

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, August 12, 2025 at 7:00 p.m.***

Commission Members: Rick Keeler, Chairman
 Jenny Bridges
 David Hudgins
 Chad Hicks
 Wendy Johnson
 Terry Connor
 Vacant

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 July 29, 2025
- b. Consider a request by John Helms, for a Plat of the Halperin & Helms Waxahachie Addition, being 9.984 acres, located at 2435 FM 879, situated in the Marion Woodard Survey, Abstract 1120, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 192158) – Owner: Halperin & Helms Waxahachie, LLC (SUB-100-2025)
- c. Consider a request by Mark Struznik, Residential Solutions, LLC, for a Replat part of Block 172 of the Town Addition and Block 7 of the Temple Addition, to create Lot 1R, Block 7 of the Temple Addition, 1 Residential Lot, being 0.176 acres, located at 609 North Getzendaner Avenue (Property ID 175920) – Owner(s): Residential Solutions, LLC (SUB-102-2025)
- d. Consider a request by Tim Jackson, for a Replat of portions of Block 302 of the Town Addition to create Lot 1 Block A, of the RL Scott Addition, 1 non-residential lot, being 4.0-acres, located north of the intersection of Circle Street and N. Gibson Street, an addition to the City of Waxahachie (Property ID 307919) – Owner: Rodney Scott (SUB-103-2025)

- e. Consider a request by Tim Jackson, for a Plat of the Graham Street Addition, being 0.345 acres, located at 100 Graham Street situated in the S Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 182074) – Owner: Phipps Graham, LLC (SUB-105-2025)
5. **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)
6. **Consider** recommendation of ZDC-75-2025
7. **Public Hearing** on a request by Linda Romanenko for a Specific Use Permit (SUP) for Accessory Structures exceeding 1,000 square feet use within a Single-Family Residential-1 (SF-1) zoning district located at 2951 Longbranch Road (Property ID 175482) – Owner(s): Linda Romanenko (ZDC-99-2025)
8. **Consider** recommendation of ZDC-99-2025
9. **Continue Public Hearing** on a 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)
10. **Consider** recommendation of ZDC-174-2024
11. **Public Hearing** on a request by Sarah Lewis, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 209 Equestrian Drive. (Property ID 236359) - Owner: Sarah & Brandon Lewis (ZDC-98-2025)
12. **Consider** recommendation of ZDC-98-2025
13. Comments by Commissioners and City Staff
14. 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

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

Planning and Zoning Commission
July 29, 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, July 29, 2025 at 7:00 p.m.

Members Present: Rick Keeler, Chairman
David Hudgins
Chad Hicks
Wendy Johnson
Terry Connor

Member Absent: Jenny Bridges
Vacant

Others Present: Shon Brooks, Executive Director of Development Services
Trenton Robertson, Senior Director of Planning
Zack King, Planning Manager
Amber Villarreal, City Secretary

1. **Call to Order**
2. **Invocation**

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

3. Public Comments

Ira Tenpenny, 109 Rosa Street, Waxahachie, Texas, expressed concern with allowing a building at 800 Dunaway with multiple doors in a single-family zone could set a precedent, leading to future properties being used for non-residential purposes like event spaces or party houses.

4. Consent Agenda

- a. Minutes of the regular Planning & Zoning Commission meeting of July 15, 2025
- b. Consider a request by Mark Thedford, for a Replat of Nora Alexander's Subdivision Lot 2, Block 2 and Lot 3, Block 2 to create Lots 2A-R, 3A-R, 3B-R, and Lot 3C-R, Block 2, being .5075 acres, located at 400 Farley Street (Property ID 172056 & 294751)- Owner Ladd Vien (SUB-94-2025)
- c. Consider a request by Matt Baacke, GMcivil, for a Plat of Myrtle Creek Phase 2D, 75 residential lots and 6 non-residential lots, being 29.678-acres, located approximately 4,000 feet northeast of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, an addition to the City of Waxahachie (Property ID 180362) – Owner: Spur Myrtle Creek Development, L.P. (SUB-96-2025)

Action:

David Hudgins moved to approve the Consent Agenda, subject to the recommendations of the staff report. Motion was seconded by Chad Hicks and carried unanimously (5-0).

5. **Public Hearing on a request by Dane Cameron, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development Single-Family-1 (PD-SF-1) zoning district located at 222 Western Way (Property ID 288742) – Owner(s): Dane Cameron (ZDC-80-2025)**

Applicant Dane Cameron requested to withdraw the application for ZDC-80-2025.

6. **Consider recommendation of ZDC-80-2025**

No action taken.

7. **Public Hearing on a request by Matthew Mitchell, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family Residential-2 (SF-2) zoning district located at 313 Highland Avenue (Property ID 176753) - Owner: 2M Texas LLC Series A (ZDC-78-2025)**

Planner Caleb Ensley presented the Item and applicant Matthew Mitchell requested approval. The applicant requests a SUP for short-term rental use at 313 Highland Ave because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,072 square feet, built in 1992. The portion of the home proposed to be used as an STR has three (3) bedrooms, one (1) bathroom and enough improved surface to accommodate for the maximum parking spaces of three (3) vehicles.

The subject property is situated on an approximately 0.478-acre (20,821.68 square feet) tract. The applicant has not been operating a short-term rental. The applicant has not been paying local hotel occupancy taxes, as they have not been operating an STR. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on June 12, 2024.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls had been made regarding the subject property and its current use in the past 12 months. The applicant's local emergency contact is located approximately 13.7 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, 44 notices were mailed to property owners within 500 feet of the subject property as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of the staff report, zero (0) letters of opposition and two (2) letters of support were received by staff.

Chairman Keeler opened the Public Hearing at approximately 7:08 p.m.

There being no others to speak for or against ZDC-78-2025, Chairman Keeler closed the Public Hearing at approximately 7:08 p.m.

8. **Consider recommendation of ZDC-78-2025**

Action:

David Hudgins moved to recommend approval of ZDC-78-2025, 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 Terry Connor and carried unanimously (5-0).

9. Adjourn

Trenton Robertson, Senior Director of Planning, announced staff will introduce zoning text amendments due to recent state legislation changes. These updates are required and will be presented at the end of August or beginning of September.

There being no further business, the meeting adjourned at 7:10 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-100-2025



MEETING DATE(S)

Planning & Zoning Commission: August 12, 2025

CAPTION

Present a request by John Helms, for a **Plat** of the Halperin & Helms Waxahachie Addition, being 9.984 acres, located at 2435 FM 879, situated in the Marion Woodard Survey, Abstract 1120, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 192158) – Owner: Halperin & Helms Waxahachie, LLC (SUB-100-2025)

RECOMMENDED MOTION

"I move to approve SUB-100-2025, a plat of the Halperin & Helms 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 plat the subject property into eight (8) residential lots.

CASE INFORMATION

<i>Applicant:</i>	John Henry Helms
<i>Property Owner(s):</i>	Halperin & Helms Waxahachie, LLC
<i>Site Acreage:</i>	9.984 acres
<i>Number of Lots:</i>	8 lots
<i>Number of Dwelling Units:</i>	8 units
<i>Park Land Dedication:</i>	N/A (ETJ)
<i>Adequate Public Facilities:</i>	Rockett SUD

SUBJECT PROPERTY

<i>General Location:</i>	2435 FM 879
<i>Parcel ID Number(s):</i>	192158
<i>Current Zoning:</i>	N/A (ETJ)
<i>Existing Use:</i>	Single-Family Residence
<i>Platting History:</i>	The subject property has not been platted previously.

Site Aerial:**PLANNING ANALYSIS**

The applicant proposes to plat the subject property into eight (8) residential lots as part of the Halperin & Helms Waxahachie Addition. The property is located fully within the Waxahachie Extraterritorial Jurisdiction (ETJ). The Plat is subject to approval by the Ellis County Commissioner's Court in addition to the Waxahachie Planning & Zoning Commission. The proposed plat is compliant with the minimum lot size and dimension requirements of the Ellis County Subdivision and Development Standards.

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. These errors are required to be corrected prior to filing the plat. The correction of each error has been identified as a condition of approval in the recommendation section below.

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 of approval:

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 2.3: Perform a title search to locate all easements on the property. Label the existing easement width and recording information.
3. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements and build lines need to be shown on the plat, not site improvements. Remove site improvements from the lots on the plat.
4. 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-100-2025", revise accordingly.
5. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

Conditions of Approval (Ellis County):

1. Per the Ellis County Subdivision and Development Standards, please add “preliminary” to the plat title block.
2. Per the Ellis County Subdivision and Development Standards, update the proposed street name.
3. Per the Ellis County Subdivision and Development Standards, the minimum front build line is 25' and the minimum front drainage/utility easement is 20'. Additionally, the minimum side/rear setback and drainage/utility easement is 10'. Add these easements/setbacks accordingly. See the Ellis County Sample Plat for reference.
4. Per the Ellis County Subdivision and Development Standards, update the certificate of dedication to match the sample plat.
5. Per the Ellis County Subdivision and Development Standards, remove the court signature block.
6. Per the Ellis County Subdivision and Development Standards, add contours to the plat drawing.
7. Per the Ellis County Subdivision and Development Standards, label the length of the proposed road.
8. Per the Ellis County Subdivision and Development Standards, label the radius of the cul-de-sac.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley

Planner

caleb.ensley@waxahachie.com

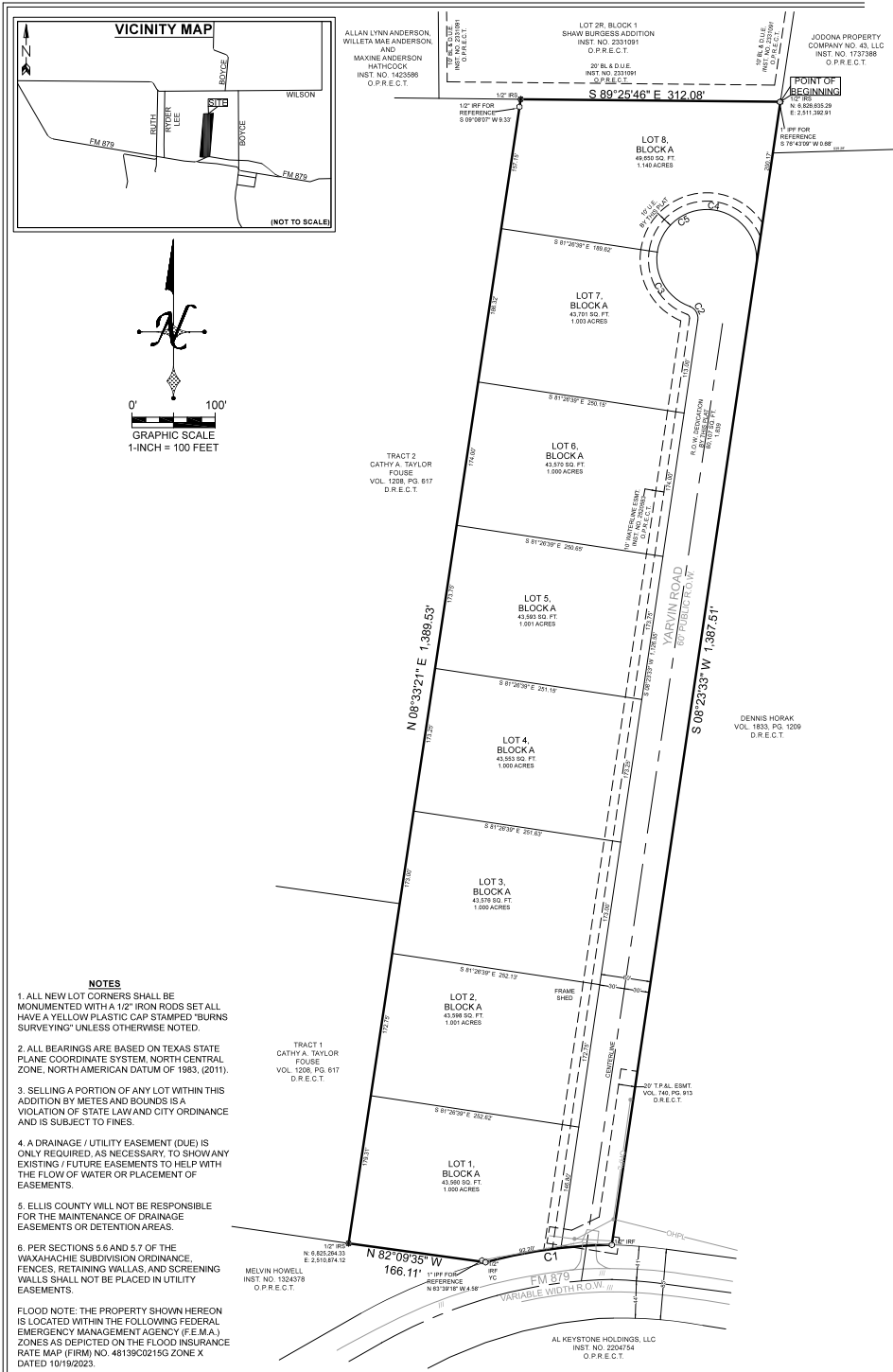
Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

Trenton.Robertson@waxahachie.com

Item 4b



STATE OF TEXAS COUNTY OF ELLIS

WHEREAS Halperin and Helms Waxahachie, LLC are the owners of a 9.984 acre tract of land situated in the Marion Woodard Survey, Abstract Number 1120, Ellis County, Texas, same being that tract of land conveyed to Halperin and Helms Waxahachie, LLC by Warranty Deed with Vendor's Lien recorded in Instrument Number 2503016, Official Public Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Southwest corner of Lot 2R, Block 1, Shaw Burgess Addition, an addition to the City of Waxahachie-ETJ, Ellis County, Texas, according to the plat thereof recorded in Instrument Number 1331091, Official Public Records, Ellis County, Texas, same lying along the Northwest line of a tract of land conveyed to Jodona Property Company No. 43, LLC by deed recorded in Instrument Number 1737388, Official Public Records, Ellis County, Texas, from which a 1 inch iron pipe found bears South 78 degrees 43 minutes 09 seconds West, a distance of 0.68 feet for witness.

THENCE South 08 degrees 23 minutes 33 seconds West, along the Northwest line of said Jodona tract, a distance of 1,387.51 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to Dennis Horak by deed recorded in Volume 1833, Page 1209, Deed Records, Ellis County, Texas, same lying along the North Right-of-Way line of Farm to Market 879 (a 100 foot Right-of-Way), same being the beginning of a non-tangent curve to the left having a radius of 612.98 feet, a delta angle of 14 degrees 21 minutes 14 seconds, a chord bearing and distance of South 82 degrees 07 minutes 53 seconds West 153.16 feet;

THENCE along said curve to the left an arc length of 153.56 feet to a 1/2 inch iron rod found with a yellow cap stamped "BURNS SURVEYING" for corner, said corner lying along the Northwest Right-of-Way line of said Farm to Market Road 879, same being the East corner of a tract of land conveyed to Melvin Howell by deed recorded in Instrument number 1324378, Official Public Records, Ellis County, Texas, from which a 1 inch iron pipe found for corner bears North 63 degrees 39 minutes 18 seconds West, a distance of 4.56 feet;

THENCE North 82 degrees 09 minutes 35 seconds West, along the Northeast line of said Howell tract, a distance of 166.11 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner lying along the Northeast line of said Howell tract, same being the Southeast corner of tract 1 of a tract of land conveyed to Cathy A. Taylor Fouse by deed recorded in Volume 1208, Page 617, Deed Records, Ellis County, Texas;

THENCE North 08 degrees 33 minutes 21 seconds East, along the Southwest line of said tract 1, a distance of 1,389.53 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Northeast corner of tract 2 of said Fouse tract, same lying along the South line of said Lot 2R, from which a 1/2 inch iron rod found bears South 09 degrees 08 minutes 07 seconds West, a distance of 9.33 feet for witness;

THENCE South 89 degrees 25 minutes 46 seconds East, along the South line of said Lot 2R, a distance of 312.08 feet to the POINT OF BEGINNING and containing 434,908 square feet or 9.984 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND AT _____, TEXAS this _____ day of _____, 20____.

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires:

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 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 Approval Date:

COUNTY APPROVAL

This plat has been approved by the Department of Development of Ellis County, Texas.
Final Plat approval is required prior to any development within the proposed subdivision.

Department of Development Director			Approval Date:		
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	612.96'	153.56'	153.56'	S 82°07'53" W	14°21'14"
C2	15.00'	20.54'	18.97'	N 30°50'21" W	78°27'47"
C3	60.00'	82.17'	75.90'	S 30°50'08" E	78°28'12"
C4	60.00'	188.49'	120.00'	N 81°36'15" W	179°28'12"
C5	60.00'	270.66'	92.95'	S 59°09'39" W	258°27'47"

LEGEND

D. R. E. C. T. DEED RECORDS, ELLIS COUNTY, TEXAS
O. P. R. E. C. T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
C. M. CONTROLLING MONUMENT
V. O. L. VOLUME
P. G. PAGE
I. N. S. T. I. T. U. T. I. O. N. I. N. S. T. R. U. M. N. U. M. B. E. R.
I. R. P. I. R. O. N. R. O. D. F. O. U. N. D.
I. R. S. I. R. O. N. R. O. D. S. E. T. W. I. T. H. A. Y. E. L. L. O. W. P. L. A. S. T. I. C. C. A. P.
S. T. A. M. P. E. D. "B. U. R. N. S. S. U. R. V. E. Y. I. N. G."
I. P. C. I. R. O. N. P. I. P. E. F. O. U. N. D.
Y. F. Y. E. L. L. O. W. C. A. P. S. T. A. M. P. E. D. "B. U. R. N. S. S. U. R. V. E. Y. I. N. G."
D. U. E. D. R. A. I. N. A. G. E. & U. T. I. L. I. T. Y. E. A. S. E. M. E. N. T.
B. L. B. U. I. L. D. I. N. G. L. I. N. E.

OWNER'S CERTIFICATE

OWNER'S DEDICATION
NOW, THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS:

I, Halperin & Helms Waxahachie, LLC acting herein by and through its duly authorized officer, John Helms, hereby acknowledge that I have reviewed the Ellis County Quality Growth Initiatives - Volume I, II, & III and the Ellis County Septic Order. With submittal of this document, I state that this preliminary plat request meets or exceeds the regulations set forth above. I am aware that these regulations require all roads, streets, and other improvements within the subdivision to be completed in accordance with the adopted specifications and regulations outlined, and no lots can be sold until the final plat application is approved by Commissioner's Court and filed with the County Clerk's Office. I will be responsible for all public drainage and repairs until the County Commissioner's Court accepts the referenced subdivision's infrastructure. I also agree that Ellis County is authorized and permitted to provide information contained within this application, including the email address, to the public and in response to a Public Information Request.

I hereby certify that I am the property owner or authorized agent representing the owner and attest the information provided within this application is true and correct. This application and any authorization shall be voided and revoked if any false statements are made within this application or if it conflicts with any existing deed restrictions or other applicable local/state/federal regulations.

Witness my hand at _____, Texas, This _____ day of _____, 20____.

Name: John Helms
Title: Representative

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John Helms, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires:

APPROVAL CERTIFICATE

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 No. 1 Commissioner, Precinct No. 2

Paul Perry Kyle Butler
Commissioner, Precinct No. 3 Commissioner, Precinct No. 4

ATTEST:

Krystal Valdez, County Clerk

PLAT HALPERIN & HELMS WAXAHACHIE ADDITION

LOTS 1-8, BLOCK A

8 RESIDENTIAL LOTS

BEING 9.984 ACRES SITUATED IN THE
MARION WOODARD SURVEY, ABSTRACT NO. 1120,
CITY OF WAXAHACHIE (ETJ), ELLIS COUNTY, TEXAS

CASE NO. SUB-41-2025
OWNER: HALPERIN & HELMS WAXAHACHIE, LLC
ADDRESS: 310 HARVARD AVENUE, STE. 601, DALLAS, TEXAS 75225
PHONE: 214-629-5216



PROFESSIONAL LAND SURVEYORS

BARRY S. RHODES - RPLS NO. 3691 - FIRM NO. 10194366
2701 SUNSET RIDGE DRIVE, STE. 303, ROCKWALL, TEXAS 75082
WEBSITE: WWW.BURNSSURVEYING.COM

JOB NO.: 202408911-02 DATE: 06/24/2025 DRAWN BY: ANR

Planning & Zoning Department

Plat Staff Report

Case: SUB-102-2025



MEETING DATE(S)

Planning & Zoning Commission:

August 12, 2025

CAPTION

Public Hearing on a request by Mark Struznik, Residential Solutions, LLC, for a **Replat** part of Block 172 of the Town Addition and part of Block 7 of the Temple Addition, to create Lot 1R, Block 7 of the Temple Addition, 1 Residential Lot, being 0.176 acres, located at 609 North Getzendaner Avenue (Property ID 175920) – Owner(s): Residential Solutions, LLC (SUB-102-205)

RECOMMENDED MOTION

*"I move to approve SUB-102-2025 for a **Replat** of Lot 1R, Block 7 of the Temple Addition, subject to the staff conditions, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The Applicant requests a Replat part of Block 172 of the Town Addition to create Lot 1R, Block 7 of the Temple Addition.

CASE INFORMATION

Applicant:

Mark Struznik, Residential Solutions, LLC

Property Owner(s):

Residential Solutions, LLC

Site Acreage:

0.176 acres

Number of Lots:

1 lot

Number of Dwelling Units:

1 unit

Park Land Dedication:

Not applicable

Adequate Public Facilities:

Adequate public facilities are available to the subject properties

SUBJECT PROPERTY

General Location:

609 North Getzendaner Avenue

Parcel ID Number(s):

175920

Current Zoning:

Single-Family-3 (SF-3)

Existing Use:

Single-family residence

Platting History:

The subject property is platted as a part of Block 172 of the Town Addition and part of Block 7 of the Temple Addition

Site Aerial:**PLANNING ANALYSIS**

The subject property consists of remnant portions of Block 172 of the Town Addition and Block 7 of the Temple Addition. Therefore, the Applicant proposes to replat the subject property into one (1) lot for residential use. The Applicant proposes to dedicate a fifteen-foot (15') utility easement along the roadway frontage (North Getzendaner Avenue). The subject property is located within the Infill District Overlay, and does adhere to the minimum size and dimensions required. There is an existing structure that is being utilized as a single-family residence on the subject property.

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, the Planning Department recommends approval of the Replat, subject to the following conditions.

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, the plat shall be accompanied by a tax certificate in accordance with State law.
2. Per Section 2.3 of the Waxahachie Subdivision Ordinance, perform a title search to locate all easements on the property. Label the existing easement width and recording information.
3. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block must be provided. The case number is "SUB-102-2025".
4. Per Section 2.4.c.25.vi.a of the Waxahachie Subdivision Ordinance, please update the Owner's Certificate to include the metes and bounds.
5. Per Section 2.4.c.25.vi.c of the Waxahachie Subdivision Ordinance, this portion does not need to be included on the approval block. Please remove.
6. Per Section 3.3 of the Waxahachie Subdivision Ordinance, a fifteen-foot (15') utility easement is required along the road frontage.

Conditions continued:

7. Per Section 5.8 of the Waxahachie Subdivision Ordinance, water and sewer services shall be installed prior to filing the plat.
8. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then applicant will be notified to make corrections.
 - b. If all comments satisfied, 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. The Applicant has received a letter of acceptance from the Public Works Department confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu

Senior Planner

oanh.vu@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

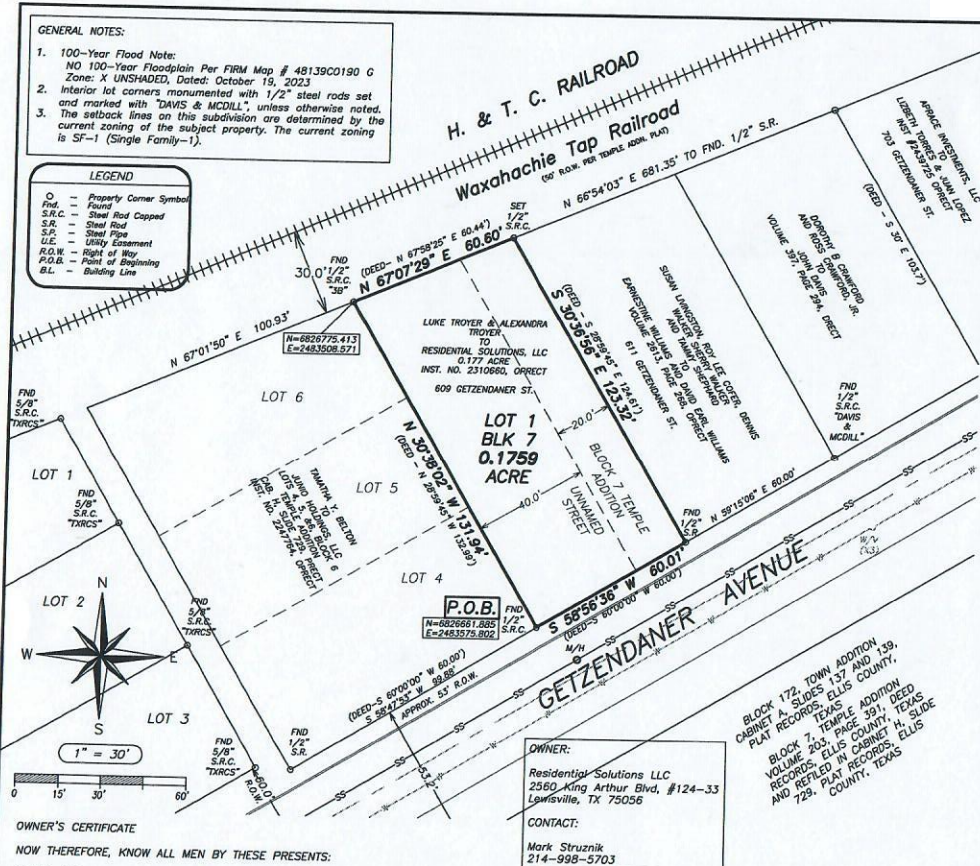
trenton.robertson@waxahachie.com

GENERAL NOTES:

- 100-Year Flood Note:
NO 100-Year Floodplain Per FIRM Map # 48139C0190 G
Zone: X UNSHADED, Dated: October 19, 2023
- Interior lot corners monumented with 1/2" steel rods set
and marked with "DAVIS & McDILL", unless otherwise noted,
the setback lines on this subdivision are determined by the
current zoning of the subject property. The current zoning
is SF-1 (Single Family-1).

LEGEND

- Property Corner Symbol
- S.R.C. Steel Rod Capped
- S.R. Steel Rod
- S.P. Steel Pipe
- U.E. Utility Easement
- R.O.W. Right of Way
- P.O.B. Point of Beginning
- B.L. Building Line



OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Mark Struznik, do hereby adopt this plat designating the herein above described property as REPLAT - TEMPLE ADDITION, BLOCK 7, LOT 1, 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 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 and 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 26th day of JUNE 2025

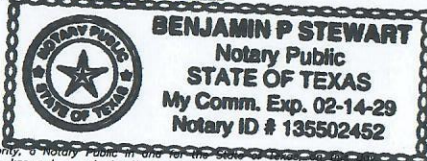
By:

Mark Struznik, Owner

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, personally appeared Mark Struznik, 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.

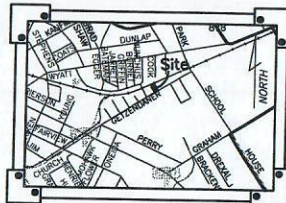
Given under my hand and seat of office, this 26th day of JUNE 2025



2/14/29
My Commission Expires On:

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 TRAVELING 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.
- (5) FENCES, RETAINING WALLS, AND SCREENING WALLS SHALL NOT BE PLACED IN UTILITY EASEMENTS.



LOCATION MAP SCALE: 1" = 2000'

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, Residential Solutions, LLC, by Mr. Mark Struznik, are the Owners of a tract of land situated in the A. M. Keen Survey, Abstract Number 596, Ellis County, Texas, and a part of Block 172, Town Addition, City of Waxahachie, Ellis County, Texas, recorded in Cabinet A, Slides 137 and 139, Plat Records, Ellis County, Texas (PRECT), and Block 7, Temple Addition, City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Volume 203, Page 391, Deed Records, Ellis County, Texas, and rerecorded in Cabinet H, Slide 729, PRECT, and being the 0.177 acre tract described in deed from Luke Troyer and Alexandra Troyer to Residential Solutions, LLC, recorded in Instrument Number 2310660, Official Public Records, Ellis County, Texas OPRECT), and being more particularly as follows:

FIELD NOTES

0.176 Acre
Job Number 225-0105

BEING a part of the A. M. Keen Survey, Abstract Number 596, Ellis County, Texas, and a part of Block 172, Town Addition, City of Waxahachie, Texas, recorded in Cabinet A, Slides 137 and 139, Plat Records, Ellis County, Texas (PRECT), and Block 7, Temple Addition, City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Volume 203, Page 391, Deed Records, Ellis County, Texas, and rerecorded in Cabinet H, Slide 729, PRECT, and being the 0.177 acre tract described in deed from Luke Troyer and Alexandra Troyer to Residential Solutions, LLC, recorded in Instrument Number 2310660, Official Public Records, Ellis County, Texas OPRECT), and being more particularly described by its metes and bounds as follows:

BEGINNING at a point on the northwest right of way line of Getzendaner Avenue and the southwest corner of said Block 7, at the southwest corner of said Residential Solutions, LLC tract and the southeast corner of Lot 4, Block 6 of said Temple Addition, described in deed from Tamatha Y. Belton to Juneo Holdings, LLC, recorded in Instrument Number 2247704, OPRECT, a 1/2 inch steel rod found, having surface coordinate values of North (Y) = 6826661.885 feet and East (X) = 2483575.802 feet, 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;

THENCE N 30° 38' 02" W, with the common southwest line of said Block 7 and said Residential Solutions, LLC tract and the common northeast line of Lots 4, 5 and 6 of said Block 6 and said Juneo Holdings, LLC tract, 131.94 feet (Deed - N 28° 59' 45" W 132.99 feet) to the southeast right of way line of the Houston and Texas Central Railroad (former), Waxahachie Tap Railroad, the common northwest corner of said Block 7 and said Residential Solutions, LLC tract and the common northeast corner of said Lot 6, Block 6 and said Juneo Holdings, LLC tract, a 1/2 inch steel rod with plastic cap stamped "83" found;

THENCE N 67° 07' 29" E, with the northwest line of said Block 7 and said Residential Solutions, LLC tract and said Railroad right of way line, 60.60 feet (Deed - N 67° 58' 25" E 60.44 feet) to the northeast corner of said Residential Solutions, LLC tract and the northwest corner of the tract described in deed from Susan Livingston, Roy Lee Coler, Dennis Walker, Sherry Walker and Tammy Shephard to Earnestine Williams and David Earl Williams, recorded in Volume 2613, Page 268, OPRECT, a 1/2 inch steel rod with cap stamped "DAVIS & McDILL" set;

THENCE S 30° 36' 56" E, with the northeast line of said Residential Solutions, LLC tract and the southwest line of said Williams tract, 123.32 feet (Deed - S 28° 59' 45" E 124.61 feet), to the southeast line of said Block 7 and the southeast corner of said Residential Solutions, LLC tract and the southwest corner of said Williams tract, a 1/2 inch steel rod found;

THENCE S 58° 56' 36" W, with the southeast line of said Residential Solutions, LLC tract and said Getzendaner Avenue right of way line 60.01 feet (Deed - S 60° 00' 00" W 60.00 feet) to the point of beginning and containing approximately 0.176 acre of land.

Surveyor's Certificate:

KNOW ALL MEN BY THESE PRESENTS §

That I, Stuart G. Hamilton, RPLS 4480, 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

Registered Professional Land Surveyor
Number 4480

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By:

Chairperson

Date

REPLAT TEMPLE ADDITION LOT 1, BLOCK 7

BEING 0.176 ACRE REPLAT OF PART OF BLOCK 172, TOWN ADDITION, CITY OF WAXAHACHIE ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDES 137 AND 139 PLAT RECORDS, ELLIS COUNTY, TEXAS, AND A PART OF BLOCK 7 & ALL OF AN UNNAMED ROAD, TEMPLE ADDITION, CITY OF WAXAHACHIE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 729, PLAT RECORDS, ELLIS COUNTY, TEXAS
ZONING: SF-3 / CASE NUMBER: SUB-25-####

Revisions By

Davis & McDill, LLC

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 428 WAXAHACHIE, TEXAS 75168
PHONE: 972-935-1185

A Texas licensed surveying firm # 10194681



Date: 6-02-2025

Scale: 1" = 60'

Drawn: DAM/SGH

Job: 225-0105

Sheet 1

of 1 sheets.

"Preliminary, this document shall not be recorded for any purpose."
Texas Administrative Code: TITLE 22 PART 20 CHAPTER 65 SUBCHAPTER B RULE §963.18 Certification
THIS PLAT IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

Planning & Zoning Department

Plat Staff Report

Case: SUB-103-2025



MEETING DATE(S)

Planning & Zoning Commission: August 12, 2025

CAPTION

Present a request by Tim Jackson for a Replat of portions of Block 302 of the Town Addition to create Lot 1 Block A, of the RL Scott Addition, 1 non-residential lot, being 4.0-acres, located north of the intersection of Circle Street and N. Gibson Street, an addition to the City of Waxahachie (Property ID 307919) – Owner: Rodney Scott

RECOMMENDED MOTION

"I move to approve SUB-103-2025, a Replat of RL Scott 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 1 non-residential lot.

CASE INFORMATION

<i>Applicant:</i>	Tim Jackson, Texas Realty Capture & Surveying
<i>Property Owner(s):</i>	Rodney Scott
<i>Site Acreage:</i>	4.0 acres
<i>Number of Lots:</i>	1 lot
<i>Number of Dwelling Units:</i>	N/A (non-residential lots)
<i>Park Land Dedication:</i>	N/A (Replat)
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property

SUBJECT PROPERTY

<i>General Location:</i>	At the intersection of Circle Street and N. Gibson Street.
<i>Parcel ID Number(s):</i>	307919
<i>Current Zoning:</i>	Light Industrial 2 (LI-2)
<i>Existing Use:</i>	The subject property is currently undeveloped.
<i>Platting History:</i>	The subject property is currently platted as a portion of Block 302 of the Town Addition.

Site Aerial:**Planning Analysis**

The applicant requests to Replat the subject property into 1 non-residential lot. In this instance, the subject property is comprised of portions of previously platted property. The owner proposes to combine these portions of previously platted property into a single 4.0-acre non-residential 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, subject to the conditions noted 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 2.3 of the Waxahachie Subdivision Ordinance: Perform a title search to locate all easements on the property.
3. Per Section 3.9.c of the Waxahachie Subdivision Ordinance, water and sewer services are required to be installed prior to filing the plat.
4. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, The name, location and recording information of all adjoining subdivisions (or property owners of unplatted property) shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information Please revise accordingly.
5. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, please provide coordinates (northing, easting) for the POB and at least one (1) additional property corner.
6. Per Section 2.4.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-103-2025", revise accordingly.

7. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The application is a replat. Please revise.
8. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The subject property appears to be platted as a portion of block 302 of the town addition.
9. Per Section 3.1.a and 3.1.c.6 of the Waxahachie Subdivision Ordinance, a minimum of 50' of ROW is needed for Circle and Gibson Streets. Portions of Circle and Gibson Streets appear to be less than 50' feet in width. Provide ROW dedication resulting in 25' of ROW from the center line of Circle and N. Gibson Streets.
10. Per sections 5.6 and 5.7 of the city's subdivision ordinance, fences, retaining walls and screening walls shall not be placed in utility easements. Add this to the notes.
11. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

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

David Jones

Planner

david.jones@waxahachie.com

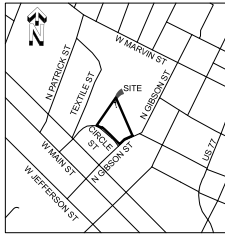
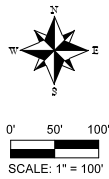
Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com

Item 4d



VICINITY MAP
NOT TO SCALE

LEGEND

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

NOTES:

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

ALL OF THE SUBJECT PROPERTY DOES NOT LIE WITHIN A
DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE
FLOOD INSURANCE RATE MAP NO. 48139C0190Q, DATED OCTOBER
19, 2023, AS PUBLISHED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY.

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

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

WHEREAS, RODNEY SCOTT IS THE OWNER OF A TRACT OF LAND SITUATED IN THE A. POLK SURVEY, ABSTRACT NO. 827, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO RODNEY SCOTT, RECORDED IN INSTRUMENT NO. 2406135, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND FOR THE SOUTHEAST CORNER OF SAID SCOTT TRACT AND THE INTERSECTION OF THE WEST RIGHT-OF-WAY (ROW) LINE OF UNION PACIFIC RAILROAD ROW AND THE NORTH ROW LINE OF NORTH GIBSON STREET (A CALLED 60' ROW);

THENCE S 66°03'23" W, ALONG THE SOUTH LINE OF SAID SCOTT TRACT AND THE COMMON NORTH ROW LINE OF SAID NORTH GIBSON STREET, A DISTANCE OF 131.10 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "COTTON SURVEYING" FOUND FOR ANGLE CORNER;

THENCE S 44°52'11" W, ALONG THE SOUTH LINE OF SAID SCOTT TRACT AND THE COMMON NORTH ROW LINE OF SAID NORTH GIBSON STREET, A DISTANCE OF 103.74 FEET TO AN X-CUT FOUND FOR THE SOUTHWEST CORNER OF SAID SCOTT TRACT AND FOR THE INTERSECTION OF THE NORTH ROW LINE OF SAID NORTH GIBSON STREET AND THE COMMON EAST ROW LINE OF CIRCLE STREET (A CALLED 60' ROW);

THENCE ALONG THE WEST LINE OF SAID SCOTT TRACT AND THE COMMON EAST ROW LINE OF SAID CIRCLE STREET AS FOLLOWS:

N 45°07'49" W, A DISTANCE OF 206.84 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

N 45°27'49" W, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

N 46°27'49" W, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "COTTON SURVEYING" FOUND FOR CORNER;

N 49°25'02" W, A DISTANCE OF 50.71 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "COTTON SURVEYING" FOUND FOR CORNER;

S 20°46'00" W, A DISTANCE OF 5.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

N 66°58'11" W, A DISTANCE OF 94.09 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID SCOTT TRACT, FROM WHICH A 1/8" IRON ROD WITH CAP STAMPED "COTTON SURVEYING" FOUND FOR CORNER IN THE SOUTH LINE OF SAID OF THAT TRACT OF LAND DESCRIBED AS TRACT A IN DEED TO SWS PROPERTIES, LLC, RECORDED IN INSTRUMENT NO. 1601883, OPRECT, BEARS N 66°58'11" W, A DISTANCE OF 32.51 FEET;

THENCE N 34°31'11" E, ALONG THE NORTH LINE OF SAID SCOTT TRACT, A DISTANCE OF 508.98 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID SCOTT TRACT AND IN THE WEST ROW LINE OF SAID UNION PACIFIC RAILROAD, FROM WHICH A RAILROAD SPIKE FOUND, BEARS N 23°33'28" W, A DISTANCE OF 396.08 FEET;

THENCE S 23°33'28" E, ALONG THE EAST LINE OF SAID SCOTT TRACT AND THE COMMON WEST ROW LINE OF SAID UNION PACIFIC RAILROAD, A DISTANCE OF 625.31 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.000 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2025.

RODNEY SCOTT

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

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2025.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

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

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: CHAIRPERSON DATE

ATTEST DATE

OWNERS:
RODNEY SCOTT
928 BETHEL ROAD
WAXAHACHIE, TX 75165
214.334.3743

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0336
TBPLS FIRM NO 10194359

PLAT
LOT 1, BLOCK A
RL SCOTT ADDITION
SITUATED IN
A. POLK SURVEY, ABSTRACT NO. 827
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
4.000 ACRES
1 COMMERCIAL LOT
ZONED LI-2
CASE NO. SUB- _____

LINE	BEARING	DISTANCE
L1	S 44°52'11" W	103.74'
L2	N 45°27'49" W	50.00'
L3	N 46°27'49" W	50.00'
L4	N 49°25'02" W	50.71'
L5	S 20°46'00" W	5.00'
L6	N 66°58'11" W	94.09'
L7	N 66°58'11" W	32.51'

Planning & Zoning Department

Plat Staff Report

Case: SUB-105-2025



MEETING DATE(S)

Planning & Zoning Commission:

August 12, 2025

CAPTION

Present a request by Tim Jackson, for a **Plat** of the Graham Street Addition, being 0.345 acres, located at 100 Graham Street situated in the S Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 182074) – Owner: Phipps Graham, LLC (SUB-105-2025)

RECOMMENDED MOTION

"I move to approve SUB-105-2025, a plat of the Graham Street Addition, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

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

CASE INFORMATION

Applicant:

Tim Jackson

Property Owner(s):

Phipps Graham, LLC

Site Acreage:

0.345 acres

Number of Lots:

1 lot

Number of Dwelling Units:

N/A (Commercial Lot)

Park Land Dedication:

The cash in lieu of park land dedication for this case is estimated at **\$600.00**.

Adequate Public Facilities:

Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:

100 Graham Street

Parcel ID Number(s):

182074

Current Zoning:

Commercial (C)

Existing Use:

Undeveloped

Platting History:

The subject property has not been platted previously.

Site Aerial:**PLANNING ANALYSIS**

The applicant proposes to plat the subject property into one (1) commercial lot as part of the Graham Street Addition subdivision. The subject property is currently zoned as Commercial (C). Is compliant with the minimum lot and dimension requirements of the Commercial Zoning District.

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 correct 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, subject to the conditions noted below.

Conditions:

1. Per Section 1.3 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 2.2.e of the Waxahachie Subdivision Ordinance, the City requires proof of land ownership prior to approval of any development application involving real property. Please provide the deed for this property.
3. Per Section 2.3 of the Waxahachie Subdivision Ordinance, please perform a title search to locate all easements on the property. Label the existing easement width and recording information.
4. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, the correct name of adjoining streets must be on the plat. Please revise to "Dr. Martin Luther King Jr. Blvd."
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 4C, Block 19. Please revise accordingly.
6. 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 just Lot 4B, Block 19. Please revise accordingly.

Conditions (Continued):

7. 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 4A, Block 19. Please revise accordingly.
8. Per Section 2.4.c.19 of the Waxahachie Subdivision Ordinance, a correct location map is required. Please update US HWY 287 BUS/E MAIN ST to Dr. Martin Luther King Jr. Blvd.
9. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, please provide coordinates (northing, easting) for the POB and at least one (1) additional property corner. Additionally, please mark the POB on the plat.
10. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, space is required to be reserved for the placement of recording information by the Ellis County Clerk. Reserve a 12"x1.5" blank box in the top right-hand corner.
11. 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-105-2025", revise accordingly (for all sheets).
12. Per Section 2.4.c.25.vi.c of the Waxahachie Subdivision Ordinance, only the Planning and Zoning Commission Approval Block is needed due to the fact that the Planning and Zoning Commission is the approval body for this plat. Please remove the City Council and Mayor Approval Block.
13. Per Appendix C, V, Section 3.1 of the City's Subdivision Ordinance: Traffic impact analysis is required if the site will generate 1000 trips per day. If you believe it will not, provide a trip generation memo.
14. Per Section 3.9 of the Waxahachie Subdivision Ordinance, water and sewer services are required for each lot prior to filing the plat
15. Per Section 4.4.d.1 of the Waxahachie Subdivision Ordinance, the Cash in Lieu of Park Land Dedication Fee must be paid with the Plat Application prior to plat filing.
16. 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.
17. 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 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

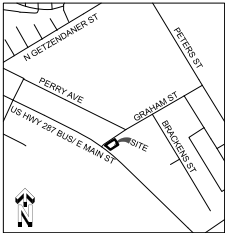
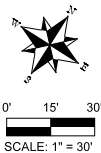
Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

Trenton.Robertson@waxahachie.com

Item 4e



VICINITY MAP
NOT TO SCALE

LEGEND

CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
CIRF = 1/2" CIRF "WLSR RPLS 5331"
CS = COTTON SPINDLE SET
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
FND = FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
PRECT = PLAT RECORDS ELLIS COUNTY TEXAS
UE = UTILITY EASEMENT

NOTES:

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

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD
HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP
NO. 48136C0189C, DATED OCTOBER 19, 2023, AS PUBLISHED BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

WHEREAS, PHIPPS GRAHAM, LLC, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE S. DURRETT SURVEY, ABSTRACT NO. 272, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO PHIPPS GRAHAM, LLC, RECORDED IN INSTRUMENT NO. 2309984, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET IN THE WEST LINE OF SAID PHIPPS GRAHAM TRACT, IN THE EAST RIGHT-OF-WAY (ROW) LINE OF US HIGHWAY 287 (BUSINESS), MAIN STREET (A CALLED 100' ROW), BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF WAXAHACHIE, RECORDED IN INSTRUMENT NO. 2418386, OPRECT, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, A CHORD BEARING OF N 54°00'25" E, A CHORD LENGTH OF 101.06 FEET.

THENCE ALONG THE SOUTH LINE OF SAID CITY OF WAXAHACHIE TRACT AND WITH SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 101.25 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE N 59°47'56" E, ALONG THE SOUTH LINE OF SAID CITY OF WAXAHACHIE TRACT, A DISTANCE OF 40.18 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1083.27 FEET, A CHORD BEARING OF N 59°05'46" E, A CHORD LENGTH OF 27.66 FEET.

THENCE ALONG THE SOUTH LINE OF SAID CITY OF WAXAHACHIE TRACT AND WITH SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 27.67 FEET TO A 5/8" IRON ROD FOUND IN THE EAST LINE OF SAID PHIPPS GRAHAM TRACT, IN THE COMMON WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO JUAN MANUEL JIMENEZ AND YAZMIT CARBAJAL LOE, RECORDED IN INSTRUMENT NO. 2025196, FURTHER DESCRIBED IN VOLUME 2424, PAGE 1691, OPRECT AND BEING THE SOUTHEAST CORNER OF SAID CITY OF WAXAHACHIE TRACT;

THENCE S 32°05'11" E, ALONG THE EAST LINE OF SAID PHIPPS GRAHAM TRACT AND THE COMMON WEST LINE OF SAID LOE TRACT, A DISTANCE OF 96.56 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID PHIPPS GRAHAM TRACT, THE COMMON SOUTHWEST CORNER OF SAID LOE TRACT AND IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO RAINTREE ACQUISITIONS LLC, RECORDED IN INSTRUMENT NO. 2422153, OPRECT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOE TRACT, BEARS N 57°29'12" E, A DISTANCE OF 59.72 FEET.

THENCE S 57°39'23" W, ALONG THE SOUTH LINE OF SAID PHIPPS GRAHAM TRACT AND THE COMMON NORTH LINE OF SAID RAINTREE ACQUISITIONS TRACT, A DISTANCE OF 138.90 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID PHIPPS GRAHAM TRACT, IN THE EAST ROW LINE OF SAID US HIGHWAY 287 (BUSINESS), MAIN STREET AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2914.79 FEET, A CHORD BEARING OF N 49°57'57" W, A CHORD LENGTH OF 96.87 FEET.

THENCE ALONG THE WEST LINE OF SAID PHIPPS GRAHAM TRACT, IN THE EAST ROW LINE OF SAID US HIGHWAY 287 AND WITH SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 96.87 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.345 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PHIPPS GRAHAM, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK A, GRAHAM STREET ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHIE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF WAXAHACHIE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS 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.

PHIPPS GRAHAM, LLC
AUTHORIZED AGENT
LENVILL C. PHIPPS

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

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2025.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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 _____

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

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

PLAT
LOT 1, BLOCK A
GRAHAM STREET ADDITION

SITUATED IN THE
S. DURRETT SURVEY, ABSTRACT NO. 272
OF CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
0.345 ACRES
1 COMMERCIAL LOT
ZONE C
CASE NO. SUB-37-2025

OWNERS:
PHIPPS GRAHAM, LLC
213 HIDDEN MEADOW CIR
MIDLOTHIAN, TX 76065
214.649.2600

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0336
TBPLS FIRM NO 10194359

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	475.00'	101.25'	101.06'	S 54°00'25" W
C2	1083.27'	27.67'	27.66'	S 59°05'46" W
C3	2914.79'	96.87'	96.87'	S 49°57'57" E

RAINTREE ACQUISITIONS LLC
INST. NO. 2422153
OPRECT

JUAN MANUEL JIMENEZ &
YAZMIT CARBAJAL LOE
INST. NO. 2025196
FURTHER DESCRIBED IN
VOL. 2424, PG. 1691
OPRECT

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-75-2025



MEETING DATE(S)

Planning & Zoning Commission:

August 12, 2025

City Council:

September 2, 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."

ACTION SINCE INITIAL STAFF REPORT

On July 15, 2025, the Applicant requested to continue the application from July 15, 2025 Planning and Zoning Commission meeting to the August 12, 2025 Planning and Zoning Commission Meeting to refine their proposal and address citizen concerns. At the Planning and Zoning Commission meeting on July 15, 2025, the Commission voted 5-0 to continue the case to August 12, 2025 Planning and Zoning Commission meeting.

The applicant held a neighborhood meeting on July 24, 2025 to introduce the proposal to community members and solicit feedback on the development. Following this meeting, the applicant has begun working to address concerns with screening and setbacks from the proposed Cardinal Road extension.

On August 4, 2025, the Applicant requested to continue the application from the August 12, 2025 Planning and Zoning meeting to the September 8, 2025 Planning and Zoning Meeting to address citizen concerns that were mentioned at the neighborhood meeting.

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

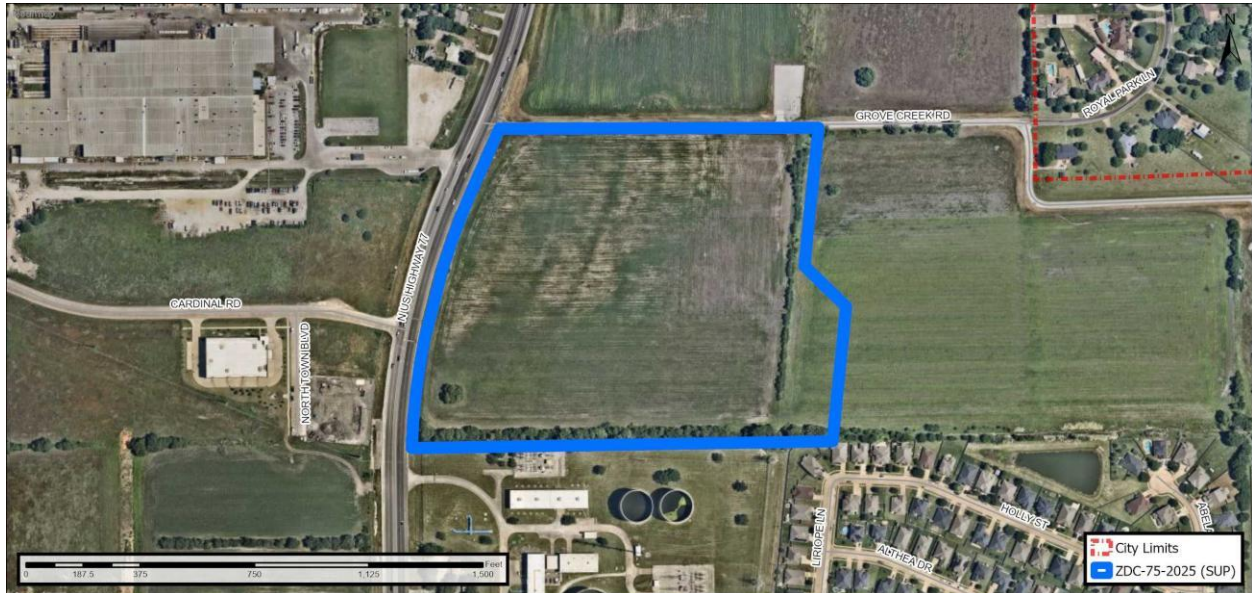
Future Land Use Plan: Local Commercial and Urban Village

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.

Since the previous Planning & Zoning Commission meeting, the applicant is in coordination with City Staff regarding the alignment of Cardinal Road extension from the subject property to Vista Way.

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. The proposed landscape plan is designed to address neighbor's concerns by enhancing the buffer between the proposed Cardinal Road extension and existing residences to the south.

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 four (4) letters of opposition for the PD request, with two (2) letters of opposition received are located outside of the two-hundred-foot (200') buffer.

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. The property owner shall plant the Yaupon Holly located adjacent to the residential zoning district at a minimum of six-foot (6') in height.
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:

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-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

Anh Dao, Land owner

Printed Name and Title

Date

6/27/25
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 SPENDTHRIFT TRUST
3710 Beverly Ln
Arlington, TX 76015-3821

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Case Number: ZDC-75-2025

City Reference: 194279

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.

Comments: ☒ SUPPORT ☐ OPPOSE
Great to have more retail stores


Signature
Anh Dao, Land owner
Printed Name and Title

6/27/25
Date
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

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: 180378

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:

Retail / Commercial always great for city, more tax
revenue to help city grow.

Signature

Printed Name and Title

Anh Dao

Date

Address

6/27/25

3710 Beverly Ln

Arlington TX 76015

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,

Item 5&6

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

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

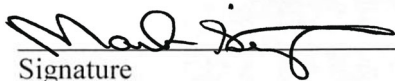
City Reference: 189374

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

07/02/2025
Date

Mark Singleton, President/CEO
Printed Name and Title

P.O. Box 717, Waxahachie
Address 75168



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

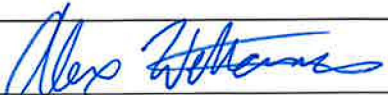
Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on July 9, 2025 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408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

☒ SUPPORT

☐ OPPOSE

Comments:

See comments in email.


Signature

Alex Wetters - Controller
Printed Name and Title

7/3/25
Date
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

Item 5&6

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 heavily residential
area.

Thomas / Rebecca O'Neal
Signature

7/4/2025
Date

Thomas / Rebecca O'Neal
Printed Name and Title
Owners

100 Royal Park LN.
Address

Item 5&6



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

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:

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

Venissat, Michelle

From: Villarreal, Amber
Sent: Friday, July 18, 2025 2:29 PM
To: Robertson, Trenton; Planning
Subject: Re: Message to P/Z Chairman

Not yet.

We value your feedback! Please take a moment to complete our [customer satisfaction survey](#).

Amber Villarreal, TRMC, CMC

City Secretary

City of Waxahachie

Direct [\(469\) 309-4006](#) | Fax [\(469\) 309-4003](#) | PO Box 757, Waxahachie, Texas 75168

www.waxahachie.com

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Attention Public Officials: A "Reply to All" of this email message could lead to violations of the Texas Open Meetings Act. If replying, please reply only to the sender.

From: Robertson, Trenton <trenton.robertson@waxahachie.com>
Sent: Friday, July 18, 2025 2:22:07 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>; Planning <planning@waxahachie.com>
Subject: Re: Message to P/Z Chairman

Did you send it to Rick already? Thank you

Trenton Robertson, AICP

Senior Director of Planning

Planning & Zoning Department

City of Waxahachie

O: [469-309-4291](tel:469-309-4291)

Trenton.Robertson@waxahachie.com

From: Villarreal, Amber <avillarreal@waxahachie.com>

Sent: Friday, July 18, 2025 2:20:25 PM

To: Planning <planning@waxahachie.com>

Subject: Fw: Message to P/Z Chairman

Please see submitted comment for Sam's Club. Thank you.

We value your feedback! Please take a moment to complete our [customer satisfaction survey](#).

Amber Villarreal, TRMC, CMC

City Secretary

City of Waxahachie

Direct [\(469\) 309-4006](#) | Fax [\(469\) 309-4003](#) | PO Box 757, Waxahachie, Texas 75168

www.waxahachie.com

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Item 5&6

From: Tammy <tswill27@gmail.com>
Sent: Friday, July 18, 2025 2:12:56 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>
Subject: Re: Message to P/Z Chairman

That would be great! Thank you
T. Willoughby
from my iPhone

On Jul 18, 2025, at 2:07 PM, Villarreal, Amber <avillarreal@waxahachie.com> wrote:

Received. I will share it with the Chairman. Do you also want me to send it to the Planning team and they will include your email on their agenda packet to the Commission?

We value your feedback! Please take a moment to complete our [customer satisfaction survey](#).

Amber Villarreal, TRMC, CMC

City Secretary

City of Waxahachie

Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168

www.waxahachie.com

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Attention Public Officials: A "Reply to All" of this email message could lead to violations of the Texas Open Meetings Act. If replying, please reply only to the sender.

From: Tammy <tswill27@gmail.com>
Sent: Friday, July 18, 2025 1:41:28 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>
Subject: Message to P/Z Chairman

> Hi Mr. Keeler,

> I know building is inevitable here in Waxahachie, but building a Sam's Club on 77 isn't a great idea. Building another wholesale store within a tenth of a mile of the other wholesale store that is already under construction wouldn't be a smart move. Building a Sam's Club on 287 in either direction of 77 would be a better move. As I stated at the beginning, I know building is inevitable. Since that's the case, another grocery store - such as Walmart Neighborhood Store, Walmart Green, Trader Joes etc. would all be better choices for that space. I have been told that Walmart Corp. already owns the land. But please consider the traffic load on 77 and the neighborhoods around that area.

> Thank you for listening to my thoughts.

> Tammy Willoughby

> 624 Grove Creek Rd.



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

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 12, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, September 2, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Scan for additional information.

Case Number: ZDC-75-2025

City Reference: 241651

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *August 6, 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:

James C Markle
 Signature
Jo-ellen E Markle
 Printed Name and Title

July 26, 2025
 Date

102 Holly St
 Address

Waxahachie, TX 75165-7870



Item 5&6

CARDINAL RD

NORTH TOWN BLVD

N US HIGHWAY 77

GROVE CREEK RD

ROYAL PARK LN

EXHIBIT A - LOCATION MAP

City Limits
ZDC-75-2025 (SUP)





1 CORNER VESTIBULE
NOT TO SCALE



Item 5&6

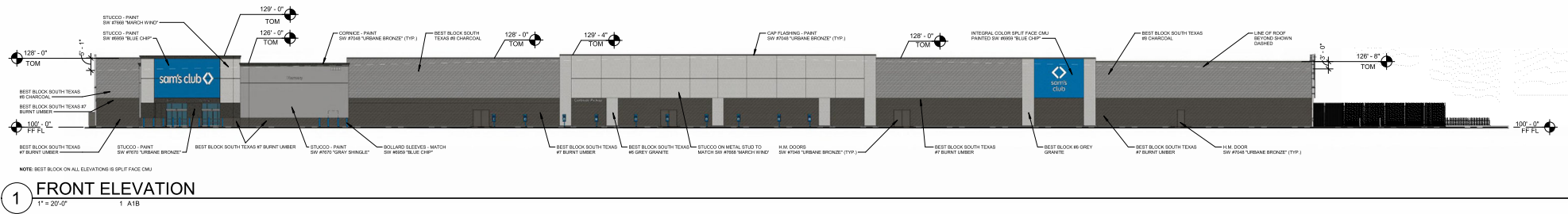
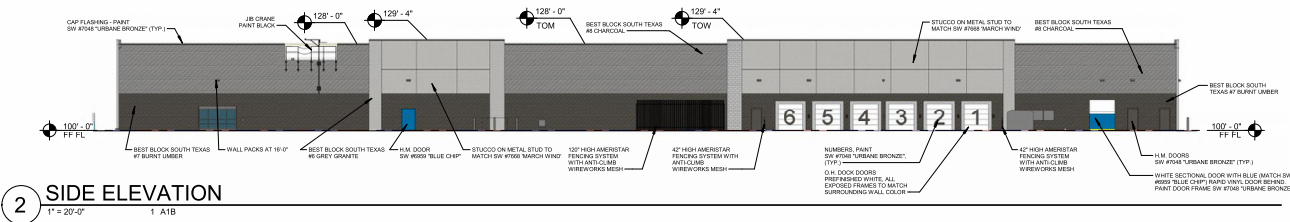
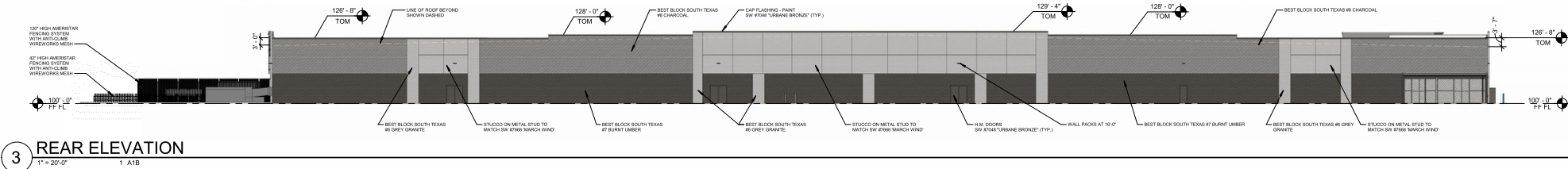
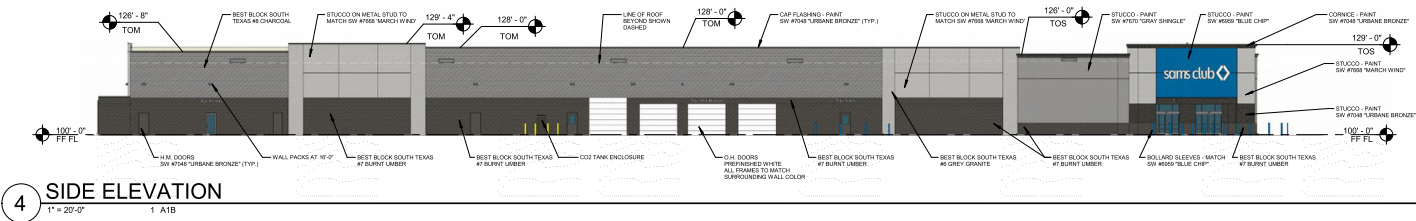


EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Item 5&6

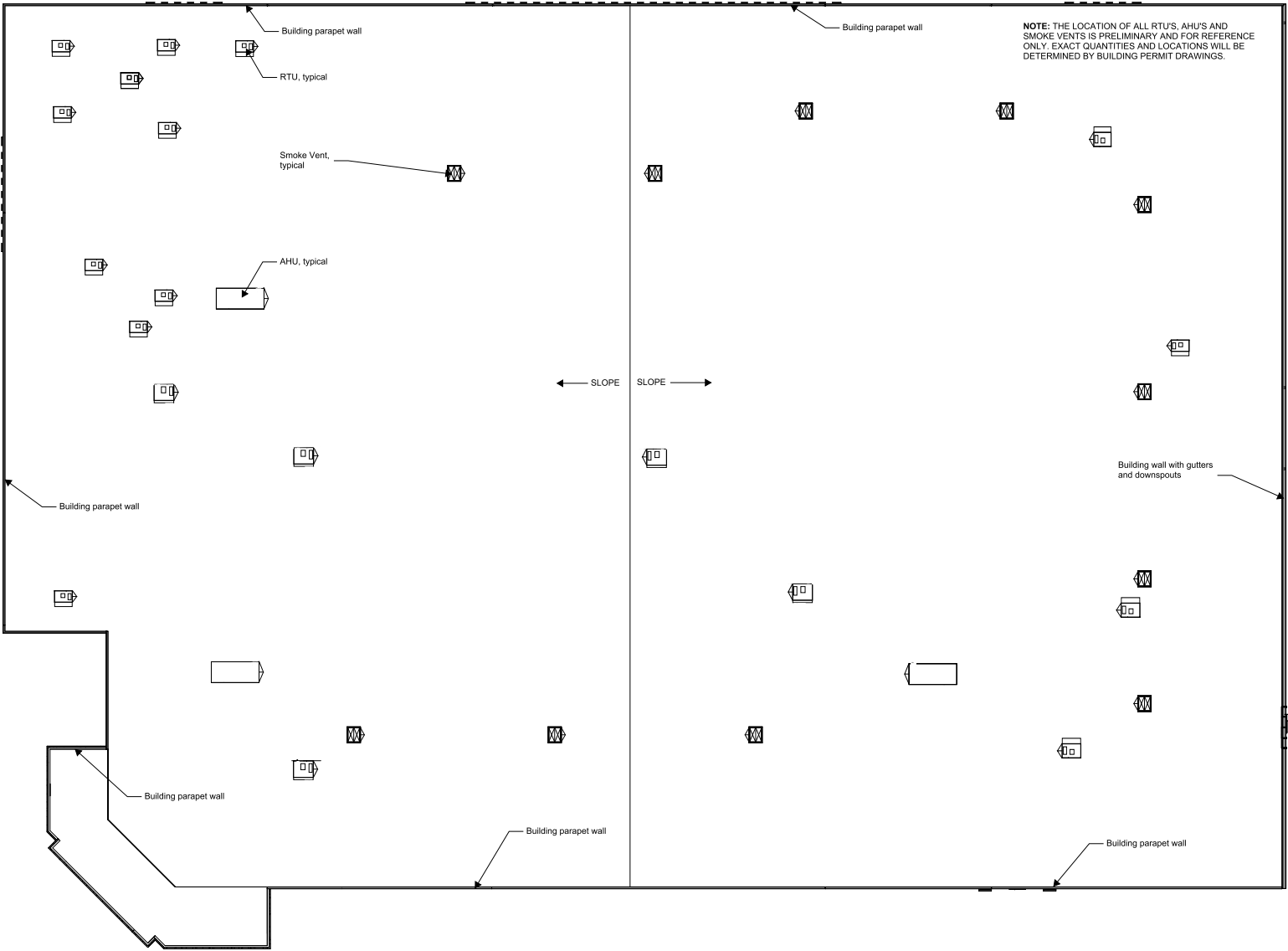


EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Item 5&6

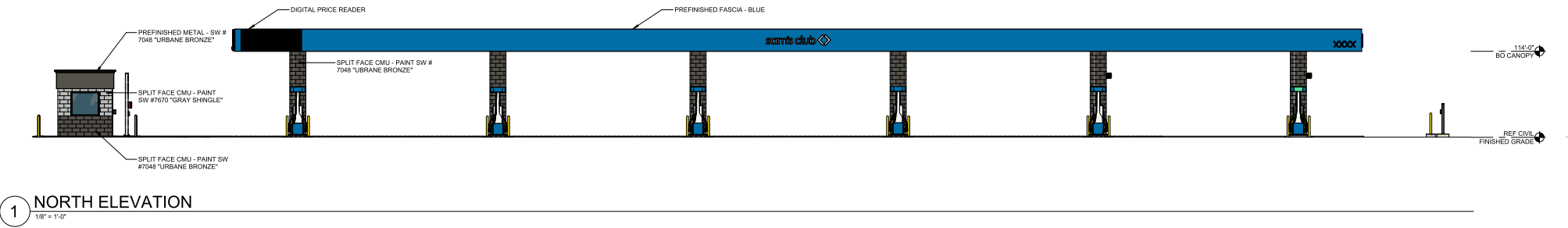
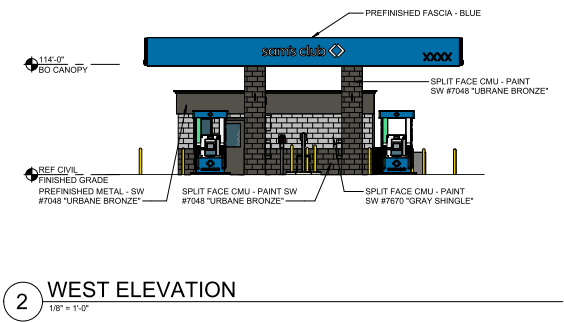
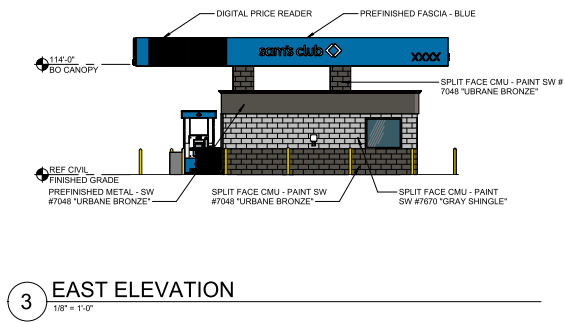
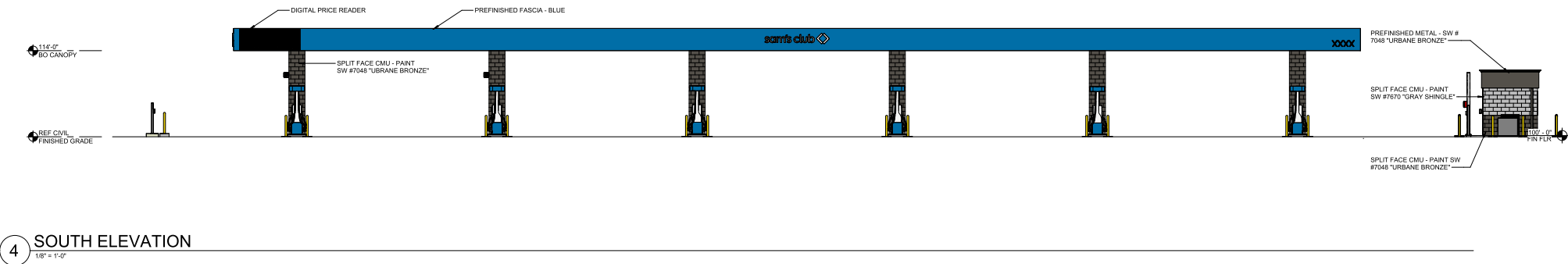


EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

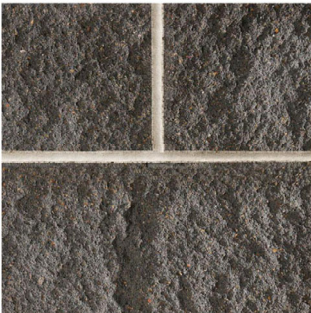
Item 5&6



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



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.

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

EXHIBIT C - PLANNED DEVELOPMENT STANDARDS



Item 5&6

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.

EXHIBIT C - PLANNED DEVELOPMENT STANDARDS



Item 5&6

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.



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

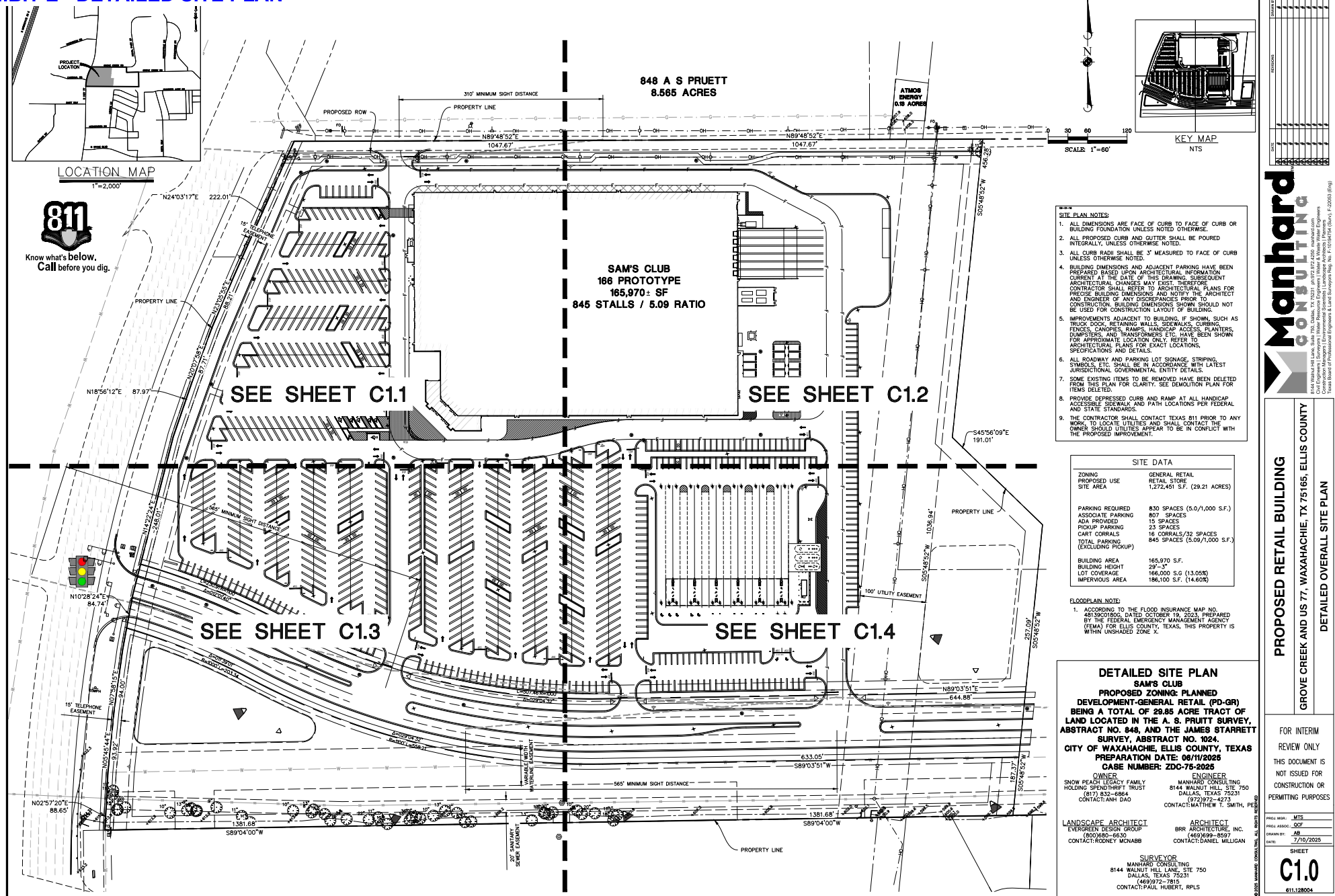
Compatibility with Adjoining Uses:

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:

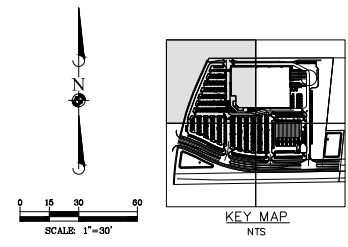
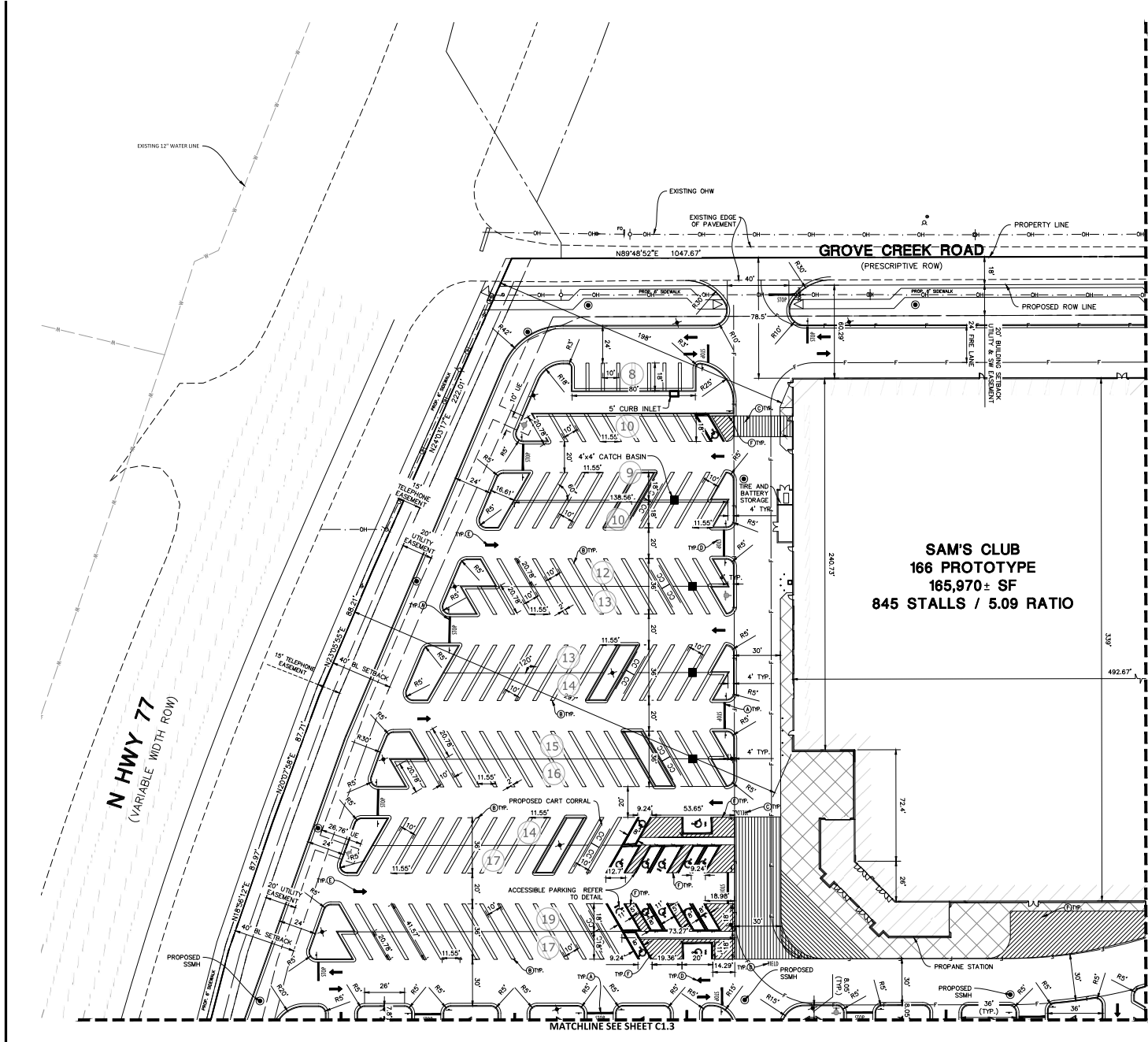
The Sam’s Club store will operate on a membership-based model, offering two tiers, Club and Plus, with distinct benefits to attract both individual and business members seeking value on bulk purchases. Beyond its core merchandise, the store will offer a comprehensive suite of ancillary services designed 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.

- Item 5&6



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- 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 RADI SHALL BE 5' 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.
 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**
- ① 24" WHITE STOP BAR
 - ② 4" YELLOW LINE
 - ③ 6" SOLID WHITE
 - ④ LETTERS AND SYMBOLS PAVEMENT MARKINGS
 - ⑤ TRAFFIC FLOW DIRECTIONAL ARROWS
 - ⑥ 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
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 - ⑧ 4" DOUBLE YELLOW AT 12" C-C
 - ⑨ 4" WHITE (30' SKIP-10' DASH)
 - ⑩ 6" WHITE (6' SKIP-2' DASH)
 - ⑪ 6" SOLID BLUE



MANHARD CONSULTING

PROPOSED RETAIL BUILDING

GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

DETAILED SITE PLAN

FOR INTERIM REVIEW ONLY

THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES

PROJECT NO. MTS

FIELD ASSOC. GOF

DRAWN BY: AB

DATE: 7/10/2025

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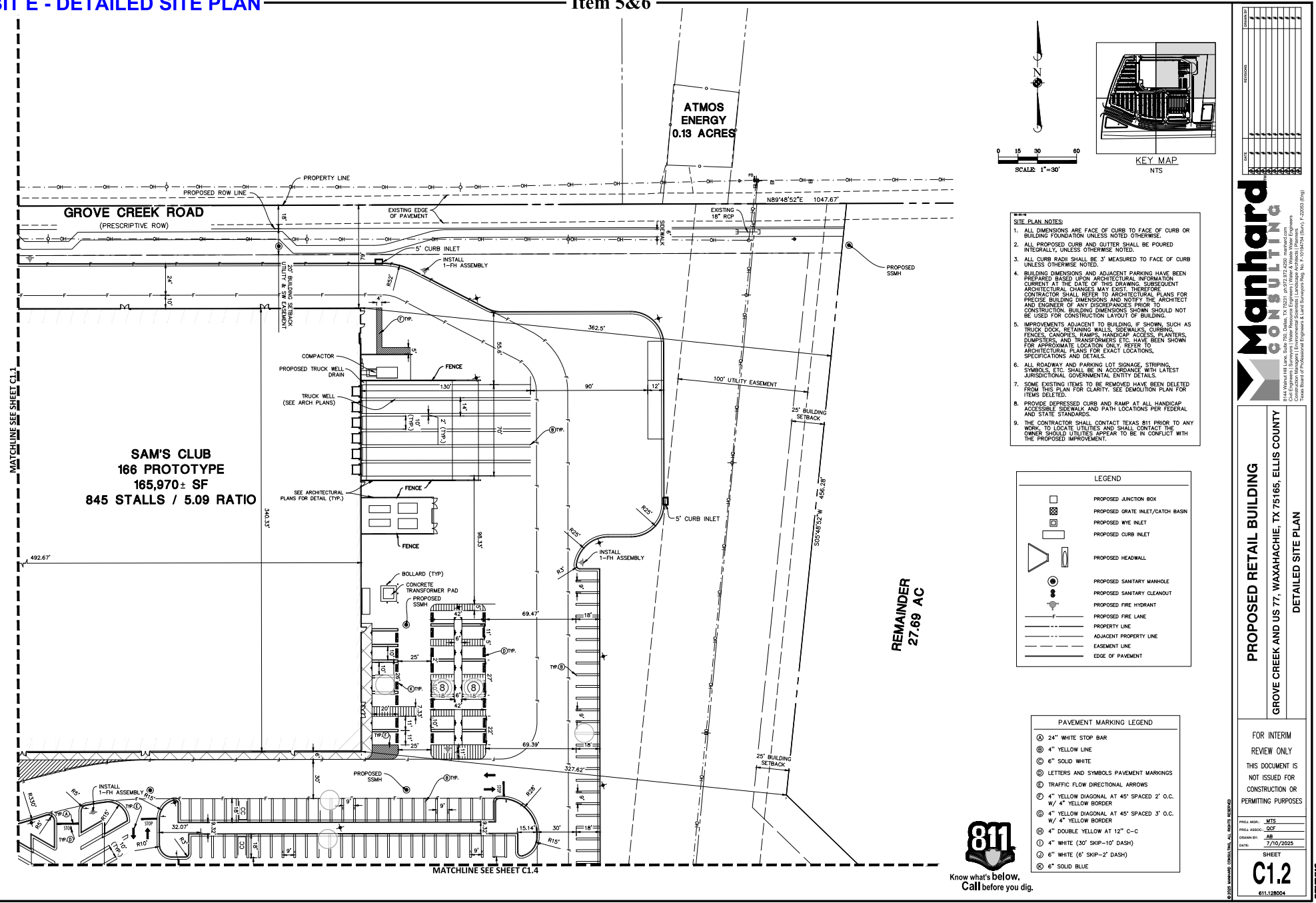
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PENDING

EXHIBIT E - DETAILED SITE PLAN

Item 5&6



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MANHARD CONSULTING

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PROPOSED RETAIL BUILDING

GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

DETAILED SITE PLAN

FOR INTERIM REVIEW ONLY

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PROJECT NO. **MTS**

FIELD ASSOC. **DOF**

DRAWN BY: **AB**

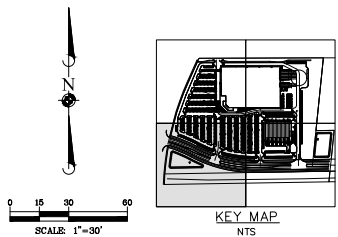
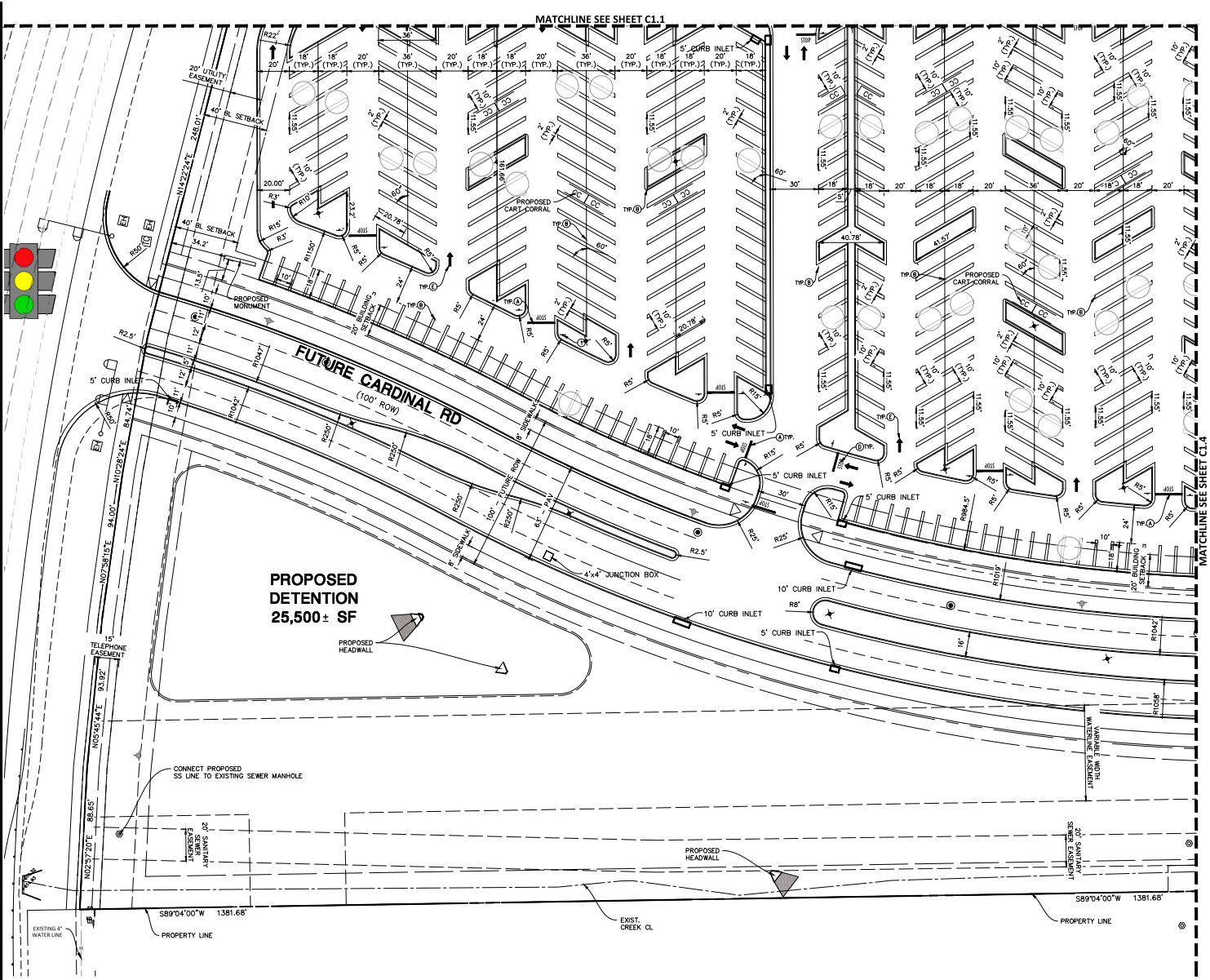
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 3. ALL CURB RADIUS SHALL BE 5' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
 4. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES 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.
 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 GATE 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**
- ① 24" WHITE STOP BAR
 - ② 4" YELLOW LINE
 - ③ 6" SOLID WHITE
 - ④ 6" SOLID YELLOW
 - ⑤ LETTERS AND SYMBOLS PAVEMENT MARKINGS
 - ⑥ TRAFFIC FLOW DIRECTIONAL ARROWS
 - ⑦ 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
 - ⑧ 4" YELLOW DIAGONAL AT 45° SPACED 5' O.C. W/ 4" YELLOW BORDER
 - ⑨ 4" DOUBLE YELLOW AT 12" C-C
 - ⑩ 4" WHITE (30' SKIP-10' DASH)
 - ⑪ 6" WHITE (6' SKIP-2' DASH)
 - ⑫ 6" SOLID BLUE



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PROPOSED RETAIL BUILDING

GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

DETAILED SITE PLAN

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES

PROJECT NO.: MTS
PROJECT ASSOC.: 007
DRAWN BY: JR
DATE: 7/10/2025

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PENDING

Item 5&6



EXHIBIT F - LANDSCAPE PLAN

Item 5&6

LANDSCAPE CALCULATIONS

STREET TREES	
US HIGHWAY 77 FRONTAGE LENGTH:	1,095 LF
STREET TREES REQUIRED:	37 TREES (1 PER 30 LF)
GROVE CREEK RD. FRONTAGE LENGTH:	1,033 LF
STREET TREES REQUIRED:	35 TREES (1 PER 30 LF)
CARDINAL RD. FRONTAGE LENGTH:	2,778 LF
STREET TREES REQUIRED:	93 TREES (1 PER 30 LF)
TOTAL STREET TREES REQUIRED:	165 TREES
TOTAL STREET TREES PROVIDED:	94 TREES LOCATED ON SITE
LANDSCAPE BUFFER:	
TREES REQUIRED 1 PER 40 LF:	PROVIDED
PARKING LOT LANDSCAPE	
PARKING SPACE PROVIDED AS REQUIRED:	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:	165,870 SF
LANDSCAPE AREA REQUIRED:	82,935 SF (50% OF 166,000 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 (11% OF REQ'D LANDSCAPE AREA)
GROUND COVER PROVIDED:	12,875 SF
SEASONAL COLOR REQUIRED:	1,659 SF (1% OF REQ'D LANDSCAPE AREA)
SEASONAL COLOR PROVIDED:	1,659+ SF

GENERAL GRADING AND PLANTING NOTES

- 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.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION EXCEPT WHERE NOTED TO REMAIN.
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SURFACE NOT TO BE GRADED OR TO BE GRADED TO THE ADJACENT FINISH GRADE.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS WITHIN 48" OF FINISH GRADE, SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- 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 THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- 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 THE SOIL TEST SPECIFICATIONS, AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE ADJACENT FINISH GRADE, AND THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 12" AWAY FROM THE WALKS.
- 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 GRADE OF THE WALKS, TAKING THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 12" AWAY FROM THE WALKS.
- 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.
- ALL PLANT LOCATIONS ARE DIAGNOSTIC. 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 AGENCY ARE MET (E.G., MINIMUM PLANT QUANTITIES, PLANTING METHODS, PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON EXTERIOR AND CALCULATED ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN FOR INDIVIDUAL SYMBOLS OR CALCULATED FOR GROUPINGS OF PLANTS SHALL TAKE PRECEDENCE.
- 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 (VIA PROPER CHANNELS).
- 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 JOB SITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- 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.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- ALL TREES AND SHRUBS SHALL BE PLANTED FIVE (5) FEET AWAY FROM ALL UTILITY LINES.
- ALL TREES AND SHRUBS SHALL BE PLANTED IN A MANNER THAT THEY DO NOT OBSTRUCT THE VISIBILITY TRIANGLE.

IRRIGATION CONCEPT

- 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.
- 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.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SOODED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROLOGIC CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROLOGIC.
- 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 (WHENEVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY SMART 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 (MIN. 24" DEEP) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO LANDSCAPE. RETAIL PLANTS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY SMOULDER 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 SEEDING 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 IN A HEALTHY, NEAT, ORDERLY, AND LIVE-GROWING CONDITION AT ALL TIMES. THE SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, RUBBISH, WEEDS, AND OTHER SUCH MATERIALS NOT APART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

OVERALL LANDSCAPE PLAN

National Professional Seal Expires:

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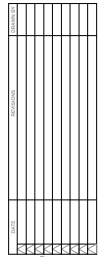
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PROPOSED RETAIL BUILDING

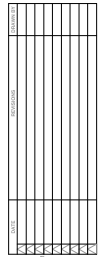
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY



MDR:	<u>SS</u>
ASSOC:	<u>JML</u>
W DT:	<u>JML</u>
	<u>07/07/2025</u>
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P-2
611.128004

Item 5&6



PROPOSED RETAIL BUILDING

GROVE CREEK AND US 77, WAXAHACHIE, TX 75105, ELLIS COUNTY, TX

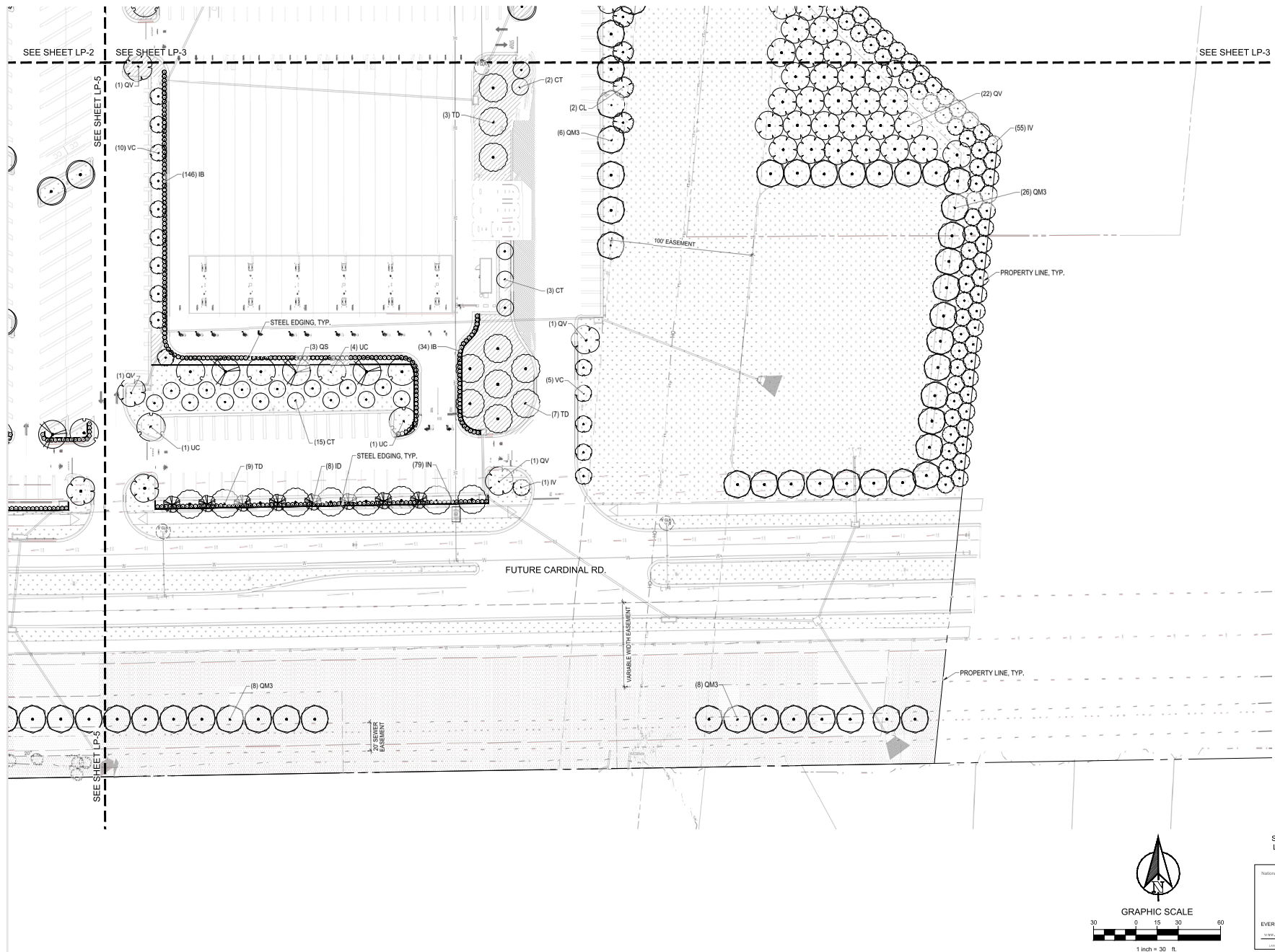


MRP: SS
ASSOC: JML
BY: JML
DATE: 07/07/2025

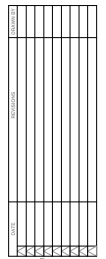
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Item 5&6



Item 5&6



Manhard
CONSULTING

814 Wayne Hill Lane, Suite 750, Dallas, TX 75203 • p. 972.797.4200 • manhard.com
Professional Engineers • Professional Surveyors • Professional Environmental Scientists • Professional
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10174 (BVA) F-22053 (Erg)

PROPOSED RETAIL BUILDING

GROVE CREEK AND US 77, WAXAHACHIE, TX 75103, ELLIS COUNTY, TX



MRP: SS
ASSOC: JML
BY: JML
DATE: 07/07/2025

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Item 5&6

PLANTING SPECIFICATIONS

GENERAL

- 4. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
- A LIST OF SUCCESSFUL COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER.
- 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 LICENSE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE USE OF PESTICIDES ON STRUCTURAL PLANT CONTROL BOARD.
- 5. SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, EQUIPMENT, LABOR, AND SUPPLIES, AND THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND OR SHOWN ON THESE PLANS, NOTES AND SCHEDULES.
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL ORDINANCES AND PERMITS REQUIRED BY THE CITY OF AUSTIN, TEXAS, AND THE STATE OF TEXAS, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND UTILITIES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION ETC.) PRIOR TO THE START OF

PRODUCT

- [illegible]

METHODS

- [illegible]

B. SU

- [illegible]

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>	
LARGE CANOPY TREES						
	PC	<i>Pistacia chinensis</i> / Chinese Pistache Seasonal Color	4" Cal.	Cont. or B&B	13	
	QM2	<i>Quercus macrocarpa</i> / Burr Oak Seasonal Color	4" Cal.	Cont. or B&B	29	
	QM3	<i>Quercus polymorpha</i> 'Monterey' / Monterey Mexican White Oak	4" Cal.	Cont. or B&B	107	
	QS	<i>Quercus shumardii</i> / Shumard Red Oak	4" Cal.	Cont. or B&B	23	
	QT	<i>Quercus texana</i> / Texas Red Oak	4" Cal.	Cont. or B&B	25	
	QV	<i>Quercus virginiana</i> / Southern Live Oak	4" Cal.	Cont. or B&B	58	
	TD	<i>Taxodium distichum</i> / Bald Cypress	4" Cal.	Cont. or B&B	72	
	UC	<i>Ulmus crassifolia</i> / Cedar Elm Seasonal Color	4" Cal.	Cont. or B&B	38	
SMALL / ORNAMENTAL TREES						
	CT	<i>Cercis canadensis texensis</i> / Texas Redbud Seasonal Color	2" Cal.	Cont. or B&B	20	
	CL	<i>Chilopsis linearis</i> / Desert Willow	2" Cal.	Cont. or B&B	13	
	ID	<i>Ilex decidua</i> / Possumhaw	2" Cal.	Cont. or B&B	55	
	IV	<i>Ilex vomitoria</i> / Yaupon Holly	2" Cal.	Cont. or B&B	168	
	LI	<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Tuscarora' / Tuscarora Crape Myrtle Seasonal Color	2" Cal.	Cont. or B&B	32	
	VC	<i>Vitex agnus-castus</i> / Chaste Tree Seasonal Color	2" Cal.	Cont. or B&B	46	
SHRUBS						
	AR	<i>Abelia</i> x 'Rose Creek' / Rose Creek Abelia Seasonal Color	3 gal.	Cont.	612	
	IB	<i>Ilex cornuta</i> 'Burfordi Nana' / Dwarf Burford Holly Seasonal Color	3 gal.	Cont.	180	
	IN	<i>Ilex vomitoria</i> 'Nana' / Dwarf Yaupon Holly Min. 24" Ht. Seasonal Color	5 gal.	Cont.	606	
	RI	<i>Rhaptolepis indica</i> 'Pinkie' / Indian Hawthorn Seasonal Color	3 gal.	Cont.	143	
	RG	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	186	
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>SPACING</u>	<u>QTY</u>
GROUND COVERS						
	CD	<i>Dyckidylon dactylon</i> x <i>transvaalensis</i> '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			318,131 sf
	TA	<i>Tacholobospermum asiaticum</i> / Asiatic Jasmine Seasonal Color	4"	Cont.	12" o.c.	12,875 sf
SOD/SEED						
	RR	Hydromulch / Hydromulch	n/a			160,528 sf

[illegible]**PROPOSED RETAIL BUILDING**

GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY



07/07/20

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PROJ. NO./ SS
REV. MI

PROJ. ASSOC. JAL
ORIGIN EX. M

DATE: 07/07/

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Item 5&6

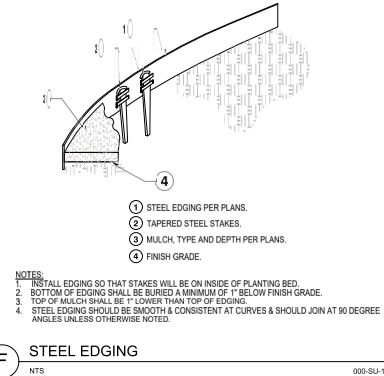
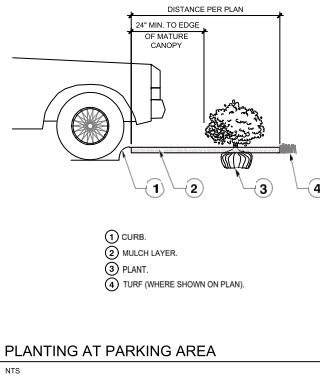
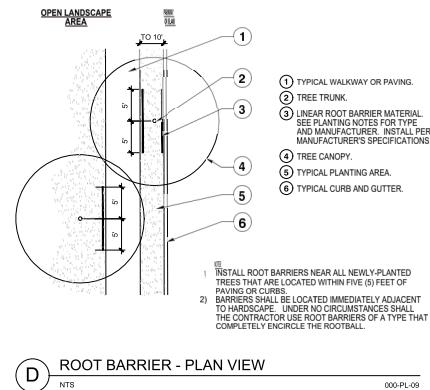
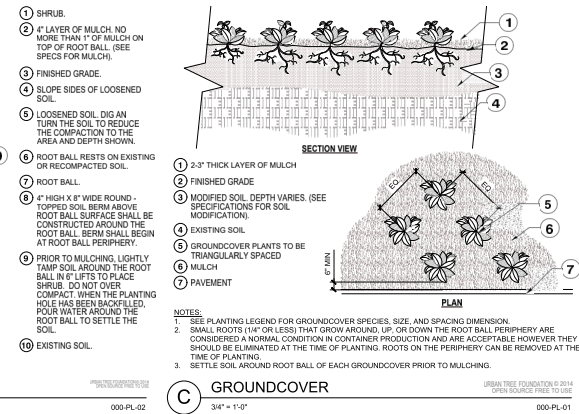
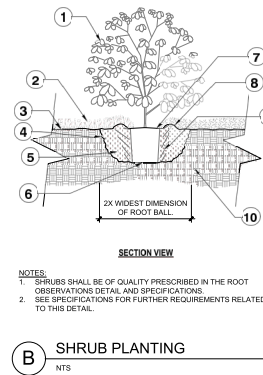
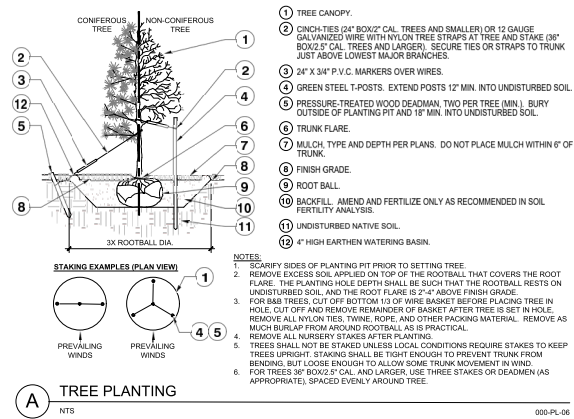
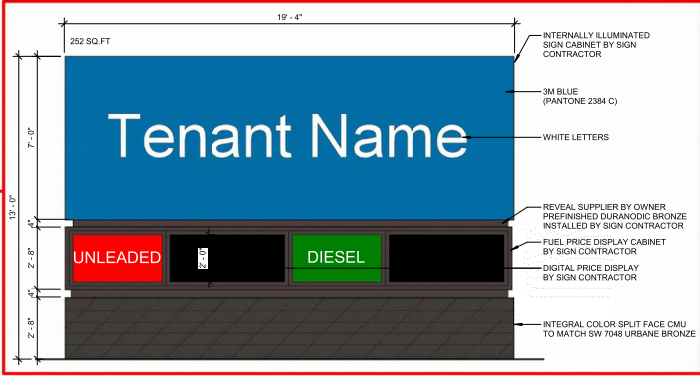
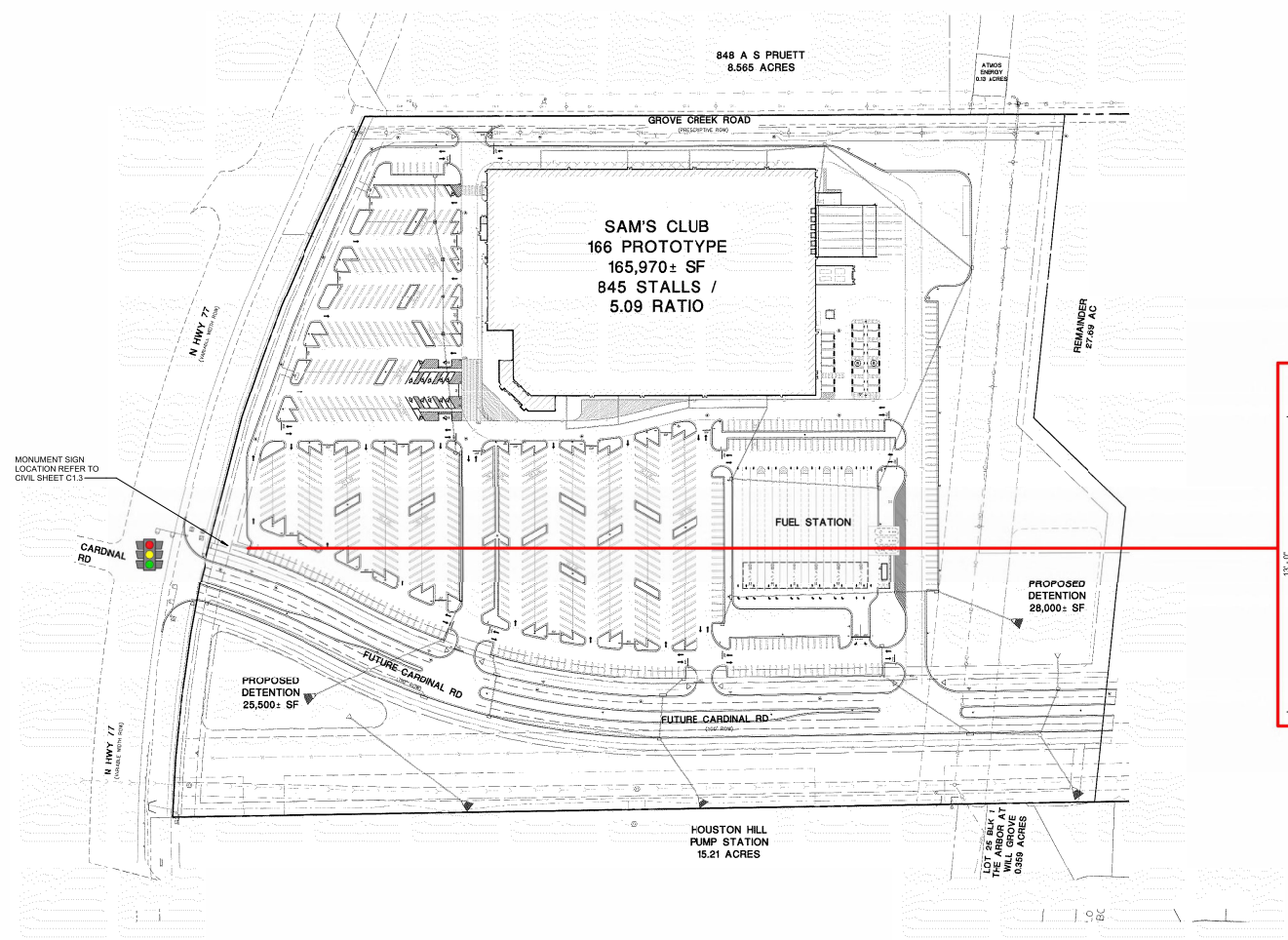
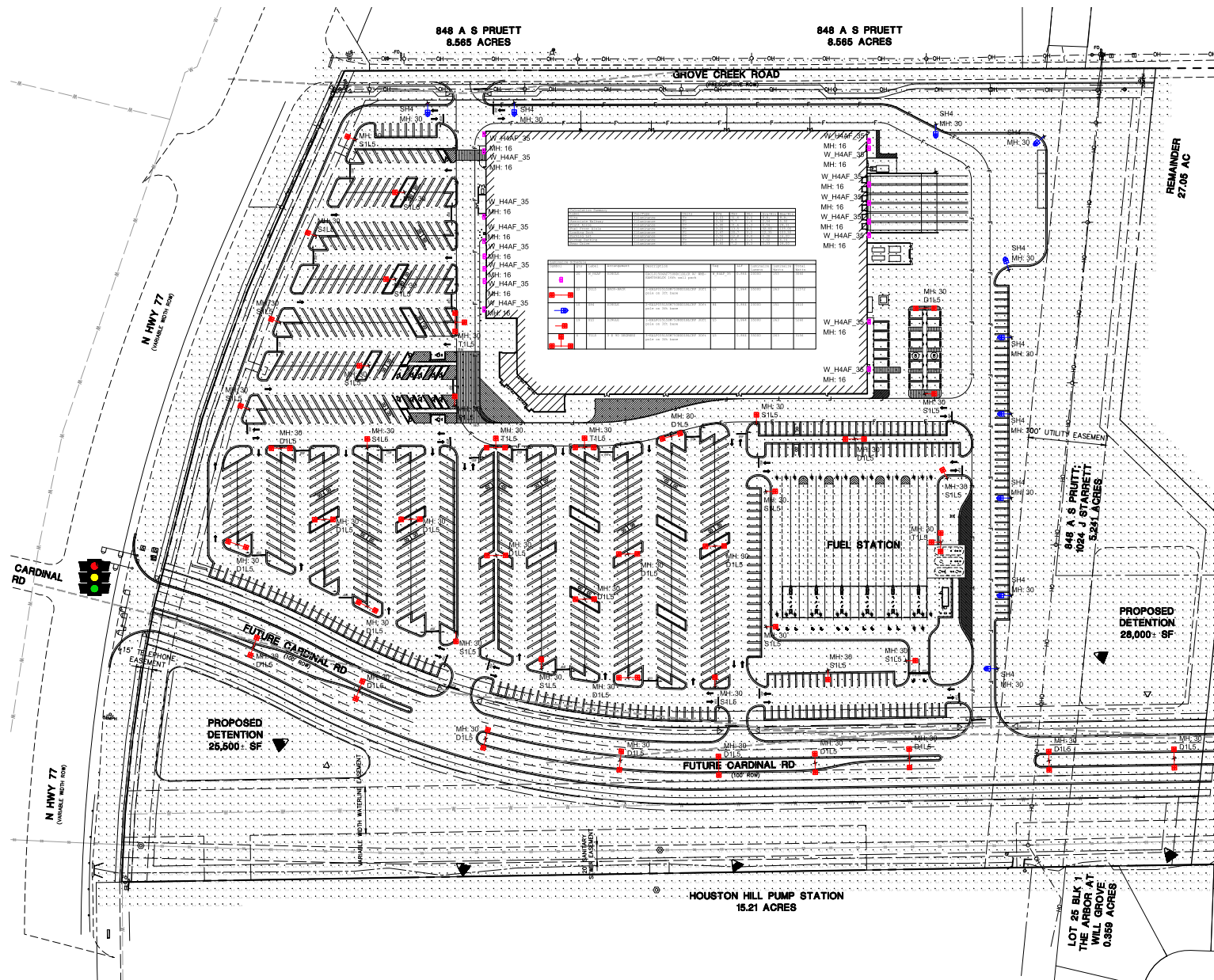
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EXHIBIT G - SIGNAGE PLAN

Item 5&6





- ## WAXAHACHE, TX LIGHTING PLAN NOTES
1. LED STRIPS ARE SHOWN AT 5000 HOURS
 2. LIGHTING TO POLE IS TO BE PROVIDED BY THE CITY AND BE CONTROLLED VIA INTEGRAL PHOTOCELL (REFER TO ARCH. ELECTRICAL PLANS)
 3. ALL POLE TYPES WILL BE REQUIRED TO RECEIVE 2" CONDUIT FOR RETAILER USE FROM POLE INTO BUILDING (REFER TO ARCH. ELECTRICAL PLANS)
 4. POWER TO LIGHT FIXTURES TO INCLUDE IN-LINE FUSE FOR SERVING FIXTURE. RETAILER SYSTEMS VENDOR TO PROVIDE FUSE FOR POWERED LIGHTING FIXTURES (REFER TO ARCH. AND ELECTRICAL PLANS)
 5. MOUNTING HEIGHTS FOR WALL MOUNTED FIXTURES SHALL BE 7' TO 8' FROM FINISHED FLOOR ELEVATION (REFER TO ARCH. AND ELECTRICAL PLANS)
 6. THE LIGHTING PLAN GENERATED USING AG32 LIGHTING MODELING SOFTWARE
 7. DIRECT—ONLY METHOD WAS USED AS THE STANDARD ASSESSMENT FOR CALCULATING LIGHTING
 8. LIGHTING PLAN DOES NOT INCORPORATE CANOPY LIGHTING OR LIGHTING FOR THE DRIVE IN FRONT OF THE BUILDING. CANOPY LIGHTING WILL ENHANCE OVERALL AREA ILLUMINATION AND ENHANCE THE BUILDING'S APPEARANCE. SEE SPECIFIED REQUIREMENTS.
 9. THE LIGHTING PACKAGE WILL ESPECIALLY BE A DIFFERENT VARIATION THAN THE SITE LIGHTING ASSOCIATED WITH THE STORE FRONT
 10. CLIENT TO CONFIRM SITE SPECIFIC ILLUMINATION LEVELS FOR REAR DRIVE ZONE.
 11. ALL POLE MOUNTED LIGHT FIXTURES ARE MODELED AT A MOUNT HEIGHT OF 30' ABOVE FFE.
 12. WALL PAKS ARE MODELED AT 16'-11" ABOVE FFE AND ARE SHOWN FOR CALCULATING LIGHTING. REFER TO ARCH/ELEC PLANS FOR EXACT WALL PAK LOCATIONS.
 13. MANHATTAN CONSULTING IS NOT RESPONSIBLE FOR PHOTOGRAPHIC DISCREPANCIES BETWEEN THE AG32 GENERATED MODEL AND ON SITE ILLUMINATION

PROPOSED RETAIL BUILDING

GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

PHOTOMETRIC PLAN

FOR INTERIM
REVIEW ONLY
THIS DOCUMENT IS
NOT ISSUED FOR
CONSTRUCTION OR
PERMITTING PURPOSES

MSR: MTS
ASSOC: OCF
IN BY: AB
7/2/2025

SHEET
C4.0
611.128004

ENDING

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-99-2025



MEETING DATE(S)

Planning & Zoning Commission:

August 12, 2025

City Council:

September 2, 2025

CAPTION

Public Hearing on a request by Linda Romanenko for a **Specific Use Permit (SUP)** for Accessory Structures exceeding 1,000 square feet in combined floor area within a Single-Family Residential-1 (SF-1) zoning district located at 2951 Longbranch Road (Property ID 175482) – Owner(s): Linda Romanenko (ZDC-99-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-99-2025, a Specific Use Permit (SUP) for Accessory Structures exceeding 1,000 square feet in combined floor area use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The Applicant requests a specific use permit for Accessory Structures exceeding 1,000 square feet in combined floor area use.

CASE INFORMATION

Applicant: Linda Romanenko

Property Owner(s): Linda Romanenko

Site Acreage: 5.44 acres

Current Zoning: Single-Family Residential-1 (SF-1)

Requested Zoning: SF-1 with a specific use permit (SUP) for Accessory Structures exceeding 1,000 square feet in combined floor area use

SUBJECT PROPERTY

General Location: 2951 Longbranch Rd

Parcel ID Number(s): 175482

Existing Use: Residential use

Development History: The subject property is platted as Lot 5 of the Rose Estate Phase One Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	ETJ	Single-Family Residence
East	SF-1	Single Family Residence
South	FD	Single Family Residence
West	SF-1	Single Family Residence

Future Land Use Plan:

Rural Estate & Industrial

Comprehensive Plan:

This placetype is characterized by large lots with single-family homes in rural settings away from the city center as well as public services. This type of development leaves ample amount of surrounding open space, and should involve minimal infrastructure investment. Though this placetype will almost exclusively be single family homes, it is to be expected that home-based businesses may thrive in this environment.

Industrial uses vary from the technology industry to manufacturing. The designated locations for heavier industrial uses are intended to keep them away from residential categories. These are located along roadways that have adequate capacity to serve the larger industrial vehicles. Required parking is encouraged to be placed behind structures to keep these areas more readily able to redevelop into more urban places over time. When uses are abutting a residential property, a separation should be provided such as a landscape buffer, deeper setback, and/or a screening wall.

Thoroughfare Plan:

The primary access to the subject property is from Longbranch Rd, a Minor Arterial (100' right-of-way) on the Thoroughfare Plan.

Site Image:

PLANNING ANALYSIS

The Applicant requests a Specific Use Permit (SUP) for Accessory Structures exceeding 1,000 square feet in combined floor area use at 2951 Longbranch Road. The subject property has four (4) existing accessory structures used for general storage, a carport, a detached garage, and a barn; that total an estimated 2,145 square feet in size. The number of existing accessory structures are consistent with adjacent properties and the rural setting along Longbranch Road. Per the City of Waxahachie Zoning Ordinance, accessory structures exceeding 1,000 square feet in combined floor area require a SUP to be approved by City Council.

Proposed Use:

According to the Ellis County Appraisal District, the subject property currently has an existing primary structure of approximately 2,073 square feet. The proposed accessory structure is a partially enclosed storage canopy that is approximately 480 square feet in size. The accessory structure features an exterior façade that is consistent with the existing accessory structures. The proposed accessory structure will be utilized as a storage area that will accommodate various items related to the general upkeep of the applicant's garden and yard. No vehicles or heavy equipment will be stored in the structure; thus, a driveway is not required. The location of the proposed accessory structure meets the typical setback requirements of the City of Waxahachie Zoning Ordinance.

According the applicant's Operational Plan, no plumbing or electrical work is being proposed for the accessory structure; and no paved flooring is being proposed as well, with the accessory structure being secured via mobile home anchors. The proposed structure will be enclosed on the side facing the front of the property, while the open side of the canopy will face the rear of the property. The property owners have confirmed to Staff that the structure will not be used as a dwelling or short-term rental and will not be separately sold or leased from the existing primary structure.

PUBLIC NOTIFICATIONS

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

PUBLIC NOTIFICATION RESPONSES

Staff has received one (1) letter 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.

ATTACHED EXHIBITS

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



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-99-2025



MARTIN JOEL & ROBIN
2961 LONGBRANCH RD
MIDLOTHIAN, TX 76065

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 12, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, September 2, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Linda Romanenko for a **Specific Use Permit (SUP)** for Accessory Structures exceeding 1,000 square feet use within a Single-Family Residential-1 (SF-1) zoning district located at 2951 Longbranch Road (Property ID 175482) – Owner(s): Linda Romanenko (ZDC-99-2025)

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 scan the QR Code or contact the Planning Department at (469) 309-4290 or Planning@Waxahachie.com for additional information on this request.



Scan for additional information.

Case Number: ZDC-99-2025

City Reference: 175483

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on August 6, 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

Printed Name and Title

Date

Address

Joel Martin

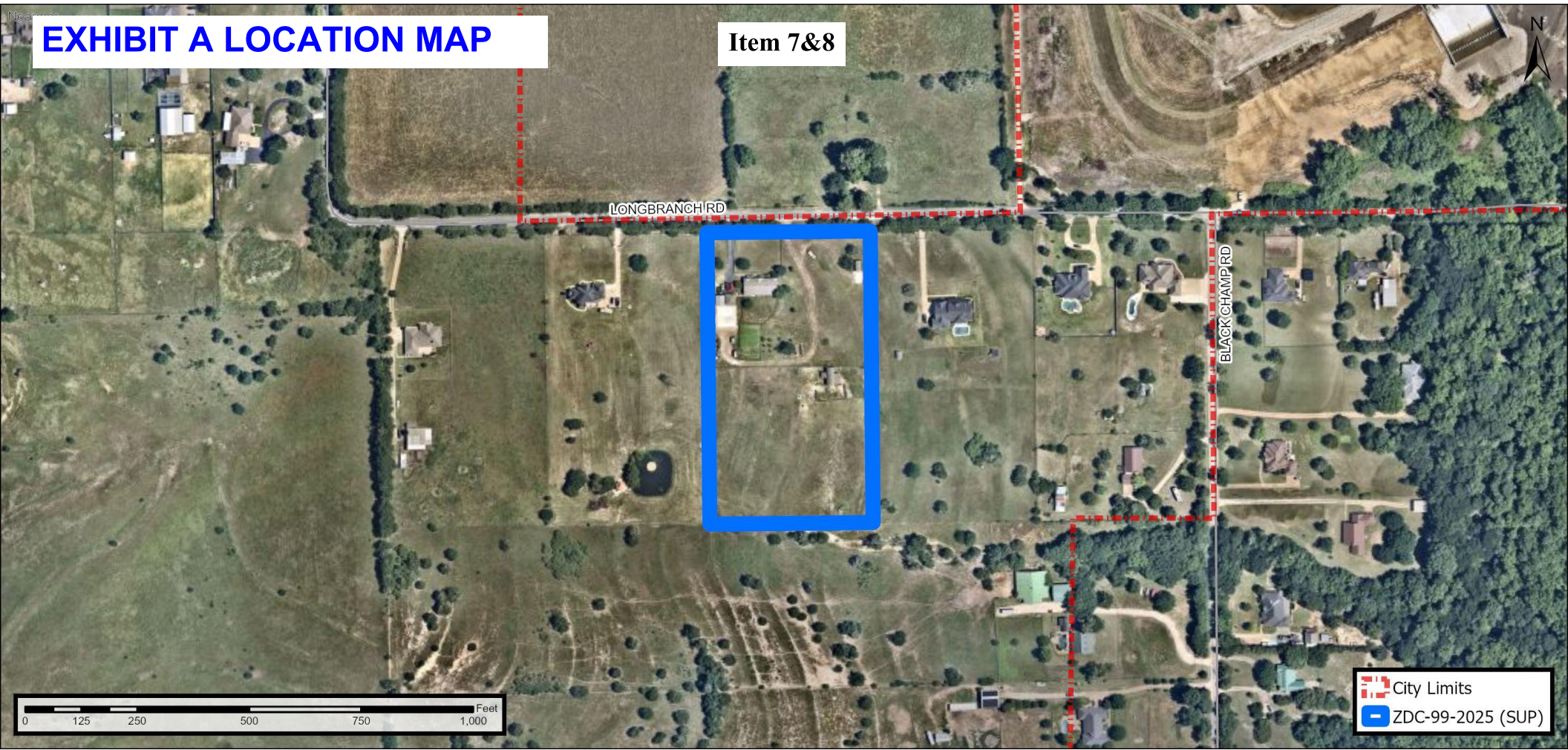
Joel Martin

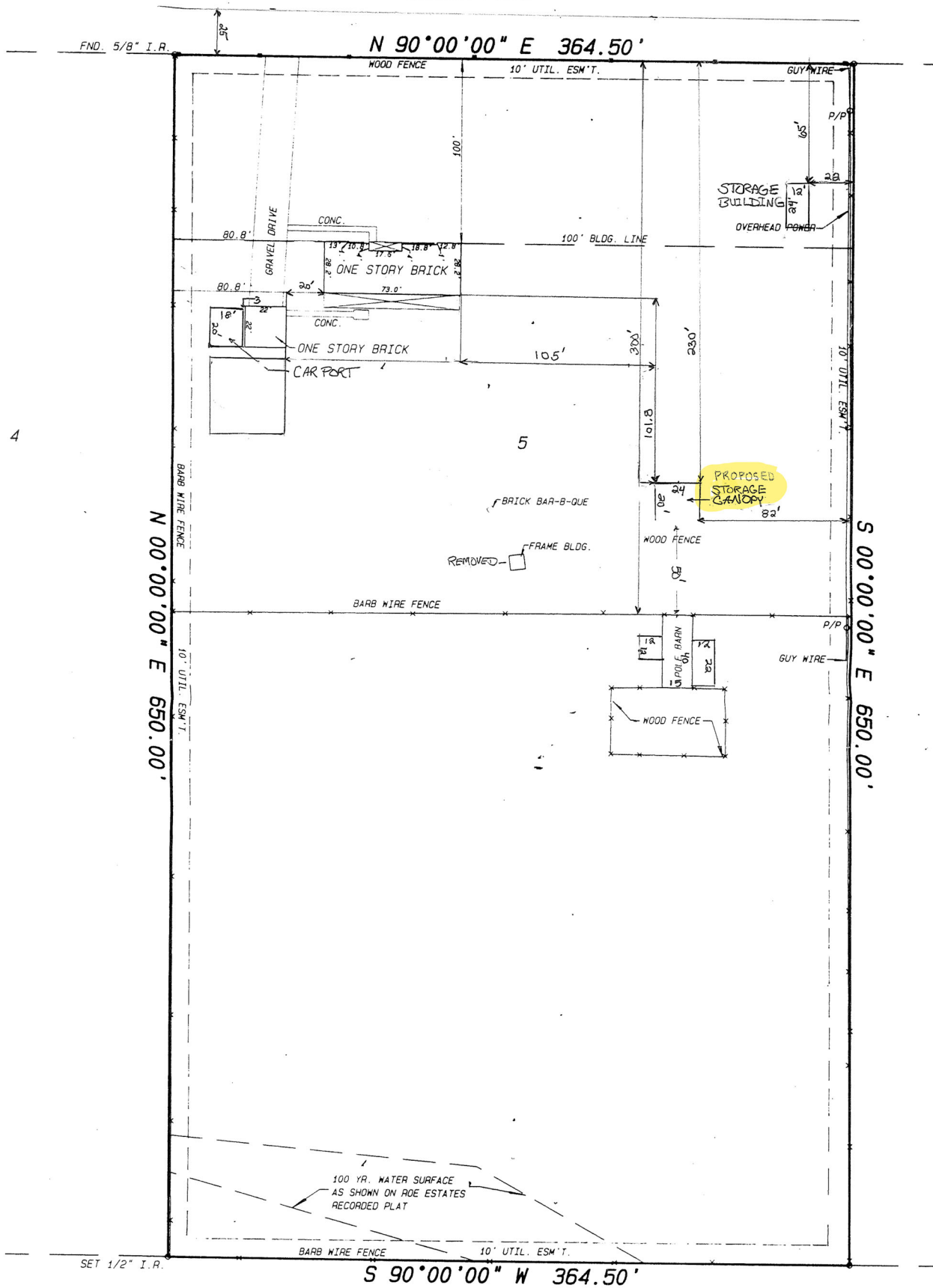
July 26, 2025

2961 Longbranch Rd.

EXHIBIT A LOCATION MAP

Item 7&8





NOTE: This tract does not appear to be within a designated 100 Yr. Flood Plain, per the Flood Insurance Rate Map, Community-Panel No. 480798-00408, Effective Date: August 19, 1987 Zone X.



FUGATE

235 E. B|
DESOTO, TEXAS 7511

Operational Plan for Storage Canopy

Location: 2951 Longbranch Rd (Lot 5 Roe Estates Phase II 5.44 acres) Zoning: SF-1

Property Owner: Linda C. Romanenko

We and our surrounding neighbors have very large lots, with our next-door neighbors each also having 5.44 acre lots, and our back neighbors having over 13 acres. Across Longbranch Road, we face approximately 600 acres of County land, currently being used as cattle pasture.

We would like to build a 480-square foot storage canopy (three-sided building) to accommodate various implements and other items related to our large garden and yard, such as tillers, riding lawn mower, irrigation hoses and accessories, various implements, vegetable totes, and drying racks.

The size of the canopy, height, location, as well as the number of accessory buildings on the property, are all in compliance with the size of our lot, per current zoning.

The open side will face the back of the property. The colors will be the same red-gray-white scheme as the house and the other accessory structures, for optimal appearance.

This canopy will be used only for storage of items as listed above. It will not be used for commercial purposes of any kind, rented out, as a dwelling, nor used in any other manner.

No utilities nor concrete floor are being installed. Mobile home anchors will be used to secure the structure.

We hope that this canopy will be met with your approval.

Thank you.

Respectfully,

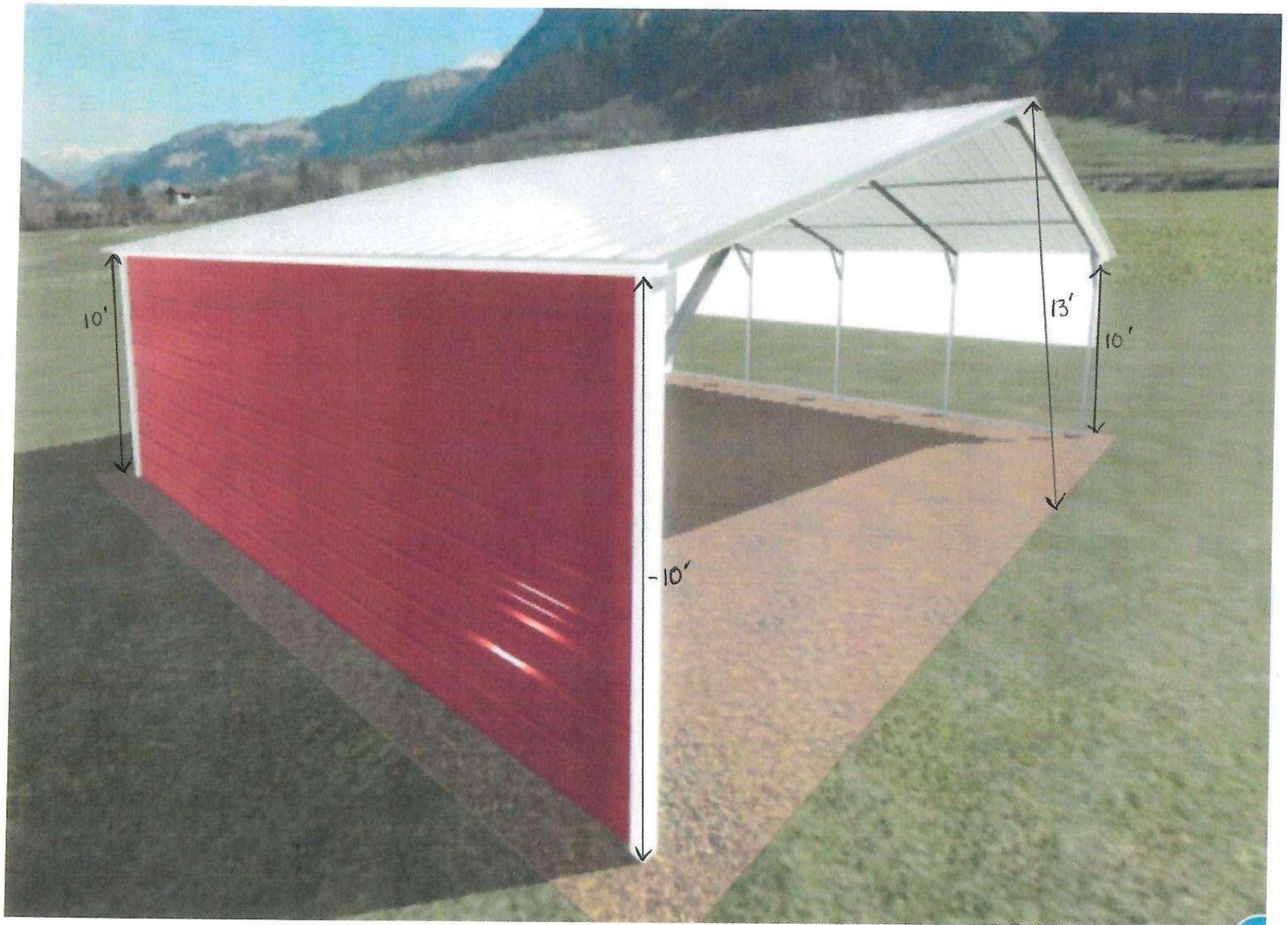
Linda C. Romanenko

7/1/25

Rev. 7/13/25: Changed "lawn tractor" to "riding lawn mower"

EXHIBIT D ELEVATION/FACADE PLAN

Item 7&8



20' L x 24' W x 13' H (at ridge)
Roof: Galvalume Gray
Siding: Red Trims: White

Building Elevations Site Plan & Colors
Surface: Existing leveled dirt Rev. 7/13/25

L. Romanenko
N.T.S. 6/30/25

Customer:

Kevin Shaffer & Linda Romanenko

Item 7&8

Date 6/30/2025



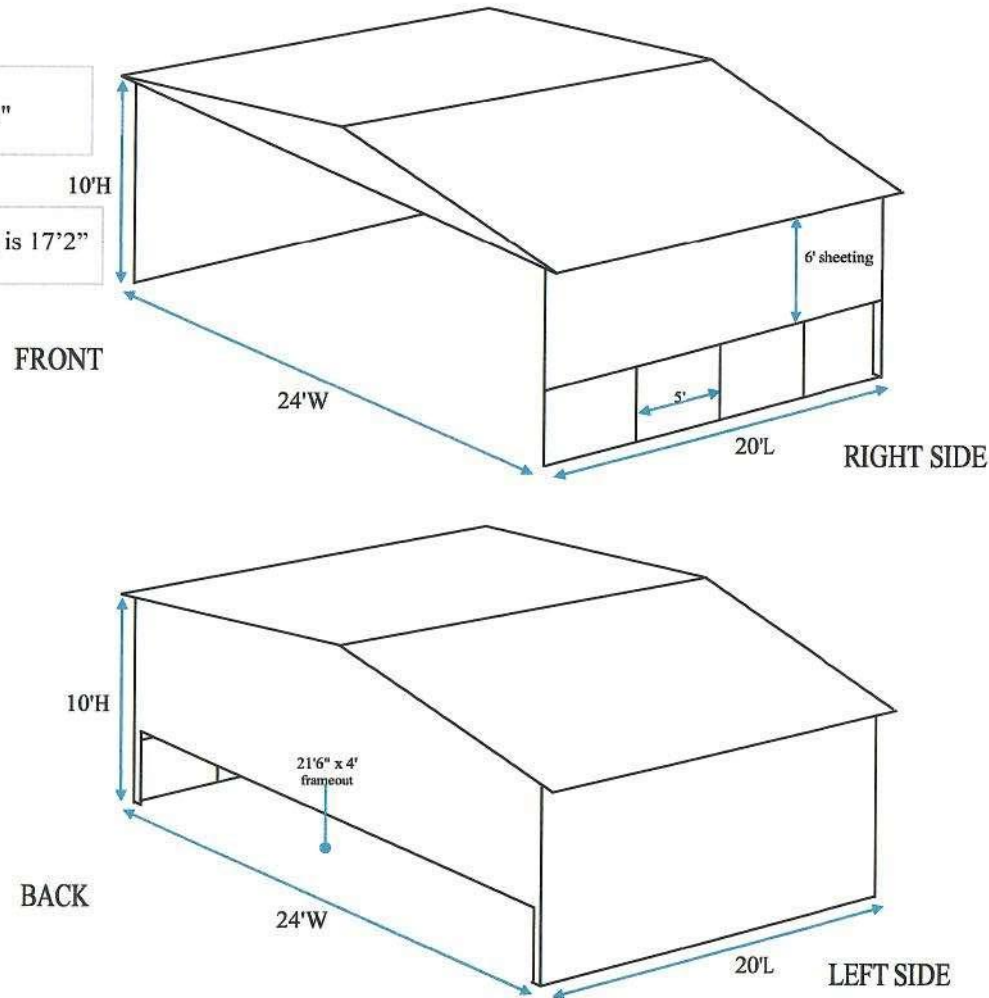
Building Design Specifications

Door and Window Locations

NOTE:

Ridge Height to be approx. 13'0"

Ridge (peak) height of primary building is 17'2"



*Note: Any revisions made to the building after signing this document that impact the drawings (ie. any changes to building dimensions, any changes to door/window/frame out locations) will result in an additional charge for revised plans and may delay the drawings. Engineering & Permitting fees are collected separately from the building deposit.

Signed

Kevin R. Shaffer & Linda C. Romanenko
Kevin Shaffer & Linda Romanenko

Date 7-13-25

*Note: Building specifications on contract supersede specifications on this document

© 2021 Eversafe Buildings

Eversafe Buildings

11175 Cicero Dr Ste 135 Alpharetta, GA 30022

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-174-2024



MEETING DATE(S)

Planning & Zoning Commission:

August 12, 2025

City Council:

September 2, 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 of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

ACTION SINCE INITIAL STAFF REPORT

On July 15, 2025, the Planning & Zoning Commission requested to continue the application to the August 12, 2025 Planning and Zoning Commission meeting so that the applicant can address concerns regarding amenities and elevations from the Planning and Zoning Commission. At the Planning and Zoning Commission meeting on July 15, 2025, the Commission voted 5-0 to continue the case to August 12, 2025 Planning and Zoning Commission meeting.

The applicant has since updated their elevations to incorporate different materials and architectural features on the rear elevations. Furthermore, the design of the central amenity area has been revised to address concerns from the Planning & Zoning Commission.

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 harkens 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:

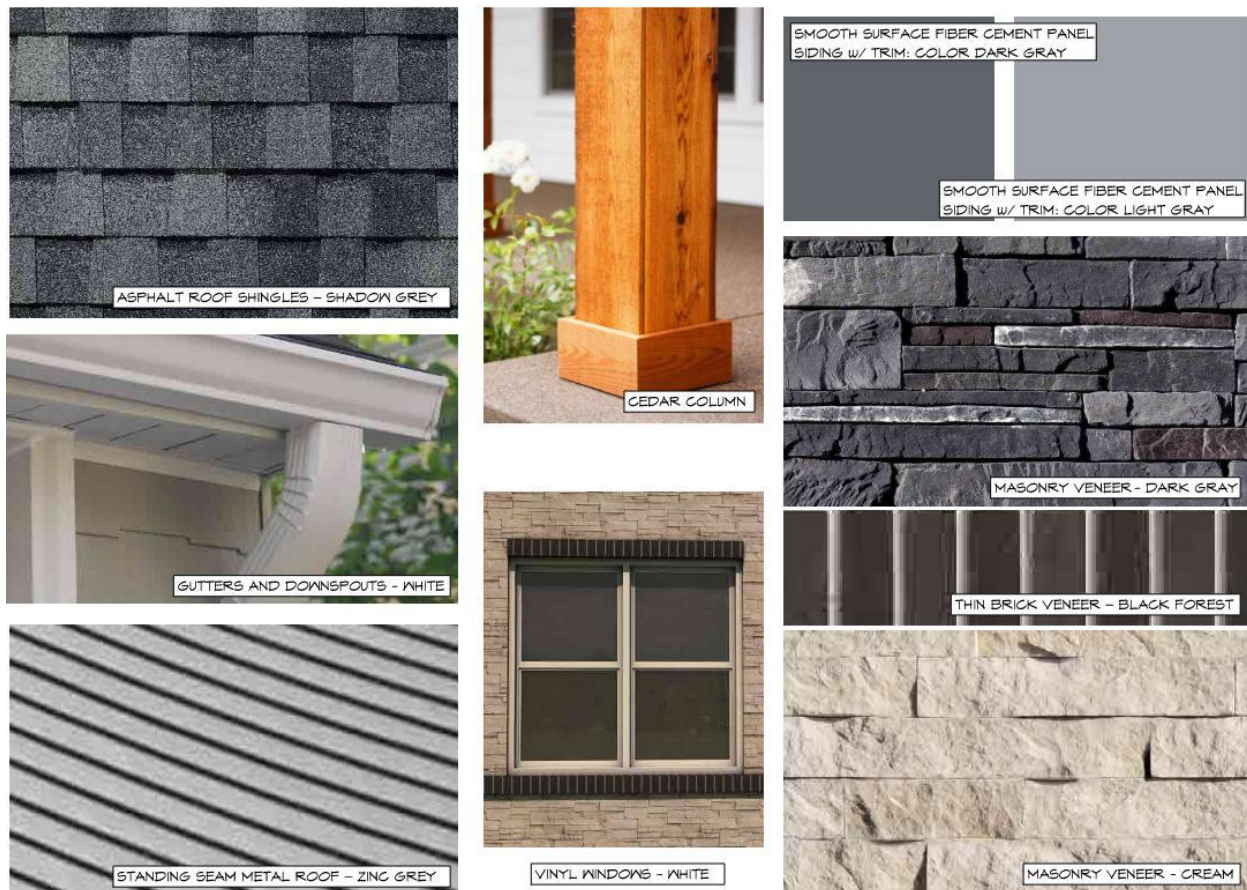
The applicant proposes a Planned Development to allow for a townhome style multi-family development with a total of sixty (60) units on 5.889 acres. This results in a density of 10.19 dwelling units per acre (DUA); which is below the maximum density of eighteen (18) DUA that is allowed by right per the 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.

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, are 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

Since the 7/15 Planning & Zoning Commission meeting, the applicant has provided updated elevations that include additional materials to provide a contrast in color while complementing the main material being used. Also, decorative gable roofs have been added to the rear elevation of each building. A rendering of each building type is 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, proposed structures of the same type all utilize the same façade plan. Staff has conveyed to the applicant that the addition of architectural accent elements to the side façade of each building can further reduce monotony concerns. The renderings below can be referenced for a look at the proposed front façade, rear façade, and building materials for an eight (8) unit building.





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 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. The applicant has provided additional landscaping on the perimeter of the amenities area and a detailed list of elements provided for the playground equipment since the previous Planning & Zoning Commission meeting.

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 five (5) 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 Property Owner shall provide a shaded structure for the playground equipment.
3. 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.
4. 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.
5. Identical building facades shall not be duplicated for use on more than one structure.
6. 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).
7. The proposed landscaping shall be maintained by the property owner, including the fenced rear yards.
8. 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.
9. 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
7. Development Standards – Exhibit F

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-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

Cynthia & Michael Barron
 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:

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: 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.

7-7-25

Date

Signature C And

Casey Waterman - Homeowner
 Printed Name and Title

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:

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: 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

DWAYNE POPE
Printed Name and Title

Date

7-8-25

Address

124 BIG BEND



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



MYERS CURTIS G & LORIE A
301 BIG BEND BLVD
WAXAHACHIE, TX 75165-1340

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 12, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, September 2, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by 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 scan the QR Code or contact the Planning Department at (469) 309-4290 or Planning@Waxahachie.com for additional information on this request.



Scan for additional information.

Case Number: ZDC-174-2024

City Reference: 174942

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on August 6, 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:

Lorie Myers

Signature

Lorie Myers - Home Owner

Printed Name and Title

7-28-2025

Date

301 Big Bend Blvd
Waxahachie, TX 75165

Address

Case Number: ZDC-174-2024

Item 9&10

City Reference: 174956

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *August 6, 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 29 2025

Comments:

Too much traffic already!
I won't feel safe with apartments behind my house

Alice Langford

Signature

7-26-25

Date

ALICE LANGFORD

Printed Name and Title

302 Big Bend Blvd.

Address



Item 9&10

EXHIBIT A - LOCATION MAP

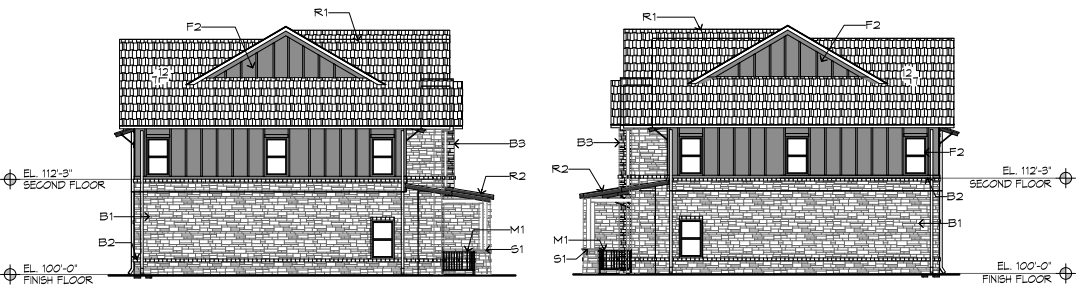
 ZDC-174-2024 (PD)



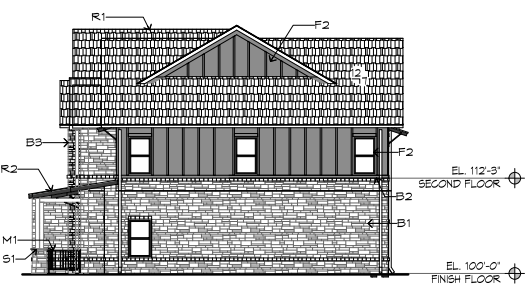
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2 8 UNIT REAR ELEVATION
SCALE: 1/8"=1'-0"



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
B1	SPLIT FACE MASONRY VENEER: COLOR CREAM
B2	MASONRY ACCENT BANDING: COLOR BLACK FOREST
B3	SPLIT FACE MASONRY VENEER: COLOR ROCKY MOUNTAIN RUNDLE
F1	SMOOTH SURFACE FIBER CEMENT PANEL SIDING w/ TRIM: COLOR LIGHT GRAY
F2	SMOOTH SURFACE FIBER CEMENT PANEL SIDING w/ TRIM: COLOR DARK GRAY
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
Waxahachie, TX
75165

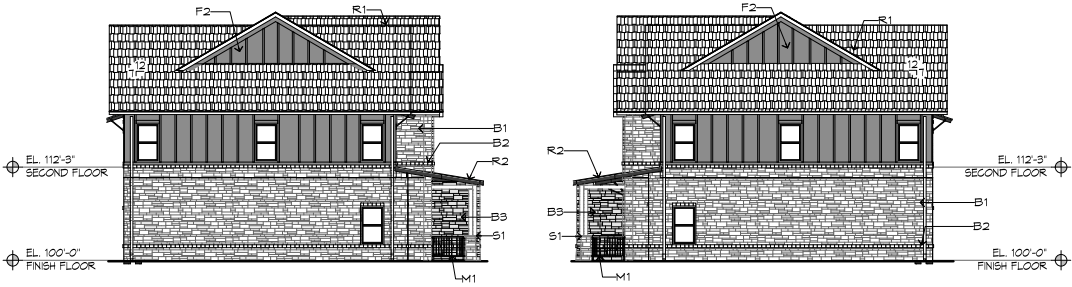
HERITAGE SQUARE TOWNHOMES, BLOCK # TBD
CURRENT ZONING - PD COMMERCIAL
PROPOSED ZONING - PD MF 1
5.884 ACRES
WAXAHACHIE / ELLIS COUNTY
2024-08-14
CASE NUMBER: _____
JOB NO. A2237
DATE: 2025-06-17



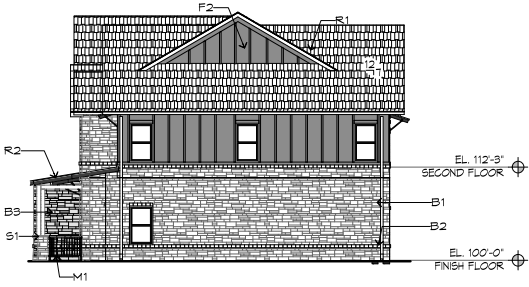
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SCALE: 1/8"=1'-0"



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



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



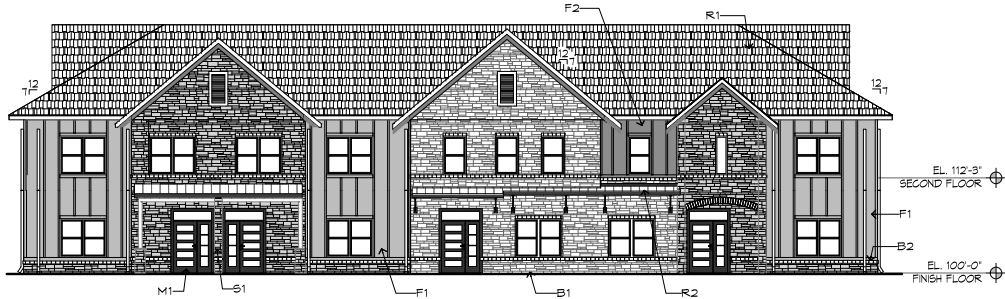
4 6 UNIT RIGHT ELEVATION
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Heritage Square Townhomes Phase - 2
501 Houston St
Waxahachie, TX
75165

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CURRENT ZONING - PD COMMERCIAL
PROPOSED ZONING - PD MF 1
5.884 ACRES
WAXAHACHIE / ELLIS COUNTY
2024-08-14
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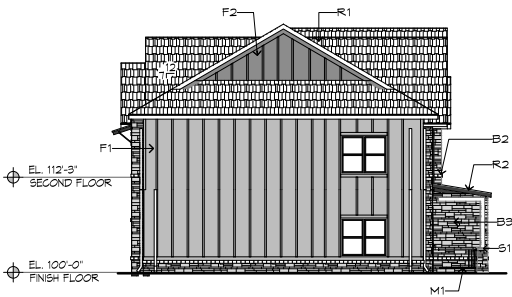
JOB NO. A2237
DATE: 2025-06-17



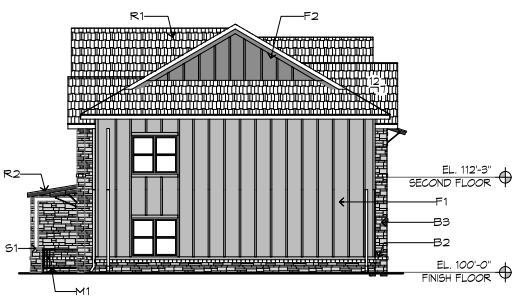
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Heritage Square Townhomes Phase - 2
501 Houston St
Waxahachie, TX
75165

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

JOB NO. A2287
DATE: 2025-06-17



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



2 AMENITIES & PLAY STRUCTURE
SCALE: N.T.S.

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
Waxahachie, TX
75165

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

JOB NO. A2287
DATE: 2025-06-17



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



2 BUILDING CLOSEUP
SCALE: N.T.S.

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
Waxahachie, TX
75165

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

JOB NO. A2287
DATE: 2025-06-17

WRIGHT GROUP

ARCHITECTS - PLANNERS, PLLC

1430 S BROADWAY STREET
CARROLLTON, TEXAS
75006
(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
Waxahachie, TX
75165

HERITAGE SQUARE TOWNHOMES, BLOCK # TBD

CURRENT ZONING - PD COMMERCIAL

PROPOSED ZONING - PD MF 1

5.884 ACRES

WAXAHACHIE / ELLIS COUNTY

2024-08-14

CASE NUMBER: _____

JOB NO. A2287

DATE 2025-06-17

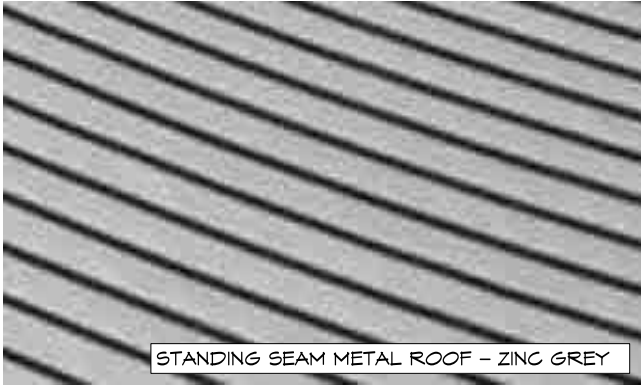
EXHIBIT B - BUILDING MATERIALS/ELEVATIONS PLAN



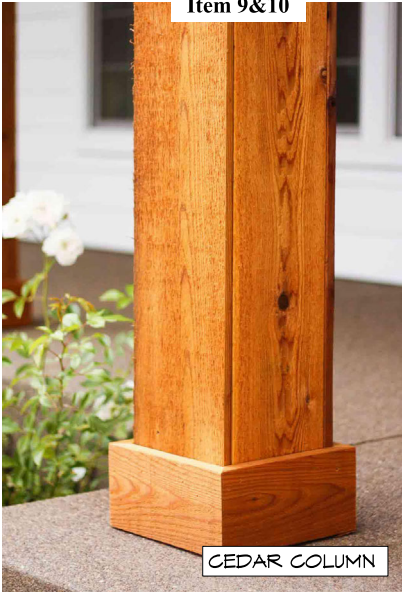
ASPHALT ROOF SHINGLES - SHADOW GREY



GUTTERS AND DOWNSPOUTS - WHITE



STANDING SEAM METAL ROOF - ZINC GREY

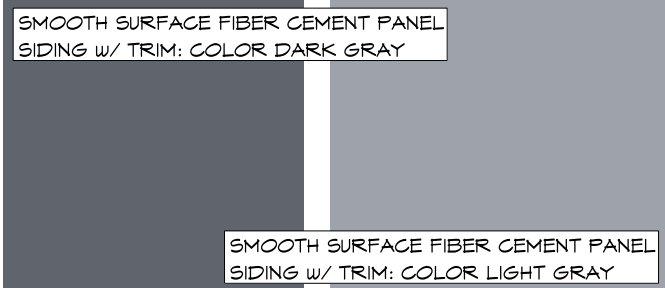


CEDAR COLUMN



VINYL WINDOWS - WHITE

Item 9&10



SMOOTH SURFACE FIBER CEMENT PANEL
SIDING w/ TRIM: COLOR DARK GRAY

SMOOTH SURFACE FIBER CEMENT PANEL
SIDING w/ TRIM: COLOR LIGHT GRAY



MASONRY VENEER - DARK GRAY



THIN BRICK VENEER - BLACK FOREST



MASONRY VENEER - CREAM

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
Waxahachie, TX
75165

HERITAGE SQUARE TOWNHOMES, BLOCK # TBD
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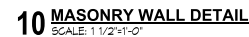
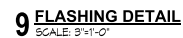
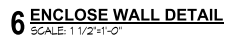
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PRINT DATE 7/20/2025

PRINT DATE 7/28/2025



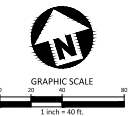
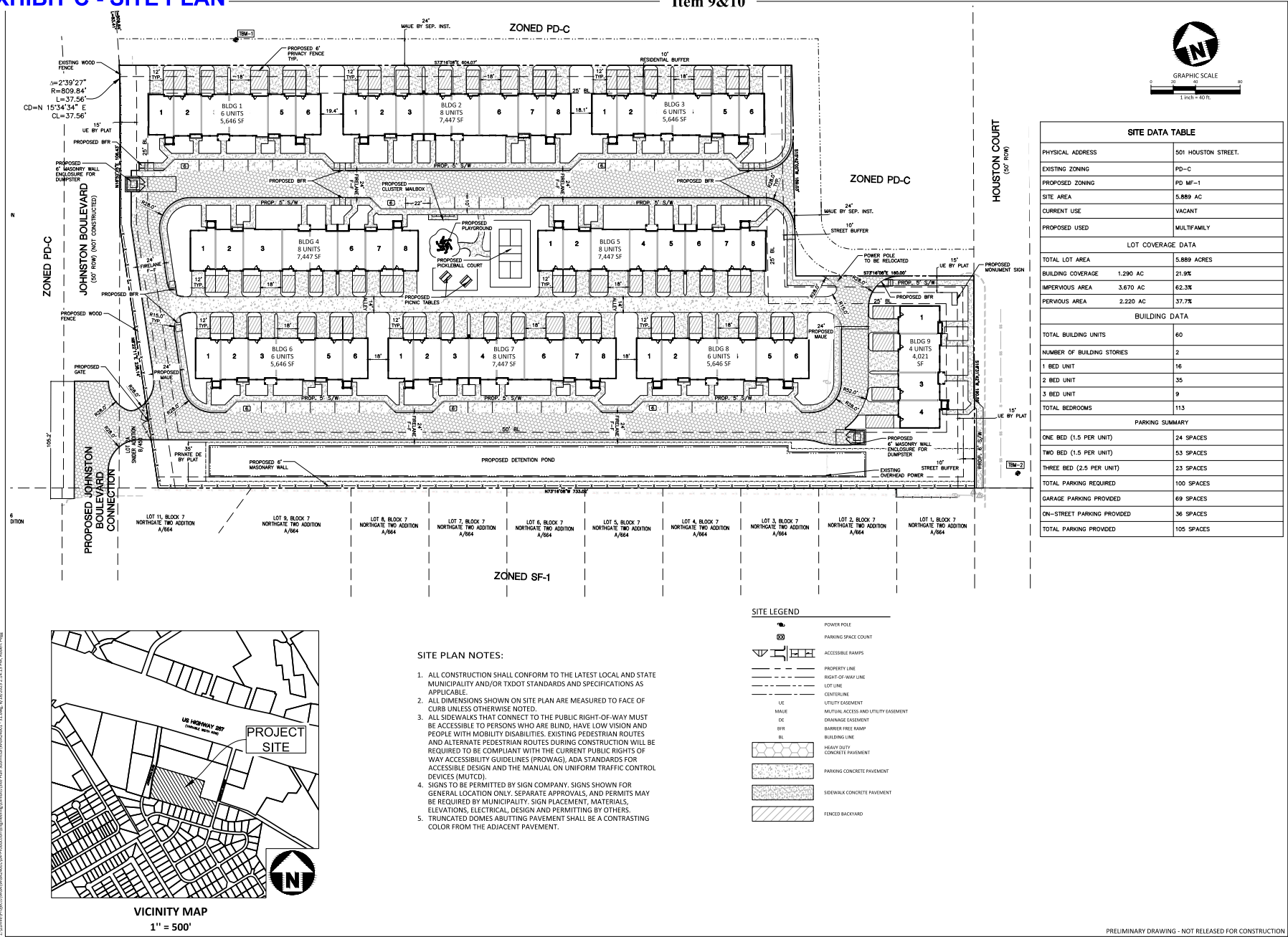
5 GATE POST DETAIL
SCALE: 1 1/2"=1'-0"



JOB NO. A2237
DATE: 2025-06-17

EXHIBIT C - SITE PLAN

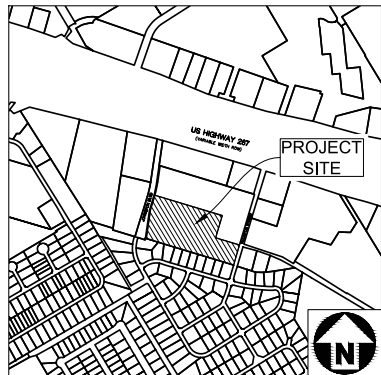
Item 9&10



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

SITE LEGEND	
	POWER POLE
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	CENTERLINE
	UTILITY EASEMENT
	MUTUAL ACCESS AND UTILITY EASEMENT
	DRAINAGE EASEMENT
	BARrier FREE RAMP
	BUILDING LINE
	HEAVY DUTY CONCRETE PAVEMENT
	PARKING CONCRETE PAVEMENT
	SIDEWALK CONCRETE PAVEMENT
	FENCED BACKYARD

- SITE PLAN NOTES:
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST LOCAL AND STATE MUNICIPALITY AND/OR TxDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
 - ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 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).
 - 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.
 - TRUNCATED DOMES ABUTTING PAVEMENT SHALL BE A CONTRASTING COLOR FROM THE ADJACENT PAVEMENT.



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.	WG24001
FILENAME	WG24001 - S1.DWG
CHECKED BY	TL
DRAWN BY	RP
SCALE	40 SCALE
DATE	2025-06-18
SHEET	

SITE PLAN

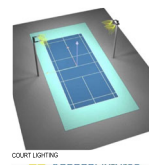
EXHIBIT D - LANDSCAPE PLAN

Item 9&10

SITE: 5.84 AC (254,390 SF).
ZONED: MF1
TOTAL IMPERVIOUS AREA = +/- 152,936 SF
TOWNHOUSE = +/- 55,147 SF
PARKING, DRIVES & DRIVE LNS = +/- 74,313 SF
SIDEWALKS, COURTS, PATIOS = +/- 23,476 SF
TOTAL = +/- 152,936 SF
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
40% OF BUILDING SF = +/- 28,197 SF
BUILDINGS 1,3,5,6 & 8 = 22,564 SF
BUILDINGS 2,4,5,6 & 7 = 29,788 SF
BUILDING 9 = 4,051 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 BUFFER = 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
9 CANOPY TREES REQUIRED AND PROVIDED
1 UNDER STORY TREE / 250 SF
113 REQUIRED AND PROVIDED

1 SHRUB / 70 SF
403 REQUIRED AND PROVIDED
15% GROUND COVER
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 = 89
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 WITH 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
10 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:
20' X 20' 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 INCLUDE 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

Access-ixtures

APTA FEATURES

Model	APTA 200 LED
Power	200W
Voltage	120V
Frequency	60Hz
Beam Angle	120°
Color Temp	5000K
Life Span	50,000 hrs
Material	Aluminum
Finish	Black
Weight	15 lbs
Dimensions	12" x 12" x 12"

AMENITIES COURT LIGHTING

Access-ixtures 800-882-2222



DOG WASTE STATION

NTS

PLAN VIEWING



PLAN VIEW

DISPENSER

DOG WASTE STATION

NTS

PLANT KEY

CANOPY TREES

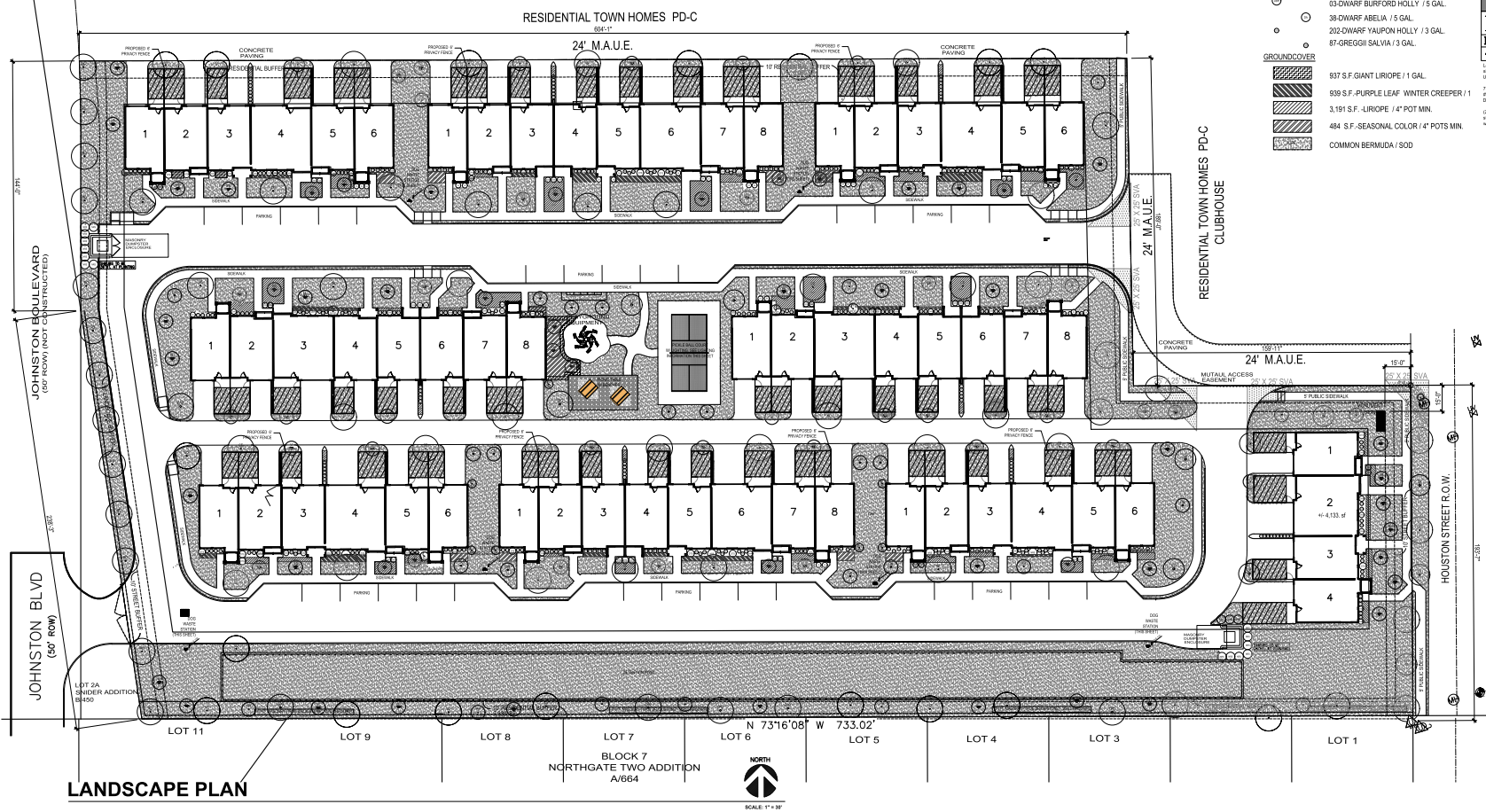
- 5 10-CHINESE PISTACHE
50% 2" CALIPER / 50% 4" CALIPER
- 7 20-RED OAK
50% 2" CALIPER / 50% 4" CALIPER
- 1/2 18-LIVE OAK
50% 2" CALIPER / 50% 4" CALIPER
- 1/2 28-CEAR ELM
50% 2" CALIPER / 50% 4" CALIPER
- 1/2 15-CHINQUAPIN OAK
50% 2" CALIPER / 50% 4" CALIPER
- ACCENT TREES
 - 22-TEXAS RED BUD / 8' HT. MIN.
 - 15-YAUPON HOLLY / 8' HT. MIN.
 - 10-EAVES NEOLACE / 8' HT. MIN.
 - 31-VITEX / 6' HT. MIN.
 - 13-POSSUMHAW HOLLY / 6' HT. MIN.
 - 22-CREPE MYRTLE / 8' HT. MIN.
 - 22-NEILLIE R. STEVENS HOLLY / 15 GAL. (MIN. 30' HT. AT PLANTING)

SHRUBS

- 8 SPARTAN JUMPER / 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-GREGG SALVIA / 3 GAL.

GROUND COVER

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



Revisions:

#	DATE	COMMENTS

PROFESSIONAL SEAL

RYBA LANDSCAPE ARCHITECTS

Steven R. Ryba

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 E - OPEN SPACE PLAN

Item 9&10

USABLE OPEN SPACE REQUIREMENTS

- (xii) **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:
- Calculations
 - For efficiency and 1-bed apartments, six hundred (600) square feet is required per apartment.
 - For apartments with two (2) or more bedrooms, an additional three hundred (300) square feet is required per additional bedroom.
 - 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.

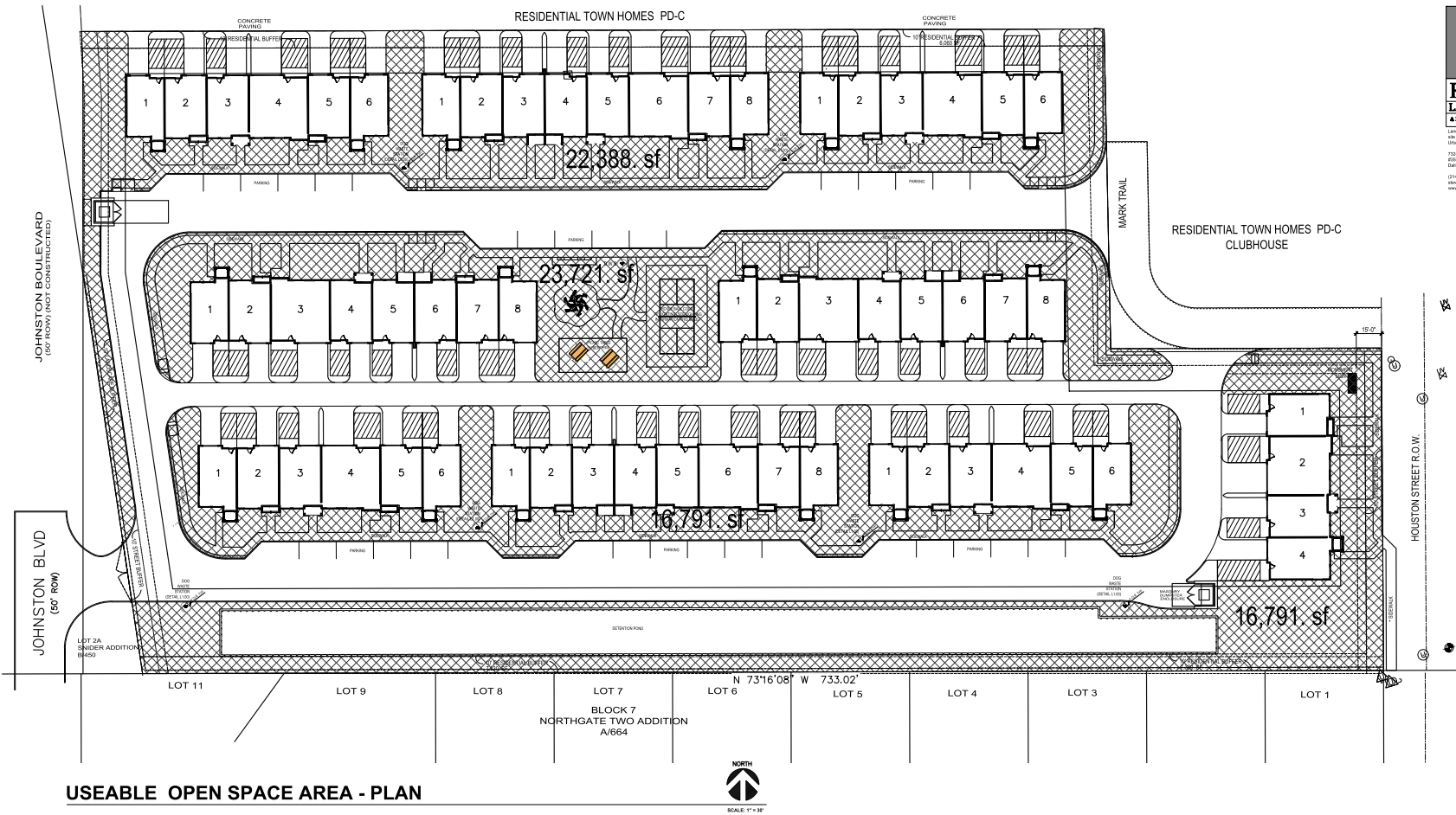
USABLE OPEN SPACE
16 - 1 BEDROOM UNITS
600 SF REQUIRED / UNIT
16 - TOTAL UNITS x 600 SF / UNIT = 9,600 SF

35 - 2 BEDROOM UNITS
900 SF REQUIRED / UNIT
35 - TOTAL UNITS x 900 SF / UNIT = 31,500 SF

TOTAL REQUIRED = 41,100 SF (9.23 AC.)

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

USABLE OPEN SPACE
DOG WASTE STATION



USEABLE OPEN SPACE AREA - PLAN



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

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.

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

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-98-2025



MEETING DATE(S)

Planning & Zoning Commission:

August 12, 2025

City Council:

September 2, 2025

CAPTION

Public Hearing on a request by Sarah Lewis, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family Residential-2 (SF-2) zoning district located at 209 Equestrian Drive. (Property ID 236359) - Owner: Sarah & Brandon Lewis (ZDC-98-2025)

RECOMMENDED MOTION

- "I move to recommend denial of ZDC-98-2025, a Specific Use Permit (SUP) for Short-Term Rental use."
- "I move to recommend approval of ZDC-98-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly."

APPLICANT REQUEST

The Applicant requests a Specific Use Permit for a Short-Term Rental use at 209 Equestrian Drive.

CASE INFORMATION

<i>Applicant:</i>	Sarah Lewis
<i>Property Owner(s):</i>	Sarah Lewis & Brandon Lewis
<i>Site Acreage:</i>	0.17 acres
<i>Current Zoning:</i>	Single-Family Residential-2 (SF-2)
<i>Requested Zoning:</i>	SF-2 with a Specific Use Permit (SUP) for a Short-Term Rental

SUBJECT PROPERTY

<i>General Location:</i>	209 Equestrian Drive
<i>Parcel ID Number(s):</i>	236359
<i>Existing Use:</i>	Residential use
<i>Development History:</i>	The subject property is platted as Lot 5, Block H of the Mustang Creek Phase One Subdivision.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-2	Single Family Residence
East	SF-2	Single Family Residence
South	SF-2	Single Family Residence
West	SF-2	Single Family Residence

Future Land Use Plan: Residential Neighborhood

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

Thoroughfare Plan: The subject property is accessible via Equestrian Drive.

Site Image:**PLANNING ANALYSIS**

The applicant requests a SUP for short-term rental use at 209 Equestrian Drive because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,696 square feet, built in 2013. The portion of the home proposed to be used as an STR has three (3) bedrooms, one (1) bathroom and enough improved surface to accommodate two (2) vehicles. The emergency contact will be residing at 2431 McAlpin Road, Midlothian, TX 76065, which is approximately 10.2 miles away from the subject property.

Planning Analysis (continued)

The applicant submitted the SUP application on July 2, 2025. The subject property is situated on an approximately 0.17 acres (7,405.2 square feet) lot. The applicant has not been operating a short-term rental. The applicant has not been paying local hotel occupancy taxes, as they have not been operating an STR. The Ellis County Appraisal District (ECAD) does identify the subject property as a Homestead. However, according to the comment response letter received by the applicant, the existing Homestead Exemption rolled over from the previous owner, and the applicant has formally put in a request with Ellis County Appraisal District to have that Homestead Exemption removed. Additionally, the applicant will not be residing at this location.

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

The applicant's local emergency contact is Kathleen Butler (936) 635-3136, Kat.butler113@gmail.com , 2431 McAlpin Road, Midlothian, TX. 76065, which is located 10.2 miles away 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, 63 notices were mailed to property owners within 500 feet of the subject property as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of two (2) letters of opposition and zero (0) letters of support were received by staff.

RECOMMENDATION

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

Conditions:

1. The applicant shall provide an updated Certificate of Insurance or the Declaration page of the insurance policy to reflect the subject property's address and the minimum coverage amount of \$1,000,000 per occurrence.
2. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
3. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
4. The short-term rental operator shall allow a maximum occupancy of eight (8) guests per stay.
5. The short-term rental operator shall provide a maximum of two (2) off-street parking spaces.
6. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
7. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.
8. The applicant shall remove their current homestead exemption at 209 Equestrian Drive.

ATTACHED EXHIBITS

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

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley

Planner

caleb.ensley@waxahachie.com

Reviewed by:

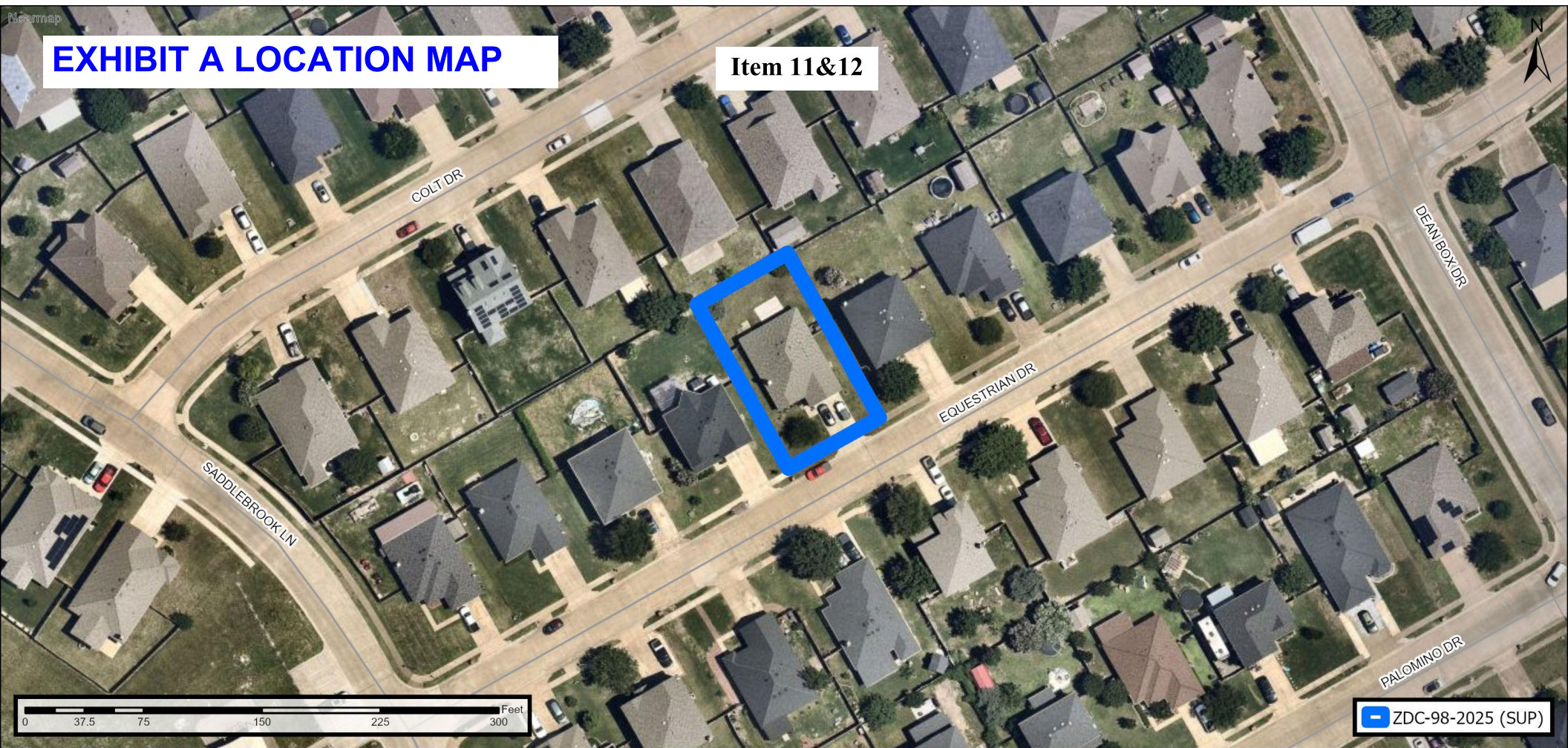
Trenton Robertson, AICP

Senior Director of Planning

Trenton.Robertson@waxahachie.com

EXHIBIT A LOCATION MAP

Item 11&12

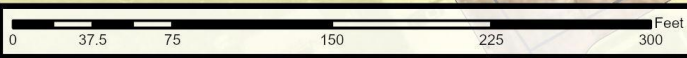


ZDC-98-2025 (SUP)

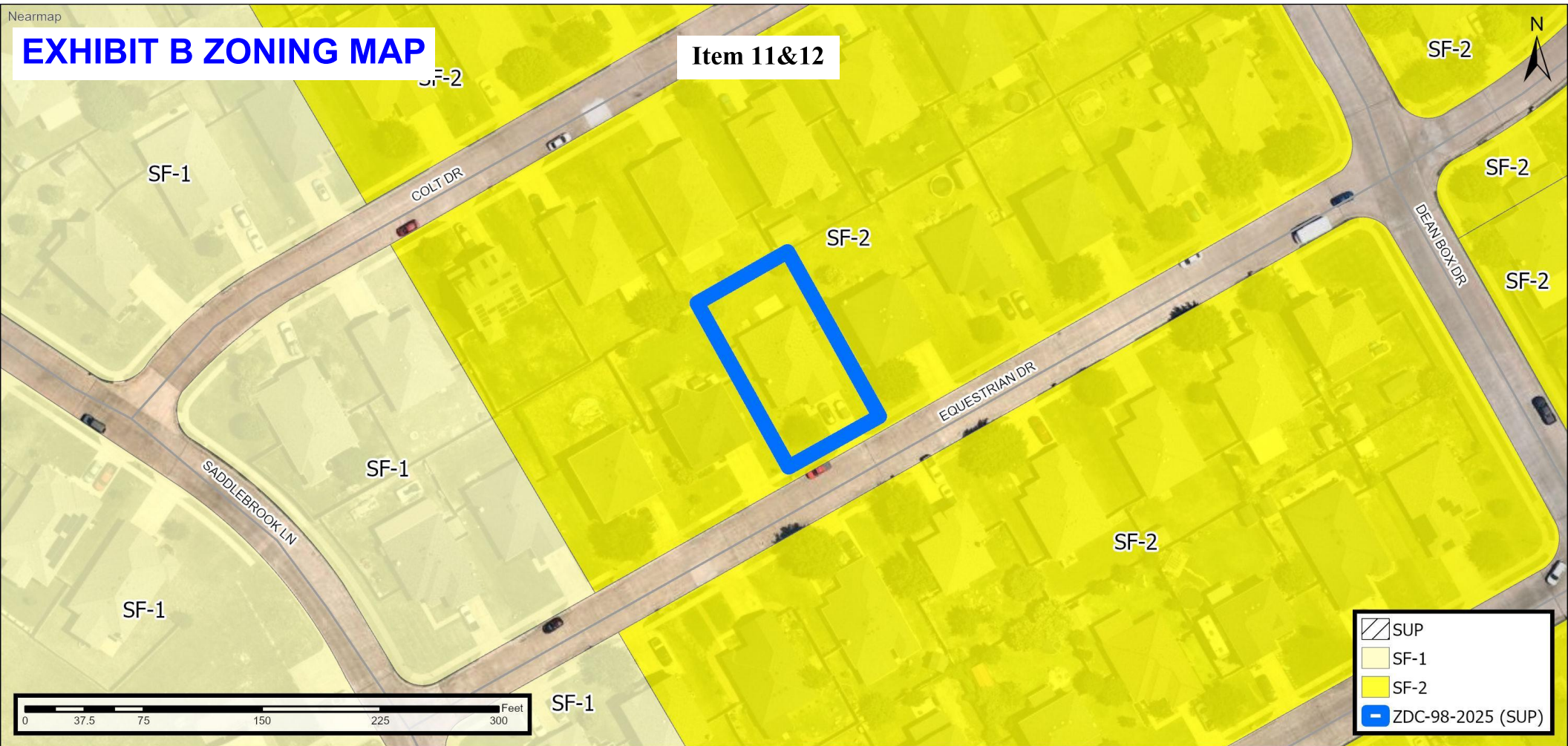
Nearmap

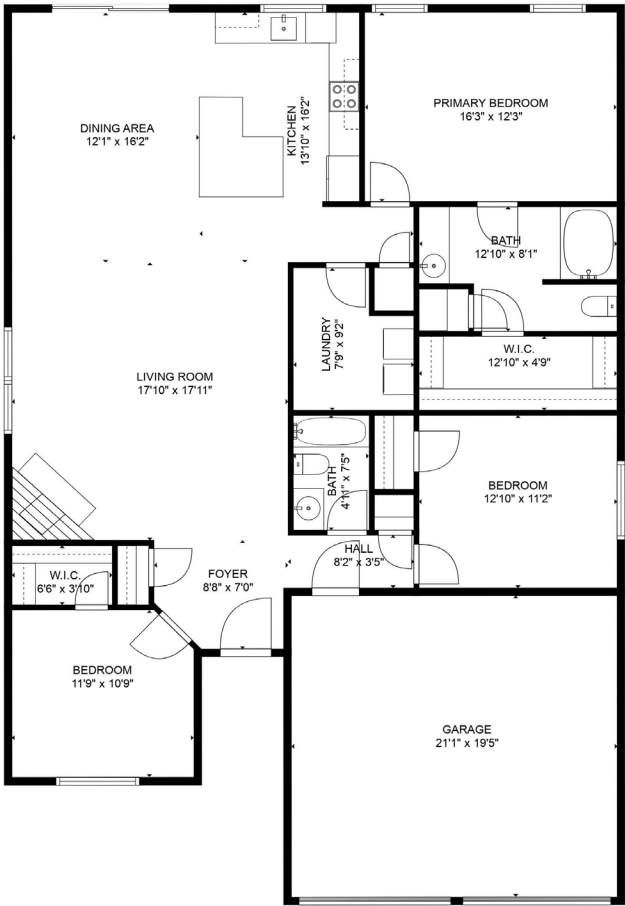
EXHIBIT B ZONING MAP

Item 11&12



	SUP
	SF-1
	SF-2
	ZDC-98-2025 (SUP)





TOTAL: 1625 sq. ft
FLOOR 1: 1625 sq. ft
EXCLUDED AREAS: GARAGE: 411 sq. ft
WALLS: 117 sq. ft

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

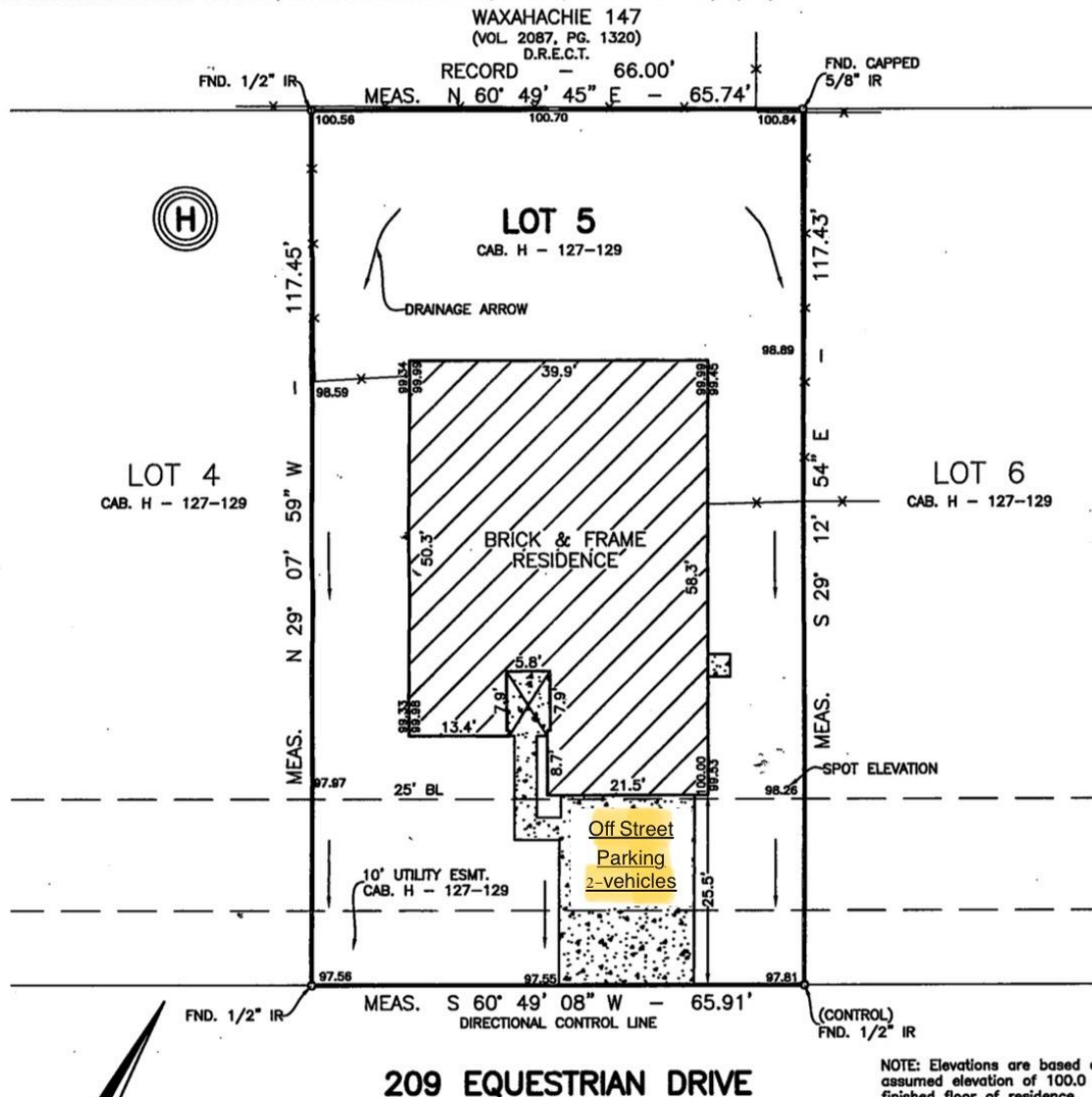
EXHIBIT D SURVEY

Item 11&12

Lot 5, in Block H, of MUSTANG CREEK, PHASE ONE, an Addition to the City of Waxahachie, Ellis County, Texas, according to the Map or Plat thereof recorded in Cabinet H, Slides 127, Plat Records, Ellis County, Texas.

There is no visible, on the ground evidence of the easements recorded in 338/616, 2165/232, 409/382, 468/42, 2121/1858, 492/444, 493/110, 539/403, 661/239, 1676/1016, 1688/1105 and 2034/627, DIRECT.

The easements recorded 1528/725, 1586/382 and 2112/1884, DIRECT, do not affect this property.



SCALE: 1" = 20'

SURVEYORS CERTIFICATION

—E—	OVERHEAD UTILITIES
—X—	FENCE
BRICK	BRICK
WOOD DECK	WOOD DECK
CONCRETE	CONCRETE

LEGEND

I, WILLIAM H. MOSS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

PROLINE

SURVEYING LTD.

www.prolinesurveyors.com

Ph# 817-276-1148 info@prolinesurveyors.com

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SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE



DRAWN BY: AC DATE: 3/28/13

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE

This survey is hereby accepted and approved.

Purchaser

Purchaser

Date

✓ General Rules

- Check-in: After 3:00 PM
- Check-out: By 11:00 AM
- Quiet hours: 10:00 PM - 7:00 AM
- No parties or events
- No unregistered guests
- No smoking

Maximum occupancy: 8 guests

🚗 Parking

- A maximum of two (2) vehicles are permitted.
- Vehicles must be parked on the driveway only.
- On-street parking is not permitted and may result in fines

🧹 Cleanliness

- Please treat the space with respect - as if it were your own.
- Wash dishes or load the dishwasher before checkout.
- Dispose of trash in designated bins.
- Alert us immediately if something breaks.

🐾 Pets

- No pets allowed

🔒 Security & Safety

- Self check-in with smart lock
- Always lock doors and windows when leaving
- Do not tamper with smoke detectors or safety devices

💻 Wi-Fi & Tech Use

- Feel free to stream or work during your stay

👉 Before You Leave

- Please place used towels in the bathroom
- Let us know if there's anything we can improve!

🚫 Violations

Failure to follow house rules may result in additional charges or removal from the property without refund.

🙏 Thank You!

We appreciate your cooperation and hope you enjoy your stay.

Contact: Sarah.lewis3292@gmail.com