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

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

1. Call to Order

2. Invocation

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

4. ***Consent Agenda***

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

   a. Minutes of the regular Planning & Zoning Commission meeting of June 24, 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)
   c. Consider a request by Josh Gleason, for a Replat of Lots 1 & 2, Block 9 of the University Addition, to create Lots 1R, Block 9 of the University Addition, 1 residential lot, being 0.345 acres, located at 217 University Ave (Property ID 176244) – Owner: 5G Property Management LLC (SUB-90-2025)
   d. Consider a request by Matt Newman, for a Plat of Pigg Estate, 1 residential lot, being 48.853-acres, located at 3627 Howard Road, situated in the Williamson Griffin Survey, Abstract 391, an addition to the City of Waxahachie (Property ID 184164) – Owner: Ray Pigg (SUB-92-2025)

5. ***Public Hearing*** on a request by Christopher Childs, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-3 (SF-3) zoning district located at 710 Perry Avenue (Property ID 174044) – Owner(s): Christopher Childs (ZDC-71-2025)

6. ***Consider*** recommendation of ZDC-71-2025

7. ***Public Hearing*** on a request by Jennifer Smolka, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 821 Williams Street (Property ID 171711) – Owner(s): Smolka Holdings LLC Series C (ZDC-83-2025)

8. ***Consider*** recommendation of ZDC-83-2025

9. ***Public Hearing*** on a request by Andy & Susan Ruebman for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use within a Single Family-2 (SF-2) zoning district located at 407 Brown Street, (Property ID 171234) – Owner: Andy Ruebman & Susan Ruebman (ZDC-67-2025)

10. ***Consider*** recommendation of ZDC-67-2025

11. ***Public Hearing*** on a request by Ryan Blevins for a Specific Use Permit (SUP) for an Accessory Structure +700 square feet within a Single Family-1 (SF-1) zoning district located at 601 North Grand Avenue (Property ID 176840) – Owner(s): Thomas & Veronica Schaeffer (ZDC-74-2025)

12. ***Consider*** recommendation of ZDC-74-2025

13. ***Public Hearing*** on a request by Marisa Brewer, McAdams, for a Zoning Change from a Planned Development – Commercial (PD-5-C) zoning district to Planned Development Multi-Family-1 (PD-MF-1) zoning district located at 501 Houston Street (Property ID 189345 – Owner(s): Skanda Investments, LLC and Masina Investments, LLC (ZDC-174-2024)

14. ***Consider*** recommendation of ZDC-174-2024

15. ***Public Hearing*** on a request by Urpi Arriola, MWSW Texas, for a Zoning Change from a Planned Development-14-Heavy Industrial (PD-14-HI) zoning district to Planned Development-Commercial (PD-C) zoning district, for the Crossroads 287 mixed-use development, located at 1601 W US Highway 287 Bypass, (Property ID 239122) - Owner: CSW Waxahachie LP (ZDC-195-2024)

16. ***Consider*** recommendation of ZDC-195-2024

17. ***Public Hearing*** on a request by Quinn Foster, Manhard Consulting, for a Zoning Change from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

18. ***Consider*** recommendation of ZDC-75-2025

19. Adjourn

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

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

Planning and Zoning Commission
June 24, 2025

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Tuesday, June 24, 2025 at 7:00 p.m.

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

Ira Tenpenny, 109 Rosa, Waxahachie, Texas, expressed concerns with the increase of short-term rentals in Waxahachie.

4. Consider approval of minutes of the regular Planning & Zoning Commission meeting of June 10, 2025

Action:
Wendy Johnson moved to approve the Consent Agendas, subject to the recommendations of staff. Motion was seconded by Jenny Bridges and carried unanimously (6-0).

5. Public Hearing on a request by Chad Tustison for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use within a Planned Development Single Family-1 (PD-SF-1) zoning district located at 116 Homestead Lane, (Property ID 269664) – Owner: Chad Tustison & Jennifer Tustison (ZDC-77-2025)

Planner Caleb Ensley presented the Item. The applicant proposes a Specific Use Permit (SUP) to construct a 1,600-square-foot accessory structure. The primary structure on the subject property is approximately 3,102 square feet. There are no existing accessory structures onsite. The applicant has provided a Site Plan for the proposed accessory structure that verifies all setback requirements established by the Waxahachie Zoning Ordinance have been met. Notably, there have been eight (8) SUPs for similar accessory structures approved within the Homestead Estates subdivision over the last few years.

The applicant proposes to utilize the structure for a storage area, a workshop, and a personal workout area. The proposed accessory structure is comprised of tubular metal panels and a metal roof. The applicant proposes to extend a 12' wide cement driveway from the edge of the existing cement driveway to the proposed accessory structure. The applicant will extend electrical services to this accessory structure, while plumbing and water services are not proposed to be extended at this time. The applicant has provided an Operational Plan that confirms the accessory structure shall not be used for commercial purposes, shall not be used as a Short-Term Rental (STR), shall not be leased or sold separately from the primary home, and shall not be separately metered.

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

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

There being no others to speak for or against ZDC-77-2025, Chairman Keeler closed the Public Hearing at approximately 7:06 p.m.

6. Consider recommendation of ZDC-77-2025

Action:
David Hudgins moved to recommend approval of ZDC-77-2025, a Specific Use Permit (SUP) for an accessory structure exceeding seven hundred (700) square feet, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by Chad Hicks and carried unanimously (6-0).

7. Public Hearing on a request by Gilberto Escobedo, Jr., for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-3 (SF-3) zoning district located at 106 Ryburn Street (Property ID 278478) – Owner(s): LGE Investment Homes, LLC (ZDC-50-2025)

Senior Planner Oanh Vu presented the Item. The applicant requests a SUP for short-term rental use at 106 Ryburn Street because it is located within the SF-3 zoning district. The subject property consists of a primary structure of approximately 1,699 square feet, with four (4) bedrooms, two (2) bathrooms, one (1) one-half bathroom and enough improved surface to accommodate parking for a maximum of two (2) vehicles. The subject property is situated on an approximately 0.12 acres (5,227 square feet) lot. The applicant did advertise the subject property as a short-term rental, but did not operate as a short-term rental and has not been paying local hotel occupancy taxes. Staff identified the advertisement and contacted the applicant to let him know that he is in violation of Section 3.27 of the City's Zoning Ordinance. The applicant then removed the advertisement immediately. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on April 2, 2025.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls. The applicant's local emergency contact is located approximately nine (9) miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 78 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property.

At the time of the publishing of this staff report, a total of six (6) letters of support and no letters of opposition were received by staff. Two (2) of the letters of support received are within the 200' buffer.

Commissioner David Hudgins confirmed that there is a maximum of two vehicles allowed at the property due to space. Ms. Vu agreed noting one vehicle is allowed in the enclosed garage and one is allowed in the driveway.

Priscilla Santiago, applicant representative, confirmed the house rules and property listing state there is a maximum of two vehicles allowed at the property.

Chairman Keeler opened the Public Hearing at approximately 7:18 p.m.

Those who spoke in opposition:
Ira Tenpenny, 109 Rosa, Waxahachie, Texas

There being no others to speak for or against ZDC-50-2025, Chairman Keeler closed the Public Hearing at approximately 7:19 p.m.

8. Consider recommendation of ZDC-50-2025

Action:
David Hudgins moved to recommend approval of ZDC-50-2025, 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. Motion was seconded by Chad Hicks and carried unanimously (6-0).

9. Adjourn

There being no further business, the meeting adjourned at 7:22 p.m.

Respectfully submitted,

Amber Villarreal, City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-59-2025

MEETING DATE(S)

Planning & Zoning Commission: July 15, 2025

CAPTION

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

RECOMMENDED MOTION

"I move to approve SUB-59-2025, a plat of Clopton Lake Estates, Lot 1, Block A, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

ACTION SINCE INITIAL STAFF REPORT

The applicant originally provided a plat submittal that the Planning & Zoning Commission heard at the May 13, 2025, meeting. The commission voted 6-0 to disapprove the proposed plat and identified reasons for disapproval related to non-compliance with the Waxahachie Subdivision Ordinance. Following the aforementioned disapproval, on July 1, 2025, the applicant provided a formal resubmittal to staff for the plat application. This resubmittal was provided to address the reasons for disapproval that were identified by the Planning & Zoning Commission on May 13, 2025.

The review of the applicant's resubmittal was completed by staff on July 8, 2025. Staff determined that the applicant's resubmittal did address the reasons for disapproval identified by the Planning & Zoning Commission. A full analysis of the resubmittal can be referenced below.

APPLICANT REQUEST

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

CASE INFORMATION

Applicant:	Bryan Parker
Property Owner(s):	Thomas E. Taylor
Site Acreage:	7.971 acres
Number of Lots:	1 lot
Number of Dwelling Units:	1 unit
Park Land Dedication:	N/A (ETJ)
Adequate Public Facilities:	Rockett SUD

SUBJECT PROPERTY

General Location:	Approximately 500 feet east of 5037 FM 813
Parcel ID Number(s):	245187
Current Zoning:	Future Development (FD) and N/A-ETJ
Existing Use:	Undeveloped
Platting History:	The subject property is not platted.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into one (1) residential lot as part of the Clopton Lake Estates subdivision. The property is partially located within the City of Waxahachie and partially within the Waxahachie Extraterritorial Jurisdiction (ETJ). Due to this, the Plat is subject to approval by the Ellis County Commissioner's Court in addition to the Waxahachie Planning & Zoning Commission. The proposed plat meets all Ellis County lot size and dimension requirements.

During the review of the plat application, staff identified technical errors that conflict with the requirements of the Waxahachie Subdivision Ordinance and the Ellis County Subdivision and Development Standards. The correction of each error has been identified as a condition of approval in the recommendation section below.

RECOMMENDATION

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

Conditions:

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

2. Per Section 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.
3. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

Conditions (Ellis County):

1. Per the Ellis County Subdivision and Development Standards, please update the County Judge's name to John Wray within the court signature block.
2. Per the Ellis County Subdivision and Development Standards, please add the county's owner's certificate language and signature line to page 2. Please see page 1 on the attached document for reference.
3. Per the Ellis County Subdivision and Development Standards, update the plat note on page 2 to include Ellis County as additional jurisdiction listed

ATTACHED EXHIBITS

1. Plat
2. Water Utility Provider Endorsement Letter

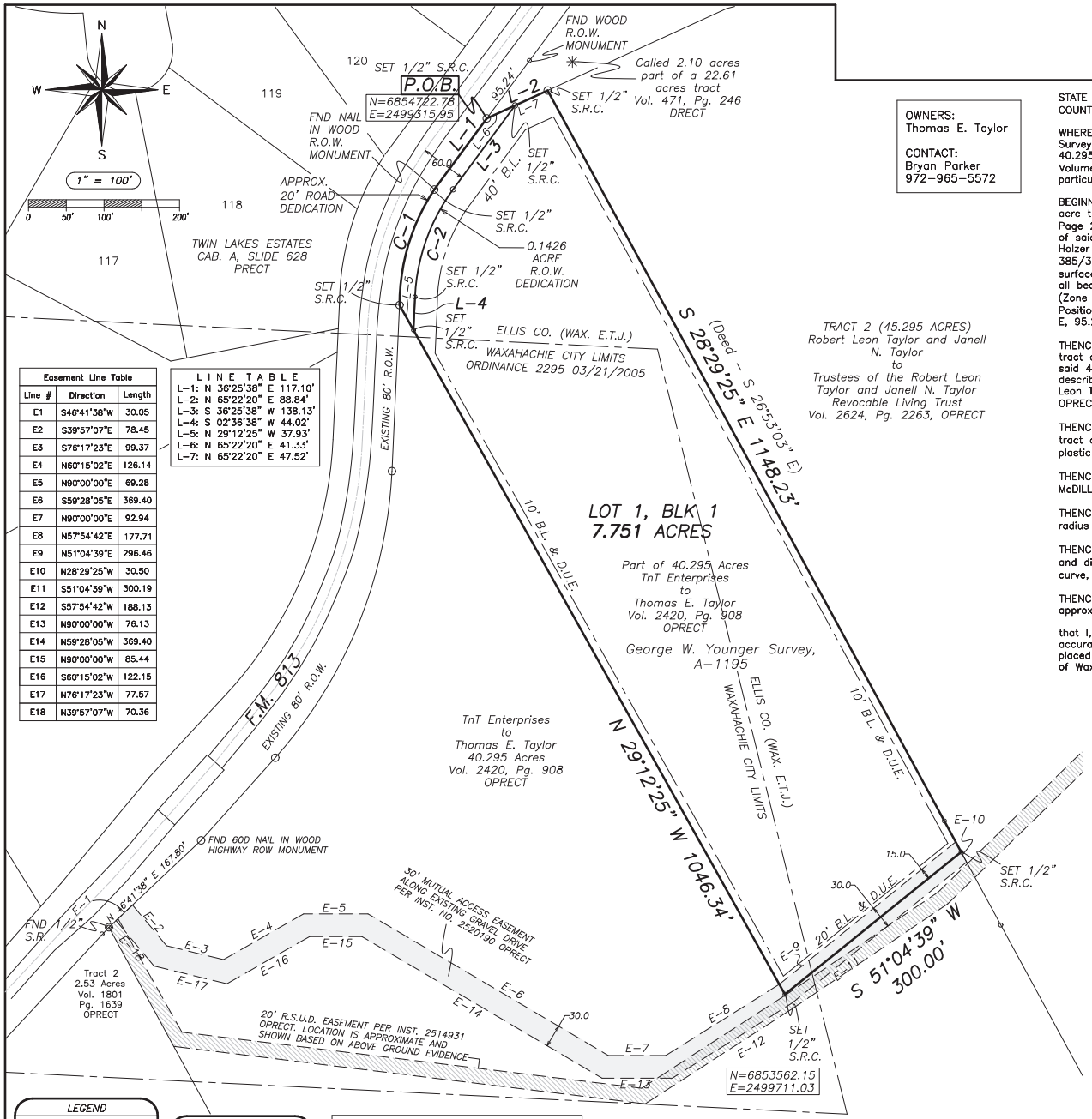
APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

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

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



Easement Line Table		
Line #	Direction	Length
E1	S46°41'38"W	30.05
E2	S39°57'07"E	78.45
E3	S76°17'23"E	99.37
E4	N60°15'02"E	126.14
E5	N90°00'00"E	69.28
E6	S59°28'05"E	369.40
E7	N90°00'00"E	92.94
E8	N57°54'42"E	177.71
E9	N51°04'39"E	296.46
E10	N28°29'25"W	30.50
E11	S51°04'39"W	300.19
E12	S57°54'42"W	188.13
E13	N90°00'00"W	76.13
E14	N59°28'05"W	369.40
E15	N90°00'00"W	85.44
E16	S60°15'02"W	122.15
E17	N76°17'23"W	77.57
E18	N39°57'07"W	70.36

LINE TABLE
L-1: N 36°25'38" E 117.10'
L-2: N 65°22'20" E 88.84'
L-3: S 36°25'38" W 138.13'
L-4: S 02°36'38" W 44.02'
L-5: N 29°12'25" W 37.93'
L-6: N 65°22'20" E 41.33'
L-7: N 65°22'20" E 47.52'

CURVE TABLE			
CURVE NO.	ARC LENGTH	RADIUS	LONG CHORD
C-1	162.14'	278.31	N 16°42'41" E, 159.86'
C-2	153.46'	260.00	N 19°31'08" E, 151.24'

OWNERS:
Thomas E. Taylor

CONTACT:
Bryan Parker
972-965-5572

STATE OF TEXAS §
COUNTY OF ELLIS §

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

BEGINNING at a point on the southeast right of way of F. M. Highway 813, being the 1.440 acre tract described in deed from W. H. Clopton to State of Texas, recorded in Volume 405, Page 260, Deed Records, Ellis County, Texas (DRECT) and at the most north – northeast corner of said 40.295 acre tract and the west corner of the 2 acre tract described in deed from Ray Holzer and Betty Holzer to Jack M. Grant and Pamela Grant, recorded in Volume 684, Page 385/387, DRECT, a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set, having surface coordinate values of North (Y) = 6854722.78 feet and East (X) = 2499315.95 feet, all bearings and coordinates are based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites, from which a TxDOT wooden right of way marker bears N 36°25'38" E, 95.24 feet;

THENCE N 65° 22' 20" E (DEED – N 66°58'41" E, with the northwest line of said 40.295 acre tract and the southeast line of said Grant 2 acre tract, 88.84 feet to the northeast corner of said 40.295 acre tract and the northwest corner of TRACT 2, being a 45.295 acre tract described in deed from Robert Leon Taylor and Janell N. Taylor to the Trustees of the Robert Leon Taylor and Janell n. Taylor Revocable Living Trust, recorded in Volume 2624, Page 2263, OPRECT, a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

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

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

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

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

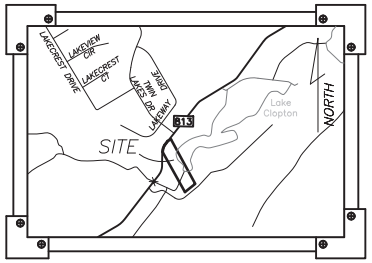
THENCE N 36° 25' 38" E a distance of 117.10 feet to the point of beginning and containing approximately 7.894 acres of land..

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

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

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

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



LOCATION MAP SCALE : 1" = 1000'

PLAT
CLOPTON LAKE ESTATES
LOT 1, BLOCK A
A 7.894 Acres Addition to the City of Waxahachie in the George W. Younger Survey, A-1195 In the Extra-Territorial Jurisdiction of the City of Waxahachie, Ellis County, Texas
Case Number: SUB-59-2025

LEGEND

O	Property Corner Symbol
Fnd.	Found
S.R.C.	Steel Rod Capped
S.R.	Steel Rod
S.P.	Steel Pipe
U.E.	Utility Easement
P/P	Utility Pole
R.O.W.	Right of Way
P.O.B.	Point of Beginning
C/L	Centerline
B.L.	Building Line
W/L	Water Line
W/M	Water Meter
M/H	Sewer Manhole
F/H	Fire Hydrant
D.U.E.	Drainage & Utility Easmnt
R.S.U.D.	ROCKETT SPECIAL UTILITY DISTRICT

LEGEND

-X-	Wire Fence
-//-	Wood Fence
-/-	Iron Fence
-O-	Chain Link Fence
	Railroad Track
-C-	Cable TV
-GAS-	Gas Line
-P-	Petroleum Pipeline
-E-	Electric Line
-SS-	Sanitary Sewer Line
-W-	Water Line
-UGT-UGT-	Underground Telephone
-T-	Telephone

GENERAL NOTES:

1. *100-Year Flood Note: NO 100-Year Floodplain Per FIRM Map # 48139C0185 G Zone: X UNSHADED Dated: October 19, 2023*
2. *Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.*

Revisions	By

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

D&M

Date: 6-23-2025
Scale: 1" = 50'
Drawn: D. McDill
Job: 225-0015
Sheet 1 of 2 sheets.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

BY:

_____
Thomas E. Taylor

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas E. Taylor, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

_____
Notary Public in and for the State of Texas

My Commission Expires On:

ON–SITE SEWAGE FACILITY STATEMENT

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

_____ _____
Department of Development Director *Date*

DRAINAGE NOTES:

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

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

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

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

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

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ _____
Chairperson *Date*

*Attest:*_____ _____
Date

STATE OF TEXAS:
COUNTY OF ELLIS:

Certificate of approval by the Commissioners Court of Ellis County, Texas:
Approved this date, the _____ day of _____, 20__.

_____
Todd Little, County Judge

_____ _____
Randy Stinson *Lane Grayson*
Commissioner Precinct # 1 *Commissioner Precinct # 2*

_____ _____
Louis Ponder *Kyle Butler*
Commissioner Precinct # 3 *Commissioner Precinct # 4*

ATTEST:

_____
Krystal Valdez, County Clerk

LEGEND

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

PLAT
CLOPTON LAKE ESTATES
LOT 1, BLOCK A
A 7.894 Acres Addition to the City of Waxahachie in the George W. Younger Survey, A–1195 In the Extra–Territorial Jurisdiction of the City of Waxahachie, Ellis County, Texas
Case Number: SUB–59–2025

Revisions	By

Davis & McDill, LLC
SURVEYING – LAND PLANNING – FLOODPLAIN MANAGEMENT
P.O BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972–938–1185
A Texas licensed surveying firm # 10194881

D&M

Date: 2–25–2025
Scale: N/A
Drawn: D. McDill
Job: 225–0015
Sheet 2 of 2 sheets.

PRELIMINARY

PLANNING & ZONING DEPARTMENT
401 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290 | www.waxahachie.com/Departments/PlanningandZoning

WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: TOMMY TAYLOR/BRIAN PARKER **Parcel ID #:** 245187

Subdivision Name: CLOPTON LAKE ESTATES

The City of Waxahachie requires new lots in subdivisions have adequate water flow and pressure to comply with TCEQ and latest Insurance Service Office (ISO) guidelines. Subdivisions served by water providers outside of the City of Waxahachie will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest ISO guidelines.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your application packet to the Planning Department.

Contact Information:

Buena Vista-Bethel SUD	(972) 937-1212
Carroll Water Company	(972) 617-0817
Mountain Peak SUD	(972) 775-3765
Rockett SUD	(972) 617-3524
Sardis-Lone Elm WSC	(972) 775-8566
Nash Foreston WSC	(972) 483-3039

***ROCKETT SUD NOTES:
1. THIS ENDORSEMENT IS PRELIMINARY UNTIL CONNECTION IS SET. CAPACITY IS RESERVED FOR ONE STANDARD SIZE RESIDENTIAL CONNECTION UNTIL NOVEMBER 9, 2025. IF NO CONNECTION IS SET A NEW HYDRAULIC STUDY WILL BE NEEDED.
2. NEAREST FIRE HYDRANT IS LOCATED APPROXIMATELY 1,184 FT AS SHOWN ON EXHIBIT ATTACHED.
3. PLAT MUST REFLECT 20' RSUD EASEMENT RECORDED IN INST NO. 2514931.

To be completed by the water utility provider:

		Yes	No
1.	I have reviewed a copy of the proposed plat.	☑	☐
2.	The platted lots fall within our CCN area.	☑	☐
3.	Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	☑	☐
4.	Our water system can provide the water flow and pressure for firefighting per ISO guidelines. 600 from 6e	☐	☐
5.	The water line size servicing the lots is 6e inches.	☐	☑

JACOB MORALES (OPERATIONS MANAGER)
Print Name of General Manager of water provider or Designee

ROCKETT SUD
Name of water provider company

J. Morales
Signature of General Manager of water provider or Designee

5/28/2025
Date

Planning & Zoning Department

Plat Staff Report

Case: SUB-90-2025

MEETING DATE(S)

Planning & Zoning Commission: July 15, 2025

CAPTION

Present a request by Josh Gleason, for a **Replat** of Lots 1 & 2, Block 9 of the University Addition, to create Lots 1R, Block 9 of the University Addition, 1 residential lot, being 0.345 acres, located at 217 University Ave (Property ID 176244) – Owner: 5G Property Management LLC (SUB-90-2025).

RECOMMENDED MOTION

"I move to approve SUB-90-2025, a Replat of the University Addition, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

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

CASE INFORMATION

Applicant:	Josh Gleason
Property Owner(s):	5G Property Management LLC
Site Acreage:	0.345 acres
Number of Lots:	1 lots
Number of Dwelling Units:	1 unit
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	217 University Avenue
Parcel ID Number(s):	176244
Current Zoning:	Single Family-2 (SF-2)
Existing Use:	Residential
Platting History:	The subject property is platted as Lots 1 & 2, Block 9 of the University Addition Subdivision.

Site Aerial:



PLANNING ANALYSIS

A Replat Application is required by the Waxahachie Subdivision Ordinance in instances where a property owner wishes to change the configuration of the existing lot. In this instance, the subject property is comprised of two (2) platted lots that front University Avenue. The property owner proposes this Replat to remove the shared property line to create a single 0.345-acre lot.

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

RECOMMENDATION

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

Conditions:

1. Per Section 2.3 of the Waxahachie Subdivision Ordinance, perform a title search to locate all easements on the property. Label the existing easement width and recording information.
2. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90-days of your filing date) showing that no delinquent taxes exist against the property is required to be provided at the time of Plat filing.
3. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, correct spelling of adjoining streets must be on the plat. Please revise to "AVENUE"
4. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements need to be shown on the plat, not build lines (setbacks). Remove setback lines from the lots on the plat.
5. Per Section 2.4.c.5 of the Waxahachie Subdivision Ordinance, the location of all existing lot and block numbers need to be accurately shown. Please verify that this lot configuration is accurate. The Ellis County Appraisal District shows Lot 19B, Block 9. Please revise accordingly.

6. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-90-2025", revise accordingly.
7. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please provide the lot and block number that matches that of the plat (Lot 1R, Block 9).
8. Per Section 2.4.c.25.vi of the Waxahachie Subdivision Ordinance, the name and title of the signatory needs to be provided.
9. Per Section 2.4.c.25.vi.c of the Waxahachie Subdivision Ordinance, only the Planning and Zoning Commission Approval Block is needed due to the fact that the Planning and Zoning Commission is the approval body for this plat. Please remove the City Council and Mayor Approval Block.
10. Per Section 3.3.a of the Waxahachie Subdivision Ordinance, a 15ft utility easement is required along the road frontage.
11. Per Sections 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.
12. Per section 5.8 of the Waxahachie Subdivision Ordinance, water and sewer services shall be installed prior to filing the plat. Depending on the condition of existing services, a verification that they are in good working condition may be needed.
13. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Replat

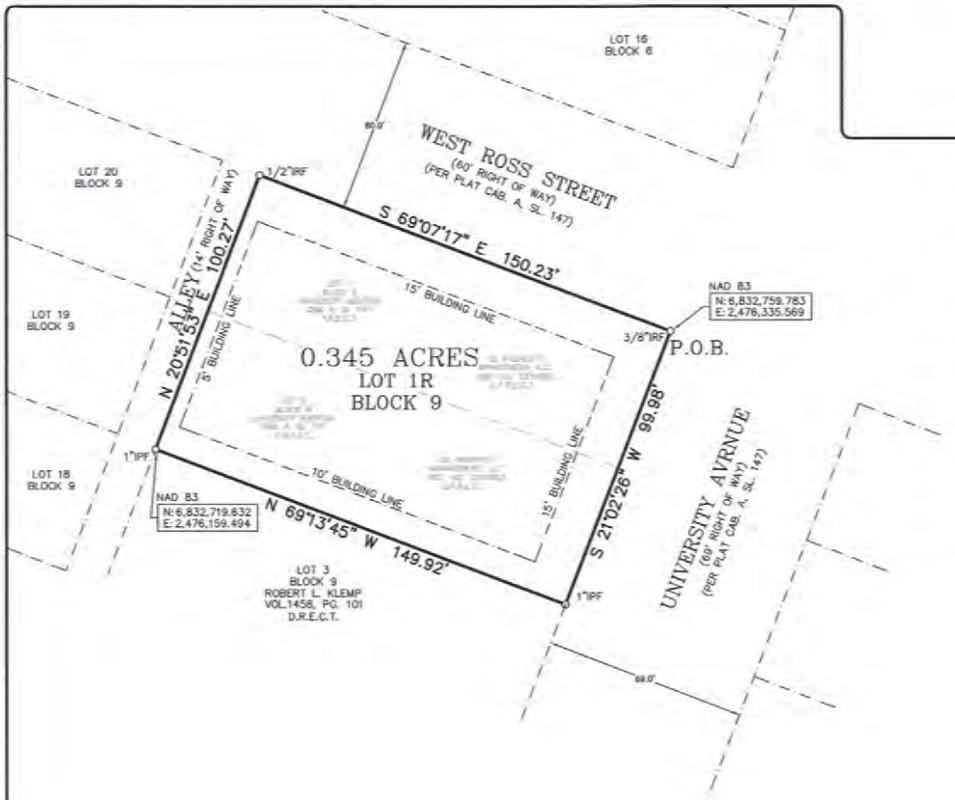
APPLICANT REQUIREMENTS

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

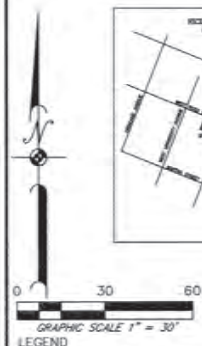
STAFF CONTACT INFORMATION

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

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







LEGEND

PROPERTY CORNER	WATER VALVE	TELE. PEDESTAL	MAILBOX	WIRE FENCE	GAS
POWER POLE	FIRE HYDRANT	FIBER OPTIC MARKER	HVAC	CHAINLINK FENCE	WATER
GUY WIRE	GAS METER	CABLE TV PEDESTAL	TRAFFIC SIGN	WOOD FENCE	FIBER OPTIC
ELEC. TRANS.	GAS LINE MARKER	CLEANOUT	SAN. SEWER MANHOLE	IRON FENCE	SANITARY SEWER
ELECTRIC METER	GAS VALVE	SEPTIC	STORM SEWER MANHOLE	ELECTRIC	STORM SEWER
WATER METER	PIPELINE MARKER	AERIC	LIGHT POLE	UNDERGROUND ELEC.

SURVEYOR'S CERTIFICATION

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

Donald S. Holder R.P.L.S. No. 5286

APPROVAL CERTIFICATION

APPROVED BY:
Planning and Zoning Commission City of Waxahachie

By:

Chairperson — Date

Attest — Date

APPROVED BY:
City Council City of Waxahachie

By:

Mayor — Date

Attest — Date

OWNERS CERTIFICATION

WHEREAS, SG Property Management, LLC are the Owners of a tract of land situated in the A. Polk Survey, Abstract No. 827, Ellis County, Texas and being known as Lot 1 and Lot 2, Block 9 of University Addition as recorded in Cabinet A, Slide 147, Plat Records Ellis County, Texas, and being known as that tract of land conveyed to them in a General Warranty Deed recorded in Document Number 2216922, Official Public Records Ellis County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the intersection of the West line of University Avenue and the South line of West Ross Street, said point being at the Northeast corner of Lot 1, Block 9;
THENCE S 21°02'26" W along the West line of University Avenue, and along the East line of Lot 1 and Lot 2, Block 9, a distance of 99.98 feet to a 1" iron pipe found for corner at the Southeast corner of Lot 2, block 9, and at the Northeast corner of Lot 3, Block 9;
THENCE N 69°13'45" W along the common line of Lot 2 and Lot 3, Block 9, a distance of 149.92 feet to a 1" iron pipe found for corner in the East line of an Alley, said point being at the Southwest corner of Lot 2, Block 9, and at the Northwest corner of Lot 3, Block 9;
THENCE N 20°51'53" E along the East line of Alley, and along the West line of Lot 2 and Lot 1, Block 9, a distance of 100.27 feet to a 1/2" iron rod found for corner in the South line of West Ross Street, said point being at the Northwest corner of Lot 1, Block 9;
THENCE S 69°07'17" E along the South line of West Ross Street, and along the North line of Lot 1, Block 9, a distance of 150.23 feet returning to the Point of Beginning and containing 0.345 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That SG PROPERTY MANAGEMENT, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as REPLAT OF LOTS 1 AND 2, BLOCK 9 OF UNIVERSITY ADDITION, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas.
WITNESS, my hand, this the _____ day of _____, 2025.

BY:

Authorized Signature of Owner

Printed Name

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary public in and for the State of Texas

Survey Notes:
1. Bearings are based on North Central Texas State Plane 4202 NAD83.
2. According to the Flood Insurance Rate Map No. 48139CD1900 dated October 19, 2023, published by the Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This 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.

REPLAT OF
LOTS 1 & 2, BLOCK 9 OF
UNIVERSITY ADDITION

0.345 ACRES
A. POLK SURVEY, A-3
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
APRIL 2025
ZONING – SF2

Owner:
SG PROPERTY MANAGEMENT, LLC
104 Meadowood lane
Ovilla, Tx. 75154

Eyncon
ENGINEERING & SURVEYING
P.O. BOX 1025•GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

DATE: APRIL 3, 2025	JOB NO.: 0325045
DRAWN BY: S. HOLDER	DWG: REPLAT
SCALE: 1" = 30'	FIRM REG. CERT. #10022400

Planning & Zoning Department

Plat Staff Report

Case: SUB-92-2025

MEETING DATE(S)

Planning & Zoning Commission: July 15, 2025

CAPTION

Present a request by Matt Newman, for a **Plat** of Pigg Estate, 1 residential lot, being 48.853-acres, located at 3627 Howard Road, situated in the Williamson Griffin Survey, Abstract 391, an addition to the City of Waxahachie (Property ID 184164) – Owner: Ray Pigg (SUB-92-2025)

RECOMMENDED MOTION

"I move to approve SUB-92-2025, a Plat of the Pigg Estate subdivision, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into 1 single family residential lots as part of the Pigg Estate Subdivision.

CASE INFORMATION

Applicant:	Matt Newman
Property Owner(s):	Ray Pigg
Site Acreage:	48.853 acres
Number of Lots:	1 lot
Number of Dwelling Units:	1 unit
Park Land Dedication:	The cash in lieu of park land dedication for this case is estimated at $400.00 (1 Dwelling Unit at $400 per dwelling unit).
Adequate Public Facilities:	Adequate public water facilities are available to the subject property. Wastewater services will be provided via an on-site sceptic system.

SUBJECT PROPERTY

General Location:	3627 Howard Road
Parcel ID Number(s):	184164
Current Zoning:	Planned Development-Single Family-1 (PD-SF-1)
Existing Use:	Single Family Residence
Platting History:	The subject property is not currently platted.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into 1 single family residential lot as part of the Pigg Estate subdivision. The subject property is currently zoned Planned Development Single Family-1. The proposed lot adheres to the lot size and dimension requirements of the current zoning.

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

RECOMMENDATION

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

Conditions:

1. Per Section 2.2.a of the Waxahachie Subdivision Ordinance, the proposed development layout or subdivision design shown on the proposed plat must be in conformance with all standards and requirements prescribed in the City's Zoning Ordinance. Please have your surveyor provide a separate, to-scale exhibit, that shows the existing structures on the property, the additional 5' ROW dedication, setbacks/build lines, and easements, to ensure zoning compliance at this location.
2. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90-days of your filing date) will need to be provided with your plat at the time of filing.
3. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, boundary lines must be shown. Please clearly label the city limit line.
4. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements need to be shown on the plat, not physical infrastructure.
5. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, show all existing and proposed easements on the property.
6. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements need to be shown on the plat, not build lines (setbacks). Remove setback lines from the lots on the plat.

7. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-92-2025", revise accordingly.
8. Per Section 2.4.c.24 of the Waxahachie Subdivision Ordinance, finished floor elevations of building foundations shall be shown for lots adjacent to a flood plain, floodway and/or an area that may be susceptible to flooding.
9. Per Section 2.4.c.25.vi.c of the Waxahachie Subdivision Ordinance, only the Planning and Zoning Commission Approval Block is needed due to the fact that the Planning and Zoning Commission is the approval body for this plat. Please remove the City Council and Mayor Approval Block.
10. Per Section 3.1.c.6.a of the Waxahachie Subdivision Ordinance, the plat shall conform to the thoroughfare plan. Howard Rd is shown as a 100ft ROW on the City's thoroughfare plan. Please provide an additional 5ft of ROW dedication.
11. Per Section 3.3.a of the Waxahachie subdivision ordinance, the 15ft utility easement should be along all portions of the property fronting a roadway.
12. Per Sections 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.
13. Per Section 5.8 of the Waxahachie Subdivision ordinance, water and sewer service shall be provided prior to filing the plat.
14. Per Section 7.1 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 City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
    a. If comments were not satisfied, then the applicant will be notified to make corrections.
    b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

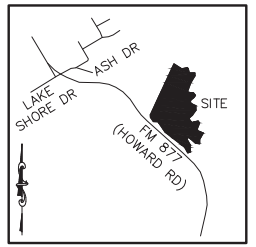
STAFF CONTACT INFORMATION

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

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



KEY MAP



LOCATION MAP
"NOT TO SCALE"

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

GENERAL NOTES:

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

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

3. FLOODPLAIN, AS SHOWN, IS SCALED FROM FEMA MAP NUMBER 48139C0350F, DATED JUNE 3, 2013, DESIGNATED AS ZONE A, WITH NO BASE FLOOD ELEVATIONS DETERMINED. PER THE CITY OF WAXAHACHIE, TEXAS, MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 2 FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION.

4. MINIMUM FINISH FLOOR ELEVATION SHALL BE DETERMINED BY A LICENSED ENGINEER / HYDROLOGIST , PRIOR TO CONSTRUCTION.

EASEMENT NOTES:

1. Easement and Right-of-way to Texas Power & Light Company recorded in Volume 369, Page 278, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.
2. Easement and Right-of-way to Texas Power & Light Company recorded in Volume 450, Page 637, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.
3. Right-of-way and Easement to Ellis County Water Control and Improvement District No. 1 recorded in Volume 461, Page 30, Deed Records Ellis County, Texas does affect the subject tract as shown hereon.
4. Easement and Right-of-way to Southwestern Bell Telephone Company recorded in Volume 674, Page 717, Deed Records Ellis County, does affect the subject tract as shown hereon.
5. Easements and Rights-of-way to the City of Waxahachie, Texas recorded in Volume 1684, Page 463, Deed Records Ellis County, Texas do affect the subject tract, as shown hereon.
6. Easement and Right-of-way to Oncor Electric Delivery Company LLC recorded in County Clerk's Instrument Number 2331315, Real Property Records Ellis County, Texas as corrected in County Clerk's Instrument Number 2417255, Real Property Records Ellis County, Texas does affect the subject tract, as shown hereon.

CASE NUMBER SUB-____-2025
PLAT

LOT 1, BLOCK 1
PIGG ESTATE

1 RESIDENTIAL LOT
ZONED: PD-SF-1

BEING A 48.853 ACRE TRACT OF LAND BEING A PART OF THE WILLIAMSON GRIFFIN SURVEY, ABSTRACT NO. 391;

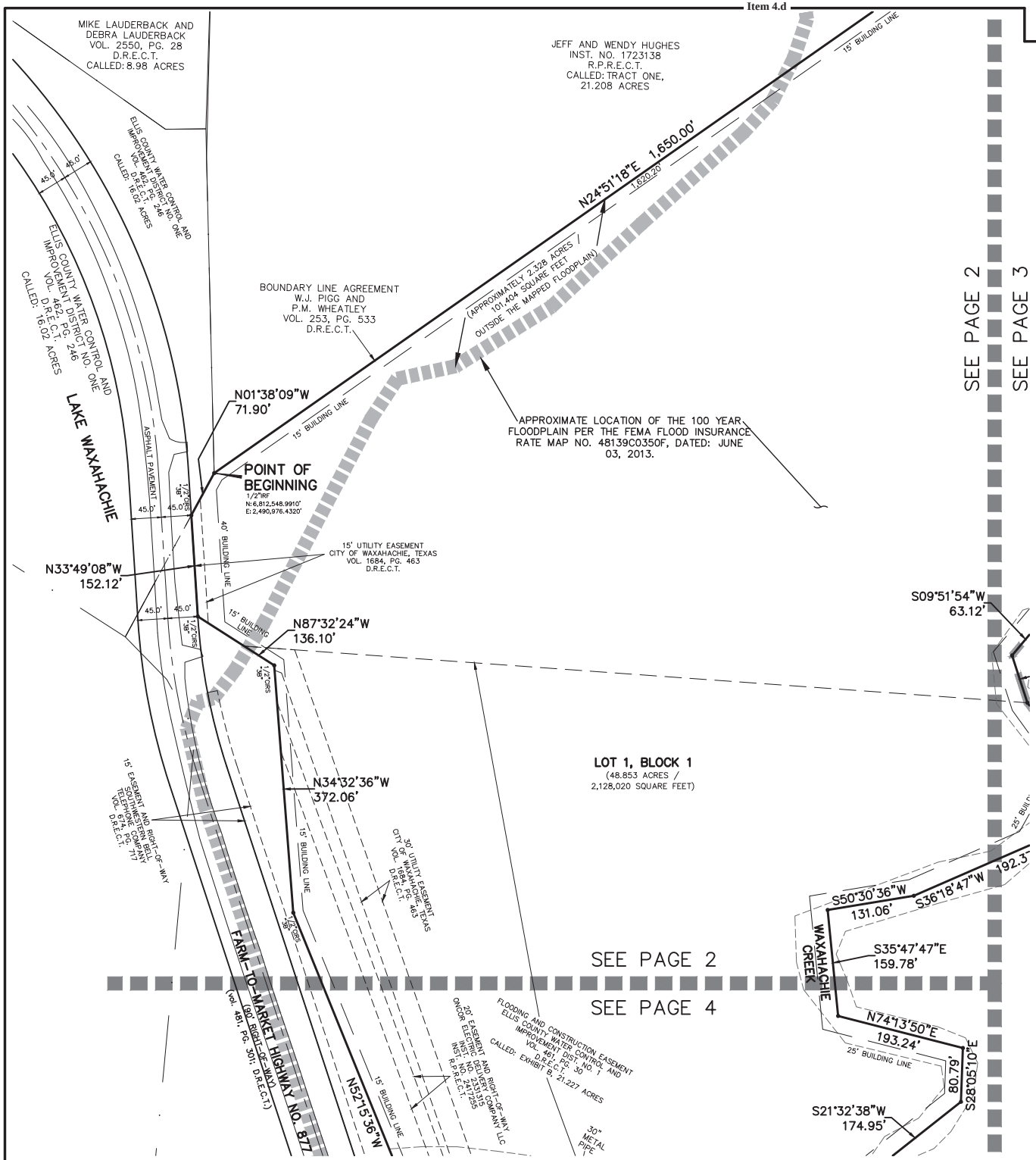
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

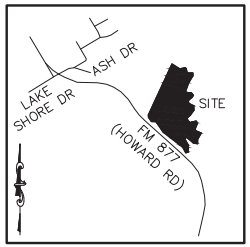
Kevin Pigg
Amanda Montandon — OWNERS/DEVELOPER
17725 Doc Bar Ave
Baton Rouge, Louisiana 70817
(972) 935-5789
Contact: Matt Newman

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

Dated: June 18, 2025

Drawing: C:\Users\EdwardBacak\OneDrive - 3B Land Surveying, Inc\Projects\NEW009\xNEW009-pt.dwg Saved By: EdwardBacak Save Time: 6/17/2025 4:17 PM





LOCATION MAP
"NOT TO SCALE"

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND

CIRS	CAPPED IRON ROD SET
CIRF	CAPPED IRON ROD FOUND
B.L.	BUILDING LINE SETBACK
FL	FLOWLINE
SF	ZONING DESIGNATION (SINGLE FAMILY)
U.E.	UTILITY EASEMENT
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
CAB.	CABINET
PG.	PAGE
D.R.E.C.T.	DEED RECORDS ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS ELLIS COUNTY, TEXAS
R.P.R.E.C.T.	REAL PUBLIC RECORDS ELLIS COUNTY, TEXAS
+000.0	SPOT ELEVATION

CASE NUMBER SUB-____-2025
PLAT

LOT 1, BLOCK 1
PIGG ESTATE

1 RESIDENTIAL LOT
ZONED: PD-SF-1

BEING A 48.853 ACRE TRACT OF LAND BEING A PART OF THE WILLIAMSON GRIFFIN SURVEY, ABSTRACT NO. 391;

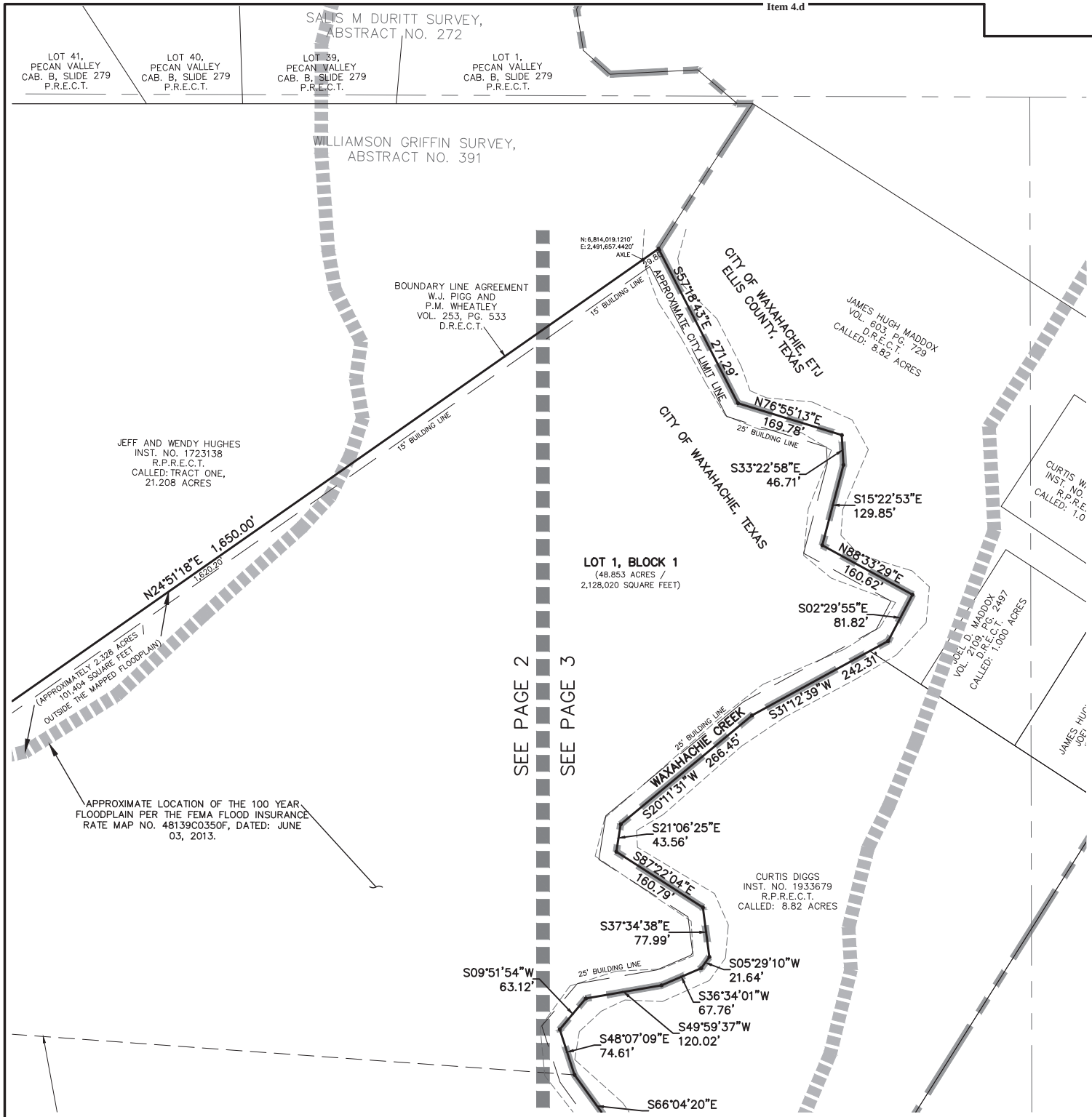
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

Kevin Pigg
Amanda Montandon — OWNERS/DEVELOPER
17725 Doc Bar Ave
Baton Rouge, Louisiana 70817
(972) 935-5789
Contact: Matt Newman

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

Dated: June 18, 2025

Drawing: C:\Users\EdwardBacak\OneDrive - 3B Land Surveying, Inc\Projects\NEW009\xNEW009-pt.dwg Saved By: EdwardBacak Save Time: 6/17/2025 4:17 PM



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND

CIRS	CAPPED IRON ROD SET
CIRF	CAPPED IRON ROD FOUND
B.L.	BUILDING LINE SETBACK
FL	FLOWLINE
SF	ZONING DESIGNATION (SINGLE FAMILY)
U.E.	UTILITY EASEMENT
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
CAB.	CABINET
PG.	PAGE
D.R.E.C.T.	DEED RECORDS ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS ELLIS COUNTY, TEXAS
R.P.R.E.C.T.	REAL PUBLIC RECORDS ELLIS COUNTY, TEXAS
+000.0	SPOT ELEVATION

CASE NUMBER SUB-____-2025
PLAT

LOT 1, BLOCK 1
PIGG ESTATE

1 RESIDENTIAL LOT
ZONED: PD-SF-1

BEING A 48.853 ACRE TRACT OF LAND BEING A PART OF THE WILLIAMSON GRIFFIN SURVEY, ABSTRACT NO. 391;

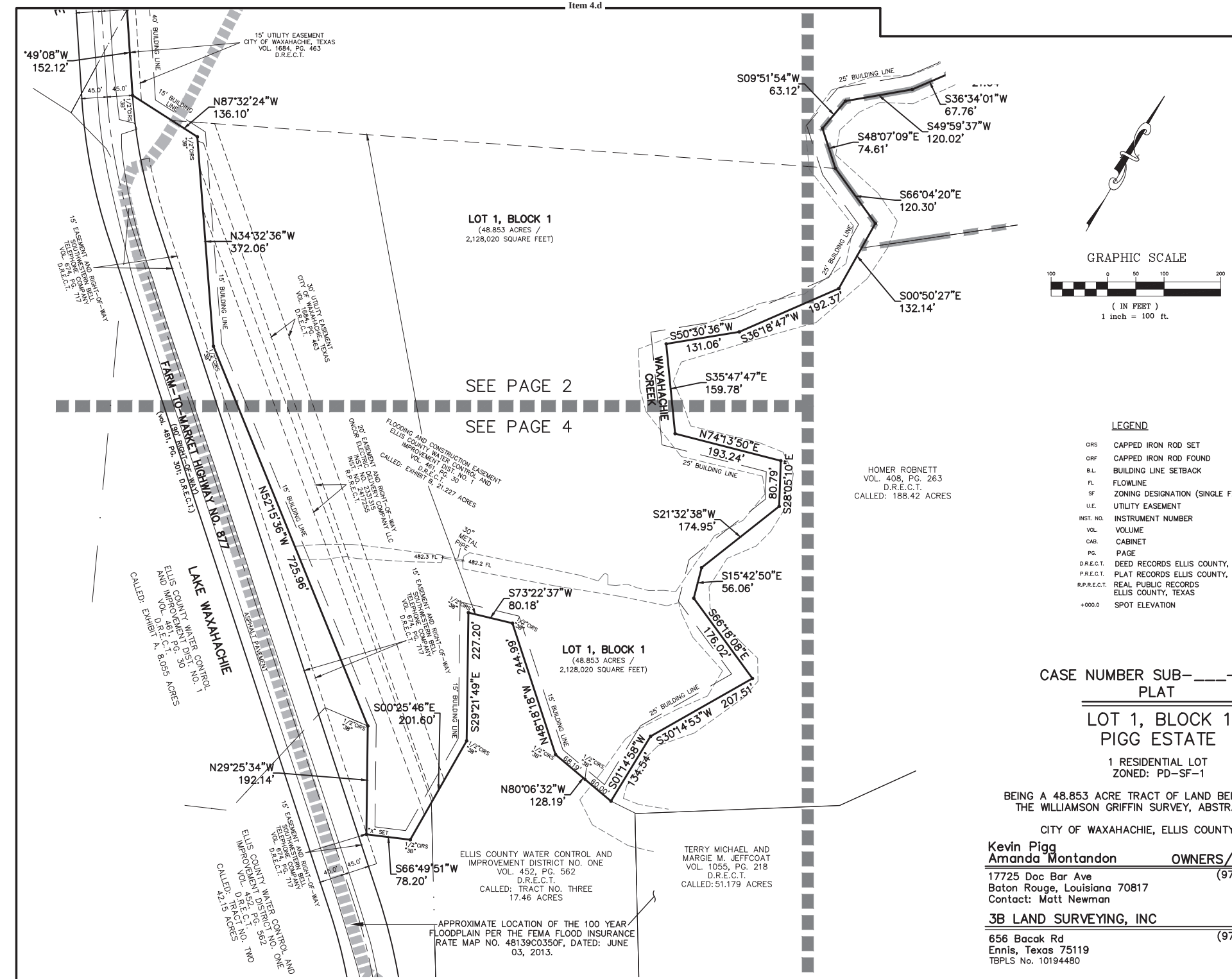
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

Kevin Pigg
Amanda Montandon — OWNERS/DEVELOPER
17725 Doc Bar Ave
Baton Rouge, Louisiana 70817
Contact: Matt Newman
(972) 935-5789

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

Dated: June 18, 2025

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LEGEND

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STATE OF TEXAS §

COUNTY OF ELLIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Kevin Pigg and Amanda Montandon, Co-Administrators, are the owners of that parcel of land located in the City of Waxahachie, Ellis County, Texas and being a part of the Williamson Griffin Survey, Abstract No. 391, being a part of that called 44.385 acres tract of land described in deed to Dorothy Pigg recorded in Volume 489, Page 300, Deed Records Ellis County, Texas and being further described as follows:

BEGINNING at a one-half inch iron found in the westerly line of said Pigg tract of land, said point being at the east corner of that called 16.02 acre tract of land described in deed to Ellis County Water Control and Improvement District No. One recorded in Volume 462, Page 246, Deed Records Ellis County, Texas and said point being at the south corner of that called 21.208 acre tract of land described in deed to Jeff and Wendy Hughes recorded in County Clerk's Instrument Number 1723138, Real Property Records Ellis County, Texas;

THENCE North 24 degrees 51 minutes 18 seconds East, at 1,620.20 feet passing an axle found for witness, in all a total distance of 1,650.00 feet along the southeast line of said 21.208 acre tract of land to the north corner of said Pigg tract of land and said point being at the approximate centerline of Waxahachie Creek;

THENCE along the northeasterly line of said Pigg tract of land and along the approximate centerline of Waxahachie Creek as follows:

South 57 degrees 18 minutes 43 seconds East, 271.29 feet to a point for corner;
North 76 degrees 55 minutes 13 seconds East, 169.78 feet to a point for corner;
South 33 degrees 22 minutes 58 seconds East, 46.71 feet to a point for corner;
South 15 degrees 22 minutes 53 seconds East, 129.85 feet to a point for corner;
North 88 degrees 33 minutes 29 seconds East, 160.62 feet to a point for corner;
South 02 degrees 29 minutes 55 seconds East, 81.82 feet to a point for corner;
South 31 degrees 12 minutes 39 seconds West, 242.31 feet to a point for corner;
South 20 degrees 11 minutes 31 seconds West, 266.45 feet to a point for corner;
South 21 degrees 06 minutes 25 seconds East, 43.56 feet to a point for corner;
South 87 degrees 22 minutes 04 seconds East, 160.79 feet to a point for corner;
South 37 degrees 34 minutes 38 seconds East, 77.99 feet to a point for corner;
South 05 degrees 29 minutes 10 seconds West, 21.64 feet to a point for corner;
South 36 degrees 34 minutes 01 seconds West, 67.76 feet to a point for corner;
South 49 degrees 59 minutes 37 seconds West, 120.02 feet to a point for corner;
South 09 degrees 51 minutes 54 seconds West, 63.12 feet to a point for corner;
South 48 degrees 07 minutes 09 seconds East, 74.61 feet to a point for corner;
South 66 degrees 04 minutes 20 seconds East, 120.30 feet to a point for corner;
South 00 degrees 50 minutes 27 seconds East, 132.14 feet to a point for corner;
South 36 degrees 18 minutes 47 seconds West, 192.37 feet to a point for corner;
South 50 degrees 30 minutes 36 seconds West, 131.06 feet to a point for corner;
South 35 degrees 47 minutes 47 seconds East, 159.78 feet to a point for corner;
North 74 degrees 13 minutes 50 seconds East, 193.24 feet to a point for corner;
South 28 degrees 05 minutes 10 seconds East, 80.79 feet to a point for corner;
South 21 degrees 32 minutes 38 seconds West, 174.95 feet to a point for corner;
South 15 degrees 42 minutes 50 seconds East, 56.06 feet to a point for corner;
South 66 degrees 18 minutes 08 seconds East, 176.02 feet to a point for corner;
South 30 degrees 14 minutes 53 seconds West, 207.51 feet to a point for corner;
South 01 degrees 14 minutes 58 seconds West, 134.54 feet to a point in the northwest line of that called Tract No. Three, a 17.46 acre tract of land described in deed to Ellis County Water Control and Improvement District No. One recorded in Volume 452, Page 562, Deed Records Ellis County, Texas;

THENCE along the northwest line of said 17.46 acre tract of land as follows:

North 80 degrees 06 minutes 32 seconds West, at 60.00 feet passing a one-half inch iron rod with cap stamped "3B" set for witness, in all a total distance of 128.19 feet to a one-half inch iron rod with cap stamped "3B" set for corner;
North 48 degrees 18 minutes 18 seconds West, 244.99 feet to a one-half inch iron rod with cap stamped "3B" set for corner;
South 73 degrees 22 minutes 37 seconds West, 80.18 feet to a one-half inch iron rod with cap stamped "3B" set for corner;
South 29 degrees 21 minutes 49 seconds East, 227.20 feet to a one-half inch iron rod with cap stamped "3B" set for corner;
South 00 degrees 25 minutes 46 seconds East, 201.60 feet to a one-half inch iron rod with cap stamped "3B" set in the northeasterly line of that called Tract No. Two, a 42.15 acre tract of land described in deed to Ellis County Water Control and Improvement District No. One recorded in Volume 452, Page 562, Deed Records Ellis County, Texas;

THENCE along the northeasterly line of said 42.15 acre tract of land as follows:

South 66 degrees 49 minutes 51 seconds West, 78.20 feet to an "X" set in concrete for corner;
North 29 degrees 25 minutes 34 seconds West, 192.14 feet to a one-half inch iron rod with cap stamped "3B" set for the north corner of said 42.15 acre tract of land and said point being at the east corner of that called Exhibit A, a 8.055 acre tract of land described in deed to Ellis County Water Control and Improvement District No. 1 recorded in Volume 461, Page 30, Deed Records Ellis County, Texas;

THENCE along the northeasterly line of said 8.055 acre tract of land as follows:

North 52 degrees 15 minutes 36 seconds West, 725.96 feet to a one-half inch iron rod with cap stamped "3B" set for corner;
North 34 degrees 32 minutes 36 seconds West, 372.06 feet to a one-half inch iron rod with cap stamped "3B" set for corner;
North 87 degrees 32 minutes 24 seconds West, 136.10 feet to a one-half inch iron rod with cap stamped "3B" set in the northeasterly right-of-way line of Farm-to-Market Highway No. 877 (90' right-of-way);
North 33 degrees 49 minutes 08 seconds West, 152.12 feet along the northeasterly right-of-way line of Farm-to-Market Highway No. 877 to a one-half inch iron rod with cap stamped "3B" set for corner;
North 01 degrees 38 minutes 09 seconds West, 71.90 feet to the POINT OF BEGINNING and containing 2,128,020 square feet or 48.853 acres of land.

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

THAT We, Kevin Pigg and Amanda Montandon, Co-Administrators, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Lot 1, Block 1, Pigg Estate, an addition to the City of Waxahachie, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements, as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Waxahachie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility, said use by public utilities being subordinate to the public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Waxahachie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the ____ day of _____, 2025.

By: The Estate of Kenneth Ray Pigg

_____ _____
Kevin Pigg, Co-Administrator

_____
Amanda Montandon, Co-Administrator

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 Kevin Pigg, Co-Administrator, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

WITNESS MY HAND at Waxahachie, Ellis County, Texas, This ____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS §

COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Amanda Montandon, Co-Administrator, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

WITNESS MY HAND at Waxahachie, Ellis County, Texas, This ____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

My Commission Expires On: _____

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ _____
Chairperson Date

_____ _____
Attest Date

APPROVED BY: City Council

BY: _____ _____
Mayor Date

_____ _____
Attest Date

SURVEY CERTIFICATION

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

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

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

STATE OF TEXAS OF TEXAS REGISTERED SURVEYOR EDWARD SCOTT BACAK 6248 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF ELLIS §

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

WITNESS MY HAND at Ennis, Ellis County, Texas, This _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

GENERAL NOTES:

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

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

CASE NUMBER SUB-____-2025

PLAT

LOT 1, BLOCK 1
PIGG ESTATE

1 RESIDENTIAL LOT
ZONED: PD-SF-1

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CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

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Amanda Montandon — OWNERS/DEVELOPER
17725 Doc Bar Ave — (972) 935-5789
Baton Rouge, Louisiana 70817
Contact: Matt Newman

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

Dated: June 18, 2025

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Planning & Zoning Department
Zoning Staff Report

Case: ZDC-71-2025

MEETING DATE(S)

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

CAPTION

Public Hearing on a request by Christopher Childs, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-3 (SF-3) zoning district located at 710 Perry Avenue (Property ID 174044) – Owner(s): Christopher Childs (ZDC-71-2025)

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-71-2025, a Specific Use Permit (SUP) for Short-Term Rental use."*

- *"I move to recommend approval of ZDC-71-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."*

APPLICANT REQUEST

The Applicant requests a Specific Use Permit for a Short-Term Rental use at 710 Perry Avenue.

CASE INFORMATION

Applicant:	Christopher Childs
Property Owner(s):	Christopher Childs
Site Acreage:	0.086 acres
Current Zoning:	Single-Family-3 (SF-3)
Requested Zoning:	SF-3 with a Specific Use Permit (SUP) for a Short-Term Rental (STR) use

SUBJECT PROPERTY

General Location:	710 Perry Avenue
Parcel ID Number(s):	174044
Existing Use:	Single Family Residence
Development History:	The subject property is platted as Lot 4 of the Highland Park Addition

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-3	Single Family Residence
East	SF-3	Single Family Residence
South	SF-3	Rivers of Life Pentecostal Church & Single Family Residence
West	SF-3	Single Family Residence

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 Perry Avenue.

Site Image:



PLANNING ANALYSIS

The applicant requests a SUP for a STR use at 710 Perry Avenue because it is located within the SF-3 zoning district. Per the City's Zoning Ordinance, a STR use located within the SF-3 zoning district requires an approved SUP. The subject property consists of a primary structure of approximately 2,377 square feet, built in 2021 with three (3) bedrooms, two (2) bathrooms, and enough improved surface to accommodate for three (3) parking spaces. The subject property is situated on approximately 0.086 acres (3,746 square feet) lot. The applicant has not been operating the subject property as a short-term rental; therefore, the applicant has not been paying local hotel occupancy taxes. Currently, the applicant has the subject property advertised on AirBNB as available to lease as soon as August 1, 2025.

The applicant purchased the subject property in February 2025. The applicant began attempts to submit a SUP application for the STR on April 30, 2025, and completed the application process on May 23, 2025. During this period, the applicant attempted to register the STR using the City's STR compliance vendor (GovOS); but was advised that SUP approval is required prior to registration.

During the review of the SUP Application, staff identified a listing of the subject property on AirBNB and reached out to the applicant to note that advertising prior to receiving an approved SUP and registering the STR is prohibited by the Waxahachie Zoning Ordinance. The applicant was directed to complete the SUP application approval process and STR registration process before advertising. At that time, the applicant updated his listing to be available for booking on January 1, 2026 and stated that he had not utilized the property as a STR during the time the property was available on AirBNB.

At the time of the posting of this staff report, the listing on AirBNB is still live and available, but booking is now available as soon as August 1, 2025 as a long-term rental of 30 or more days. Additionally, when the booking for the subject property was identified, Staff discovered that the applicant has advertisements on AirBNB for two separate bedrooms as long-term rentals located at his homestead on 237 Lillian Lane. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead.

During the planning analysis, Staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls within the past twelve months.

The applicant's local emergency contact is Matt Hogan, 237 Lillian Lane, Waxahachie, TX 75165, cri@stayalbatross.com, which is located approximately six (6) miles from the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 89 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of two (2) letters of opposition and six (6) letters of support were received by staff, with one (1) letter of opposition and one (1) letter of support within 200' of the subject property.

RECOMMENDATION

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

Conditions:

1. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
2. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.

Conditions continued:

3. The short-term rental operator shall allow a maximum occupancy of eight (8) guests per stay.
4. The short-term rental operator shall allow a maximum of three (3) vehicles to park on the subject property. Off-site and/or on-street parking is prohibited.
5. The short-term rental operator shall not lease simultaneously to more than one (1) group under separate contacts, bookings or appointments as stated in Section 3.27(g)(ii) of the City's Zoning Ordinance.
6. The short-term rental operator shall not advertise the subject property as a short-term rental prior to the approval of the short-term rental registration as stated in Section 3.27(d)(i).
7. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
8. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. AirBNB Listing
3. Location Map (Exhibit A)
4. Zoning Map (Exhibit B)
5. Floorplan (Exhibit C)
6. Survey (Exhibit D)
7. Host Rules (Exhibit E)

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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-71-2025
<><><>

RECEIVED JUL 0 2 2025

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

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by Christopher Childs, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-3 (SF-3) zoning district located at 710 Perry Avenue (Property ID 174044) – Owner(s): Christopher Childs (ZDC-71-2025)

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-71-2025 **City Reference: 174042**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments:

Signature

7/2/25
Date

Brad Yates member
Printed Name and Title

704 Perry
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-71-2025

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Case Number: ZDC-71-2025 **City Reference: 174121**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments:

Signature

7/2/25
Date

Brad Yates member
Printed Name and Title

605 Perry
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-71-2025

<>

RECEIVED JUL 02 2025

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

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Case Number: ZDC-71-2025 **City Reference: 174048**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments:

Signature

7/2/25
Date

Brad Yates member
Printed Name and Title

602 Perry
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-71-2025

RECEIVED JUL 0 2 2025

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

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

Case Number: ZDC-71-2025 **City Reference: 285606**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☑ SUPPORT ☐ OPPOSE

Comments:

Signature

7/2/25
Date

Brad Yates member
Printed Name and Title

604 Perry
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-71-2025

RECEIVED JUL 0 2 2025

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

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Case Number: ZDC-71-2025 **City Reference: 174056**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☑ SUPPORT ☐ OPPOSE

Comments:

Signature

7/2/25
Date

Brad Yates member
Printed Name and Title

508 Perry
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-71-2025

<>

RECEIVED JUL 02 2025

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

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Case Number: ZDC-71-2025 **City Reference: 285607**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments:

Signature

7/2/25
Date

Brad Yates member
Printed Name and Title

606 Perry
Address

Case Number: ZDC-71-2025 **Items 5 & 6** **City Reference: 175041**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☑ OPPOSE

Comments: Already too much congestion with cars on Perry Avenue

Shamilia Coleman
Signature

7-9-25
Date

Shamilia Coleman / Church Secretary
Printed Name and Title

1415 MLK
Address

RECEIVED JUL 09 2025

Case Number: ZDC-71-2025 **Items 5 & 6** **City Reference:** 175042

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☑ OPPOSE

Comments: Already TOO much congestion on Perry Avenue

Shamilia Williams Coleman
Signature

7/9/25
Date

Shamilia Coleman/owner
Printed Name and Title

103 Graham ST
Address

RECEIVED JUL 09 2025

Items 5 & 6











Entire home in Waxahachie, Texas

6 guests · 3 bedrooms · 2.5 baths

★ New

Hosted by Chris | Stay Albatross Rentals
Superhost · 10 years hosting

Self check-in
Check yourself in with the smartlock.

Garden view
Soak up the view during your stay.

Dedicated workspace
A room with wifi that's well-suited for working.

Add dates for prices

Select dates

Minimum stay: 2 nights

CHECK-IN 6/12/2025 ×

CHECKOUT Add date

June 2025

S	M	T	W	T	F	S
~~1~~	~~2~~	~~3~~	~~4~~	~~5~~	~~6~~	~~7~~
~~8~~	~~9~~	~~10~~	~~11~~	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July 2025

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Clear dates Close

Note: this property is only available for 30+ day stays. Requests not be considered.

The city of waxahachie declareth, so be-ith

Welcome to your fully furnished retreat—perfect for medical professionals, contractors, business travelers, and families needing a comfortable and well-equipped home base. This spacious two-story, 3 bed / 3 bath home features a thoughtful layout, upgraded ...

Show more



EXHIBIT A - LOCATION MAP

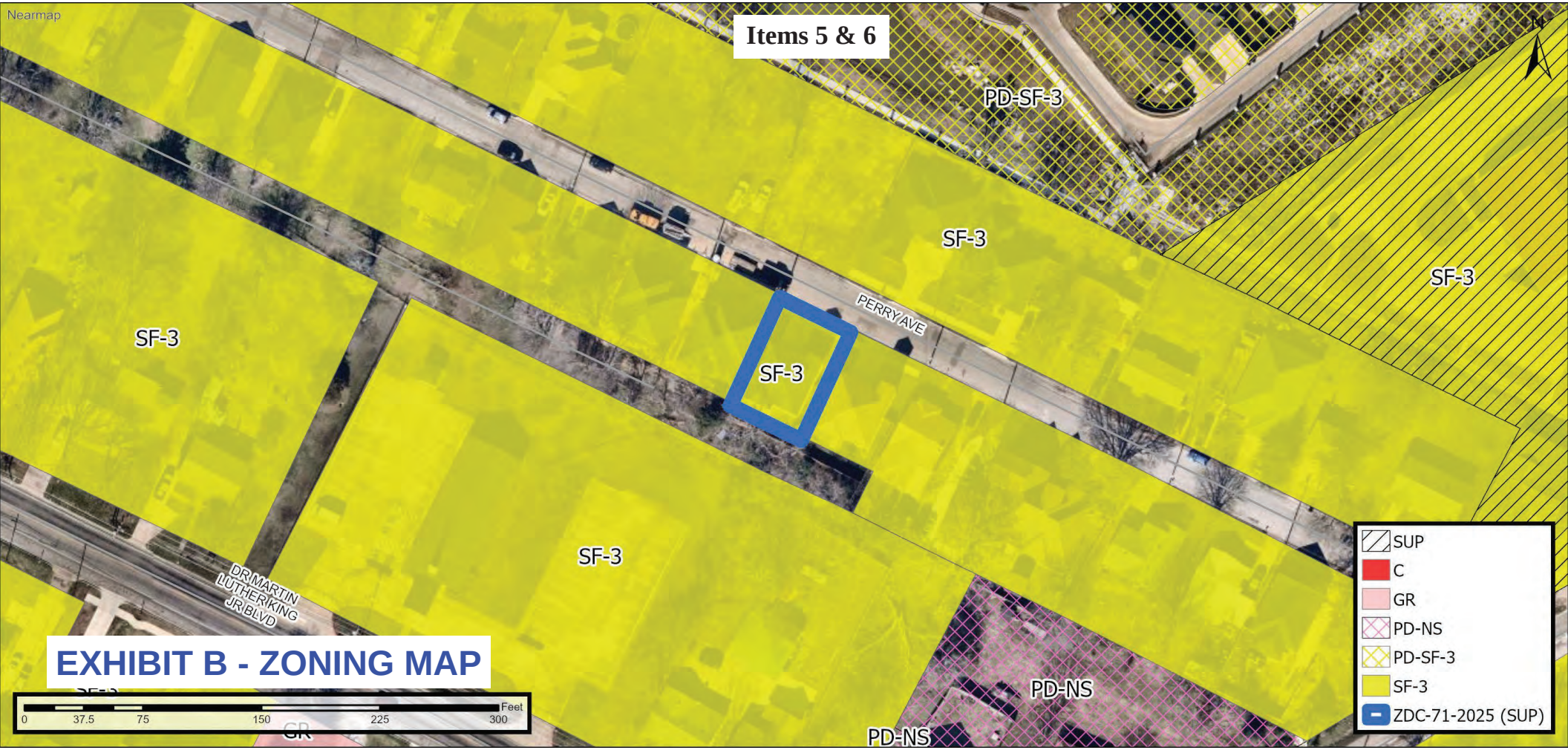
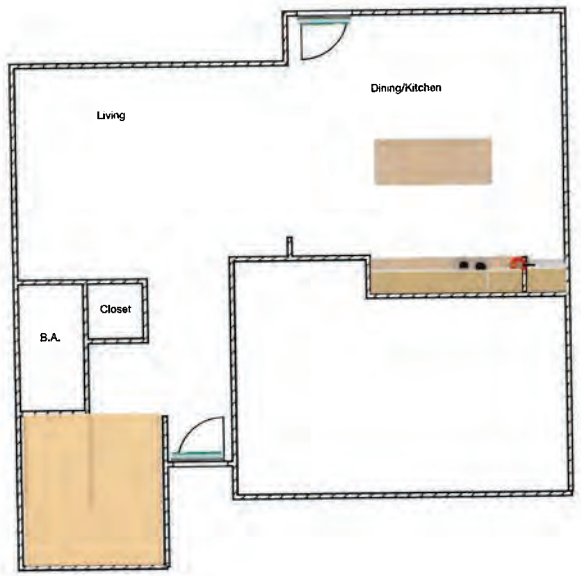


EXHIBIT B - ZONING MAP

EXHIBIT C - FLOORPLAN

Items 5 & 6



1st Floor

EXHIBIT C - FLOORPLAN



2nd Floor

EXHIBIT D - SURVEY

FINAL SURVEY

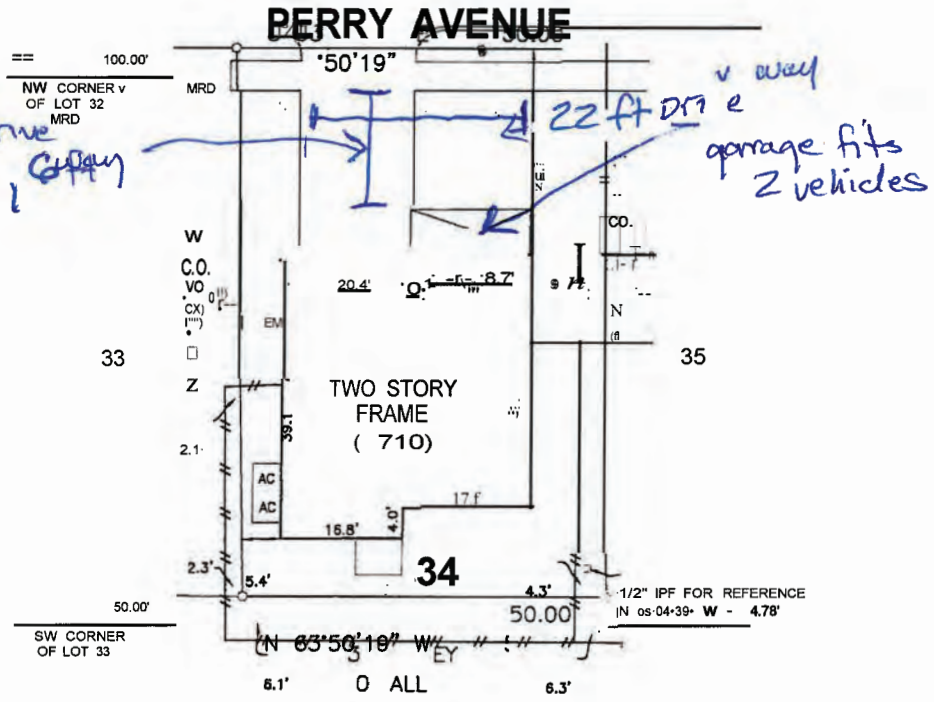
I(tft'I>ES SURVEYING

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at Na. 710 PERRY AVENUE in the city of WAXAHACHIE Texas.
Lot No. 34 Block No ----------, ------- of HIGHLAND PARK an addition in the city of WAXAHACHIE, ELLIS COUNIY Texas according to the PLAT THEREOF RECORDED in VOLUME 2_I6_5_ _at PAGE 307 of the MAP records of ELLIS COUNIY, TEXAS.





Driveway was re-measured and is 18' rather than 16'



Jan 06, 2025 Feb 20, 2025

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITTONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NADB3), NORTH CENTRAL ZONE (4202)

1529 E. 1-30, STE. 106 - GARLAND, TX 75043 - FIRIA REGISIRA110N NO 10194052

The plat hereon is true. correct, and accurate representation of the property as detsrmined by survey. the lines and dimen11ions of said property being as indicated by the plat:the size. location and type of building and improvements are as shown, all improvements being within the boundaries of the property. set back from property lines the distance indicated. ar visible and apparent easements.

TITLE AND ABSIRACIING WORK FURNISHED BY KENDRA NORWOOD

THERE ARE NO ENCROACHMENIS CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1· = 20'
Dato: 10/04/2024
G F. No.:
Job no.: 113682
Drawn by: TG

USE OF THIS SURVEY FOR ANY OTHER PURPOSE

's°J ES ..._'sTI iRfJ:fA CLUSIVELY FOR KENDRA NORWOOD

LEGEND
UNLESS OTHERWISE NOTED

STATE OF TEXAS REGISTERED BRIAN S. RHODES 5962 PROFESSIONAL LAND SURVEYOR

Docusign Envelope ID: AE009B73-1E03-47BF-B11E-6BB608926F1D

Stay Albatross
House Policy & Rules

We hope that you will enjoy your stay and make full use of our facilities. House guests are kindly requested to observe the rules, outlined below, so that their stay will be comfortable and safe. If guests do not observe these rules, the Management will have the full right to cancel their accommodations, with no refunds.

Stay Albatross LLC would like for you and your guests to enjoy the home and all the amenities that we offer you for your stay and enjoyment, so here are a few things we believe will make your stay as enjoyable as possible.

By booking our property you and all your guests agree that you understand all the requirements that you will need to be responsible for.

You will hold harmless, Stay Albatross LLC. their members, and the property owner. Stay Albatross LLC will not be held liable for any accidents or catastrophic injuries that come from neglect on your part in our home or on the property.

You agree that you are booking in good will with your host and that you will not attempt to damage your host's business because you are unhappy with a ruling by the booking site or the host in the event that you experience anything dissatisfying in regard to your stay, or if you lose a resolution. You are now waiving your right to a trial if we choose to sue you, and if this does go to trial you agree to pay all court costs of both parties.

We want your stay to be a dream vacation with great memories that will stay with you forever.

Booking party: Agrees that they will be staying at the home, is over 25 years old, and will not have a party or parties at the home. Violation of this will result in the termination of the agreement and NO refunds. Once you have booked the property **you are required to forward a clear picture of your Driver's License or some form of Government ID so we can verify your age, picture and identity within 72 hours after booking.** Please email this information directly to manager@stayalbatross.com

EXHIBIT E - HOST RULES

Items 5 & 6

Docusign Envelope ID: AE009873-1E03-47BF-811E-6BB608926F1D

CONDITION AND USE OF PROPERTY: The Property is provided in "as is" condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as internet access, satellite or cable TV access, access to swimming pools or hot tubs, and use of fireplaces as applicable. Stay Albatross, nor homeowner, shall not be held responsible for such items failure to work, but will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of amenities such as hot tubs, pools, spas, fireplaces, decks, patios, fire pit (s) and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children, and such use is at the Guest's own risk. Guests shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property.

Guest Policy: Guests will have access to the entire home. The nightly booking fee includes the number of guests on your reservation (not to exceed 8 occupants). That means if you have friends, coworkers, or anyone else that is coming into the house, they are also considered a guest. As an effort to keep our rate low, we price the base of the home low, and charge more for extra people. This is done specifically to keep our rates low. Please let us know. There is a $60 fee per additional guest per night (after the designated number of guests on the listing. This means if the listing specifies, we charge after 6 guests, then each additional person after 6, regardless of age or length of time they will be occupying the property (not to exceed 8 occupants). will be accounted for unless approved with the host 24 hours in prior to check-in. This rule applies regardless of age.

For your Safety

- Please review all the emergency exits on your rental promptly upon your arrival.
- Please remember your door code any time you leave the home. For ease we set this to be the last four of the booking parties number.
- Please make sure you lock the door when you leave.
- Should you notice any suspicious persons, please contact the management immediately.
- We reject the use of our rental by members of any gang or extremists. Even after a reservation has been made or during a Guest's stay, if the Guest is found to be a member of a gang or an extremist, the Guest will be asked to leave the Rental immediately.
- Please watch your children and become familiar with the home and the surroundings to insure you understand the possibilities of anyone getting hurt, and to avoid that by educating those in your group.

YOUR COOPERATION IS REQUESTED (fees and fines):

- **Checkin: After 3 PM**
- **Checkout: before 1 PM**
- **Self check-in with keypad**
- **No smoking**

EXHIBIT E - HOST RULES

Items 5 & 6

Docusign Envelope ID: AE009B73-1E03-47BF-B11E-6BB608926F1D

- **No pets**
- **No parties or events**
- **Locals Must contact us before booking**

1. No Smoking Any Substance Anywhere in the home or in the common areas on the property. This is a 100% smoke-free community. Smoking anywhere on the property will result in a $500 per day fee. Smoking is permitted outside the home only.
2. Check-In Anytime After 3 pm on the day of arrival.
3. Check-Out time by 1 pm on the day of departure.
4. Pets: Pets are allowed at the discretion of the host. Please inquire first. If allowed, there is a separate fee of $20/day that must be paid before the check-in date.

a. Due to some guests having allergies and seeking to stay in non-pet or service animal homes, we must know if you're going to bring in a pet in order to respect the other guests' needs for a safe and clean environment. Failure to notify the host of any pets or service animal brought onto the property without prior approval your stay can be terminated without a refund and you will be asked to leave the property.

5. Communication/Messaging: If you have any needs or issues, you will message us through the Airbnb Message Center only. You acknowledge that phone support is not provided.
6. No parties, events, birthdays, bachelor or bachelorette stays - this includes "social gatherings" of any definition.
7. Do not have more guests or visitors than stated in your reservation
8. More guests or visitors than stated on the reservation (not to exceed 8 occupants) will incur a charge of $50/night/guest or temporary visitor. It doesn't matter if they stay overnight or for just a short period.
9. We are not responsible or liable for any accidents, injuries, or illnesses that occur while on the premises. Use of Community Amenities, including but not limited to the pool, spa, BBQ grills, and gym, is at your own risk.
10. We are not responsible for the loss of personal belongings or valuables during your stay. We cannot be responsible for any items left behind.
11. There will be a minimum $100 handling fee, plus the cost of shipping for anything you request be mailed back. Requests must be made within 48-hours of departure; after which period, items may be donated at the sole discretion of the host. Please make sure to check for all personal items prior to checkout.
12. Mail service not supported. All packages will be rejected. We suggest guests that require mail delivery set up a temporary mailbox at the UPS Store or USPS.
13. FEES: Unapproved Late Check-Out fees: Every 30 min after 1 pm will incur an additional $75 charge.
14. Lost TV Remote control will result in a $100 Charge

Docusign Envelope ID: AE009B73-1E03-47BF-B11E-6BB608926F1D

15. Disabling, obstructing, or tampering in any way with any of the safety or security devices, will result in a $250 fee for each occurrence and cancellation of the remainder of your reservation without refund.

16. Do not bum candles, incense, or any other open flames.

17. Please follow check-in and check-out instructions carefully

18. Linens that go missing or are damaged will be paid for at the guest expense. We have makeup towels and removers for your use, please use those.

19. By booking this property I fully agree that my guests and I have read and understand all the house rules as listed above in all the previous sections and agree that I will accept all responsibilities noted above along with my guests.

20. Please do not bring onto the premises of the rental any of the following (failure to adhere to this can result in immediate termination of your reservation, without refund, and you will be escorted off the premises):

a. Gunpowder, oils or other explosives or inflammables.

b. Objects emitting a foul odor.

c. firearms or swords

d. Objects of an unusually large size or in unusually large quantities; and

e. Illegal drugs or other articles, the possession of which is prohibited by the laws of Texas.

21. The rental may not be used for prolonged business purposes, or for any purpose apart from accommodation, without the express permission of the management.

22. Please do t10t hang any items or objects whatsoever from the windows.

23. The distribution or display of advertisements and the sale of goods on the premises of the Rental are prohibited without prior written authorization.

24. Please refrain from using equipment or fixtures for purposes other than those intended. Please do not remove or alter any equipment or fixtures of the rental property.

25. You are reminded that unauthorized publication for business purposes of photographs taken on the premises of the rental may be subject to legal action.

26. You will be charged for any damage to the Rental property caused by you or by your guests.

Thanks so much for adhering to our rules. I want to personally thank you for booking your vacation with us. Have a Great Time! You will absolutely love the home..

Stay Albatross LLC

Booking Party's Name _____

Docusign Envelope ID: AE009B73-1E03-47BF-B11E-6BB608926F1D

Date _____

signature _____

VOID

ADDENDUM A: Swimming Pool Waiver and Release of Liability Form

Release of Liability, Waiver of Claims, Assumption of Risk, and Indemnity Agreement
PLEASE READ CAREFULLY BY SIGNING THIS DOCUMENT, YOU CHOOSE TO WAIVE CERTAIN LEGAL RIGHTS, INCLUDING THE RIGHT TO SUE.

If you are staying at a Stay Albatross Property, or one we manage, you agree to the following (where there is a pool or hot tub for guest use)

I wish to swim during the length of stay at your vacation home. By swimming in the properties pool or using the hot tub, I recognize and fully understand certain things, including:

I. At no time is there a lifeguard on duty, you (the renter) are responsible/or the safe operation of the pool and are responsible for all persons using the pool during your stay.

2. *My use of the pool facilities during my stay involves certain risks, including but not limited to:*

I. *The risk of injury resulting from possible malfunction of the pool equipment.*

2. *The risk of injuries resulting from tripping or falling over obstacles in the pool area;*

3. *The risk of injuries resulting from unsupervised divers and swimmers colliding.*

4. *The risk of other injuries resulting from participating in any action in the pool.*

3. *I recognize and fully understand that the above list is not a complete or exhaustive list of all possible*

risks: the list only provides examples of types of risks that I am assuming.

In exchange for the Owner allowing me to utilize the pool and area during my stay, I hereby agree to the conditions below. !fully intend and choose to give up the legal rights, as stated below:

- *TO WAIVE ANY AND ALL CLAIMS that I have or may have in the future against the Owner, its directors, officers, employees, agents, or representatives (hereinafter referred to as the "Releasees") relating to my use of the pool and pool area;*
- *TO RELEASE THE RELEASEES from any and al! liability for any loss, damage, injury, expense, or other cost that I may suffer or that my next of kin may suffer in connection with my use of the Releasees pool or pool area to any cause whatsoever, INCLUDING NEGLIGENCE ON THE PART OF THE RELEASEES:*
- *TI OLD HARMLESS AND JNDE1\IN/FI"THE RELEASEES from any and all liahility to property, or personal injwy to, any third party, resulting from thl!use of the pool or pool area*
- *That I am over the age of 18 and that I am responsible and will adhere to all the rules of the property;*
- *That this Waiver, Release, and Agreement isful(I'effective and shall he effective and hinding upon me, and my heirs, next of kin, execlllors, administrators, and assigns, or anyone else autho,-i=ed to act on my behalf or on behalf of my estall!.*
- *I will take care of the properties' hot tub or pool and am responsible for any damage that should arise from the use of said pool or hot tub.*
- *If it is determined that I have caused damage to the pool or hot tub, I agree to pay any and all damages outside of normal wear and tear.*

I have read and understood this document. I am aware that by signing this document, I am waiving certain legal rights that I may have against the releases, and !fully agree to do so.

Full Name .....

Signed: _____ *Print:*_____ *Date:* _____

MMIDDIYYYY

Date of Birth: _____ __

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-83-2025

MEETING DATE(S)

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

CAPTION

Public Hearing on a request by Jennifer Smolka, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-2 (SF-2) zoning district located at 821 Williams Street (Property ID 171711) – Owner(s): Smolka Holdings LLC Series C (ZDC-83-2025)

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-83-2025, a Specific Use Permit (SUP) for Short-Term Rental use."*

- *"I move to recommend approval of ZDC-83-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."*

APPLICANT REQUEST

The Applicant requests a Specific Use Permit for a Short-Term Rental use at 821 Williams Street.

CASE INFORMATION

Applicant:	Jennifer Smolka
Property Owner(s):	Smolka Holdings LLC Series C
Site Acreage:	0.306 acres
Current Zoning:	Single-Family-2 (SF-2)
Requested Zoning:	SF-2 with a Specific Use Permit (SUP) for a Short-Term Rental use

SUBJECT PROPERTY

General Location:	821 Williams Street
Parcel ID Number(s):	171711
Existing Use:	Residential use
Development History:	The subject property is currently platted as Lot H, Block 267 of the Town Addition

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-3	Single Family Residence
East	SF-3	Single Family Residence
South	SF-3	Single Family Residence
West	SF-3	Single Family Residence

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 Williams Street.

Site Image:



PLANNING ANALYSIS

The Applicant requests a SUP for short-term rental use at 821 Williams Street because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,459 square feet, with two (2) bedrooms, one (1) bathroom, and enough improved surface to accommodate parking for a maximum of two (2) vehicles. The subject property is situated on an approximately 0.31 acres (13,329 square feet) lot. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on June 4, 2025.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered a disturbance-related call that occurred near outside of the subject property and not involving the subject property.

The applicant's local emergency contact is Kevin Smolka, 504 Lakewood Drive, Waxahachie, TX 75165, kevin.smolka.com, which is located approximately eight (8) miles from the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 100 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of four (4) letters of support and six (6) letters of opposition were received by staff, with two (2) of the letters of support and five (5) letters of opposition received are within the 200' buffer.

RECOMMENDATION

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

Conditions:

1. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
2. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
3. The short-term rental operator shall allow a maximum occupancy of six (6) guests per stay.
4. The short-term rental operator shall permit a maximum of two (2) vehicles to be parked on the subject property. Off-site and/or on-street parking is prohibited.
5. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
6. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

ATTACHED EXHIBITS

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

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

Venissat, Michelle

From: GalaxyWolf 2010 <bellgena61@gmail.com>
Sent: Monday, June 30, 2025 7:39 AM
To: Planning
Subject: Case # ZDC-83-2025 / City Reference: 171719

Some people who received this message don't often get email from bellgena61@gmail.com. Learn why this is important

I support the request made by Jennifer Smolka for SUP for Short-Term Rental at 821 Williams St.(Property ID 171711)- Owner(s): Smolka Holdings LLC Series C (ZDC-83-2025)

I remain,

Gena Bell
06/30/2025

Owner of property at: 817 Williams St, Waxahachie, TX 75165

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-83-2025
<><><>

KYSER JOYCE
108 SAVANNAH ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by Jennifer Smolka, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-2 (SF-2) zoning district located at 821 Williams Street (Property ID 171711) – Owner(s): Smolka Holdings LLC Series C (ZDC-83-2025)

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-83-2025 **City Reference: 172087**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments: Why have rules & then let privilege Not obey. No exceptions.

Signature

6/30/25
Date

Joyce Kyser
Printed Name and Title

Home Owner

108 Savannah St.
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-83-2025

STRENGTH JAMES L & LINDA W
800 Williams St
Waxahachie, TX 75165-2651

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Jennifer Smolka, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-2 (SF-2) zoning district located at 821 Williams Street (Property ID 171711) – Owner(s): Smolka Holdings LLC Series C (ZDC-83-2025)

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Case Number: ZDC-83-2025 **City Reference: 171642**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:
Don't WAIT what is happening in Dallas to happen here. All kinds of things that should not happen in a neighborhood.

James L. Strength
Signature

6-27-2025
Date

James L. Strength
Printed Name and Title

800 Williams Street
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-83-2025

GRIFFITH TERRI LYN
111 ABBEY RD
WAXAHACHIE, TX 75165-8822

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by Jennifer Smolka, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-2 (SF-2) zoning district located at 821 Williams Street (Property ID 171711) – Owner(s): Smolka Holdings LLC Series C (ZDC-83-2025)

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Case Number: ZDC-83-2025 **City Reference: 171713**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

[X] SUPPORT [ ] OPPOSE

Comments: The Smolkas are wonderful people who take very good care of their properties. They will be an asset!

Terri L. Griffith
Signature

6/30/25
Date

Terri L. Griffith
Printed Name and Title

402 Richmond Ln.
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-83-2025

AUTREY DUSTY
200 S ELM ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-83-2025 **City Reference: 172016**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments: Great People, Let them use their property as they wish.

Autrey Dusty — 6-30-25
Signature — Date

Autrey Dusty - owner — 200 S Elm Wax TX 75165
Printed Name and Title — Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-83-2025

PHILLIPS KEITH D & DONNA L
102 SAVANNAH ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, Jul 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Cente Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-83-2025 **City Reference: 172094**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☑ *SUPPORT* ☐ OPPOSE

Comments:

Signature

Donna Phillips
102 Savannah St
Waxahachie, Tx 75165
June 27, 2025

Date

Printed Name and Title

Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-83-2025

<>

YORK PAMELA K
7221 FM 3136
ALVARADO, TX 76009

RECEIVED JUL 02 2025

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-83-2025 **City Reference: 171645**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments: Single family homes shouldn't be short-term rental. These take away from a neighborhood & from families that want to rent or buy a home.

Signature Pamela York

Pamela York
Printed Name and Title

6/28/25
Date

7221 FM 3136
Alvarado, TX 76009
(602 Richmond Ln. Waxahachie)
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-83-2025

RECEIVED JUL 02 2025

SIMMONS GRADY L
812 WILLIAMS ST
WAXAHACHIE, TX 75165-2651

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by Jennifer Smolka, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-2 (SF-2) zoning district located at 821 Williams Street (Property ID 171711) – Owner(s): Smolka Holdings LLC Series C (ZDC-83-2025)

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Case Number: ZDC-83-2025 **City Reference: 171653**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments: This is a family area. We don't need parties & there is no control on this.

Grady Simmons
Signature

6-29-2025
Date

Grady Simmons
Printed Name and Title

812 Williams Street.
Address

Case Number: ZDC-83-2025 **Items 7 & 8** **City Reference:** 171650

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:
We oppose this. We are located directly across the street and do not want extra STR activity in the neighborhood. Parking would be more difficult on the small street, also.

Charles Sides Catherine Sides
Signature

6-30-25
Date

Charles & Catherine Sides
Printed Name and Title

600 Richmond Lane
Address
Waxahachie, TX 75165

RECEIVED JUL 03 2025

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-83-2025

<>

RECEIVED JUL 09 2025

WOODSON MARCUS S & AMY
2230 FM 1446
WAXAHACHIE, TX 75167-8509

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by Jennifer Smolka, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-2 (SF-2) zoning district located at 821 Williams Street (Property ID 171711) – Owner(s): Smolka Holdings LLC Series C (ZDC-83-2025)

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Case Number: ZDC-83-2025 **City Reference: 172095**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments: We feel that short term rentals de-value the neighborhood and invite crime

Amy Woodson — Signature

6/3/25 — Date

Amy Woodson, Owner — Printed Name and Title

104 Savannah St Wax. TX. 75165 — Address


Items 7 & 8
WILMINGTON AVE
BARGER DR
SAVANNAH AVE
LEGION ST
RICHMOND LN
CUMBERLAND RD
WILLIAMS ST
N
EXHIBIT A - LOCATION MAP
0
62.5
125
250
375
500
Feet
ZDC-83-2025 (SUP)

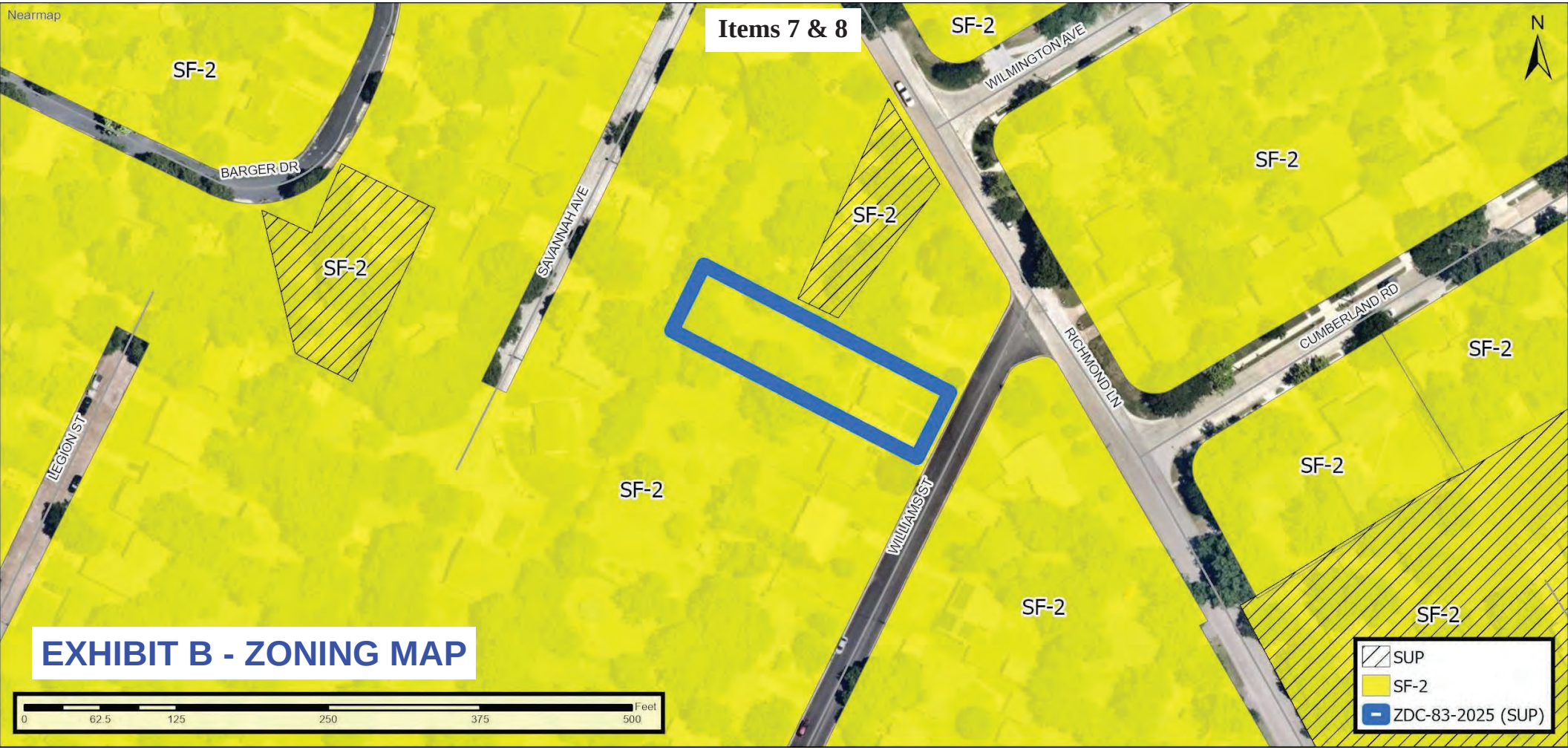

Nearmap
Items 7 & 8
N
SF-2
BARGER DR
SAVANNAH AVE
WILMINGTON AVE
RICHMOND LN
CUMBERLAND RD
LEGION ST
WILLIAMS ST
EXHIBIT B - ZONING MAP
0
62.5
125
250
375
500
Feet
SUP
SF-2
ZDC-83-2025 (SUP)

EXHIBIT C - FLOORPLAN

Items 7 & 8

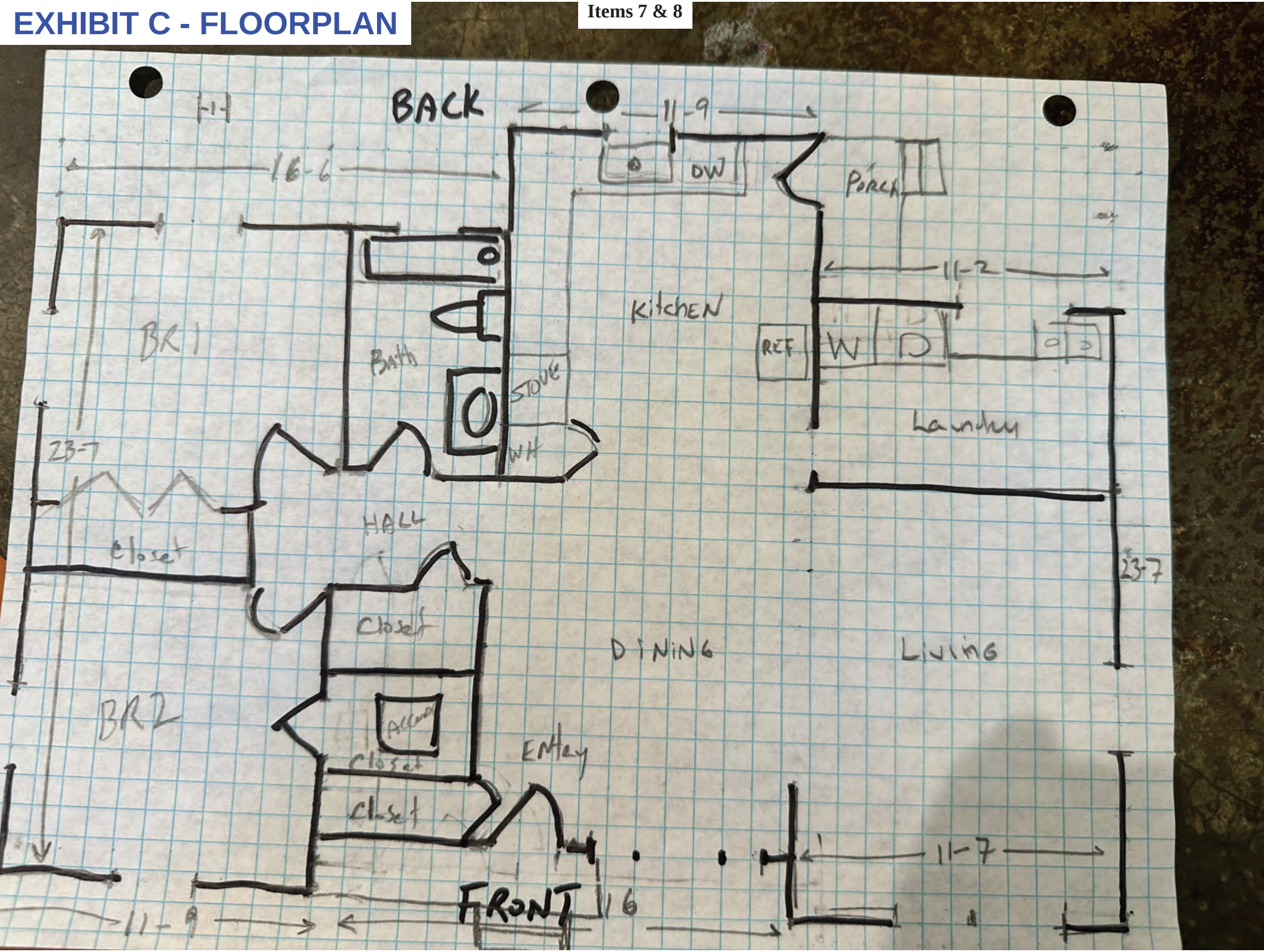
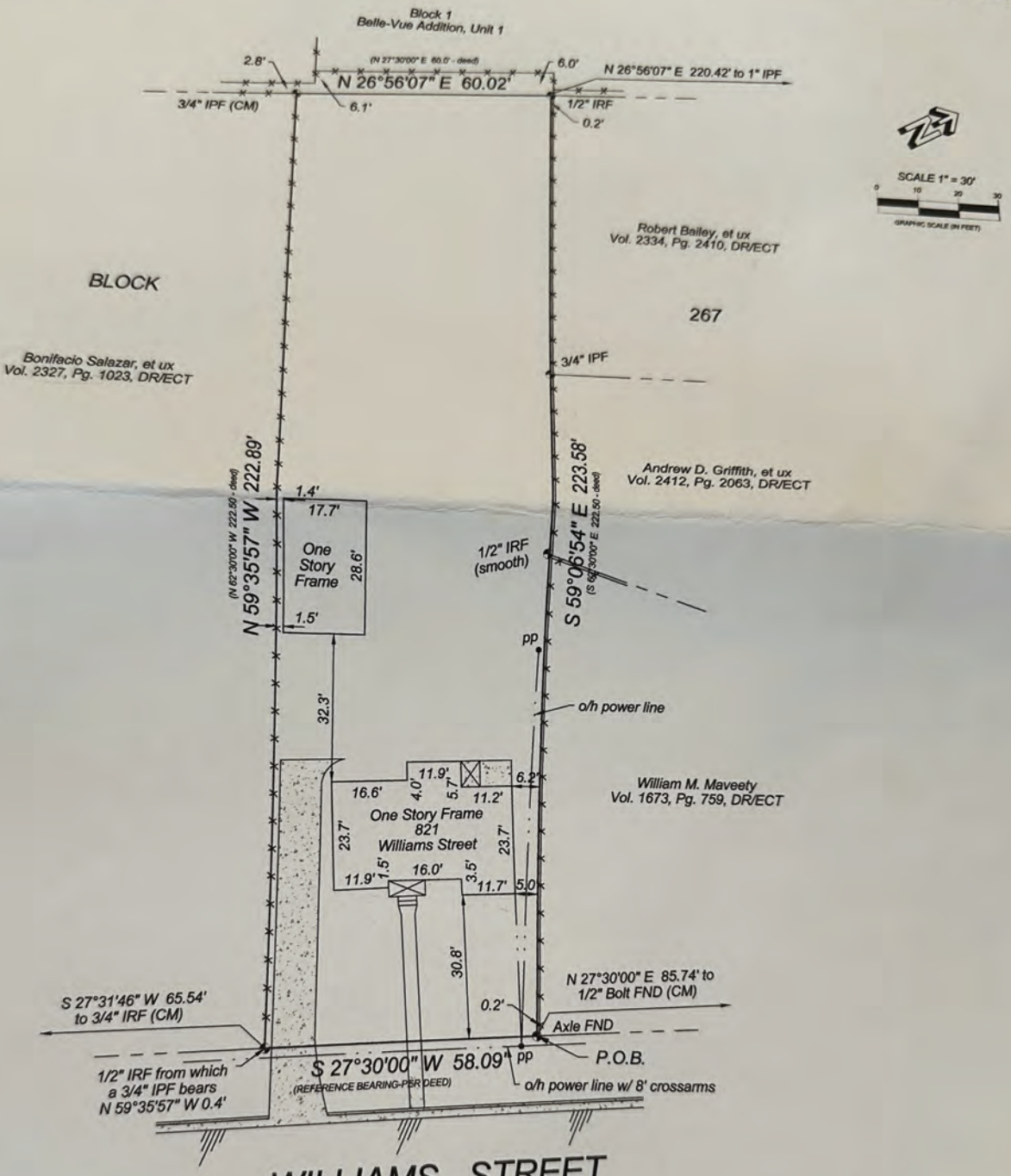


EXHIBIT D - SURVEY

Items 7 & 8

...07 seconds East along the west line of Stroud tract and the east line of said Block 1 of Belle-Vue Addition, Unit 1 to the City of Waxahachie, Ellis County, Texas;

...South 59 degrees 06 minutes 54 seconds East along the north line of said Stroud tract, a distance of 223.58 feet to the **PLACE OF BEGINNING** and containing 13,160 square feet or 0.3021 acre of land, more or less, and also being known as 821 Williams Street.



...ts shown (CM) hereon were used as
... monuments for the purposes of this survey.

... OF SYMBOLS							
...ower Pole	Survey Monument	IRS - Iron Rod Set	IRF - Iron Rod Found	gm - Gas Meter	em - Electric Meter	wm - Water Meter	
...e	lp - Light Pole	fh - Fire Hydrant	mh - Man Hole	sc - Sewer Cleanout	Easement Line		
	Boundary Line	Bldg. Line	Center Line		Utility Line		

...OPERTY SHOWN HEREON IS NOT LOCATED IN A DESIGNATED (100 YEAR FLOOD HAZARD AREA) ACCORDING TO ...DERAL EMERGENCY MANAGEMENT AGENCY RATE MAP PANEL NUMBER: 48139C0185 D, DATED: JANUARY 20, 1999.

PROPERTY IS LOCATED IN ZONE: X

...wn hereon represents a true, correct and accurate representation of the results of a survey made on the ground by me or under my direction and supervision. The size, type of all visible and apparent buildings and improvements to the property found on the ground are shown hereon. The record distance to the nearest intersecting street or road ...eon. Except as shown hereon there were no visible and apparent encroachments or protrusions of improvements or physical evidence of easements found on the ground on ...roperty. The subject property has physical access as shown hereon. This survey is subject to all easements and restrictions of record. This is a surface or above ground survey. ... locate underground utilities or structures of any kind has been made. This certification is an expression of professional opinion regarding the facts of the survey and does not ...arranty or guarantee, expressed or implied. The surveyor grants a license to use this drawing exclusively for the original closing or loan transaction for which the survey was ...lot published. All Rights Reserved. May not be copied, stored or redistributed without prior, written permission.

1" = 30'

August 9, 2012

X26640

NB

Shields and Lee Surveyors
1421 Ferndale Avenue
Dallas, Texas 75224
Phone (214) 942-8496
Fax (214) 941-7229

STATE OF TEXAS
REGISTERED
W.R. LEE
2038
PROFESSIONAL LAND SURVEYOR

W.R. Lee, R.P.L.S. 20...

Copyright © 2012 by W.R. Lee, All Rights Reserved.

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-67-2025

MEETING DATE(S)

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

CAPTION

Public Hearing on a request by Andy & Susan Ruebman for a **Specific Use Permit (SUP)** for an **Accessory Structure exceeding seven hundred (700) square feet** use within a Single Family-2 (SF-2) zoning district located at 407 Brown Street, (Property ID 171234) – Owner: Andy Ruebman & Susan Ruebman (ZDC-67-2025)

RECOMMENDED MOTION

- *"I move to recommend approval of ZDC-67-2025, a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet, use within a Single Family-2(SF-2) zoning district, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."*

- *"I move to recommend denial of ZDC-67-2025, a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use, within a Single Family-2 (SF-2) zoning district."*

CASE HISTORY

On May 5, 2025 the applicant formally submitted their SUP application. On May 12, 2025, the applicant formally withdrew their application. After further consideration, the applicant decided to reactive their application on June 4, 2025.

APPLICANT REQUEST

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

CASE INFORMATION

Applicant:	Andy & Susan Ruebman
Property Owner(s):	Andy & Susan Ruebman
Site Acreage:	0.407 acres
Current Zoning:	Single Family-2 (SF-2)
Requested Zoning:	Single Family-2 (SF-2) with a SUP for an accessory structure exceeding seven hundred (700) square feet.

SUBJECT PROPERTY

General Location: 407 Brown Street

Parcel ID Number(s): 171234

Existing Use: Single family residential

Development History: The subject property is platted as Lot 1A, Block 125 of the Town Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-2	Residential use
East	SF-2	Residential use
South	SF-2	Residential use
West	SF-2	Residential use

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 Brown Street which is identified as an 80’ Major Collector.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to construct an addition to an already existing 500 square-foot accessory structure with an approximately 500 square-foot carport at 407 Brown Street. According to the Ellis County Appraisal District, the primary structure on the subject property is approximately 1,548 square feet. According to the Waxahachie Zoning Ordinance, single family residential structures located in a Single-Family-2 zoning district are limited to two (2) accessory structures. The subject property contains three (3) existing accessory structures. According to Section 5.07 of the Waxahachie Zoning Ordinance, the minimum side setback requirement for an accessory structure located within a SF-2 zoning district, is 5 feet (5'). The existing garage and proposed carport show a side setback of 3 feet (3') according to the applicant's site plan.

Background:

During the review process, staff and the applicant explored multiple options regarding their carport proposal in an effort to avoid the SUP process. The applicant is not wanting to tear down the existing garage and replace it with the proposed carport as to preserve the garage's historic nature. Additionally, the applicant did not want to attach the proposed carport to the house as to protect the existing home's historical significance.

Proposed Use:

The applicant proposes to utilize the structure for personal parking. The structure will be used for the storage and protection of personal vehicles and household materials. According to the applicant's Operational Plan, the proposed carport will be similar in design to the existing garage, which will be architecturally complimentary to the garage and house, and will be consistent with the historical characteristics of the main structure. The applicant will not be extending the water and electrical services from the primary structure to the proposed accessory structure.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, twenty-four (24) notices were mailed to property owners within 200 feet of the request.

Applicant has received zero (0) letters of opposition, and eleven (11) letters of support. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

RECOMMENDATION

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

Conditions:

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

ATTACHED EXHIBITS

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

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

Venissat, Michelle

From: Robertson, Trenton
Sent: Wednesday, June 4, 2025 2:56 PM
To: Ensley, Caleb; Venissat, Michelle
Subject: FW:

Here is another one.

Trenton Robertson, AICP
Senior Director of Planning
Planning & Zoning Department
City of Waxahachie
O: 469-309-4291
Trenton.Robertson@waxahachie.com

-----Original Message-----
From: Becky Kauffman <beckykauffman@hotmail.com>
Sent: Wednesday, June 4, 2025 2:55 PM
To: Robertson, Trenton <trenton.robertson@waxahachie.com>
Subject: Re:

[You don't often get email from beckykauffman@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

817 w Main
Sent from my iPhone

> On Jun 4, 2025, at 2:31 PM, Robertson, Trenton <trenton.robertson@waxahachie.com> wrote:
>
> Thank you. Do you have an address that we can add to make this part of the record?
>
>
> Trenton Robertson, AICP
> Senior Director of Planning
> Planning & Zoning Department
> City of Waxahachie
> O: 469-309-4291
> Trenton.Robertson@waxahachie.com
>
> -----Original Message-----
> From: Becky Kauffman <beckykauffman@hotmail.com>
> Sent: Wednesday, June 4, 2025 1:32 PM
> To: Robertson, Trenton <trenton.robertson@waxahachie.com>
> Subject:
>
> [You don't often get email from beckykauffman@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

>

> Yes . I would approve of their carport. It is way back from the street Becky Kauffman Sent from my iPhone

Venissat, Michelle

From: Robertson, Trenton
Sent: Wednesday, June 4, 2025 2:32 PM
To: Corbin Stewart
Cc: Venissat, Michelle; Ensley, Caleb
Subject: RE: 407 Brown St Carport Approval

Received. Thank you. We will add this to the record.

Trenton Robertson, AICP
Senior Director of Planning
Planning & Zoning Department
City of Waxahachie
O: 469-309-4291
Trenton.Robertson@waxahachie.com

From: Corbin Stewart <txspartan33@gmail.com>
Sent: Wednesday, June 4, 2025 1:37 PM
To: Robertson, Trenton <trenton.robertson@waxahachie.com>
Subject: 407 Brown St Carport Approval

You don't often get email from txspartan33@gmail.com. Learn why this is important

Good afternoon,

My name is Corbin Stewart, I own the property at 405 Brown St, next door to the Reubmans.

I am offering my approval for the Reubmans to erect a car port in front of their garage.

If you have any questions or follow up please reach out.

Thanks,
Corbin Stewart

Venissat, Michelle

From: Robertson, Trenton
Sent: Wednesday, June 4, 2025 1:30 PM
To: Kathleen Bowen
Cc: Venissat, Michelle; Ensley, Caleb
Subject: RE: 407 Brown Street

Received. We will add this to the record. Thank you.

Trenton Robertson, AICP
Senior Director of Planning
Planning & Zoning Department
City of Waxahachie
O: 469-309-4291
Trenton.Robertson@waxahachie.com

-----Original Message-----
From: Kathleen Bowen <kpbowen2@icloud.com>
Sent: Wednesday, June 4, 2025 1:27 PM
To: Robertson, Trenton <trenton.robertson@waxahachie.com>
Subject: 407 Brown Street

[You don't often get email from kpbowen2@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hi Trenton. I am writing this email in support of the carport request for the Ruebman home. I have gotten to know the Ruebmans through their work in restoring their historic home. They are meticulous in doing proper restoration work as evidenced by how wonderful 407 Brown Street looks now. I am confident any work they do to the property will continue to be high quality and historically appropriate.

Should you have any questions or need further info, feel free to reach out to me.

Regards,

Kathleen Bowen
527 W Jefferson St.

Sent from my iPhone

Venissat, Michelle

From: Robertson, Trenton
Sent: Wednesday, June 4, 2025 1:29 PM
To: Amber Hale
Cc: Venissat, Michelle; Ensley, Caleb
Subject: RE: The Ruebman House at 407 Brown St. (carport)

Received. We will add this to the record. Thank you.

Trenton Robertson, AICP
Senior Director of Planning
Planning & Zoning Department
City of Waxahachie
O: 469-309-4291
Trenton.Robertson@waxahachie.com

-----Original Message-----
From: Amber Hale <amberlhale@yahoo.com>
Sent: Wednesday, June 4, 2025 1:17 PM
To: Robertson, Trenton <trenton.robertson@waxahachie.com>
Subject: The Ruebman House at 407 Brown St. (carport)

[You don't often get email from amberlhale@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hi Mr. Robertson,

I do not have an issue with Mr. and Mrs. Ruebman having a carport at 407 Brown St.

Thanks
Amber Hale
413 Brown St.

Venissat, Michelle

From: Robertson, Trenton
Sent: Wednesday, June 4, 2025 1:29 PM
To: Jennifer Jeter
Cc: Venissat, Michelle; Ensley, Caleb
Subject: RE: 407 Brown St Carport

Received. This will be added to the record. Thank you.

Trenton Robertson, AICP
Senior Director of Planning
Planning & Zoning Department
City of Waxahachie
O: 469-309-4291
Trenton.Robertson@waxahachie.com

-----Original Message-----
From: Jennifer Jeter <jennyjeter@icloud.com>
Sent: Wednesday, June 4, 2025 12:19 PM
To: Robertson, Trenton <trenton.robertson@waxahachie.com>
Subject: 407 Brown St Carport

[You don't often get email from jennyjeter@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good afternoon,

I am a neighbor of the Ruebman's. I believe anything they do will be an improvement to their property & our street. The addition of a carport would be a welcomed addition. I approve of this.

Best Regards,
Jenny Jeter
521 Brown St
Waxahachie, TX
C 214.801.5921
Sent from my iPhone

Venissat, Michelle

From: Robertson, Trenton
Sent: Wednesday, June 4, 2025 1:28 PM
To: Risa Pinto
Cc: Venissat, Michelle; Ensley, Caleb
Subject: RE: The Ruebman Family, 407 Brown Street, Waxahachie, TX 75165

Received. Could you please provide your address for the record? Thank you.

Trenton Robertson, AICP
Senior Director of Planning
Planning & Zoning Department
City of Waxahachie
O: 469-309-4291
Trenton.Robertson@waxahachie.com

-----Original Message-----
From: Risa Pinto <risaklaw@me.com>
Sent: Wednesday, June 4, 2025 12:26 PM
To: Robertson, Trenton <trenton.robertson@waxahachie.com>
Subject: The Ruebman Family, 407 Brown Street, Waxahachie, TX 75165

[You don't often get email from risaklaw@me.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Mr. Robertson,

Sending this email that we have no problem with them building a carport.
Risa Pinto
Sent from my iPhone

Venissat, Michelle

From: Robertson, Trenton
Sent: Wednesday, June 4, 2025 1:26 PM
To: Kyle Klansek
Cc: Ensley, Caleb; Venissat, Michelle
Subject: RE: 407 Brown Street Car Port

Received. Thank you this will be added to the record.

Trenton Robertson, AICP
Senior Director of Planning
Planning & Zoning Department
City of Waxahachie
O: 469-309-4291
Trenton.Robertson@waxahachie.com

-----Original Message-----
From: Kyle Klansek <kyleklansek@gmail.com>
Sent: Wednesday, June 4, 2025 12:13 PM
To: Robertson, Trenton <trenton.robertson@waxahachie.com>
Subject: 407 Brown Street Car Port

[You don't often get email from kyleklansek@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello Trenton,

I own 406 Brown St, Waxahachie, TX 75165. I am writing to express my approval for Susan and Andy Ruebman's proposed car port construction at 407 Brown St.

Please feel free to contact me with any follow up questions.

Thank you,

Kyle Klansek
(214)288-4597

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-67-2025

KLANSEK STEVEN K & FEDERWISCH RICHARD
406 BROWN ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Andy & Susan Ruebman for a **Specific Use Permit (SUP)** for an **Accessory Structure exceeding seven hundred (700) square feet** use within a Single Family-2 (SF-2) zoning district located at 407 Brown Street, (Property ID 171234) – Owner: Andy Ruebman & Susan Ruebman (ZDC-67-2025)

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-67-2025 **City Reference: 171693**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☑ SUPPORT ☐ OPPOSE

Comments:

Signature

6/28/25
Date

Steven Kyle Klansek
Printed Name and Title Homeowner

406 Brown St.
Address Waxahachie, TX 75165

Venissat, Michelle

From: Robertson, Trenton
Sent: Wednesday, June 4, 2025 1:25 PM
To: Maudine Ruebman
Cc: Venissat, Michelle; Ensley, Caleb
Subject: RE: Approval of carport

Thank you. Can you please provide your address for the record.

Trenton Robertson, AICP
Senior Director of Planning
Planning & Zoning Department
City of Waxahachie
O: 469-309-4291
Trenton.Robertson@waxahachie.com

-----Original Message-----
From: Maudine Ruebman <alawishes5@yahoo.com>
Sent: Wednesday, June 4, 2025 12:29 PM
To: Robertson, Trenton <trenton.robertson@waxahachie.com>
Subject: Approval of carport

[You don't often get email from alawishes5@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Carport at 407 Brown st. The Ruebman House, we approve of this action Maudine Ruebman Sent from my iPhone

Venissat, Michelle

From: Robertson, Trenton
Sent: Wednesday, June 4, 2025 3:46 PM
To: fawn@rumfieldhomestead.com
Cc: Ensley, Caleb; Venissat, Michelle
Subject: FW: 407 Brown Street

Received. We will add this to the record. Thank you.

Trenton Robertson, AICP
Senior Director of Planning
Planning & Zoning Department
City of Waxahachie
O: 469-309-4291
Trenton.Robertson@waxahachie.com

-----Original Message-----
From: Rumfield Homestead <fawn@rumfieldhomestead.com>
Sent: Wednesday, June 4, 2025 3:36 PM
To: Robertson, Trenton <trenton.robertson@waxahachie.com>
Subject: 407 Brown Street

[You don't often get email from fawn@rumfieldhomestead.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Mr. Robertson,

I am a homeowner in the West End historic district, I would like to express my approval for a carport located at 407 Brown Street.

Fawn Rumfield
Sent from my iPhone

Venissat, Michelle

From: Robertson, Trenton
Sent: Monday, June 9, 2025 7:51 AM
To: Gina Witherspoon
Cc: Ensley, Caleb; Venissat, Michelle
Subject: RE: Carport for the Ruebmans

Good morning,
We receive your notice. In order to record this as part of the public record could you please include your address? Thank you.

Trenton Robertson, AICP
Senior Director of Planning
Planning & Zoning Department
City of Waxahachie
O: 469-309-4291
Trenton.Robertson@waxahachie.com

From: Gina Witherspoon <nikitawitherspoon77@yahoo.com>
Sent: Wednesday, June 4, 2025 9:29 PM
To: Robertson, Trenton <trenton.robertson@waxahachie.com>
Subject: Carport for the Ruebmans

To whom this may concern,

I think this carport will be beneficial to the Ruebman's property for the reason of adding on to improve their property. The Ruebman's have done an exceptional job on renovating their house. Both of them have gone above and beyond their neighborhood with gardening and helping out physically with the neighbors. Thank you for your time.

Gina Witherspoon

Yahoo Mail: Search, Organize, Conquer

Venissat, Michelle

From: Robertson, Trenton
Sent: Monday, June 9, 2025 7:52 AM
To: karen_snow@msn.com
Cc: Ensley, Caleb; Venissat, Michelle
Subject: RE: 407 Brown Street

Good morning,
We receive your notice. In order to record this as part of the public record could you please include your address? Thank you.

Trenton Robertson, AICP
Senior Director of Planning
Planning & Zoning Department
City of Waxahachie
O: 469-309-4291
Trenton.Robertson@waxahachie.com

-----Original Message-----
From: Karen Snow <karen_snow@msn.com>
Sent: Wednesday, June 4, 2025 10:06 PM
To: Robertson, Trenton <trenton.robertson@waxahachie.com>
Subject: 407 Brown Street

[You don't often get email from karen_snow@msn.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

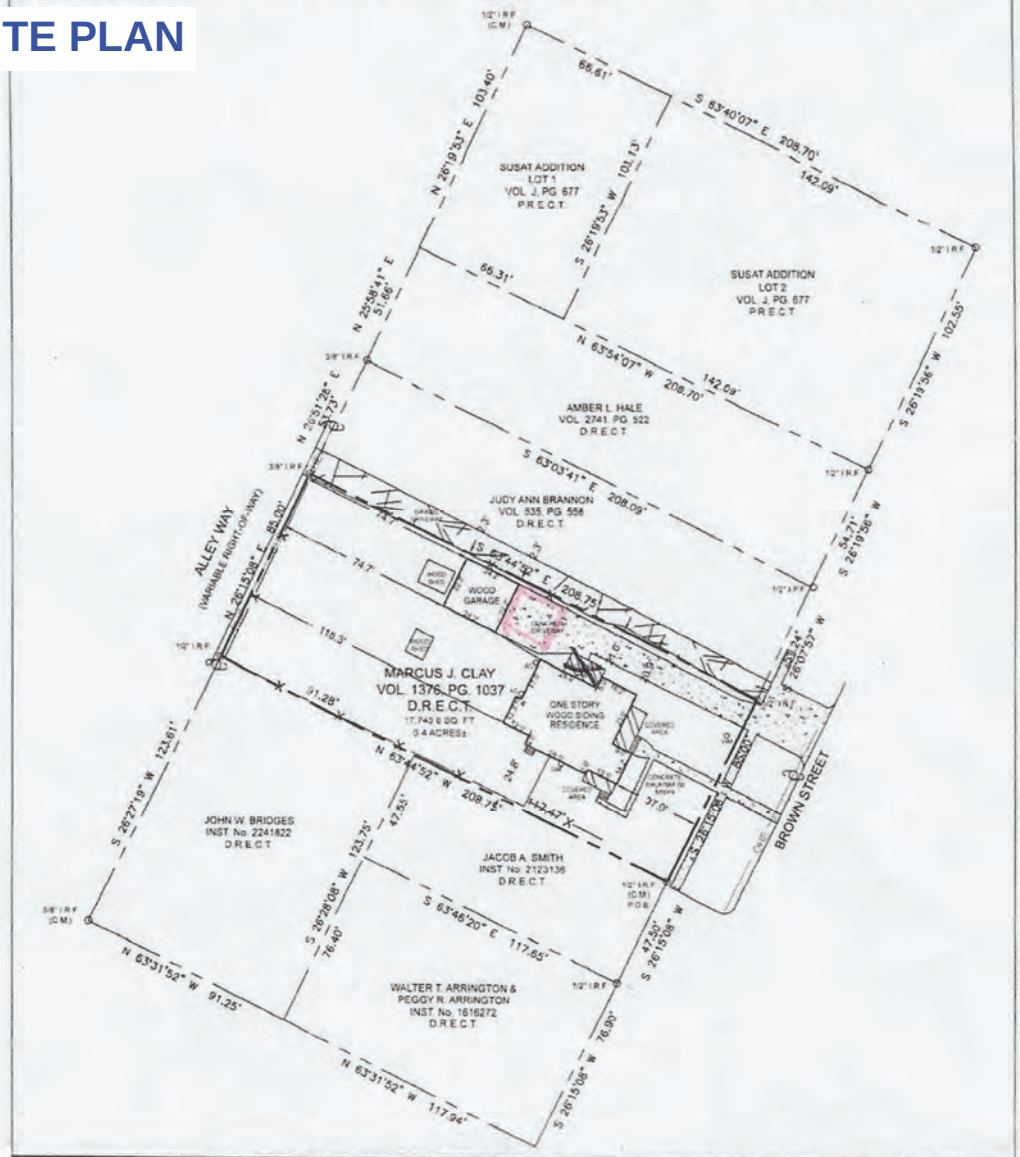
Hello Trenton,
We approve of a carport to be built at 407 Brown Street., The Ruebman home. They have done a beautiful job with their home renovation and I know it will look exceptional with the carport next to it as well.
Have a great day!
Chris and Karen Snow

EXHIBIT A LOCATION MAP



BEING A 0.4 ACRE TRACT OF LAND AND BEING A PORTION OF LOT 1, BLOCK 125 OF PHILLIPS AND HAWKINS OFFICIAL MAP OF THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCO EOF RECORDED IN PLAT CABINET A, SLIDE 137, PLAT RECORDS, ELLIS COUNTY, TEXAS AND BEING THE S. RIBED IN DEED TO MARCUS J. CLAY RECORDED IN VOLUME 1376, PAGE 1037, DEED RECORDS, ELLIS C MORE FULLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO;

EXHIBIT B SITE PLAN



TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED:
I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

Michael W. Myers, R.P.L.S.
Texas Registration No. 5803
Surveyed on the ground: 11/01/23

STATE OF TEXAS
REGISTERED
MICHAEL W. MYERS
5803
PROFESSIONAL
LAND SURVEYOR

LEGEND:
- (IRF) – IRON ROD FOUND
- (IRS) – IRON ROD SET
- (CIR) – CAPPED IRON ROD
- (C.M.) – CONTROL MONUMENT
- -X—X- FENCE LINE
- -OH- OVERHEAD UTILITY LINES
- U.E. – UTILITY EASEMENT
- D.E. – DRAINAGE EASEMENT
- B.L. – BUILDING LINE
- SEWER/SEPTIC
- UTILITY RISER/BOX
- ELECTRIC TRANSFORMER
- WATER METER
- GAS METER
- AIR CONDITIONER
- UTILITY POLE
- FIRE HYDRANT
- PIPELINE MARKER

GENERAL NOTES:
1) Basis for Bearings being the Texas State Plane Coordinates System, North Central Zone (4202) Nad1983.
2) All building dimensions, side ties and set backs are to the building foundation unless otherwise noted.

PROPERTY ADDRESS:
407 BROWN STREET

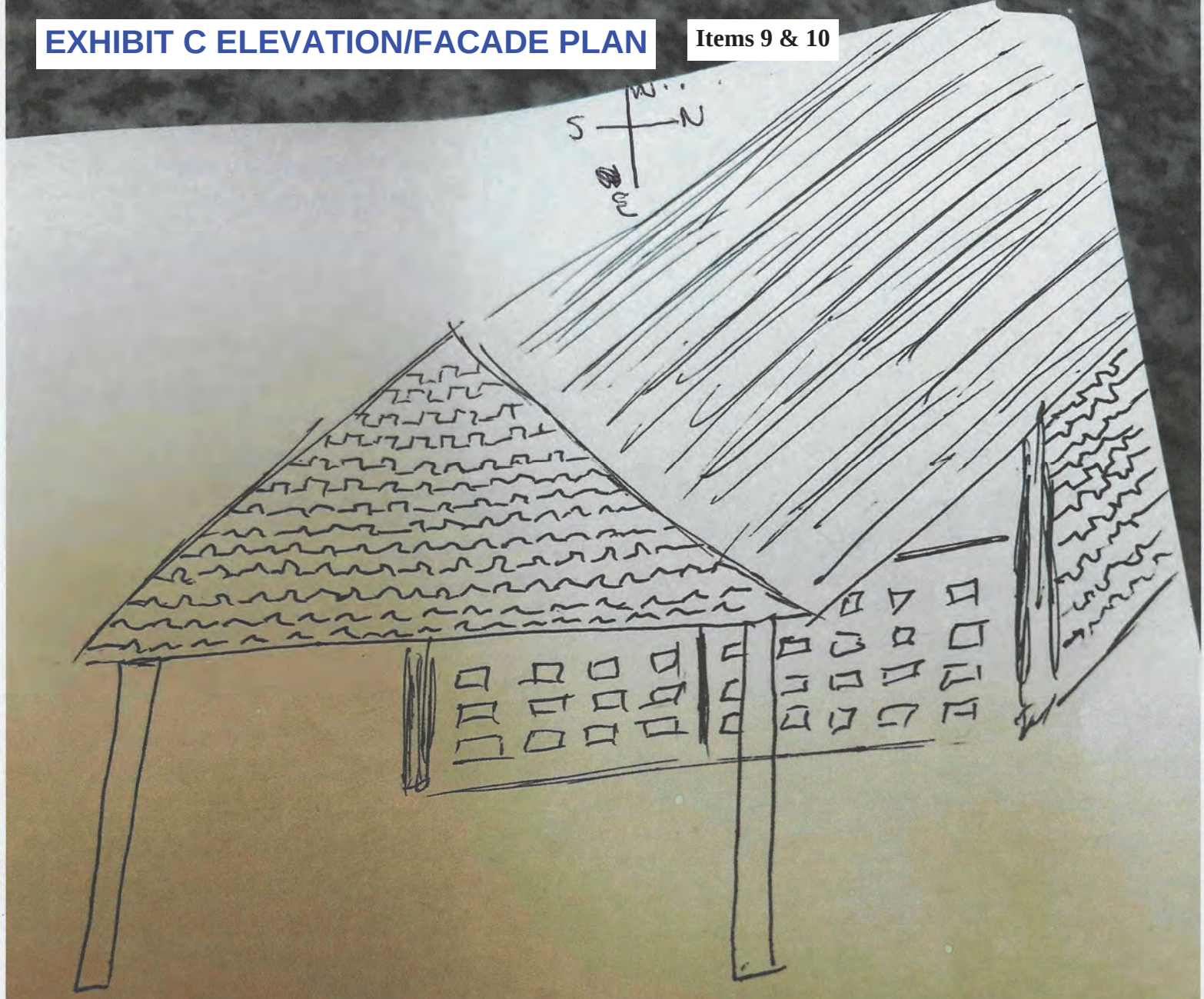
Note: This survey was performed in connection with the transaction described in:
SURVEY FOR TITLE RESOURCES GUARANTY COMPANY
GF. No. MAN-23-13119
ATTN.: Frederick Andrew Ruebman & Susan Renee Ruebman
DRAWN BY: VAF JOB NO: 23-1149

GRAPHIC SCALE IN FEET: 1" = 40'

PROSPECT SURVEYING
9231 BOAT CLUB RD., FORT WORTH TX 76179
PH: 817-999-7385 FIRM NO. 10194267

EXHIBIT C ELEVATION/FACADE PLAN

Items 9 & 10



WIDTH 22.3'
Length - 22.6
Height-8'

Materials:
siding: GAF Weatherside Purity Shingle Wavy from Home Depot
Roof: GAF Certified Timberline HDZ 30 yr roof w/ 2 Ridge Cap, Heat barrier, roof deck protection
framing: treated Lumber
gutters - color erosion

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-74-2025

MEETING DATE(S)

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

CAPTION

Public Hearing on a request by Ryan Blevins for a **Specific Use Permit (SUP)** for an Accessory Structure +700 square feet within a Single Family-1 (SF-1) zoning district located at 601 North Grand Avenue (Property ID 176840) – Owner(s): Thomas & Veronica Schaeffer (ZDC-74-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-74-2025, a Specific Use Permit (SUP) for Accessory Structures exceeding 700 square feet in combined floor area use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The Applicant requests a specific use permit for Accessory Structures exceeding 700 square feet in combined floor area use.

CASE INFORMATION

Applicant:	Ryan Blevins
Property Owner(s):	Thomas & Veronica Schaeffer
Site Acreage:	1.113 acres
Current Zoning:	Single Family-1 (SF-1)
Requested Zoning:	SF-1 with a specific use permit (SUP) for an Accessory Structure exceeding 700 square feet in combined floor area use

SUBJECT PROPERTY

General Location:	601 North Grand Avenue
Parcel ID Number(s):	176840
Existing Use:	Residential use
Development History:	The subject property is platted as Lot 1B, Block 27 of the West End Addition in 1946

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-1	Residential use
East	SF-2	Residdential use
South	SF-1	Residential use
West	SF-1	Undeveloped land

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 can be accessed via N. Grand Avenue.

Site Image:



PLANNING ANALYSIS

The applicant requests a Specific Use Permit for an accessory structure exceeding 700 square feet. According to the Ellis County Appraisal District, the primary structure on the subject property is approximately 3,843 square feet. The subject property has three (3) existing accessory structures, with one structure exceeding 700 square feet, being used as a pool house, which was authorized via an SUP (Ordinance No. 3348) that was passed by City Council on November 7th, 2022. Per the City of Waxahachie Zoning Ordinance, accessory structures exceeding 700 square feet requires an SUP to be approved by the City Council. The applicant has provided a Site plan for the proposed accessory structure that verifies all setback requirements established by the Waxahachie Zoning Ordinance are being met.

Proposed Use:

The applicant proposes to partition the proposed accessory structure and utilize the structure for storage, a gym area, and a personal workshop. The accessory structure will not be accessible to vehicles or used to store vehicles. The proposed structure is comprised of corrugated Metal R Panel and a metal roof. According to the applicant's operational plan and site plan, the proposed structure will be accessed via a motorized gate that matches the existing fence, which is directly adjacent to the unimproved right-of-way "Sycamore Street." According to the applicant's electrical plans, electrical services to this accessory structure will be extended, while plumbing and water services are not proposed to be extended at this time. The applicant has provided an Operational Plan that confirms that this accessory structure will not be separately metered. Additionally, according to the applicant's site plan, it confirms that the accessory structure shall not be used for commercial purposes, shall not be used as a Short-Term Rental (STR), shall not be leased or sold separately from the primary home, and shall not be separately metered. In addition to the proposed accessory structure, the applicant is also proposing a concrete basketball court. Staff has confirmed that the proposed exterior lighting associated with the basketball court meets the City of Waxahachie's Zoning Ordinance as well as the City of Waxahachie's Light & Glare standards. Due to the location of the light fixtures, and their proximity to adjacent residential homes, the required shielding for these fixtures will be 360-degrees to prevent light pollution and glare.

PUBLIC NOTIFICATIONS

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

RECOMMENDATION

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

Conditions:

1. The accessory structure shall not be used as an accessory dwelling or Short-Term Rental without a Specific Use Permit approved by City Council.
2. The accessory structure shall not be used for commercial purposes.
3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
4. The accessory structure shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department before constructing the accessory structure.
5. 360-degree shielding will be required for all proposed exterior light fixtures.

ATTACHED EXHIBITS

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

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

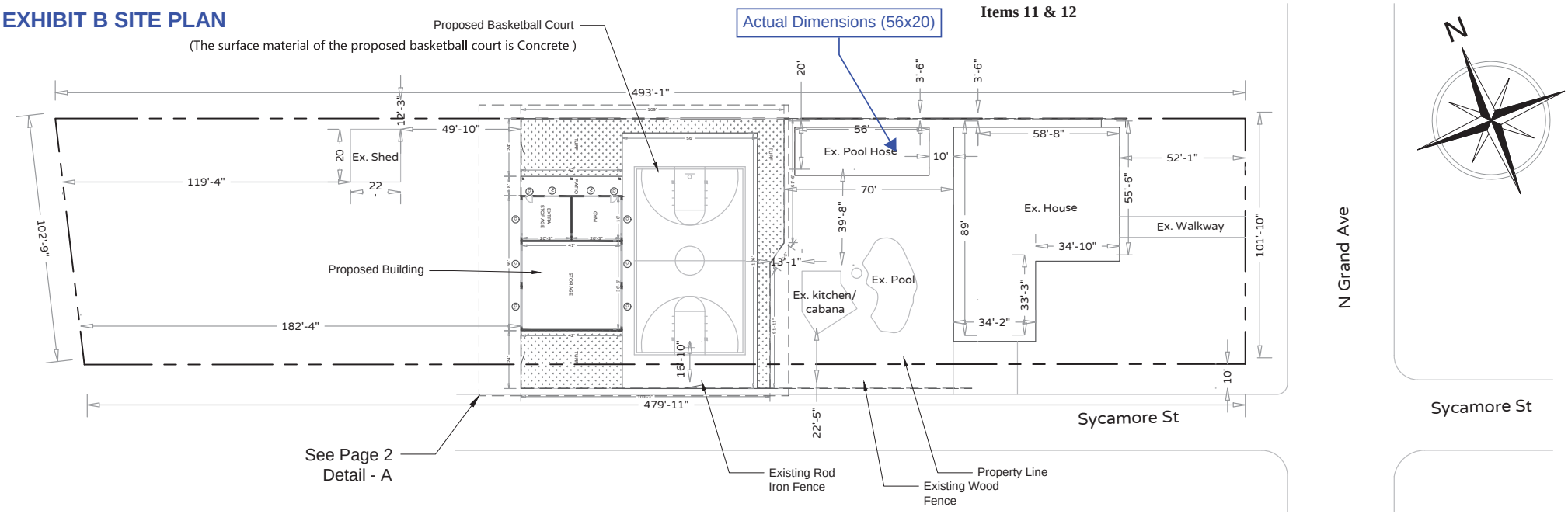
EXHIBIT A LOCATION MAP



Proposed Building , Overhand & Basketball Court Site Plan - 601 N Grand Ave, Waxahachie, TX 75165, USA

EXHIBIT B SITE PLAN

Items 11 & 12

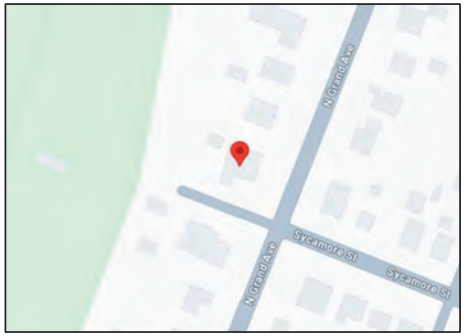


1 | Site Plan
Scale : 1" - 40'

a. The accessory structure(s) shall not be used as a dwelling.
b. The accessory structure(s) shall not be used for commercial purposes.
c. The accessory structure(s) shall not be leased or sold separately from the primary residence
d. The accessory structure(s) shall not be used as a short-term rental (STR).
e. The accessory structure(s) will not hold cars, tractors or any heavy equipment



2 | Aerial View
Scale : NTS



3 | Vicinity Map
Scale : NTS

Structure Heights:

- Existing Structure (House) is 25'-0" tall at the peak
- Primary: 12'-0" Walls & 16'-0" peak

Exterior Material:

- Corrugated R-panel metal

Utilities (Accessory Structure):

- 200A service panel (not separately metered)
- Lighting: Yes ** Inc. Light Shields as needed.

PROJECT INFO.

601 N Grand Ave, Waxahachie,
TX 75165, USA

ENGINEER OF RECORD

REVISION BLOCK

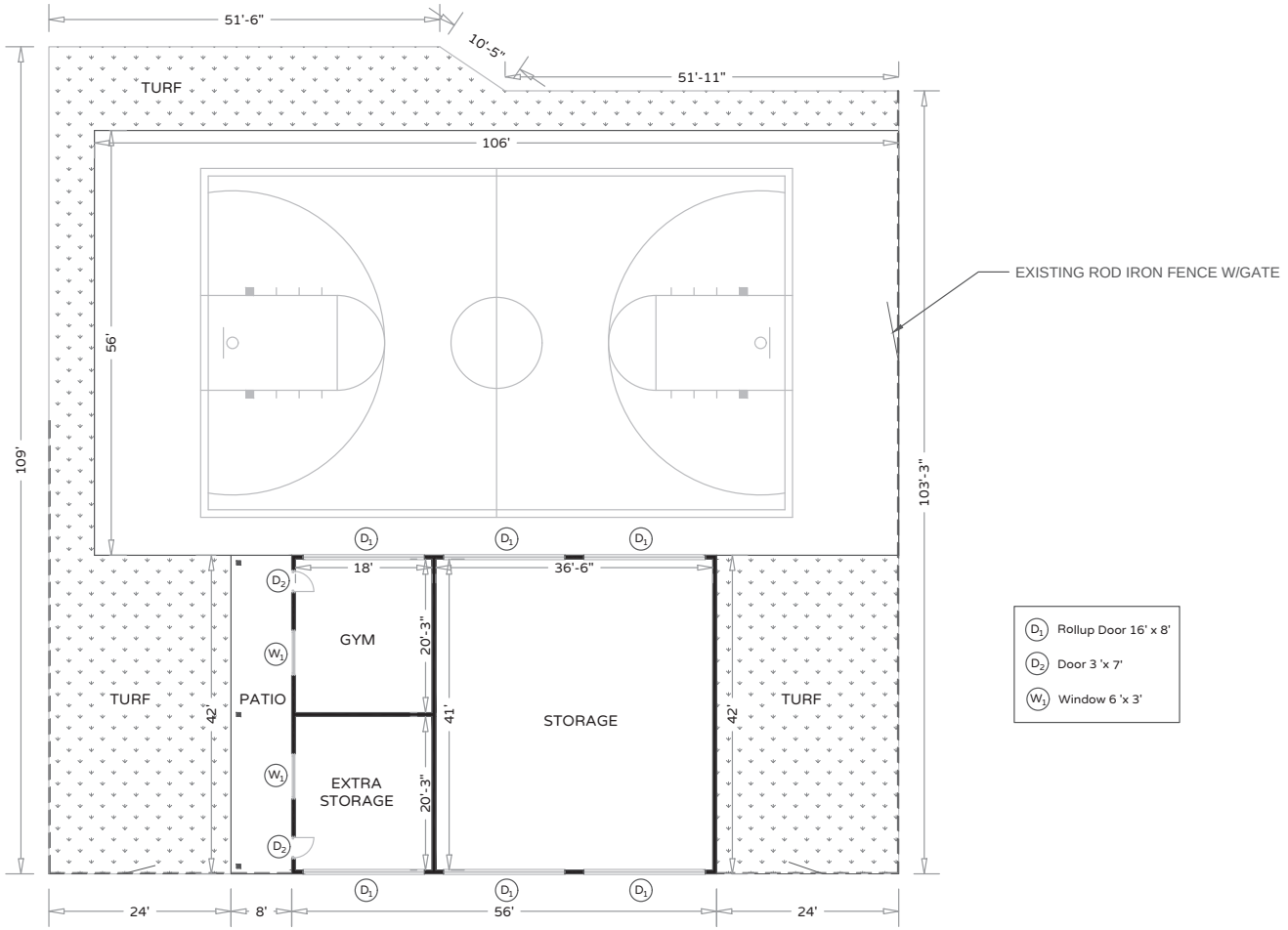
DESCRIPTION	DATE
1) Initial Draft of Plans	03/13/2025

DESIGNER	: Simiyoo
CHECKED BY	:
PAPER SIZE	: 17"X11"

Proposed Building , Overhand & Basketball Court Plan

Items 11 & 12

Detail-A



1 | Plot Plan
Scale : 1/16" - 1'-0"

PROJECT INFO.

601 N Grand Ave, Waxahachie, TX 75165, USA

CONTRACTOR INFO.

Independent Property Owner

ENGINEER OF RECORD

REVISION BLOCK

DESCRIPTION	DATE
1) Initial Draft of Plans	03/13/2025

DESIGNER : Simiyoo
CHECKED BY :
PAPER SIZE : 17"X11"

Items 11 & 12

Mueller Inc. 3D Design Tool



Project Specifications

Project Email: thomas.schaeffer88@yahoo.com
Project Name: **Building1**
Project Date: **2024-12-30 12:03:01**

PDF Spec Sheet

3D QUOTE DATA

(NOTE: Quote details are only visible to logged in user, not visible if shared.)

Customer Mailing Address

(only visible to logged in user, not visible if project shared)

Thomas Schaeffer

601 N Grand Ave
Waxahachie, TX 75165 Phone/Email:
9727434967/thomas.schaeffer88@yahoo.com

Building Details MATERIAL IS CORRUGATED METAL R PANEL

Basics (in ft.)

width X length X height: **60 X 42 X 12** Wall X 16' Peak
Pitch: **4**
Overhang sides: **0**
Overhang end: **0**
Gutter: yes
Leanto right: width: 8, pitch: 1, drop: 2, cut front: 0, cut back: 0
Single slope: false
Wainscot: yes

Colors

Wall Liner Panels: none
Wall: Bright White
Roof: Charcoal
Trim: Black
Roll up: Bright White
Vent: Black
Wainscot: Light Gray

Accessories

Insulation: yes
Translucent Panel Qty: 0

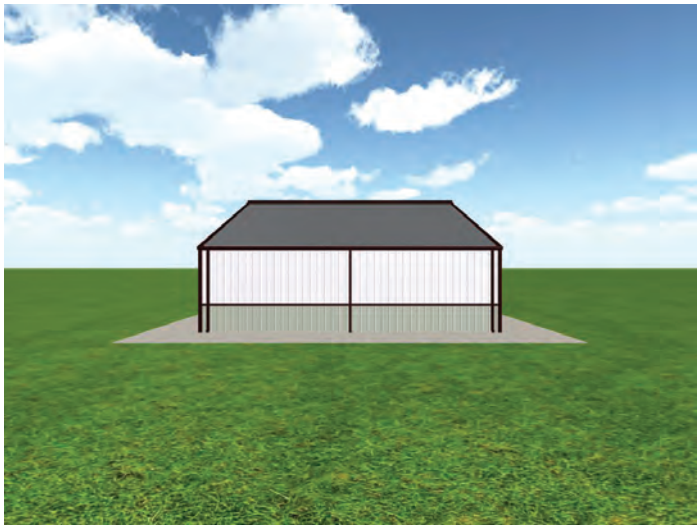
Ridge vent type: standard
Ridge vent mode: continuous

Rollup_16x8, wall: front , horizontal: 0, vertical: 4
Rollup_16x8, wall: front , horizontal: -20, vertical: 4
Rollup_16x8, wall: front , horizontal: 20, vertical: 4
Door_3x7, wall: right , horizontal: 17.4065685165, vertical: 3.5
Door_3x7, wall: right , horizontal: -17.4065685165, vertical: 3.5
Window_6x3, wall: right , horizontal: 7.7120004135122, vertical: 5.5005
Window_6x3, wall: right , horizontal: -8.2185615116762, vertical: 5.5005
Rollup_16x8, wall: back , horizontal: 0, vertical: 4
Rollup_16x8, wall: back , horizontal: 20, vertical: 4
Rollup_16x8, wall: back , horizontal: -20, vertical: 4
Window_6x3, wall: back , horizontal: -0.052007194015486, vertical: 16.5015
Window_6x3, wall: front , horizontal: 1.5739055734934E-13, vertical: 16.5015

Items 11 & 12



FRONT VIEW
Wall Height 12'-0 Peak / Height 16'-0



LEFT VIEW
Wall Height 12'-0 Peak / Height 16'-0

Items 11 & 12



RIGHT VIEW
Wall Height 12'-0 Peak / Height 16'-0



BACK VIEW
Wall Height 12'-0 Peak / Height 16'-0

Print Specsheet Close Window

Items 11 & 12

Thomas and Veronica Schaeffer, the owners of 601 N Grand Ave, propose adding a multi-purpose accessory structure to the property. The structure itself will be partitioned into three parts to be used as a storage, additional storage and a gym area. The building will be used for general storage of common household items, tools, my wife's seasons of décor, etc. The building will be accessed from the Sycamore ROW through a motorized gate to match existing fence. Currently, Sycamore ROW consists of dirt/gravel which gives way to grass. This dirt/gravel ROW may be extended appropriately (approximately 80 feet) in order to access gate. Current access and utility easements as well as landscaping of the Sycamore ROW will continue to be maintained by the owners of 601 N Grand Ave. Utilities for the proposed building will not be metered separately, it will be from the existing primary structure that has more than enough space for additional use. The new structure peak does not exceed the existing primary house structures peak, as its peak height is 25'-0.

No driveway is needed, as this is not to support any of the following:

a. The accessory structure(s) shall not be used as a dwelling.

b. The accessory structure(s) shall not be used for commercial purposes.

c. The accessory structure(s) shall not be leased or sold separately from the primary residence

d. The accessory structure(s) shall not be used as a short-term rental (STR)

e. The accessory structure shall not be used to store any vehicles and or heavy equipment.

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-174-2024

MEETING DATE(S)

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

CAPTION

Public Hearing on a request by Marisa Brewer, McAdams, for a **Zoning Change** from a Planned Development – Commercial (PD-5-C) zoning district to Planned Development Multi-Family-1 (PD-MF-1) zoning district located at 501 Houston Street (Property ID 189345 – Owner(s): Skanda Investments, LLC and Masina Investments, LLC (ZDC-174-2024)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-174-2024, a Zoning Change from a Planned Development – Commercial (PD-5-C) to Planned Development – Multifamily-1 (PD-MF-1), subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The Applicant requests a Zoning Change from a Planned Development – Commercial (PD-5-C) zoning district to Planned Development – Multi-Family-1 (PD-MF-1) zoning district to allow for a multi-family development with a total of sixty (60) units on 5.889 acres.

CASE INFORMATION

Applicant:	Marisa Brewer, McAdams
Property Owner(s):	Skanda Investments, LLC and Masina Investments, LLC
Site Acreage:	5.889 acres
Current Zoning:	Planned Development – Commercial (PD-5-C)
Requested Zoning:	Planned Development – Multi-Family-1 (PD-MF-1)

SUBJECT PROPERTY

General Location:	Generally located at 501 Houston Street
Parcel ID Number(s):	189345
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	PD-5-C	Heritage Square Townhomes Phase 1
East	PD-5-C	Undeveloped Land
South	SF-2	Single-Family Residences
West	PD-5-C	Northtown Village Apartments

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 allow the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Thoroughfare Plan: The primary access to the subject property is from Houston Street.

Site Image:



PLANNING ANALYSIS

Proposed Use:

The applicant proposes a Planned Development to allow for a townhome style multi-family development with a total of sixty (60) units on 5.889 acres. This results in a density of 10.19 dwelling units per acre (DUA); which is below the maximum density of eighteen (18) DUA that is allowed by right per the base zoning district of Multi-Family-1 (MF-1). The proposed development will not be subdivided into separate platted lots and will be developed on one lot, similar to a multi-family apartment development. The existing Phase 1 and proposed Phase 2 are currently owned by the same entities.

Proposed Use (continued):

The applicant proposes a total of nine (9) buildings with this PD. Each building will house between 4-8 townhome-style units, with 1-3 bedrooms per unit. A total of sixteen (16) 1-bedroom units, thirty-five (35) 2-bedrooms units, and nine (9) 3-bedrooms units, totaling sixty (60) units, is proposed for this development. The buildings have a proposed maximum height of two-stories and are situated approximately 97' from the southern boundary that is adjacent to an existing residential subdivision (Northgate Two Addition). The proposed development includes a rear entry-attached garage for each unit with the remaining required parking to be parallel along the primary drive aisles. The applicant is not proposing any front entry garages with this development. The proposed parking does exceed the minimum total parking requirement (100 spaces) and minimum attached garage requirement (105 spaces) for a multi-family development of this size.

Proposed Elevations

The applicant has provided a set of proposed exterior elevations for the multi-family development with this PD. Renderings of each building type are included in the Building Materials/Elevations Plan. The facades feature primarily stone with accents of brick and Hardie board planks utilized in various areas of each building to create some uniqueness to define each unit. Notably, all proposed structures utilize the same elevation. The renderings below can be referenced for a look at the proposed front façade and building materials.



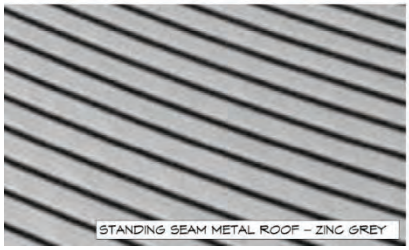
















Amenities & Open Space:

The applicant proposes to provide amenities such as playground equipment, a pickleball court, and picnic tables to be located in the center of the development, as shown on the Site Plan (Exhibit C). In addition, the applicant proposes open space throughout the development with internal pedestrian sidewalks. Staff recommends that the proposed playground come equipped with a minimum of five (5) play elements. Staff has also included a recommended condition of approval for the PD request that requires these central amenities to be installed prior to the issuance of the Certificate of Occupancy of the first building on the subject property.

Landscaping:

The applicant has provided a Landscape Plan (Exhibit D) for the proposed development. The proposed landscaping does meet the minimum requirements of the City of Waxahachie Zoning Ordinance. The applicant is proposing to install part of the required landscape in front of each unit. The applicant is proposing to provide trees along the southern boundary line to serve as a buffer between the proposed development and Northgate Two Addition (residential subdivision).

Access:

The subject property is accessed from Johnston Boulevard, and Houston Street through mutual access easement with the existing development located to the north of the subject property, Heritage Square Townhomes Phase 1. The applicant proposes to dedicate a mutual access easement along the northern and eastern boundaries of the subject property by separate instrument. The applicant confirmed that they will file the mutual access easement prior to the plat application submittal.

Screening:

The subject property is adjacent to an existing residential subdivision located south of the subject property, the Northgate Two Addition. Therefore, the applicant is proposing a 6' masonry screening wall, as required by the Waxahachie Zoning Ordinance. The applicant had previously coordinated a meeting with the adjacent property owners to communicate what the proposed development entails, and has stated that they will be reaching out to them regarding installation of the screening wall, should the property owner proceed with this development.

Comprehensive Plan:

The subject property is identified by the 2023 Comprehensive Plan under the Mixed-Use Neighborhood placetype. Though the proposed development does not provide the mixing of activities, the use does provide a buffer between a dense multi-family development and a less dense traditional single-family neighborhood due to the proposed density for the development of 10.19 DUA. This type of density transition and the diversity of housing is consistent with the goals of the Mixed-Use Neighborhood placetype.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 35 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. At the time of the publishing of this staff report, no letters of support and four (4) letters of opposition to the request have been received by staff.

RECOMMENDATION

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

Conditions:

1. The subject property shall be platted prior to the approval and issuance of all building permits.
2. The amenities for this development, including a playground equipment with a minimum of 5 play stations, pickleball court, and picnic tables, shall be installed, inspected, and accepted by the City prior to the approval and issuance of a Certificate of Occupancy (CO) for the first building on the subject property.
3. The Property Owner shall provide a permanent irrigation system for all required landscape areas as shown on Exhibit D – Landscape Plan and maintain the required landscaping at all times.
4. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in this development shall confirm with the Building Materials/Elevations Plan (Exhibit B).
5. The proposed landscaping shall be maintained by the property owner, including the fenced rear yards.
6. The Applicant shall execute a mutually agreed upon development agreement shall be executed within thirty (30) calendar days of the approval of this PD request.
7. The property owner shall obtain all necessary permits from the City of Waxahachie Building & Community Services Department prior to construction on the subject property.

ATTACHED EXHIBITS

1. PON Responses
2. Location Map – Exhibit A
3. Building Materials/Elevations Plan – Exhibit B
4. Site Plan – Exhibit C
5. Landscape Plan – Exhibit D
6. Open Space Plan – Exhibit E

STAFF CONTACT INFORMATION

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

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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-174-2024

BARRON CYNTHIA & MICHAEL A
200 BIG BEND BLVD
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Marisa Brewer, AICP, McAdams, for a **Zoning Change** from a Planned Development – Commercial (PD-5-C) zoning district to Planned Development Multi-Family-1 (PD-MF-1) zoning district located at 501 Houston Street (Property ID 189345 – Owner(s): Skanda Investments, LLC and Masina Investments, LLC (ZDC-174-2024)

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-174-2024 **City Reference: 174960**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☑ OPPOSE

Comments:
Traffic has gone up in the residential area.
Too close to owner backyard to have multiple homes out back

Signature

7/5/25
Date

Cynthia & Michael Barron
Printed Name and Title
Homeowner

200 Big Bend Blvd.
Address

Venissat, Michelle

From: Casey Anderson <caseylwaterman@gmail.com>
Sent: Monday, July 7, 2025 8:39 PM
To: Planning
Subject: OPPOSE ZONING CHANGE CASE ZDC-174-2024
Attachments: IMG_1207.HEIC

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

Dear Waxahachie Planning Department,

I am writing to formally oppose the proposed zoning change to allow multi-family development directly behind my home. This change poses serious concerns regarding increased traffic, safety, decreased property values, and disruption to the established character of our neighborhood. The reduction of privacy also poses an extreme concern.

I strongly urge the Planning District to reject this zoning change and preserve the integrity of our residential area. We have also attached our paper form for your review.

Sincerely,

Casey & Jared Anderson

202 Big Bend Blvd

Waxahachie,TX 75165

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-174-2024

WATERMAN CASEY & JARED ANDERSON
202 Big Bend Blvd
Waxahachie, TX 75165-1337

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-174-2024 **City Reference: 174961**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:
This is a well established neighborhood. Putting apartments that close to our homes and backyards will reduce privacy and overall value of our home. Having people be able to look directly into our homes is not acceptable. Please think of the negatives this would bring, rather than just financial gain.

Signature C And

Casey Waterman - Homeowner
Printed Name and Title

7-7-25
Date

202 Big Bend Blvd
Address Waxahachie, TX 75165

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-174-2024

POPE DWAYNE D ETAL
124 BIG BEND BLVD
WAXAHACHIE, TX 75165-1321

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-174-2024 **City Reference: 174992**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:

Dwayne Pope
Signature

7-8-25
Date

DWAYNE POPE
Printed Name and Title

124 BIG BEND
Address


Items 13 & 14
W US HIGHWAY 287 BYP
W US HIGHWAY 287
W US HIGHWAY 287 BYP
SOLON PLACE WAY
MCNAUGHTON ST
AMANDA LN
SOLON RD
TREY CT
MISTY CT
LANCE DR
HOUSTON ST
JOHNSTON BLVD
BRANDY LN
BIG BEND BLVD
MARK TRL
N US HIGHWAY 77
NOEL AVE
HOUSTON CT
JOHNSTON BLVD
INDIGO WAY
SAN JACINTO CT
NORTHGATE DR
EXHIBIT A - LOCATION MAP
0
175
350
700
1,050
1,400
Feet
ZDC-174-2024 (PD)

EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Items 13 & 14

WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC
1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

NOT FOR REGULATORY, APPROVAL, PERMITTING, OR CONSTRUCTION



1 **FULL 4 UNIT BUILDING**
SCALE: N.T.S.

Heritage Square Townhomes Phase - 2
501 Houston St
Waxahacie, TX
75165

HERITAGE SQUARE TOWNHOMES, BLOCK # TBD
CURRENT ZONING - PD COMMERCIAL
PROPOSED ZONING - PD MF 1
5.889 ACRES
WAXAHCIE / ELLIS COUNTY
2024-08-14
CASE NUMBER: _____

JOB NO. A2237
DATE: 2025-06-17

PRINT DATE 6/17/2025

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EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Items 13 & 14



1 **FULL 6 UNIT BUILDING**
SCALE: N.T.S.



2 **BUILDING CLOSEUP**
SCALE: N.T.S.

PRINT DATE 6/17/2025

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ARCHITECTS - PLANNERS, PLLC
1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

NOT FOR REGULATORY, APPROVAL, PERMITTING, OR CONSTRUCTION

Heritage Square Townhomes Phase - 2
501 Houston St
Waxahacie, TX
75165

HERITIAGE SQUARE TOWNHOMES, BLOCK # TBD
CURRENT ZONING - PD COMMERCIAL
PROPOSED ZONING - PD MF 1
5.889 ACRES
WAXAHCIE / ELLIS COUNTY
2024-08-14
CASE NUMBER: _____

JOB NO. A2237
DATE: 2025-06-17

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EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Items 13 & 14



1 FULL 8 UNIT BUILDING
SCALE: N.T.S.



2 BUILDING CLOSEUP
SCALE: N.T.S.



3 BUILDING GARAGE SIDE
SCALE: N.T.S.

PRINT DATE: 6/17/2025

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Waxahacie, TX
75165

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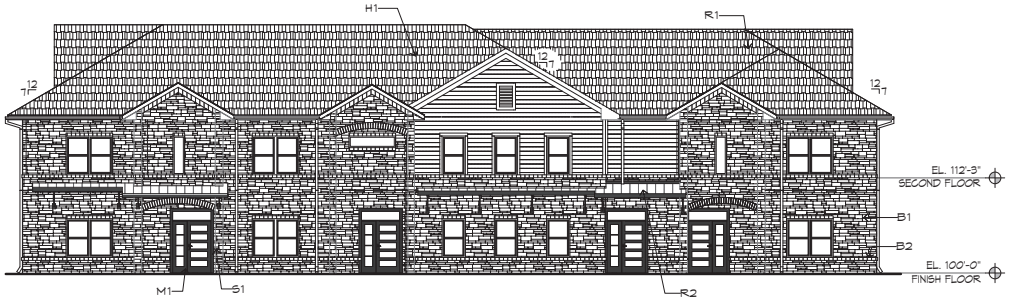
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EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Items 13 & 14

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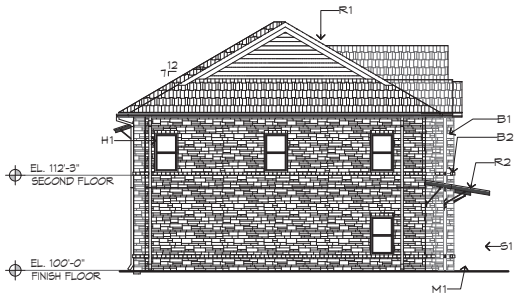
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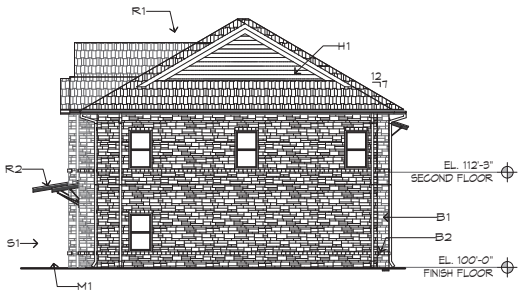
1 4 UNIT FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 4 UNIT REAR ELEVATION
SCALE: 1/8"=1'-0"



4 4 UNIT LEFT ELEVATION
SCALE: 1/8"=1'-0"



3 4 UNIT RIGHT ELEVATION
SCALE: 1/8"=1'-0"

PRINT DATE 6/17/2025

EXTERIOR MATERIAL LEGEND:

TAG	MATERIAL/DESCRIPTION	FRONT	REAR	LEFT	RIGHT
B1	SPLIT FACE MASONRY VENEER: COLOR CREAM	87%	83%	62%	94%
B2	MASONRY ACCENT BANDING: COLOR BLACK FOREST				
H1	HARDIPLANK CEDARMILL 7" EXPOSURE WOODTONE RUSTIC SERIES: COLOR CHESTNUT BROWN	13%	17%	38%	6%
M1	METAL TRIM, RAILING, FASCIA & SOFFIT: SHERWIN WILLIAMS CHARCOAL GRAY				
R1	ASPHALT ROOF SHINGLES: COLOR GRAY				
V1	VINYL WINDOWS: COLOR BLACK				
P1	PATIO DOOR: COLOR BLACK				
S1	CASTSTONE NATURAL GRAY				
R2	STANDING SEAM METAL ROOF: COLOR ZINC GRAY				

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Heritage Square Townhomes Phase - 2

501 Houston St
Waxahacie, TX
75165

HERITAGE SQUARE TOWNHOMES, BLOCK # TBD
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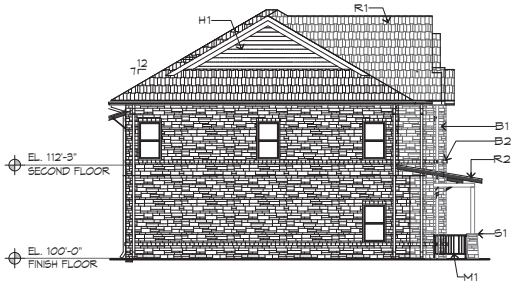
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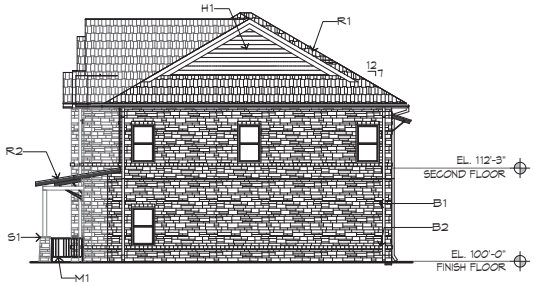
1 6 UNIT FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 6 UNIT REAR ELEVATION
SCALE: 1/8"=1'-0"



3 6 UNIT LEFT ELEVATION
SCALE: 1/8"=1'-0"



4 6 UNIT RIGHT ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL LEGEND:

TAG	MATERIAL/DESCRIPTION	FRONT	REAR	LEFT	RIGHT
B1	SPLIT FACE MASONRY VENEER: COLOR CREAM	81%	80%	94%	94%
B2	MASONRY ACCENT BANDING: COLOR BLACK FOREST				
H1	HARDIPLANK CEDARMILL 7" EXPOSURE WOODTONE RUSTIC SERIES: COLOR CHESTNUT BROWN	19%	20%	6%	6%
M1	METAL TRIM, RAILING, FASCIA & SOFFIT: SHERWIN WILLIAMS CHARCOAL GRAY				
R1	ASPHALT ROOF SHINGLES: COLOR GRAY				
V1	VINYL WINDOWS: COLOR BLACK				
P1	PATIO DOOR: COLOR BLACK				
S1	CASTSTONE NATURAL GRAY				
R2	STANDING SEAM METAL ROOF: COLOR ZINC GRAY				

© WRIGHT GROUP Architects-Planners, PLLC, 2025

PRINT DATE 6/17/2025

Heritage Square Townhomes Phase - 2

501 Houston St
Waxahacie, TX
75165

HERITAGE SQUARE TOWNHOMES, BLOCK # TBD
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7 5 0 0 6
(972) 242 - 1015

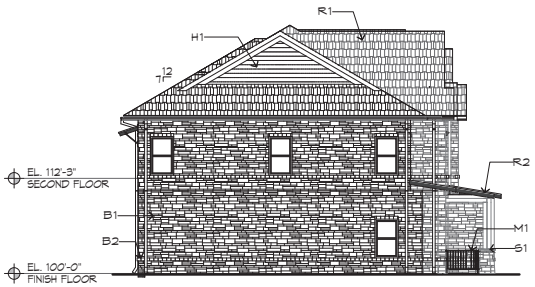
NOT FOR REGULATORY, APPROVAL, PERMITTING, OR CONSTRUCTION



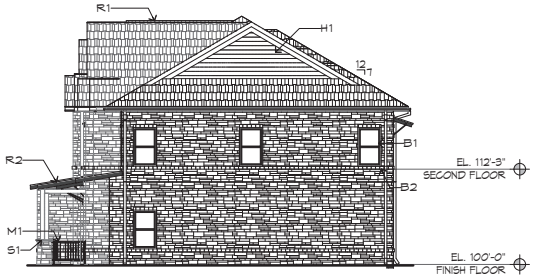
1 8 UNIT FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 8 UNIT REAR ELEVATION
SCALE: 1/8"=1'-0"



3 8 UNIT LEFT ELEVATION
SCALE: 1/8"=1'-0"



4 8 UNIT RIGHT ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL LEGEND:

TAG	MATERIAL/DESCRIPTION	FRONT	REAR	LEFT	RIGHT
B1	SPLIT FACE MASONRY VENEER: COLOR CREAM	83%	80%	94%	95%
B2	MASONRY ACCENT BANDING: COLOR BLACK FOREST				
H1	HARDIPLANK CEDARMILL 7" EXPOSURE WOODTONE RUSTIC SERIES: COLOR CHESTNUT BROWN	17%	20%	6%	5%
M1	METAL TRIM, RAILING, FASCIA & SOFFIT: SHERWIN WILLIAMS CHARCOAL GRAY				
R1	ASPHALT ROOF SHINGLES: COLOR GRAY				
V1	VINYL WINDOWS: COLOR BLACK				
P1	PATIO DOOR: COLOR BLACK				
S1	CASTSTONE NATURAL GRAY				
R2	STANDING SEAM METAL ROOF: COLOR ZINC GRAY				

Heritage Square Townhomes Phase - 2

501 Houston St
Waxahacie, TX
75165

HERITAGE SQUARE TOWNHOMES, BLOCK # TBD
CURRENT ZONING - PD COMMERCIAL
PROPOSED ZONING - PD MF 1
5.889 ACRES
WAXAHCIE / ELLIS COUNTY
2024-08-14
CASE NUMBER: _____

JOB NO. A2237
DATE: 2025-06-17

PRINT DATE 6/17/2025

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EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

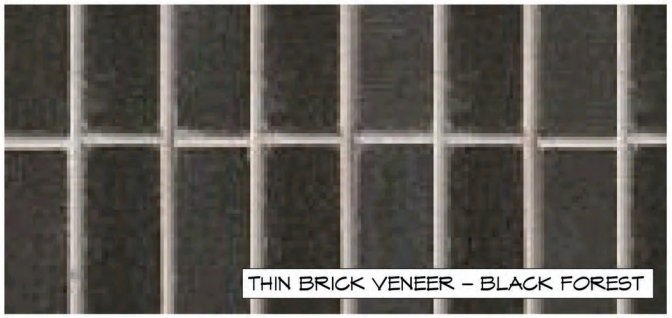

ASPHALT ROOF SHINGLES – SHADOW GREY

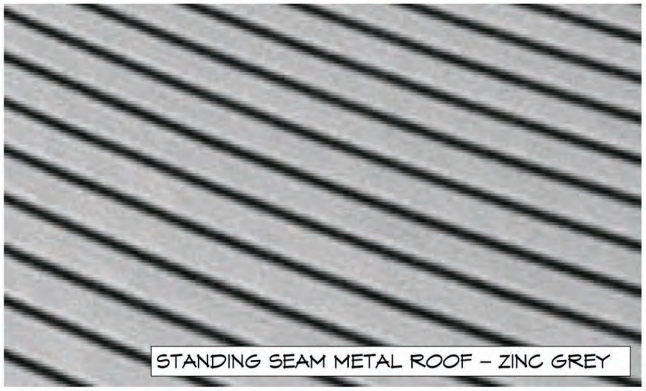

CEDAR COLUMN


CEMENTUOUS HARDIE LAP SIDING - CHESTNUT BROWN


GUTTERS AND DOWNSPOUTS - WHITE


VINYL WINDOWS - WHITE


THIN BRICK VENEER – BLACK FOREST


STANDING SEAM METAL ROOF – ZINC GREY


MASONRY VENEER - CREAM

PRINT DATE: 1/1/2025

WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC
1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

NOT FOR REGULATORY, APPROVAL, PERMITTING, OR CONSTRUCTION

Heritage Square Townhomes Phase - 2
501 Houston St
Waxahacie, TX
75165

HERTIAGE SQUARE TOWNHOMES, BLOCK # TBD
CURRENT ZONING - PD COMMERCIAL
PROPOSED ZONING - PD MF 1
5.889 ACRES
WAXAHCIE / ELLIS COUNTY
2024-08-14
CASE NUMBER: _____

JOB NO. A2237
DATE: 2025-06-17

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EXHIBIT C - DEVELOPMENT STANDARDS

Items 13 & 14

Exhibit "B"
Development Standards

Heritage Square Townhomes Phase - 2
City of Waxahachie

The purposed Planned Development on approximately 5.889 acres of land is to create a Townhome development within the corporate limits of the City of Waxahachie and in accordance with the City of Waxahachie, Texas, Zoning Ordinance, as amended, to promote safe, efficient, and appropriate design choices for the surrounding area and shall be subject to the following conditions and requirements:

A. EXHIBITS.

1. The following Exhibits are incorporated into this Planned Development
    a. Exhibit "A": Zoning Exhibit
    b. Exhibit "B": Development Standards
    c. Exhibit "C": Conceptual Plan
    d. Exhibit "D": Detailed Site Plan
    e. Exhibit "E": Landscape Plan
    f. Exhibit "F": Elevations

C. PLANNED DEVELOPMENT DISTRICT

1. The purposed development is a Planned Development District, as defined under the City of Waxahachie's Zoning Ordinance and is intended to accommodate Townhomes with a base zoning of Multifamily 1 (MF-1) district area designated on Exhibit "C", comprising of approximately 5.889 acres, and shall be in compliance with all regulations applicable to the MF-1 zoning district, uses contained in the City of Waxahachie Zoning Ordinance as amended, except as otherwise provided in this Ordinance.

D. HEIGHT AND AREA REGULATIONS

1. Height and Area Regulations within MF-1, except as provided in this section, shall meet the setback requirements listed in Section 3.08. Article III of the City's Comprehensive Zoning Ordinance.
    a. Minimum Side: Fifty (50) feet shall be the minimum side yard when adjacent to a residential district.

E. EXTERIOR CONSTRUCTION REQUIREMENTS

1. Masonry construction shall cover eighty (80) percent of the total exterior walls, excluding doors and windows.
2. Cementitious fiber board siding is permitted
3. Elevations shall generally comply with the approved Elevation Plan (Exhibit "F"), and in accordance with the City of Waxahachie unless specified otherwise in this PD.

EXHIBIT C - DEVELOPMENT STANDARDS

Items 13 & 14

F. LANDSCAPE

1. Front Buffer: When fronting a public right of way, a minimum fifteen (15) percent of the street yard shall be landscaped.
2. Side Yard Buffer: A minimum ten (10) foot landscape buffer shall be provided along the side property line
3. Rear Buffer: A minimum ten (10) foot landscape buffer shall be provided along the rear property line
4. Detention Pond may be allowed within the landscape buffer; provided that no canopy tree, ornamental tree, or shrubs be planted within the basin of the detention pond
5. Refuse storage areas, may be allowed within the landscape buffer.

G. AMENITIES

1. Amenities shall be provided in the area as shown on the Conceptual Plan (Exhibit “C”). The amenities provided shall include a sports court and playground facility.
2. Pet waste stations shall be provided throughout the property.

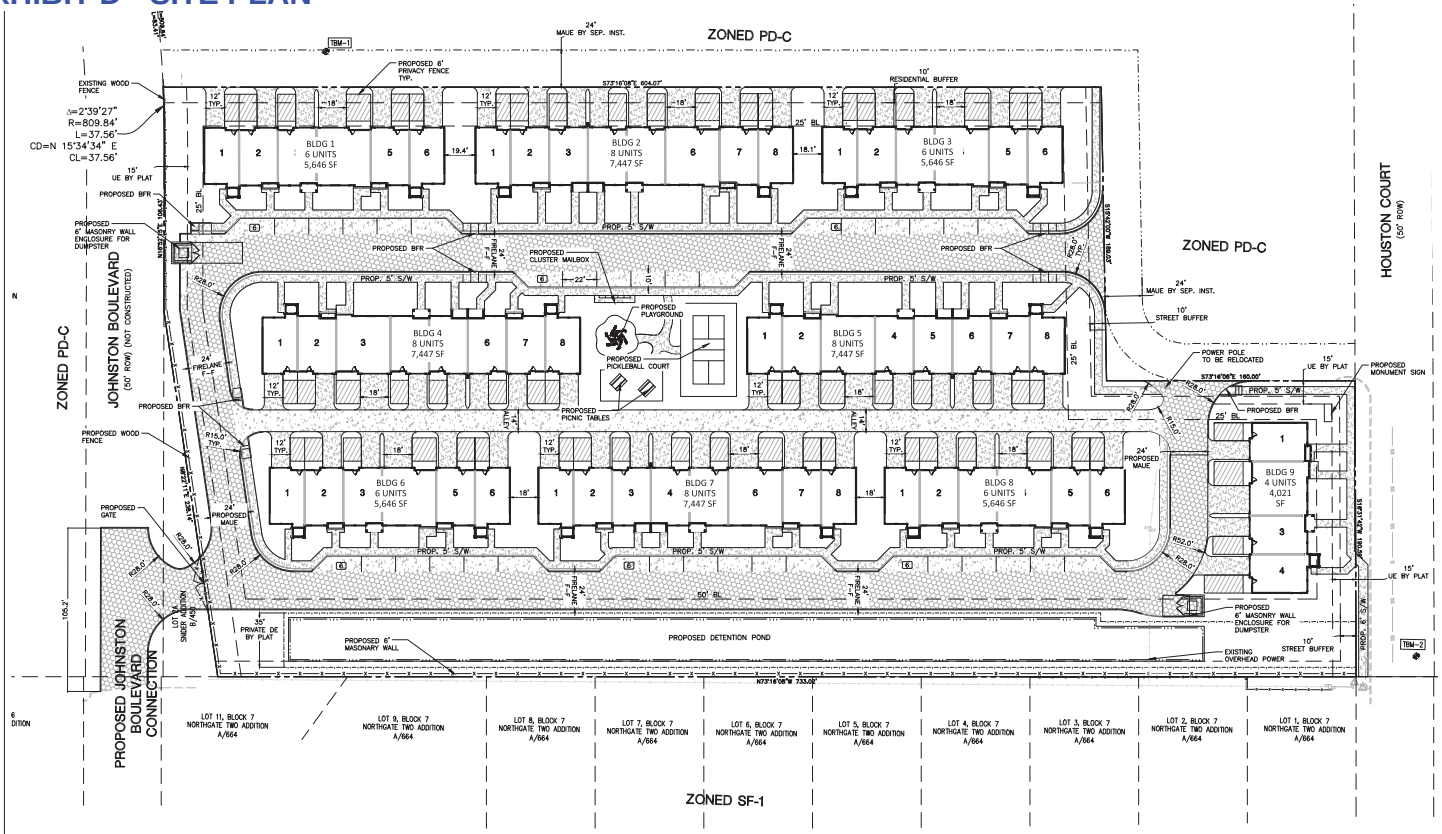
H. SUPPLEMENTAL STANDARDS

1. Single Family Attached (Townhome)
    a. The property may be platted into one single lot consisting of multiple units
    b. Landscaping shall comply with the MF-1 landscaping requirements
    c. There shall be a minimum of eighteen (18) feet between buildings
    d. Building Length shall not exceed 205’
    e. Building Square Footage shall generally conform to the following:
        i. 1 Bedroom Units: 1,178 SF
        ii. 2 Bedroom Units: 1,355 SF
        iii. 3 Bedroom Units: 1,905 SF
        iv. Approximately 60 units shall be developed

2. Engineering Requirements
    a. Proposed development will only need to build their portion of Johnston Boulevard as shown on Site Plan (Exhibit “D”) and provide utilities only within that portion.

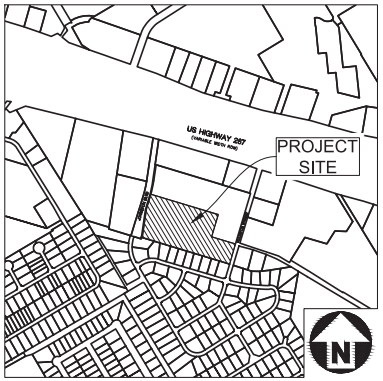
3. Property Maintenance
    a. On-site landscape and pest control shall be a contract service
    b. Tenants shall be responsible for maintaining their private yards
    c. In the event that the yard is not taken care of by the tenant, property management shall take care of maintenance

EXHIBIT D - SITE PLAN



GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SITE DATA TABLE		
PHYSICAL ADDRESS		501 HOUSTON STREET.
EXISTING ZONING		PD–C
PROPOSED ZONING		PD MF–1
SITE AREA		5.889 AC
CURRENT USE		VACANT
PROPOSED USED		MULTIFAMILY
LOT COVERAGE DATA		
TOTAL LOT AREA		5.889 ACRES
BUILDING COVERAGE	1.290 AC	21.9%
IMPERVIOUS AREA	3.670 AC	62.3%
PERVIOUS AREA	2.220 AC	37.7%
BUILDING DATA		
TOTAL BUILDING UNITS		60
NUMBER OF BUILDING STORIES		2
1 BED UNIT		16
2 BED UNIT		35
3 BED UNIT		9
TOTAL BEDROOMS		113
PARKING SUMMARY		
ONE BED (1.5 PER UNIT)		24 SPACES
TWO BED (1.5 PER UNIT)		53 SPACES
THREE BED (2.5 PER UNIT)		23 SPACES
TOTAL PARKING REQUIRED		100 SPACES
GARAGE PARKING PROVIDED		69 SPACES
ON–STREET PARKING PROVIDED		36 SPACES
TOTAL PARKING PROVIDED		105 SPACES



VICINITY MAP
1" = 500'

SITE PLAN NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST LOCAL AND STATE MUNICIPALITY AND/OR TXDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
2. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE CURRENT PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. SIGNS TO BE PERMITTED BY SIGN COMPANY. SIGNS SHOWN FOR GENERAL LOCATION ONLY. SEPARATE APPROVALS, AND PERMITS MAY BE REQUIRED BY MUNICIPALITY. SIGN PLACEMENT, MATERIALS, ELEVATIONS, ELECTRICAL, DESIGN AND PERMITTING BY OTHERS.
5. TRUNCATED DOMES ABUTTING PAVEMENT SHALL BE A CONTRASTING COLOR FROM THE ADJACENT PAVEMENT.

SITE LEGEND

- POWER POLE
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- UE — UTILITY EASEMENT
- MAUE — MUTUAL ACCESS AND UTILITY EASEMENT
- DE — DRAINAGE EASEMENT
- BFR — BARRIER FREE RAMP
- BL — BUILDING LINE
- HEAVY DUTY CONCRETE PAVEMENT
- PARKING CONCRETE PAVEMENT
- SIDEWALK CONCRETE PAVEMENT
- FENCED BACKYARD

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPELS: 10194440

www.mcadamsco.com

CLIENT

WRIGHT GROUP
1430 S BROADWAY STREET
CARROLLTON, TEXAS 75006
(972) 242 - 1015

HERITAGE SQUARE TOWNHOMES PHASE-2
SITE PLAN SUBMITTAL
501 HOUSTON STREET
WAXAHACHIE, TX, 75165
ZDC-174-2024

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	WGA24001
FILENAME	WGA24001 - S1.DWG
CHECKED BY	TL
DRAWN BY	RP
SCALE	40 SCALE
DATE	2025-06-18

SHEET

SITE PLAN

1

J:\Drive\Projects\WGA\WGA24001\04-Production\Engineering\Exhibits\Site Plan Submittal\WGA24001 - S1.dwg, 6/18/2025 2:14:15 PM, Robert Puig

EXHIBIT E - LANDSCAPE PLAN

SITE: 5.84 AC (254,390. SF)_
ZONED: MF1
TOTAL IMPERVIOUS AREA = +/- 152,936. SF
TOWNHOUSE = +/- 55,147.SF
PARKING, DRIVES & DRIVE LN.= +/- 74,313. SF
SIDEWALKS, COURTS, PATIOS = +/- 23,476. SF
TOTAL = +/- 152,936.

TOTAL PERVIOUS AREA = +/- 101,454. SF
SITE = 254,390. SF
IMPERVIOUS AREA = +/- 152,936. SF
TOTAL = +/- 101,454. SF

INTERIOR LANDSCAPE REQ. +/- 20,442. SF
50% OF BUILDING SF = +/- 28,197. SF
BUILDINGS 1,3,6 & 8 = 22,584. SF
BUILDINGS 2,4,5,& 7 = 29,788. SF
BUILDING 9 = 4,021.SF
TOTAL = 56,393 SF / 2 = 28,197.SF

LESS REQUIRED BUFFER AREAS = 7,316. SF
REQUIRED BUFFER AREAS
STREET BUFFER YARD = 1,439. SF
RESIDENTIAL BUFFERS = 5,877. SF
SUB-TOTAL = 7,316. SF
50% BUILDING SF = 28,197. SF
TOTAL = 20,881. SF

PLANTING REQ. FOR INTERIOR LANDSCAPE = +/- 20,881. SF
1 CANOPY TREE / 500 SF
57 CANOPY TREES REQUIRED AND PROVIDED

1 UNDER-STORY TREE / 250 SF
113 REQUIRED AND PROVIDED

1 SHRUB / 70 SF
403 REQUIRED AND PROVIDED

15% GROUNDCOVER
4,230. SF REQUIRED AND PROVIDED

2% SEASONAL COLOR
564. SF REQUIRED AND PROVIDED

PARKING LOT LANDSCAPING = 403. SF
13 SF LANDSCAPE AREA / PER PARKING SPACE
TOTAL PARKING REQUIRED = 95
TOTAL PARKING PROVIDED = 105
GARAGE PARKING = 69
SURFACE PARKING = 36
36 SURFACE PARKING x 13 SF / PARKING SPACE = 468 SF
468. SF LANDSCAPE AREA REQUIRED AND PROVIDED

REQUIRED PARKING LOT PLANTING
2 - 4" CALIPER TREES / 500 SF
2 TREE REQUIRED AND PROVIDED

TEN - SHRUBS / 500 SF
10 REQUIRED AND PROVIDED

1 LARGE CANOPY TREE WITN 64 LF OF ANY PARKING SPACE
REQUIRED AND PROVIDED

STREET BUFFER YARD :
15% REQUIRE PERMANENT LANDSCAPE
(TURF & TREES)
WEST SIDE - JOHNSTON STREET R.O.W. = 383 LF
10' BUFFER REQUIRED & PROVIDED
1 CANOPY TREE / 40 LF
10 CANOPY TREES REQUIRED AND PROVIDED

EAST SIDE - HOUSTON STREET R.O.W. = 191 LF
10' BUFFER REQUIRED & PROVIDED
1 CANOPY TREE / 40 LF
05 CANOPY TREES REQUIRED AND PROVIDED

STREET TREE PLANTING :
1 TREE / 30 LF PLANTED BETWEEN SIDEWALK AND CURB (R.O.W.)
20% MAY BE PLANTED BETWEEN SIDEWALK AND BUILDING

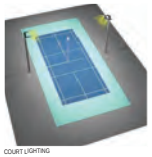
WEST SIDE - JOHNSTON STREET R.O.W.=383 LF
13 CANOPY TREES REQUIRED AND PROVIDED

EAST SIDE - HOUSTON STREET R.O.W. = 191 LF
07 CANOPY TREES REQUIRED AND PROVIDED

SITE VISIBILITY TRIANGLE:
25' X 25' S.V.T. CLEAR REQUIRED AND PROVIDED

EXISTING TREES:
THERE ARE NO EXISTING TREES ON SITE

NOTES:
1. THE PROPERTY OWNER, TENANT, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL NCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.
2. ALL PLANT MATERIAL SHALL BE NO. 1 GRADE, FREE FROM PLANT DISEASE OF TYPICAL GROWTH FOR THE SPECIES, HAVE HEALTHY, NORMAL ROOT SYSTEM, ROUNDED BRANCHING PATTERN AND SHALL CONFORM TO THE CODE OF STANDARDS SET FORTH IN THE CURRENT ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.
3. ALL REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY A LICENSED IRRIGATOR, LANDSCAPE ARCHITECT OR OTHER PROFESSIONAL AUTHORIZED BY THE STATE TO DESIGN SUCH SYSTEMS.
4. ALL TREES TO BE PLANTED A MINIMUM OF 5' FROM ALL UTILITY LINES.
5. ALL A/C (GROUND MOUNTED)UNITS WILL BE SCREENED WITH FENCING AND OR EVERGREEN PLANT MATERIAL.


COURT LIGHTING



FIXTURE TYPES





FIXTURE TYPES

AMENITIES COURT LIGHTING
ACCESSFIXTURES, 800.468.992, accessfixtures.com
N.T.S.



DOG WASTE STATION
NTS

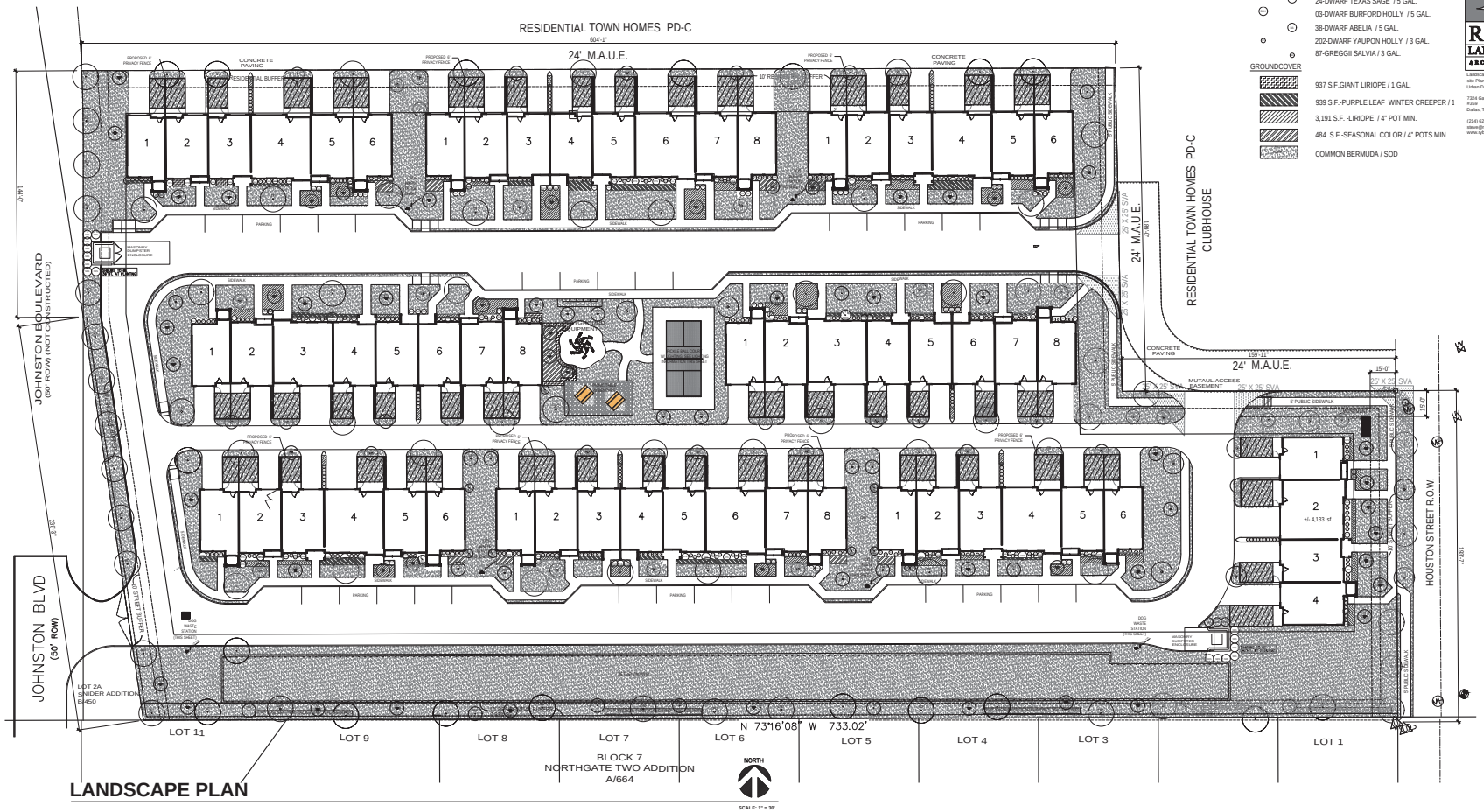
PLANT KEY

CANOPY TREES
- 10-CHINESE PISTACHE — 50% 2" CALIPER / 50% 4" CALIPER
- 20-RED OAK — 50% 2" CALIPER / 50% 4" CALIPER
- 18-LIVE OAK — 50% 2" CALIPER / 50% 4" CALIPER
- 29-CEDAR ELM — 50% 2" CALIPER / 50% 4" CALIPER
- 15-CHINQUAPIN OAK — 50% 2" CALIPER / 50% 4" CALIPER

ACCENT TREES
- 22-TEXAS RED BUD / 6' HT. MIN.
- 15-YAUPON HOLLY / 6' HT. MIN.
- 10-EAVES NECKLACE / 6' HT. MIN.
- 31-VITEX / 6' HT. MIN.
- 13-POSSUMHAW HOLLY / 6' HT. MIN.
- 22-CREPE MYRTLE / 8' HT. MIN
- 22-NELLIE R. STEVENS HOLLY / 15. GAL. (MIN. 36" HT. AT PLANTING)

SHRUBS
- 8-SPARTAN JUNIPER / 15 GAL.
- 3-PODOCARPUS / 15 GALLON
- 77-DWARF WAX MYRTLE / 5 GAL.
- 24-DWARF TEXAS SAGE / 5 GAL.
- 03-DWARF BURFORD HOLLY / 5 GAL.
- 38-DWARF ABELIA / 5 GAL.
- 202-DWARF YAUPON HOLLY / 3 GAL.
- 87-GREGGII SALVIA / 3 GAL.

GROUNDCOVER
- 937 S.F.GIANT LIROPE / 1 GAL.
- 939 S.F.-PURPLE LEAF WINTER CREEPER / 1
- 3,191 S.F. -LIROPE / 4" POT MIN.
- 484 S.F.-SEASONAL COLOR / 4" POTS MIN.
- COMMON BERMUDA / SOD



LANDSCAPE PLAN

RYBA LANDSCAPE ARCHITECTURE
Landscape Architecture
site Planning
Urban Design
7334 Gaston Ave.124
#269
Dallas, TX 75214
(214) 629-2652
steve@rybadesign.com
www.rybadesign.com

Revisions:

#	DATE	COMMENTS

PROFESSIONAL SEAL
STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED
LANDSCAPE ARCHITECT
02/23/25

OWNER INFORMATION

PROJECT INFORMATION

HERITAGE SQUARE TOWNHOMES -PHASE 2
HOUSTON STREET WAXAHACHIE, TX

SHEET TITLE
EXHIBIT E

SHEET NUMBER
L1.00

ISSUE DATE: 00.00.0000

EXHIBIT F - OPEN SPACE PLAN

USABLE OPEN SPACE REQUIREMENTS

(xx) Usable Open Space - Each lot or parcel of land, which is used for multiple-family residences, shall provide on the same lot or parcel of land, usable open space (as defined below) in accordance with the following requirements:

1) Calculations

a) For efficiency and 1-bed apartments, six hundred (600) square feet is required per apartment

b) For apartments with two (2) or more bedrooms, an additional three hundred (300) square feet is required per additional bedroom

2) An area of common usable open space shall have a slope not exceeding ten (10) percent , shall have no dimension of less than ten (10) feet, and may include landscaping, walks, recreational facilities, water features and decorative objects such as art work or fountains. Usable open space shall not include; rooftops; accessory buildings; parking areas; driveways; turnaround areas; or the right-of-way or easement for streets or alleys.

USABLE OPEN SPACE
16 - 1 BEDROOM UNITS
600 SF REQUIRED / UNIT
16 - TOTAL UNITS x 600 SF / UNIT = 9,600 SF

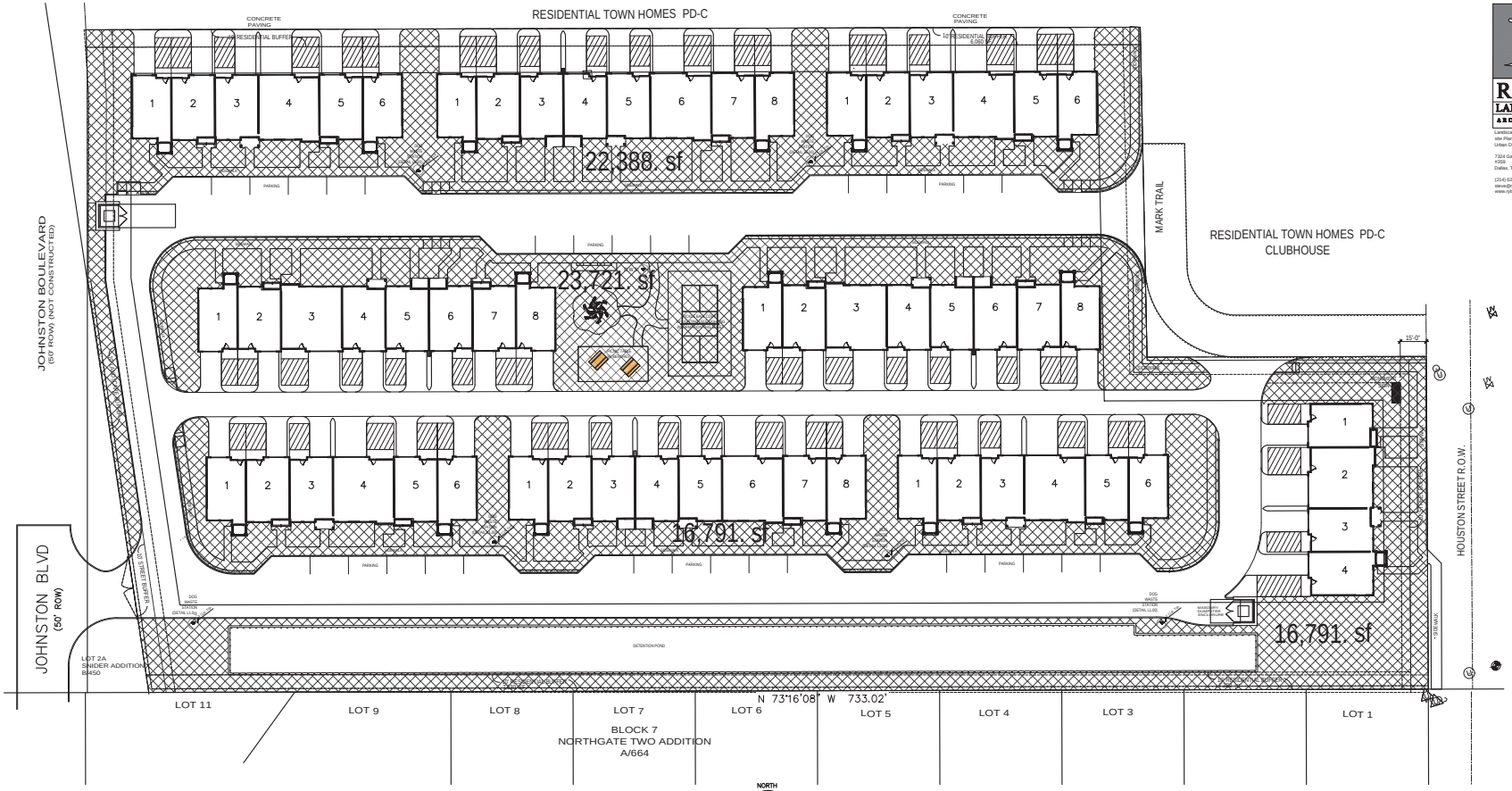
35 - 2 BEDROOM UNITS
09 - 3 BEDROOM UNITS
44 - TOTAL UNITS x 300 sf / UNIT = 13,200 SF

TOTAL REQUIRED = 22,800. SF (.523 AC.)

TOTAL PROVIDED = 85,054. SF (1.95 AC.)

USABLE OPEN SPACE

DOG WASTE STATION



USEABLE OPEN SPACE AREA - PLAN

RYBA LANDSCAPE ARCHITECTURE
Landscape Architecture
site Planning
Urban Design
7334 Gaston Ave.124
#359
Dallas, TX 75214
(214) 629-2652
steve@rybadesign.com
www.rybadesign.com

Revisions:

#	DATE	COMMENTS

PROFESSIONAL SEAL

STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED
LANDSCAPE ARCHITECT

02/23/25

OWNER INFORMATION

PROJECT INFORMATION

HERITAGE SQUARE TOWNHOMES -PHASE 2
HOUSTON STREET
WAXAHACHIE, TX

SHEET TITLE
EXHIBIT D- USABLE OPEN SPACE PLAN

SHEET NUMBER
L2.00

ISSUE DATE: 00.00.0000

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-195-2024

MEETING DATE(S)

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

CAPTION

Public Hearing on a request by Urpi Arriola, MWSW Texas, for a **Zoning Change** from a Planned Development-14-Heavy Industrial (PD-14-HI) zoning district to Planned Development-Commercial (PD-C) zoning district, for the Crossroads 287 mixed-use development, located at 1601 W US Highway 287 Bypass, (Property ID 239122) - Owner: CSW Waxahachie LP (ZDC-195-2024)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-195-2024, a Planned Development request for the Crossroads 287 mixed-use 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 Crossroads 287, a mixed-use development with 35,500 square feet of medical office space, 14,950 square feet of retail space, two stand-alone restaurants, and two 4-story hotels with a combined total of 263 rooms.

CASE INFORMATION

Applicant:	Urpi Arriola, MWSW Texas
Property Owner(s):	CSW Waxahachie LP
Site Acreage:	13.116 acres
Current Zoning:	Planned Development-14-Heavy Industrial (PD-14-HI)
Requested Zoning:	Planned Development-Commercial (PD-C)

SUBJECT PROPERTY

General Location:	1601 W US Highway 287 Bypass
Parcel ID Number(s):	239122
Existing Use:	The subject property is currently undeveloped
Development History:	The subject property is the former location of the Magnablend facility.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	N/A	W US Highway 287 Bypass
East	PD-C	Auto-Repair & Office/Warehouse
South	LI-1	Navarro College
West	LI-1	Navarro College (Undeveloped)

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 W US Highway 287 Bypass.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Planned Development (PD) to allow for Crossroads 287, a mixed-use development with 35,500 square feet of medical office space, 14,950 square feet of retail space, two stand-alone restaurants, and two 4-story hotels with a combined total of 263 rooms. The proposed uses can be referenced in greater detail on the Concept Plan attached as Exhibit D below. The design of the concept plan is consistent with the concept approved by City Council as part of the Development Agreement for the property. A base zoning district of Commercial (C) is proposed for the development.

Planning Analysis (continued):
The subject property is the site of the former Magnablend facility; which was destroyed in a 2011 fire. The City of Waxahachie acquired the subject property in 2018. In August of 2024, City Council approved a Development Agreement for the subject property with CSW Development. As part of the agreement, CSW agreed to develop the site for a combination of office, retail, sit down restaurant, and hotel uses and provided a very general concept plan to represent their development proposal. As part of the agreement, City Council transferred ownership of the property to CSW; but required to the group to return for approval of a Planned Development zoning district for the property. The PD proposal is consistent with the requirements of the Development Agreement for the subject property.

Proposed Use:
The Planned Development includes a total of seven (7) buildings that will each be situated on individually platted lots. An additional 8th lot is proposed to exclusively accommodate drainage and detention areas for the development. The applicant has exceeded the minimum parking requirement of 611 spaces and proposes to provide a total of 661 parking spaces. Each proposed lot on the subject property has been designed so that it can meet its individual minimum parking requirement.

With this Planned Development request, the applicant proposes a few modified development standards from those required with the base Commercial (C) zoning district. The modified standards are tailored to facilitate a more compact retail development pattern. The table below can be referenced for a comparison of the standard C requirements versus the development standards proposed with this application. ***(*Bold text indicates a deviation from typical development standards.)***

Development Standard	C Zoning	Proposed Development Standard
Min. Lot Size	5,000 SqFt.	5,000 SqFt.
Front Setback	25’	25’ Exterior, **0’ Interior**
Side Setback	25’	20’ (ROW), 0’ (Retail)
Rear Setback	20’	20’ Exterior, **0’ Interior**
Maximum Height	3-stories	**4-stories**
Max. Lot Coverage (Buildings)	40%	40%

In addition to the modification identified above, the applicant has also proposed development standards that restrict permissible uses in the PD district. The base Commercial zoning district typically allows for a wide range of uses; but not all of these uses are appropriate for the office/retail-oriented development proposed by the applicant. With this in mind, the applicant has prohibited 56 uses that were identified as incompatible or too intense for their proposed development. A few examples of proposed prohibited uses include: Outdoor Building Material Sales, Storage Warehouses, Heavy Machinery Rental/Sales, Drive-Through Establishments, and Light Manufacturing. The full list of prohibited uses may be referenced in Exhibit B below.

Medical Office Uses:
The applicant proposes to utilize two lots on the western side of the property for the medical offices uses. The proposed lots are 2.5 acres and 0.8 acres in size and can accommodate a combined 35,000 square feet of one-story medical offices. Baylor and Touchstone Imaging are the proposed end users for the two medical office lots.

Hotel Uses:
The applicant proposes to utilize two lots on the southern portion of the property for the hotel uses. The hotels lots are proposed to be 2.48 acres and 2.21 acres and are designed to accommodate 150 rooms and 113 rooms respectively. No end-users are currently proposed for the hotel site; but each hotel is proposed to be 4-stories in height.

Restaurant Uses:
The applicant proposes to lots on the northern portion of the property immediately adjacent to US Highway 287 Bypass for restaurant uses. The applicant has not identified end-users for the restaurant sites. However, each lot is designed to accommodate sit-down restaurants exclusively as opposed to drive-through restaurants. A minimum of one of the sit-down restaurants is required to include an outdoor patio that flanks a central courtyard amenity that is proposed in the center of the development.

Retail Uses:
The applicant proposes to utilize the final lot on the site for a multi-tenant retail building. The retail lot is situated on the northern portion of the property along US Highway 287 Bypass and adjacent directly adjacent to the central courtyard amenity. No specific tenants are identified at this time for the retail building. However, the retail site is designed to accommodate a range of tenants that include, but are not limited to, personal services, retail stores and shops, and small restaurants.

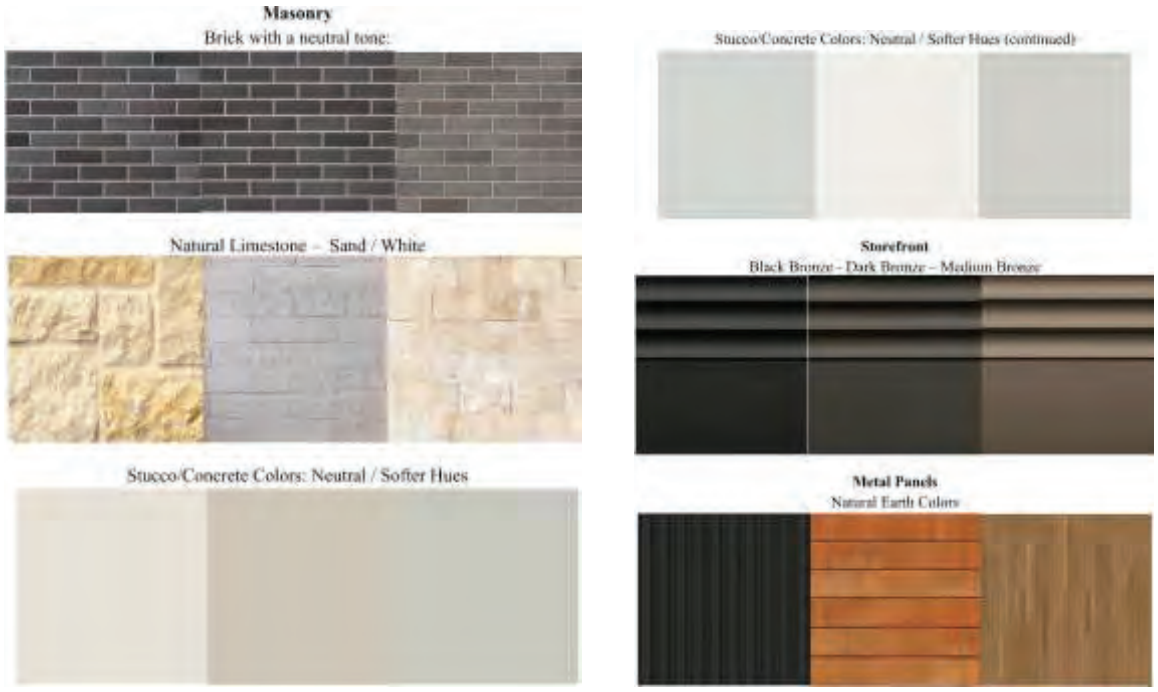
Access & Traffic:
The development is proposed to include two (2) direct connections to the US Highway 287 Bypass access roads. The proposed connections meet the minimum TxDOT spacing requirements for new driveways. The eastern most driveway is proposed to align with the existing service road and connector road intersection. The applicant has provided a Traffic Impact Analysis (TIA) with the PD Application, as required by the Development Agreement for the subject property. The TIA recommends the installation of a traffic signal at the intersection mentioned above and the applicant proposes to install the traffic signal accordingly. To facilitate cross connectivity between lots, the applicant proposes to execute mutual access easements throughout the subject property. Mutual access easements are also proposed to extend to the Navarro College properties to the south and west in order to facilitate future connectivity at the time these properties develop. The TIA will continue to be reviewed by the Public Works & Engineering Department with future Civil Construction Permits for the subject property.

Courtyard:
The applicant proposes to construct an amenitized courtyard near the center of the property between multi-tenant retail building and sit-down restaurant. The courtyard is in item included in the Development Agreement that was approved for the property in August of 2024. The area will be flanked by an outdoor patio for the sit-down restaurant and is intended to be a public gathering space for patrons of the development. Proposed amenities for the courtyard include specialty lighting, a shade structure, outdoor seating and tables, and high-end landscaping. Per the proposed Development Standards, the courtyard is required to be completed prior to the issuance of a CO for the first building on the property.

Landscaping:
The applicant has proposed specific landscaping requirements as part of the PD Development Standards for the property. The proposed standards result in an overall reduction in total plantings from that which would be required under the typical minimum landscape standards of the Waxahachie Zoning Ordinance. To offset the overall reduction in landscaping, the applicant has proposed to plant larger, 6” caliper, street trees along US Highway 287 Bypass as opposed to the typically required 4” caliper street trees. A detailed Landscape Plan is required to be submitted as part of the Site Plan Application for each individual lot within the subject property.

Elevation/Façade:

The applicant has proposed detailed exterior construction and building articulation requirements as part of the PD Development Standards. The proposed standards include varying requirements for the retail, restaurant, hotel, and medical office buildings within the development. Final Elevation/Façade Plans are not included with this PD, as end users have not yet been identified. However, each building is required to utilize exterior construction materials that are similar or complementary to the examples shown below, with exceptions for national or regional restaurant brands. As part of the PD Development standards, the applicant has also provided example renderings for the proposed medical office, hotel, and retail buildings. A final Elevation/Façade Plan is required to be submitted as part of the Site Plan Application for each individual building on the subject property.



Signage:

The applicant proposes to allow two (2) monument signs and one (1) pylon sign for the subject property with this PD application. Each of these signs are proposed to be located along US Highway 287 Bypass.

The monument signs are proposed to meet the standard height and size requirements of the Waxahachie Zoning Ordinance. The pylon sign is proposed to be a maximum of 50' in height and provide a total of 300 square feet of advertising space. The base of the pylon sign is proposed to utilize masonry material complimentary to that used for the retail buildings on the site. The design of the proposed pylon sign can be referenced further in Exhibit E below.

Detention & Utilities:

The applicant has designed the Concept Plan for the property to accommodate two (2) dedicated detention areas in the southeast corner of the site. Each detention area is proposed to be fenced by 4' ornamental metal fence.

As part of this development, the applicant is required to extend private water and sanitary sewer lines across the subject property. The applicant has submitted a Civil Construction Permit to account for these utility extensions. The Civil Construction Permit is currently under technical review by staff.

Photometric Plan:
The property is subject requirements of the Lighting and Glare Standards from Section 6.03 of the Waxahachie Zoning Ordinance. To verify compliance with these standards, the applicant shall be required to provide a Photometric Plan as part of the detailed Site Plan Application for each individual lot.

Phasing:
The applicant proposes to develop the infrastructure (water, wastewater, stormwater, shared drive-aisles) for the subject property in a single phase. Individual lots on the site are proposed to develop as determined by the market.

PUBLIC NOTIFICATIONS
To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 9 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

Staff has received zero (0) letters of support and zero (0) letters of opposition for the 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 for the development shall be required to be filed within 30-days of City Council approval of ZDC-195-2024.
2. A retail/restaurant courtyard shall be completed prior to the first completed building. This shall include specialty lighting, shade structure, benches, tables and high-end landscaping as reasonably determined by the Director of Planning.
3. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.

ATTACHED EXHIBITS
1. Approved Development Agreement (8/9/24)
2. Location Map – Exhibit A
3. Planned Development Standards – Exhibit B
4. Concept Facades – Exhibit C
5. Concept Plan – Exhibit D
6. Pylon Sign Rendering – Exhibit E

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

STAFF CONTACT INFORMATION

Prepared by:
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MASTER DEVELOPMENT AGREEMENT

This Development Agreement ("**Agreement**") is entered into effective as of August 9, 2024 (the "**Effective Date**") between Central Southwest Texas Development, LLC, a Texas limited liability company ("**Developer**"), and the City of Waxahachie, Texas ("**City**"). Developer and the City are sometimes referred herein together as the "**Parties**" and individually as "**Party**."

RECITALS

A. The City owns that certain approximately 13-acre tract more particularly described on Exhibit A attached hereto (the "Property.")

B. The City no longer envisions using the Property for public use or facilities.

C. Developer intends to develop the Property as a mixed-use retail-hotel-office-medical development (the "Project"), as generally described on Exhibit B, attached hereto and incorporated herein for all purposes.

D. The City is willing to convey the Property to Developer in exchange for Developer developing the property as generally depicted in Exhibit B and the construction of onsite roadway improvements as required and approved by the City and any offsite roadway improvements as required and approved by the Texas Department of Transportation (TxDOT), including a traffic signal (the "**Roadway Improvements**").

E. This Agreement clearly is in the best interests of the City and Developer and it is deemed mutually beneficial to each.

F. Chapter 380 of the Texas Local Government Code provides that Texas municipalities may create programs to promote local economic development.

G. The City has concluded and hereby finds that this Agreement clearly promotes economic development in the City and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, including a payment by the Developer to the City in the sum of One Hundred Dollars ($100), the receipt and sufficiency of which are hereby acknowledged and confessed, the Parties hereby agree as follows:

ARTICLE I
GLOBAL BASIC TERMS

1.1 Effective Date. This Agreement shall be effective as of the date first written above.

1.2 Chapter 245. Except as modified by this Agreement, the Project and the Property will be developed in accordance with all applicable local, state, and federal regulations, including

but not limited to the City's ordinances and the zoning regulations applicable to the Property in effect on the date hereof, subject to those exceptions contained in Chapter 245, Texas Local Government Code (the "Applicable Regulations"). If there is a conflict between this Agreement and the Applicable Regulations, this Agreement shall control.

ARTICLE II
REPRESENTATIONS

2.1 Representations of the City. The City represents to Developer as follows:

(A) Title. The City presently has and will be able to convey to Developer good and indefeasible title to the Property on the Closing Date.

(B) Parties in Possession. On the Closing Date, there will not be any third party in possession of the Property and no third party will have a then-current right or any future right to occupy any portion of the Property.

(C) Proceeding by Governmental Authority. There is no pending or, to the City's actual knowledge, threatened condemnation or similar proceeding or special assessment affecting the Property or any part thereof.

(D) Litigation or Administrative Proceeding. To the City's actual knowledge, the City has received no service of process or other written notification of any litigation or administrative proceedings which would materially and adversely affect title to the Property or the ability of the City to perform any of its obligations hereunder.

(E) Performance Will Not Result in Breach. Performance of this Agreement pursuant to the terms hereof will not result in any breach of, or constitute any default under, or result in the imposition of any lien or encumbrance upon the Property under, any agreement or other instrument to which the City is a party or by which the City or the Property is bound, if the remedy for the breach of defaults would materially and adversely affect title to or the permitted use of the Property.

(F) Execution. The execution and delivery of, the City's performance under, this Agreement are within the City's powers and have been duly authorized by all requisite municipal action. The person executing this Agreement on behalf of the City has the authority to do so. This Agreement constitutes the legal, valid, and binding obligation of the City enforceable in accordance with its terms.

(G) No Third Party Agreements. To the City's actual knowledge, the City has not entered into any unrecorded agreements with neighboring property owners that will affect the Property.

2.2 Representations of Developer. Developer represents to the City as follows:

(A) Authorization. Developer is duly organized and legally existing under the laws of the State of Texas. Developer is duly qualified to do business in the State of Texas.

(B) Performance. Performance of this Agreement will not result in any breach of, or constitute any default under, any agreement or other instrument to which Developer is a party or by which Developer is bound.

(C) Execution. The execution and delivery by Developer of, and Developer's performance under, this Agreement are within Developer's powers and have been duly authorized by all requisite organizational action. The person executing this Agreement on behalf of Developer has the authority to do so. This Agreement constitutes the legal, valid, and binding obligation of Developer enforceable in accordance with its terms.

2.3 Covenants of the City. The City covenants to, and agrees with, Developer as follows:

(A) Litigation. The City will notify Developer of any litigation or administrative proceeding, of which the City has actual knowledge, affecting the Property.

(B) No Further Sales. The City will not voluntarily sell or otherwise transfer all or any portion of the Property to a party other than Developer, without the prior written consent of Developer which Developer may grant or deny in its sole and absolute discretion.

(C) No Further Leases. Without the prior written consent of Developer (which Developer may grant or deny in its sole and absolute discretion), the City will not enter into a lease or otherwise grant a possessory interest to third parties concerning all or any portion of the Property.

(D) Easements. The City will cooperate, at no expense to the City, with Developer to terminate or modify any City-held easements identified as requiring change as part of the title review under Article III. Without the prior written consent of Developer or unless requested by Developer, the City will not enter into an easement, restriction, or other agreement that will affect the Property after Closing.

(E) Use of Site. The City will not use the Property to store any debris or other materials that would create impediments to the development of the Property in accordance with the terms of this Agreement.

2.4 Covenants of Developer.

(A) Design of the Roadway Improvements. Within ninety (90) days after Closing (defined below), the City hereby agrees to provide the Developer with the design specifications (the "**City Design Specifications**") required in order for the Developer to commence the engineering design work necessary to construct the Roadway Improvements and related improvements (the "**Engineering Design Drawings**"). Within ninety (90) days after the Developer's receipt of the City Design Specifications the Developer shall complete the design of the Engineering Design Drawings and provide the same to the City and TxDOT. Once the Engineering Design Drawings are approved by the City (or deemed approved) the Developer shall apply for all necessary permits to construct the Roadway

Improvements in accordance with the approved Engineering Design Drawings. The City agrees to diligently process and approve any such permits. After all necessary permits are obtained, Developer shall commence construction of the Roadway Improvements within 180 days after receipt of the permits. Once the Roadway Improvements are complete, Developer shall dedicate offsite improvements to the City or TxDOT, whichever is appropriate based on the improvements and location.

(B) No Work On Site. Developer may not perform any construction work, including grading, until after the Closing under this Agreement. The preceding sentence does not prohibit the investigations permitted under Section 3.2 because they are not construction work.

ARTICLE III
AGREEMENT TO CONVEY

3.1 Agreement to Convey. The City agrees to sell the Property to Developer.

3.2 Inspections. Upon prior written request to the City and approval, Developer and representatives shall be permitted to go on the Property and conduct all necessary inspections, soil test, engineering tests, assessments and other studies desired by Developer, but may not conduct any invasive tests without City's prior approval, which approval shall not be unreasonably withheld, conditioned or delayed. If Developer is unsatisfied with any aspect of the Property for any reason, then Developer may terminate this Agreement by written notice to the City prior to the Closing Date.

3.3 Title Commitment and Survey. Within 20 days following the Effective Date, the Developer, at the Developer's sole expense, must cause the Title Company to furnish to Developer a current Commitment for Title Insurance (the "Commitment"), effective as of a date which is on or after the Effective Date of this Agreement, together with readily legible copies of all documents and plats, if any, which the Commitment specifies as exceptions on the Commitment (the "Title Documents"), and contain the terms upon which the Title Company agrees to issue to or for Developer a standard owner's policy of title insurance (the "Title Policy") insuring good and indefeasible fee simple title to the Property to be vested in Developer, subject to the terms of and exceptions specified in the Title Policy. Within 20 days following the Effective Date Developer at its sole cost and expense shall order a survey of the Property (the "Survey").

(A) Title Review Period. Developer has a period (the "Title Review Period") ending 21 days after the date on which Developer receives the last to be received of the Survey Commitment and the Title Documents, in which to notify the City of any objections Developer has to any matters shown or referred to in the Commitment or on the Survey, (an "Objection" and collectively, the "Objections"). Developer has a continuing right to update the Commitment and Survey after the Title Review Period up until Closing and may give objections to any new exceptions that appear on an updated Commitment within 14 days after Developer receives the updated Commitment or survey (this time period is deemed included in the term "Title Review Period"). Any such objection is also an "Objection" under this Agreement. The City has no obligation to cure any Objection except

liens disclosed in the Commitment (or any subsequent commitment); items on Schedule C that are exclusively within the City's control; all other exceptions disclosed in the Commitment (or any subsequent commitment) which arise on or after the Effective Date of this Agreement and are not attributable to actions by Developer; and Objections that the City agrees in writing to cure at or prior to Closing (collectively, the "Mandatory Cure Items").

(B) Objections to Status of Title. If Developer makes an Objection to any matters referred to in the Commitment or on the Survey other than the Permitted Encumbrances during a Title Review Period, the City has a period of 14 days (the "Cure Period") within which to notify Developer whether or not the City will cure the Objections (except Mandatory Cure Items, which the City must cure). If the City does not notify Developer in writing that the City will cure an Objection, then the City will be deemed to have advised Developer that it will *not* cure the Objection. Except for the Mandatory Cure Items, the City has no obligation to cure any Objection raised by Developer during any Title Review Period. If the City fails to cure any Objection (other than an objection to a Permitted Encumbrance) within the Cure Period, Developer may, on before the date which is 14 days following the expiration of the Cure Period (as its sole and exclusive remedies), either (x) terminate this Agreement in writing or (y) accept such title to the Property as the City can deliver and such objectionable matters will be deemed approved by Developer as Permitted Encumbrances and Developer may attempt to cure on its own, without involvement of the City, such objectionable matters.

(C) Mandatory Cure Items. All Mandatory Cure Items must be satisfied, cured or removed by the City, at the City's sole cost and expense, at or prior to the Closing, as a condition precedent to Developer's obligation to purchase the Property.

3.4 Option Fee. Developer must pay the City $100.00 (the "Option Fee") as non-refundable consideration for Developer's exclusive right to inspect the Property, and for the City's execution, delivery, and performance of this Agreement.

ARTICLE IV
CLOSING

4.1 Closing and Closing Date.

(A) "Closing" means the execution and delivery of all the documents and instruments necessary to complete the sale under Section 4.3 (the "Closing Documents"), and the Title Company releasing and recording in accordance with this Agreement and the City's instructions the Closing Documents. The Closing must be coordinated through Town Square Title - Waxahachie (the "Title Company") and may be in-person or remote.

(B) "Closing Date" means the date that is 90 days after the Effective Date of this Agreement. The Closing Date may be extended by 30 days for a total of 120 days, by Developer, at no cost to Developer.

(C) Developer's obligation to close is conditioned upon the following.

(1) The Property shall be zoned by the developer with a planned development and development agreement that allows the construction and operation of the Project as generally described on the Concept Plan, attached hereto as Exhibit B, and as mutually agreed upon by the City and Developer.

(2) All City representations and warranties are true in all material and respects, and there is no existing Event of Default by the City under this Agreement.

4.2 Closing Matters.

(A) The City's Closing Obligations. At closing, the City shall provide the following:

(1) Special Warranty Deed ("Deed") executed by the City conveying to Developer good and indefeasible title in fee simple to the Property, subject only to the Permitted Encumbrances;

(2) Execute and deliver any and all other items contemplated by this Agreement or reasonably required by Developer's legal counsel, or the Title Company.

(3) Deliver possession of the Property to Developer's, subject only to the Permitted Encumbrances.

(B) Developer Closing Obligations. As part of Closing, Developer must do the following:

(1) Deliver such evidence of the authority and capacity of Developer and its representatives as the City and City's legal counsel may reasonably require; and

(2) Execute and deliver such other documents as may be reasonably required by the Title Company.

(3) Pay for the Title Policy, pay for all of its investigations of the Property, pay for all recording fees (including the recording of the Deed), for all of the other costs and expenses of Closing.

(C) Taxes and Assessments. Real estate taxes and assessments, if any, concerning the Property for the calendar year of closing, to the extent the City is obligated to pay such items, will be apportioned between the City and Developer at the Closing as of midnight of the day preceding the Closing Date.

ARTICLE V
REPURCHASE OPTION

5.1 General. The City hereby reserves the right and exclusive option to repurchase the Property (the "Repurchase Right") under the circumstances set forth below.

5.2 Repurchase Price. In the event of an exercise of the Repurchase Right, the price to repurchase the Property and all Improvements constructed to-date shall be equal to 75% of the sum of all engineering, material, and vertical construction costs incurred by Developer

to construct all improvements to the Project and the Roadway Improvements. Value of the land shall not be included or considered in the repurchase price.

5.3 Manner of Exercise. The Repurchase Right may be exercised by the City during the period set forth below upon written notice delivered to Developer which shall contain a statement by City of its election to exercise the Repurchase Right and shall designate a date of closing ("Notice of Exercise"). Where used herein, the term "Closing" shall mean the event and time at which the City delivers the Repurchase Price to Developer and at which Developer conveys the property to City with a deed in substantially the same form as the deed by which Developer received title from the City. The property must be free of liens prior to conveyance back to the City. The conveyance shall be "as is" with no representations, except that it must be lien free and any warranties, maintenance bonds, or other sureties shall be transferred to the City. The Closing Date so designated by the Seller shall be no more than ninety (90) days following the effective date of the Notice to Exercise.

5.4 Opportunity to Satisfy Requirements to Avoid Repurchase: Upon receipt of any Notice of Exercise, if Developer commences Construction within thirty (30) days, such Notice of Exercise shall be null and void.

5.5 Construction Commencement Repurchase Period. Subject to Permitted Delays approved by the City, if the Developer has not commenced pouring concrete footings or slabs for construction of 100,000 square feet of commercial buildings or at least four (4) pad sites ("Construction") on the Property on or before the date which is thirty-six (36) months after the Effective Date of this Agreement (the "Required Construction Commencement Date"), the City may elect to exercise its Repurchase Right pursuant to the terms of Section 5.3 above within five (5) years after the Required Construction Commencement Date.

5.6 Expiration of Time Periods. If the Repurchase Right is not exercised within the required time period, the Repurchase Right will terminate and be of no further force and effect. Upon termination of a Repurchase Right and receipt of a written request from the Developer, the City will promptly execute in recordable form a notice of termination of that Repurchase Right.

ARTICLE VI
EVENTS OF DEFAULT AND REMEDIES

6.1 Each of the following shall constitute an Event of Default under this Agreement:

a. Failure of Developer or the City to comply with or to perform any term, obligation, covenant, or condition contained in this Agreement.

b. Any warranty, representation, or statement made or furnished to a party that is false or misleading in any material respect, as of the time made or furnished is another party an Event of Default.

c. Developer's insolvency, appointment of receiver for any part of Developer's property, any assignment for the benefit of creditors of Developer, any type of

creditor workout for Developer, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Developer is an Event of Default.

6.2 If an Event of Default occurs under Section 6.1 of this Agreement, the non-defaulting party shall give written notice to the other party of an Event of Default, and the defaulting party shall have thirty (30) days to cure a monetary default and ninety (90) days to cure a non-monetary default; provided however, if such Event of Default cannot be reasonably cured within ninety (90) days, the defaulting Party should have such time as necessary to cure so long as the cure is diligently pursued. Should said Event of Default remain uncured as of the last day of the applicable cure period, the non-defaulting party shall have the right to enforce specific performance as appropriate, or maintain a cause of action for damages caused by the Event(s) of Default.

ARTICLE VII
MISCELLANEOUS PROVISIONS

7.1 Notices. Formal notices, demands and communications between the parties will be sufficiently given if, and will not be deemed given unless, delivered personally, dispatched by certified mail, postage prepaid, return receipt requested, or sent by a nationally recognized express delivery or overnight courier service, to the office of the parties shown as follows, or such other address as the parties may designate in writing from time to time:

Developer:
Central Southwest Texas Development, LLC.
1703 W. 5th Street, 8th Floor
Austin, TX 78703
Attention: Robert O'Farrell

with a copy to:
Metcalfe Wolff Stuart & Williams
221 W. 6th Street
Suite 1300
Austin, Texas 78701
Attention: Steven Metcalfe

The City of Waxahachie:
City of Waxahachie
ATTN: Michael Scott
401 S. Rogers

P.O. Box 757
Waxahachie, TX 75165

with a copy to:

Brown & Hofmeister, L.L.P.
ATTN: Terrence S. Welch
740 East Campbell Road
Suite 800
Richardson, TX 75081

Such written notices, demands, and communications will be effective when received or, if earlier, on the contracted-for delivery date or, in the case of certified mail, 2 days following deposit of such instrument in the United States Mail.

7.2 Limitation on Liability. No member, official or employee of the City is personally liable to Developer in the event of any default or breach by the City, or for any amount which may become due to Developer, or on any obligations under the terms of this Agreement. No officer, director, partner, member, official or employee of Developer or any Affiliate of Developer is personally liable to the City in the event of any default or breach by Developer, or for any amount which may become due to the City, or on any obligations under the terms of this Agreement.

7.3 Severability. If any term or provision of this Agreement or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of this Agreement or the application of such term or provision of this Agreement to other situations, remains in full force and effect unless amended or modified by mutual consent of the parties; provided that, if the invalidation, voiding or unenforceability would deprive either the City or Developer of material benefits derived from this Agreement, or make performance under this Agreement unreasonably difficult, then the City and Developer must meet and confer and must make good faith efforts to amend or modify this Agreement in a manner that is mutually acceptable to the City and Developer.

7.4 Construction of Agreement. This Agreement has been reviewed and revised by legal counsel for both Developer and the City, and no presumption or rule that ambiguities are construed against the drafting party applies to the interpretation or enforcement of this Agreement.

7.5 Entire Agreement. This Agreement and all the documents, agreements, exhibits and schedules referenced herein constitute the entire understanding and agreement of the parties and supersede all negotiations or previous agreements between the parties with respect to the subject matter of this Agreement.

7.6 No Waiver. No delay or omission by either party in exercising any right or power accruing upon non-compliance or failure to perform by the other party under any of the provisions of this Agreement impairs any such right or power or be construed to be a waiver thereof. A waiver by either party of any of the covenants or conditions to be performed by the other party must be in writing and signed by a duly authorized representative of the party against

whom enforcement of a waiver is sought, and any such waiver cannot be construed as a waiver of any succeeding breach or non-performance of the same or other covenants and conditions hereof.

7.7 Time Is of the Essence. Time is of the essence for each provision of this Agreement for which time is an element.

7.8 Governing Laws. This Agreement must be construed and enforced in accordance with the laws of the State of Texas. This Agreement is performable in Ellis County, Texas.

7.9 Attorneys' Fees and Interest. Should any legal action be brought by either party because of a breach of this Agreement or to enforce any provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and such other costs as may be found by the court. If any party hereto fails to pay any amount under this Agreement when it is due, that amount will bear interest from the date it is due until the date it is paid at the lesser of 18% per annum or the maximum rate of interest permitted under Applicable Laws.

7.10 No Third-Party Beneficiaries. The City and Developer hereby renounce the existence of any third-party beneficiary to this Agreement and agree that nothing contained herein may be construed as giving any other person or entity third party beneficiary status.

7.11 Counterparts and Facsimile Execution; Electronic Mail Transmission: This Agreement may be executed in any number of counterparts, each of which is an original and all of which constitute one and the same document. It is not necessary that the signature or acknowledgment of, or on behalf of, any of the parties to this Agreement appear on each counterpart. All counterparts collectively constitute one instrument. It is not necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures and acknowledgments of, or on behalf of the parties to this Agreement. Any signature or acknowledgment page to any counterpart may be detached from a counterpart and attached to another counterpart in order that all signatures and acknowledgments appear on one document, although such action is not necessary to make this Agreement enforceable. The parties intend that any facsimile or electronic copy of a signature to this Agreement or any execution through DocuSign or similar companies will have the effect of an original and it is not necessary to confirm facsimile execution or electronic mail delivery by delivery of the original that was transmitted by facsimile or electronic mail.

7.12 Time of Performance. All performance dates (including notice dates and cure dates) expire at 5:00 p.m. Central Standard Time, on the performance, notice, or cure date. A performance or cure date which falls on a Saturday, Sunday, or Official City Holiday will be deemed to have been extended to the next day that is not a Saturday, Sunday or Official City Holiday. The City of Waxahachie designates Official City Holidays each year.

7.13 Estoppel Certificates. Upon 30 days' prior written notice and not more than twice in any 12-month period, the City and Developer each agree to sign and deliver to the other party a statement certifying (a) that this Agreement is unmodified and in full force and effect (or, if that is not the case, so stating and setting forth any modifications), (b) that, to the responding party's knowledge, the requesting party is not in breach of this Agreement (or,

if that is not the case, so stating and setting forth any alleged breaches), and (c) any other information reasonably related to the status of this Agreement. This certificate may only be used by the parties specifically identified by name in the request (which cannot include any party to this Agreement) to estop the responding party from claiming that the facts are other than as set forth in the certificate, and may not be relied upon by any person or entity, even if named in such estoppel certificate, who knows or should know that the facts are other than as set forth in such certificate.

7.14 Successors and Assigns.

(A) General. Except as provided in this Agreement, this Agreement will be binding upon and inure to the benefit of the permitted successors and assigns of the City and Developer and where the terms "Developer" or "the City" are used in this Agreement, they mean and include their respective permitted successors and assigns.

(B) Developer Assignment. Developer may not assign this Agreement without the City's prior written consent. The City shall not unreasonably withhold consent to assignment if the Developer can demonstrate that the assignee has the capacity, sophistication, and ability to assume rights and obligations described herein without modification or amendment. Developer must provide the City a copy of all of its assignment documents, together with proof that an assignee meets the requirements set forth above. This information includes, but is not limited to, the identity of the assignee, all nonproprietary and nonconfidential financial information and pertinent operational information about the assignee, and the terms of the assignment.

(C) As used in this Agreement, "Affiliate" means any person or entity controlling, controlled by or under common control with any other person or entity. For purposes of this definition, the term "control" when used with any respect to any person or entity means the power to direct the management or policies of such person or entity, directly or indirectly, whether through the ownership of voting securities, by law, regulation, contract or otherwise, and the terms "controlling" and "controlled" have meanings correlative to the foregoing.

7.15 The Parties agree and acknowledge that this Agreement must be filed with the Office of the Texas Comptroller, pursuant to Section 380.004 of the Texas Local Government Code, as amended.

7.16 Effects of Permitted Delay. If Developer or the City is delayed or prevented from performance of any of its respective non-monetary obligations under this Agreement by reason of any Permitted Delay, the time for performance of such obligation is automatically extended for the period of such delay, subject to the remainder of this paragraph. No party may use this provision to delay payment of money. "Permitted Delay" means Force Majeure or City-Caused Delay, or both.

(A) "Force Majeure" means any event, such as pandemics, strikes, riots, war, governmental laws, regulations, or restrictions that are beyond the reasonable control of the affected party (other than (a) financial inability to perform unless

such event, act or cause results primarily from the occurrence of a force majeure event described above, or (b) acts of the party claiming the delay) and if such party has not otherwise committed an Event of Default hereunder which is continuing, the time for performance of such obligation. Any government-mandated closure of all or most business operations in the City of Waxahachie constitutes Force Majeure.

(B) "City-Caused Delay" constitutes a Permitted Delay for Developer and means any actual delay to the extent caused solely by the City and described below:

(1) With respect to the City's obligations outside of this Agreement and solely in its capacity as a governmental entity to timely approve a plat, site development permit, or issue any other permits or approvals or inaction.

(2) With respect to the City's obligations in this Agreement by its unreasonable delay in such action or inaction, or

(3) In the City's capacity as a landowner (such as design approval and financial approvals), by its failure to meet the specific time frames for action set forth in this Agreement.

(C) Pre-Conditions to Claiming Permitted Delay. The party claiming a Permitted Delay will not be entitled to do so unless that party complies with the following requirements:

(1) The claiming party gives prompt written notice of such occurrence to the other party, with "prompt" meaning no less than business 10 days; and

(2) The claiming party diligently attempts to remove, resolve, or otherwise eliminate such the delaying effects of the Permitted Delay, keeps the other party advised with respect to its efforts and the results of its efforts, and commences performance of its affected obligations under this Agreement immediately upon such removal, resolution, or elimination.

7.17 Further Acts. In addition to the acts and deeds recited in this Agreement and contemplated to be performed, executed, and/or delivered by the parties, the City and Developer agree to perform, execute, and/or deliver or cause to be performed, executed, and/or delivered at the Closing or at such other time or times as may be necessary or appropriate under this Agreement any and all further lawful acts, deeds, and assurances as are reasonably necessary or appropriate to consummate and implement the transactions and agreements reasonably contemplated hereby. Further, nothing in this Agreement shall prohibit the City Manager or designee from authorizing minor variations to provisions of this Agreement, any site plan contemplated by this Agreement or other minimal variations of standards or timelines deemed necessary to meet the objectives of the Parties and in harmony with the general purpose and intent of this Agreement.

7.18 Consents and Approvals. Unless expressly stated otherwise herein to the contrary, any approval, agreement, determination, consent, waiver, estoppel certificate, estimate or joinder by the City required hereunder may be given by the City Manager of the City or its designee. However, the City Manager does not have the authority to execute any

substantial modification or amendment of this Agreement that conflicts with the Council-approved Term Sheet without approval of the Waxahachie City Council.

7.19 Correction of Technical Errors. If, by reason of inadvertence, and contrary to the intention of the City and Developer, errors are made in this Agreement in the legal descriptions or the references thereto or within any exhibit with respect to the legal descriptions, in the boundaries of any parcel in any map or drawing which is an exhibit, or in the typing of this Agreement or any of its exhibits or any other similar matters, the parties by mutual agreement may correct such error by memorandum executed by them without the necessity of amendment of this Agreement.

7.20 Interstate Land Sales Full Disclosure. The City and Developer acknowledge and agree that the sale of each portion of the Property in accordance with this Agreement will be exempt from the provisions of the Interstate Land Sales Full Disclosure Act in accordance with the exemption applicable to the sale or lease of property to any person or entity who acquires such property for the purpose of engaging in the business of constructing residential, commercial or industrial buildings or for the purpose of resale of such property to person or entity engaged in such business.

7.21 References and Titles. All references in this Agreement to exhibits, articles, paragraph, subparagraph, sections, subsections and other subdivisions refer to the exhibits, articles, paragraphs, subparagraphs, sections, subsections and other subdivisions of this Agreement unless expressly provided otherwise. Titles appearing at the beginning of any subdivisions are for convenience only and do not constitute any part of such subdivisions and are disregarded in construing the language contained in such subdivisions. The words "this Agreement", "herein", "hereof", "hereby", "hereunder" and words of similar import refer to this Agreement as a whole and not to any particular subdivision unless expressly so limited. The phrases "this paragraph" and "this subparagraph" and similar phrases refer only to the paragraphs or subparagraphs hereof in which such phrases occur. The word "or" is not exclusive, and the word "including" (in its various forms) means "including without limitation." Pronouns in masculine, feminine and neuter genders must be construed to include any other gender, and words in the singular form must be construed to include the plural and vice versa, unless the context clearly otherwise requires. References to any constitutional, statutory, or regulatory provision means such provision as it exists on the Effective Date and any future amendments thereto or successor provisions thereof.

7.22 Disclosure of Interested Parties. Developer hereby certifies that it has filed a Certificate of Interested Parties form in compliance with Texas Government Code, Section 2252.908, if required, and shall update such certificate if required by law.

7.23 Verifications of Statutory Representations and Covenants. Developer makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations, and shall not

be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

(A) **Not a Sanctioned Company**. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(B) **No Boycott of Israel**. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(C) **No Discrimination Against Firearm Entities**. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(D) **No Boycott of Energy Companies**. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

7.24 Exhibits. The following exhibits are attached to this Agreement, and made a part hereof for all purposes, provided, however, it is hereby acknowledged that they are conceptual in nature, intended to provide the look and feel for those improvements depicted. Exact locations of improvements and uses of the Property will be determined in connection with site plan approval:

Exhibit A The Property
Exhibit B Concept Plan

[END OF TEXT-SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

CITY:

THE CITY OF WAXAHACHIE, a Texas home rule city and municipal corporation

By: _____
Name: Michael Scott
Title: City Manager

DEVELOPER:

Central Southwest Texas Development, LLC

By: _____
Name: Robert O'Farrell, III
Title: Manager

EXHIBIT "A"

(the "Property")

[See attached.]

EXHIBIT A

LEGAL DESCRIPTION OF LAND

BEING all that certain lot, tract, or parcel of land being known and designated as a part of LOT 1, BLOCK A, of the SPIROLITE ADDITION to the City of Waxahachie, Texas, according to the plat thereof recorded in Cabinet B, Slides 623 & 624 of the Plat Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" capped steel rod found for the east corner of the aforesaid Lot 1 and being the same for this tract, said point also being in the intersection of the southwest right-of-way line of U. S. Highway 287 (variable width right-of-way) with the northwest right-of-way line of the M K & T Railroad (100' width);

THENCE S 17°15'29" W, 918.22 feet (Deed - Record bearing basis) along the southeast line of the aforesaid Lot 1 and the northwest line of said M K & T Railroad to a 1 / 2" steel rod set for the south corner of this tract and being in the beginning of a non-tangent curve oriented counter clockwise and whose radius point bears S 75°18'17" W;

THENCE into the said Lot 1 and the west, southwest, and northwest line of this tract as follows: 71.06 feet along the arc of said curve (Central Angle = 07°34'16" ; Radius = 537.80 feet; Long Chord = N 06°57'13" W, 71.01 feet) to a 1/2" steel rod set for corner; N 10°59'58" W, 60.08 feet to a 1/2" steel rod set in the beginning of a non-tangent curve oriented clockwise and whose radius point bears N 78°50'34" E; 205.42 along the arc of said curve (Central Angle = 28°25'46"; Radius = 414.00 feet; Long Chord = N 03°03'26" E, 203.32 feet) to a 1/2" steel rod set for corner; and N 17°16'19" E, 38.86 feet to a 1/2" steel rod set for an interior corner of this tract; N 69°17'00" W, 884.25 feet to a "+" mark in concrete set for the west corner of this tract; and N 20°28'30" E, 560.00 feet to a 1/2" steel rod set in the northeast line of the aforesaid Lot 1, Block A, and in the southwest line of said U.S. Highway 287 for the north corner of this tract;

THENCE along said north line of the aforesaid Lot 1 and the south line of U.S. Highway 287, S 69°04'26" E, 752.91 feet (Deed - S 69°04'31" E) to an " x" cut in concrete for corner and S 72°49'10" E, 207.28 feet (Deed - S 72°47'31" E) to the POINT OF BEGINNING, and containing approximately 13.116 acres of land.

EXHIBIT "B"

CONCEPT PLAN

[See attached.]



CUASO DESIGN STUDIO | CSW DEVELOPMENT | WAXAHACHIE MIXED-USE, WAXAHACHIE, TX

PROPOSED SITE PLAN 2

0' 50' 100' 200'

06.18.2023

LOCATION MAP - EXHIBIT A



PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development is to create a development that allows commercial uses, and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

Development Standards

All development on land located within the boundaries of this Planned Development District as described on **Exhibit A** (the "Property") shal adhere to the rules and regulations set forth in the Code of Ordinances and the Commercial District (C), except as otherwise provided in this ordinance. The buildings, driveways, parking areas, fencing, and other common areas shall be consistent with those shown on **Exhibit B** (the "Concept Plan").

The Concept Plan is the general layout of what is intended to be constructed on the Property. It is conceptual in nature and is not a final site plan. The final site plans shall be generally in accordance with Exhibit B; however, building sites, shapes and locations, as well as parking areas, driveways, landscaping, etc. may be adjusted.

Allowed Uses: All permitted uses in the Commercial District (C), including those typically requiring a SUP (such as clinics—dental, medical, or chiropractic—medical facilities, and taverns), shall not require a SUP and are allowed on the Property except for the following prohibited uses:

- Adult Daycare Facility
- Bed and Breakfast Inn
- Cemetery or Mausoleum
- Community Home
- Crematorium
- Dormitory
- Institution for Alcoholic, Narcotic, or Psychiatric Patients
- Juvenile Detention Center
- Rehabilitation Care Facility or Halfway House
- Airport
- Alternative Financial Services
- Animal Pound
- Auto Leasing or Rental
- Auto Parking Lot, Commercial
- Auto Parking Lot, Trucks and Trailers
- Auto Repair, Major
- Auto Repair, Minor or Automotive Care Center
- Auto Sales, Used

- Bail Bond Agency
- Building Materials and Hardware Sales, Outdoor
- Bus Station or Terminal
- Cabinet or Upholstery Shop
- Car Wash
- Country Club, Private
- Drive-Through Establishment
- Dry Cleaning Establishment, On-Site
- Funeral Home or Mortuary
- Gasoline Sales
- Golf Course
- Hauling, Storage, or Motor Freight Terminal
- Heavy Machinery and Equipment, Rental, Sales or Storage
- Landscape Sales and Installation
- Laundromat
- Metal Recycling Center
- Outside Storage
- Pawn Shop
- Portable Building Sales
- Railroad Freight Depot
- RV Sales
- Specialty Paraphernalia
- Stables, Public
- Tattoo or Body Piercing Shop
- Tire Installation or Repair
- Tool and Equipment Rental
- Truck Stop
- Zoo, Public
- Electrical Generating Plant
- Food Manufacturing or Processing Plant
- Storage Warehouse
- Searchlights
- Dry Cleaning Establishment, Off-Site, except for dry cleaners with retail drop-off and pick up only.
- Animal Hospitals or Kennel, Outdoor Pens.
- Auto Parts and Accessory Sales
- Massage Parlor
- Mini-Warehouse or Self-Storage Facility
- Light Manufacturing

Development Regulations

1. The Property is subject to existing Master Development Agreement dated August 9, 2024 by and between the City of Waxahachie and CSW Waxahachie, LP ("MDA") including those provisions regarding design and construction of Navarro College Road.

2. A Detailed Site Plan Application per Section 7.01 shall be administratively reviewed and approved in accordance with the Concept Plan. The land uses within the Concept Plan shall generally conform to the Concept Plan as shown on the attached **Exhibit B** incorporated herein by reference.

3. Building and area regulations for all structures are the same standards as set forth in table under Section 3.18 – Commercial (C) unless noted below:

   Height Regulations:
   Maximum Height: 4 story (60 feet maximum)

   Area Regulations:
   The setbacks shall only apply to boundary lot lines and not internal lot lines.

4. Exterior Construction and Building Articulation Requirements. This PD shall meet the exterior construction requirements from Section 5.01 of the zoning ordinance with the following exceptions:

   a. Section 5.01 (b)(iv)(1)(a) - Metal exterior construction is not allowed unless when the area is not facing or visible from an existing or planned public right-of-way, as identified on the City's Thoroughfare Plan or plat records.
   b. The Medical Office Buildings (MOBs) will be consistent with Baylor Scott & White and Touchstone Imaging's standard prototype, as shown in the attached **Exhibit C**, and with respect to those two users, i, ii, iii, below shall apply.
      i. The MOBs are not required to comply with horizontal or vertical articulation requirements in Section 5.01(b)(iv)(6).
      ii. The MOBs are exempt from window and glazing requirements pursuant to Section 5.01(b)(iv)(7)(b)(v) on the rear façade of each building.
      iii. The front of the MOBs shall be designated as the side of the building containing the main entrance.
   c. The Restaurants and Hotels will be similar to the conceptual building facades that are attached as **Exhibit C**. The actual elevations will be consistent with the look and feel of the attached pictures except for any national or regional restaurants brands. The architectural style and design shall be governed by the national branding for such users. Hotels shall incorporate the materials and colors outlined below, at a minimum on the first floor.
   d. The Multi-Tenant Retail will consist of materials and colors outlined below that have been thoughtfully chosen to promote architectural harmony and visual cohesion across all buildings within the project. A focus on softer hues and neutral tones helps establish a timeless, elegant aesthetic. These guidelines are intended to provide a consistent design framework for future development while allowing

for flexibility to incorporate prototypical retail colors and branding elements where appropriate. This balance ensures both uniformity and creative expression, supporting a cohesive yet dynamic visual identity for the entire project.

e. Minor adjustments to the design standards in this Section 4 can be approved administratively by the Director of Planning.

f. For all buildings, the parapet shall not be included in calculations for window or glazing requirements.

Masonry

Brick with a neutral tone:



Natural Limestone – Sand / White



Stucco/Concrete Colors: Neutral / Softer Hues



Stucco/Concrete Colors: Neutral / Softer Hues (continued)

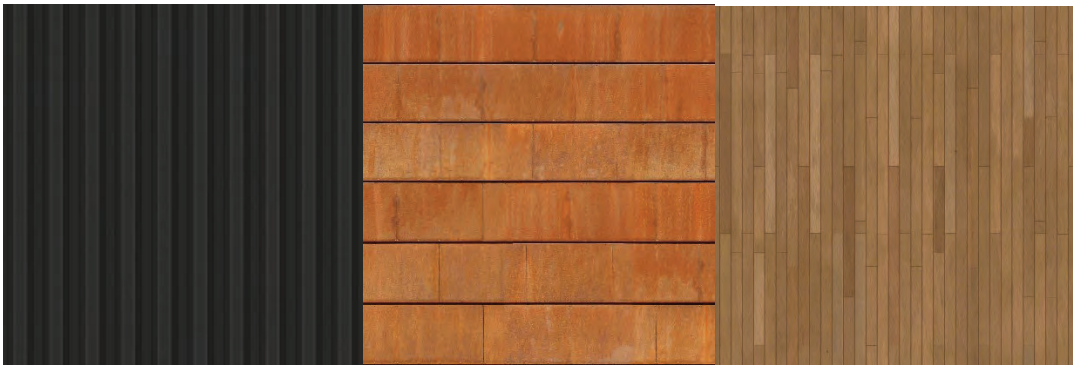
Storefront

Black Bronze - Dark Bronze – Medium Bronze



Metal Panels

Natural Earth Colors



Main Facade at Pedestrian/Office Entrance: (Exterior building sides which face a public street and is utilized as the primary pedestrian entrance)

Main Facade at Pedestrian/Office Elements: Two (2) masonry materials which comprise 100% of the vertical surface area of the main facade. Masonry accent material is defined as either brick, stone, cast stone, cultured stone, tilt wall concrete or Portland cement (stucco). Metal panel or engineered wood may substitute for masonry on a maximum of 25% of each facade.

Alternate design description for single story building:

Design Under Building Massing and Design

a. All buildings within the Commercial district are encouraged to be simple and contemporary in their form and architectural detailing, emphasizing controlled massing, scale, proportion, and their potential to shape and define the sidewalk space and street along the building frontage.
b. Architectural variation in massing and in surface treatments should be designed to relieve the long facades facing streetscapes and parking lots.
c. All sides of buildings should be designed with articulated facades of the same quality and materiality. Design building massing that is diverse, architecturally engaging, and harmoniously integrated with the landscape

5. Fencing, Walls, and Screening Requirements. This PD shall meet the fencing requirements from Section 5.03 of the zoning ordinance with the following exceptions:

a. Section 5.03 (d) - A 4-foot tall ornamental metal fence shall be allowed around the detention pond.
b. Section 5.03 (d) – An ornamental metal fence shall be allowed around the pool.
c. Section 5.03 (f)(ix) - Refuse storage areas, not within a screened rear service area, which are visible from a public right-of-way, for all nonresidential, multifamily and manufactured home park uses shall be visually screened by a six (6) foot masonry wall on all sides except the side used for garbage pickup service, such side shall provide a gate, see Article IX for gate design. This wall shall be required to be screened by evergreen shrubs.

6. Landscape Requirements. This PD shall meet the landscaping requirements from Section 5.04 of the zoning ordinance with the following exceptions:

a. Section 5.04 (e)(iii)(2) - The required landscape area shall be 30% of the floor area.
b. Section 5.04 (e)(iv)(1) - Ground Cover shall be 10% of required area
c. Section 5.04 (f)(iv) - All off-street parking areas must supply at least 9.75 square feet of parking lot landscaping per parking space.
d. Section 5.04 (f)(vi) - Two (2), four (4) inch caliper trees and ten (10) shrubs must be planted for each six hundred fifty (650) square feet of required parking lot landscape area, or portion thereof.
e. Section 5.04 (g)(i)(1) - For all nonresidential and multifamily parcels with less than two hundred fifty (250) feet of frontage adjacent to a dedicated public right-of-way, at least ten (10) percent of the street yard shall be permanent landscape area.
f. Section 5.04 (g)(i)(2) - Nonresidential and multifamily parcels having two hundred fifty (250) feet or more of frontage shall have at least fifteen (15) percent of the street yard in permanent landscape area.
g. Section 5.04 (g)(ii)(4) - Within the landscape buffer 4” caliper trees shall be provided and spaced at one tree per fifty (50) feet adjacency to the roadway.
h. Section 5.04 (g)(vi)(3) - All trees shall be a minimum of six (6) caliper inches measured at DBH above finished grade immediately after planting.
i. Section 5.04 (g)(vi)(4) Street trees must be planted at the average rate of one (1) tree for every fifty (50) feet of street frontage.

j. Utilities may be installed within the landscape buffer, provided that a minimum separation distance of eight (8) feet is maintained between the utility infrastructure and any landscaping elements.
k. Subject to the reasonable approval of the Planning Director or his/her designee, landscape buffers, parking landscaping, open spaces and detention ponds shall be included in the required landscape area calculations.
l. A retail/restaurant courtyard shall be completed prior to the first completed building, this shall include specialty lighting, shade structure, benches, tables, and high-end landscaping as reasonably determined by the Director of Planning.
m. Street trees and buffer planting will be credited against on-site landscaping requirements at the reasonable discretion of the Planning Director or his/her designee.
n. Section 5.04 (i)(iii)(2) - Minimum plant size when planted shall be as follows:
    i. Canopy Tree: 50% 2" caliper, 50% 4" caliper measured 6” above grade
    ii. Multi-Trunk: 6 feet (height)

7. Sign Regulations. This PD shall meet the sign requirements from Section 5.08 of the zoning ordinance with the following exceptions:

    a. Section 5.08 (d)(ii)(13) – Monument Signs:
    Multiple Tenants - Maximum Size Area: 144 square feet each side. Maximum Height: 14 feet measured from grade.
    b. Section 5.08 (d)(ii)(15) - Pole Sign and Pylon Sign:
        i. Setbacks: All signs greater than fifty (50) feet in height shall be set back a minimum distance of twenty-seven (27) feet.
        ii. Maximum Size Area: 300 square feet each side for up to fifty (50) feet tall. Signs between fifty-one (51) and seventy-five (75) feet may be 300 square feet each side.

8. Hotel Standards. This PD shall meet the hotel standards from Section 5.11 of the zoning ordinance with the following exceptions:

    a. Section 5.11 (a)(iii) - Must provide either a restaurant, or a coffee shop or food shop that can be self-served during daylight hours.
    b. Section 5.11 (a)(iv) - If a restaurant is not provided, in addition to the coffee or food shop, a breakfast area that opens to a seating area of no less than five hundred (500) square feet must be provided.
    c. Section 5.11 (a)(v) - Must provide a boardroom, meeting room, or hospitality room of no less than four hundred (400) square feet.
    d. Section 5.11 (a)(vi) - Must provide a swimming pool, interior or exterior, of no less than six hundred (600) square feet of water surface area.

9. Stormwater detention shall be required to account for the difference between the pre-development conditions and any new impervious cover introduced by the proposed development.

10. Not all lots are required to have direct frontage on a public road, provided that alternative

access, such as via easements or private roads, is adequately established in accordance with applicable regulations.

11. A set of restrictive covenants applicable to the entire development will ensure the maintenance of landscaping, commonly owned facilities, and open spaces. These restrictions will be recorded to guarantee that aesthetic and functional standards are maintained by all owners, with enforcement mechanisms managed by the Developer and subsequent owners. The restrictive covenants will be provided prior to Plat approval.

12. An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

13. The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

14. A sidewalk is not required along the HWY 287 frontage.

15. An Escrow Agreement may be negotiated with the City at the time of platting to allow the Plat to be recorded prior to the installation of required public utility improvements. The Escrow Agreement shall secure the Developer's obligation to complete the required utility installation and shall include provisions permitting the Developer to draw upon the escrowed funds, subject to terms acceptable to the City, as the improvements are installed.

16. The subject Property shall perform a Traffic Impact Analysis (TIA) as required by the City of Waxahachie and the Texas Department of Transportation (TxDOT). Improvements identified by the TIA which have been agreed upon to be constructed by the Developer shall satisfy any and all traffic/transportation mitigation requirements for both the City of Waxahachie and TxDOT. The construction cost and associated design and permitting costs for improvements constructed by the Property shall be credited toward the Roadway Impact Fee associated with the Project.

PASSED, APPROVED, AND ADOPTED on this Xth day of X, 2024.

PLANNED DEVELOPMENT STANDARDS - EXHIBIT B

Exhibit A

LEGAL DESCRIPTION OF THE PROPERTY

FOR A 13.118 ACRE TRACT OF LAND SITUATED IN THE JONATHAN E. PRINCE SURVEY, ABSTRACT NO. 844 AND THE JOHN B. BOUNDS SURVEY, ABSTRACT NO. 99, ELLIS COUNTY, TEXAS AND BEING ALL OF LOT 1R, BLOCK A, FINAL PLAT LOT 1R IN BLOCK A SPIROLITE ADDITION, A SUBDIVISION RECORDED IN CABINET H, SLIDE 365 OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS. SAID 13.118 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF SEPTEMBER 2024, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found monumenting the northwest corner of said Lot 1R, Block A and the most northerly northeast corner of the remnant portion of Lot 1, Block A, Final Plat Spirolite Addition, a subdivision recorded in Cabinet B, Slide 623 of the Plat Records of Ellis County, Texas same being on the south right-of-way line of U.S. Highway 287 Bypass (variable width right-of-way), for the northwest corner and **POINT OF BEGINNING** hereof, from which an iron rod found with cap marked "WEICSER-ENG HOUSTON" monumenting an angle point on the north boundary line of said Lot 1, Block A and said south right-of-way line of U.S. Highway 287 Bypass, bears N 69°51'54" W for a distance of 249.27 feet;

THENCE, with the north boundary line of said Lot 1R, Block A and said south right-of-way line of U.S. Highway 287 Bypass, the following two (2) courses and distances:

1. **S 69°51'54" E** for a distance of **752.92 feet** to an "X" scribe mark found in concrete;

2. **S 73°38'02" E** for a distance of **207.21 feet** to a 1/2" iron rod found monumenting the northeast corner of said Lot 1R, Block A, same being on the west right-of way line of the M.T.K. Railroad (100' right-of-way width), from which a 1/2" iron rod found monumenting the intersection of said south right-of-way line of U.S. Highway 287 Bypass and the east right-of-way line of said M.T.K. Railroad, bears S 73°26'22" E for a distance of 99.98 feet;

THENCE, **S 16°27'47" W** with the east boundary line of said Lot 1R, Block A and said west right-of-way line of the M.T.K. Railroad for a distance of **918.40 feet** to an iron rod found with cap marked "RPLS 4466" monumenting the southeast corner of said Lot 1R, Block A and an angle point in the east boundary line of said remnant portion of Lot 1, Block A, for the southeast corner hereof;

PLANNED DEVELOPMENT STANDARDS - EXHIBIT B

THENCE, with the south boundary line of said Lot 1R, Block A common with said remnant portion of Lot 1, Block A, the following five (5) courses and distances:

1. With a curve to the left an arc length of **71.09 feet**, said curve having a radius of **537.80 feet**, a delta angle of **7°34'24"** and a chord which bears **N 07°44'43" W** for a distance of **71.04 feet** to a calculated point on the end of this curve;

2. **N 11°47'28" W** for a distance of **60.10 feet** to an iron rod found with cap marked "RPLS 4466" monumenting the beginning of a curve to the right;

3. With said curve to the right an arc length of **205.50 feet**, said curve having a radius of **414.00 feet**, a delta angle of **28°26'23"** and a chord which bears **N 02°15'56" E** for a distance of **203.39 feet** to an iron rod found with cap marked "RPLS 4466" on the end of this curve;

4. **N 16°24'41" E** for a distance of **38.72 feet** to an iron rod found with cap marked "RPLS 4466" monumenting an interior ell corner of said Lot 1R, Block A and an exterior ell corner of said remnant portion of Lot 1, Block A;

5. **N 70°03'59" W** for a distance of **884.23 feet** to a PK Nail set in concrete on the southwest corner of said Lot 1R, Block A, same being an interior ell corner of said remnant portion of Lot 1, Block A, for the southwest corner hereof;

THENCE, **N 19°41'33" E** with the west boundary line of said Lot 1R, Block A common with said remnant portion of Lot 1, Block A for a distance of **560.00 feet** to the **POINT OF BEGINNING** hereof and containing 13.118 acres of land more or less.

Bearing Basis: NAD-83, Texas North Central Zone (4202) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00009.

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900

September 27, 2024

SHANE SHAFER, R.P.L.S. NO. 5281 DATE



Z:\WAELTZ & PRETE\HWY 287 1601 WAXAHACHIE 2024-107\9-27-2024_US 287 1601 WAXAHACHIE M&B.doc

CONCEPT FACADES - EXHIBIT C

Exhibit C

Examples of Acceptable Building Facades for Multi-Tenant Retail






Juliet Cafe
bluefin
ARCADA
LAREDO


LAREDO
ONEURBAN
CITY PERCH


tavolino
tavolino
tavolino
LAREDO

Examples of Acceptable Building Facades for Hotels



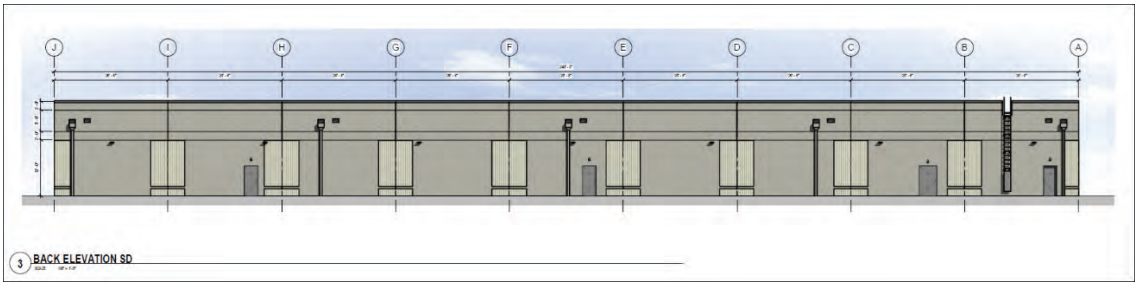


CONCEPT FACADES - EXHIBIT C

Example of Acceptable Building Facades for MOB



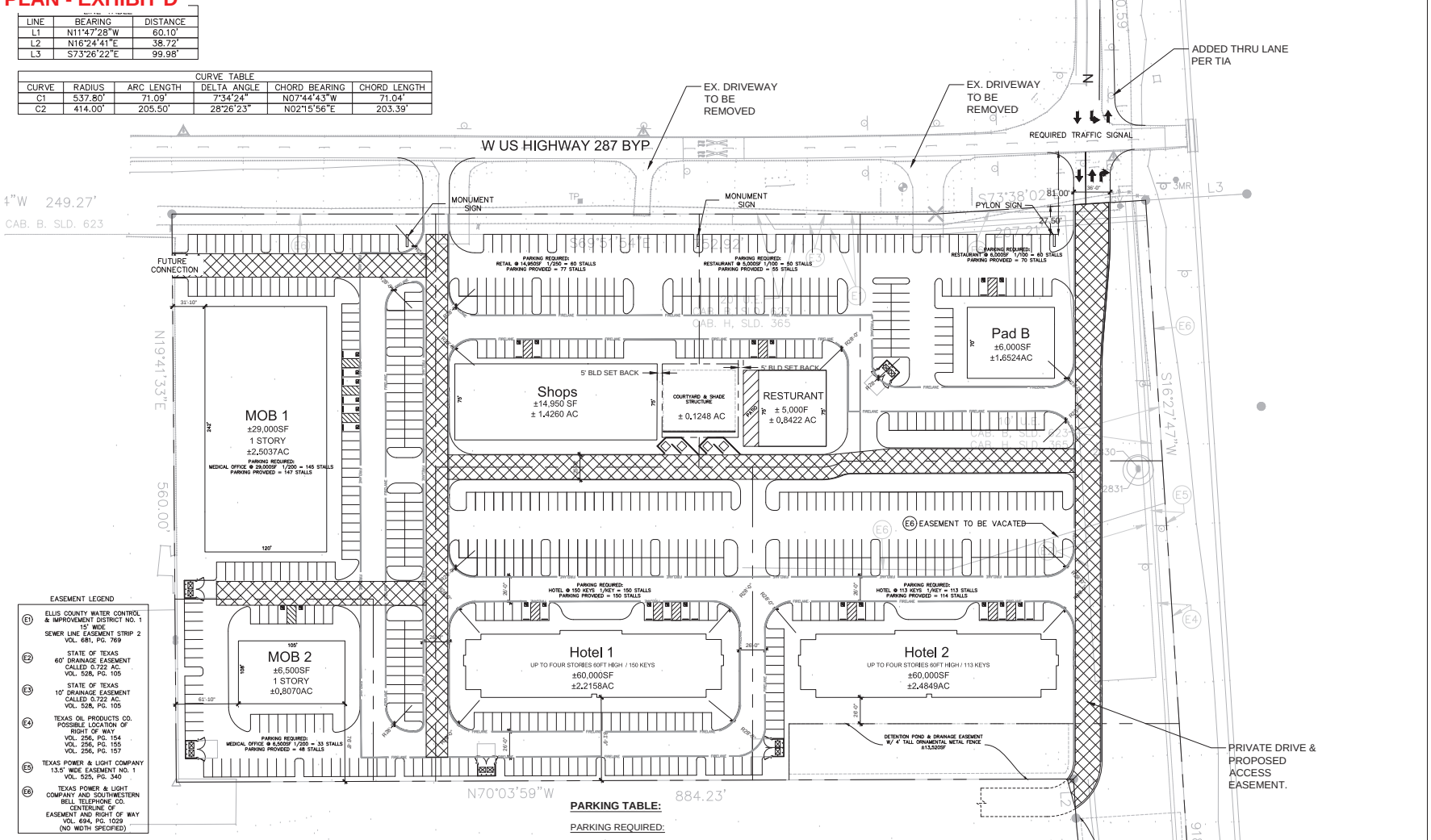




CONCEPT PLAN - EXHIBIT D

LINE	BEARING	DISTANCE
L1	N11°47'28"W	60.10'
L2	N16°24'41"E	38.72'
L3	S73°26'22"E	99.98'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	537.80'	71.09'	7°34'24"	N07°44'43"W	71.04'
C2	414.00'	205.50'	28°26'23"	N02°15'56"E	203.39'



EASEMENT LEGEND

- (E1) ELLIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 15' WIDE SEWER LINE EASEMENT STRIP 2 VOL. 681, PG. 769
- (E2) STATE OF TEXAS 60' DRAINAGE EASEMENT CALLED 0.722 AC. VOL. 528, PG. 105
- (E3) STATE OF TEXAS 10' DRAINAGE EASEMENT CALLED 0.722 AC. VOL. 528, PG. 105
- (E4) TEXAS OIL PRODUCTS CO. POSSIBLE LOCATION OF RIGHT OF WAY VOL. 256, PG. 154 VOL. 256, PG. 155 VOL. 256, PG. 157
- (E5) TEXAS POWER & LIGHT COMPANY 13.5' WIDE EASEMENT NO. 1 VOL. 525, PG. 340
- (E6) TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE CO. CENTERLINE OF EASEMENT AND RIGHT OF WAY VOL. 694, PG. 1029 (NO WIDTH SPECIFIED)



VICINITY MAP

SHARED DRIVES

NOTE: ALL DRIVING SURFACES, INCLUDING PARKING, WILL BE CONCRETE.

PARKING TABLE:

PARKING REQUIRED:

MEDICAL OFFICE 1:	29,000 SF = (1 SPACE / 200 GFA)	= 145
MEDICAL OFFICE 2:	6,500 SF = (1 SPACE / 200 GFA)	= 33
SHOPS RETAIL :	14,950 SF = (1 SPACE / 250 GFA)	= 60
RESTAURANT:	5,000 SF = (1 SPACE / 100 GFA)	= 50
PAD B RESTURANT:	6,000 SF = (1 SPACE / 100 GFA)	= 60
HOTEL 1:	60,000 SF = (1 SPACE / RM KEY)	= 150
HOTEL 2:	60,000 SF = (1 SPACE / RM KEY)	= 113
TOTAL BUILD. GFA 181,500 SF	TOTAL REQ. PARKING	= 611

PARKING PROVIDED:

STANDARD PARKING	= 637
ACCESSIBLE PARKING (INCLUDES VAN ACCESSIBLE)	= 24
	661

SHEET TYPE: CONCEPTUAL SITE PLAN
LEGAL DESCRIPTION: LOT 1R BLOCK A
APPLICATION TYPE: PLANNED DEVELOPMENT
ACREAGE:13.116 AC
CASE NUMBER: ZDC-195-2024
NAME OF DEVELOPMENT: CROSSROADS 287
PROPOSED ZONING: PLANNED DEVELOPMENT COMMERCIAL

CUASO DESIGN STUDIO
ARCHITECTURE · PLANNING
1601 E. Cesar Chavez, Suite 101, Austin, Texas 78702

CSW DEVELOPMENT
CSW
1703 W 5TH Suite 850
Austin, TX 78703

No.	Description	Date

CROSSROADS 287
WAXAHACHIE, TX

CONCEPT SITE PLAN

Project Number	22-042
Date	11/15/2024
Drawn By	CC
Checked By	CC

A050

Scale 1" = 40'

HORIZONTAL SCALE

TRUE NORTH

PYLON SIGN RENDERING - EXHIBIT E



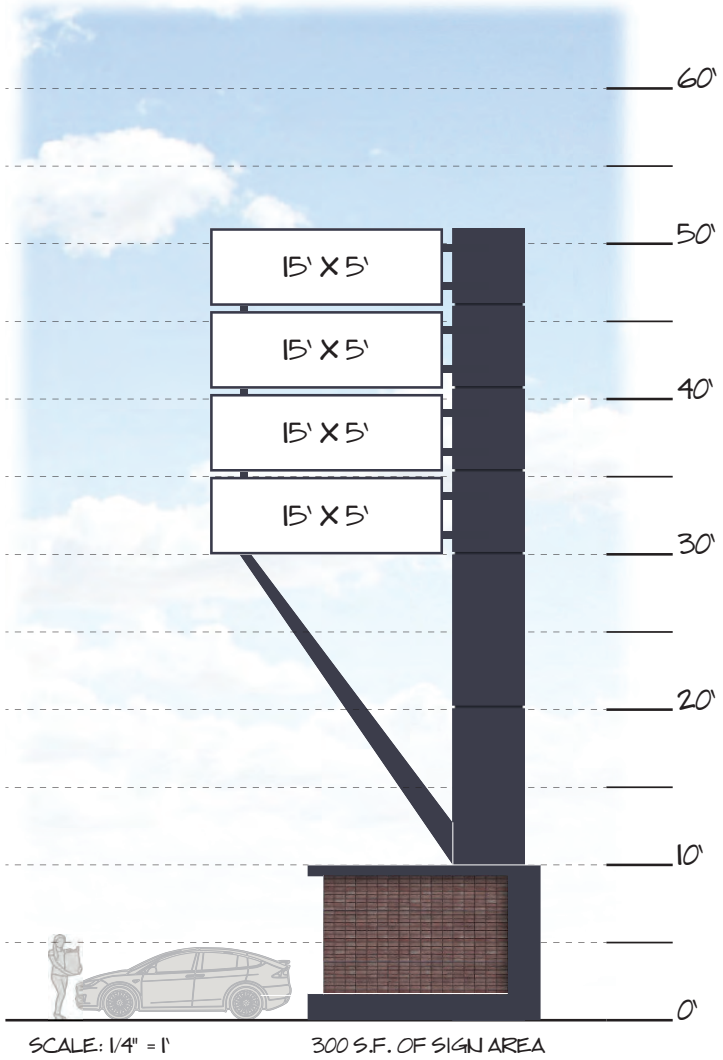
CROSSROADS 287

WAXAHACHIE, TX

PYLON SIGN CONCEPTS

MOONTOWER SIGNAGE & BRANDING

PYLON SIGN RENDERING - EXHIBIT E



COLORS AND FINISHES TO DRAW FROM ARCHITECTURAL ELEMENTS USED THROUGHOUT THE DEVELOPMENT

S1
LIGHT STONE

S2
DARK BRICK

P2
LIGHT GRAY

S3
WOOD

P1
WHITE

P3
DARK GRAY

S4
CORRUGATED METAL







JOB # 1861

MOONTOWER SIGNAGE & BRANDING

7950 ANDERSON SQUARE, SUITE 110
AUSTIN, TX 78753
HELLO@MOONTOWERSIGNS.COM
512.766.1318
WWW.MOONTOWERSIGNS.COM

CROSSROADS 287

HWY 287 @ MCNAUGHTON ST.
WAXAHACHIE, TX

DATE
MAR 3, 2025

SALES REP
JOE ANDERSON

DRAWING ID
#1861 - PG. 2

CLIENT APPROVAL

X

D

LANDLORD APPROVAL

X

D

MEMBER OF

TEXAS SIGN ASSOCIATION

UL INSTALLATION REQUIREMENTS

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

THIS DOCUMENT IS OWNED BY, AND THE INFORMATION IN IT PROPRIETARY TO MOONTOWER SIGNAGE & BRANDING LLC. THIRD-PARTY DISCLOSURE AND/OR REPRODUCTION OF THIS DOCUMENT IS PROHIBITED BY LAW. PROTECTED DESIGN. ALL RIGHTS RESERVED

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-75-2025

MEETING DATE(S)

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

CAPTION

Public Hearing on a request by Quinn Foster, Manhard Consulting, for a **Zoning Change** from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-75-2025, a Zoning Change request from a General Retail zoning district to a Planned Development-General Retail zoning district (Sam's Club) , subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The applicant requests approval of a Zoning Change from a Single-Family-1 (SF-1) zoning district to Planned Development-General Retail (PD-GR) zoning district to allow for the development of wholesale club grocery store (Sam's Club).

CASE INFORMATION

Applicant:	Quinn Foster, Manhard Consulting
Property Owner(s):	Snow Peach Legacy Family Holding Spendthrift Trust
Site Acreage:	29.85 acres
Current Zoning:	Single-Family-1 (SF-1)
Requested Zoning:	Planned Development – General Retail (PD-GR)

SUBJECT PROPERTY

General Location:	Directly north of 2400 North US Highway 77
Parcel ID Number(s):	189302
Existing Use:	The subject property is currently undeveloped.
Development History:	The subject property is not currently platted.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	General Retail (GR)	Undeveloped
East	Single-Family-1 (SF-1)	Undeveloped
South	Single-Family-1 (SF-1)	Tarrant Regional Water District (TRWD)
West	Commercial (C) and Planned Development – Commercial (PD-C)	Enterprise and Undeveloped

Future Land Use Plan: Local Commercial and Urban Village

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.

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

Thoroughfare Plan: The subject property is accessible via North US Highway 77 which is identified as a 100' Major Arterial, Grove Creek Road which is identified as a 50' prescriptive right-of-way, and Future Cardinal Road which is identified as a 100' Minor Arterial.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Planned Development – General Retail (PD-GR) zoning district to allow for development of a Sam's Club on approximately 29.85 acres located directly north of 2400 North US Highway 77. The subject property is currently located within the Single-Family-1 (SF-1) zoning district. The proposed use of "Retail Stores & Shops" is not permitted within the current SF-1 zoning district; therefore, the applicant is proposing a zoning change to PD-GR. The applicant proposes to establish specific development standards that are appropriate for Sam's Club and the surrounding area.

Proposed Use:

The Planned Development is proposed to include Sam's Club as the primary use, along with a Fuel Station, a Propane Refill Station, Tire Center, Pick-Up area, and an Outdoor Display area as accessory uses. Sam's Club is a membership- only retailer that offers groceries, apparel, appliances, and household goods along with tire, propane, and fuel services at each location. Typical operating hours for Sam's Club are Monday through Saturday from 8:00am to 8:00pm, and Sunday from 10:00am to 6:00pm. The applicant anticipates up to 210 individuals to be employed by the proposed Sam's Club.

Accessory Uses:

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

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

Site Design:

The applicant has provided a Detailed Site Plan for the subject property, which is designed around an approximately 166,000 square-foot structure that will house Sam's Club. The Detailed Site Plan also includes a detached, self-service fuel center with twelve (12) dual-sided fuel pumps, Tire and Battery Center, and a self-service propane tank exchange. The development is proposed to be situated on a single lot. The primary 165,970 square foot structure will house the Tire & Battery Center in the northwest corner of the building. An online pick-up area has also been designated on the southeastern side of the primary building.

The proposed Site Plan includes a total of 845 parking spaces, which exceeds the minimum requirement of 830 parking spaces. The site is designed to adhere to the minimum setback requirements of the General Retail (GR) zoning district. However, it is important to note that the primary building is situated approximately 648' from the nearest adjacent single-family residential lot in the Arbors at Willow Grove neighborhood located southeast of the subject property. The product loading area and trash compactor for the site are situated at the northeast corner of the primary building, which is setback approximately 900' from the nearest adjacent single-family residential lot. The trash compactor and product loading area are proposed to be screened.

Access & Traffic:

The subject property is proposed to have a total of four (4) points of access. Three (3) access points are proposed along future Cardinal Road and one (1) access point is proposed along Grove Creek Road, as shown on the Detailed Site Plan. Notably, the Development Standards require all delivery truck traffic to leave the property using the Grove Creek exit. This development standard was added to reduce the potential for conflicts between truck and commuter vehicle traffic at the primary access points along Cardinal Road.

Cardinal Road is identified as a 100' Minor Arterial (4-Lane) on the 2023 Waxahachie Thoroughfare Plan. The applicant proposes to construct four (4) lanes of Cardinal Road beginning at the existing intersection of Cardinal Road and Highway 77 and extending to their eastern property line. The applicant proposes to install dedicated landscaped medians and turn lanes as part of the Cardinal Road construction. The City will continue the construction of four (4) lanes of Cardinal Road with dedicated landscaped medians from the developer's eastern property line to Vista Way. The majority of Grove Creek Road will remain in its existing form, parallel to the proposed Cardinal Road. The right-of-way dedication for Grove Creek Road will be provided as necessary to facilitate improvements required with the civil construction permit. The Thoroughfare Plan ultimately identifies Cardinal Road extending west to connect to Interstate 35E and the Lofland Bridge. The City is in the early stages of the planning process for the Cardinal Road extension to Interstate 35E.

The applicant has submitted a Traffic Impact Analysis (TIA) with this PD Application. The TIA evaluated the expected traffic demands of the proposed development and recommended several off-site improvements to mitigate traffic concerns for the property. The TIA is actively under review by City staff and is required to be approved prior to the development of the site. To mitigate turning conflicts at the intersection of Highway 77 and Grove Creek Road, the City has requested that the developer install a "pork chop" median at the intersection. The "pork chop" median will result in a right-out only condition for vehicles exiting the site via Grove Creek Road, meaning that vehicles will only be able to exit northbound on Highway 77. This will eliminate the current condition allowing vehicles to turn southbound across traffic onto Highway 77 from Grove Creek road. The developer has committed to installing the off-site improvements recommended by the TIA. The Detailed Site Plan reflects the design for on-site drive-aisles and Cardinal Road. Final design of remaining off-site improvements will be provided with a future Civil Construction Permit and will require TxDOT approval in addition to City approval.

Landscaping:

The applicant has provided a Landscape Plan (Exhibit F) that identifies the proposed landscaping for the site. The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. Notably, the applicant has clustered required landscaping along the eastern property line to provide a significant buffer between the Sam's Club store and the adjacent single-family zoned property. The proposed landscape design along the Cardinal Road extension is similar to that used for North Grove Boulevard to the south and is intended to provide an enhanced boulevard aesthetic, slow traffic traveling on Cardinal Road, and provide enhanced sound and light mitigation for activity on the subject property.

Additionally, the applicant is proposing to install a portion of the required canopy trees for the development in a landscape buffer along the southern side of the Cardinal Road extension. The landscape buffer south of the Cardinal Road extension ranges between approximately 100' and 300' in width. This large landscape buffer is intended to mitigate the impact of the Cardinal Road extension on the existing residential homes to the south of the subject property. At the closest point to the southern property line, the edge of Cardinal Road is approximately 105' from the adjacent residential property.

Screening:

The Waxahachie Zoning Ordinance typically requires non-residential development adjacent to single-family zoning districts to install a 6' masonry screening wall along the shared property line; but does allow for equivalent alternative screening methods. To screen the adjacent SF-1 zoning district to the east, the applicant proposes to heavily cluster canopy and understory trees along the eastern property line. The proposed design results in a variable width landscape buffer along the eastern property line that ranges from approximately 115' in width at the narrowest point to approximately 280' at its widest point. It is important to note that portions of this landscape buffer include a 100' overhead electric easement and a proposed detention pond. Staff is supportive of this alternative screening proposal due to the large size of the landscape buffer and the degree of landscaping proposed within the buffer.

Elevation/Façade:

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

Signage:

The applicant has proposed a dedicated Signage Plan with this PD application that includes wall signage and a monument sign. The proposed monument sign is a total 252 square feet and exceeds to the typical height and size requirements of the Waxahachie Zoning Ordinance. The monument sign is proposed to feature dual gas pricers for the fuel station and Sam's Club typical logo. The proposed wall signs for the development exceed the total maximum square footage allowed by the Waxahachie Zoning Ordinance; but are consistent with recently approved signage for the Tom Thumb and BJ's Wholesale Club to the south. Due to this, staff is supportive of the proposed signage for the site. The Signage Plan can be referenced in Exhibit G below.

Photometric Plan:

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

Detention & Utilities:

The applicant has designed the Site Plan for the property to include two dedicated detention areas. The design of the detention areas will be fully reviewed and approved with a future Civil Construction Permit to ensure they fully mitigate additional runoff created by the development. The applicant is required to extend public water and sanitary sewer lines across the subject property. The applicant has accounted for these extensions on the proposed Site Plan. Utility improvements are also required to be fully reviewed and approved with a future Civil Construction Permit.

Phasing:

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

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 48 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 six (6) letters of support and three (3) 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, and shall be executed within ninety (90) calendar days
2. The property owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit F - Landscape Plan and maintain the required landscaping at all times. The property owner shall maintain all landscaping located within the right-of-way as shown on Exhibit F.
3. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in the development shall conform with the Building Materials/Elevations (Exhibit B).
4. All exterior lighting, including accent and security lighting, shall maintain compliance with the Lighting & Glare Standards of Section 6.03 of the Waxahachie Zoning Ordinance.
5. Use of chain-link fencing shall be prohibited on the subject property.
6. A 6' masonry screening wall shall be erected to screen the proposed loading docks on the east side of the Sam's Club building.
7. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.

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.

ATTACHED EXHIBITS

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

STAFF CONTACT INFORMATION

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

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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

SNOW PEACH LEGACY FAMILY HOLDING SPENDTHRIFT TRUST
3710 Beverly Ln
Arlington, TX 76015-3821

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Quinn Foster, Manhard Consulting, for a **Zoning Change** from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

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-75-2025 **City Reference: 189302**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments: Great for residents to go shopping & the tax revenue will help city prosper.

Signature

6/27/25
Date

Anh Dao, Land owner
Printed Name and Title

3710 Beverly Ln
Arlington, TX 76015
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

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

Case Number: ZDC-75-2025 **City Reference: 194279**

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[X] SUPPORT [ ] OPPOSE

Comments: Great to have more retail stores

Signature

6/27/25
Date

Anh Dao, Land owner
Printed Name and Title

3710 Beverly Ln.
Arlington TX 76015
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

SNOW PEACH LEGACY FAMILY HOLDING TTEE ANH DUY DAO
3710 BEVERLY LN
ARLINGTON, TX 76015

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Case Number: ZDC-75-2025 **City Reference: 180378**

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☒ SUPPORT ☐ OPPOSE

Comments: Retail / Commercial always great for city, more tax revenue to help city grow.

Signature

6/27/25
Date

Anh Dao
Printed Name and Title

3710 Beverly Ln
Arlington TX 76015
Address

Venissat, Michelle

From: Sara Kulzer <kulzer.sara@gmail.com>
Sent: Wednesday, July 2, 2025 6:34 AM
To: Planning
Subject: Case ZDC-75-2025

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

Dear Members of the Town Planning Committee,

I am writing as a concerned citizen to formally express my opposition to the proposed construction of a second wholesale general merchandise club within close proximity to the one currently under construction.

While I understand the potential economic benefits such developments may bring, the cumulative impact of two large-scale retail facilities in such a confined area raises significant concerns that I urge the committee to consider carefully:

1. Increased Traffic Congestion

The addition of another high-traffic retail destination will undoubtedly strain our local roadways. The current infrastructure is already under pressure, and the influx of delivery trucks, employee vehicles, and customer traffic will exacerbate congestion, increase commute times, and elevate the risk of accidents—particularly near residential neighborhoods and school zones.

2. Community Impact

The presence of two wholesale clubs in such close proximity may disrupt the character of our community. Smaller local businesses could suffer, and the increased commercial footprint may erode the sense of neighborhood cohesion that Waxahachie residents value. This development risks turning our community into a commercial corridor rather than a livable, family-friendly environment.

3. Soil Conservation and Environmental Degradation

Large-scale construction and paving for parking lots can lead to significant soil erosion and compaction, reducing the land's natural ability to absorb rainwater. This not only affects local vegetation and wildlife but also contributes to increased runoff and potential flooding in surrounding areas.

4. Water Distribution and Resource Strain

Two massive retail facilities will place a considerable burden on our local water supply and distribution systems. From landscaping to sanitation and cooling systems, the water demand will rise sharply, potentially affecting availability and pressure for nearby residential areas.

5. Access and Safety for Nearby Neighborhoods

The proposed location, in conjunction with the existing site, may limit safe and convenient access to nearby neighborhoods. Increased traffic and commercial activity can create bottlenecks and reduce the quality of life for residents who rely on these routes for daily travel.

In light of these concerns, I respectfully urge the committee to reconsider the approval of this second wholesale club. I believe that a more balanced approach to development—one that prioritizes sustainability,

community well-being, and long-term urban planning—would better serve the interests of Waxahachie's residents.

Thank you for your time and consideration.

Sincerely,

Sara

--

Thank you,
Sara Kulzer
956-559-0963



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

WRAY JOHN C
PO BOX 717
WAXAHACHIE, TX 75168-0717

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Case Number: ZDC-75-2025 **City Reference: 189374**

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☑ SUPPORT ☐ OPPOSE

Comments:

Signature

07/02/2025
Date

Mark Singleton, President/CEO
Printed Name and Title

P.O. Box 717, Waxahachie 75168
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

JAMES HARDIE BUILDING PRODUCTS INC
2425 HIGHWAY 77 N
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-75-2025 **City Reference: 289478**

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☒ SUPPORT ☐ OPPOSE

Comments: See comments in email.

Alex Wetters
Signature

7/3/25
Date

Alex Wetters – Controller
Printed Name and Title

2425 N Hwy 77
Address

Venissat, Michelle

From: Alex Wetters <Alex.Wetters@jameshardie.com>
Sent: Thursday, July 3, 2025 8:22 AM
To: Planning
Cc: Brian Billingsley; Brian Quina
Subject: James Hardie - ZDC-75-2025 Response
Attachments: 2763_001.pdf

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

Hello,

Please see attached support for proposed zoning change. Our comments are below.

We want to share that James Hardie has active plans underway to relocate our main entrance from Highway 77 to Cardinal Road. This change is part of our ongoing commitment to improving traffic flow and safety in the area. We anticipate this project will be completed by Q4 of 2026.

In reviewing the proposed development, we do have a few questions and requests for clarification:

1. Entrance to Sam's Club: Could you please confirm the planned location of the new Sam's Club entrance? If it is expected to be at or near the Cardinal Road intersection, we respectfully request that a traffic impact study be conducted to ensure the intersection can safely accommodate the anticipated increase in traffic volumes, including both commercial and employee vehicles.

2. Utility Impacts: We would also appreciate confirmation on whether any construction related to this development is expected to impact our utilities. If so, we request advanced notice to help us mitigate potential disruptions to our operations.

We look forward to continued collaboration with the city to ensure this development benefits the entire community and supports safe, efficient infrastructure planning.

Thanks,

Alex Wetters
Plant Controller – Waxahachie

James Hardie Building Products Inc.
M: (214) 463-8195
2425 N Highway 77
Waxahachie, TX 75165

www.jameshardie.com

Please consider the environment before printing this email

Notice: The information contained in this e-mail message and any attached files may be confidential information and may also be the subject of legal professional privilege. If you are not the intended recipient any use, disclosure or copying of this e-mail is unauthorized. If you have received this e-mail in error, please notify the sender immediately by reply e-mail and delete and destroy all copies of this transmission together with any attachments.

RECEIVED JUL 08 2025

Case Number: ZDC-75-2025 **Items 17 & 18** **City Reference: 154365**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

RECEIVED JUL 08 2025

Comments: Decrease property value, severe traffic problems, noise, detention center in heavy residential area.

Thomas O'Neal / Rebecca O'Neal — Signature

7/4/2025 — Date

Thomas / Rebecca O'Neal Owners — Printed Name and Title

100 Royal Park LN. — Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

WALLS TARRIS & LETINA
105 Holly St
Waxahachie, TX 75165-7871

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-75-2025 **City Reference: 241696**

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☒ SUPPORT ☐ OPPOSE

Comments:
Noise/sound barrier fence installed? impact to home values? How will the ponds/creek be addressed?

Letina Walls
Signature

7/4/2025
Date

Letina Walls, Resident
Printed Name and Title

105 Holly Street, 75165
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

MARKLE JAMES C & JO ELLEN E
102 HOLLY ST
WAXAHACHIE, TX 75165-7870

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Case Number: ZDC-75-2025 **City Reference: 241651**

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☐ SUPPORT ☒ OPPOSE

Comments: Already have a B.J.'s coming. Do not need any more at this time

Signature: James C Markle Jo Ellen E Markle — Date: 7/9/2025

Printed Name and Title: James C & Jo Ellen E Markle

Address: 102 Holly St, Waxahachie, Tx 75165



EXHIBIT A - LOCATION MAP

EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN



DESIGN REPRESENTATION ONLY -NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font stye, construction variations required by building codes or inspections, materials, or final design detailing.

EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

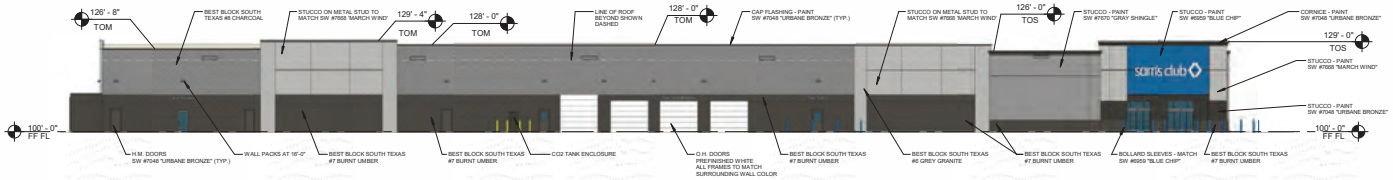


1 CORNER VESTIBULE
NOT TO SCALE

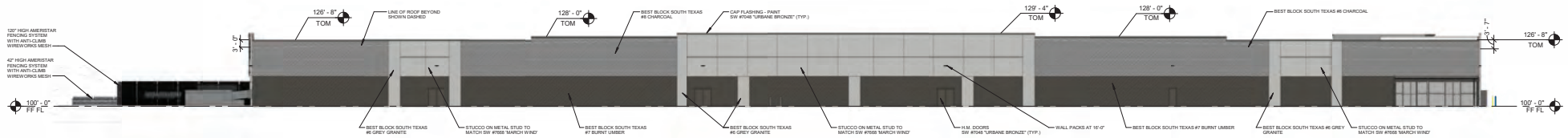
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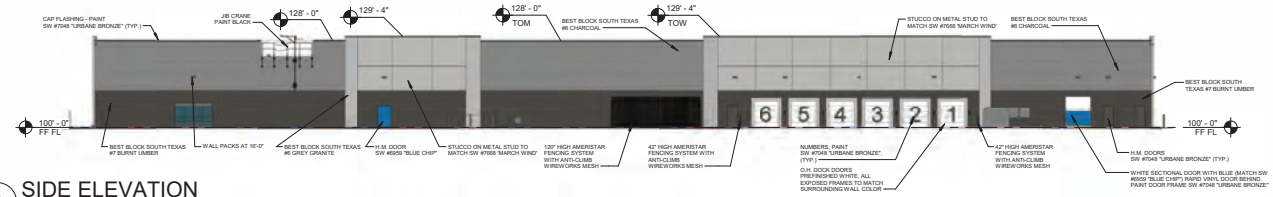
Items 17 & 18



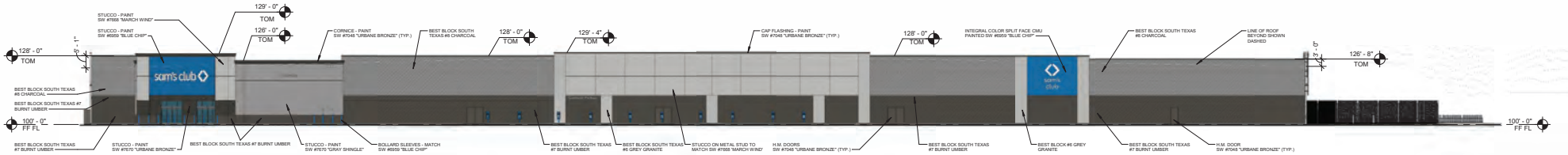
4 SIDE ELEVATION
1" = 20'-0" 1 A1B



3 REAR ELEVATION
1" = 20'-0" 1 A1B



2 SIDE ELEVATION
1" = 20'-0" 1 A1B



NOTE: BEST BLOCK ON ALL ELEVATIONS IS SPLIT FACE CMU

1 FRONT ELEVATION
1" = 20'-0" 1 A1B

DESIGN REPRESENTATION ONLY -NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font stye, construction variations required by building codes or inspections, materials, or final design detailing.

EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Items 17 & 18

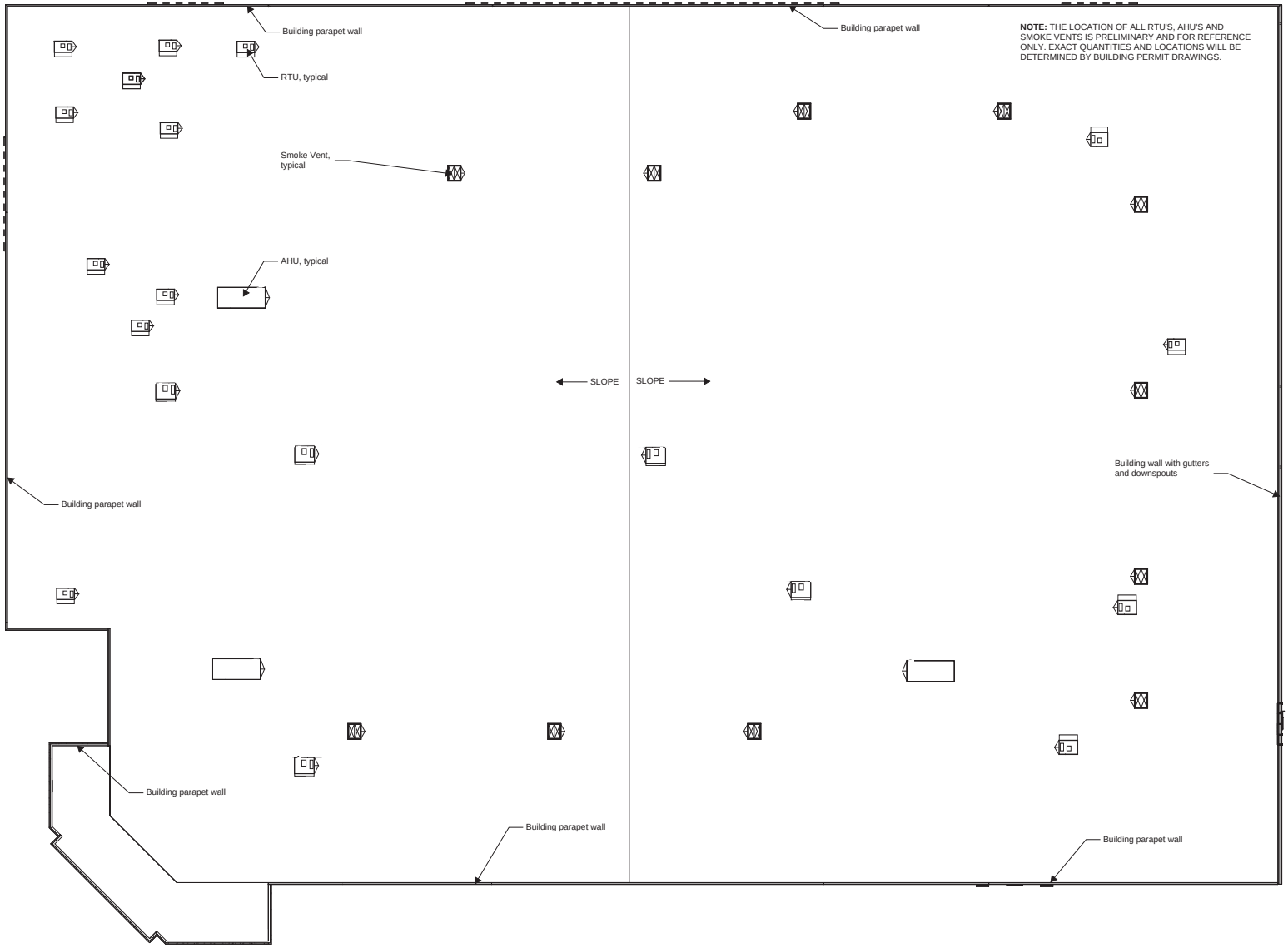
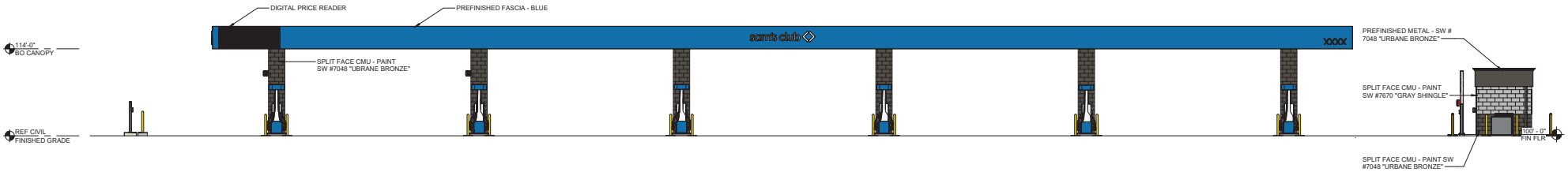
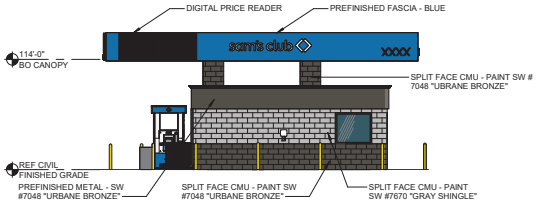


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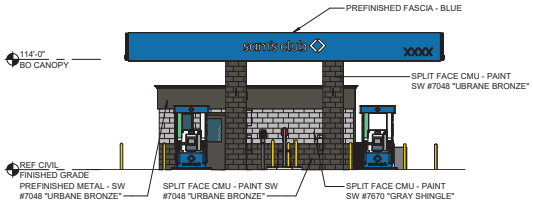
Items 17 & 18



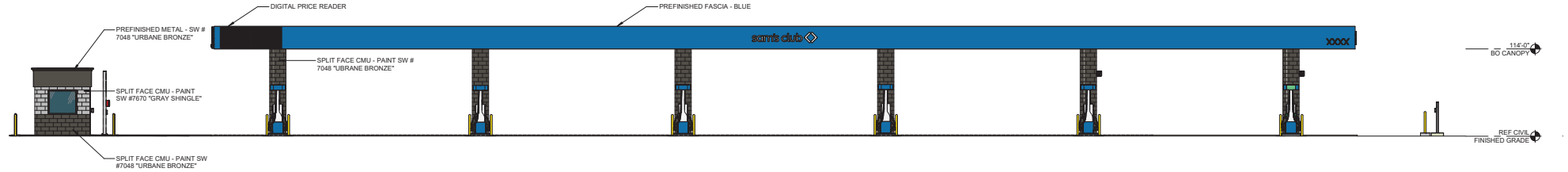
4 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



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



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

EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN



Best Block South Texas #6 Grey Granite



Best Block South Texas #7 Burnt Umber



Best Block South Texas #8 Charcoal



Paint
Sherwin Williams
SW 7668 March Wind



Paint
Sherwin Williams
SW 7670 Gray Shingle



Paint
Sherwin Williams
SW 7048 Urbane Bronze



Paint
Sherwin Williams
SW 6959 Blue Chip

EXHIBIT C - PLANNED DEVELOPMENT STANDARDS

Items 17 & 18

Manhard CONSULTING

Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

Preliminary PD Draft – Sam's Club at N Hwy 77 & Grove Creek Rd

1. Purpose and Intent

This Planned Development (PD) is intended to facilitate the development of two parcels totaling approximately 56.90 acres for a membership-only retail store (Sam's Club), along with supporting uses including a fuel station, tire and battery center, and associated site improvements. The development is strategically located at the southeast corner of North Highway 77 and Grove Creek Road, bisected by the future Cardinal Road thoroughfare.

2. Land Use Summary

- Total Area: ±56.90 acres (PD-GR: 29.85 AC)
- Proposed Uses:
  - Membership-based retail warehouse (Sam's Club)
  - Fuel Station with multiple pump islands and canopy
  - Tire and Battery Center (TBC)
  - Associated surface parking and loading areas
  - Internal drive aisles and pedestrian circulation
  - Off-site roadway and infrastructure improvements as needed

3. Zoning & Development Standards

- Base Zoning:
  - Existing: SF (Single-Family)
  - Proposed:
    - PD-GR: 29.85 AC
    - Remainder to remain SF: 27.05 AC

Development to adhere to the standards outlined herein and in the accompanying exhibits, unless otherwise specified.

4. Access and Circulation

- Primary access from future Cardinal Road and Grove Creek Road
- Cardinal Road to bisect the development, providing enhanced connectivity
- Internal private driveways and shared access easements to support traffic circulation and emergency access

5. **Architectural and Site Design**

- Building elevations, signage, and site layout to be consistent with national Sam's Club standards and adapted to local requirements
- Screening and landscaping to be provided per city code and PD exhibits

6. **Phasing**

- Initial phase to include primary retail building, fuel station, and TBC
- Future phases may include additional pad sites or infrastructure improvements (if applicable)

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

Purpose and Intent

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

Development Standards

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

Development Regulations

1. The development shall conform as approved by the City Council under case number ZDC-000075-2025.
2. All materials, location of materials, and percentage of materials for the building shall be generally consistent with the Building Elevations (Exhibit B).
3. All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
4. The development shall maintain compliance with all Federal, State, and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie and City of Waxahachie Zoning Ordinance.
5. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance shall generally conform to those requirements and/or standards prescribed in the Detailed Site Plan, Building Elevations, and Landscape Plan. Where regulations are not specified in the Detailed Site Plan, Building Elevations, and Landscape Plan, in this Ordinance, the regulations of the General Retail zoning district of the City of Waxahachie zoning ordinance shall apply to this development.

Manhard CONSULTING

Items 17 & 18

Planned Development Standards

I *Purpose and Intent*

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

II *Land Uses*

The following uses shall be allowed by right:

- Uses permitted in the General Retail District
- Retail Stores and Shops (including the approximate 166,000-square-foot Wholesale Club as shown in the supporting Exhibits)
- Gasoline Sales as an accessory use to the Retail Store [Wholesale Club]
- Outside Storage, limited to a tire trailer adjacent to the Tire Center area and screened accordingly, as shown on the Detailed Site Plan, as an accessory use to the Retail Store [Wholesale Club]
- Propane Refill Station, as an accessory use to the Retail Store [Wholesale Club]
- Tire Installation or Repair as an accessory use to the Retail Store [Wholesale Club]

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

Retail Store and Shops
Retail Stores and Shops, as defined in the Waxahachie Zoning Ordinance, are allowed on the Property per the base General Retail District zoning. This includes the approximate 166,000 square-foot membership-only wholesale club as shown in the supporting Exhibits and accessory uses including gasoline sales, tire installation or repair, and propane filling station. The club provides services including, but not limited to, fresh foods, produce, a full-service deli, fresh bakery, apparel, small appliances, and household essentials.

Gasoline Sales
Gasoline sales are a permitted accessory use to the Retail (Wholesale Club) use, though not a required component. As shown on the Detailed Site Plan, the fuel station will include twelve (12) double-sided, self-service fuel pumps intended for use by club members only. A staffed convenience kiosk is also included. To provide operational flexibility, the fuel station is being entitled as an automated, unattended facility with the capability for 24-hour operation.

Propane Refill Station
The propane tank exchange station, as depicted on the Detailed Site Plan, is an allowed accessory use to the primary Retail (Wholesale Club) operation. This facility offers a self-service propane tank exchange, enabling customers to swap their empty 20 lb. propane cylinders for pre-filled ones at their convenience. The exchange station operates independently, without the need for on-site staff assistance, and is accessible during the store's operating hours. All payment transactions for the propane exchange are conducted through the self-service kiosk integrated into the exchange unit. The propane tank exchange station shall comply with all applicable safety standards and regulations, including the 2021 International Fire Code (IFC), National Fire Protection Association (NFPA) 58, and the International Fuel Gas Code

The Tire & Battery Center
The Tire & Battery Center is a permitted accessory use to the Retail Store (Wholesale Club). The center provides tire and battery sales, along with installation services for passenger vehicles, including automobiles and pickup trucks. Services are limited to tire mounting, balancing, repair, battery testing, and replacement. No other automotive repairs or services, as defined under "Auto Repair, Minor" or "Automotive Care Center" in the Waxahachie Zoning Ordinance, are permitted.

III Area and Height Regulations (density, lot area, width, depth, coverage, yard depths and widths, height)

Maximum Lot Coverage, Minimum Lot Width, Minimum Lot Area, Minimum Lot Depth, Yard Depths (Setbacks), and Building Height shall follow the General Retail zoning district standards in the Waxahachie Zoning Ordinance.

Regulation	General Retail Requirement	Proposed Variance
Maximum Lot Coverage	40%	-
Minimum Lot Width	60 feet	-
Minimum Lot Area	7,000 square feet	-
Minimum Lot Depth	100 feet	-
Front Yard Setback	40 feet	-
Side Yard Setback	20 feet	-
Rear Yard Setback	20 feet (25 feet if adjacent to residential)	-
Maximum Building Height	2 stories	-
Monument Sign Area	125 square feet	252 square feet

IV *Building Elevations*

Building elevations are provided in **Exhibit B** and reflect the design intent, building massing, and architectural character of the proposed Retail Store (Wholesale Club). The final building shall generally conform to the design, materials, articulation, and color palette shown in Exhibit E.

A. Screening Standards

The following materials shall be used on all primary elevations, with variations in percentage based on building orientation. The building will use integrally colored split-face CMU in lieu of painted smooth-face CMU. The CMU will match the color palette of the prototype design, with final material selection to closely align with Sam's Club standards.

- Primary façade material: Integrally colored split-face CMU (not painted) in colors equivalents
    - Best Block South Texas #6 Grey Granite (equivalent to SW 7668 March Wind)
    - Best Block South Texas #8 Charcoal (equivalent to SW 7670 Gray Shingle)
    - Best Block South Texas #7 Burnt Umber (equivalent to SW 7048 Urbane Bronze)
- Accent material: Stucco (EIFS or comparable) to match SW 7668 "March Wind" and SW 6959 "Blue Chip"
- Trim and details: Painted metal cornices, cap flashing, and doors in SW 7048 "Urbane Bronze"
- Glazing: Limited storefront-style windows at the front (vestibule/corner entry)
- Other: Sectional overhead doors (white), bollard sleeves (blue), and H.M. service doors painted to match the primary palette

B. Articulation Requirements

- To provide visual relief and meet City of Waxahachie articulation requirements, the following architectural offsets shall apply:
- Maximum uninterrupted wall plane shall not exceed three times the wall height (29'-4") without a required architectural offset.
- Offset depth and height: Minimum 9.75' vertical articulation required; project provides minimum 18'-0" offset heights
- Offset length: Minimum 25% of wall length required; project provides between 136'-5" and 183'-4" on key elevations

Elevation	Max Wall Height	Required Offset Height	Offset Height Provided	Required Offset Length	Offset Length Provided
West (Front)	29'-4"	9.75'	18'-0"	123.25'	183'-4"
East (Rear)	29'-4"	9.75'	18'-0"	123.25'	136'-5"
South (Side)	29'-4"	9.75'	18'-0"	85.25'	124'
North (Side)	29'-4"	9.75'	18'-0"	85.25'	88'

C. Color Strategy

- Best Block South Texas #6 Grey Granite (equivalent to SW 7668 March Wind)
- Best Block South Texas #8 Charcoal (equivalent to SW 7670 Gray Shingle)
- Best Block South Texas #7 Burnt Umber (equivalent to SW 7048 Urbane Bronze)

V *Parking and Loading*

In accordance with the Waxahachie Zoning Ordinance, 1 parking space per 200 square feet is required for the Retail Store (wholesale club), and 1 parking space per 3 gas pumps, up to 8 nozzles on 2 sides, is required for the Gasoline Sales. The designated loading area for heavy-load vehicles is limited to the general location shown in the Detailed Site Plan.

Truck traffic may enter the site via the adjacent thoroughfare or Grove Creek Road; however, delivery trucks are restricted from exiting onto the thoroughfare (proposed future Cardinal Road) and must exit via Grove Creek Road. All loading and unloading must occur within the designated loading zone.

No parking or loading within any fire lane is permitted at any time.

VI *Access*

Driveways shall be provided as generally shown in the Detailed Site Plan.

Sidewalks shall be constructed along the perimeter of the property adjacent to (future) Cardinal Road, US Highway 77, and Grove Creek Road. The sidewalk along Cardinal Road shall be a minimum of eight (8) feet wide to align with the City's Comprehensive Plan, while sidewalks along US Highway 77 and Grove Creek Road shall be a minimum of six (6) feet wide.

VII *Landscaping and Screening*

Landscaping shall be generally provided as shown in the Landscape Plan (Exhibit D). The proposed development includes a robust landscape program that meets and exceeds City of Waxahachie code requirements. The following quantities are provided throughout the site:

- Interior Canopy Trees: 166 trees
- Ornamental/Understory Trees: 334 trees
- Shrubs: 1,186 shrubs
- Ground Cover: 12,875 square feet
- Seasonal Color: 1,659 square feet

Street trees are provided along all street frontages in compliance with the required spacing (1 tree per 30 linear feet):

- US Hwy 77: 37 trees required, 37 provided
- Grove Creek Rd: 35 trees required, 35 provided
- Cardinal Rd: 93 trees required, 93 provided

In accordance with the Waxahachie landscape code, interior landscaping is required to equal 50% of the building's floor area (166,000 SF), totaling 83,000 square feet. The project provides 412,357 square feet of interior landscaping, significantly exceeding this requirement. A minimum of 75% (62,250 square feet) of this required landscaping shall be located between the building and the interior edge of buffer yards, and adjacent to the building where practical.

The project also complies with all parking lot landscape standards based on 844 total parking spaces, including:

- A minimum of one landscape island (minimum 10 feet wide) for every two parking bays
- Placement of shade trees such that no parking space is located more than 64 feet from a tree
- 25,350 square feet of required landscape area; 27,082 square feet provided
- 104 large canopy trees required (2 trees per 500 SF of required landscape area); 103 trees provided
- 507 shrubs required (10 shrubs per 500 SF of required landscape area); 512 shrubs provided

Additional Landscape Standards

- All planting areas (excluding turf and seeded areas) will be mulched with 3" of undyed shredded wood mulch over landscape fabric
- Root barriers will be installed adjacent to all trees within 5 feet of paving or utilities
- All irrigation will be automatic and designed for water conservation, with hydrozones, matched precipitation rates, and rain sensors
- All non-turf planted areas will be drip irrigated; turf areas will utilize spray or rotor heads with 100% head-to-head coverage

VIII ***Signage***

Signage shall comply with the following standards. Where the following standards and the included signage elevations in Exhibit C are silent, signage shall otherwise comply with the standards in the Waxahachie Zoning Ordinance.

Freestanding Signs:

The design of the freestanding monument sign, as shown on Exhibit C, shall conform to the following standards:

Maximum size: 252 square feet

Maximum height: 13 feet measured from grade
Setbacks: 15 feet from street right-of-way

Wall Signs:

A maximum of six (6) wall signs, with a combined total of 540 square feet, are allowed. The wall signs shall generally conform to the signage elevations as shown in Exhibit C. The site will contain nine (9) wall signs with a total area of 275.69 sq.ft.

Canopy Signs:

The square footage for signage on the canopy structure shall not exceed 10% of the area of the face of the canopy elevation. Canopy area = 1,657.58 square feet. 165.76 square feet of signage allowed.

Three (3) fuel canopy pricing signs (approximately 17.33 square feet each) are allowed on the north and south elevations (with a total of 6 fuel canopy pricing signs), as shown on the Signage Elevations (Exhibit C).

Total allowed (including canopy pricing signs): 165.76 square feet

IX *Lighting*

All building and site lighting shall be shielded down, away from adjacent residential lots. All lighting shall meet Section 6.03 of the Waxahachie Zoning Code requirements for intensity and glare.

X *Detention*

The detention system provided is designed to mitigate for stormwater runoff from the development. Maintenance and upkeep of the detention system and this lot shall be dictated through a private declaration of easements, conditions, covenants, and restrictions.

XI *Maintenance*

The property owner is responsible for all maintenance on the Property including the building(s), screening walls, landscaping, irrigation, private water and private sewer lines, parking areas, detention areas, and signage.

XII *Project Phasing & Schedule*

The development shall occur in one phase. Construction will include all public and private improvements shown on the approved construction plans. It is anticipated that construction will take an estimated 8 - 18 months to complete.

EXHIBIT D - OPERATIONAL PLAN

Items 17 & 18

Manhard CONSULTING

Civil Engineering
Surveying
Water Resources Management
Construction Management
Environmental Consulting
Land Planning

Operational Plan for Case: ZDC-75-2025

Proposed Hours of Operation:

Club

- Monday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Tuesday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Wednesday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Thursday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Friday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Saturday: 9:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 9:00 a.m.)
- Sunday: 10:00 a.m. - 6:00 p.m. (No early hours for Plus members)

Fuel

- Monday – Sunday: 24 hours a day

Number of Employees:

- 210 Employees

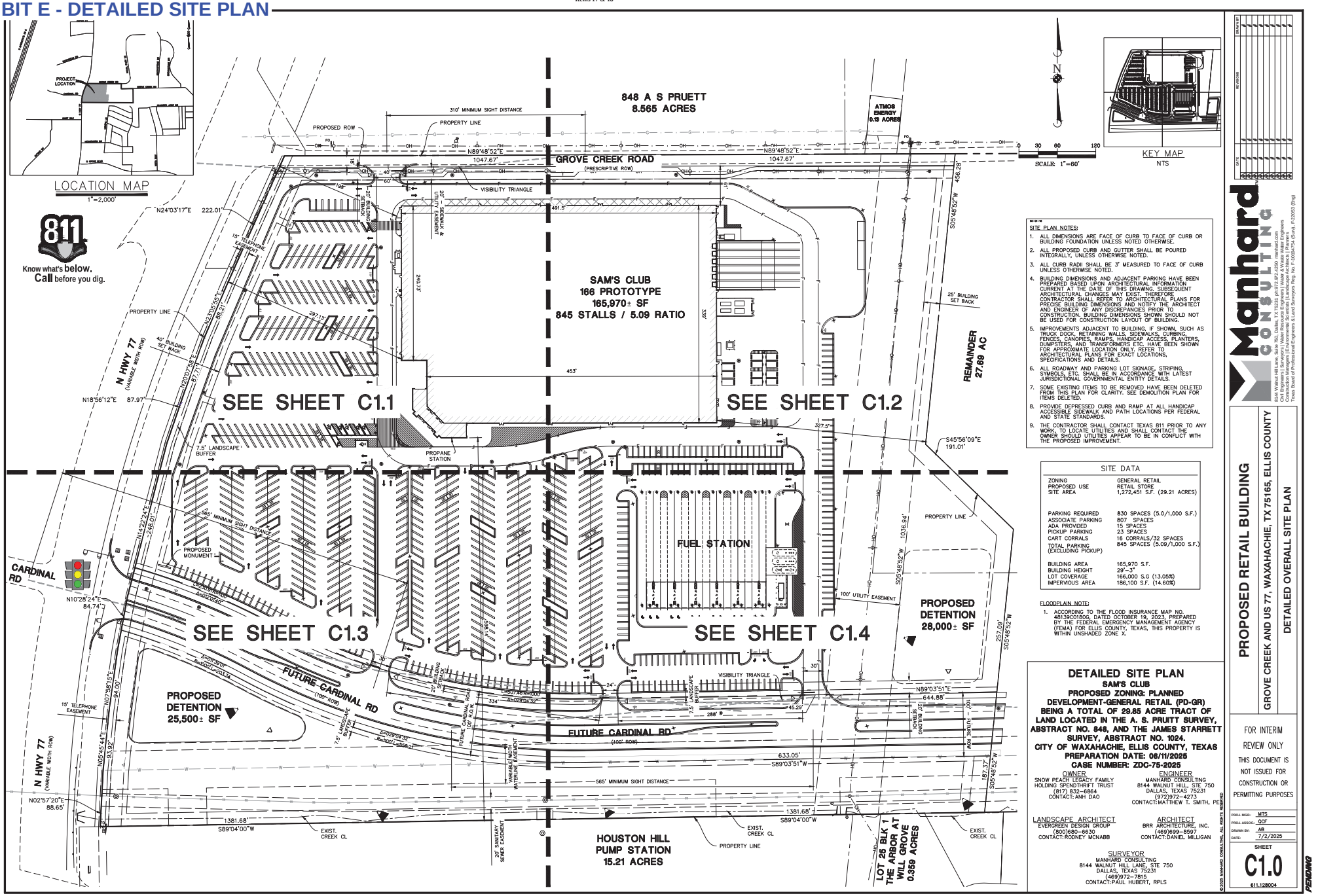
Compatibility with Adjoining Uses:

Per the City of Waxahachie Future Land Use Map/Plan, dated March 6, 2023, the subject property is designated as Local Commercial, which supports retail and service uses such as warehouse clubs. The site is adjacent to areas designated as Urban Village, intended to encourage higher-density, walkable mixed-use development. The proposed Sam's Club aligns with the intended commercial character of the area and complements nearby urban village growth.

Business Plan:

The Sam's Club store will operate on a membership-based model, offering two tiers, Club and Plus, with distinct benefits to attract both individual and business members seeking value on bulk purchases. Beyond its core merchandise, the store will offer a comprehensive suite of ancillary services designed to enhance convenience and savings for its members. These will include financial tools like Sam's Club Credit, health and wellness offerings such as an Optical Center and Pharmacy, and automotive care at its Tire & Battery Center and Fuel Station. Additionally, specific business services, like cash rewards and exclusive fuel savings, will be tailored to support its commercial clientele.

EXHIBIT E - DETAILED SITE PLAN



SITE PLAN NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
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9. THE CONTRACTOR SHALL CONTACT TEXAS 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

SITE DATA

ZONING	GENERAL RETAIL
PROPOSED USE	RETAIL STORE
SITE AREA	1,272,451 S.F. (29.21 ACRES)
PARKING REQUIRED	830 SPACES (5.0/1,000 S.F.)
ASSOCIATE PARKING	807 SPACES
ADA PROVIDED	15 SPACES
PICKUP PARKING	23 SPACES
CART CORRALS	16 CORRALS/32 SPACES
TOTAL PARKING (EXCLUDING PICKUP)	845 SPACES (5.09/1,000 S.F.)
BUILDING AREA	165,970 S.F.
BUILDING HEIGHT	29'-3"
LOT COVERAGE	166,000 S.G (13.05%)
IMPERVIOUS AREA	186,100 S.F. (14.60%)

FLOODPLAIN NOTE:

1. ACCORDING TO THE FLOOD INSURANCE MAP NO. 48139C0180G, DATED OCTOBER 19, 2023, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ELLIS COUNTY, TEXAS, THIS PROPERTY IS WITHIN UNSHADED ZONE X.

DETAILED SITE PLAN

SAM'S CLUB
PROPOSED ZONING: PLANNED DEVELOPMENT-GENERAL RETAIL (PD-GR)
BEING A TOTAL OF 29.85 ACRE TRACT OF LAND LOCATED IN THE A. S. PRUITT SURVEY, ABSTRACT NO. 848, AND THE JAMES STARRETT SURVEY, ABSTRACT NO. 1024.
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
PREPARATION DATE: 06/11/2025
CASE NUMBER: ZDC-75-2025

OWNER
SNOW PEACH LEGACY FAMILY HOLDING SPENDTHRIFT TRUST
(817) 832-6864
CONTACT: ANH DAO

ENGINEER
MANHARD CONSULTING
8144 WALNUT HILL STE 750
DALLAS, TEXAS 75231
(972)972-4273
CONTACT: MATTHEW T. SMITH, PE

LANDSCAPE ARCHITECT
EVERGREEN DESIGN GROUP
(800)680-6630
CONTACT: RODNEY MCNABB

ARCHITECT
BRR ARCHITECTURE, INC.
(469)699-8597
CONTACT: DANIEL MILLIGAN

SURVEYOR
MANHARD CONSULTING
8144 WALNUT HILL LANE, STE 750
DALLAS, TEXAS 75231
(469)972-7815
CONTACT: PAUL HUBERT, RPLS

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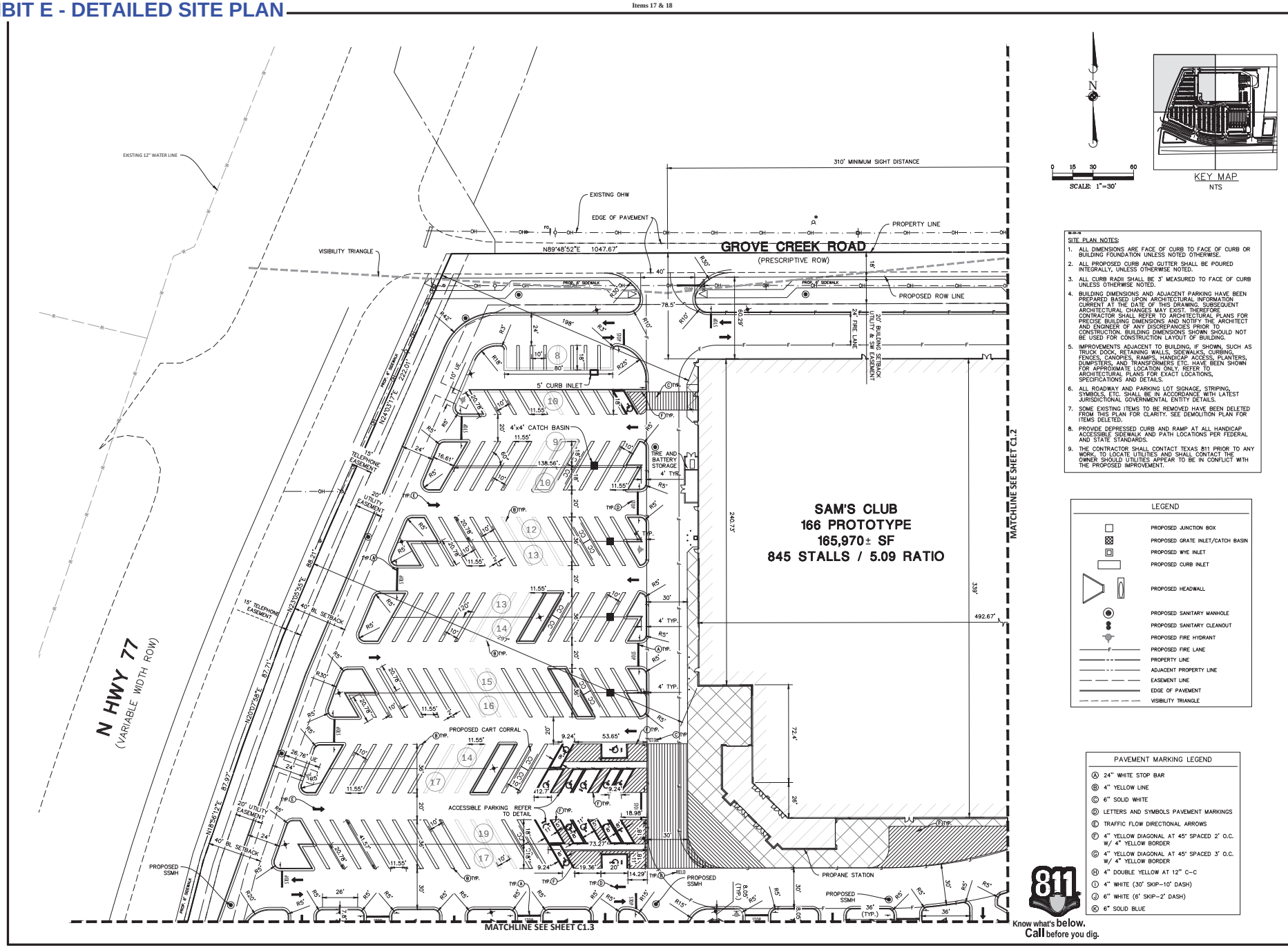
PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY
DETAILED OVERALL SITE PLAN

FOR INTERIM REVIEW ONLY
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PROJ. ASSOC.: QCF
DRAWN BY: AB
DATE: 7/2/2025

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EXHIBIT E - DETAILED SITE PLAN



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LEGEND

- PROPOSED JUNCTION BOX
- PROPOSED GRATE INLET/CATCH BASIN
- PROPOSED WYE INLET
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- VISIBILITY TRIANGLE

PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) 6" SOLID WHITE
- (D) LETTERS AND SYMBOLS PAVEMENT MARKINGS
- (E) TRAFFIC FLOW DIRECTIONAL ARROWS
- (F) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (G) 4" YELLOW DIAGONAL AT 45° SPACED 3' O.C. W/ 4" YELLOW BORDER
- (H) 4" DOUBLE YELLOW AT 12" C-C
- (I) 4" WHITE (30' SKIP-10' DASH)
- (J) 6" WHITE (6' SKIP-2' DASH)
- (K) 6" SOLID BLUE

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Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Civil), F-23053 (Eng)

PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY
DETAILED SITE PLAN

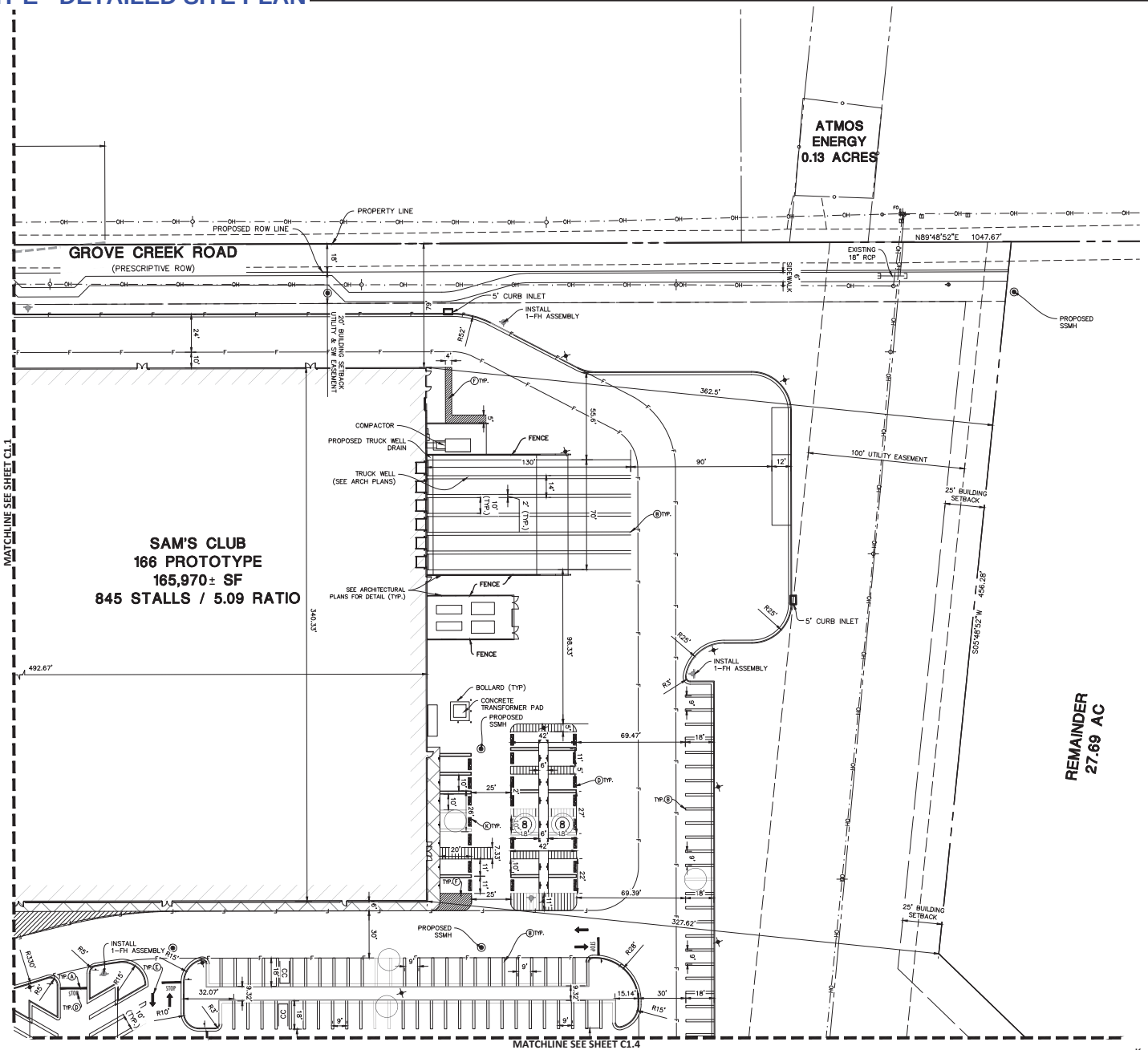
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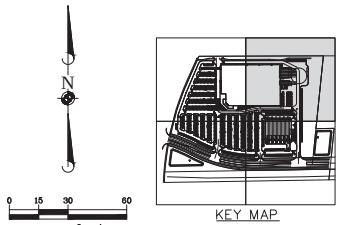
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PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY
DETAILED SITE PLAN

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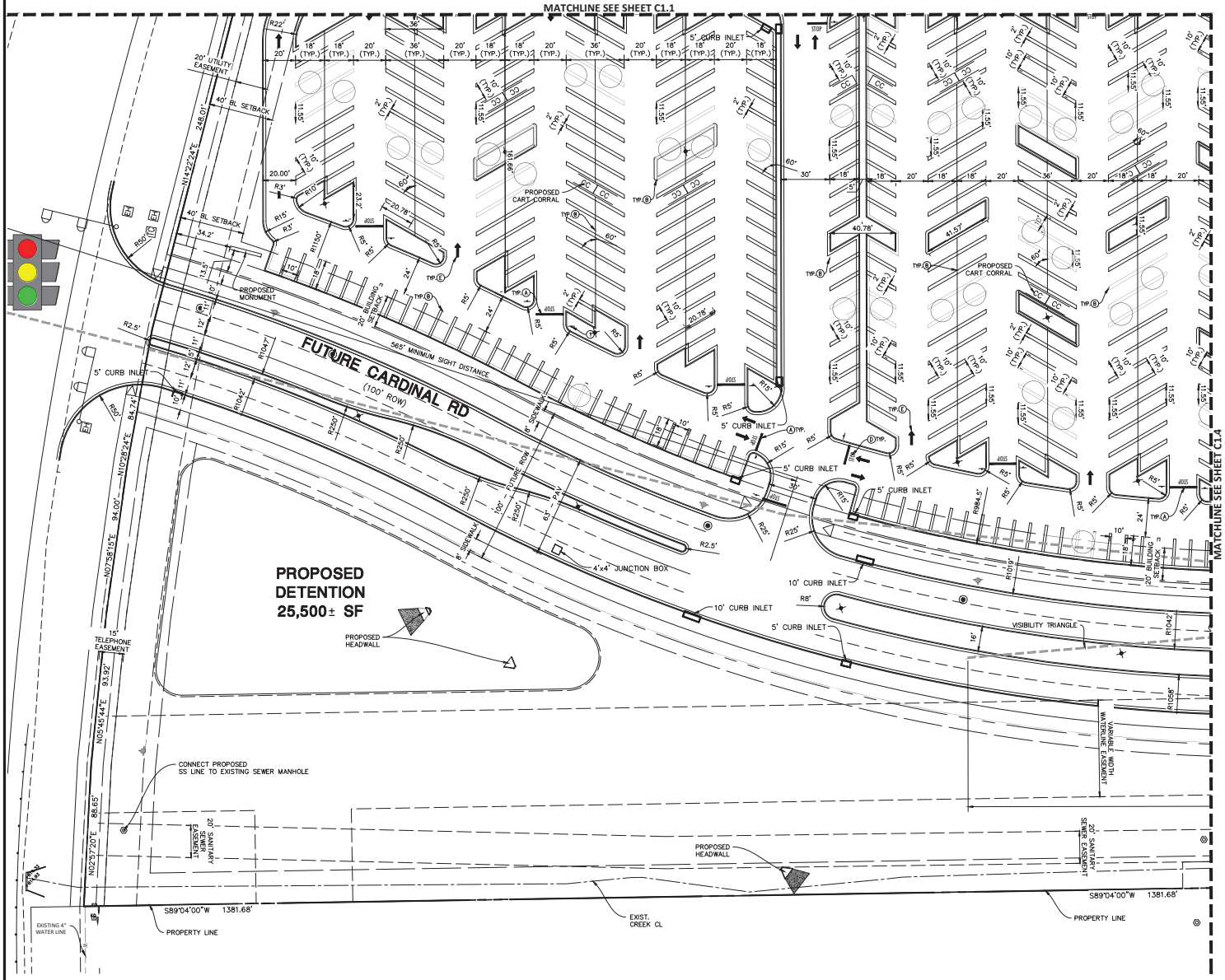
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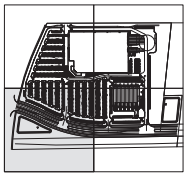
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ENGINEER

EXHIBIT E - DETAILED SITE PLAN







KEY MAP
NTS

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3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
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5. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
6. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
7. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
8. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
9. THE CONTRACTOR SHALL CONTACT TEXAS 811 PRIOR TO ANY WORK, TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

LEGEND

- PROPOSED JUNCTION BOX
- PROPOSED GRATE INLET/CATCH BASIN
- PROPOSED WYE INLET
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT

PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) 6" SOLID WHITE
- (D) LETTERS AND SYMBOLS PAVEMENT MARKINGS
- (E) TRAFFIC FLOW DIRECTIONAL ARROWS
- (F) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (G) 4" YELLOW DIAGONAL AT 45° SPACED 3' O.C. W/ 4" YELLOW BORDER
- (H) 4" DOUBLE YELLOW AT 12" C-C
- (I) 4" WHITE (30' SKIP-10' DASH)
- (J) 6" WHITE (6' SKIP-2' DASH)
- (K) 6" SOLID BLUE

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PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY
DETAILED SITE PLAN

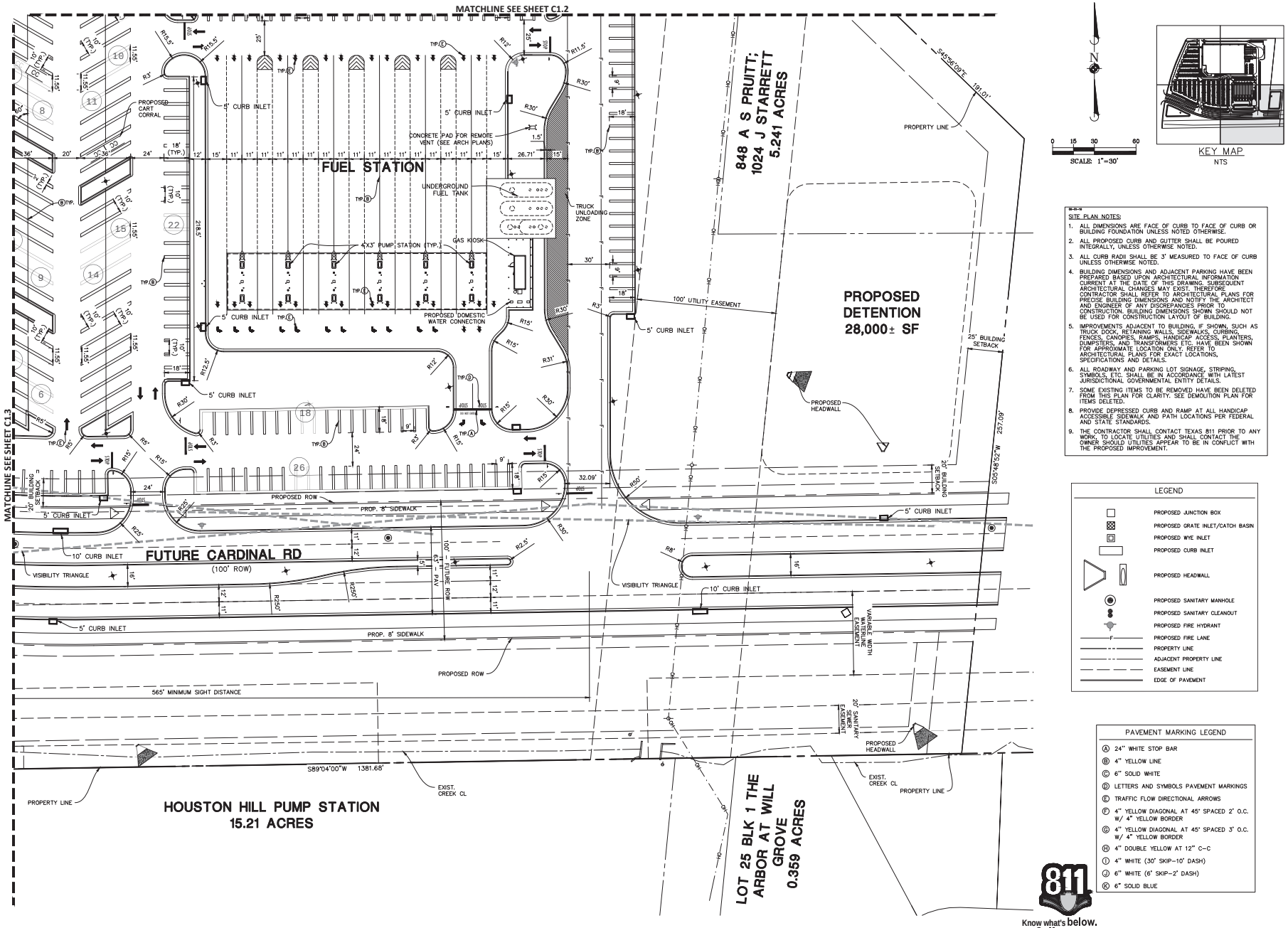
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DRAWN BY: AB
DATE: 7/2/2025

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EXHIBIT E - DETAILED SITE PLAN



SITE PLAN NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE POURED INTEGRALLY, UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
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LEGEND

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- PROPOSED GRATE INLET/CATCH BASIN
- PROPOSED WYE INLET
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT

PAVEMENT MARKING LEGEND

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- (B) 4" YELLOW LINE
- (C) 6" SOLID WHITE
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- (I) 4" WHITE (30' SKIP-10' DASH)
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PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY
DETAILED SITE PLAN

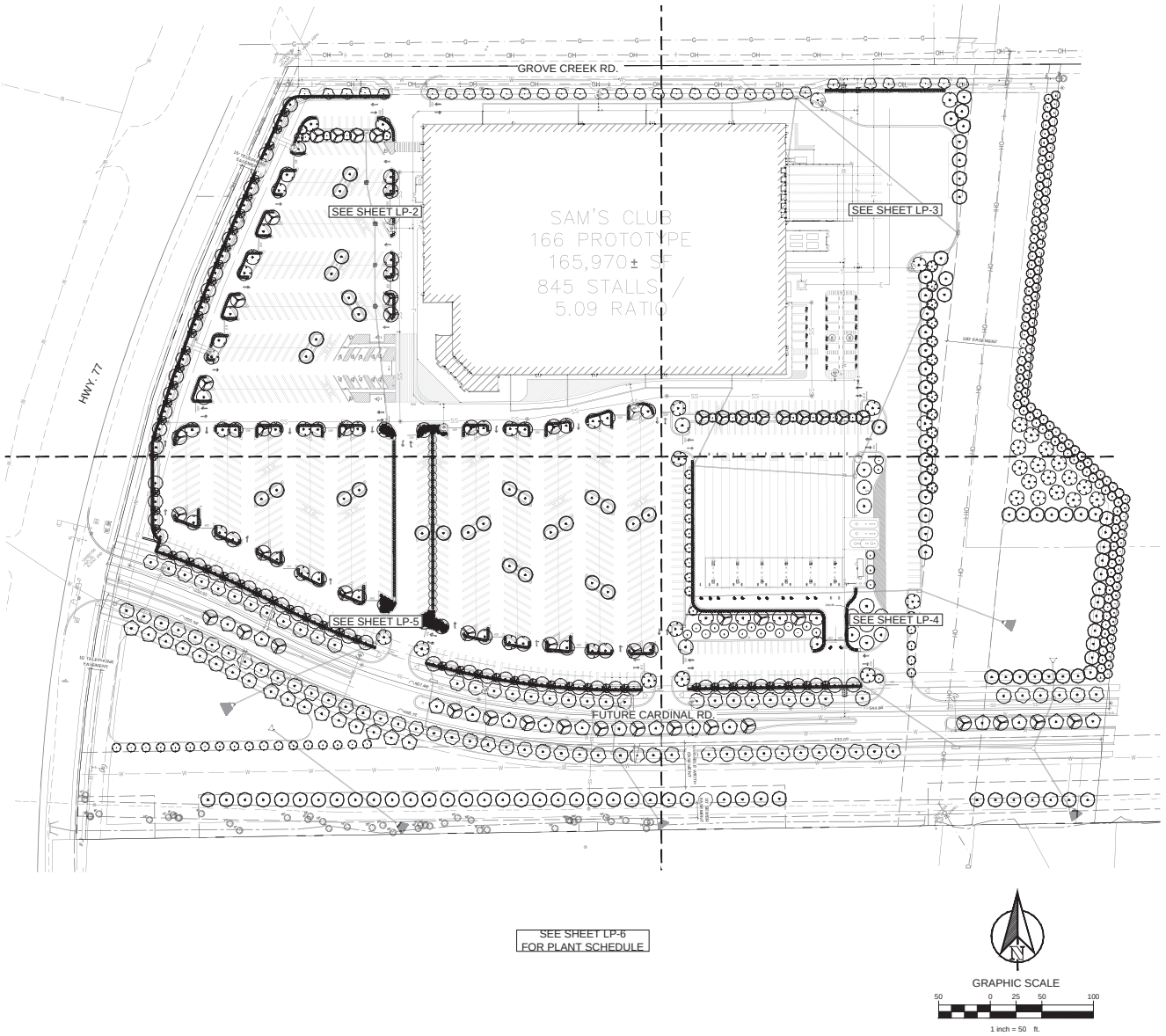
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EXHIBIT F - LANDSCAPE PLAN



LANDSCAPE CALCULATIONS

STREET TREES:

US HIGHWAY 77 FRONTAGE LENGTH:	1,095 LF
STREET TREES REQUIRED:	37 TREES (1 PER 30 LF)
STREET TREES PROVIDED:	37 TREES PROVIDED ON SITE
GROVE CREEK RD. FRONTAGE LENGTH:	1,033 LF
STREET TREES REQUIRED:	35 TREES (1 PER 30 LF)
STREET TREES PROVIDED:	35 TREES PROVIDE ON SITE DUE TO OVERHEAD UTILITIES
CARDINAL RD. FRONTAGE LENGTH:	2,778 LF
STREET TREES REQUIRED:	93 TREES (1 PER 30 LF)
STREET TREES PROVIDED:	93 TREES

LANDSCAPE BUFFER:

TREES REQUIRED 1 PER 40 LF:	PROVIDED

PARKING LOT LANDSCAPE

PARKING SPACE PROVIDED:	845 SPACE
REQUIRED LANDSCAPE AREA:	25,350 SF (MORE THAN 75 PARKING SPACES = 30 SF PER SPACE)
PROVIDED LANDSCAPE AREA:	27,082 SF
REQUIRED 4" CAL. TREES:	102 TREES (2 PER 500 SF OF REQ'D LANDSCAPE AREA)
PROVIDED TREES:	104 TREES
REQUIRED SHRUBS:	507 SHRUBS (10 SHRUBS PER 500 SF REQ'D LANDSCAPE AREA)
PROVIDED SHRUBS	507 SHRUBS
EACH SPACE WITHIN 64' OF A TREE:	PROVIDED

REQUIRED INTERIOR LANDSCAPE:

FIRST FLOOR AREA :	165,970 SF
LANDSCAPE AREA REQUIRED:	82,985 SF (50% OF 165,970 SF)
PROVIDED LANDSCAPE AREA:	412,357 SF
REQUIRED CANOPY TREES:	166 TREES (1 PER 500 SF OF REQ'D LANDSCAPE AREA)
PROVIDED CANOPY TREES	166 TREES
REQUIRED UNDERSTORY TREES:	332 TREES (1 PER 250 SF OF REQ'D LANDSCAPE AREA)
PROVIDED UNDERSTORY TREES:	334 TREES
SHRUBS REQUIRED:	1,186 (1 PER 70 SF OF REQ'D LANDSCAPE AREA)
SHRUBS PROVIDED:	1,220 SHRUBS
GROUND COVER REQUIRED:	12,448 SF (15% OF REQ'D LANDSCAPE AREA)
GROUND COVER PROVIDED:	12,875 SF
SEASONAL COLOR REQUIRED:	1,659 SF (2% OF REQ'D LANDSCAPE AREA)
SEASONAL COLOR PROVIDED:	1,659+ SF

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPES SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST** PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IVA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
7. ALL TREES AND SHRUBS SHALL BE PLANTED FIVE (5) FEET AWAY FROM ALL UTILITY LINES.
8. 8. ALL TREES AND SHRUBS SHALL BE PLANTED IN A MANNER THAT THEY DO NOT OBSTRUCT THE VISIBILITY TRIANGLE.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

MAINTENANCE NOTE:

THE PROPERTY OWNER, TENANT, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING, WITHIN THE SUBJECT PROPERTY AND WITHIN THE RIGHT-OF-WAY (CARDINAL ROAD), IN A HEALTHY, NEAT, ORDERLY, AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE PLACED WITH PLAN MATERIALS OF SIMILAR VARIETY AND SIZE.

OVERALL LANDSCAPE PLAN

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PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

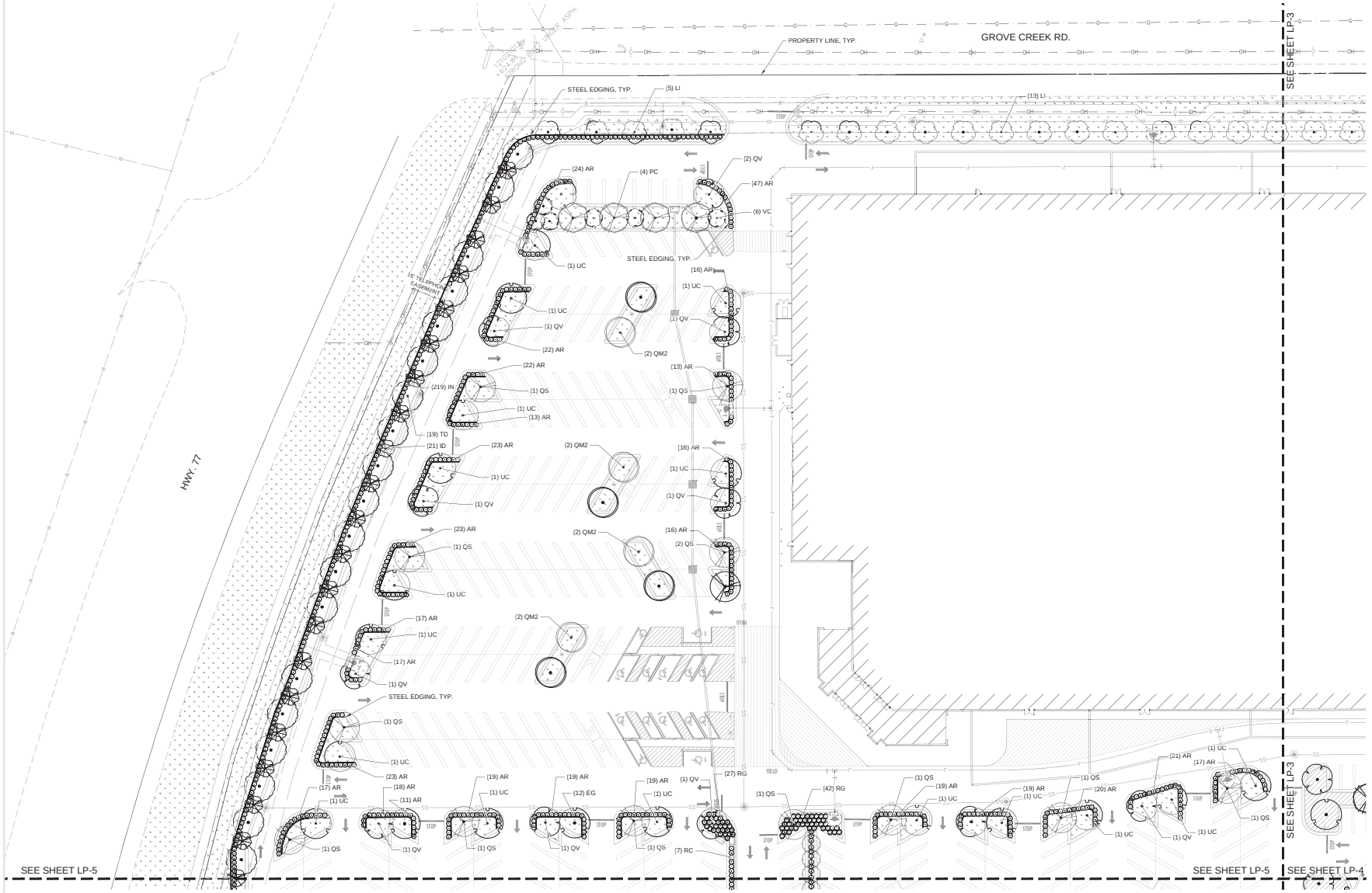
STEPHEN W. SIMES 3470 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
07/01/2025

PROJ. MGR.:	SS
PROJ. ASSOC.:	JML
DRAWN BY:	JML
DATE:	07/01/2025

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EXHIBIT F - LANDSCAPE PLAN



NORTH WEST LANDSCAPE PLAN

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

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PROPOSED RETAIL BUILDING

GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

STEVEN W. SIMS — REGISTERED LANDSCAPE ARCHITECT — STATE OF TEXAS — 3479

07/01/2025

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PROJ. ASSOC.: JML
DRAWN BY: JML
DATE: 07/01/2025

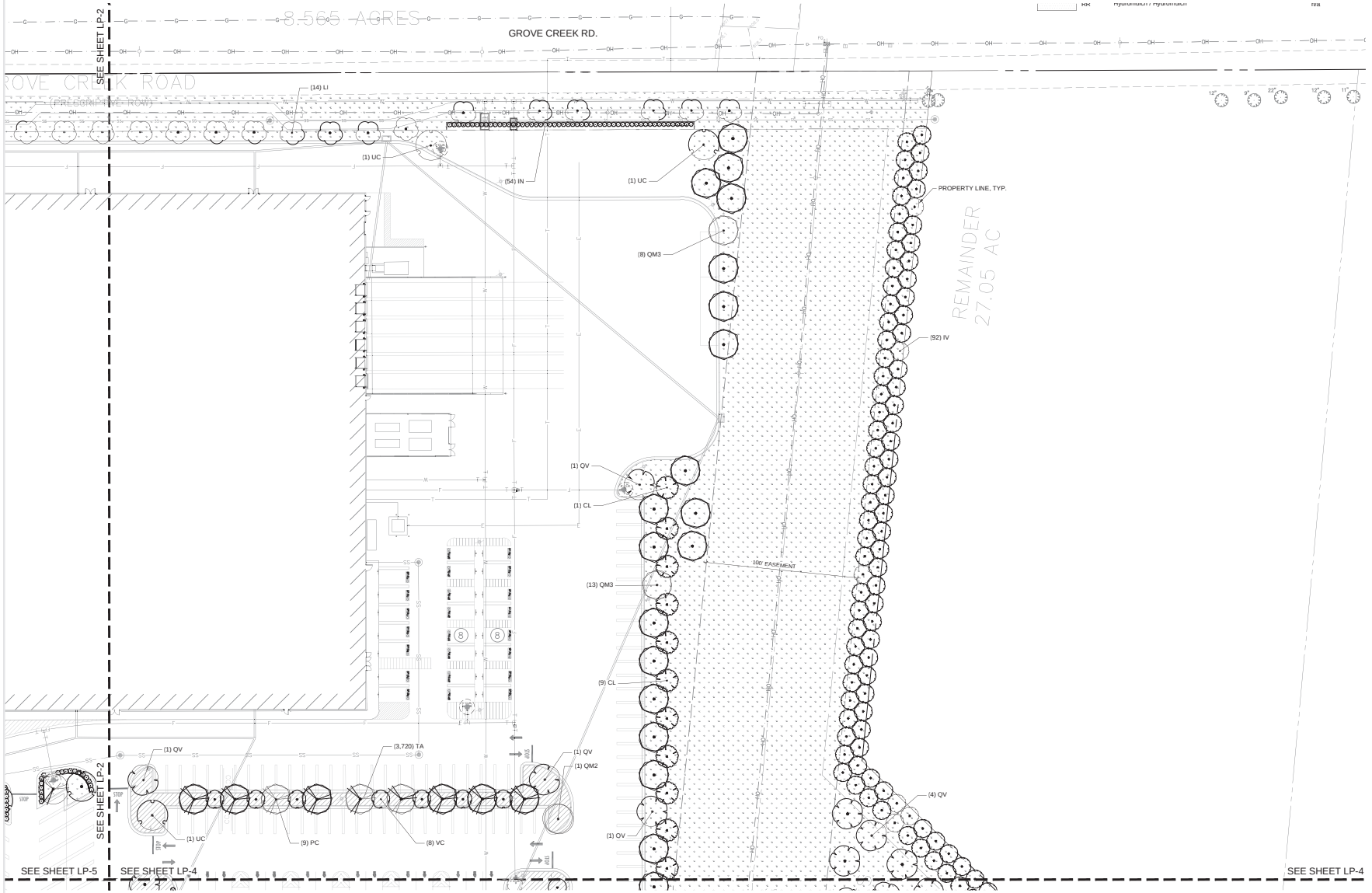
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EXHIBIT F - LANDSCAPE PLAN



NORTH EAST LANDSCAPE PLAN

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

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PROPOSED RETAIL BUILDING

GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

STEPHEN W. SAMS 3479 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

07/01/2025

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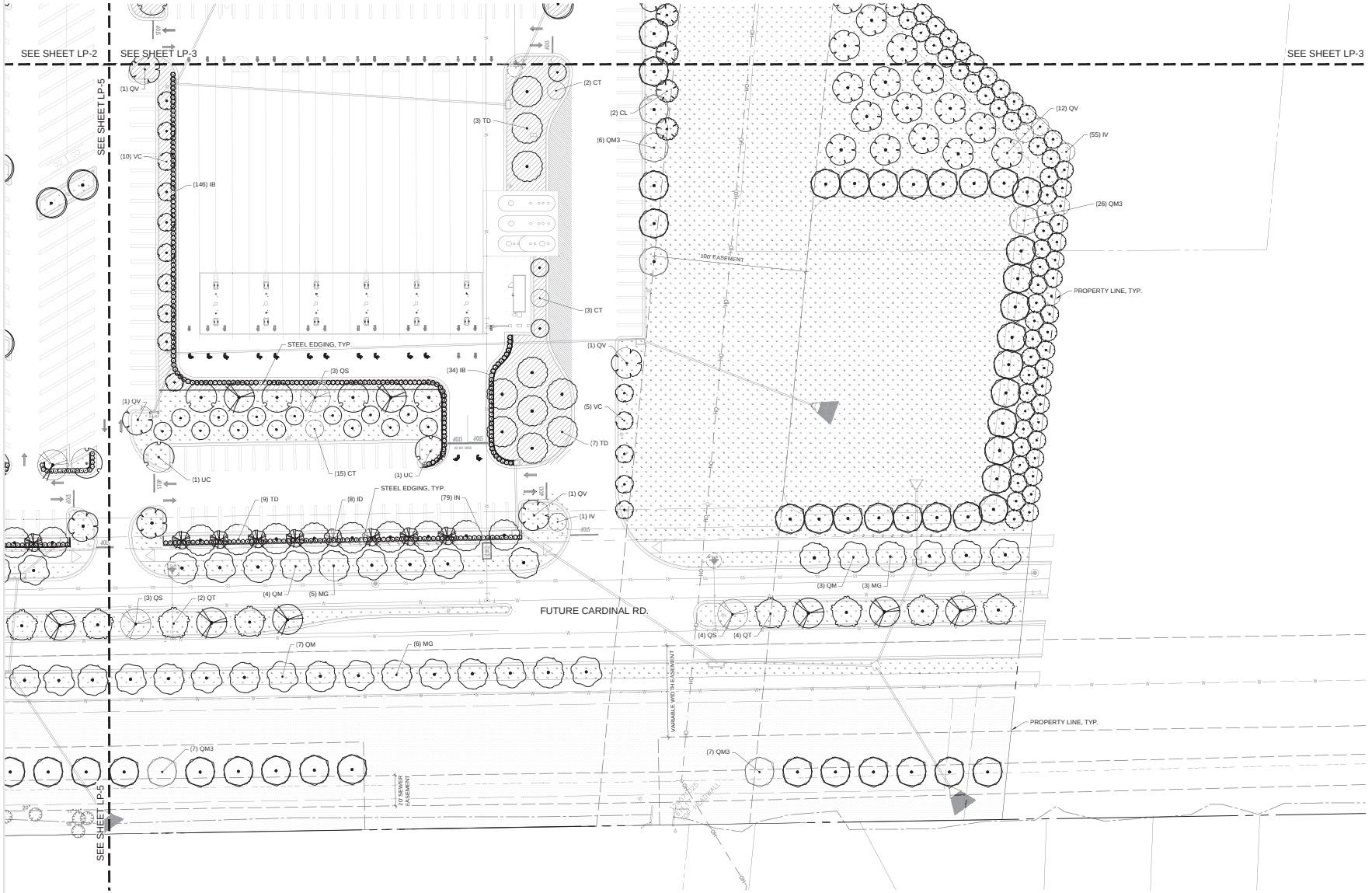
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EXHIBIT F - LANDSCAPE PLAN



GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

SOUTH EAST LANDSCAPE PLAN

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PROPOSED RETAIL BUILDING

GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

STEVEN W. SIMS 3410 STATE OF TEXAS REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJ. MGR.: SS
PROJ. ASSOC.: JML
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DATE: 07/01/2025

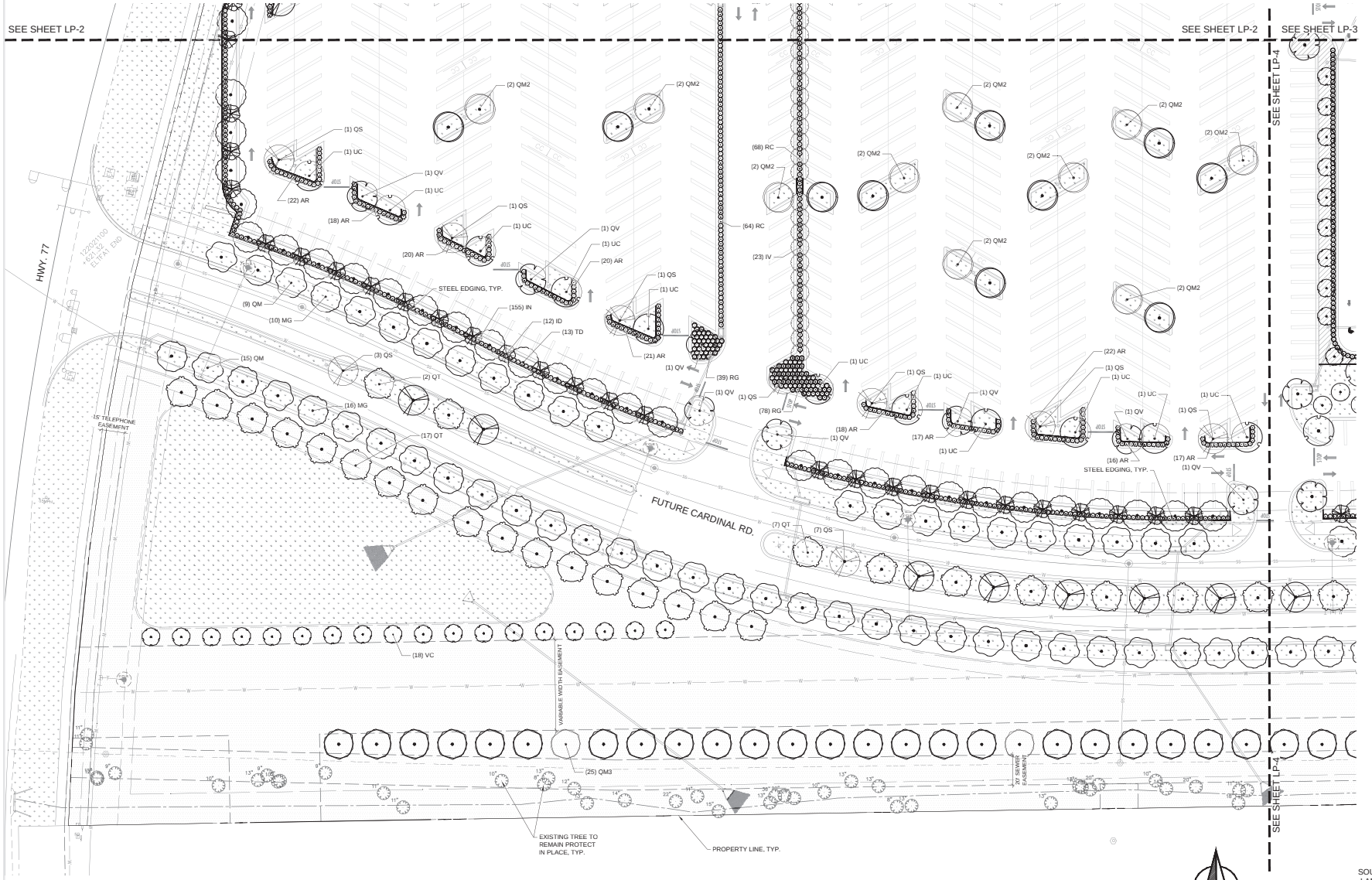
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EXHIBIT F - LANDSCAPE PLAN



GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

SOUTH WEST LANDSCAPE PLAN

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PROPOSED RETAIL BUILDING

GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

BRENEN W. WYLES 3470 STATE OF TEXAS REGISTERED LANDSCAPE ARCHITECT

07/01/2025

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PROJ. ASSOC.: JML
DRAWN BY: JML
DATE: 07/01/2025

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EXHIBIT F - LANDSCAPE PLAN

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED AND BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL LIMBS TO NATURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH SIX-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DESISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

H. TREE STAKING AND GUYING
1. STAKES: 8' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PREPLANT TURF FERTILIZER (16-20-0 OR SIMILAR, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON TCH GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES BEYOND THE MINIMUM SHOWN WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
e.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 2" LOWER THAN THE TOP OF WALL.

H. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATEIRALS OFF THE PROJECT SITE.

I. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

J. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMAZE WATER CONSERVATION.
2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2' INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
LARGE CANOPY TREES						
	MG	Magnolia grandiflora / Southern Magnolia Seasonal Color	4" Cal.	Cont. or B&B		40
	PC	Pistacia chinensis / Chinese Pistache Seasonal Color	4" Cal.	Cont. or B&B		13
	QM2	Quercus macrocarpa / Burr Oak Seasonal Color	4" Cal.	Cont. or B&B		29
	QM	Quercus muehlenbergii / Chinkapin Oak	4" Cal.	Cont. or B&B		41
	QM3	Quercus polymorpha `Monterey` / Monterey Mexican White Oak	4" Cal.	Cont. or B&B		91
	QS	Quercus shumardi / Shumard Red Oak	4" Cal.	Cont. or B&B		39
	QT	Quercus texana / Texas Red Oak	4" Cal.	Cont. or B&B		32
	QV	Quercus virginiana / Southern Live Oak	4" Cal.	Cont. or B&B		48
	TD	Taxodium distichum / Bald Cypress	4" Cal.	Cont. or B&B		64
	UC	Ulmus crassifolia / Cedar Elm Seasonal Color	4" Cal.	Cont. or B&B		40
SMALL/ ORNAMENTAL TREES						
	CT	Cercis canadensis texensis / Texas Redbud Seasonal Color	2" Cal.	Cont. or B&B		20
	CL	Chilopsis linearis / Desert Willow	2" Cal.	Cont. or B&B		13
	ID	Ilex decidua / Possumhaw	2" Cal.	Cont. or B&B		53
	IV	Ilex vomitoria / Yaupon Holly	2" Cal.	Cont. or B&B		168
	LI	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Seasonal Color	2" Cal.	Cont. or B&B		32
	VC	Vitex agnus-castus / Chaste Tree Seasonal Color	2" Cal.	Cont. or B&B		46
SHRUBS						
	AR	Abelia x 'Rose Creek' / Rose Creek Abelia Seasonal Color	3 gal.	Cont.		612
	IB	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly Seasonal Color	3 gal.	Cont.		180
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly Min. 24" Ht. Seasonal Color	5 gal.	Cont.		607
	RC	Rhaphiolepis indica `Pinkie` / Indian Hawthorn Seasonal Color	3 gal.	Cont.		143
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.		186
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS						
	CD	Cynodon dactylon x transvaalensis `DT-1` / TifTuf™ Bermudagrass solid sod ,staggered joints, thick and green, no gaps between sod pieces.solid sod ,staggered joints, thick and green, no gaps between sod pieces.	sod			317,901 sf
	TA	Trachelospermum asiaticum / Asiatic Jasmine Seasonal Color	4"	Cont.	12" o.c.	12,875 sf
SOD/SEED						
	RR	Hydromulch / Hydromulch	n/a			160,528 sf

LANDSCAPE SCHEDULE & SPECIFICATIONS

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PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

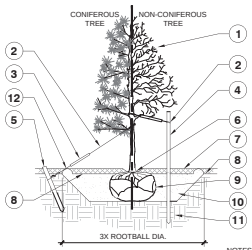
STATE OF TEXAS 3470 REGISTERED LANDSCAPE ARCHITECT KENNETH W. EVERGREEN
07/01/2025

PROJ. MGR.: SS
PROJ. ASSOC.: JML
DRAWN BY: JML
DATE: 07/01/2025

SHEET
LP-6
611.128004

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EXHIBIT F - LANDSCAPE PLAN

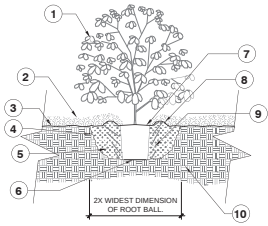


1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS REQUIRE STAKES TO KEEP TREES UPRIGHT. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.
6. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.

A TREE PLANTING

NTS — 000-PL-06



SECTION VIEW

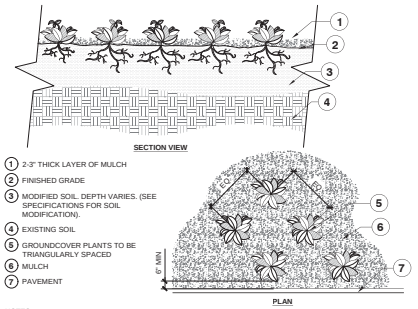
NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

1. SHRUB.
2. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECS FOR MULCH).
3. FINISHED GRADE.
4. SLOPE SIDES OF LOOSENED SOIL.
5. LOOSENED SOIL. DIG AN TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
6. ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. ROOT BALL.
8. 4" HIGH X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
9. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO PLACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
10. EXISTING SOIL.

B SHRUB PLANTING

NTS — 000-PL-02

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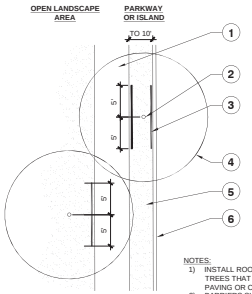
1. 2-3" THICK LAYER OF MULCH
2. FINISHED GRADE
3. MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
4. EXISTING SOIL
5. GROUNDCOVER PLANTS TO BE TRIANGULARLY SPACED
6. MULCH
7. PAVEMENT

NOTES:
1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

C GROUNDCOVER

3/4" = 1'-0" — 000-PL-01

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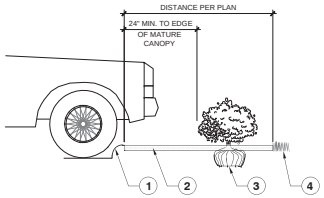


1. TYPICAL WALKWAY OR PAVING.
2. TREE TRUNK.
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY.
5. TYPICAL PLANTING AREA.
6. TYPICAL CURB AND GUTTER.

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

D ROOT BARRIER - PLAN VIEW

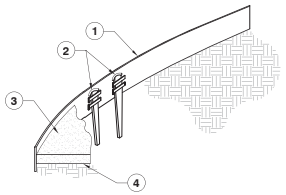
NTS — 000-PL-09



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

E PLANTING AT PARKING AREA

NTS — 000-PL-11



1. STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.
4. STEEL EDGING SHOULD BE SMOOTH & CONSISTENT AT CURVES & SHOULD JOIN AT 90 DEGREE ANGLES UNLESS OTHERWISE NOTED.

F STEEL EDGING

NTS — 000-SU-12

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PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

STEPHEN W. SIMPSON — REGISTERED LANDSCAPE ARCHITECT — 3470 — STATE OF TEXAS
07/01/2025

PROJ. MGR.: SS
PROJ. ASSOC.: JML
DRAWN BY: JML
DATE: 07/01/2025

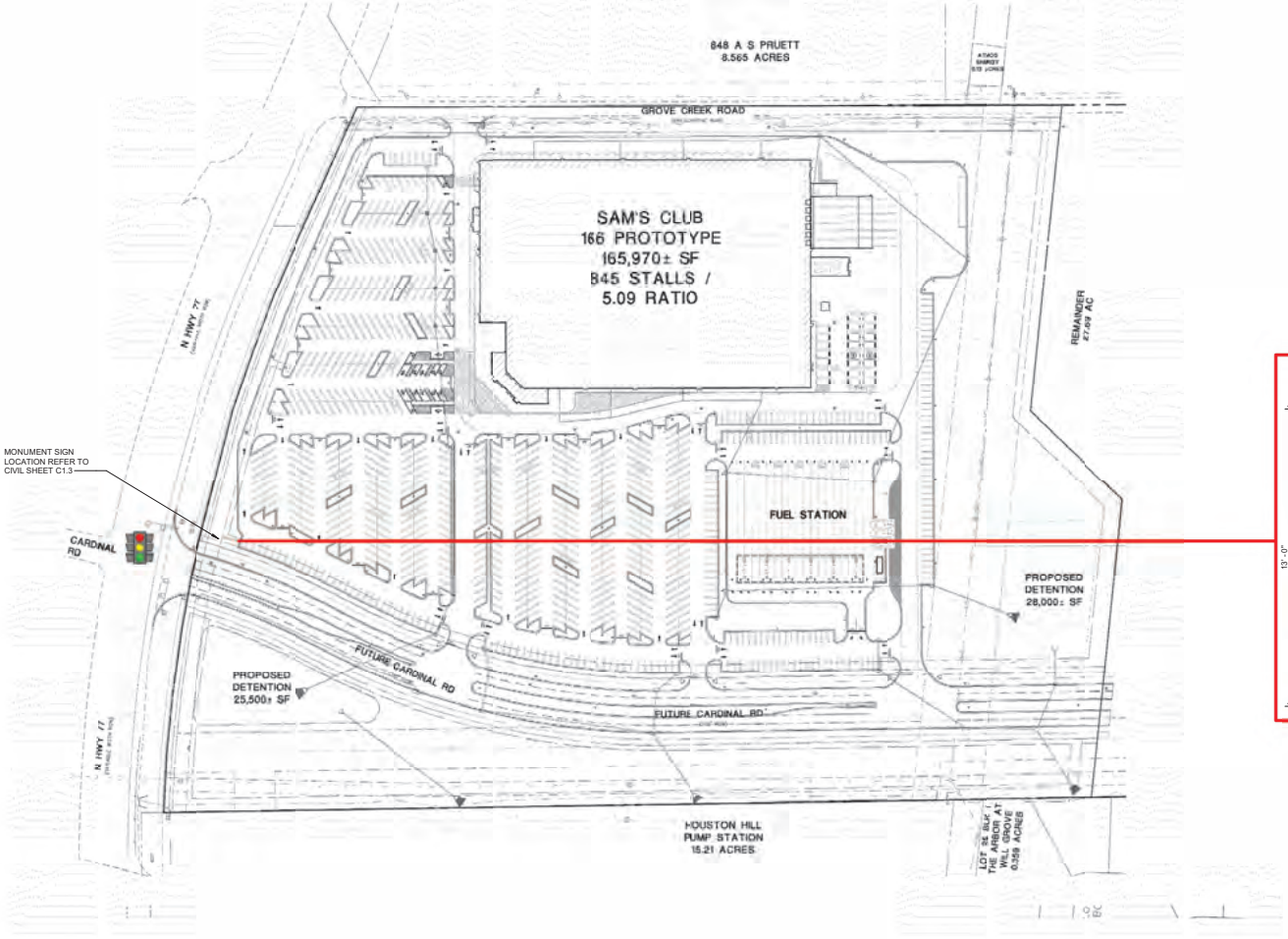
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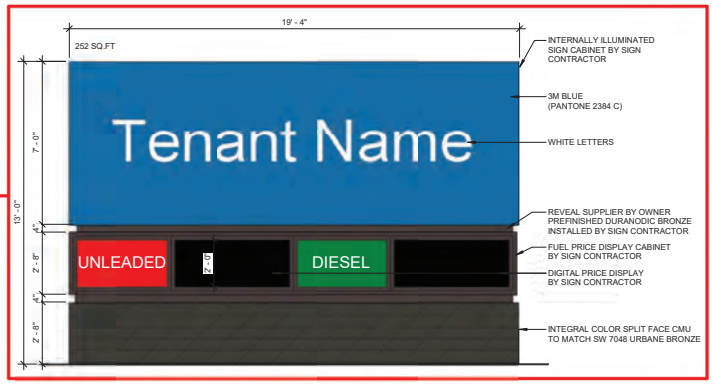
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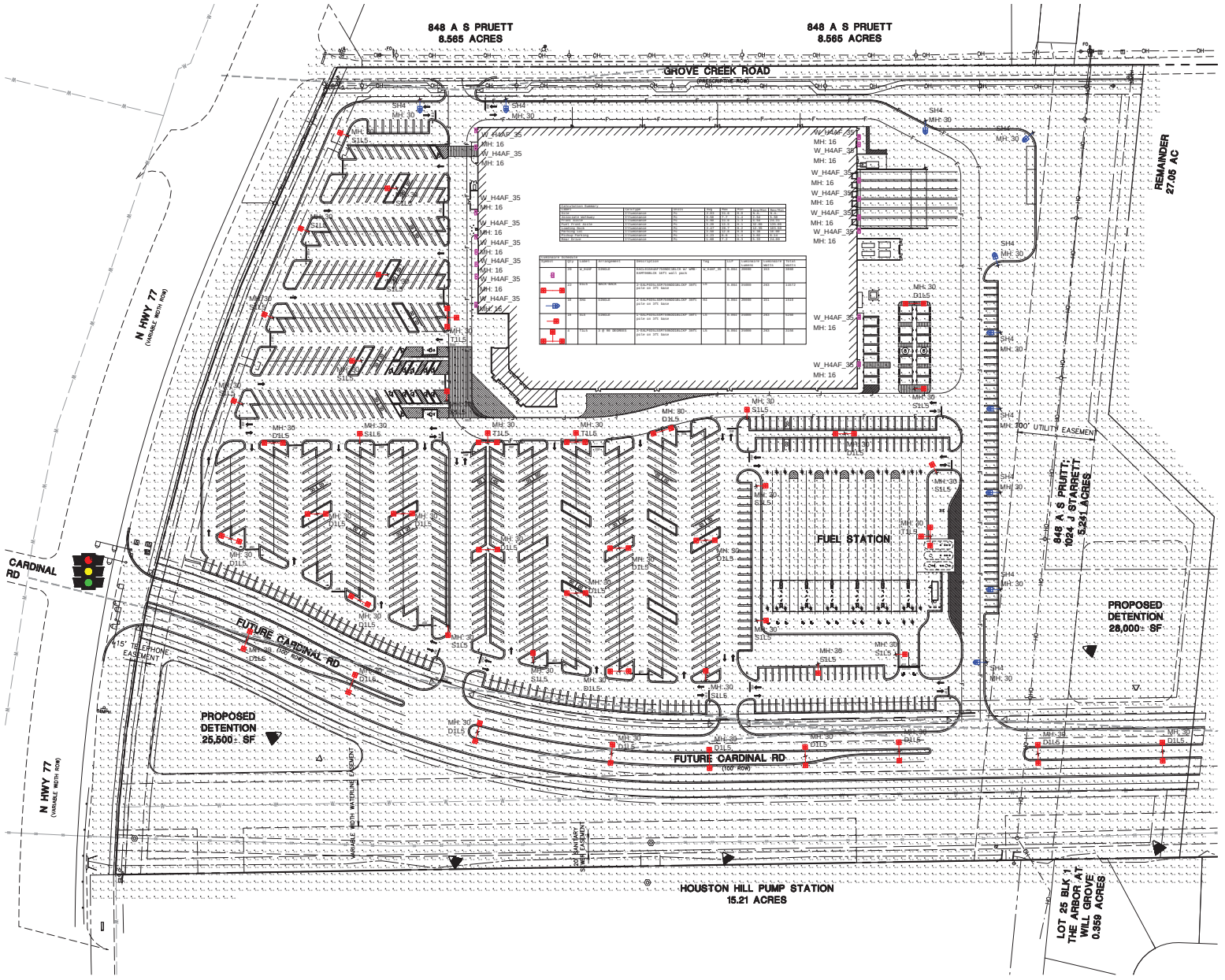
EXHIBIT G - SIGNAGE PLAN





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EXHIBIT H - PHOTOMETRIC PLAN



WAXAHACHIE, TX
LIGHTING PLAN NOTES

1. LED STATISTICS ARE SHOWN AT 5000 HOURS
2. ALL SITE LIGHTING TO RECEIVE POWER 24/7 & BE CONTROLLED VIA INTEGRAL PHOTOCELL (REFER TO ARCH. AND ELECTRICAL PLANS)
3. ALL SITE POLES W/ CCTV TO RECEIVE 2" CONDUIT FOR RETAILER USE FROM POLE INTO BUILDING (REFER TO ARCH. AND ELECTRICAL PLANS)
4. POWER TO LIGHT FIXTURE TO INCLUDE IN-LINE FUSE FOR SERVING FIXTURE. RETAILER SYSTEMS VENDOR TO PROVIDE IN-LINE FUSE FOR POWERING TRANSFORMER. (REFER TO ARCH. AND ELECTRICAL PLANS)
5. MOUNTING HEIGHTS FOR WALL MOUNTED FIXTURES SHALL BE MEASURED FROM THE FINISHED FLOOR ELEVATION (REFER TO ARCH. AND ELECTRICAL PLANS)
6. THIS LIGHTING PLAN WAS GENERATED USING AGI32 LIGHTING MODELING SOFTWARE.
7. DIRECT-ONLY METHOD WAS USED AS THE STANDARD BASIS FOR CALCULATION OF EXTERIOR LIGHTING.
8. LIGHTING PLAN DOES NOT INCORPORATE CANOPY LIGHTING IN FUEL AREA. ITS IS ANTICIPATED THAT THE INCLUSION OF CANOPY LIGHTING WILL ENHANCE OVERALL AREA ILLUMINATION, ENSURING THAT LIGHT LEVELS MEET THE SPECIFIED REQUIREMENTS.
9. FUEL STATION LIGHTING PACKAGE WILL TYPICALLY BE A DIFFERENT VOLTAGE THAN THE SITE LIGHTING ASSOCIATED WITH THE STORE PARKING LOT.
10. CLIENT TO CONFIRM SITE SPECIFIC ILLUMINANCE LEVELS FOR REAR DRIVE ZONE.
11. ALL POLE MOUNTED LIGHT FIXTURES ARE MODELED AT A MOUNT HEIGHT OF 30' ABOVE FFE.
12. WALL PACKS ARE MODELED AT 16-FT ABOVE FFE AND ARE SHOWN FOR CALCULATOIN PURPOSES ONLY. REFER TO ARCH/ELEC PLANS FOR EXACT WALL PACK LOCATIONS.
13. MANHARD CONSULTING IS NOT RESPONSIBLE FOR PHOTOMETRIC DISCREPANCIES ENCOUNTERED BETWEEN AGI32 GENERATED MODEL AND ON SITE ILLUMINATION READINGS.

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PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY
PHOTOMETRIC PLAN

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PROJ. MGR.: MTS
PROJ. ASSOC.: QCF
DRAWN BY: AB
DATE: 7/2/2025

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Plot Date: 07/02/25 Dwg Name: P:\611.128 \M Retailer\004 Sam's Club Waxahachie TX\dwg\Early Plan Set Drawings\Lighting Plan Waxahachie - TX Sam's Club Photometric Plan.dwg Updated By: dfoster