Parking	645 (323 attached garages)	779 (548 attached garages)

Elevation/Façade:

The applicant has provided an Elevation/Façade Plan for the residential buildings proposed with this PD. Renderings, along with example façades, of each residential building type are included in the Elevation/Façade Plan. The facades primarily feature and Hardie plank exterior construction materials. The percentage of each material used on the exterior façade varies across the individual building types. The Elevation/Façade Plan also includes varying façade proposals for each type of residential building to ensure that the exact design for individual single-family, duplex, and townhome structures are not repeated adjacent to each other.

In addition to the varied elevations, the applicant has proposed six (6) unique color schemes for use in the development. The chosen color schemes are designed to be complimentary to each other; while still being unique enough to provide additional relief from monotony. When considered together, the color schemes, multiple building types, and multiple elevation options for each building type have addressed staff concern with monotony that can arise from the presence of so many individual buildings on the site. A rendering, duplex façade example, and digital color board example can be referenced below for a brief look at the proposed design. The full Elevation/Façade Plan can be referenced with Exhibit D.





FRONT



Commercial Tracts:

The applicant proposes two 3.7-acre tracts with a base Commercial (C) zoning along US Highway 287 Bypass. No specific commercial or retail development is proposed on the commercial tract at this time. However, the applicant has designed the primary access point for the subject property to bisect the two commercial tracts. This primary entrance is proposed to be constructed with the initial phase of the development and includes parallel parking, street trees, sidewalks, and four (4) pedestrian plazas for future use by the commercial tracts. In the proposed PD Regulations for the development, the applicant has prohibited multiple uses that are typically allowed by right or with approval of a Specific Use Permit (SUP) in the base Commercial zoning district. The purpose of this restriction is to limit the eventual development of these commercial tracts to land uses that better compliment the adjacent, pedestrian oriented, residential tract.

Amenities & Open Space:

The applicant proposes to incorporate resident amenities into the center of the multi-family portion of the development. Specific amenities include a Resident Club Room, Exercise Facility, Swimming Pool with seating and a Cabana Area, Tot-Lot, and Village Green in the central amenity area. Notably, the proposed PD Regulations require the primary amenity area to be completed prior to the issuance of the certificate of occupancy (CO) for the final residential structure in Phase 1.

Along the creek, the applicant proposes to install additional amenities that include a Dog Park, Walking Trails, and Disc Golf. It is also important to note that the applicant worked extensively with staff to preserve pockets of open space throughout the multi-family portion of the property. To facilitate direct pedestrian access between the amenities and open spaces, the applicant has provided paseos (landscaped walkways) between each unit that meander through the site and converge at the open spaces and amenities. These paseos also tie into the general sidewalk network proposed around the perimeter of the site. All units the do not front onto a primary drive-aisle are proposed to front onto these landscaped paseos.

Landscaping:

The applicant has provided a Landscape Plan (Exhibit C) that identifies the proposed landscaping for the site as a whole. Additionally, the Landscape include detail for the typical landscaping proposed in the immediate vicinity of each type of unit. Each residential unit is proposed to have access to a dedicated front or rear year. The PD Regulations require the developer to maintain all landscaping on the site; which includes these privately accessed yard areas.

The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. Street trees have specifically been clustered adjacent to US Highway 287 Bypass and the future Boulder Lane to provide an enhanced buffer between these major thoroughfares and the development. Additionally, it is important to note that trees within the vicinity of the creek on the property are proposed to be protected from clear cutting. The protected area is identified on the landscape plan and is proposed to be left in its natural state with an allowance only to remove dead trees and the trees/underbrush necessary to extend pedestrian trails through the area.

Access:

The subject property is proposed to have a total of seven (7) points of access at build out. Four (4) of the proposed access points are provided along US Highway 287 Bypass. These access points have been placed to meet TxDOT spacing requirements and provide direct access to each phase of the development. Two (2) of the proposed access points will be provided along the future extension of Boulder Lane. Notably, these connections will not be made until Boulder Lane is extended as part of Ridge Crossing Phase 2. A final point of access will be provided to the east via a mutual access easement to the Highlands at Bates Drive development. The private connection to the east, paired with the access points off of US Highway 287 Bypass, are sufficient to meet Fire Department access requirements, if the construction of Boulder Lane is delayed or never occurs. All 24’ internal drive-aisles are proposed to be covered by a mutual access easement; which will facilitate access to through the development and to the commercial tracts for adjacent properties.

Screening:
The subject property is directly adjacent to the Ridge Crossing subdivision to the south and primarily abuts Phase 2 of the subdivision. Phase 1 of this neighborhood is actively under development; but Phase 2 has not begun. To properly screen the six (6) directly adjacent residences from the proposed development, the applicant proposes to construct a 6-foot masonry screening wall. The screening wall will be constructed primarily of brick and is designed to complement the masonry screening wall proposed along the southern property line of the adjacent Highlands at Bates Drive development. Along the remainder of the southern property line, the proposed development will directly abut Boulder Lane. A 6' ornamental metal fence with regularly spaced masonry columns is proposed along Boulder Lane. This same ornamental metal fence is also proposed along the northern and eastern property lines. To the west, adjacent to the Mark on Conquest apartments, the applicant proposes a 6' wood board on board fence. These fencing types can be referenced in greater detail in Exhibit C below.

Drainage & Utilities:
The applicant has provided a preliminary engineering plan to demonstrate the feasibility of utility delivery and drainage for their proposed site design. Existing water and sanitary sewer lines existing along US Highway 287 Bypass and the creek crossing the subject property. Utility and drainage improvements are required to be finalized with a future Civil Construction Permit.

Phasing:
The applicant proposes to develop the subject property in five phases. With Phase 1, the applicant proposes to develop 103 units on the multi-family portion of the property that is east of the creek. The amenity center tract is proposed to be developed as Phase 1A. As noted above, the proposed PD Regulations require the amenity center tract in Phase 1A to be completed prior to the issuance of the certificate of occupancy (CO) for the final residential structure in Phase 1.

Phase 2 is proposed to include the development of an additional 122 units on the remaining portion of the multi-family tract east of the creek. Phase 3 is proposed to include the portion of property west of the creek and will consist of the remainder of the residential units. The commercial tracts will comprise the final phase of the development. The applicant has no specific plans to develop the commercial tracts at this time.

Comprehensive Plan:
As noted above, the subject property is identified by the 2023 Comprehensive Plan partially under the Local Commercial and Residential Neighborhood placetypes. Each of these placetypes encourage a combination of residential and retail uses when property is situated along major thoroughfares. The applicant proposes to adhere to the intent of the Comprehensive Plan by developing a horizontal mixed-use development that allows for commercial development along a portion of the US Highway 287 Bypass frontage with residential dwellings located along and behind the commercial tracts. The proposed density for the development is 7.15 dwelling units per acre (DUA); which is appropriate for property adjacent along a major thoroughfare; but still bordering a less dense traditional single-family neighborhood. The horizontal mixed-use proposal serves as lower density buffer between the Ridge Crossing neighborhood and more dense multi-family developments to the east and west. The stand-alone commercial tracts are situated to be walkable and accessible for residents in and around the development, as recommend by the Waxahachie Comprehensive Plan.

PUBLIC NOTIFICATIONS
To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 5 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

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

RECOMMENDATION

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

Conditions:

1. A mutually agreed upon Development Agreement shall be required for the development.
2. If the developer chooses to install gates for the development, the gates shall not be access controlled and shall automatically open for all vehicles so as to not inhibit access to drive-aisles covered by mutual access easements.
3. Internal fencing visible from a 24' drive-aisle shall consist of only of decorative metal with at least 75% transparency.
4. The Property Owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit C - Landscape Plan and maintain the required landscaping at all times.
5. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in the development shall conform with the Elevation/Façade Plan (Exhibit D).
6. All exterior lighting, including accent and security lighting, shall maintain compliance with the Photometric plan, attached as Exhibit F, and the Lighting & Glare Standards of Section 6.03 of the Waxahachie Zoning Ordinance.
7. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.

ATTACHED EXHIBITS

1. Planned Development Standards
2. Location Map – Exhibit A
3. Detailed Site Plan - Exhibit B
4. Landscape Plans – Exhibit C
5. Elevation/Façade Plan – Exhibit D
6. Phasing Plan – Exhibit E
7. Site Renderings

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

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PD Regulations

PLANNED DEVELOPMENT (PD -WAXAHACHIE APPROXIMATELY 49.352 ACRES OF LAND)

1.0 DEVELOPMENT PLAN:

1.1 This Development Plan describes a Mixed-Use development consisting of multifamily housing and neighborhood Commercial use as shown in the attached Detailed Site Plan (Exhibit A).

1.2 In the event conflicts exist between these PD Regulations (the "PD Regulations") and other City ordinances, these PD Regulations shall control.

1.3 The multifamily residential shall comply with the City's MF-2 Multifamily Residential District Zoning ("MF-2 Zoning") Section except as otherwise provided for in this PD.

1.4 The Commercial use shall comply with the City's Commercial District Zoning ("C Zoning") Section except as otherwise provided for in this PD. Administrative approval of a Site Plan Application by the Planning Department is required for development on the tracts designated as "Commercial Area" on Exhibit A. The following uses shall not be permitted in Commercial District Zoning C.

Commercial District Zoning ("C Zoning") - Non-Permitted Uses	
Cemetery or Mausoleum	Metal Recycling Center
Community Home	Outside Storage
Crematorium	Pawn Shop
Dormitory	Portable Building Sales
Institution for Alcoholic, Narcotic, or Psychiatric Patients	Railroad Freight Depot
Juvenile Detention Center	RV Sales
Rehabilitation Care Facility or Halfway House (save and except Physical Therapy inside a Medical Office)	Specialty Paraphernalia
Airport	Stables, Public
Animal Pound	Tattoo or Body Piercing Shop
Auto Parking Lot, Commercial	Tool and Equipment Rental
Auto Parking Lot, Trucks and Trailers	Truck Stop
Bus Station or Terminal	Zoo, Public
Cabinet or Upholstery Shop	Electrical Generating Plant
Country Club, Private	Food Manufacturing or Processing Plant
Funeral Home or Mortuary	Searchlights
Hauling, Storage, or Motor Freight Terminal	Massage Parlor
Heavy Machinery and Equipment, Rental, Sales or Storage	Light Manufacturing
Landscape Sales and Installation	

2.0 PROPERTY:

2.1 The Property is located east of the intersection of US Highway 287 and Highway 287 Business on the south side of US Highway 287 and west of the intersection of US Highway 287 and Highway 664 also referred to as Ovilla Road, said Property containing approximately 49.352 acres of land as further describe in Section 2.2 below.

2.2 PROPERTY DESCRIPTION

BEING a tract of land situated in the WILLIAM C. TUNNEL SURVEY, ABSTRACT NO. 1080, City of Waxahachie, Ellis County, Texas and being two tracts of land as described in deed as Tract 2 and Tract 3, to B & T Realty Services, Inc., recorded in Volume 2198, Page 1442, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "PETITT" found for the Northeast corner of said Tract 2 and the Northwest corner of a tract of land as described in deed to Citizens National Bank of Texas, recorded in Instrument No. 1624636, D.R.E.C.T., said iron rod being situated in the South right-of-way line of U.S. Highway 287 (variable width right-of-way);

THENCE South 00 deg 43 min 56 sec East, departing said South right-of-way line and along the East line of said Tract 2 and the West line of said Citizens National Bank of Texas tract, a distance of 796.29 feet to a point for corner from which a 5/8-inch iron rod with plastic cap stamped "PETITT" found bears South 04 deg 23 min 46 sec West, a distance of 0.84 feet, said point being situated in the North line of a tract of land as described in deed to A One Plus Investment Group LLC, recorded in Instrument No. 1802491, D.R.E.C.T.;

THENCE South 89 deg 02 min 29 sec West, departing said common line and along the South line of said Tract 2 and the North line of said A One Plus Investment Group LLC tract, a distance of 1,777.14 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Southwest corner of said Tract 2 and the Southeast corner of said Tract 3;

THENCE South 89 deg 02 min 29 sec West, departing the West line of said Tract 2 and along the South line of said Tract 3 and continuing along the North line of said A One Plus Investment Group LLC tract, a distance of 886.04 feet to a 1/2-inch iron rod found for corner, said iron rod being the Southwest corner of said Tract 3, the Northwest corner of said A One Plus Investment Group LLC tract and the Northeast corner of a tract of land as described in deed to Waxahachie ISD;

THENCE North 00 deg 49 min 29 sec West, departing the North line of said A One Plus Investment Group LLC tract and the North line of said Waxahachie ISD and along the West line of said Tract 3, a distance of 829.83 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the South right-of-way line of said U.S. Highway 287 and being the Northwest corner of a tract of land as described in deed to The Markon Conquest Phase II Owner LLC, recorded in Instrument No. 2034102, D.R.E.C.T., and being the Northwest corner of said Tract 3;

THENCE along the South right-of-way line of said U.S. Highway 287 and the North lines of said Tract 3 and Tract 2, the following:

North 88 deg 54 min 19 sec East, a distance of 370.56 feet to a point for corner from which a 3/4-inch iron rod found bears North 82 deg 40 min 31 sec West, a distance of 0.96 feet;

South 83 deg 53 min 14 sec East, a distance of 202.17 feet to a 5/8-inch iron rod found for corner;

North 88 deg 52 min 54 sec East, a distance of 998.50 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 88 deg 12 min 17 sec East, a distance of 299.75 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 88 deg 53 min 30 sec East, a distance of 795.30 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 49.352 acres or 2,149,788 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 8th day of October, 2021, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

3.0 BACKGROUND:

3.1 The Property is currently zoned Commercial (C).

4.0 SURROUNDING USES:

4.1 The Property fronts US Highway 287 access road to the north, commercial use to the east, single family residential use to the south and multi-family use to the west.

5.0 ACCESS:

5.1 The Property will have a minimum of 3 access points to the US Highway 287 access road that fronts the Property on the north boundary of the Property and one point of access to a future road to be constructed within the Ridge Crossing Subdivision to the south of the Property. A third connection to the Highway 287 Access Road will be required to be installed with Phase 1 in the event that Boulder Lane is not installed at the time of Phase 1 construction.

6.0 HYDROLOGY:

6.1 The property will comply with Waxahachie Subdivision Ordinance Section 3.10.

7.0 UTILITIES:

7.1 Water service will be provided by the City of Waxahachie, subject to payment of necessary impact fees and monthly rates in effect by the City of Waxahachie. Water service shall be constructed in accordance with Waxahachie Subdivision Ordinance Section 3.9. The on-site

water system will tie into an existing main that runs closely parallel to the US Highway 287 access road fronting the Property.

7.2 Sanitary Sewer service will be provided by the City of Waxahachie, subject to payment of necessary impact fees and monthly rates in effect by the City of Waxahachie. Sewer service will be constructed in accordance with Waxahachie Subdivision Ordinance Section 3.9. The on-site sewer system when constructed will tie into existing sewer mains located within the floodplain located on the Property.

7.3 All electrical, telephone and cable will be underground.

8.0 ROADS:

8.1 The main access roads entering the projects from the US Highway 287 access road shall be a minimum twenty-four (24') foot pavement width and optional head-in parking on one or both sides of the entry drive. Internal streets shall be private.

8.2 Internal Roads - Ownership will have the right, but not the obligation, to install access gates to the area where private streets occur. Access control gates shall be subject to the approval of the Waxahachie Fire Department. Roadway width shall be twenty-four (24') feet wide for fire lanes and allow for parallel parking with an additional eight (8') feet of parking space on one or both sides of the roadway. Where internal roadways and alleys are not required to be a fire lane, the width shall be twenty (20') feet wide.

8.3 Roadway network shall generally conform to Waxahachie Subdivision Ordinance Sections 3.1 and 3.2. No offsite improvements are required of this development with the exception of the connections to US HWY 287 to comply with the TxDOT requirements.

8.4 Dead-end fire apparatus access roads will be twenty-four (24') feet wide for fire lanes with a maximum dead
end length of one-hundred fifty (150') or two-hundred feet (200') if the buildings are equipped with a fire suppression system.

8.5 For internal alleyways that are not required for fire lane access
the width shall be twenty (20') feet wide. Garage doors will be a minimum of thirty (30') feet between facing garage doors (door face to door face) at the alleyways.

8.6 Fire Lanes will be stripped and signed in accordance with the City's standards.

8.7 Street network will be in conformance with the attached Exhibit B illustrating the different classification of street: main access roads, fire lane internal roads, fire lane alleyways, and alleyways.

8.8 Ownership shall dedicate the necessary ROW depicted on the site plan for the arterial thoroughfare at the southwest corner of Owner's property as depicted in the Concept Plan.

9.0 DEVELOPMENT PLAN, CONSIDERATIONS & RESTRICITONS :

Overall Unit Mix		
Unit Type	No. of Units	Mix
1-Bedroom	22	7%
2-Bedroom	89	30%
3 & 4-Bedroom	185	63%
Total	296 Units	100%

Overall unit count shall not exceed 300 residential units. Unit Type Mix may adjust as required by civil construction design constraints; but 3- & 4-bedroom units shall not be increased above a total of 189units. 1- & 2-bedroom units may be added for an equivalent reduction in 3- & 4-bedroom units. A change in unit mix will be subject to administrative Site Plan approval. Amenity buildings are excluded from the unit count calculations.

Development Standards	MF-2 Zoning	Proposed Planned Development Standard	Notes
Minimum Front Yard	Adjacent to SF: 25'. 75' if over two stories. Adjacent to MF or Nonresidential – 25'. 100' if over 2 stories	Setback at North Frontage Road: 30' Setback at Eastern Property Line: 15' Setback at Southern Property Line (Residential): 15' Setback at Southern Property Line (Commercial): 0' Setback at Western Property Line: 15'	Proposed deviation to MF-2 Zoning Development Standards Community Design does not include traditional Multifamily Product. Single Family Detached & Single Family Attached Product included in Community Design
Minimum Side Yard	Adjacent to SF: 50'. 75' if over two stories. Adjacent to MF or Nonresidential – 25'. 100' if over 2 stories		
Minimum Rear Yard	Adjacent to residential; 50', over two story is 75'		
Internal Yard Setbacks	None	Reference attached Exhibit A	N/A
MF Development Standards			
Building Separation	Between Buildings without openings (windows or doors): One (1) story, fifteen (15) feet Two (2) story, twenty (20) feet Between Buildings with openings: One (1) story, twenty-five (25) feet Two (2) story, thirty-five (35) feet	Ten (10) feet between buildings	Proposed deviation to MF Development Standards
Parking Regulations	Garages shall be set back a minimum of eight (8) feet from the circulation aisle.	Garages shall be set back a minimum of four (4) feet from the circulation aisle. Parking shall only be permitted within a designated, striped parking space or parking garage.	Proposed deviation to MF Development Standards Reduced minimum to not encourage partial parking within apron and blocking of circulation aisle.
Special Considerations	All multi-family dwelling units shall have roof slopes with a minimum of 7:12 pitch.	All multi-family dwelling units shall have roof slopes with a minimum of 3.5:12 pitch. See Exhibit D.	Proposed deviation to MF Development Standards

	The exterior surface of all structures including screening walls, wing walls, gables, and columns shall be constructed of at least ninety (90) percent masonry construction materials.	The exterior will be one hundred percent (100%) masonry. Masonry shall mean cementitious plank, brick, stone, or cast stone material. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials used for each façade shall comply with the Elevation/Façade Plan (Exhibit D)	Proposed deviation to MF Development Standards

9.1 Manufacturer Material Substitution

Substitute Manufacturers of building materials and paint colors similar and/or equivalent to those identified in Exhibit D shall be acceptable subject to approval by the Director of Planning or their designee. The Director of Planning or their designee shall provide written approval or denial of the submission with five (5) business days from any submittal by Ownership.

9.2 Landscaping

9.2.1 Landscaping shall comply with Section 5.04 Landscape Requirements as set forth in Article V of the Development Standards unless otherwise provided for in this PD.

9.2.2 Required street trees can be located throughout the Property including behind the curb, front yards, perimeter buffers, and open spaces as shown in Exhibit C.

9.3 Sidewalks

9.3.1 The property will have circulating sidewalks throughout the development (Refer to Exhibit A).

9.3.2 Sidewalks will comply with Appendix C – Subdivisions Section 3.5.

9.3.3 Internal sidewalks will be concrete and four (4) feet wide. Ownership shall have the option to install the sidewalks married to or abutting to the curb. Curb drops will be incorporated at corners or other locations where sidewalks intersect a street.

9.4 Screening/Fencing

9.4.1

- The perimeter fencing on the east boundary shall be a minimum of six (6) feet tall and shall be constructed of decorative metal shown in Exhibit C.

- The perimeter fencing on the south property line that is adjacent to the existing single-family lots within the Ridge Crossing subdivision shall be a minimum of six (6) feet tall and be constructed out of masonry as shown in Exhibit C. The perimeter fencing on the south property line that is adjacent to the open space lot within the Ridge Crossing subdivision and future

roadway shall be construed out of decorative metal, masonry or any combination thereof and shall be a minimum of six (6) feet as shown in Exhibit C.

- The perimeter fencing along the north property line adjacent to the loop 287 access road shall be a minimum of six (6) feet tall and be constructed out of decorative metal and masonry.

9.4.2 Internal fencing will be a maximum of six (6) feet tall and may be constructed of wood, decorative metal or masonry or any combination thereof.

9.4.3 All yards on all units or units within buildings shall have a minimum of one hundred (100) square feet yard or outdoor living space.

9.5 Street Lighting

9.5.1 Street lighting shall be provided by the Owner.

9.6 Construction Phasing

9.6.1 May be constructed in one or more phases as shown in the phasing plan as amended time to time by City staff at the request of the Owner. Phase 1A shall be completed on or before the issuance of the certificate of occupancy of the final residential unit constructed in Phase I.

9.7 Services

9.7.1 All yard maintenance and landscaping for the residential units and amenity areas will be provided by a third-party landscaping service managed by Owner's contracted third-party property management company.

9.7.2 Ownership will incorporate Trash Dumpsters in the development to provide trash services to the residents.

9.8 Amenities

9.8.1 Amenities within the residential development shall include the following Amenities:

- Swimming Pool
- Exercise Facility
- Resident Club Room
- Dog Park
- Village Green
- Walking Trails

Ownership shall have the option to provide additional Amenities at Ownership's sole discretion. The above-mentioned Amenities will be constructed and completed within Phase 1 and Phase 1A.

EXHIBIT A - LOCATION MAP

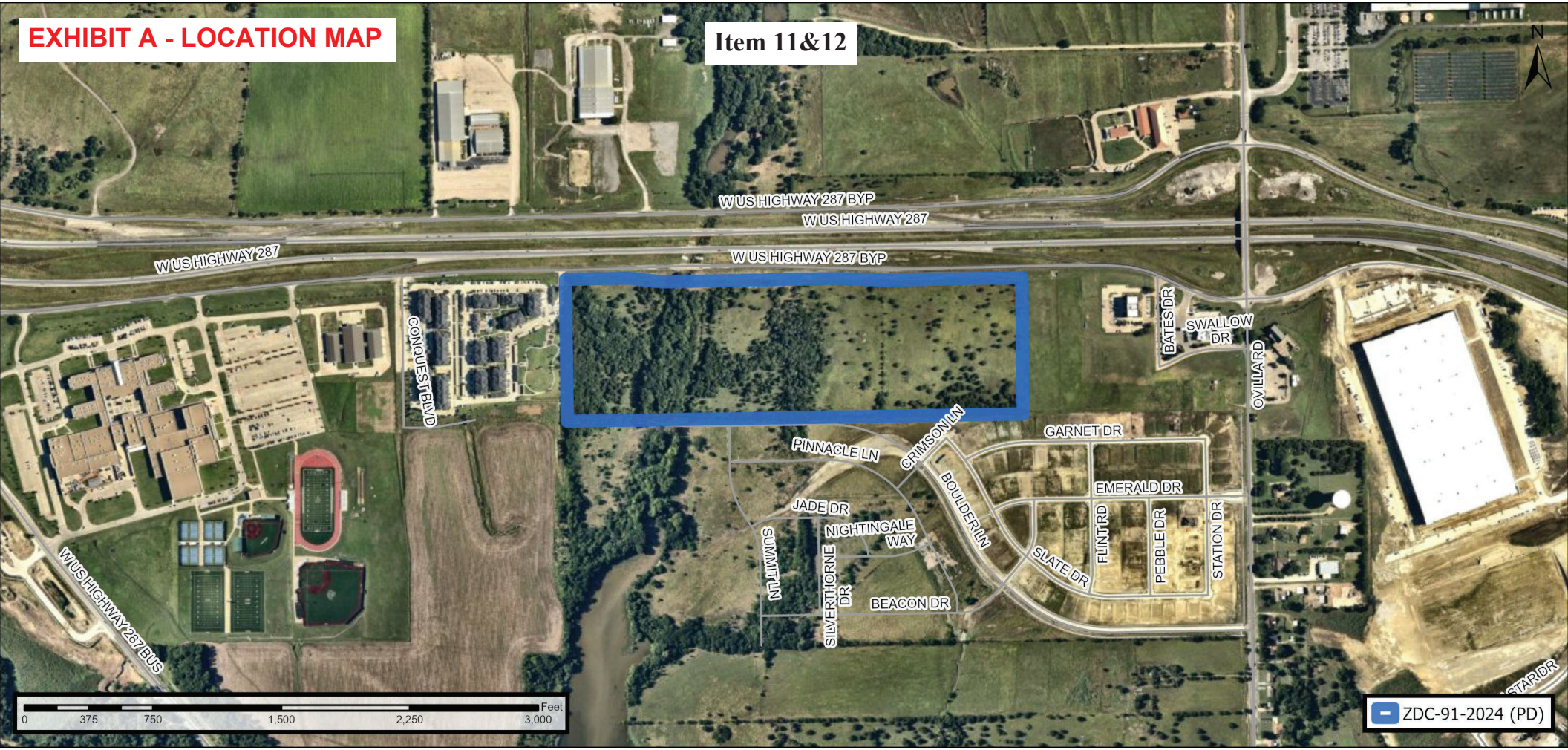
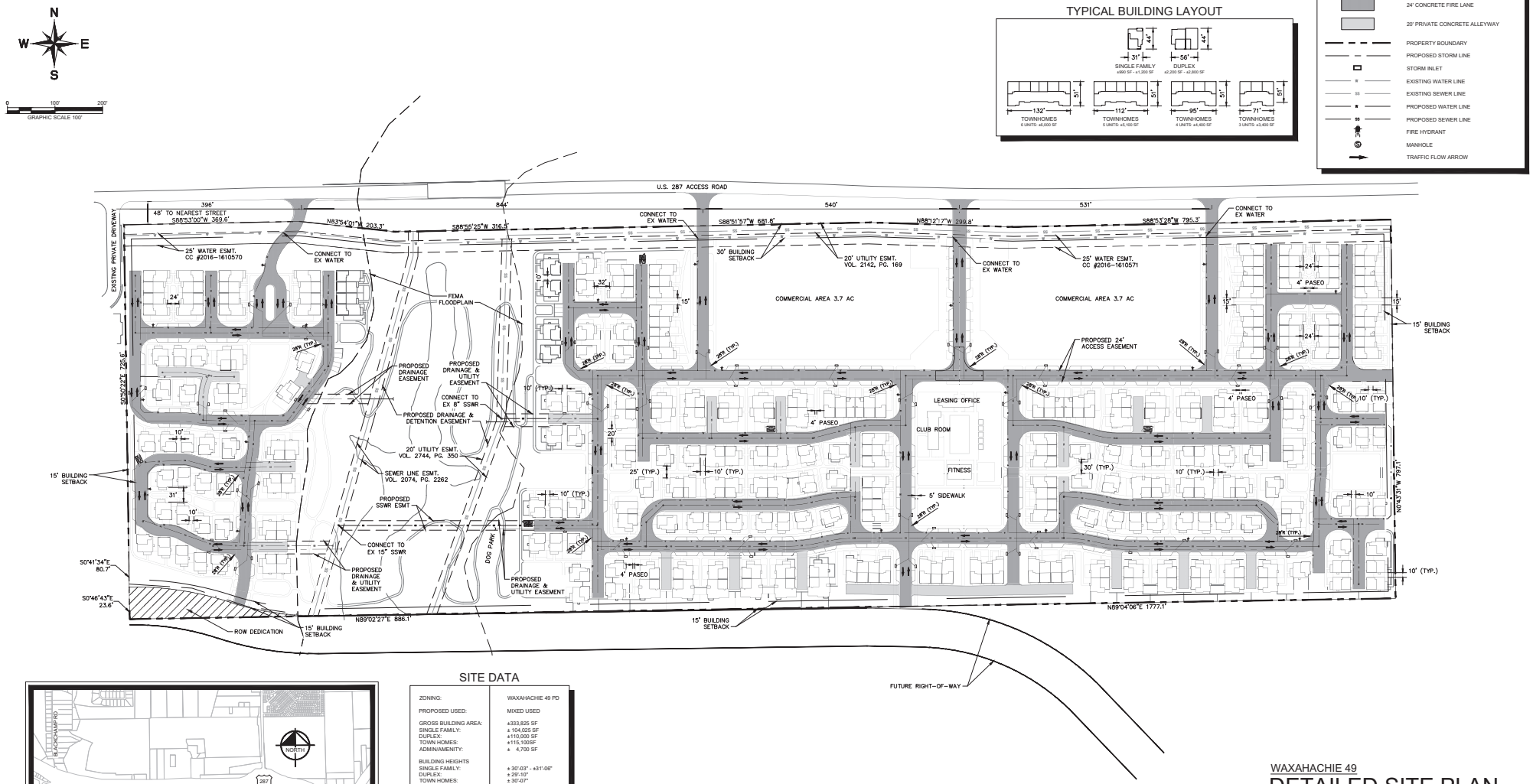
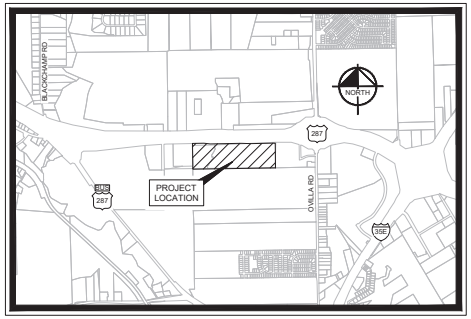


EXHIBIT B - DETAILED SITE PLAN

Item 11&12





VICINITY MAP

SCALE: 1" = 2,000'

PREPARATION DATE: 04/28/2025

SITE DATA

ZONING:	WAXAHACHIE 49 PD
PROPOSED USED:	MIXED USED
GROSS BUILDING AREA:	±333,825 SF
SINGLE FAMILY:	± 104,025 SF
DUPLEX:	±110,000 SF
TOWN HOMES:	±115,100SF
ADMIN/AMENITY:	± 4,700 SF
BUILDING HEIGHTS	
SINGLE FAMILY:	± 30'-03" - ±31'-06"
DUPLEX:	± 29'-10"
TOWN HOMES:	± 30'-07"
PAVING AREA (% OF LOT):	±336,500 SF (15.7%)
PARKING SPACES	
PROVIDED:	645
REQUIRED:	779
HANDICAP:	N/A
UNIT BREAKDOWN	
1-BEDROOM:	22
2-BEDROOM:	89
3 & 4-BEDROOM:	185
TOTAL:	296

WAXAHACHIE 49

DETAILED SITE PLAN

PROJECT INFO:
ZONING: WAXAHACHIE 49 PD
49.352 ACRES OF LAND
WAXAHACHIE, TX, ELLIS COUNTY
PREPARATION DATE: 08/20/24
CASE NUMBER: ZDC-91-2024

ENGINEER:
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6160 WARREN PARKWAY SUITE 200
FRISCO, TX 75034
P (972) 770-1300
CONTACT: MATT HAWKINS

APPLICANT:
RREAF COMMUNITIES
1909 WOODALL RODGERS FWY
Dallas, TX 75201
P (214) 522-3300
CONTACT: SHANNON LIVINGSTON

Kimley»Horn

April 2025

RREAF COMMUNITIES



OVERALL UNIT MIX:

UNIT TYPE	NO. OF UNITS	MIX
1-BEDROOM	22	7%
2-BEDROOM	89	30%
3/4-BEDROOM	185	63%
TOTAL	296 UNITS	100%

PARKING REQUIREMENTS:

NO. OF BEDS	NO. OF SPACES	NO. OF UNITS	REQUIRED SPACES
1-BED & 2-BED	1.5	111	167
3-BED	2.5	154	385
4-BED	3	31	93
TOTAL		296 UNITS	645 SPACES
			779 SPACES PROVIDED

CONCEPT PLAN

CASE NUMBER ZDC-91-2024

REFER TO LANDSCAPE ARCHITECTS PLAN FOR TREE LOCATIONS AND PLANTING SCHEDULE

N

0 20' 40' 80' 160'

SCALE: 1" = 80'-0"

WAXAHACHIE SITE

WAXAHACHIE, TEXAS

PD SUBMITTAL #03

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RHA

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23076.04 04/28/2025

RREAF COMMUNITIES



1-STORY BUILDING:

2-STORY BUILDING:

VERTICAL ARTICULATION

CASE NUMBER ZDC-91-2024

REFER TO LANDSCAPE ARCHITECTS PLAN FOR TREE LOCATIONS AND PLANTING SCHEDULE

N

0 20' 40' 80' 160'

SCALE: 1" = 80'-0"

WAXAHACHIE SITE

WAXAHACHIE, TEXAS

PD SUBMITTAL #03

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23076.04 04/28/2025

EXHIBIT B - DETAILED SITE PLAN

Item 11&12

RREAF COMMUNITIES



PRODUCT 1 (SINGLE FAMILY):

PRODUCT 2 (DUPLEX):

PRODUCT 3 (TOWNHOMES):

COMMERCIAL:

PRODUCT TYPE VARIATION

CASE NUMBER ZDC-91-2024

REFER TO LANDSCAPE ARCHITECTS PLAN FOR TREE LOCATIONS AND PLANTING SCHEDULE

N

0 20' 40' 80' 160'

SCALE: 1" = 80'-0"

WAXAHACHIE SITE

WAXAHACHIE, TEXAS

PD SUBMITTAL #03

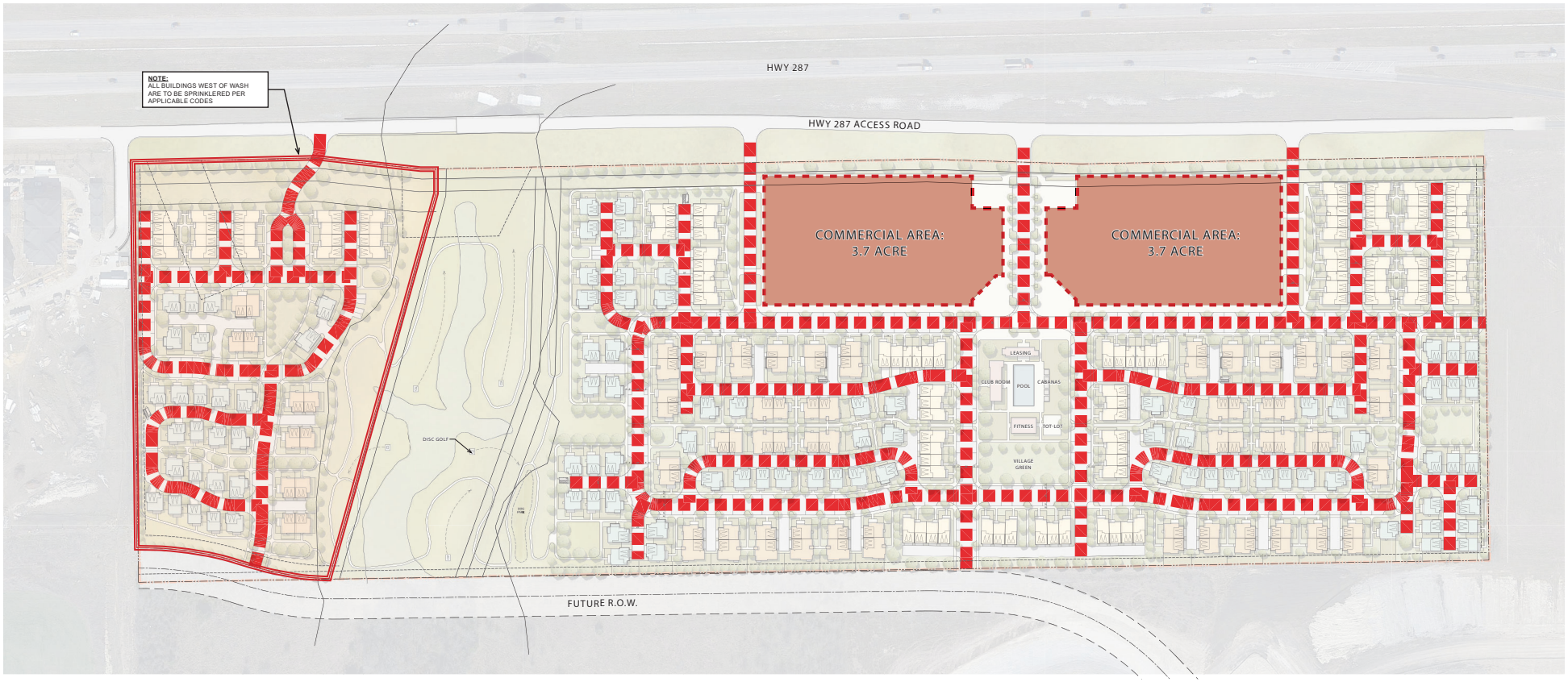
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RREAF COMMUNITIES



LEGEND - CONTEXT

24' WIDE FIRE ACCESS LANE

HOSE PULL

28' RADIUS

FIRE DIAGRAM

CASE NUMBER ZDC-91-2024

REFER TO LANDSCAPE ARCHITECTS PLAN FOR TREE LOCATIONS AND PLANTING SCHEDULE

N

0 20' 40' 80' 160'

SCALE: 1" = 80'-0"

WAXAHACHIE SITE

WAXAHACHIE, TEXAS

PD SUBMITTAL #03

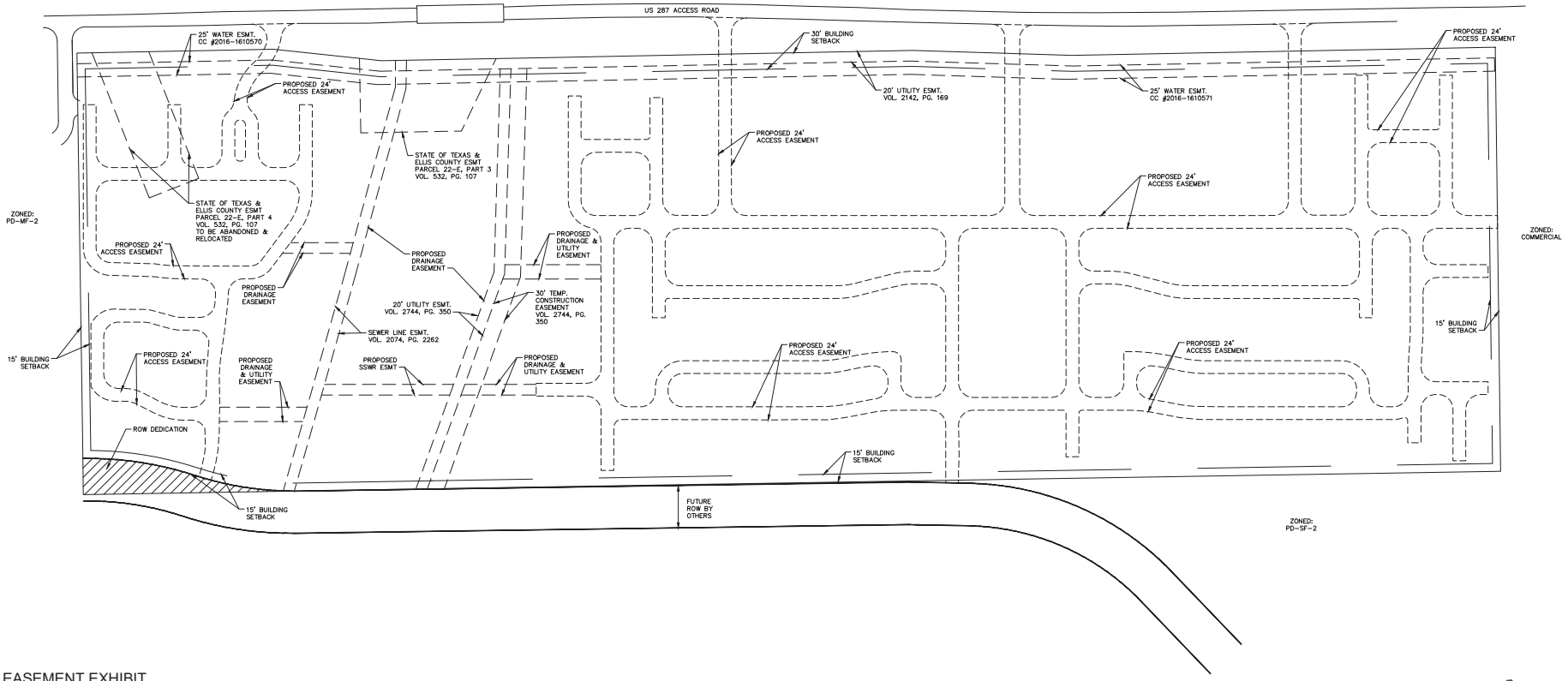
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23076.04 04/28/2025

EXHIBIT B - DETAILED SITE PLAN

Item 11&12





SETBACK & EASEMENT EXHIBIT

Waxahachie Site

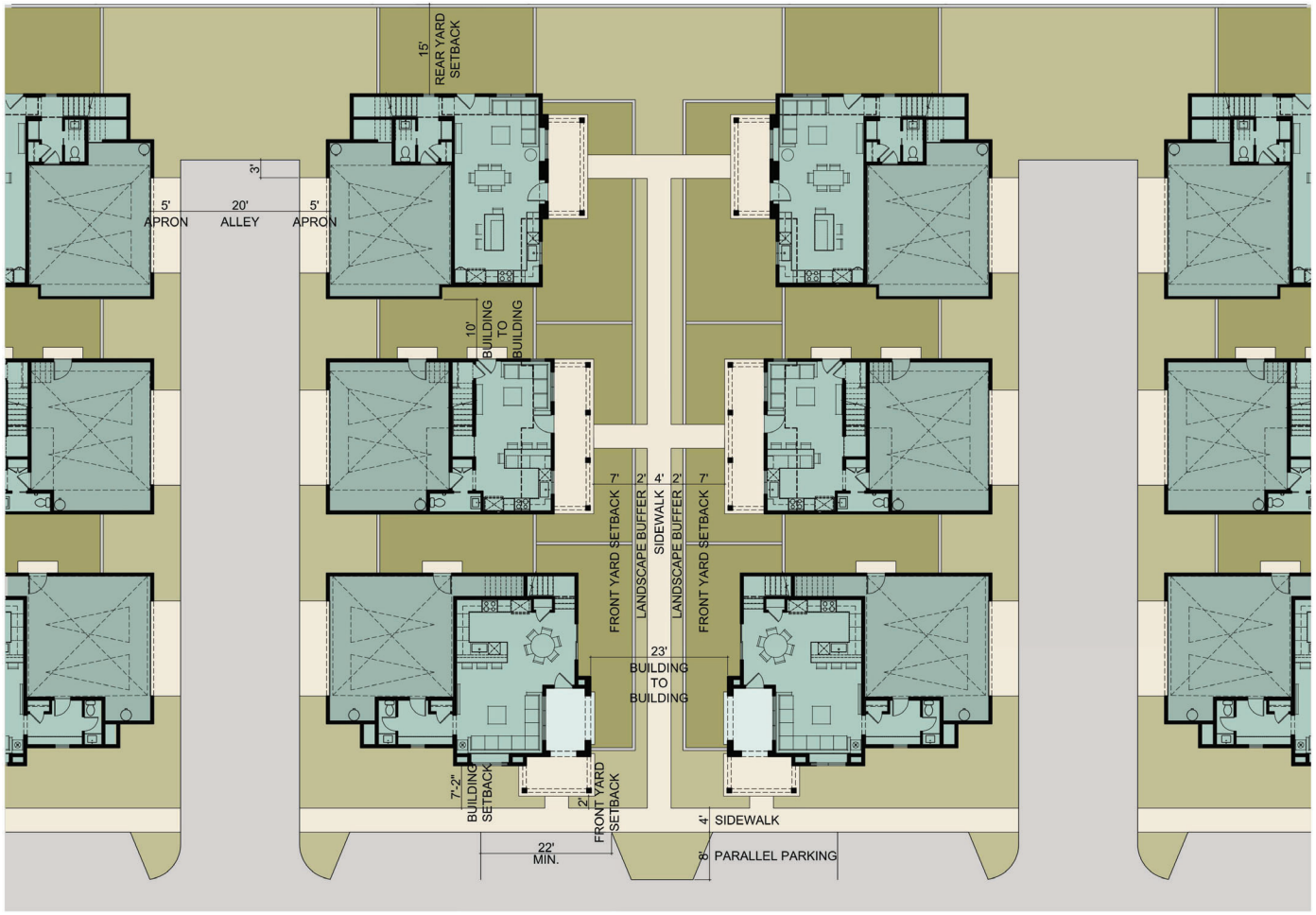
Waxahachie, Texas
April 2025

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4/28/2025 12:31 PM

Kimley»Horn
6160 Warren Parkway
Suite 200
Frisco, TX 75034
P 972-335-3580
State of Texas Registration No. F-928

NOTES:
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2. AERIAL IMAGE BY NEARMAP. COPYRIGHT 2025

RREAF COMMUNITIES



FIRST FLOOR

SFD PRODUCT 1
PARTIAL SITE PLAN

N

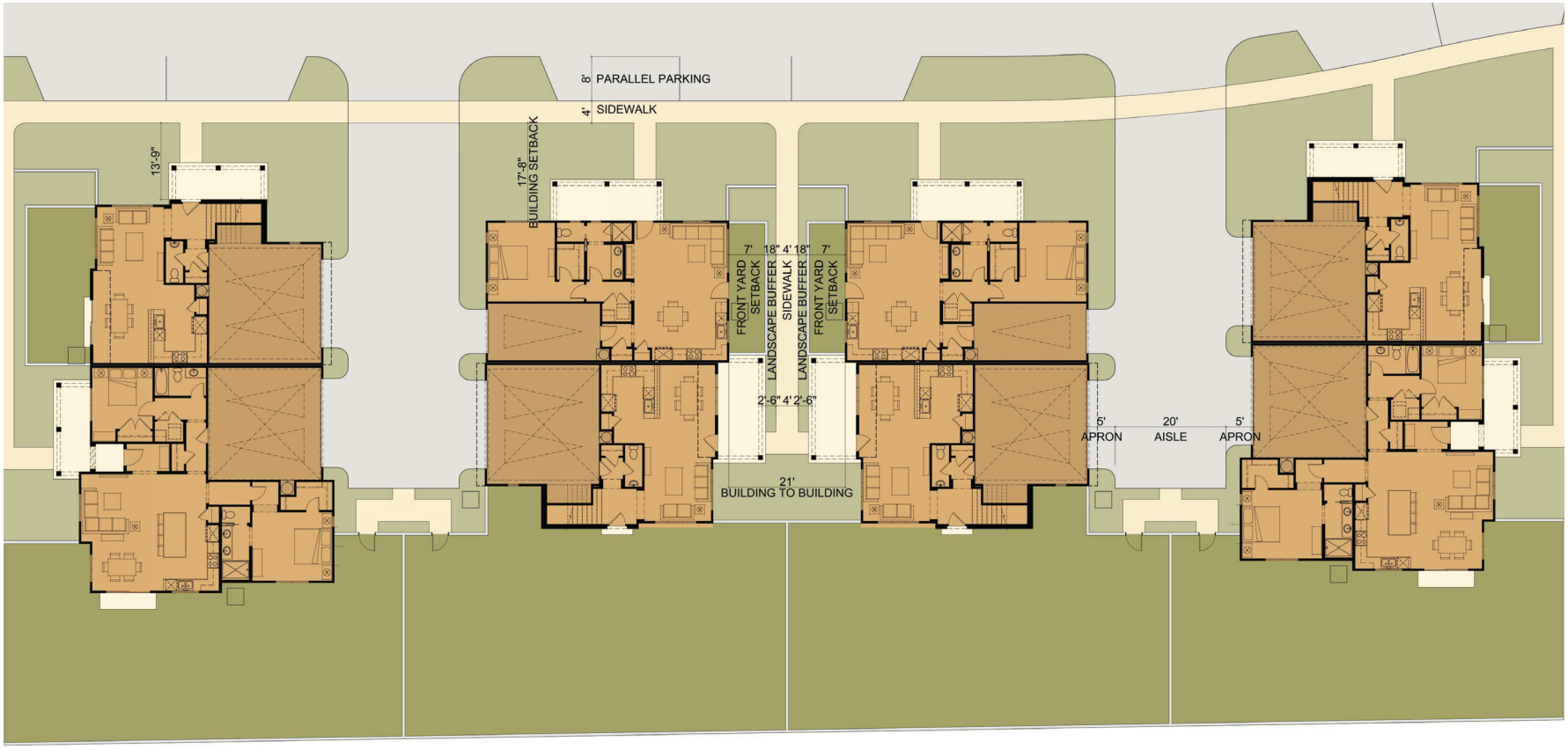
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SCALE: 1/8"=1'-0"

WAXAHACHIE SITE
WAXAHACHIE, TEXAS
PD SUBMITTAL #03

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RREAF COMMUNITIES



FIRST FLOOR

DUPLEX - PRODUCT 2

FLOOR PLAN

0 2' 4' 8' 16'

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

WAXAHACHIE SITE

WAXAHACHIE, TEXAS

PD SUBMITTAL #03

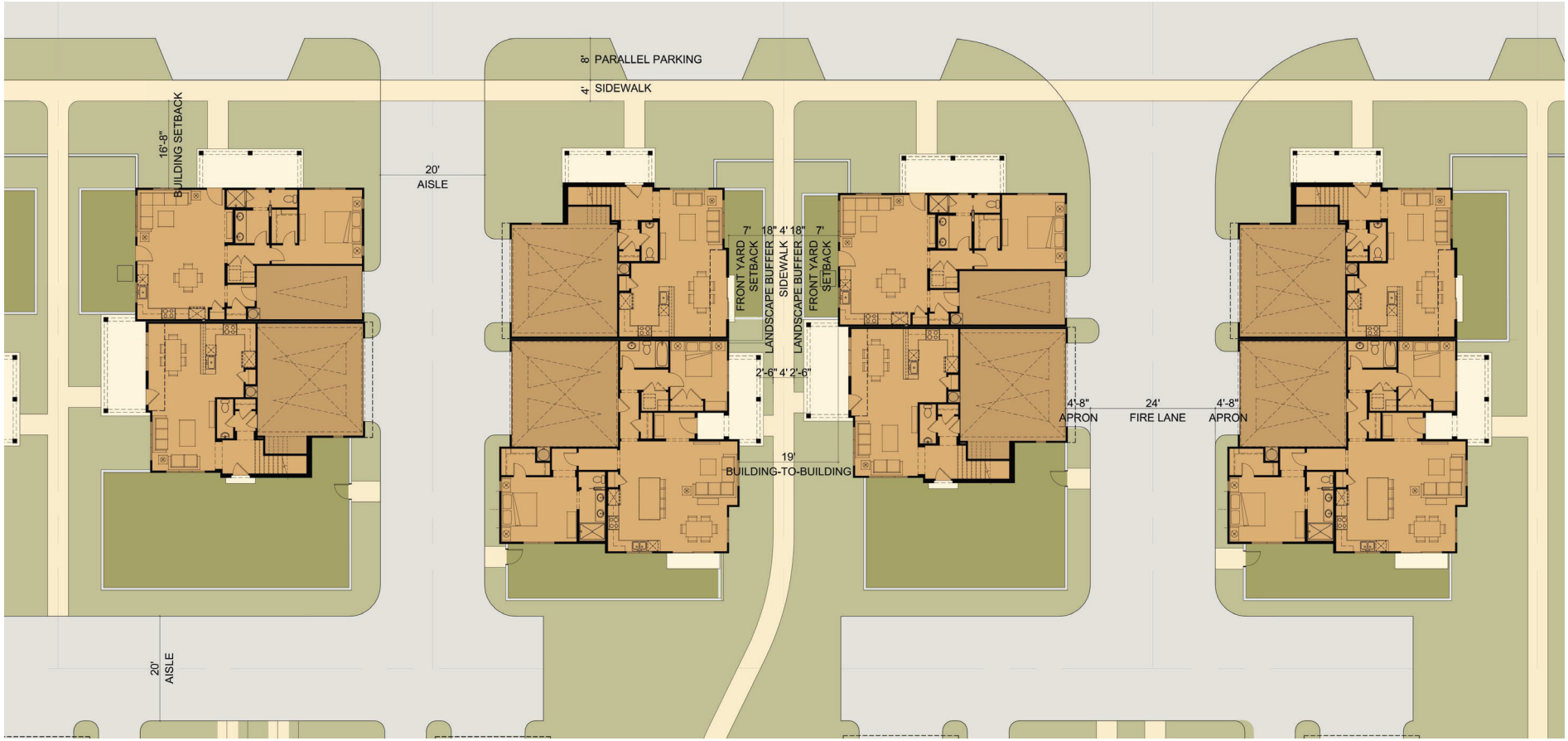
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RREAF COMMUNITIES



FIRST FLOOR

DUPLEX - PRODUCT 2

FLOOR PLAN

0 2' 4' 8' 16'
SCALE: 1/8"=1'-0"

WAXAHACHIE SITE

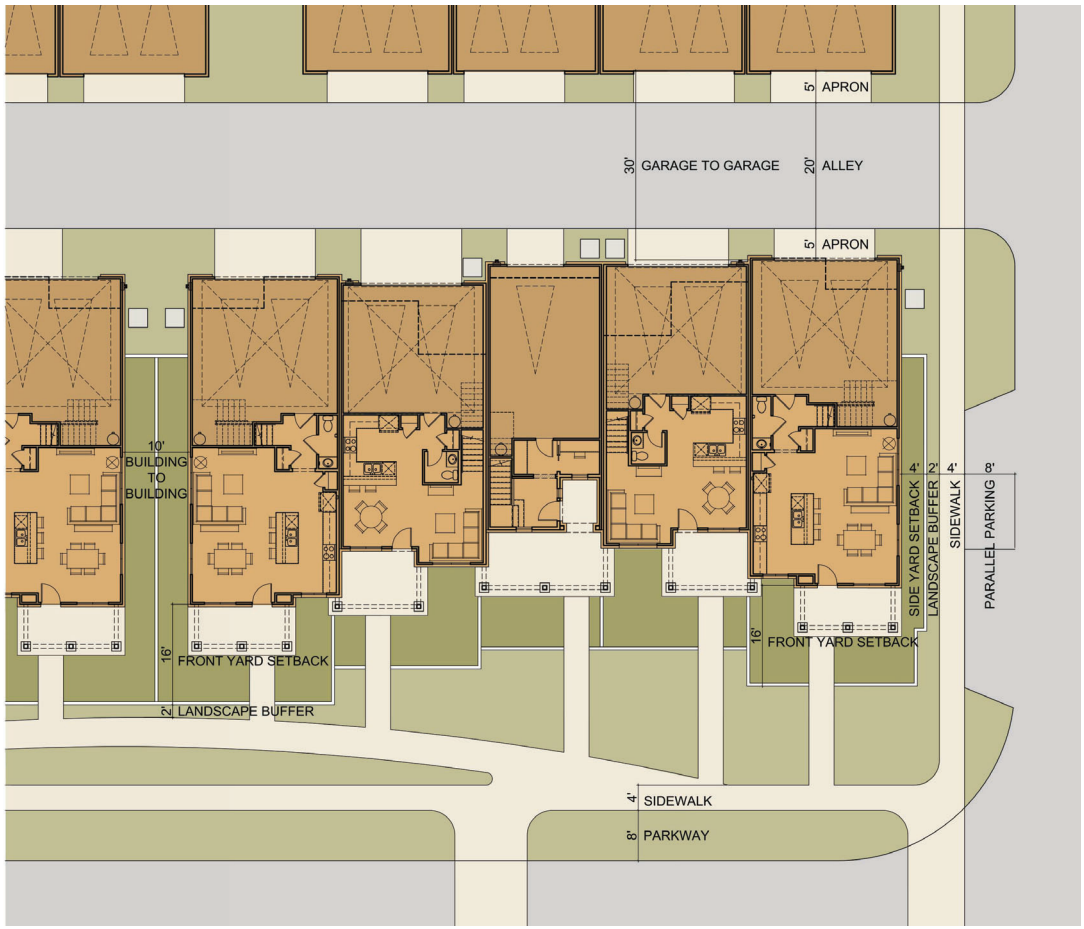
WAXAHACHIE, TEXAS

PD SUBMITTAL #03

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23076.04 04/28/2025

RREAF COMMUNITIES



FIRST FLOOR

TOWNHOUSE - PRODUCT 3

BUILDING 5 FLOOR PLAN

0 2' 4' 8' 16'
SCALE: 1/8"=1'-0"

WAXAHACHIE SITE

WAXAHACHIE, TEXAS

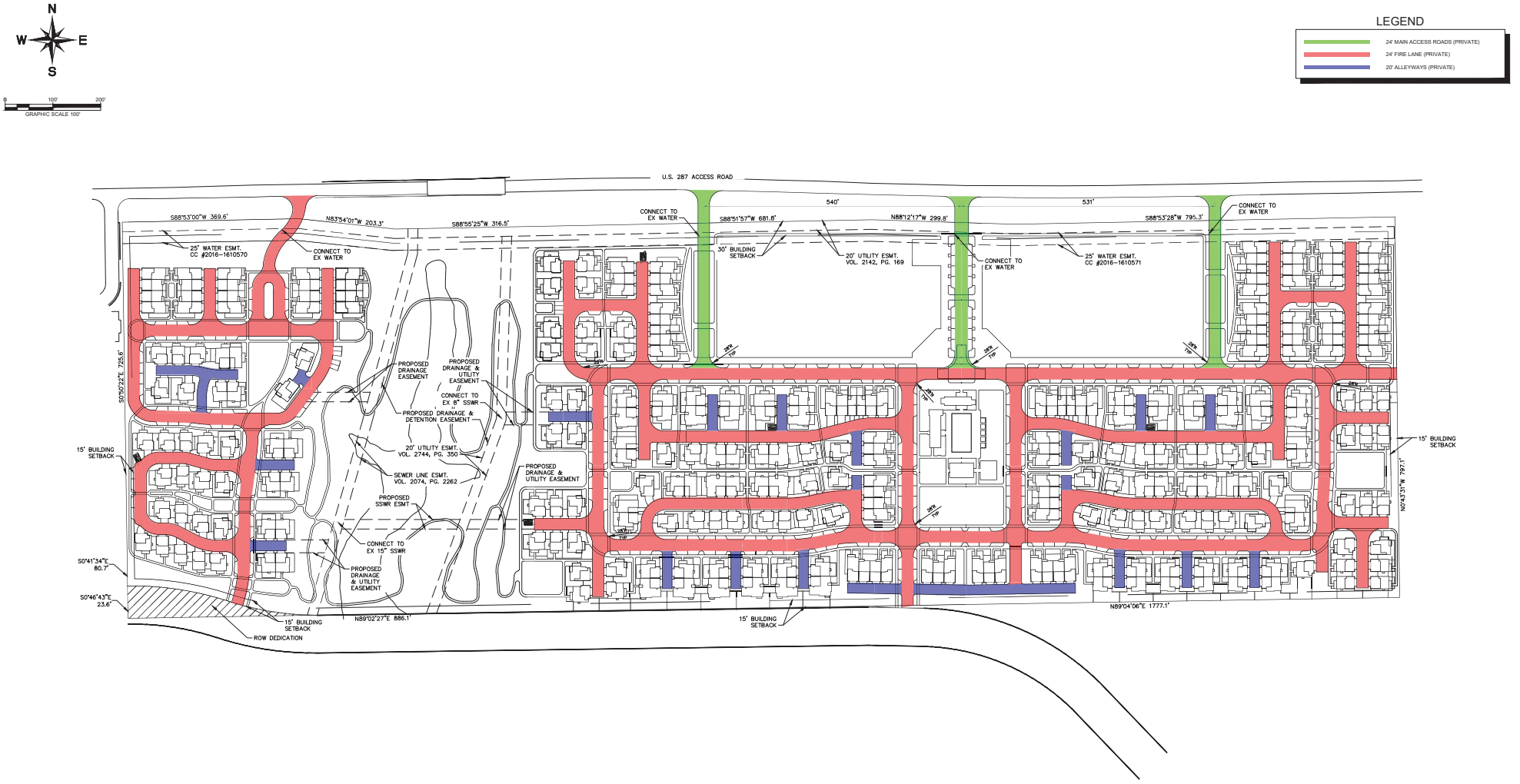
PD SUBMITTAL #03

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23076.04 04/28/2025

EXHIBIT B - DETAILED SITE PLAN

Item 11&12



CONCEPTUAL ENGINEERING PLAN

Waxahachie 49

Waxahachie, Texas

April 2025

DWG NAME K:\FRI_CIVIL\FRISCO SINGLE FAMILY PURSUITS_2022\202207 - RREAF WAXAHACHIE 49\CAD\PRELIMINARY\EXHIBITS\CONCEPTUAL ENGINEERING PLAN.DWG

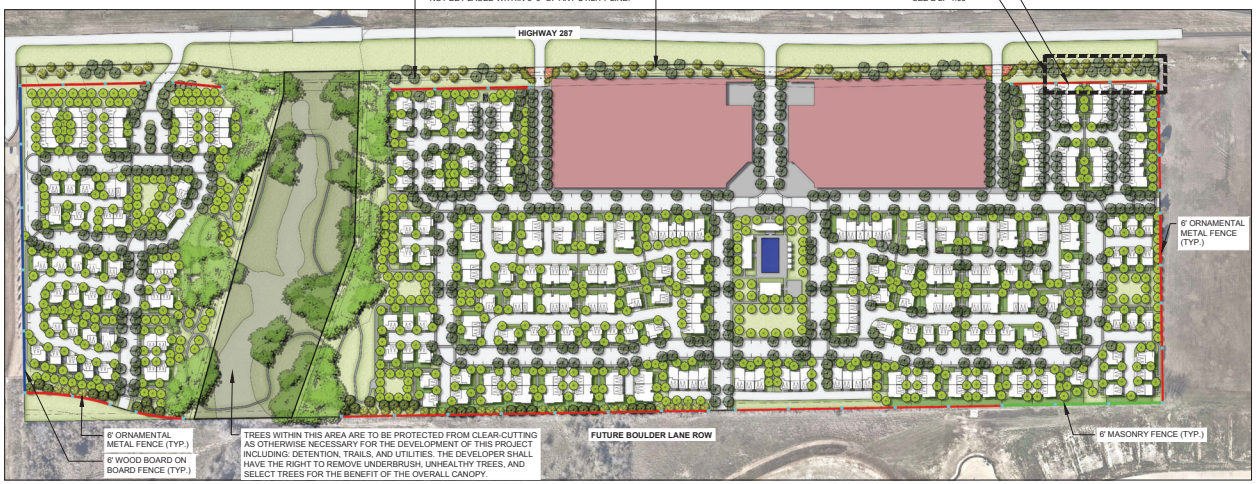
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Kimley»Horn

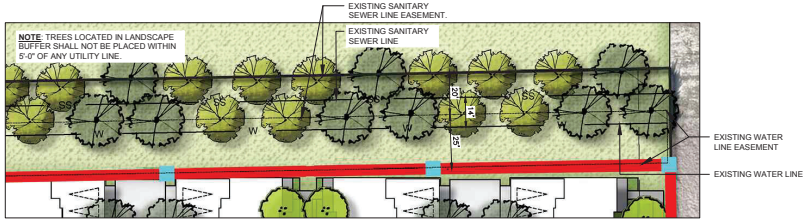
6160 Warren Parkway
Suite 200
Frisco, TX 75034
P 972-335-3580
State of Texas Registration No. F-928

NOTE:
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EXHIBIT C - LANDSCAPE PLAN



OVERALL LANDSCAPE RENDERING **A**



EASEMENT ENLARGEMENT (TYPICAL) **B**

NORTH

SCALE: N.T.S.

LEGEND

- ORNAMENTAL FENCE
- WOOD BOARD ON BOARD FENCE
- MASONRY FENCE
- MASONRY COLUMN
- LARGE TREES-MIN. 4IN. CAL.
- ORNAMENTAL TREES

CITY OF WAXAHACHIE LANDSCAPE REQUIREMENT CALCULATIONS: 1 UNIT BUILDINGS (QTY. 95)

LANDSCAPE REQUIREMENTS	REQUIRED BY EACH UNIT	REQUIRED PER UNIT TYPE
50% OF TOTAL AREA REQUIRED TO BE LANDSCAPE 1,380 SF x 0.50 = 690 SF	690 SF	65,550 SF
PLANTING REQUIREMENTS		
1 LARGE TREE (MIN. 4" CALIPER) PER 500 SF	2 LARGE TREES	190 LARGE TREES
1 UNDERSTORY TREE PER 250 SF	3 UNDERSTORY TREES	285 UNDERSTORY TREES
1 SHRUB PER 70 SF	10 SHRUBS	950 SHRUBS
GROUNDCOVER - 15% OF REQUIRED AREA	104 SF	9,880 SF
SEASONAL COLOR - 2% OF REQUIRED AREA	14 SF	1,330 SF

CITY OF WAXAHACHIE LANDSCAPE REQUIREMENT CALCULATIONS: 2 UNIT BUILDINGS (QTY. 44)

LANDSCAPE REQUIREMENTS	REQUIRED BY EACH UNIT	REQUIRED PER UNIT TYPE
50% OF TOTAL AREA REQUIRED TO BE LANDSCAPE 2,337 SF x 0.50 = 1,169 SF	1,169 SF	51,436 SF
PLANTING REQUIREMENTS		
1 LARGE TREE (MIN. 4" CALIPER) PER 500 SF	3 LARGE TREES	132 LARGE TREES
1 UNDERSTORY TREE PER 250 SF	5 UNDERSTORY TREES	220 UNDERSTORY TREES
1 SHRUB PER 70 SF	17 SHRUBS	748 SHRUBS
GROUNDCOVER - 15% OF REQUIRED AREA	176 SF	7,744 SF
SEASONAL COLOR - 2% OF REQUIRED AREA	24 SF	1,056 SF

CITY OF WAXAHACHIE LANDSCAPE REQUIREMENT CALCULATIONS: 3 UNIT BUILDINGS (QTY. 6)

LANDSCAPE REQUIREMENTS	REQUIRED BY EACH UNIT	REQUIRED PER UNIT TYPE
50% OF TOTAL AREA REQUIRED TO BE LANDSCAPE 3,589 SF x 0.50 = 1,794SF	1,794 SF	10,764 SF
PLANTING REQUIREMENTS		
1 LARGE TREE (MIN. 4" CALIPER) PER 500 SF	4 LARGE TREES	24 LARGE TREES
1 UNDERSTORY TREE PER 250 SF	8 UNDERSTORY TREES	48 UNDERSTORY TREES
1 SHRUB PER 70 SF	26 SHRUBS	156 SHRUBS
GROUNDCOVER - 15% OF REQUIRED AREA	270 SF	1,620 SF
SEASONAL COLOR - 2% OF REQUIRED AREA	36 SF	216 SF

CITY OF WAXAHACHIE LANDSCAPE REQUIREMENT CALCULATIONS: 4 UNIT BUILDINGS (QTY. 13)

LANDSCAPE REQUIREMENTS	REQUIRED BY EACH UNIT	REQUIRED PER UNIT TYPE
50% OF TOTAL AREA REQUIRED TO BE LANDSCAPE 4,630 SF x 0.50 = 2,315 SF	2,315 SF	30,095 SF
PLANTING REQUIREMENTS		
1 LARGE TREE (MIN. 4" CALIPER) PER 500 SF	5 CANOPY TREES	65 LARGE TREES
1 UNDERSTORY TREE PER 250 SF	10 UNDERSTORY TREES	130 UNDERSTORY TREES
1 SHRUB PER 70 SF	34 SHRUBS	442 SHRUBS
GROUNDCOVER - 15% OF REQUIRED AREA	348 SF	4,524 SF
SEASONAL COLOR - 2% OF REQUIRED AREA	47 SF	611 SF

CITY OF WAXAHACHIE LANDSCAPE REQUIREMENT CALCULATIONS: 5 UNIT BUILDINGS (QTY. 5)

LANDSCAPE REQUIREMENTS	REQUIRED BY EACH UNIT	REQUIRED PER UNIT TYPE
50% OF TOTAL AREA REQUIRED TO BE LANDSCAPE 5,410 SF x 0.50 = 2,705 SF	2,705 SF	13,525 SF
PLANTING REQUIREMENTS		
1 LARGE TREE (MIN. 4" CALIPER) PER 500 SF	6 LARGE TREES	30 LARGE TREES
1 UNDERSTORY TREE PER 250 SF	11 UNDERSTORY TREES	55 UNDERSTORY TREES
1 SHRUB PER 70 SF	39 SHRUBS	195 SHRUBS
GROUNDCOVER - 15% OF REQUIRED AREA	406 SF	2,030 SF
SEASONAL COLOR - 2% OF REQUIRED AREA	55 SF	275 SF

CITY OF WAXAHACHIE LANDSCAPE REQUIREMENT CALCULATIONS: 6 UNIT BUILDINGS (QTY. 2)

LANDSCAPE REQUIREMENTS	REQUIRED BY EACH UNIT	REQUIRED PER UNIT TYPE
50% OF TOTAL AREA REQUIRED TO BE LANDSCAPE 6,192 SF x 0.50 = 3,096 SF	3,096 SF	6,192 SF
PLANTING REQUIREMENTS		
1 LARGE TREE (MIN. 4" CALIPER) PER 500 SF	7 LARGE TREES	14 LARGE TREES
1 UNDERSTORY TREE PER 250 SF	16 UNDERSTORY TREES	32 UNDERSTORY TREES
1 SHRUB PER 70 SF	45 SHRUBS	90 SHRUBS
GROUNDCOVER - 15% OF REQUIRED AREA	465 SF	930 SF
SEASONAL COLOR - 2% OF REQUIRED AREA	62 SF	124 SF

CITY OF WAXAHACHIE LANDSCAPE REQUIREMENT CALCULATIONS
OVERALL SITE TOTAL (ALL UNIT TYPES)

LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
50% OF TOTAL AREA REQUIRED TO BE LANDSCAPE 355,086 SF x 0.50 = 177,543 SF	177,543 SF	177,562 SF
PLANTING REQUIREMENTS		
1 LARGE TREE (MIN. 4" CALIPER) PER 500 SF	455 LARGE TREES	455 LARGE TREES
1 UNDERSTORY TREE PER 250 SF	770 UNDERSTORY TREES	770 UNDERSTORY TREES
1 SHRUB PER 70 SF	2,581 SHRUBS	2,581 SHRUBS
GROUNDCOVER - 15% OF REQUIRED AREA	26,728 SF	31,182 SF
SEASONAL COLOR - 2% OF REQUIRED AREA	3,607 SF	5,968 SF
OPEN SPACE AREA	264,000 SF	1,156,121 SF

CITY OF WAXAHACHIE LANDSCAPE REQUIREMENT CALCULATIONS

LANDSCAPE BUFFER SOUTH (FUTURE BOULDER LANE R.O.W.)	REQUIRED	PROVIDED
1 LARGE TREE (MIN. 4" CALIPER) PER 30 LF	57 LARGE TREES	57 LARGE TREES
LANDSCAPE BUFFER NORTH (HIGHWAY 287)	**REQUIRED**	**PROVIDED**
1 LARGE TREE (MIN. 4" CALIPER) PER 30 LF	90 LARGE TREES	90 LARGE TREES

EXHIBIT C

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC
6160 WARREN PARKWAY, SUITE 210, FRISCO, TEXAS 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

NOT FOR CONSTRUCTION

KHA PROJECT 068292018
DATE 05/12/2025
SCALE: AS SHOWN
DESIGNED BY: BTM
DRAWN BY: BTM
CHECKED BY: LMC

OVERALL UNIT CALCULATIONS

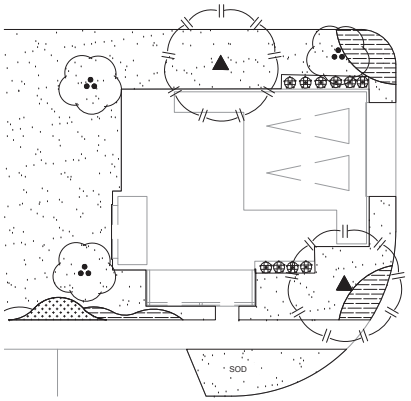
RRAF WAXAHACHIE 49
CITY OF WAXAHACHIE, TEXAS

SHEET NUMBER
LP 1.00

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EXHIBIT C - LANDSCAPE PLAN

Item 11&12



1 UNIT BUILDING A

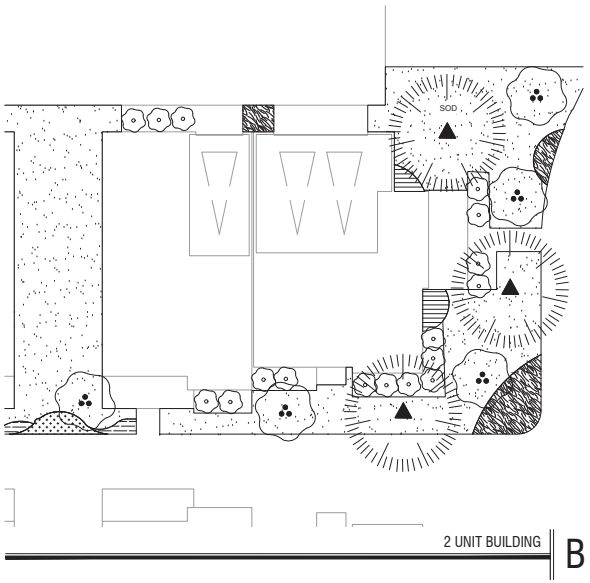
CITY OF WAXAHACHIE LANDSCAPE REQUIREMENT CALCULATIONS: 1 UNIT BUILDINGS (QTY. 95)		
LANDSCAPE REQUIREMENTS		
	REQUIRED BY EACH UNIT	PROVIDED
50% OF TOTAL AREA REQUIRED TO BE LANDSCAPE 1,380 SF x 0.50 = 690 SF	690 SF	1,272 SF
PLANTING REQUIREMENTS		
1 LARGE TREE (MIN. 4" CALIPER) PER 500 SF	2 LARGE TREES	2 LARGE TREES
1 UNDERSTORY TREE PER 250 SF	3 UNDERSTORY TREES	3 UNDERSTORY TREES
1 SHRUB PER 70 SF	10 SHRUBS	10 SHRUBS
GROUNDCOVER - 15% OF REQUIRED AREA	104 SF	131 SF
SEASONAL COLOR - 2% OF REQUIRED AREA	14 SF	34 SF

PLANT SCHEDULE 1 UNIT BUILDING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	PC	2	Pistacia chinensis / Chinese Pistache	4" cal, 12'-14' ht, 5'-6' spr	Full, Straight, Single Leader
ORNAMENTAL TREE					
	CT	3	Cercis canadensis / Eastern Redbud	3" cal, 10' ht, 5' spr	Full, Single Leader
SHRUBS					
	ICH	10	Ilex cornuta 'Carissa' / Carissa Holly	18" ht, 18" spr, 24" oc	Full
GROUND COVERS					
	MS2	35	Malvaviscus arboreus var. drummondii / Turk's cap	4" ht, 8" spr, 24" oc	Full
	SO	34	Seasonal Color seasonal color	12" ht, 12" spr, 12" oc	Full
MISC	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	
	SOD	TBD	Common Bermuda / Cynodon dactylon	Solid sod, rolled tight with sand filled joints, 100% weed, disease, and pest free	

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH



2 UNIT BUILDING B

CITY OF WAXAHACHIE LANDSCAPE REQUIREMENT CALCULATIONS: 2 UNIT BUILDINGS (QTY. 44)		
LANDSCAPE REQUIREMENTS		
	REQUIRED BY EACH UNIT	PROVIDED
50% OF TOTAL AREA REQUIRED TO BE LANDSCAPE 2,337 SF x 0.50 = 1,169 SF	1,169 SF	1,520 SF
PLANTING REQUIREMENTS		
1 LARGE TREE (MIN. 4" CALIPER) PER 500 SF	3 LARGE TREES	3 LARGE TREES
1 UNDERSTORY TREE PER 250 SF	5 UNDERSTORY TREES	5 UNDERSTORY TREES
1 SHRUB PER 70 SF	17 SHRUBS	17 SHRUBS
GROUNDCOVER - 15% OF REQUIRED AREA	176 SF	200 SF
SEASONAL COLOR - 2% OF REQUIRED AREA	24 SF	32 SF

PLANT SCHEDULE 2 UNIT BUILDING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	QS	3	Quercus shumardii / Shumard Red Oak	3" cal, 14' ht, 5'-6' spr	Full, Straight, Single Leader
ORNAMENTAL TREE					
	VC	5	Vitex agnus-castus / Chaste Tree	8' ht, 5' spr	Full, Multi-Trunk
SHRUBS					
	IXH	17	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	36" ht, 24" spr, 48" oc	Full
GROUND COVERS					
	EUF	69	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	LIR	21	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	MS2	4	Malvaviscus arboreus var. drummondii / Turk's cap	4" ht, 8" spr, 24" oc	Full
	SO	35	Seasonal Color seasonal color	12" ht, 12" spr, 12" oc	Full
MISC	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	
	SOD	TBD	Common Bermuda / Cynodon dactylon	Solid sod, rolled tight with sand filled joints, 100% weed, disease, and pest free	

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

EXHIBIT C

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No.	REVISIONS	DATE	BY

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6160 WARREN PARKWAY, SUITE 210, FRISCO, TEXAS 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

NOT FOR CONSTRUCTION

KHA PROJECT 068292018
DATE 05/12/2025
SCALE: AS SHOWN
DESIGNED BY: BTM
DRAWN BY: BTM
CHECKED BY: LMC

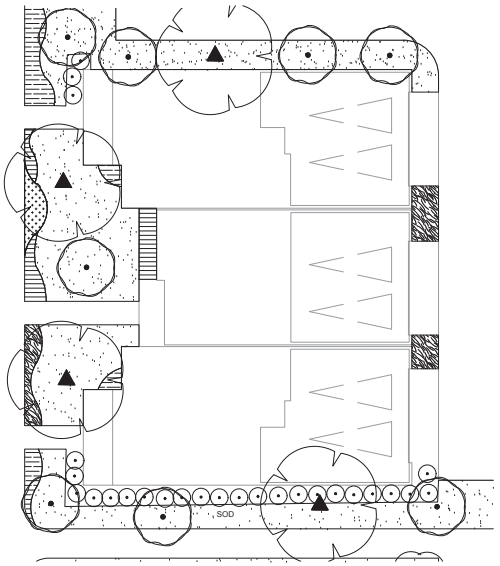
LANDSCAPE PLAN
1 UNIT & 2 UNIT

RRAF WAXAHACHIE 49
CITY OF WAXAHACHIE, TEXAS

SHEET NUMBER
LP 1.01

EXHIBIT C - LANDSCAPE PLAN

Item 11&12



3 UNIT BUILDING

A

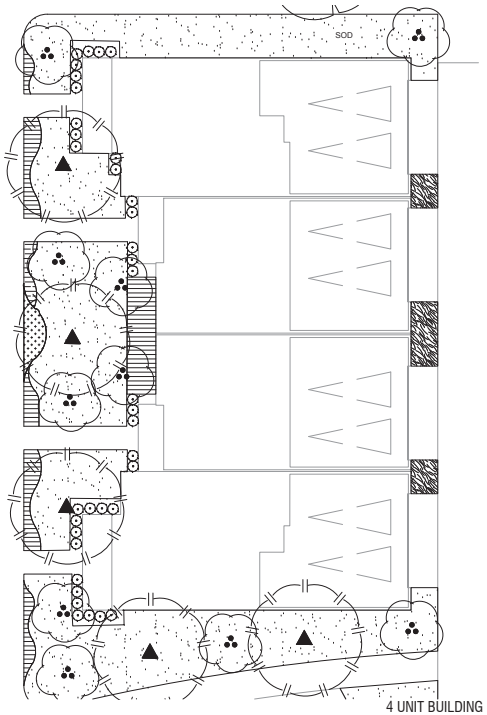
GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

CITY OF WAXAHACHIE LANDSCAPE REQUIREMENT CALCULATIONS: 3 UNIT BUILDINGS (QTY. 6)		
LANDSCAPE REQUIREMENTS		
	REQUIRED BY EACH UNIT	PROVIDED
50% OF TOTAL AREA REQUIRED TO BE LANDSCAPE 3,589 SF x 0.50 = 1,794SF	1,794 SF	1,981 SF
PLANTING REQUIREMENTS		
1 LARGE TREE (MIN. 4" CALIPER) PER 500 SF	4 LARGE TREES	4 LARGE TREES
1 UNDERSTORY TREE PER 250 SF	8 UNDERSTORY TREES	8 UNDERSTORY TREES
1 SHRUB PER 70 SF	26 SHRUBS	26 SHRUBS
GROUNDCOVER - 15% OF REQUIRED AREA	270 SF	292 SF
SEASONAL COLOR - 2% OF REQUIRED AREA	36 SF	40 SF

PLANT SCHEDULE 3 UNIT BUILDING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	UC	4	Ulmus crassifolia / Cedar Elm	3" cal, 14` ht, 6` spr	Full, Straight, Single Leader
ORNAMENTAL TREE					
	LD	8	Lagerstroemia indica `Dynamite` / Dynamite Crape Myrtle	3" cal, 10` ht, 5` spr	Full, Single Leader
SHRUBS					
	ABE	26	Abelia x grandiflora / Glossy Abelia	24" ht, 18" spr, 36" oc	Full
GROUND COVERS					
	EUF	51	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	LIR	36	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	MS2	31	Malvaviscus arboreus var. drummondi / Turk's cap	4" ht, 8" spr, 24" oc	Full
	SO	35	Seasonal Color seasonal color	12" ht, 12" spr, 12" oc	Full
MISC	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	
	SOD	TBD	Common Bermuda / Cynodon dactylon	Solid sod, rolled tight with sand filled joints, 100% weed, disease, and pest free	



4 UNIT BUILDING

B

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

CITY OF WAXAHACHIE LANDSCAPE REQUIREMENT CALCULATIONS: 4 UNIT BUILDINGS (QTY. 13)		
LANDSCAPE REQUIREMENTS		
	REQUIRED BY EACH UNIT	PROVIDED
50% OF TOTAL AREA REQUIRED TO BE LANDSCAPE 4,630 SF x 0.50 = 2,315 SF	2,315 SF	2,594 SF
PLANTING REQUIREMENTS		
1 LARGE TREE (MIN. 4" CALIPER) PER 500 SF	5 CANOPY TREES	5 CANOPY TREES
1 UNDERSTORY TREE PER 250 SF	10 UNDERSTORY TREES	10 UNDERSTORY TREES
1 SHRUB PER 70 SF	34 SHRUBS	34 SHRUBS
GROUNDCOVER - 15% OF REQUIRED AREA	348 SF	349 SF
SEASONAL COLOR - 2% OF REQUIRED AREA	47 SF	50 SF

PLANT SCHEDULE 4 UNIT BUILDING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	PC	5	Pistacia chinensis / Chinese Pistache	4" cal, 12`-14` ht, 5`-6` spr	Full, Straight, Single Leader
ORNAMENTAL TREE					
	CT	10	Cercis canadensis / Eastern Redbud	3" cal, 10` ht, 5` spr	Full, Single Leader
SHRUBS					
	HES	36	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full
GROUND COVERS					
	EUF	49	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	LIR	106	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	MS2	5	Malvaviscus arboreus var. drummondi / Turk's cap	4" ht, 8" spr, 24" oc	Full
	SO	35	Seasonal Color seasonal color	12" ht, 12" spr, 12" oc	Full
MISC	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	
	SOD	TBD	Common Bermuda / Cynodon dactylon	Solid sod, rolled tight with sand filled joints, 100% weed, disease, and pest free	

EXHIBIT C

No.	REVISIONS	DATE	BY

Kimley»Horn
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6160 WARREN PARKWAY, SUITE 210, FRISCO, TEXAS 75034
PHONE: 972-335-3580
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TEXAS REGISTERED ENGINEERING FIRM F-928

NOT FOR CONSTRUCTION

KHA PROJECT 068292018
DATE 05/12/2025
SCALE: AS SHOWN
DESIGNED BY: BTM
DRAWN BY: BTM
CHECKED BY: LMC

LANDSCAPE PLAN
3 UNIT & 4 UNIT

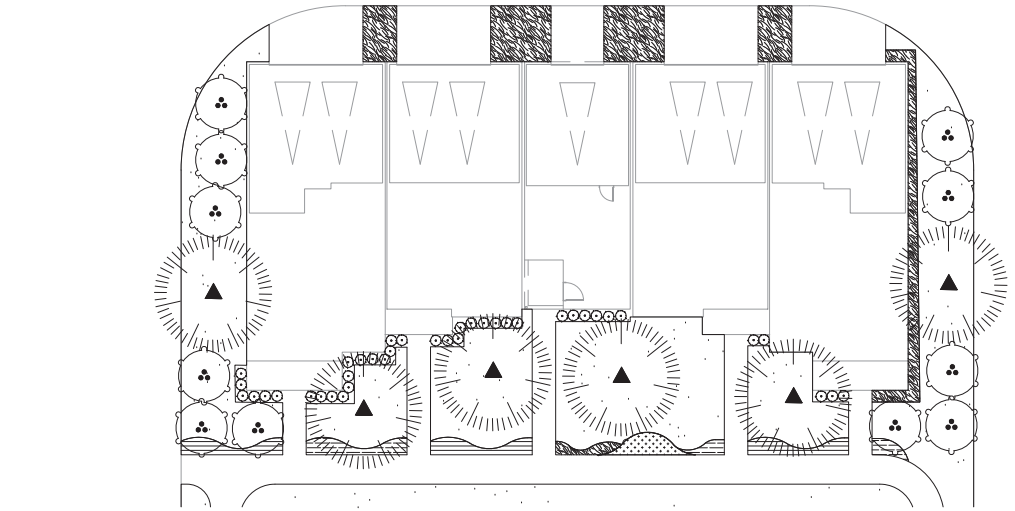
RRAF WAXAHACHIE 49
CITY OF WAXAHACHIE, TEXAS

SHEET NUMBER
LP 1.02

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EXHIBIT C - LANDSCAPE PLAN

Item 11&12



5 UNIT BUILDING A

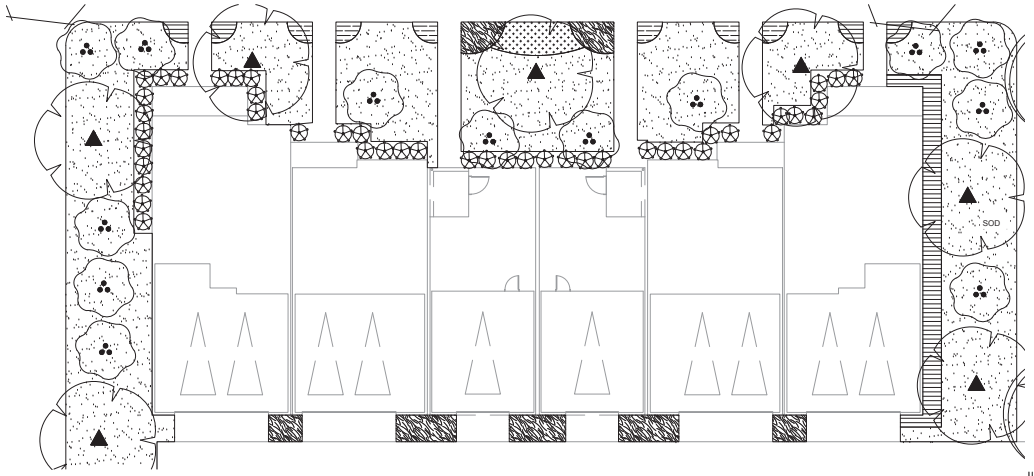
CITY OF WAXAHACHIE LANDSCAPE REQUIREMENT CALCULATIONS: 5 UNIT BUILDINGS (QTY. 5)		
LANDSCAPE REQUIREMENTS		
	REQUIRED BY EACH UNIT	PROVIDED
50% OF TOTAL AREA REQUIRED TO BE LANDSCAPE 5,410 SF x 0.50 = 2,705 SF	2,705 SF	3,154 SF
PLANTING REQUIREMENTS		
1 LARGE TREE (MIN. 4" CALIPER) PER 500 SF	6 LARGE TREES	6 LARGE TREES
1 UNDERSTORY TREE PER 250 SF	11 UNDERSTORY TREES	11 UNDERSTORY TREES
1 SHRUB PER 70 SF	39 SHRUBS	39 SHRUBS
GROUNDCOVER - 15% OF REQUIRED AREA	406 SF	616 SF
SEASONAL COLOR - 2% OF REQUIRED AREA	55 SF	60 SF

PLANT SCHEDULE 5 UNIT BUILDING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	QS	6	Quercus shumardii / Shumard Red Oak	3" cal, 14` ht, 5`-6` spr	Full, Straight, Single Leader
ORNAMENTAL TREE					
	CH	11	Chilopsis linearis / Desert Willow	8` ht, 6` spr	Full, Multi-Trunk
SHRUBS					
	HES	39	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full
GROUND COVERS					
	EUF	207	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	LIR	54	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	MS2	18	Malvaviscus arboreus var. drummondii / Turk's cap	4" ht, 8" spr, 24" oc	Full
	SO	35	Seasonal Color seasonal color	12" ht, 12" spr, 12" oc	Full
MISC	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	
	SOD	TBD	Common Bermuda / Cynodon dactylon	Solid sod, rolled tight with sand filled joints, 100% weed, disease, and pest free	

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20



6 UNIT BUILDING B

CITY OF WAXAHACHIE LANDSCAPE REQUIREMENT CALCULATIONS: 6 UNIT BUILDINGS (QTY. 2)		
LANDSCAPE REQUIREMENTS		
	REQUIRED BY EACH UNIT	PROVIDED
50% OF TOTAL AREA REQUIRED TO BE LANDSCAPE 6,192 SF x 0.50 = 3,096 SF	3,096 SF	4,542 SF
PLANTING REQUIREMENTS		
1 LARGE TREE (MIN. 4" CALIPER) PER 500 SF	7 LARGE TREES	7 LARGE TREES
1 UNDERSTORY TREE PER 250 SF	16 UNDERSTORY TREES	16 UNDERSTORY TREES
1 SHRUB PER 70 SF	45 SHRUBS	45 SHRUBS
GROUNDCOVER - 15% OF REQUIRED AREA	465 SF	592 SF
SEASONAL COLOR - 2% OF REQUIRED AREA	62 SF	70 SF

PLANT SCHEDULE 6 UNIT BUILDING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	UC	7	Ulmus crassifolia / Cedar Elm	3" cal, 14` ht, 6` spr	Full, Straight, Single Leader
ORNAMENTAL TREE					
	VC	13	Vitex agnus-castus / Chaste Tree	8` ht, 5` spr	Full, Multi-Trunk
SHRUBS					
	LIG	45	Ligustrum japonicum / Wax Leaf Ligustrum	24" ht, 24" spr, 36" oc	Full
GROUND COVERS					
	EUF	123	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	LIR	122	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	MS2	24	Malvaviscus arboreus var. drummondii / Turk's cap	4" ht, 8" spr, 24" oc	Full
	SO	73	Seasonal Color seasonal color	12" ht, 12" spr, 12" oc	Full
MISC	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	
	SOD	TBD	Common Bermuda / Cynodon dactylon	Solid sod, rolled tight with sand filled joints, 100% weed, disease, and pest free	

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

EXHIBIT C

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PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

NOT FOR CONSTRUCTION

KHA PROJECT 068292018
DATE 05/12/2025
SCALE: AS SHOWN
DESIGNED BY: BTM
DRAWN BY: BTM
CHECKED BY: LMC

LANDSCAPE PLAN
5 UNIT & 6 UNIT

RRAF WAXAHACHIE 49
CITY OF WAXAHACHIE, TEXAS

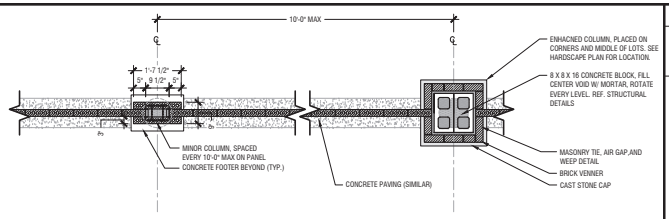
SHEET NUMBER
LP 1.03

EXHIBIT C - LANDSCAPE PLAN

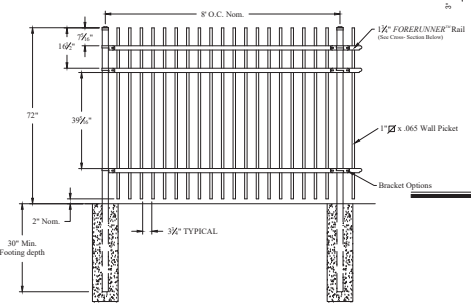
Item 11&12

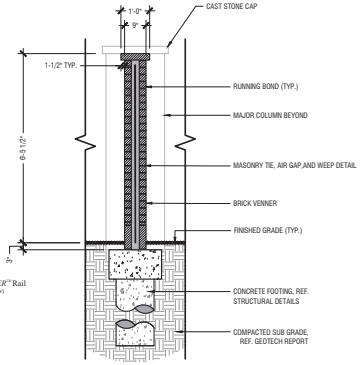
NOTE:
THESE DETAILS: (INSERT DETAIL LETTER(S)) ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN THE STATE OF TEXAS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO ANY FABRICATION AND/OR CONSTRUCTION.

NOTE:
1. STRUCTURAL ENGINEERING BY OTHERS.
2. CONTRACTOR SHALL PROVIDE SIGNED AND SEALED SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.

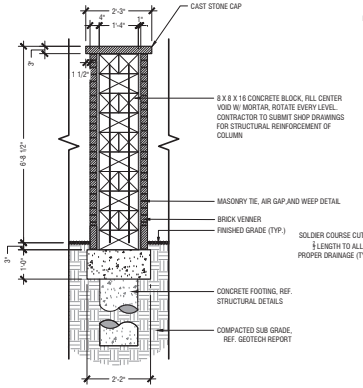


X.2 SECTION - THIN WALL AND THIN WALL COLUMNS SECTION (PLAN)

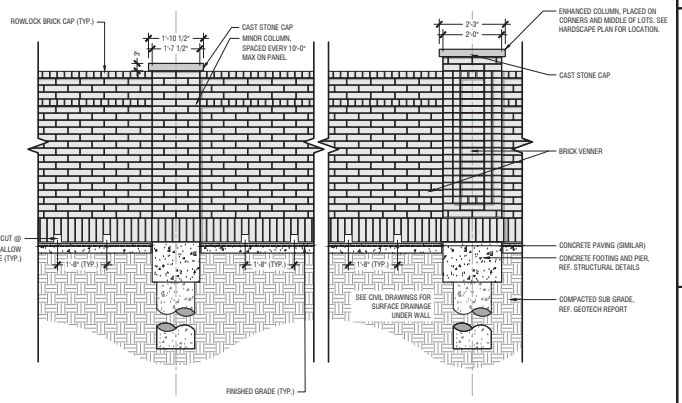




X.5 SECTION- MINOR COLUMN



X.3 SECTION - MAJOR COLUMN

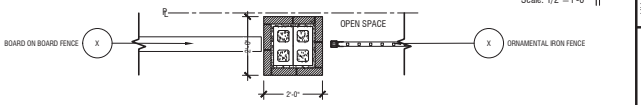


X.1 ELEVATION - THIN WALL AND THIN WALL COLUMNS

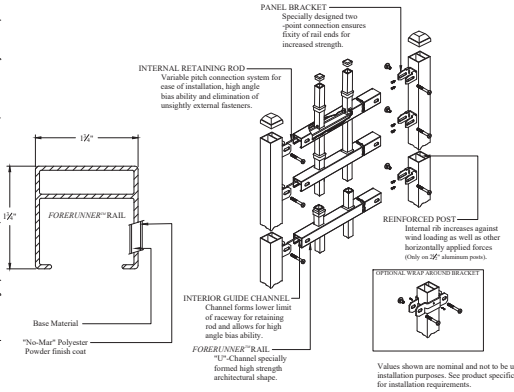
BRICK THIN WALL AND COLUMN DETAILS

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

B



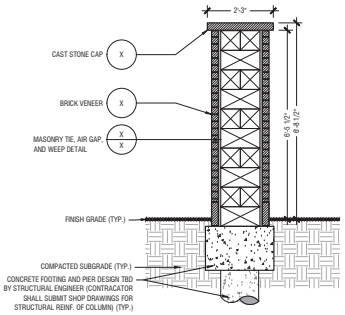
X.2 - SECTION



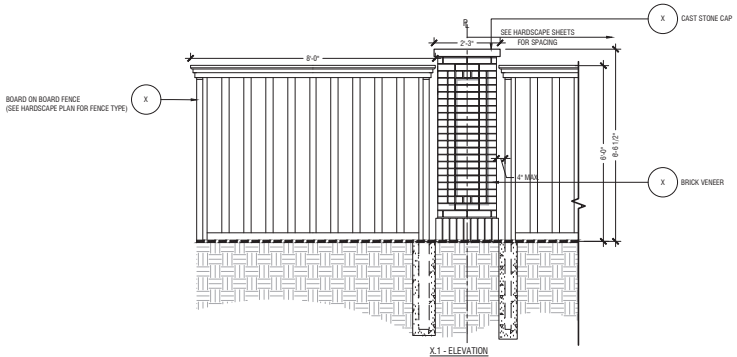
6' ORNAMENTAL METAL FENCE

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

C



X.3 - SECTION



X.1 - ELEVATION

6' BOARD ON BOARD FENCE COLUMN

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

A

EXHIBIT C

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TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

KHA PROJECT 068280018
DATE 05/12/2025
SCALE: AS SHOWN
DESIGNED BY:
DRAWN BY:
CHECKED BY:

FENCE DETAILS

EXHIBIT

SHEET NUMBER
LH 3.01

Plotted By:Gopinadi, Aiyan (Horn) Date:April 28, 2025 11:58:00am File Path:K:\FRI_Civil\FRISCO Single Family Pursuits_2023\2023107 — RIDGEAF Woodhollow 49's\Landscape\DESIGN\02 SD\Xref\Details\Hardscape\LH 3.01.dwg
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RREAF COMMUNITIES



SFD PRODUCT 1
CONCEPTUAL RENDERING

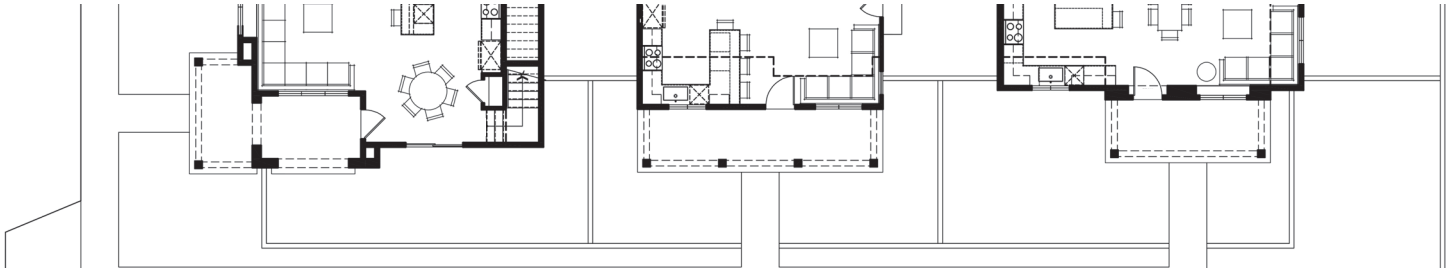
EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE SITE
WAXAHACHIE, TEXAS
PD SUBMITTAL #03

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RREAF COMMUNITIES





PLAN 3C PLAN 1A PLAN 2B

SFD PRODUCT 1

STREETSCENE

N

0 2' 4' 8' 12'

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

EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE SITE

WAXAHACHIE, TEXAS

PD SUBMITTAL #03

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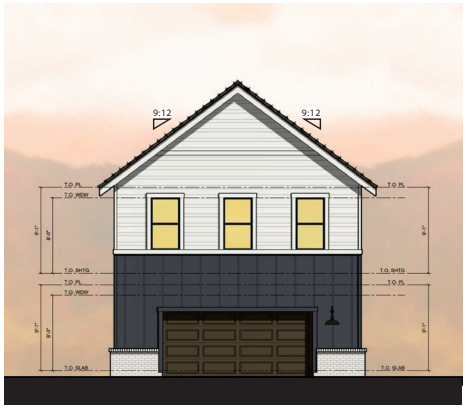
RIGHT



FRONT



LEFT



REAR

PLAN 1A	
WALL MATERIAL	%
HARDIE PLANK SIDING	86
BRICK	14
TOTAL WALL AREA	100

SFD PRODUCT 1

PLAN 1A ELEVATIONS

0 2' 4' 8' 12'
SCALE: 3/16"=1'-0"

EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE SITE

WAXAHACHIE, TEXAS
PD SUBMITTAL #03

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RIGHT



FRONT



LEFT



REAR

PLAN 2B	
WALL MATERIAL	%
HARDIE PLANK SIDING	86
BRICK	14
TOTAL WALL AREA	100

SFD PRODUCT 1

PLAN 2B ELEVATIONS

0 2' 4' 8' 12'
SCALE: 3/16"=1'-0"

EXHIBIT D - ELEVATION/FACADE PLAN

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RIGHT



FRONT



LEFT



REAR

PLAN 3C	
WALL MATERIAL	%
HARDIE PLANK SIDING	34
BRICK	66
TOTAL WALL AREA	100

SFD PRODUCT 1
PLAN 3C ELEVATIONS

0 2' 4' 8' 12'
SCALE: 3/16"=1'-0"

EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE SITE
WAXAHACHIE, TEXAS
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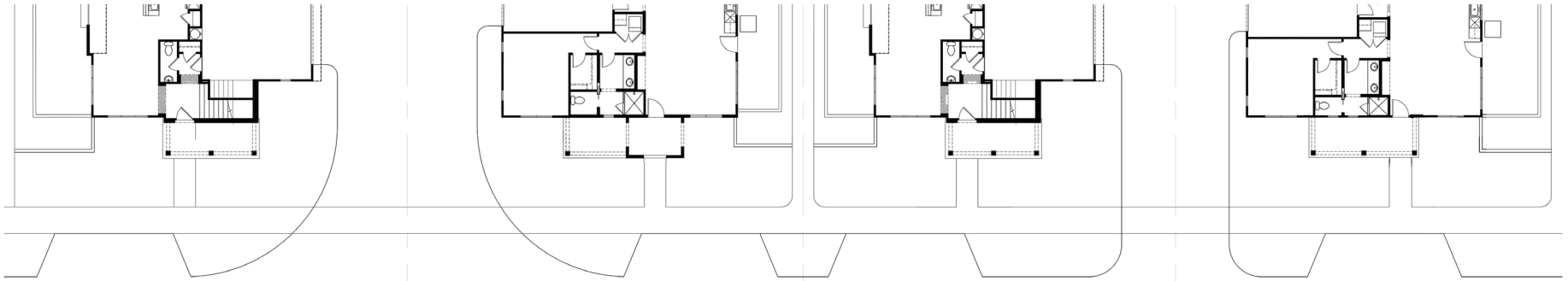


DUPLEX PRODUCT 2
CONCEPTUAL RENDERING

WAXAHACHIE SITE
WAXAHACHIE, TEXAS
PD SUBMITTAL #03

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RREAF COMMUNITIES





BUILDING 2B | BUILDING 1C | BUILDING 1D | BUILDING 2C

EXHIBIT D - ELEVATION/FACADE PLAN



WAXAHACHIE SITE

WAXAHACHIE, TEXAS

PD SUBMITTAL #03

DUPLEX PRODUCT 2

STREETSCENE

N

0 2' 4' 8' 16'

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

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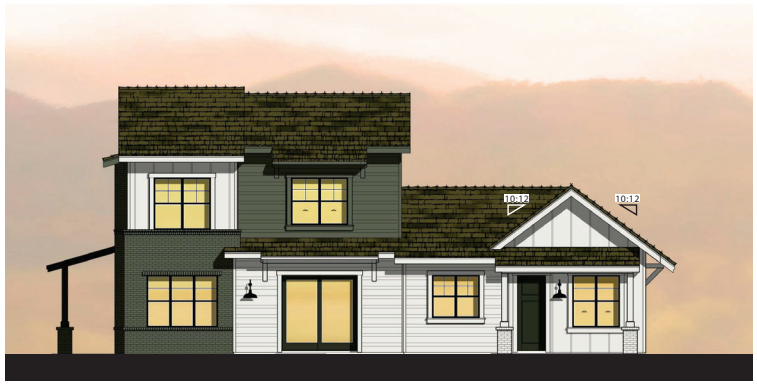
23076.04 04/23/2025

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EXHIBIT D - ELEVATION/FACADE PLAN

Item 11&12

RREAF COMMUNITIES



RIGHT



FRONT



LEFT



REAR

BUILDING 1B	
WALL MATERIAL	%
HARDIE PLANK SIDING	56
BRICK	44
TOTAL WALL AREA	100

DUPLEX PRODUCT 2

BUILDING 1B

0 2' 4' 8' 12'
SCALE: 3/16"=1'-0"

WAXAHACHIE SITE

WAXAHACHIE, TEXAS
PD SUBMITTAL #03

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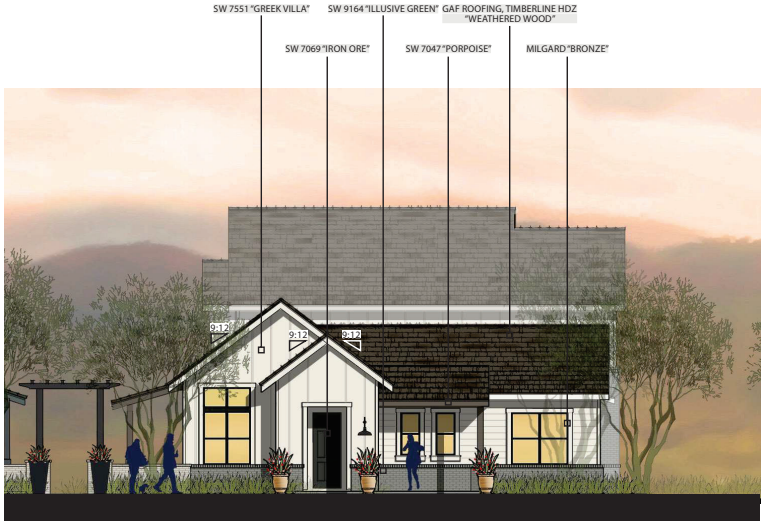
EXHIBIT D - ELEVATION/FACADE PLAN

Item 11&12

RREAF COMMUNITIES



RIGHT



FRONT



LEFT



REAR

BUILDING 1C	
WALL MATERIAL	%
HARDIE PLANK SIDING	56
BRICK	44
TOTAL WALL AREA	100

DUPLEX PRODUCT 2
BUILDING 1C

0 2' 4' 8' 12'
SCALE: 3/16"=1'-0"

WAXAHACHIE SITE
WAXAHACHIE, TEXAS
PD SUBMITTAL #03

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EXHIBIT D - ELEVATION/FACADE PLAN

RREAF COMMUNITIES

Item 11&12



RIGHT



FRONT



LEFT



REAR

BUILDING 1D	
WALL MATERIAL	%
HARDIE PLANK SIDING	56
BRICK	44
TOTAL WALL AREA	100

DUPLEX PRODUCT 2
BUILDING 1D

0 2' 4' 8' 12'
SCALE: 3/16"=1'-0"

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WAXAHACHIE, TEXAS
PD SUBMITTAL #03

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RREAF COMMUNITIES



DUPLEX PRODUCT 2
CONCEPTUAL RENDERING

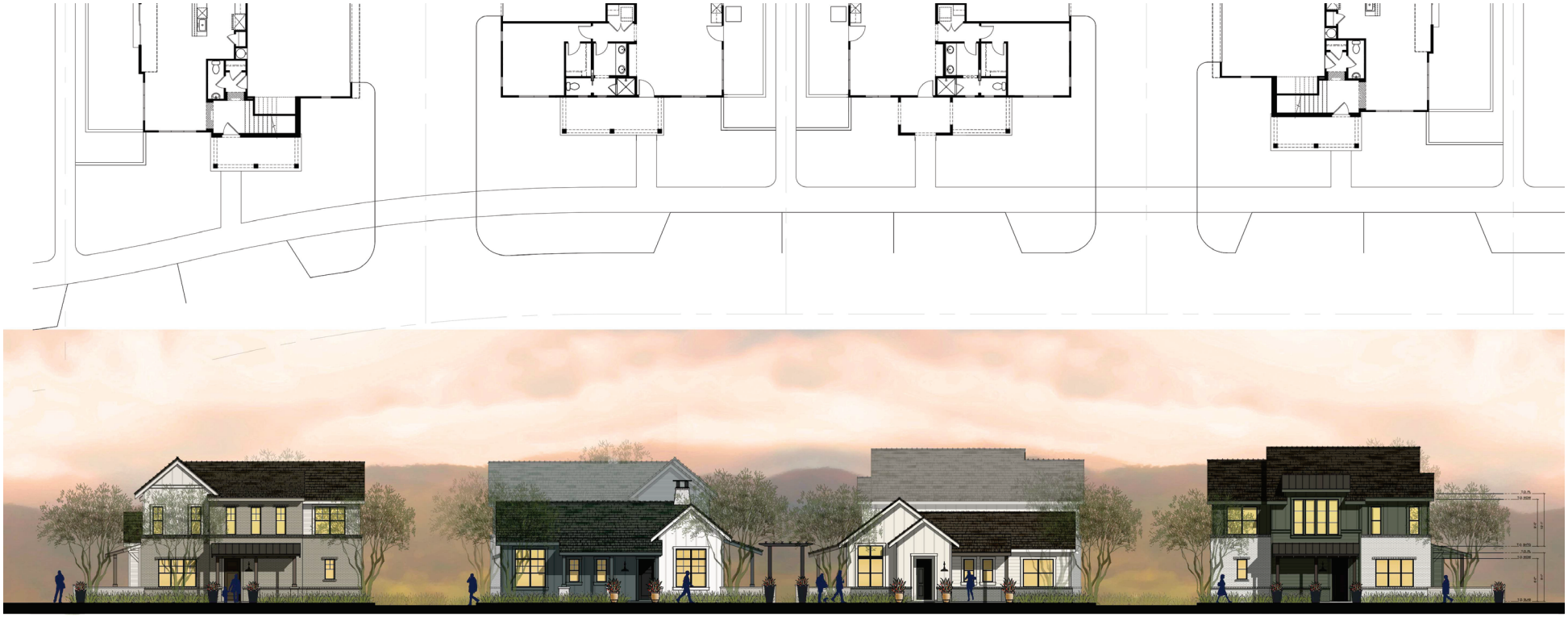
EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE SITE
WAXAHACHIE, TEXAS
PD SUBMITTAL #03

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23076.04 04/23/2025

RREAF COMMUNITIES



BUILDING 2A | BUILDING 1B | BUILDING 2D | BUILDING 1C

EXHIBIT D - ELEVATION/FACADE PLAN



WAXAHACHIE SITE

WAXAHACHIE, TEXAS

PD SUBMITTAL #03

DUPLEX - PRODUCT 2

STREETSCENE

N

0 2' 4' 8' 16'

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

R H A

ROBERT HIDEY ARCHITECTS

23076.04 04/23/2025

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RREAF COMMUNITIES



RIGHT



FRONT



LEFT



REAR

BUILDING 2B	
WALL MATERIAL	%
HARDIE PLANK SIDING	86
BRICK	14
TOTAL WALL AREA	100

DUPLEX PRODUCT 2

BUILDING 2B

0 2' 4' 8' 12'

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

EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE SITE

WAXAHACHIE, TEXAS

PD SUBMITTAL #03

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23076.04 04/23/2025

RREAF COMMUNITIES



RIGHT



FRONT



LEFT



REAR

BUILDING 2C	
WALL MATERIAL	%
HARDIE PLANK SIDING	86
BRICK	14
TOTAL WALL AREA	100

DUPLEX PRODUCT 2
BUILDING 2C

0 2' 4' 8' 12'
SCALE: 3/16"=1'-0"

EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE SITE
WAXAHACHIE, TEXAS
PD SUBMITTAL #03

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RREAF COMMUNITIES



RIGHT



FRONT



LEFT



REAR

BUILDING 2D	
WALL MATERIAL	%
HARDIE PLANK SIDING	86
BRICK	14
TOTAL WALL AREA	100

EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE SITE

WAXAHACHIE, TEXAS

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DUPLEX PRODUCT 2

BUILDING 2D

0 2' 4' 8' 12'

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

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TOWNHOUSE - PRODUCT 3

CONCEPTUAL RENDERING

EXHIBIT D - ELEVATION/FACADE PLAN

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TOWNHOUSE - PRODUCT 3
CONCEPTUAL RENDERING

EXHIBIT D - ELEVATION/FACADE PLAN

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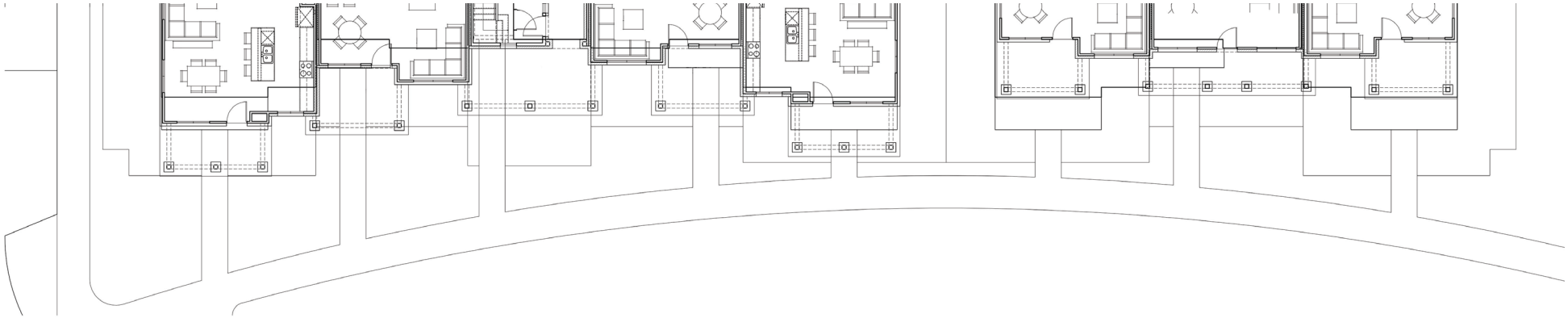




EXHIBIT D - ELEVATION/FACADE PLAN



WAXAHACHIE SITE

WAXAHACHIE, TEXAS

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BUILDING 5

BUILDING 3

TOWNHOUSE - PRODUCT 3

STREETSCENE

0 2' 4' 8' 12'

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

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RREAF COMMUNITIES



RIGHT



FRONT



LEFT



REAR

BUILDING 3	
WALL MATERIAL	%
HARDIE PLANK SIDING	76
BRICK	24
TOTAL WALL AREA	100

TOWNHOUSE - PRODUCT 3

BUILDING 3 ELEVATIONS

0 2' 4' 8' 12'
SCALE: 3/16"=1'-0"

EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE SITE

WAXAHACHIE, TEXAS
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RREAF COMMUNITIES



RIGHT



FRONT



LEFT



REAR

BUILDING 4	
WALL MATERIAL	%
HARDIE PLANK SIDING	76
BRICK	24
TOTAL WALL AREA	100

TOWNHOUSE - PRODUCT 3

BUILDING 4A ELEVATIONS

0 2' 4' 8' 12'
SCALE: 3/16"=1'-0"

EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE SITE

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RREAF COMMUNITIES



RIGHT



FRONT



LEFT



REAR

BUILDING 4	
WALL MATERIAL	%
HARDIE PLANK SIDING	76
BRICK	24
TOTAL WALL AREA	100

TOWNHOUSE - PRODUCT 3

BUILDING 4B ELEVATIONS

0 2' 4' 8' 12'
SCALE: 3/16"=1'-0"

EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE SITE

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RREAF COMMUNITIES



RIGHT



FRONT



LEFT



REAR

BUILDING 5	
WALL MATERIAL	%
HARDIE PLANK SIDING	75
BRICK	25
TOTAL WALL AREA	100

TOWNHOUSE - PRODUCT 3

BUILDING 5A ELEVATIONS

0 2' 4' 8' 12'
SCALE: 3/16"=1'-0"

EXHIBIT D - ELEVATION/FACADE PLAN

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RIGHT



FRONT



LEFT



REAR

BUILDING 5	
WALL MATERIAL	%
HARDIE PLANK SIDING	75
BRICK	25
TOTAL WALL AREA	100

TOWNHOUSE - PRODUCT 3

BUILDING 5B ELEVATIONS

0 2' 4' 8' 12'
SCALE: 3/16"=1'-0"

EXHIBIT D - ELEVATION/FACADE PLAN

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RIGHT



FRONT



LEFT



REAR

BUILDING 6	
WALL MATERIAL	%
HARDIE PLANK SIDING	77
BRICK	23
TOTAL WALL AREA	100

TOWNHOUSE - PRODUCT 3

BUILDING 6A ELEVATIONS

0 2' 4' 8' 12'
SCALE: 3/16"=1'-0"

EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE SITE

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RIGHT



FRONT



LEFT



REAR

BUILDING 6	
WALL MATERIAL	%
HARDIE PLANK SIDING	77
BRICK	23
TOTAL WALL AREA	100

TOWNHOUSE - PRODUCT 3

BUILDING 6B ELEVATIONS

0 2' 4' 8' 12'
SCALE: 3/16"=1'-0"

EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE SITE

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EXHIBIT D - ELEVATION/FACADE PLAN

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BODY COLOR 1
SW 7757 "HIGH REFLECTIVE WHITE"

BODY COLOR 2
SW 7036 "ACCESSIBLE BEIGE"

PAINTED BRICK 1
ACME BRICK, KING SIZE, SMOOTH TEXTURE
SW 7757 "HIGH REFLECTIVE WHITE



PAINTED BRICK 2
ACME BRICK, KING SIZE, SMOOTH TEXTURE
SW 7036 "ACCESSIBLE BEIGE"



PATIO FASCIA AND POSTS
SW 7026 "GRIFFIN"

FRONT DOOR
SW 7041 "VAN DYKE BROWN"

WINDOW TRIM
MILGARD "BRONZE" OR SIMILAR

COMPOSITE ROOF
GAF ROOFING, TIMBERLINE HDZ "MISSION BROWN"



METAL ROOF
CUSTOM BILT METALS "MUSKET" OR SIMILAR

SCHEME 1
SINGLE FAMILY ELEVATIONS

NOTE: DIGITAL COLORS MAY VARY FROM ACTUAL PAINT COLORS. PLEASE REFER TO PHYSICAL PAINT CHIPS FOR ACCURATE COLOR MATCHING.

EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE
WAXAHACHIE, TEXAS
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BODY COLOR 1
SW 7005 "PURE WHITE"

BODY COLOR 2
SW 7076 "CYBERSPACE"

PAINTED BRICK 1
ACME BRICK, KING SIZE, SMOOTH TEXTURE
SW 7005 "PURE WHITE"



PAINTED BRICK 2
ACME BRICK, KING SIZE, SMOOTH TEXTURE
SW 7076 "CYBERSPACE"



PATIO FASCIA AND POSTS
SW 7055 "ENDURING BRONZE"

FRONT DOOR
SW 7020 "BLACK FOX"

WINDOW TRIM
MILGARD "BRONZE" OR SIMILAR

COMPOSITE ROOF
GAF ROOFING, TIMBERLINE HDZ "BARKWOOD



METAL ROOF
CUSTOM BILT METALS "WEATHERED COPPER" OR SIMILAR

SCHEME 2
SINGLE FAMILY ELEVATIONS

NOTE: DIGITAL COLORS MAY VARY FROM ACTUAL PAINT COLORS. PLEASE REFER TO PHYSICAL PAINT CHIPS FOR ACCURATE COLOR MATCHING.

EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE
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BODY COLOR 1
SW 6166 "ECLIPSE"



BODY COLOR 2
SW 7674"PEPPERCORN"



PAINTED BRICK 1
ACME BRICK, KING SIZE, SMOOTH TEXTURE
SW 6166 "ECLIPSE"



PAINTED BRICK 2
ACME BRICK, KING SIZE, SMOOTH TEXTURE
SW 7674"PEPPERCORN"



PATIO FASCIA AND POSTS
SW 7033 "BRAINSTORM BRONZE"



FRONT DOOR
SW 7055 "ENDURING BRONZE"



WINDOW TRIM
MILGARD "BRONZE" OR SIMILAR



COMPOSITE ROOF
GAF ROOFING, TIMBERLINE HDZ "WEATHERED WOOD"



METAL ROOF
CUSTOM BILT METALS "MIDNIGHT BRONZE" OR SIMILAR



SCHEME 3
SINGLE FAMILY ELEVATIONS

NOTE: DIGITAL COLORS MAY VARY FROM ACTUAL PAINT COLORS. PLEASE REFER TO PHYSICAL PAINT CHIPS FOR ACCURATE COLOR MATCHING.

EXHIBIT D - ELEVATION/FACADE PLAN

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BODY COLOR 1
SW 7551 "GREEK VILLA"

BODY COLOR 2
SW 9164 "ILLUSIVE GREEN"

PAINTED BRICK 1
ACME BRICK, KING SIZE, SMOOTH TEXTURE
SW 7551 "GREEK VILLA"



PAINTED BRICK 2
ACME BRICK, KING SIZE, SMOOTH TEXTURE
SW 9164 "ILLUSIVE GREEN"



PATIO FASCIA AND POSTS
SW 7047 "PORPOISE"

FRONT DOOR
SW 7069 "IRON ORE"

WINDOW TRIM
MILGARD "BRONZE" OR SIMILAR

COMPOSITE ROOF
GAF ROOFING, TIMBERLINE HDZ "WEATHERED WOOD"



METAL ROOF
CUSTOM BILT METALS "MUSKET" OR SIMILAR

SCHEME 4
DUPLEX ELEVATIONS

NOTE: DIGITAL COLORS MAY VARY FROM ACTUAL PAINT COLORS. PLEASE REFER TO PHYSICAL PAINT CHIPS FOR ACCURATE COLOR MATCHING.

EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE
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BODY COLOR 1
SW 7005 "PURE WHITE"

BODY COLOR 2
SW 6187 "ROSEMARY"

PAINTED BRICK 1
ACME BRICK, KING SIZE, SMOOTH TEXTURE
SW 7005 "PURE WHITE"



PAINTED BRICK 2
ACME BRICK, KING SIZE, SMOOTH TEXTURE
SW 6187 "ROSEMARY"



PATIO FASCIA AND POSTS
SW 7069 "IRON ORE"

FRONT DOOR
SW 6174 "ANDIRON"

WINDOW TRIM
MILGARD "BRONZE" OR SIMILAR

COMPOSITE ROOF
GAF ROOFING, TIMBERLINE HDZ "CHARCOAL"



METAL ROOF
CUSTOM BILT METALS "MIDNIGHT BRONZE" OR SIMILAR

SCHEME 5
DUPLEX ELEVATIONS

NOTE: DIGITAL COLORS MAY VARY FROM ACTUAL PAINT COLORS. PLEASE REFER TO PHYSICAL PAINT CHIPS FOR ACCURATE COLOR MATCHING.

EXHIBIT D - ELEVATION/FACADE PLAN

WAXAHACHIE
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BODY COLOR 1
SW 7009 "PEARLY WHITE"

BODY COLOR 2
SW 7067 "CITYSCAPE"

PAINTED BRICK 1
ACME BRICK, KING SIZE, SMOOTH TEXTURE
SW 7009 "PEARLY WHITE"



PAINTED BRICK 2
ACME BRICK, KING SIZE, SMOOTH TEXTURE
SW 7067 "CITYSCAPE"



PATIO FASCIA AND POSTS
SW 7040 "SMOKEHOUSE"

FRONT DOOR
SW 7675 "SEALSKIN"

WINDOW TRIM
MILGARD "BRONZE" OR SIMILAR

COMPOSITE ROOF
GAF ROOFING, TIMBERLINE HDZ "BARKWOOD"



METAL ROOF
CUSTOM BILT METALS "WEATHERED COPPER" OR SIMILAR

SCHEME 6
TOWNHOME ELEVATIONS

NOTE: DIGITAL COLORS MAY VARY FROM ACTUAL PAINT COLORS. PLEASE REFER TO PHYSICAL PAINT CHIPS FOR ACCURATE COLOR MATCHING.

EXHIBIT D - ELEVATION/FACADE PLAN

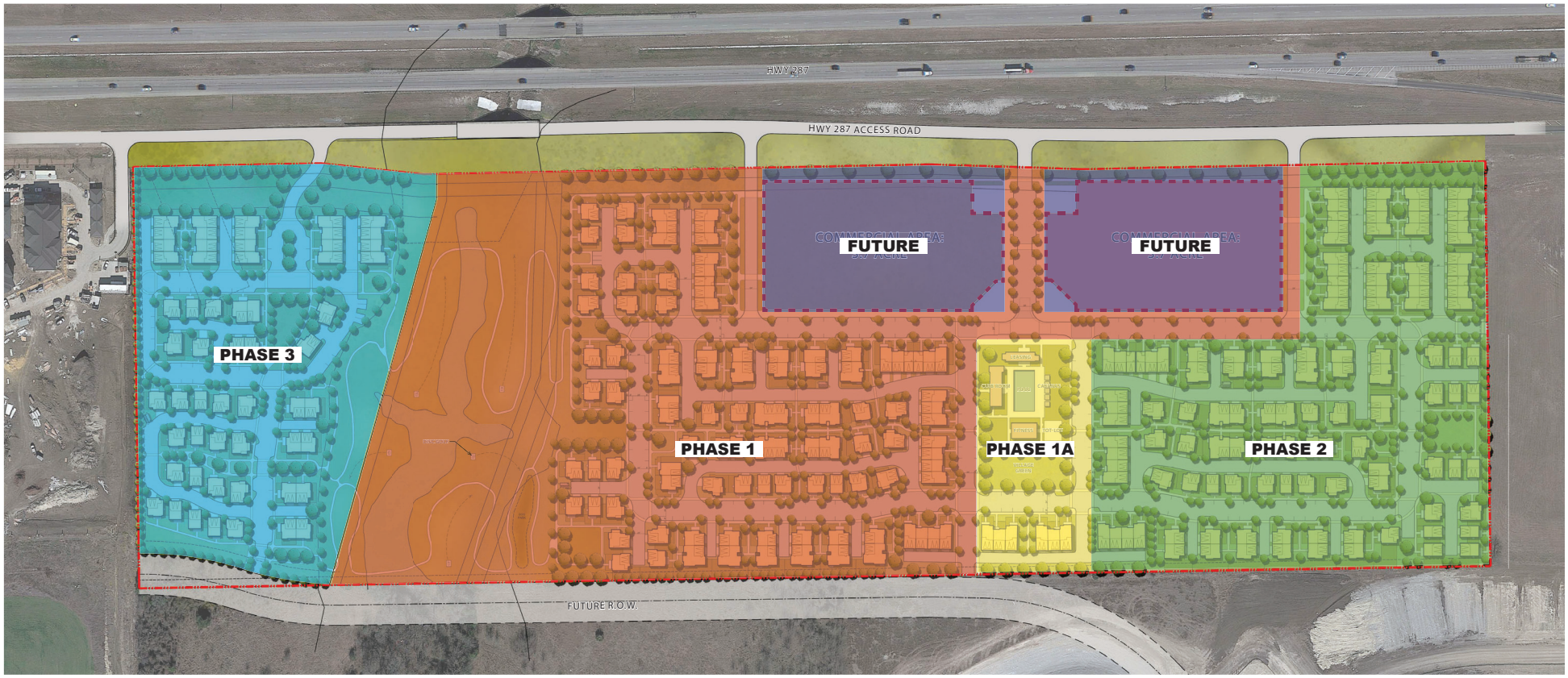
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EXHIBIT E - PHASING PLAN

RREAF COMMUNITIES



PHASING PLAN

WAXAHACHIE SITE
WAXAHACHIE, TEXAS
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N
0 20' 40' 80' 160'
SCALE: 1" = 80'-0"

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WAXAHACHIE SITE

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EXHIBIT F - SITE RENDERINGS

Item 11&12

