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 ***Monday, September 8, 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 August 26, 2025
   b. Consider a request by Nadir Garcia, for a Replat of Lots 11A and 12C, Block 8 of the Town Addition, to create Lot 11R, Block 8 of the Rosalind Addition, 1 residential lot, being 0.097 acres, located at 400 North Jackson Street (Property ID 170656) – Owner: Rosalind Construction (SUB-121-2025)
   c. Consider a request by Tommy Mann, Winstead PC, for a Plat of the Vista de Madera Addition, 75 residential lots, being 32.564 acres, located directly south of 140 Lavender Drive, situated in the W.C. Calder Survey, Abstract 235, and the B.B. Davis Survey, Abstract 290, an addition to the City of Waxahachie (Property ID: 182275) – Owner: Vista De Madera Waxahachie (SUB-180-2024)

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 Ndorerwanayo Cesar, for a Specific Use Permit (SUP) for a Home for Aged, (Assisted Living) use within a Planned Development Single-Family-3 (PD-SF-3) zoning district located at 1107 East Ross Street (Property ID 272982) - Owner: Tammy & Robert Tanguma (ZDC-89-2025)

8. ***Consider*** recommendation of ZDC-89-2025

9. ***Public Hearing*** on a request by Gilberto Escobedo, Jr., for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-3 (SF-3) zoning district located at 104 Ryburn Street (Property ID 175937) – Owner(s): LGE Investment Homes, LLC (ZDC-101-2025)

10. ***Consider*** recommendation of ZDC-101-2025

11. ***Public Hearing*** on a request by Deanna Carter for a Zoning Change from a Future Development (FD) zoning district to a Rural Residential (RR) zoning district, located at 1183 Lone Elm Road (Property ID 180654) - Owner: Deanna Carter (ZDC-104-2025)

12. ***Consider*** recommendation of ZDC-104-2025

13. Adjourn

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

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

Planning and Zoning Commission
August 26, 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, August 12, 2025 at 7:00 p.m.

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

Commissioner David Hudgins called the meeting to order and gave the invocation.

3. Public Comments

None.

4. Consent Agenda

a. Minutes of the regular Planning & Zoning Commission meeting of August 12, 2025
b. Consider a request by Anel Rodriguez and Luis Sanchez for a Plat of Sanchez Gibson Addition, Lot 1A, Block 1, being 1 acre, located directly to the south of 747 Gibson Road, situated in the George W. Younger Survey, Abstract 1195, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 207141) – Owner: Luis Sanchez (SUB-111-2025)

Action:
Wendy Johnson moved to approve the Consent Agenda, subject to the recommendations of staff. Motion was seconded by Terry Connor and carried unanimously (4-0).

5. Public Hearing on a request by City of Waxahachie for textual amendments to the City Zoning Ordinance, Article II Administration, Section 2.04 Changes and Amendments to All Zoning Ordinances and Districts and Administrative Procedures, Article VII Supplemental Regulation, Section 7.05 Home Occupation Regulations, and to Article II Zoning Districts, Section 3.27 Short-Term Rentals (ZTA-113-2025)

Senior Planning Director Trenton Robertson presented the Item. Due to recent adoption of House Bill 24 and House Bill 2464 by the 89th Session of the Texas Legislature, the City Attorney has

advised that amendments to the Waxahachie Zoning Ordinance are necessary to maintain compliance with State law. The City Attorney has prepared an ordinance amending Section 2.04 of the Waxahachie Zoning Ordinance, related to Zoning Protests, including the repeal of City Council super-majority approval requirements when a request is denied by the Planning and Zoning Commission. The prepared ordinance also amends Section 7.05 of the Zoning Ordinance related to the definition and municipal regulation of no-impact home-based businesses. Finally, the prepared ordinance amends Section 3.27 of the Zoning Ordinance related to Short-Term Rentals to more closely align with recent litigation and court decisions around the State of Texas.

Commissioner Wendy Johnson inquired about the amendments regarding short-term rentals and Mr. Robertson clarified that short-term rentals (STRs) operating before the City's October 2023 ordinance can continue operating without obtaining a Specific Use Permit (SUP), and that the ordinance includes a definition for "party." When asked how "operating prior to" is defined, Trenton said that would likely be determined by a court, potentially based on factors like advertising, paying hotel/motel taxes, and whether the property qualifies as a legal non-conforming use.

Commissioner Jenny Bridges inquired whether a supermajority council vote is still required if a zoning case is denied. Mr. Robertson explained that new legislation removes this authority from cities. However, a supermajority vote is still required if 20% of nearby property owners oppose the case.

Commissioner Hudgins opened the Public Hearing at approximately 7:08 p.m.

Those who spoke neither in support or opposition:
Ira Tenpenny, 109 Rosa Street, Waxahachie, Texas

There being no others to speak for or against ZTA-113-2025, Commissioner Hudgins closed the Public Hearing at approximately 7:10 p.m.

6. Consider recommendation of ZTA-113-2025

Action:
Jenny Bridges moved to recommend approval of ZTA-113-2025, Zoning Ordinance Text Amendments related to Zoning Protests, Home Businesses, and Short-Term Rentals, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Wendy Johnson and carried unanimously (4-0).

7. Adjourn

There being no further business, the meeting adjourned at 7:11 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-121-2025

MEETING DATE(S)

Planning & Zoning Commission: September 8, 2025

CAPTION

Consider a request by Nadir Garcia, for a Replat of Lots 11A and 12C, Block 8 of the Town Addition, to create Lot 11R, Block 8 of the Rosalind Addition, 1 residential lot, being 0.097 acres, located at 400 North Jackson Street (Property ID 170656) – Owner: Rosalind Construction (SUB-121-2025)

RECOMMENDED MOTION

"I move to disapprove SUB-121-2025, a replat of Lots 11A and 12C, Block 8 of the Town Addition."

APPLICANT REQUEST

The applicant requests to replat the property from two (2) lots into one (1) lot to facilitate the construction of a single family home.

CASE INFORMATION

Applicant:	Nadir Garcia, Rosalind Construction
Property Owner(s):	Rosalind Construction
Site Acreage:	0.097 acres
Number of Lots:	1 lot
Number of Dwelling Units:	1 unit
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	400 North Jackson Street
Parcel ID Number(s):	170656
Current Zoning:	Single Family Dwelling-2 (SF-2)
Existing Use:	Undeveloped
Platting History:	The subject property is currently platted as Lot 11A Block 8 and Lot 12C Block 8 of the Town Addition.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to replat the subject property from two (2) lots into one (1) residential lot as part of the Rosalind Addition Subdivision. The property is located within the Infill Overlay District and is subject to the lot size and dimension requirements of the Infill District. The proposed replat meets the intent of the Infill Overlay due to the fact that the proposal combines two existing lots into a single lot where development of a single-family residence is feasible.

During the review of the replat application, staff identified technical errors that conflict with the requirements if the Waxahachie Subdivision Ordinance. Additionally, staff has identified omissions in the Replat Application that render the application incomplete and in conflict with the requirements of the Waxahachie Subdivision Ordinance. Specific items of concern include, the lack of a Replat Application form, signed and notarized Property Owner Affidavit, and Replat Application Fee. These items have been identified as reasons for disapproval below in the staff recommendation section.

RECOMMENDATION

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

Reasons for Disapproval:

1. Per Section 2.2.b of the Waxahachie Subdivision Ordinance, a complete application is required. Please provide a completed application form and Property Owner Affidavit.
2. Per Section 1.3, Of the Waxahachie subdivision ordinance a physical copy of the embossed tax certificate of the property must be provided at the time of plat filing.
3. Per Section 2.3: Perform a title search to locate all easements on the property. Label the existing easement width and recording information.
4. Per section 2.4.c.4 of the Waxahachie subdivision ordinance, show all easements on this plat. There is a 1" water line running along Pickett. If in the property, it should be within an easement.

5. Per Section 2.4.c.3 of the Waxahachie Subdivision ordinance, the correct spelling of existing is required. Please revise to "Pickett"
6. Per Section 2.4.c.4 of the Waxahachie Subdivision ordinance, only easements are required to be shown on the subject property, not build lines. Remove all build-lines.
7. Per Section 2.4.c.4 of the Waxahachie Subdivision ordinance, only easements are required to be shown on the subject property, not physical features. Remove all side-walks and electrical easements.
8. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-121-2025", revise accordingly.
9. Per Section 3.3.a of the Waxahachie Subdivision Ordinance, a 15' utility easement is required adjacent to all street rights-of-way. Remove the utility easement on the north and east sides of the property.
10. According to sections 5.6 and 5.7, fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.
11. Per section 5.8 of the Waxahachie subdivision ordinance, ensure there is a water and sewer service to this property.
12. 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 Planning and Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
    a. If comments were not satisfied, then the applicant will be notified to make corrections.
    b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

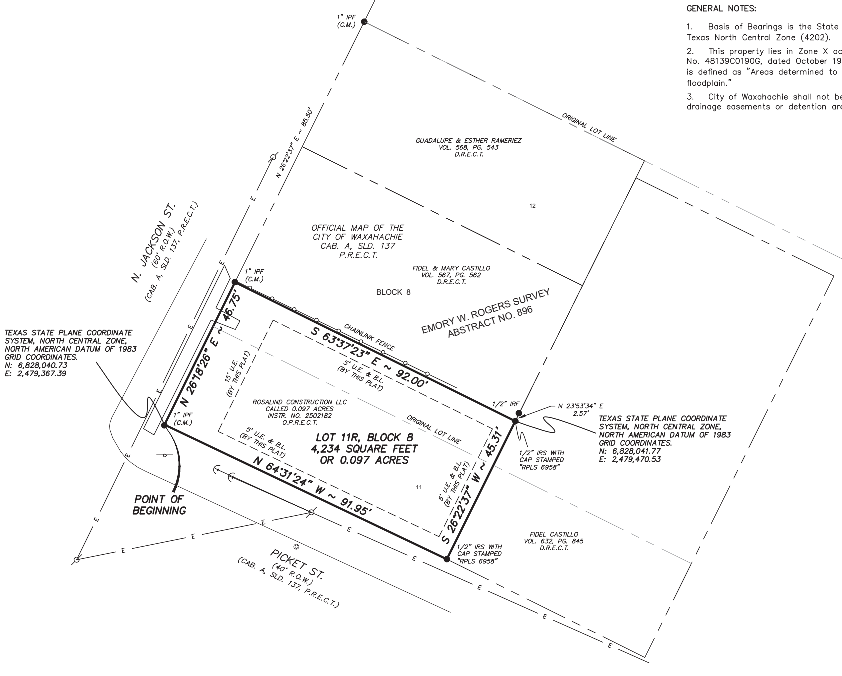
Reviewed by:
Trenton Robertson, AICP
Senior Director of Planning
trenton.robertson@waxahachie.com

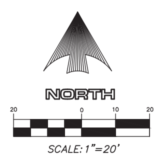
GENERAL NOTES:

1. Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).

2. This property lies in Zone X according to Flood Insurance Rate Map No. 48139C0190G, dated October 19, 2023 as published by FEMA. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

3. City of Waxahachie shall not be responsible for the maintenance of drainage easements or detention areas.





APPROVED BY: Planning and Zoning Commission, City of Waxahachie

By: ______________________ Chairperson __________ Date

______________________ Attest

OWNERS'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS Rosalind Construction LLC is the owner of a tract of land situated in the Emory W. Rogers Survey, Abstract Number 896, in the City of Waxahachie, Ellis County, Texas and embracing a portion of Lot 11 and Lot 12, Block 8 of the Official Map of the City of Waxahachie, an addition to the City of Waxahachie, Ellis County, Texas according to the plat thereof recorded in Cabinet A, Slide 137 of the Plat Records of Ellis County, Texas (P.R.E.C.T.), and being all of a called 0.097 acre tract of land described in the General Warranty Deed to Rosalind Construction, LLC, a Texas limited liability company, recorded in Instrument Number 2502182 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 1 inch iron pipe found at the intersection of the southeast line of North Jackson Street, a 60 foot wide Right of Way as shown on said Official Map of the City of Waxahachie, with the northeast line of Picket Street, a 40 foot wide Right of Way as shown on said Official Map of the City of Waxahachie, for the west corner of said 0.097 acre tract;

THENCE North 26 degrees 18 minutes 26 seconds East, along the southeast line of said North Jackson Street and the northwest line of said 0.097 acre tract, a distance of 46.75 feet to a 1 inch iron pipe found for the north corner of said 0.097 acre tract and the west corner of a tract of land described in the deed to Fidel and Mary Castillo recorded in Volume 567, Page 562 of the Deed Records of Ellis County, Texas (D.R.E.C.T.), from which a 1 inch iron pipe found for the original north corner of said Lot 12, Block 8 bears North 26 degrees 18 minutes 26 seconds East, a distance of 85.50 feet for witness;

THENCE South 63 degrees 37 minutes 23 seconds East, along the common line of said 0.097 acre tract and said tract recorded in Volume 567, Page 562, D.R.E.C.T., a distance of 92.00 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set in the northwest line of a tract of land described in the deed to Fidel Castillo recorded in Volume 632, Page 845, D.R.E.C.T. for the east corner of said 0.097 acre tract and the south corner of said tract recorded in Volume 567, Page 562, D.R.E.C.T., from which a 1/2 inch iron rod found bears North 23 degrees 53 minutes 34 seconds East, a distance of 2.57 feet;

THENCE South 26 degrees 22 minutes 37 seconds West, along the common line of said 0.097 acre tract and said tract recorded in Volume 632, Page 845, D.R.E.C.T., a distance of 45.31 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set in the northeast line of said Picket Street for the south corner of said 0.097 acre tract and the west corner of said tract Volume 632, Page 845, D.R.E.C.T.;

THENCE North 64 degrees 31 minutes 24 seconds West, along the northeast line of said Picket Street and the southwest line of said 0.097 acre tract, a distance of 91.95 feet to the POINT OF BEGINNING and containing 4,234 square feet or 0.097 acres of land, more or less.

OWNERS'S DEDICATION

STATE OF TEXAS §
COUNTY OF ELLIS §
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Rosalind Construction LLC, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as **LOT 11R, BLOCK 8, ROSALIND ADDITION**, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

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

BY:

____
Nadir Garcia
Rosalind Construction LLC

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

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

____
Notary Public in and for the State of Texas

____
My Commission Expires On:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the _______ day of _________________, 2025.

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

STATE OF TEXAS §
COUNTY OF ELLIS §

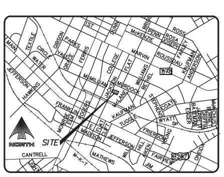
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David S. Griffin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/her executed the same for the purpose and considerations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

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

____
Notary Public in and for the State of Texas

____
My Commission Expires On:

OWNER:
ROSALIND CONSTRUCTION LLC
400 N. JACKSON
WAXAHACHIE, TEXAS
(469) 789-9322



LOCATION MAP
(NOT TO SCALE)

ABBREVIATION LEGEND

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

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

REPLAT
ROSALIND ADDITION
LOT 11R, BLOCK 8

**4,234 SQUARE FEET OR 0.097 ACRES
BEING A REPLAT OF A PORTION OF LOT 11 AND 12, BLOCK 8 OF THE OFFICIAL MAP OF THE CITY OF WAXAHACHIE, AN ADDITION TO THE CITY OF WAXAHACHIE, TEXAS AS RECORDED IN CAB. A, SLD. 137, P.R.E.C.T. AND ALL OF A TRACT OF LAND DESCRIBED TO ROSALIND CONSTRUCTION LLC RECORDED IN INSTR. NO. 2502182, O.P.R.E.C.T.**

**EMORY W. ROGERS SURVEY, ABSTRACT NO. 896
CITY OF WAXAHACHIE
1 RESIDENTIAL LOT**

CASE NO. SUB-XXXXX

AUGUST, 2025 GLS JOB NO. 25004132

SHEET 1 OF 1

Planning & Zoning Department
Plat Staff Report

Case: SUB-180-2024

MEETING DATE(S)
Planning & Zoning Commission: September 8, 2025

CAPTION
Consider a request by Tommy Mann, Winstead PC, for a **Plat** of the Vista de Madera Addition, 75 residential lots, being 32.564 acres, located directly south of 140 Lavender Drive, situated in the W.C. Calder Survey, Abstract 235, and the B.B. Davis Survey, Abstract 290, an addition to the City of Waxahachie (Property ID: 182275) – Owner: Vista De Madera Waxahachie (SUB-180-2024) Staff: Zack King

RECOMMENDED MOTION
"I move to disapprove SUB-180-2024, a Plat of the Vista de Madera Addition."

CASE HISTORY
The applicant originally submitted this Plat Application on August 27, 2024. The application proceeded to the Planning & Zoning Commission for consideration on September 24, 2024. The commission voted 7-0 to disapprove the Plat Application due to non-compliance with the Waxahachie Subdivision Ordinance. Following the aforementioned disapproval, on December 30, 2024, the applicant provided a formal response letter to staff that included a revised Plat and supplemental documentation missing from the original application. This response letter was provided to address the reasons for disapproval that were identified by the Planning & Zoning Commission on September 24, 2024.

The review of the applicant's resubmittal was completed by staff on January 7, 2025. Staff determined that the applicant's resubmittal failed to address all reasons for disapproval identified by the Planning & Zoning Commission. The resubmittal was considered at the January 14, 2025 Planning & Zoning Commission meeting. At this meeting the Planning & Zoning Commission voted 5-0 to disapprove the revised Plat submittal due to non-compliance with the Waxahachie Subdivision Ordinance.

On August 26, 2025, the applicant provided a second formal response letter to staff that included a further revised Plat and supplemental documentation missing from the original application. This response letter was provided to address the reasons for disapproval that were identified by the Planning & Zoning Commission on January 14, 2025. The review of the applicant's resubmittal was completed on August 29, 2025. After review, staff identified remaining unaddressed reasons for disapproval that are detailed further in the Recommendation section below.

APPLICANT REQUEST
The applicant requests to plat the property into 75 residential lots as the Vista de Madera Addition.

CASE INFORMATION

Applicant: Tommy Mann, Winstead PC

Property Owner(s): Vista De Madera Waxahachie

Site Acreage: 32.564 acres

Number of Lots: 75 lots

Number of Dwelling Units: 75 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **$30,000.00** (75 residential dwellings at $400.00 per dwelling).

Adequate Public Facilities: Adequate public facilities are available to the subject property via the extension of off-site water and sanitary sewer lines.

SUBJECT PROPERTY

General Location: Directly south of 140 Lavender Drive

Parcel ID Number(s): 182275

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

Existing Use: The subject property is currently undeveloped.

Platting History: A Plat was initially approved for the subject property on April 13, 2021, under case SUB-15-2021. On April 3, 2023, City Council voted to deny a Plat Approval Extension request for the subject property under case number SUB-20-2023.

A Plat Application (SUB-75-2024) for the Vista De Madera subdivision was submitted in April of 2024. After the submission of multiple Plat Extension Requests, the applicant ultimately requested to withdraw this application on July 17, 2024 before the case proceed to the Planning & Zoning Commission.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into 75 residential lots as the Vista de Madera Addition. The subject property is currently zone Single-Family-2 (SF-2) and the design of the proposed subdivision is intended to adhere to the lot size and dimension requirements of the SF-2 zoning district. The proposed plat includes right-of-way (ROW) dedication the extension of River Oaks Boulevard; which is identified as an 80' thoroughfare on the 2024 Waxahachie Thoroughfare Plan. However, a second point of access connecting to an existing public ROW has not been provided as required by the Waxahachie Subdivision Ordinance.

STAFF CONCERNS

The applicant's response letter and revised submittal have failed to address all reasons for disapproval identified by the Planning & Zoning Commission on September 24, 2024 and January 14, 2025. Each of the items listed below are still in non-compliance with the Waxahachie Subdivision Ordinance. These remaining items in non-compliance with the Waxahachie Subdivision Ordinance have been identified as reasons for disapproval in the staff recommendation section below.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends disapproval of the Plat request due to the items in non-compliance with the Waxahachie Subdivision Ordinance listed below.

Items in non-compliance:

1. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, correct name of the property owner (Vista De Madera Waxahachie, a Separate Protected Series of Tochal Investment Properties, LLC) is required to be referenced in the Owner's Certificate. (Please revise the spelling of "Tochan" to "Touchal" in the Owner's Certificate.)
2. Per Section 3.1.u of the Waxahachie Subdivision Ordinance, all subdivisions shall have at least two (2) points of access from improved public roadways. The two (2) points of access can be from a single entrance onto a public thoroughfare if the thoroughfare is divided, and if the entry into the subdivision is also divided. Otherwise, the two (2) points of access shall be from two (2) different entrances either on a single public thoroughfare or on two (2) public thoroughfares. (This design does not include a divided thoroughfare and the proposed access through Lot 9, Block A is not sufficient. Notes 7 and 9 do not suffice to address this comment.) Furthermore, Section 3.1.4.a of the Waxahachie Subdivision Ordinance requires that the subdivision shall be designed to provide adequate emergency access for public safety vehicles. 2021 IFC D107.1 More than 30 single family homes require two ways into the development. The dead-ends for future street extensions do not meet this access requirement.

ATTACHED EXHIBITS

1. Applicant Response Letter (August 26, 2025 Submittal)
2. Plat (August 26, 2025 Submittal)

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 conditions of approval.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
    a. If conditions of approval are not satisfied, 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:
Zack King, AICP
Planning Manager
zking@waxahachie.com

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

August 26, 2025

Zack King
City of Waxahachie
408 S. Rogers St.
Waxahachie, TX 75165

Via email: zking@waxahachie.com

RE: Disapproval of SUB-180-2024.

Dear Zack,

At the January 14, 2025 Planning and Zoning Commission meeting, the Commission voted to conditionally disapprove plat application SUB-180-2024 VISTA DE MADERA ADDITION, as per Section 212.0091 of the Texas Local Government Code. This letter is an appeal pursuant to Chapter 212.0093 of the Texas Local Government Code and provides a written response to the various conditions for disapproval offered by the city in the letter attached (the "City's Disapproval Letter") pursuant to Chapter 212.0091.

The bullet-point list below is an exact copy of the reasons for disapproval for SUB-180-2024 contained in the City's Disapproval Letter. Please see our written responses in blue to each condition, as follows:

1. Per 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

   Applicant Response: Applicant has paid the filing fee as of the date of this appeal. Correspondence with city staff confirming the same is attached for reference.

2. Per Section 2.2.e of the Waxahachie Subdivision Ordinance, written verification, such as a notarized statement, is required to be provided as part of proof for the subject property. Provide a signed and notarized Property Owner Affidavit, completed by the owner of the subject property. The Property Owner Affidavit provided with the initial Plat Application is not signed by the property owner (Vista De Madera Waxahachie).

   Applicant Response: Owner information has been added to the affidavit. Once again, please see attached signed and notarized affidavit.

3. Per Section 4.3.a of the Waxahachie Subdivision Ordinance, a property/homeowner's association is required to be established with this subdivision due to the presence of private

landscaping and screening improvements. Conditions, Covenants and Restrictions (CCR's) and the association documents (articles of incorporation and by-laws) are required to be submitted to the City for review with the Plat application and approval by the Planning & Zoning Commission. Officially recorded copies of the CCR's and association documents (articles of incorporation and by-laws) have not been provided to staff.

Applicant Response: An HOA has been established, and all relevant, fully executed formation documents, including the CCR's and articles of incorporation, were submitted previously for review by the City. Comment above requesting recordation of those documents is new and was not among the initial reasons given for denial of plat application.

4. Per Section 2.4.c.7 of the Waxahachie Subdivision Ordinance, the name and address of the correct property owner is required to be provided.

   Applicant Response: The complete name and address of the property owner has been added to the revised plat. Please see attached.

5. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, correct name of the property owner (Vista De Madera Waxahachie) is required to be referenced in the Owner's Certificate.

   Applicant Response: The correct and complete name of the property owner has been added to the Owner's Certificate. Please see attached.

6. Per Section 2.4.c.25.vi of the Waxahachie Subdivision Ordinance, a signature block for the correct property owner (Vista De Madera Waxahachie) is required to be provided.

   Applicant Response: Signature block for the correct property owner has been added to the revised plat. Please see attached.

7. Per Section 3.1.c.3 of the Waxahachie Subdivision Ordinance, provide an updated TIA with this phase added.

   Applicant Response: Per recent meetings between the project engineer and city staff, we understand that the City has now agreed that no update is required to the TIA.

8. Per Section 5.7.a.3 of the Waxahachie Subdivision Ordinance, the masonry screening walls, landscape buffer, and irrigation infrastructure required along River Oaks Boulevard must be maintained in perpetuity by the HOA. Add a note to stating that HOA maintenance of the masonry screening wall, landscaping, and irrigation infrastructure located within the 10' LE and 5' WME along River Oaks Boulevard shall be maintained by the HOA.

   Applicant Response: Applicant had added this note (*i.e.*, Subdivision Note no. 8) already in its previous resubmitted. As noted in our Response No. 3 above, the HOA formation documents have already been finalized and submitted to staff for review.

9. Per Section 3.1.u of the Waxahachie Subdivision Ordinance, all subdivisions shall have at least two (2) points of access from improved public roadways. The two (2) points of access can be from a single entrance onto a public thoroughfare if the thoroughfare is divided, and if the entry into the subdivision is also divided. Otherwise, the two (2) points of access shall be from two (2) different entrances either on a single public thoroughfare or on two (2) public thoroughfares. (This design does not include a divided thoroughfare.) Furthermore, Section 3.1.4.a of the Waxahachie Subdivision Ordinance requires that the subdivision shall be designed to provide adequate emergency access for public safety vehicles. 2021 IFC D107.1 More than 30 single family homes require two ways into the development. The dead-ends for future street extensions and proposed access easement do not meet this access requirement.

   Applicant Response: The access easement that had connected the property with the River Oaks ROW to the north has now been dedicated to the city as public ROW by Blue Blonnet Trails Homeowners Association via warranty deed (Record No. 2526145). As such, the Property now has two (2) points of access onto a public thoroughfare(s). Please see copy of recorded ROW warranty deed attached.

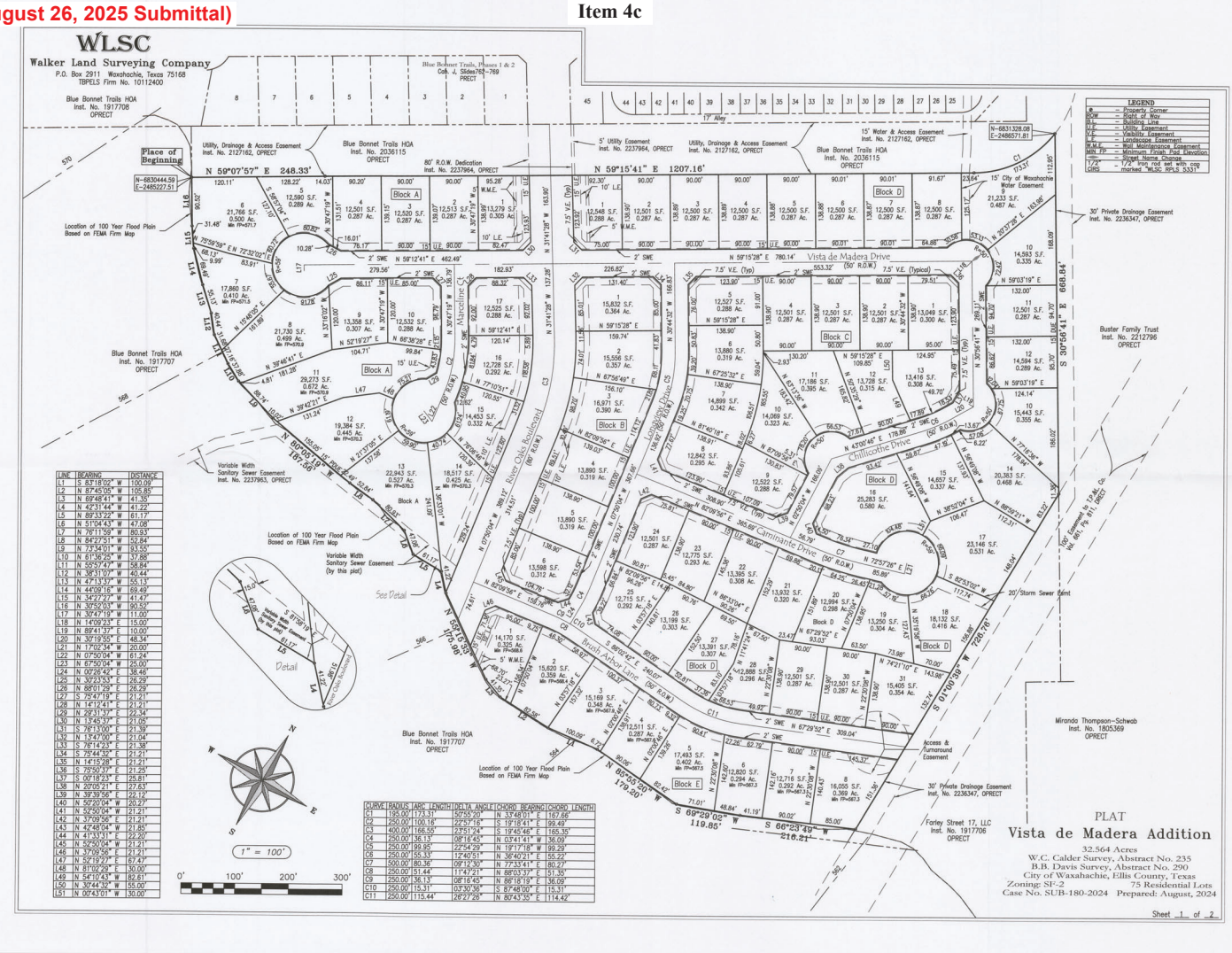
Per the requirements of Texas Local Government Code 212.0095(a), you must respond with any objections within 15 days of this appeal, or the plat is deemed approved as a matter of law.

Sincerely,

Tommy Mann, *Attorney for the Applicant*
Shareholder, Winstead P.C.

Plat (August 26, 2025 Submittal)

Item 4c



LINE	BEARING	DISTANCE
L1	S 83°18'02" W	100.09'
L2	N 87°45'05" W	105.85'
L3	N 69°48'41" W	41.35'
L4	N 42°31'44" W	41.22'
L5	N 89°33'22" W	61.17'
L6	N 51°04'43" W	47.08'
L7	N 76°11'59" W	80.93'
L8	N 84°27'51" W	52.84'
L9	N 73°34'01" W	93.55'
L10	N 61°36'25" W	37.88'
L11	N 59°57'47" W	58.84'
L12	N 38°31'07" W	40.44'
L13	N 47°13'37" W	55.13'
L14	N 44°09'16" W	69.49'
L15	N 34°27'27" W	41.47'
L16	N 30°52'03" W	90.52'
L17	N 30°47'19" W	11.00'
L18	N 14°09'23" E	15.00'
L19	N 89°41'37" E	10.00'
L20	N 30°19'55" E	48.34'
L21	N 17°02'54" W	20.00'
L22	N 07°50'04" W	61.24'
L23	N 67°50'04" W	25.00'
L24	N 00°26'42" E	38.46'
L25	N 30°23'53" E	26.29'
L26	N 88°01'29" E	26.29'
L27	S 75°47'19" E	21.21'
L28	N 14°12'41" E	21.21'
L29	N 29°31'37" E	22.34'
L30	N 13°45'37" E	21.05'
L31	S 76°13'00" E	21.39'
L32	N 13°47'00" E	21.04'
L33	S 76°14'23" E	21.38'
L34	S 75°44'32" E	21.21'
L35	N 14°15'28" E	21.21'
L36	S 75°50'17" E	21.25'
L37	S 00°18'23" E	25.81'
L38	N 20°05'21" E	27.83'
L39	N 39°39'56" E	22.12'
L40	N 50°20'04" W	20.27'
L41	N 52°50'04" W	21.21'
L42	N 37°09'56" E	21.21'
L43	N 42°48'04" W	21.85'
L44	N 41°33'11" E	22.20'
L45	N 52°50'04" W	21.21'
L46	N 37°09'56" E	21.21'
L47	N 52°19'27" E	67.47'
L48	N 81°02'29" E	30.00'
L49	N 54°10'43" W	82.61'
L50	N 30°44'32" W	55.00'
L51	N 00°43'01" W	30.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	195.00'	173.31'	50°55'20"	N 33°48'01" E	167.66'
C2	250.00'	100.18'	22°57'16"	S 19°18'41" E	99.49'
C3	400.00'	166.55'	23°51'24"	S 19°45'46" E	165.35'
C4	250.00'	36.13'	08°16'45"	N 03°41'41" W	36.09'
C5	250.00'	99.95'	22°54'29"	N 19°17'18" W	99.29'
C6	250.00'	55.33'	12°40'51"	N 36°40'21" E	55.22'
C7	500.00'	80.36'	09°12'30"	N 77°33'41" E	80.27'
C8	250.00'	151.44'	11°42'21"	N 88°03'37" E	51.35'
C9	250.00'	36.13'	08°16'45"	N 86°18'19" E	36.09'
C10	250.00'	15.31'	03°30'36"	S 87°48'00" E	15.31'
C11	250.00'	115.44'	26°27'26"	N 80°43'35" E	114.42'

Plat (August 26, 2025 Submittal)

Item 4c

WLSC

Walker Land Surveying Company
P.O. Box 2911 Waxahachie, Texas 75168
TBPELS Firm No. 10112400

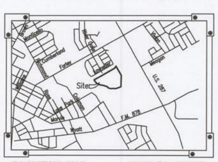
SUBDIVISION NOTES

1. No building shall be constructed until Plat is accepted and filed with Ellis County.
2. Current Zoning: SF–2.
3. Lots 14–17, Block A and Lots 1–6, Block B face River Oaks Boulevard. No driveways shall front River Oaks Boulevard.
4. No portion of this property lies within a 100 year flood plain according to the Flood Insurance Rate Map for Ellis County. Map# 48139C0190 G, dated October 19, 2023.
5. Basis of Bearings: Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.
6. Per Section 5.6 and 5.7 of the City's subdivision ordinance: fences, retaining walls and screening walls shall not be placed within public utility easements.
7. The second entry will be provided via a split entry pavement section within the proposed 80' River Oaks Blvd R.O.W.
8. The masonry screening walls, landscape buffer, and irrigation infrastructure located within the 10' Landscape Easement and 5' Wall Maintenance Easement along River Oaks Boulevard shall be maintained by the HOA.
9. Proposed offsite 50' Access & Firelane Easement may be dedicated as right of way once this plat has been accepted and recorded.

Owner/Developer: Vista De Madera Waxahachie,
a Separate Protected Series of
Tochal Investment Properties LLC
6255 Woodland Drive
Dallas, Texas, Texas 75225
Contact: Dalton Bradbury (469) 383–5939

Engineer: Atlas Associates, Inc.
P.O. Box 185
Milford, Texas 76670
Contact: Alan Lauhoff, PE (972) 921–4206

Surveyor: Walker Land Surveying Company
P.O. Box 2911
Waxahachie, Texas 75168
Contact: Shawne Walker, RPLS (214) 317–0379



LOCATION MAP **NOT TO SCALE**

OWNER'S CERTIFICATE
State of Texas
County of Ellis

Whereas, Vista De Madera Waxahachie, a Separate Protected Series of Tochan Investment Properties, LLC are the owners of that certain parcel of land situated in the W.C. CALDER SURVEY, ABSTRACT NO. 235 and in the B.B. DAVIS SURVEY, ABSTRACT NO. 290, Ellis County, Texas, and being all of the tract of land conveyed to Vista De Madera, Waxahachie by Correction Special Warranty Deed recorded in Instrument Number 2413376 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for west corner of said Vista De Madera Tract and the south corner of the tract of land conveyed to Blue Bonnet Trails HOA by Deed recorded in Instrument Number 2036115, OPRECT;

THENCE along the northwest line of said Vista De Madera Tract and the southeast line of said HOA Tract as follows:
N 59°07'57" E, a distance of 248.33 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner; and
N 59°15'41" E, a distance of 1207.16 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" at the beginning of a curve top the left having a radius of 195.00 feet and a central angle of 50°55'20";

THENCE along the arc of said curve and continuing along the northwest line of said Vista De Madera Tract and the southeast line of said HOA Tract, a distance of 173.31 feet (Long Chord – N 33°48'01" E, 167.66 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" in the southwest line of the tract of land conveyed to Buster Family Trust by Deed recorded in Instrument Number 2212796, OPRECT for the north corner of said Vista De Madera Tract;

THENCE S 30°56'41" E, along the northeast line of said Vista De Madera Tract and the southwest line of said Buster Tract, a distance of 668.84 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for an angle corner of said Blue Bonnet Trails Tract and the north corner of the tract of land conveyed to Farley Street 17, LLC by Deed Recorded in Instrument Number 1917706, OPRECT1917706;

THENCE S 01°00'39" W, along the east line of said Vista De Madera Tract and the west line of said Farley Street Tract, a distance of 726.76 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for the southeast corner of said Vista De Madera Tract;

THENCE along the south line of said Vista De Madera Tract as follows:
S 66°23'49" W, a distance of 216.21 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
S 69°29'02" W, a distance of 119.85 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 85°55'20" W, a distance of 179.20 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
S 83°18'02" W, a distance of 100.09 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 87°45'05" W, a distance of 105.85 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 69°48'41" W, a distance of 41.35 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 55°15'33" W, a distance of 175.98 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 42°31'44" W, a distance of 41.22 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 89°33'22" W, a distance of 61.17 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 51°04'43" W, a distance of 47.08 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 76°11'59" W, a distance of 80.93 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 84°27'51" W, a distance of 52.84 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 80°05'19" W, a distance of 187.56 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 73°34'01" W, a distance of 93.55 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 61°36'25" W, a distance of 37.88 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 55°57'47" W, a distance of 58.84 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 38°31'07" W, a distance of 40.44 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 47°13'37" W, a distance of 55.131 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 44°09'16" W, a distance of 69.49 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 34°27'27" W, a distance of 41.47 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner; and
N 30°52'03" W, a distance of 90.52 feet to the PLACE OF BEGINNING, and containing 32.564 acres of land as surveyed on the ground.

APPROVED BY: Planning and Zoning Commission
City of Waxahachie

By:

____
Chairperson

____
Attest

Surveyor's Declaration

KNOW ALL MEN BY THESE PRESENTS

That I, J. Shawne Walker, do hereby certify that I have prepared this Plat from an actual and accurate survey made on the ground and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Waxahachie, Texas.

FOR INSPECTION PURPOSES ONLY.
AND IN NO WAY OFFICIAL OR
APPROVED FOR RECORD PURPOSES.

____
J. Shawne Walker, R.P.L.S.
Texas Registration No. 5331

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Vista De Madera Waxahachie, a Separate Protected Series of Tochan Investment Properties, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as the Plat of Vista de Madera, an addition in the City of Waxahachie, Ellis County, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat.

No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may be also 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 purposes of construction, reconstruction, 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 is approved subject to all platting ordinances, rules, regulations and resolutions of the the City of Waxahachie, Texas.

Witness my hand this the ______ day of _______________, 2025.

By:

____
Mohammad Shahkarami
Vista De Madera Waxahachie, a Separate Protected Series of Tochal Investment Properties LLC

State of Texas:

Before me the undersigned authority, a notary public in and for the state on this day personally appeared Mohammad Shahkarami, Vista De Madera Waxahachie, a Separate Protected Series of Tochan Investment Properties, LLC, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity stated.

Given under my hand and seal of office this the ______ day of

_______________, 2025.

____
Notary Public

PLAT
Vista de Madera Addition
32.564 Acres
W.C. Calder Survey, Abstract No. 235
B.B. Davis Survey, Abstract No. 290
City of Waxahachie, Ellis County, Texas
Zoning: SF-2 75 Residential Lots
Case No. SUB-180-2024 Prepared: August, 2024

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-75-2025

MEETING DATE(S)

Planning & Zoning Commission: September 8, 2025
City Council: October 6, 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 Single Family-1 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. At the Planning and Zoning Commission meeting on August 12, 2025, the Commission voted 6-0 to continue the case to September 8, 2025 Planning and Zoning Commission 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: 29.21 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.

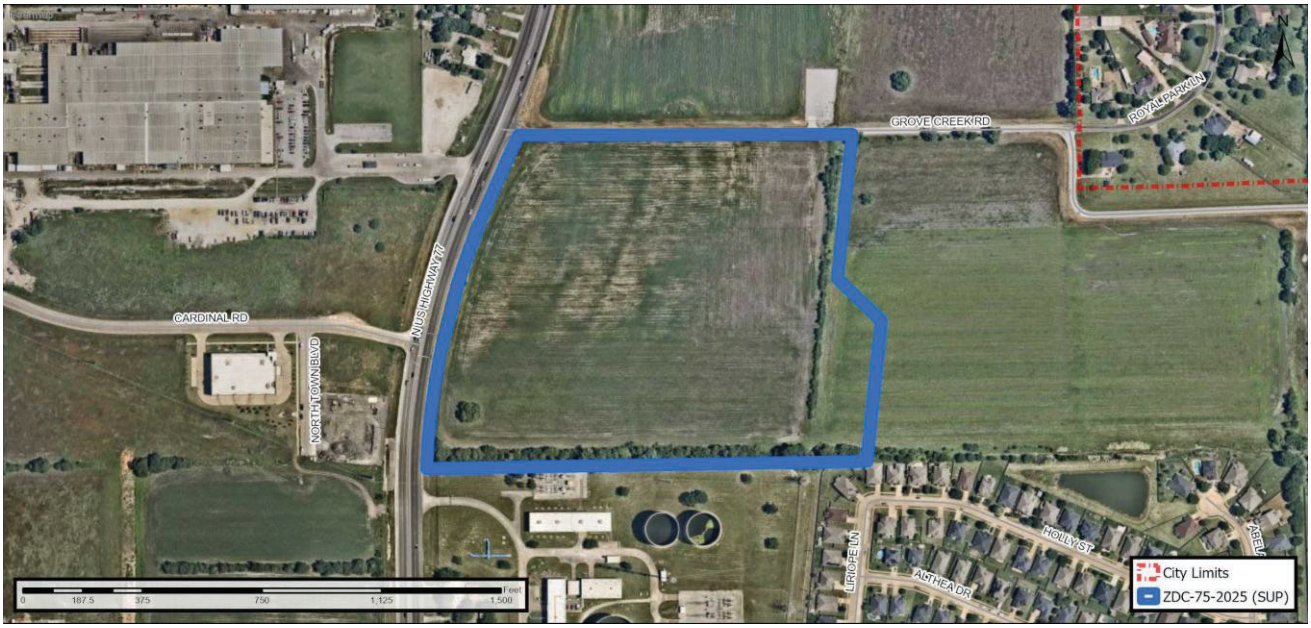
Comprehensive Plan (continued):

<u>*Urban Village:*</u> 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.

Access & Traffic (continued):

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 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 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 seven (7) letters of opposition for the PD request, with six (6) letters in support and three (3) letters of opposition received are located outside of the two-hundred-foot (200') buffer. In addition to the letters received, Staff received a petition with thirty-six (36) signatures in opposition of this application request.

RECOMMENDATION

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

Conditions:

1. A mutually agreed upon Development Agreement shall be required for the development, and shall be executed within ninety (90) calendar days
2. The property owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit F - Landscape Plan and maintain the required landscaping at all times. The property owner shall maintain all landscaping located within the right-of-way as shown on Exhibit F.
3. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in the development shall conform with the Building Materials/Elevations (Exhibit B).
4. All exterior lighting, including accent and security lighting, shall maintain compliance with the Lighting & Glare Standards of Section 6.03 of the Waxahachie Zoning Ordinance.
5. Use of chain-link fencing shall be prohibited on the subject property.
6. The Yaupon Holly trees proposed to be installed along the eastern property boundary shall be at a minimum of six-foot (6') in height at planting. The Landscape Plan (Exhibit F) shall be revised to identify the minimum required height at planting.
7. The property owner shall install 4" caliper canopy trees, solid sod, and irrigation within the medians of the Cardinal Road extension. The installation of landscaping and irrigation infrastructure within the medians of the Cardinal Road extension shall be done concurrently with the construction of Cardinal Road by the property. The property owner shall maintain the landscaping and irrigation infrastructure within the medians of the Cardinal Road extension in perpetuity.
8. All truck, delivery, and heavy-load vehicles exiting the subject property shall be required to utilize Grove Creek Road.
9. 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. Petition In Opposition of the Application Request
3. Conceptual Grove Creek Road Widening Details
4. Conceptual Grove Creek Road and Highway 77 Intersection
5. Location Map – Exhibit A
6. Building Materials/Elevations – Exhibit B
7. Planned Development Standards – Exhibit C
8. Operational Plan – Exhibit D
9. Detailed Site Plan - Exhibit E
10. Landscape Plan – Exhibit F
11. Signage Plan – Exhibit G
12. 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

6/27/25
Date

Anh Dao, Land owner
Printed Name and Title

3710 Beverly Ln
Arlington, TX 76015
Address

Item 5&6

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**

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[X] SUPPORT [ ] OPPOSE

Comments: Great to have more retail stores

Signature

6/27/25
Date

Anh Dao, Landowner
Printed Name and Title

3710 Beverly Ln.
Arlington TX 76015
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

SNOW PEACH LEGACY FAMILY HOLDING TTEE ANH DUY DAO
3710 BEVERLY LN
ARLINGTON, TX 76015

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Case Number: ZDC-75-2025 **City Reference: 180378**

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☒ SUPPORT ☐ OPPOSE

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

Signature

6/27/25
Date

Anh Dao
Printed Name and Title

3710 Beverly Ln
Arlington TX 76015
Address

Venissat, Michelle

From: Sara Kulzer <kulzer.sara@gmail.com>
Sent: Wednesday, July 2, 2025 6:34 AM
To: Planning
Subject: Case ZDC-75-2025

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

Dear Members of the Town Planning Committee,

I am writing as a concerned citizen to formally express my opposition to the proposed construction of a second wholesale general merchandise club within close proximity to the one currently under construction.

While I understand the potential economic benefits such developments may bring, the cumulative impact of two large-scale retail facilities in such a confined area raises significant concerns that I urge the committee to consider carefully:

1. Increased Traffic Congestion

The addition of another high-traffic retail destination will undoubtedly strain our local roadways. The current infrastructure is already under pressure, and the influx of delivery trucks, employee vehicles, and customer traffic will exacerbate congestion, increase commute times, and elevate the risk of accidents—particularly near residential neighborhoods and school zones.

2. Community Impact

The presence of two wholesale clubs in such close proximity may disrupt the character of our community. Smaller local businesses could suffer, and the increased commercial footprint may erode the sense of neighborhood cohesion that Waxahachie residents value. This development risks turning our community into a commercial corridor rather than a livable, family-friendly environment.

3. Soil Conservation and Environmental Degradation

Large-scale construction and paving for parking lots can lead to significant soil erosion and compaction, reducing the land's natural ability to absorb rainwater. This not only affects local vegetation and wildlife but also contributes to increased runoff and potential flooding in surrounding areas.

4. Water Distribution and Resource Strain

Two massive retail facilities will place a considerable burden on our local water supply and distribution systems. From landscaping to sanitation and cooling systems, the water demand will rise sharply, potentially affecting availability and pressure for nearby residential areas.

5. Access and Safety for Nearby Neighborhoods

The proposed location, in conjunction with the existing site, may limit safe and convenient access to nearby neighborhoods. Increased traffic and commercial activity can create bottlenecks and reduce the quality of life for residents who rely on these routes for daily travel.

In light of these concerns, I respectfully urge the committee to reconsider the approval of this second wholesale club. I believe that a more balanced approach to development—one that prioritizes sustainability,

community well-being, and long-term urban planning—would better serve the interests of Waxahachie's residents.

Thank you for your time and consideration.

Sincerely,

Sara

--

Thank you,
Sara Kulzer
956-559-0963



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

<>

WRAY JOHN C
PO BOX 717
WAXAHACHIE, TX 75168-0717

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 75168
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

<><><>

JAMES HARDIE BUILDING PRODUCTS INC
2425 HIGHWAY 77 N
WAXAHACHIE, TX 75165

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

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Case Number: ZDC-75-2025 **City Reference: 289478**

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.

Alex Wetters
Signature

7/3/25
Date

Alex Wetters – Controller
Printed Name and Title

2425 N Hwy 77
Address

Venissat, Michelle

From: Alex Wetters <Alex.Wetters@jameshardie.com>
Sent: Thursday, July 3, 2025 8:22 AM
To: Planning
Cc: Brian Billingsley; Brian Quina
Subject: James Hardie - ZDC-75-2025 Response
Attachments: 2763_001.pdf

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

Hello,

Please see attached support for proposed zoning change. Our comments are below.

We want to share that James Hardie has active plans underway to relocate our main entrance from Highway 77 to Cardinal Road. This change is part of our ongoing commitment to improving traffic flow and safety in the area. We anticipate this project will be completed by Q4 of 2026.

In reviewing the proposed development, we do have a few questions and requests for clarification:

1. Entrance to Sam's Club: Could you please confirm the planned location of the new Sam's Club entrance? If it is expected to be at or near the Cardinal Road intersection, we respectfully request that a traffic impact study be conducted to ensure the intersection can safely accommodate the anticipated increase in traffic volumes, including both commercial and employee vehicles.

2. Utility Impacts: We would also appreciate confirmation on whether any construction related to this development is expected to impact our utilities. If so, we request advanced notice to help us mitigate potential disruptions to our operations.

We look forward to continued collaboration with the city to ensure this development benefits the entire community and supports safe, efficient infrastructure planning.

Thanks,

Alex Wetters
Plant Controller – Waxahachie

James Hardie Building Products Inc.
M: (214) 463-8195
2425 N Highway 77
Waxahachie, TX 75165

www.jameshardie.com

Please consider the environment before printing this email

Notice: The information contained in this e-mail message and any attached files may be confidential information and may also be the subject of legal professional privilege. If you are not the intended recipient any use, disclosure or copying of this e-mail is unauthorized. If you have received this e-mail in error, please notify the sender immediately by reply e-mail and delete and destroy all copies of this transmission together with any attachments.

RECEIVED JUL 08 2025

Case Number: ZDC-75-2025 **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 heavy residential area.

Thomas/Rebecca O'Neal
Signature

7/4/2025
Date

Thomas/Rebecca O'Neal
Owners
Printed Name and Title

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.

[X] 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
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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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 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
This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material.
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.

Item 5&6

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:

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 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-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 Jo Ellen E Markle
Signature

July 26, 2025
Date

James C & Jo-Ellen E Markle
Printed Name and Title

102 Holly St
Address

Waxahachie, TX 75165-787

Item 5&6

Case Number: ZDC-75-2025 **City Reference:** 241697

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:
Our quality of life will be affected by this commercial development with a large parking lot with high and multiple pole lights!

Edith C. Winn
Signature

8-6-25
Date

Edith C. Winn Mrs.
Printed Name and Title

107 Holly Street
Address

RECEIVED AUG 06 2025

Richard & Nancy Eberlen
144 Brookstone Dr.
Waxahachie, TX. 75165
[redacted]

August 14, 2025

Planning and Zoning Department
P.O. Box 757 408 S. Rogers St.
Waxahachie, TX. 75168
469-309-4290

Attn: Trenton Robinson
Senior Director of Planning

Subject: Opposition to Proposed Zoning Change – Case ZDC-75-2025

Dear Mr. Trenton Robinson,

We are writing to formally express our opposition to the proposed zoning change from a Single-Family Zoning District to a Planned Development General Retail Zoning District for the property located north of 2400 North US Highway 77 (Sam's Club).

As longtime residents of Waxahachie, we are deeply concerned about the potential impact this change would have on our community. Our concerns motivated us to contact other Waxahachie residents about their views on the plans for a Sam's Club. Attached is a petition outlining opposition of Case ZDC-75-2025. Other Waxahachie citizens have posted points of concern on the Neighborhood APP (neighbors for Grove Creek, Brookbend Grove, North Grove) as well as on Facebook.

Objections are outlined in the petition but some of the specific concerns are as follows:

The proposed retail development stands in stark contrast to the established residential character of the neighborhood east of the planned site. Our community is built around peaceful streets, family-oriented homes, and a deep-rooted sense of connection—values that are at risk of being undermined by the influx of commercial activity.

Grove Creek Road, already in poor condition, is ill-equipped to handle the heavy traffic from delivery trucks servicing the new Sam's Club location. As a narrow two-lane road, it simply cannot absorb the increased load without significant deterioration and disruption. Residents traveling south on Highway 77 will face mounting delays, likely forcing many to seek alternate routes.

Moreover, the proposed traffic pattern—requiring a mandatory right turn at the Grove Creek and Hwy. 77 intersection—will only worsen congestion at that junction, creating a bottleneck that affects both local commuters and neighborhood safety.

We respectfully urge the Waxahachie Planning and Zoning Commission to preserve the integrity of our area neighborhoods by denying this zoning change. We believe that thoughtful planning should prioritize the well-being and safety of existing Waxahachie residents and maintain the residential nature of our community.

Please ensure all phone numbers in the attached petition are redacted, and this letter is incorporated into the planning and zoning documentation for this request.

Thank you for your time and consideration.

Sincerely,
Richard & Nancy Eberlen

Petition Against ZDC-75-2025 Zoning Change

WE SAY NO TO SAM'S CLUB AT 2400 NORTH HWY 77

We, the undersigned residents of the City of Waxahachie, oppose the zoning change request from General Retail Zoning to Planned Development General Retail zoning (Sam's Club).

The reasons for our opposition are:

1) This request would violate Section 1.02 Purpose of the City of Waxahachie City Zoning Ordinance which states that the purposes for having zoning in Waxahachie are to:

   a. Promote health, safety, morals and general welfare, convenience and protecting and preserving places and areas of historical, cultural, or architectural importance and significance in the city;
   b. Lessen the congestion in the streets;
   c. Secure safety from fire, panic, and other dangers;
   d. Provide adequate light and air;
   e. Prevent overcrowding of land;
   f. Avoid undue concentration of population and;
   g. Facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

2) Having another Wholesale Club within 0.6 miles of BJs Wholesale Club will create traffic nightmares and exacerbate all the issues listed in Point 1 above

While we understand growth and change are part of the normal process of a thriving city, the growth needs to be properly managed with long term thought and consideration and not short sided "bring it and they will come" mentality, especially in locations that cannot handle excessive amounts of traffic. This request to add a Sam's Club to an already highly congested area will create long term problems and have a long-term negative impact to Waxahachie. We ask that you vote to DENY this request.

Petition Against ZDC-75-2025 Zoning Change

WE SAY NO TO SAM'S CLUB AT 2400 NORTH HWY 77

We, the undersigned residents of the City of Waxahachie, oppose the zoning change request from General Retail Zoning to Planned Development General Retail zoning (Sam's Club).

	Signature	Address	Phone
1.	Richard Eberlen	144 Brookstone Dr. Waxahachie, TX 75165	[redacted]
2.	Robert Harrell	669 BROOKCREST CT. WAX 75165	[redacted]
3.	Sammy Seegert	~~[illegible]~~ 670 Brookcrest Ct.	[redacted]
4.	Douglas M Coffey	136 Brookstone Drive	[redacted]
5.	[illegible]	132 Brookstone Dr.	[redacted]
6.	Richard Duke	100 Vanden Ct	[redacted]
7.	Judy S. Pelt	512 Muskingum Rd.	[redacted]
8.	Doug Ell	459 SILVERSTONE DR.	[redacted]
9.	Melanie Oglesby	11 Country Club Pl.	[redacted]
10.	Kelly Hyer	110 Brookbend Dr	[redacted]
11.	DOG	315 Brookbend Dr.	[redacted]
12.	Terry Poncin	330 Brookbend Dr	[redacted]

Petition Against ZDC-75-2025 Zoning Change

WE SAY NO TO SAM'S CLUB AT 2400 NORTH HWY 77

We, the undersigned residents of the City of Waxahachie, oppose the zoning change request from General Retail Zoning to Planned Development General Retail zoning (Sam's Club).

	Signature	Address	Phone
13.	Bruce C. Shaw	673 Brookhaven Ct	[redacted]
14.		674 Brooklaven Ct	[redacted]
15.		677 Brookhaven ct	[redacted]
16.		669 Brookhaven Ct	[redacted]
17.	Lisa Mott	108 Royal Park Ln	[redacted]
18.	Chant Ridley	673 Brookvista Ctw	[redacted]
19.		672 Brookvista	[redacted]
20.	Daniel Rodri	651 Brookvista Ct E	[redacted]
21.	Travis Wood	158 Brookstone Dr.	[redacted]
22.	Robert Shaw	671 Brookhaven Ct	[redacted]
23.	Daniel Escobar	156 Brookstone dr	[redacted]
24.	Melanie Reed	229 Brookbend Dr.	[redacted]

Petition Against ZDC-75-2025 Zoning Change

WE SAY NO TO SAM'S CLUB AT 2400 NORTH HWY 77

We, the undersigned residents of the City of Waxahachie, oppose the zoning change request from General Retail Zoning to Planned Development General Retail zoning (Sam's Club).

	Signature	Address	Phone
25.	Johnna Wallace	3305 Sanger Creek Way Waxahachie, TX 75165	[redacted]
26.	Kati Hill	117 Royal Park Lane Waxahachie, TX 75165	
27.	Marsha Moody	121 Royal Park Ln WAXA 75165	[redacted]
28.	Jennifer Chadwick	2222 Abela Dr.	
29.	Linda Baker	115 Terra Verde Ct Waxahachie Tx	
30.	Rod Owen	111 Terra Verde ct wax tx	
31.	Bettie Swanner	103 TERRA Verde	
32.	Ray Crowe	12R Terra Verde	
33.	Pam Wilhite	114 Terra Verde	
34.		817 W. MAIN	
35.	Mary R. Kauffman	817 W. Main	
36.	Kathleen Bowen	527 W. JEFFERSON	

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

RECEIVED AUG 25 2025

BERG RATANA C
117 Holly St
Waxahachie, TX 75165-7871

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, September 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, October 6, 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 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-75-2025 **City Reference: 241702**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *September 3, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments: We donot need a second warehouse

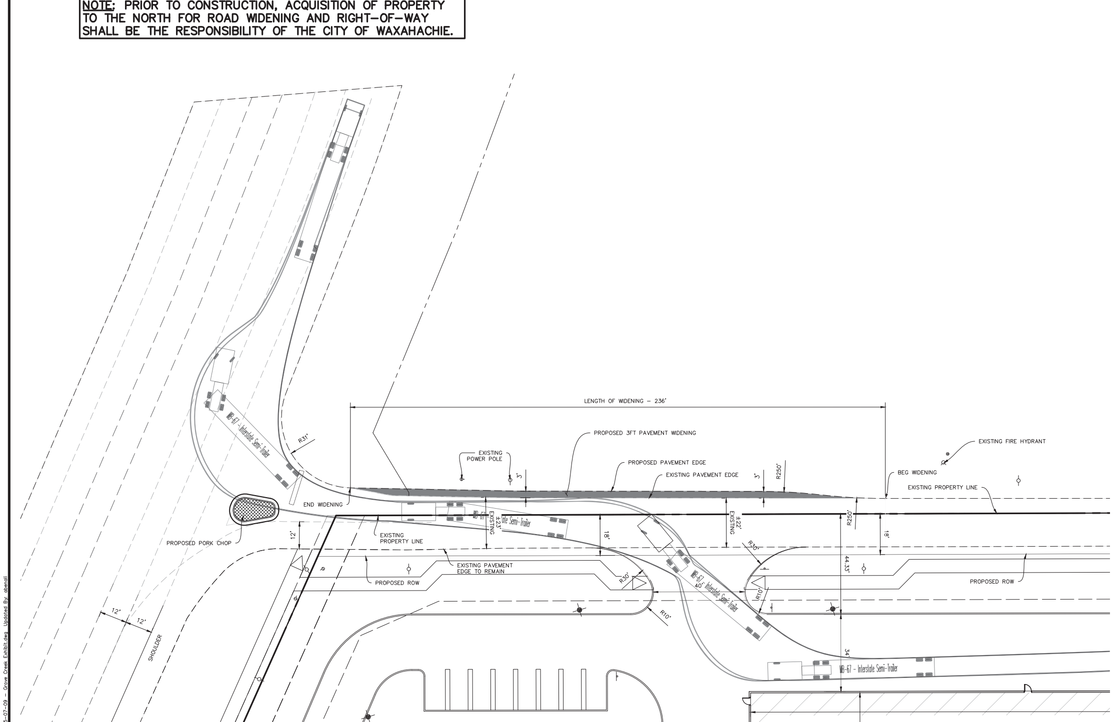
Ratana Berg
Signature

8/23/25
Date

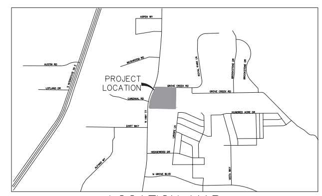
RATANA BERG
Printed Name and Title

117 Holly st.
Waxahachie, 75165
Address

NOTE: PRIOR TO CONSTRUCTION, ACQUISITION OF PROPERTY TO THE NORTH FOR ROAD WIDENING AND RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE CITY OF WAXAHACHIE.



0 10 20 40
SCALE: 1"=20'



LOCATION MAP
N.T.S.

LEGEND
EXISTING EDGE OF PAVEMENT
PROPOSED EDGE OF PAVEMENT
PROPERTY LINE
PROPOSED RIGHT-OF-WAY

Manhard CONSULTING

PROPOSED RETAIL BUILDING

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

GROVE CREEK ROAD EXHIBIT

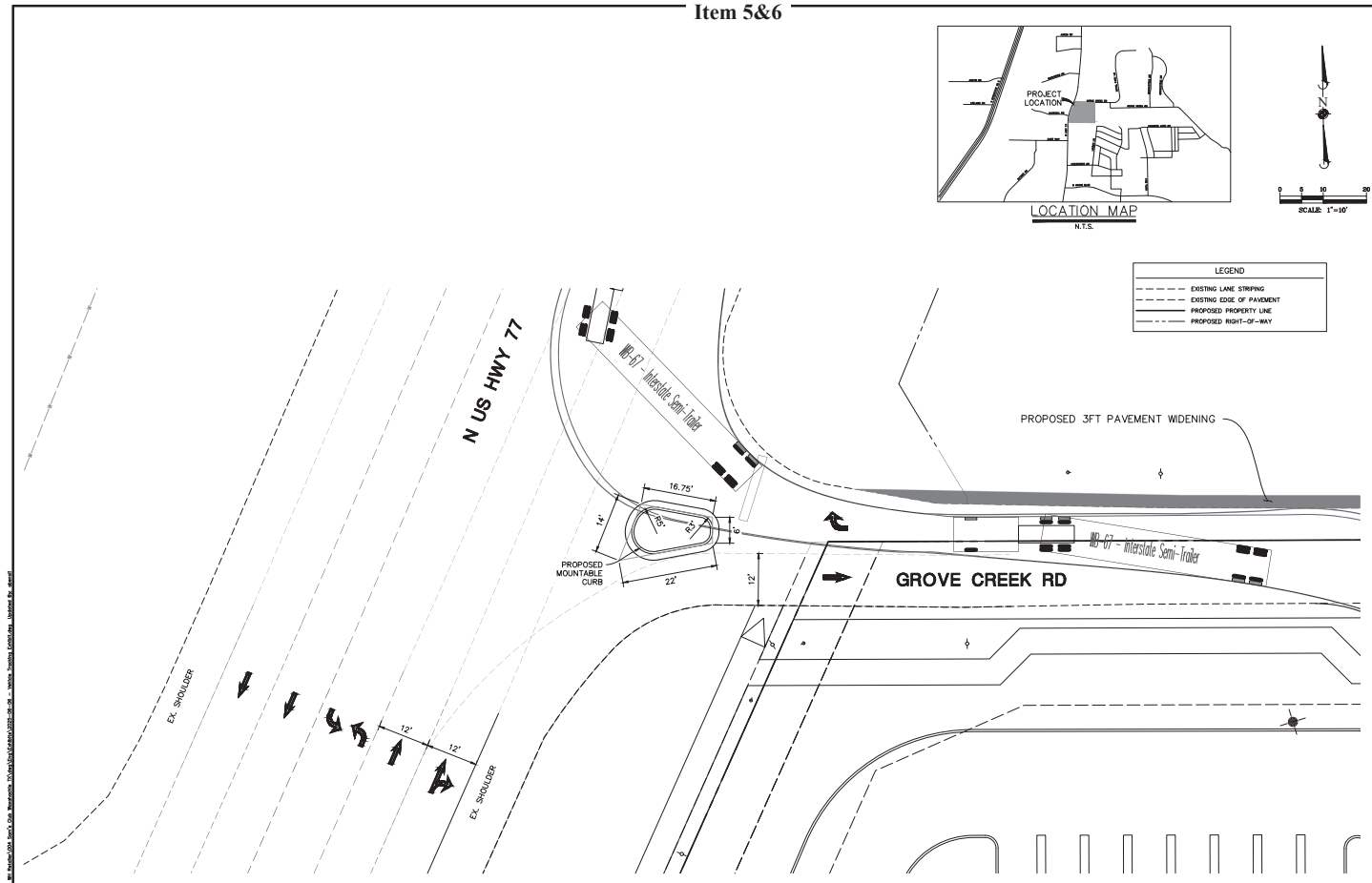
FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES

PROJ. MGR.: MTS
PROJ. ASSOC.: QCF
DRAWN BY: AB
DATE: 8/26/2025

SHEET
EXH-G
611.128004

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PENDING



Manhard CONSULTING

PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY
GROVE CREEK RD PORK CHOP EXHIBIT

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

PROJ. MGR.: MTR
PROJ. ASSOC.: OCF
DESIGN BY: AR
DATE: 8/28/2025

SHEET
EXH-L
611.128004



EXHIBIT A - LOCATION MAP

EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Item 5&6

sam's club

DESIGN REPRESENTATION ONLY -NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font stye, construction variations required by building codes or inspections, materials, or final design detailing.

EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Item 5&6

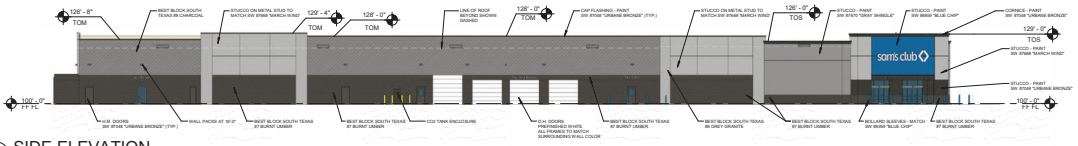


1 CORNER VESTIBULE
NOT TO SCALE

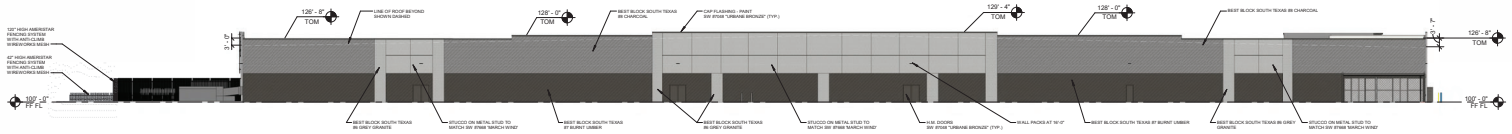
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EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

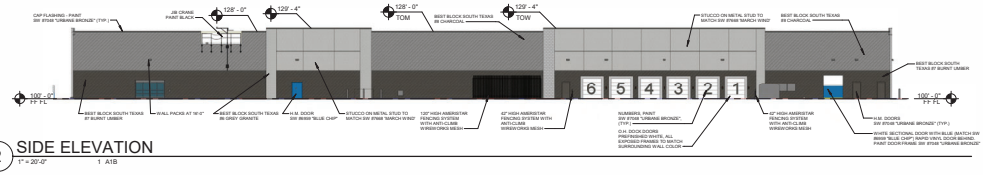
Item 5&6



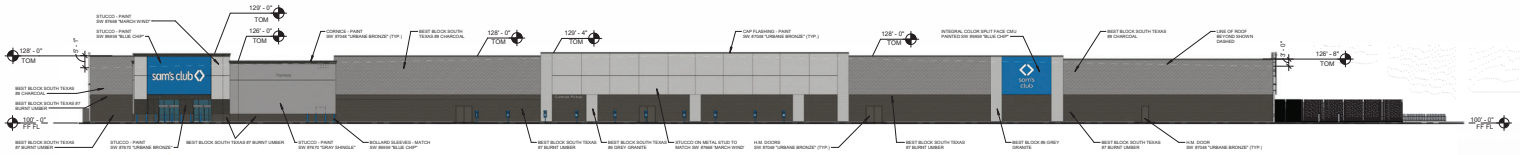
4 SIDE ELEVATION
1" = 20'-0" 1 A1B



3 REAR ELEVATION
1" = 20'-0" 1 A1B



2 SIDE ELEVATION
1" = 20'-0" 1 A1B



NOTE: BEIGE BLOCK ON ALL ELEVATIONS IS SPLIT FACE CMU

1 FRONT ELEVATION
1" = 20'-0" 1 A1B

DESIGN REPRESENTATION ONLY -NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspections, materials, or final design detailing.

EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Item 5&6

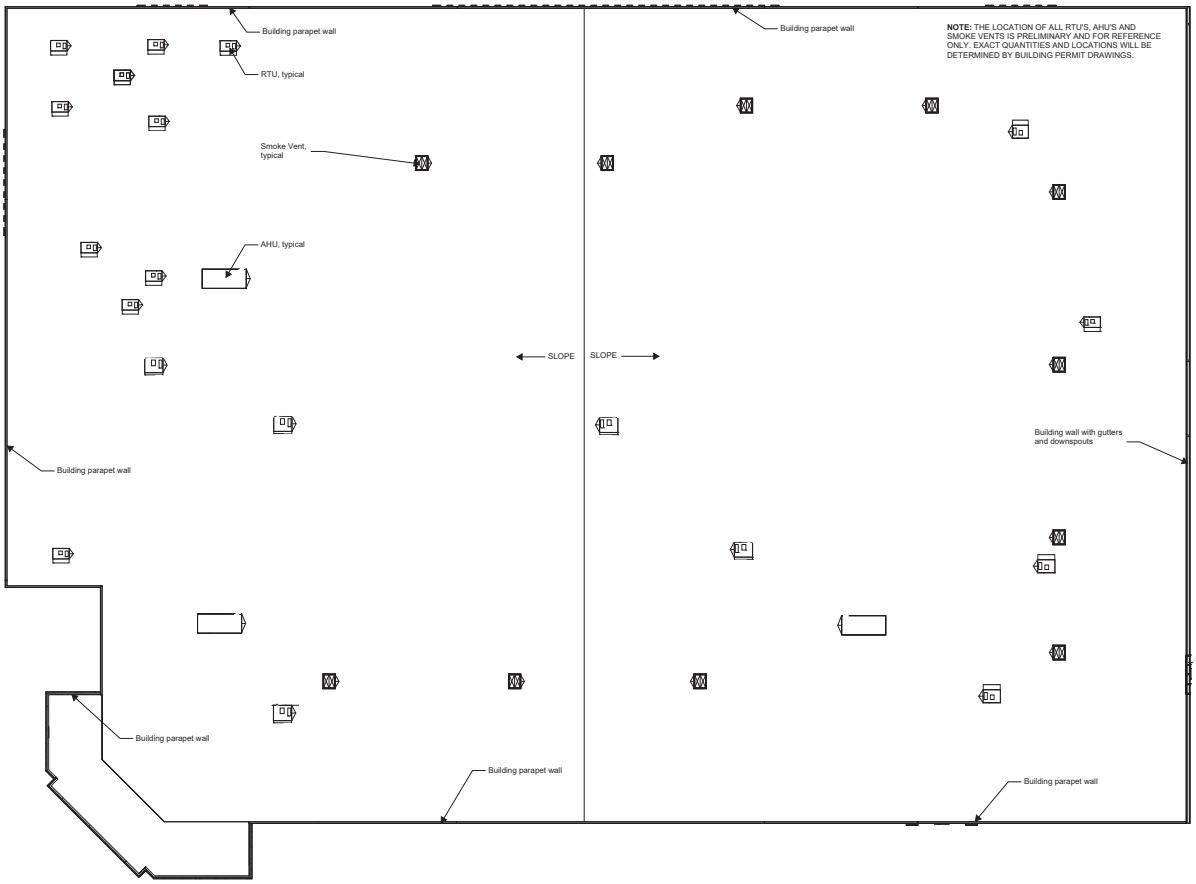
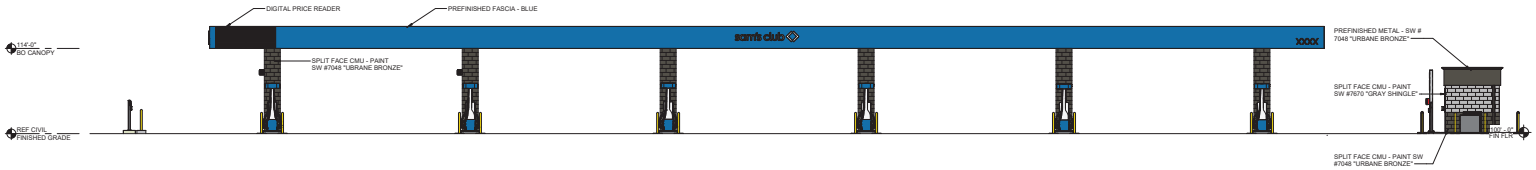
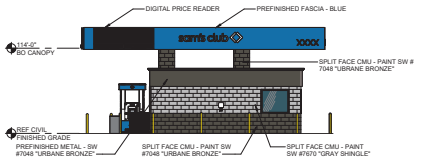


EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

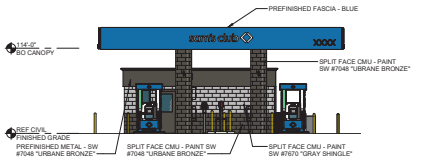
Item 5&6



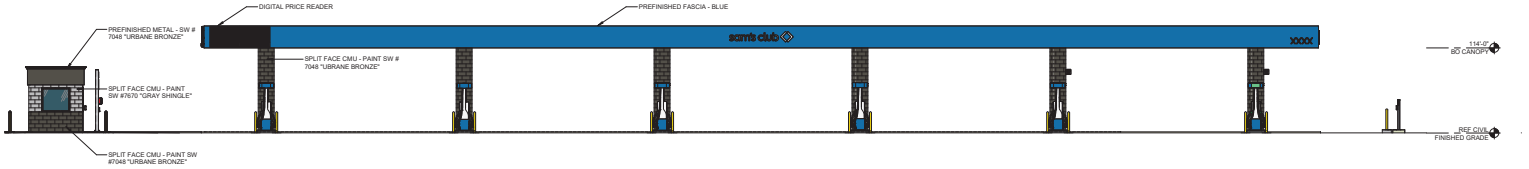
4 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

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

Manhard CONSULTING

Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

Preliminary PD Draft – Sam's Club at N Hwy 77 & Grove Creek Rd

1. Purpose and Intent

This Planned Development (PD) is intended to facilitate the development of two parcels totaling approximately 56.90 acres for a membership-only retail store (Sam's Club), along with supporting uses including a fuel station, tire and battery center, and associated site improvements. The development is strategically located at the southeast corner of North Highway 77 and Grove Creek Road, bisected by the future Cardinal Road thoroughfare.

2. Land Use Summary

- Total Area: ±56.90 acres (PD-GR: 29.85 AC)
- Proposed Uses:
  - Membership-based retail warehouse (Sam's Club)
  - Fuel Station with multiple pump islands and canopy
  - Tire and Battery Center (TBC)
  - Associated surface parking and loading areas
  - Internal drive aisles and pedestrian circulation
  - Off-site roadway and infrastructure improvements as needed

3. Zoning & Development Standards

- Base Zoning:
  - Existing: SF (Single-Family)
  - Proposed:
    - PD-GR: 29.85 AC
    - Remainder to remain SF: 27.05 AC

Development to adhere to the standards outlined herein and in the accompanying exhibits, unless otherwise specified.

4. Access and Circulation

- Primary access from future Cardinal Road and Grove Creek Road
- Cardinal Road to bisect the development, providing enhanced connectivity
- Internal private driveways and shared access easements to support traffic circulation and emergency access

Manhard CONSULTING

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 B, "Building Materials/Elevations"; Exhibit C, "Planned Development Standards"; Exhibit D, "Operational Plan"; Exhibit E, "Detailed Site Plan"; Exhibit F, "Landscape Plan"; Exhibit G, "Signage Plan"; and Exhibit H, "Photometric Plan."

Development Regulations

1. The development shall conform as approved by the City Council under case number ZDC-000075-2025.
2. All materials, location of materials, and percentage of materials for the building shall be generally consistent with the Building Elevations (Exhibit B).
3. All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
4. The development shall maintain compliance with all Federal, State, and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie and City of Waxahachie Zoning Ordinance.
5. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance shall generally conform to those requirements and/or standards prescribed in the Detailed Site Plan, Building Elevations, and Landscape Plan. Where regulations are not specified in the Detailed Site Plan, Building Elevations, and Landscape Plan, in this Ordinance, the regulations of the General Retail zoning district of the City of Waxahachie zoning ordinance shall apply to this development.

Manhard CONSULTING

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.

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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

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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

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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.

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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.

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Civil Engineering
Surveying
Water Resources Management
Construction Management
Environmental Consulting
Land Planning

Operational Plan for Case: ZDC-75-2025

Proposed Hours of Operation:

Club

- Monday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Tuesday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Wednesday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Thursday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Friday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Saturday: 9:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 9:00 a.m.)
- Sunday: 10:00 a.m. - 6:00 p.m. (No early hours for Plus members)

Fuel

- Monday – Sunday: 24 hours a day

Number of Employees:

- 210 Employees

Compatibility with Adjoining Uses:

Per the City of Waxahachie Future Land Use Map/Plan, dated March 6, 2023, the subject property is designated as Local Commercial, which supports retail and service uses such as warehouse clubs. The site is adjacent to areas designated as Urban Village, intended to encourage higher-density, walkable mixed-use development. The proposed Sam's Club aligns with the intended commercial character of the area and complements nearby urban village growth.

Business Plan:

The Sam's Club store will operate on a membership-based model, offering two tiers, Club and Plus, with distinct benefits to attract both individual and business members seeking value on bulk purchases. Beyond its core merchandise, the store will offer a comprehensive suite of ancillary services designed to enhance convenience and savings for its members. These will include financial tools like Sam's Club Credit, health and wellness offerings such as an Optical Center and Pharmacy, and automotive care at its Tire & Battery Center and Fuel Station. Additionally, specific business services, like cash rewards and exclusive fuel savings, will be tailored to support its commercial clientele.

EXHIBIT E - DETAILED SITE PLAN

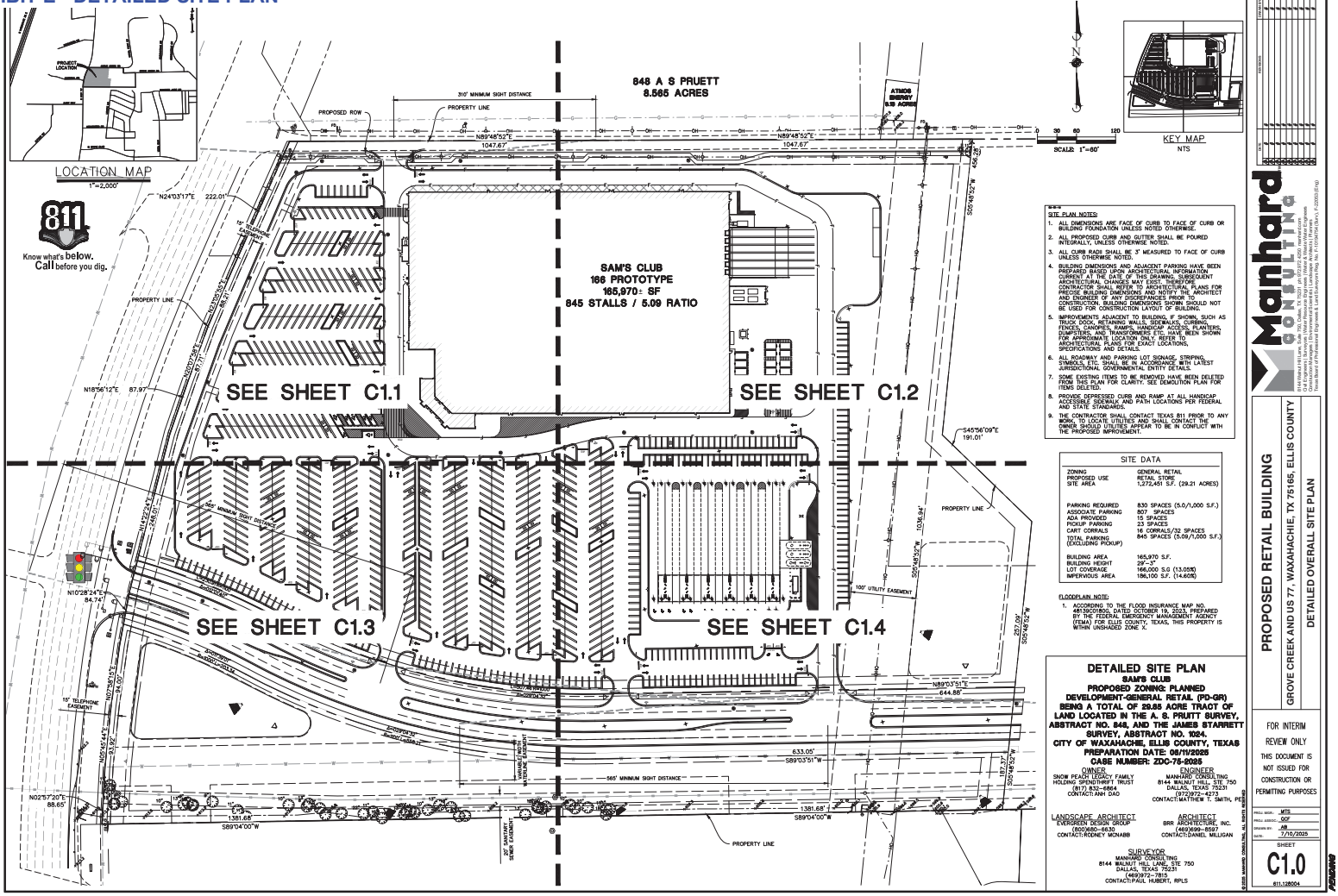
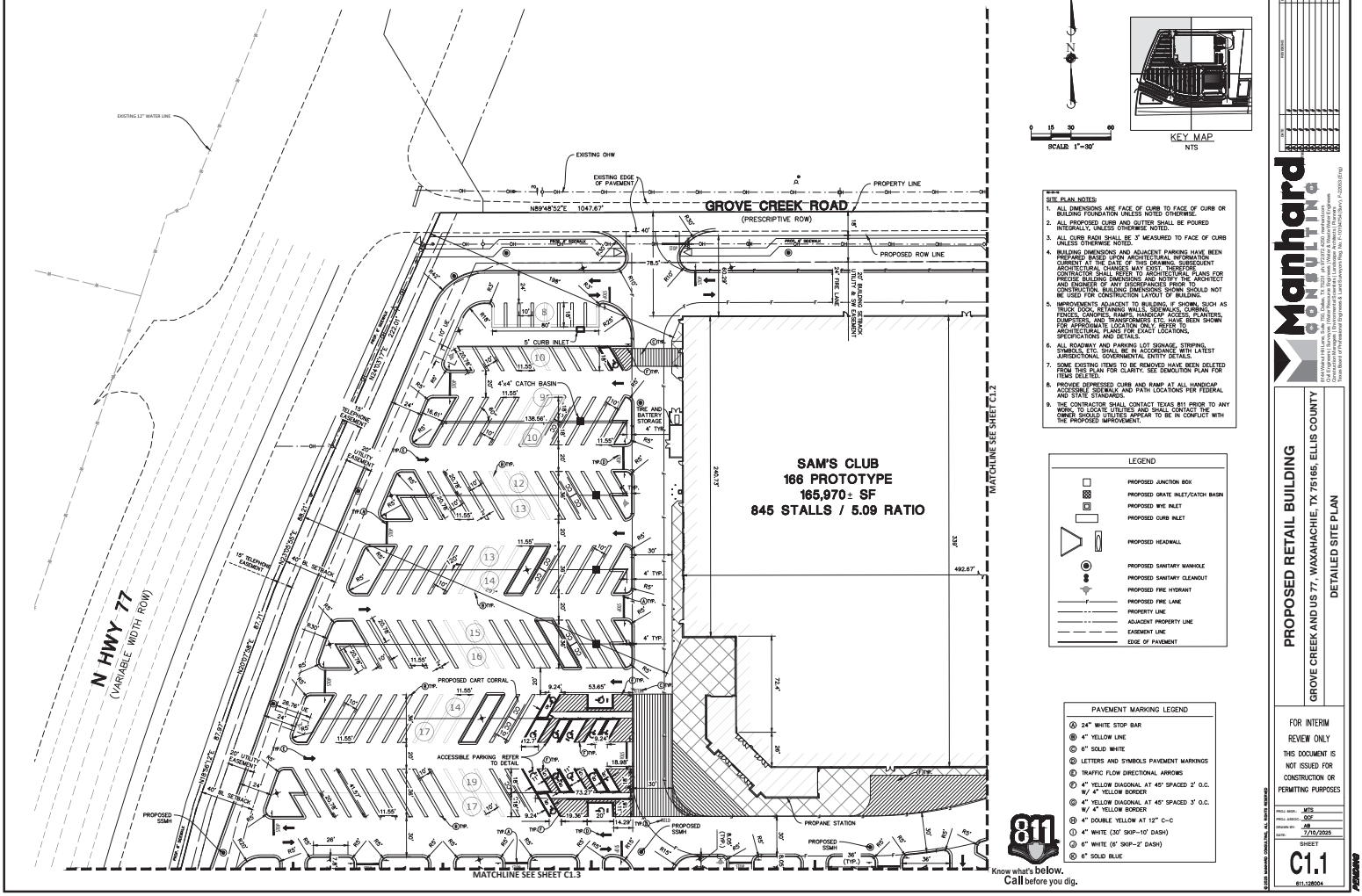


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Item 5&6



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PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY
DETAILED SITE PLAN

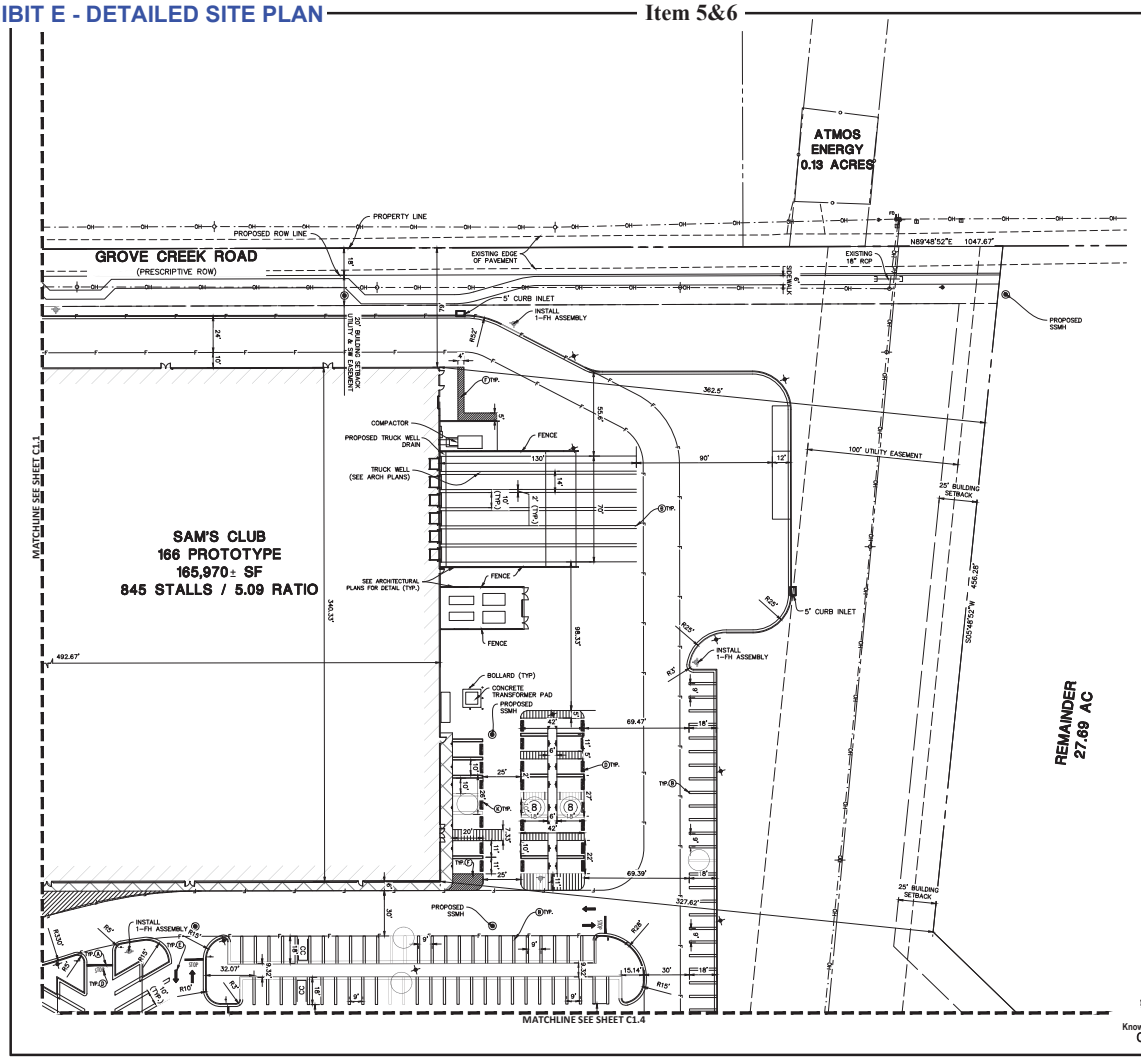
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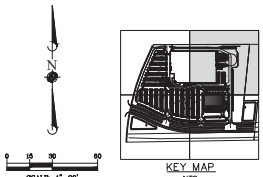
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PROJ. ASSOC: GCF
DESIGN BY: AN
DATE: 7/10/2025

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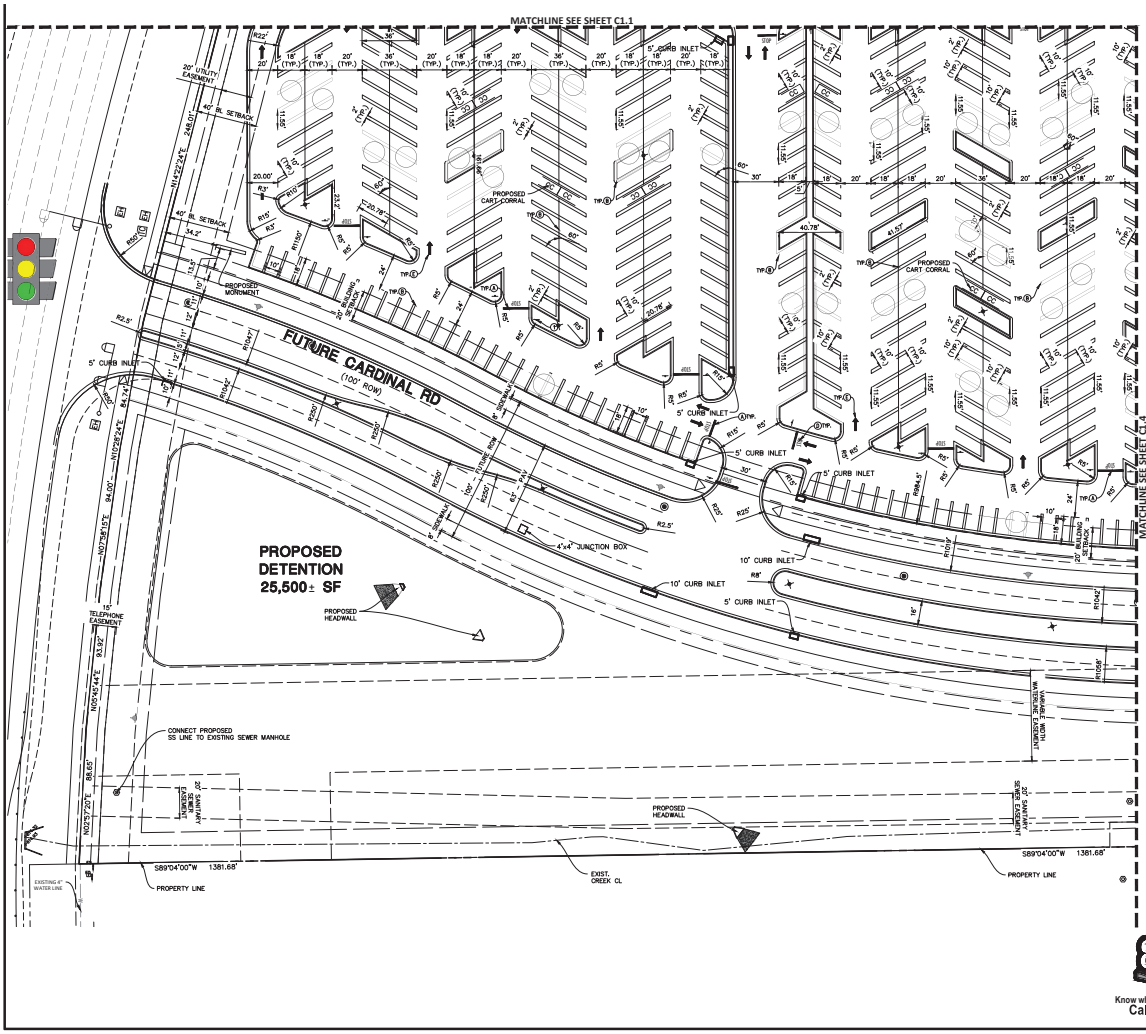
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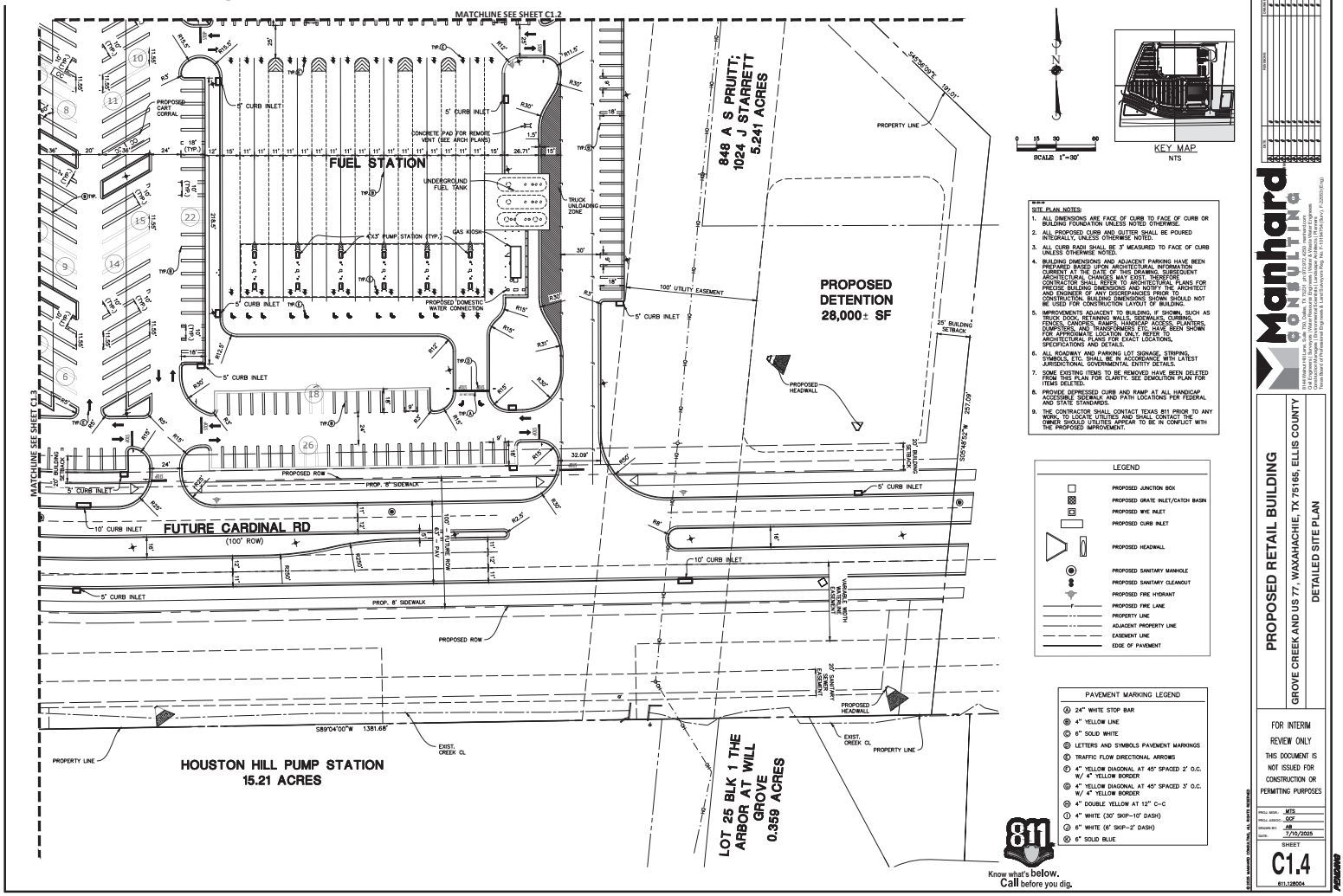
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- (H) 4" DOUBLE YELLOW AT 12" C-C
- (I) 4" WHITE (30' SKIP-10' DASH)
- (J) 6" WHITE (6' SKIP-2' DASH)
- (K) 6" SOLID BLUE

811 Know what's below. Call before you dig.

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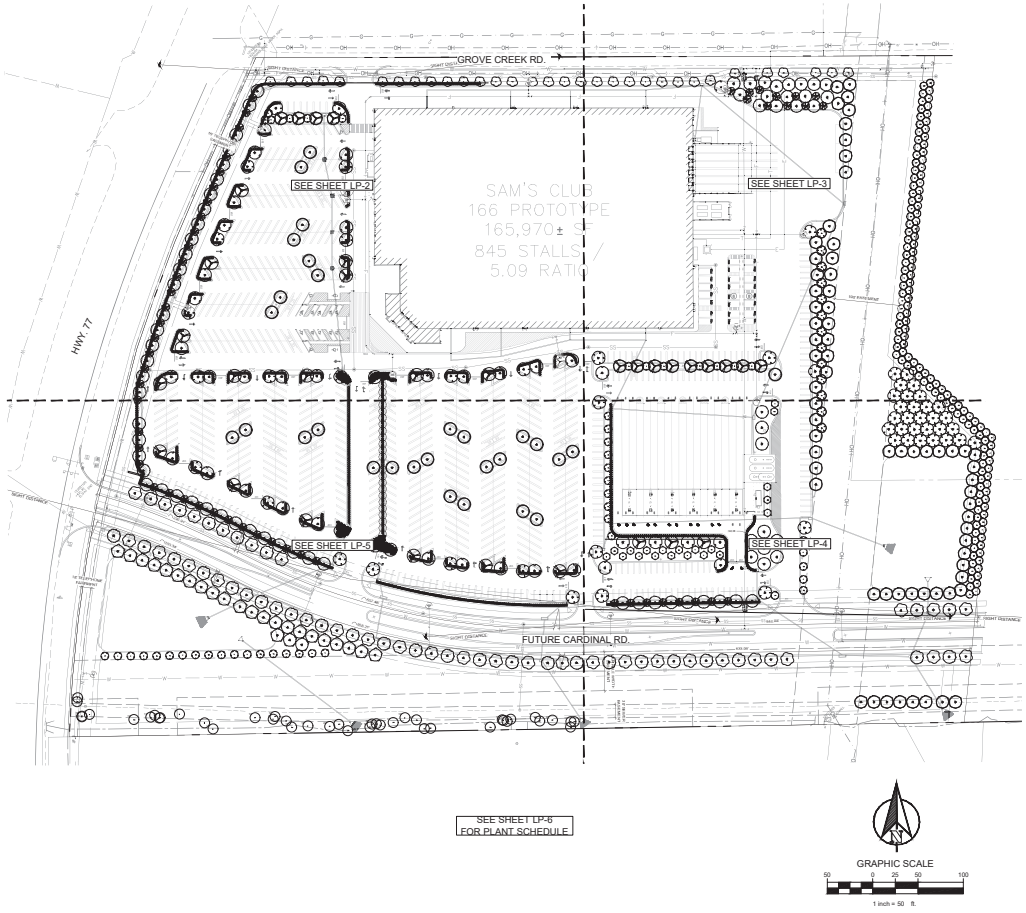
PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY
DETAILED SITE PLAN

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

PROJ. MGR.: MTS
PROJ. ASSOC.: OCF
DESIGN BY: AH
DATE: 7/10/2025

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C1.4
811.128004

EXHIBIT F - LANDSCAPE PLAN



LANDSCAPE CALCULATIONS

STREET TREES:

US HIGHWAY 77 FRONTAGE LENGTH:	1,095 LF
STREET TREES REQUIRED:	37 TREES (1 PER 30 LF)
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:	165 TREES LOCATED ON SITE (123 NEW TREES & 42 EXISTING TREES)

LANDSCAPE BUFFER:

TREES REQUIRED 1 PER 40 LF:	PROVIDED

PARKING LOT LANDSCAPE

PARKING SPACE PROVIDED:	845 SPACE
REQUIRED LANDSCAPE AREA:	25,350 SF (MORE THAN 75 PARKING SPACES = 30 SF PER SPACE)
PROVIDED LANDSCAPE AREA:	27,082 SF
REQUIRED 4" CAL. TREES:	102 TREES (2 PER 500 SF OF REQ'D LANDSCAPE AREA)
PROVIDED TREES:	102 TREES
REQUIRED SHRUBS:	507 SHRUBS (10 SHRUBS PER 500 SF REQ'D LANDSCAPE AREA)
PROVIDED SHRUBS	507 SHRUBS
EACH SPACE WITHIN 64' OF A TREE:	PROVIDED

REQUIRED INTERIOR LANDSCAPE:

FIRST FLOOR AREA	165,970 SF
LANDSCAPE AREA REQUIRED:	82,985 SF (50% OF 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 (15% OF REQ'D LANDSCAPE AREA)
GROUND COVER PROVIDED:	12,875 SF
SEASONAL COLOR REQUIRED:	1,659 SF (2% OF REQ'D LANDSCAPE AREA)
SEASONAL COLOR PROVIDED:	1,659+ SF

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THIS ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE, NOT TOP OF MULCH AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED IN 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.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON LABORATORY TESTING**), AND THE FINISH GRADE REQUIRED AS SHOWN ON THE PLANS.
   d. **ADDITIONAL NOTE:** THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. **ADDITIONAL NOTE:** THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND/OR PLANS AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY.
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL WARRANTY ALL PLANTS AND LANDSCAPE WORK FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
7. ALL TREES AND SHRUBS SHALL BE PLANTED FIVE (5) FEET AWAY FROM ALL UTILITY LINES.
8. A ALL TREES AND SHRUBS SHALL BE PLANTED IN A MANNER THAT THEY DO NOT OBSTRUCT THE VISIBILITY TRIANGLE.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GRADING, 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 RESPONSIBLEFOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING,IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS NOT APART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OFSIMILAR VARIETY AND SIZE.

OVERALL LANDSCAPE PLAN

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PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

07/28/2025

PROJ. MGR.	SS
PROJ. ASSOC.	JM
DESIGN BY	JM
DATE	07/28/2025

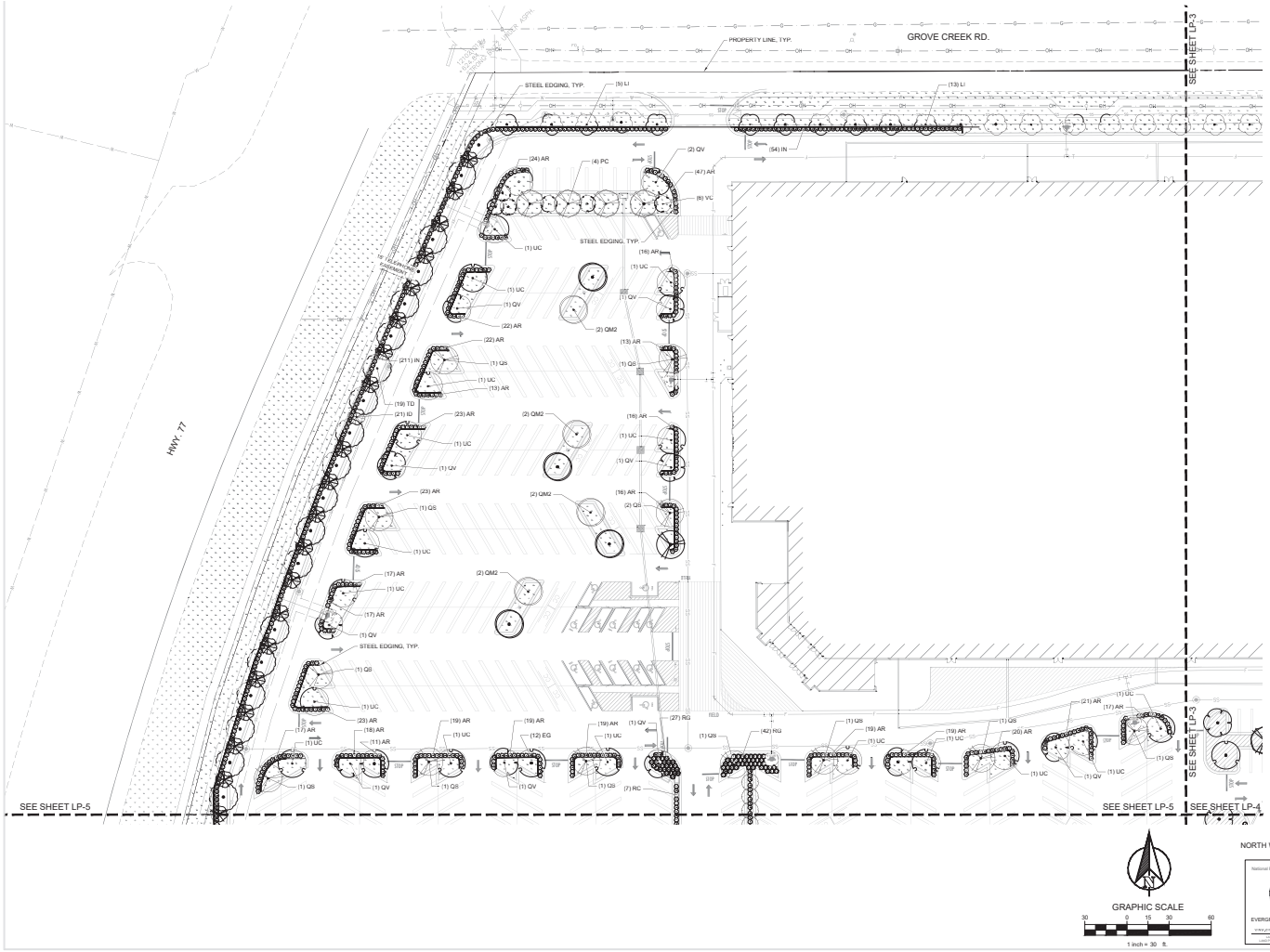
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EXHIBIT F - LANDSCAPE PLAN

Item 5&6

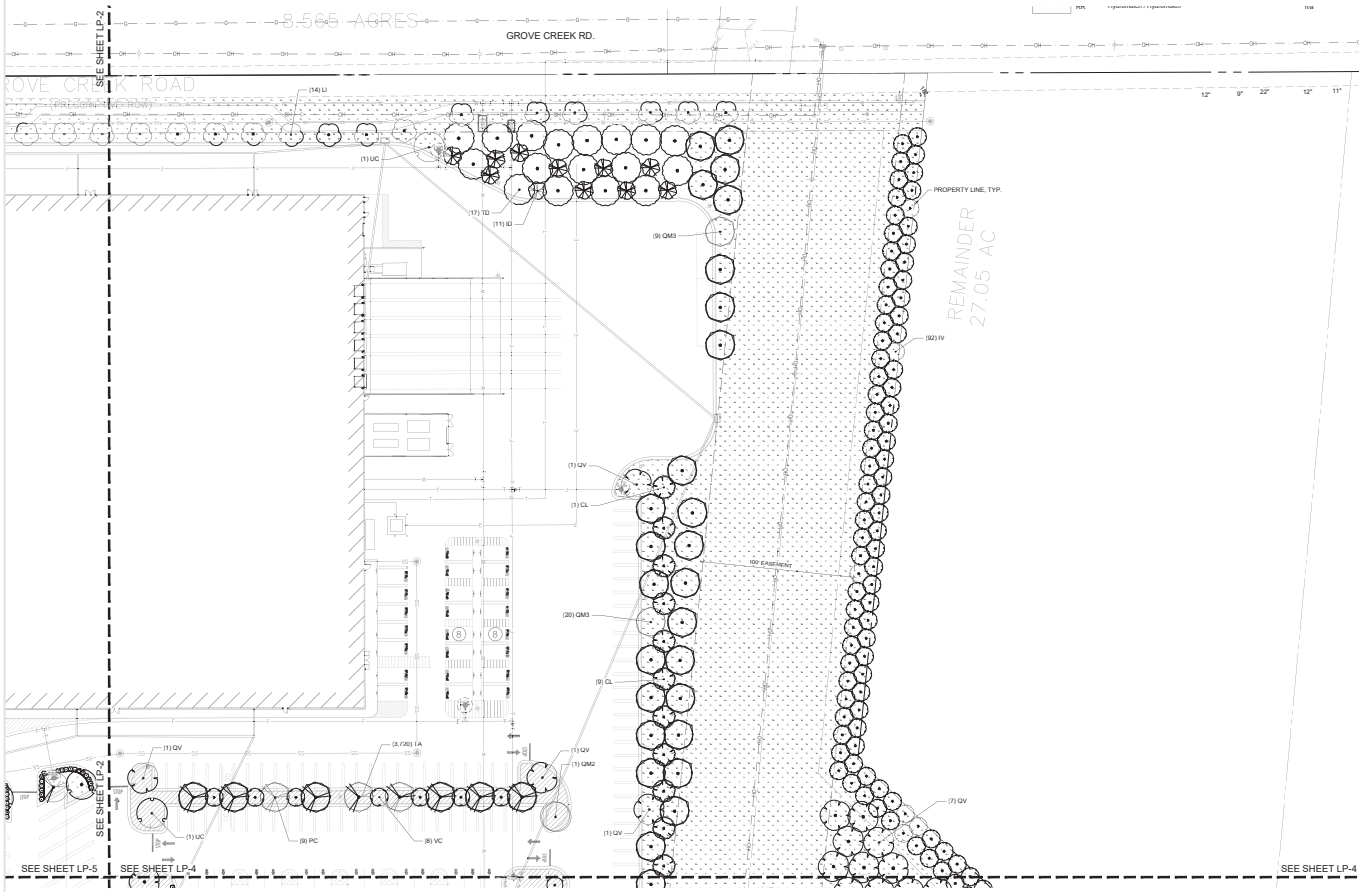


PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

07/28/2025

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EXHIBIT F - LANDSCAPE PLAN



GRAPHIC SCALE

50 0 15 30 60

1 inch = 30 ft.

NORTH EAST LANDSCAPE PLAN

National Presence. Local Expertise.

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PROPOSED RETAIL BUILDING

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

07/28/2025

PROJ. MGR.	SS
PROJ. ASSOC.	JML
DESIGN BY	JML
DATE	07/28/2025

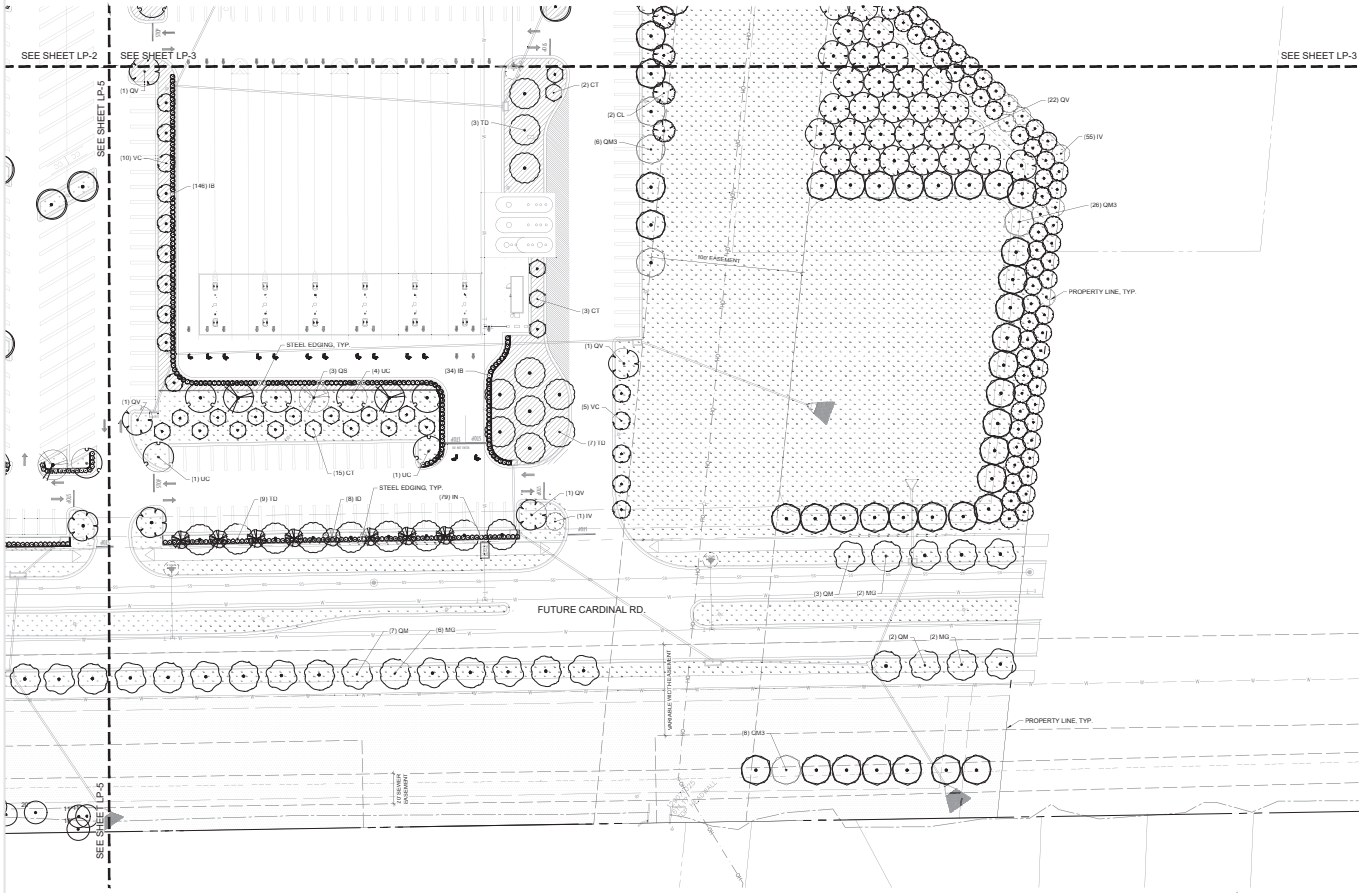
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EXHIBIT F - LANDSCAPE PLAN



GRAPHIC SCALE

50 0 15 30 60

1 inch = 30 ft.

SOUTH EAST LANDSCAPE PLAN

EVERGREEN DESIGN GROUP

Manhard CONSULTING

PROPOSED RETAIL BUILDING

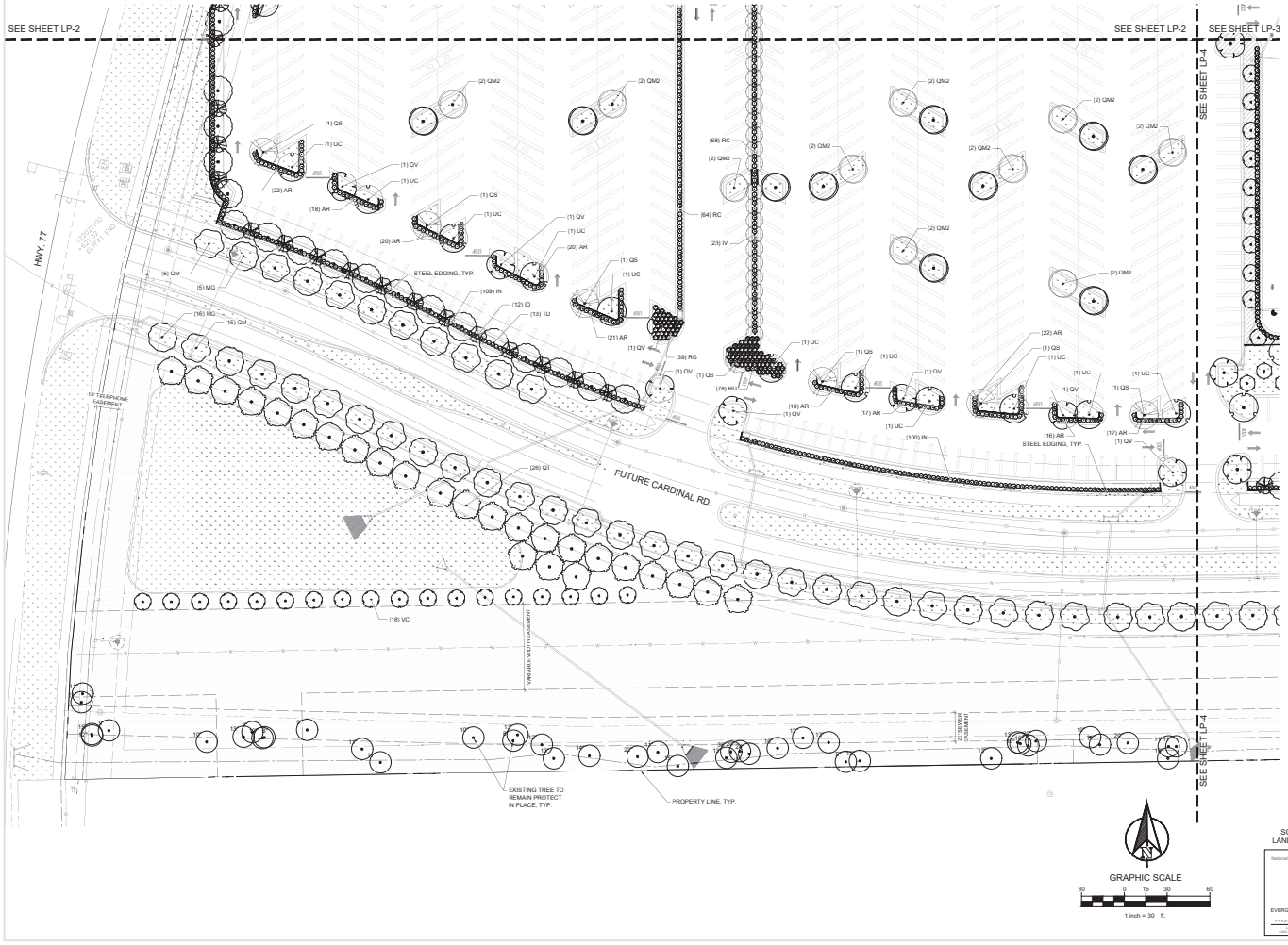
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

07/28/2025

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EXHIBIT F - LANDSCAPE PLAN



SOUTH WEST LANDSCAPE PLAN

EVERGREEN DESIGN GROUP

PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

07/28/2025

SHEET
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EXHIBIT F - LANDSCAPE PLAN **Item 5&6**

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE CONSTRUCTION AND PLANTING SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE. AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE DRAWINGS, EXCEPT AS NOTED OTHERWISE.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014 . PROVIDE WELL-SHAPED, FULLY DEVELOPED, HEALTHY, VIGOROUS PLANTS FREE OF DISEASE AND INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS KINKED OR J-ROOTS).
3. TREES MAY BE PLANTED FROM EITHER BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE WORK ACCEPTABLE PLANT OF LIKE KIND AND SIZE SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AND BRANCHES.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL TO THE TOP OF THE HIGHEST BRANCH OR TWIG. TREE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1" (EXCLUSIVE OF SOD SHOOT). BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. SEED: PROVIDE SEED OF THE VARIETY NOTED ON THE PLANS. SEED SHALL BE OF THE MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, AND OTHER DELETERIOUS MATERIALS.

F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 150 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHOROUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

I. TREE STAKING AND GUYING:
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A-641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP GUYING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

J. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE: COLMET OR APPROVED EQUAL.

K. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
1. AFTER ROUGH GRADING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TAKEN BY A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW) AND ANALYZED BY THEIR LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. SOIL TESTING AGENCY: THE SOIL TESTING AGENCY SHALL REPORT TEST RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (SCC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED. AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY DEVIATIONS FROM THE SOILS REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY: THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. ORGANIC MATTER SOIL CONDITIONER / AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR 3" LANDSCAPERS COMPOST - USE MANUFACTURER'S RECOMMENDED RATE
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PREPLANT TREE FERTILIZER (21-5-12 OR SIMILAR, SLOW RELEASE) - 15 LBS PER CU. YD.
iii. "CLAY BUSTER" OR 3" LANDSCAPERS COMPOST - USE MANUFACTURER'S RECOMMENDED RATE
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTENT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH AS INDICATED ON THE GRADING PLANS.
a. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL PLANTING AREAS TO THE GRADES OF ALL LANDSCAPE AREAS AND WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADE AS INDICATED ON PLANS.
d. AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
e. AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL BRING THESE ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SOIL TESTING: THE CONTRACTOR SHALL SUBMIT THE SOIL REPORT, INCLUDING ANY PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES), AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. PLANT MATERIALS: ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA RADIATING OUTWARD FROM THE TREE TRUNK A DISTANCE EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. TRENCHING SHALL BE AVOIDED WITHIN THE CRZ WHERE POSSIBLE. HOWEVER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS UNLESS IF LOCAL JURISDICTION REQUIRES ON OAK TREES LOCATED IN OAK WILT SUSCEPTIBLE AREAS.

D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. PLACE THE TREE IN THE HOLE AND REMOVE ALL BURLAP, TWINE, AND WIRE FROM THE ROOT BALL. IF ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A ¼" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE ADJACENT GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF THE SAME TEXTURE AS THE EXISTING TOPSOIL ON THE SITE.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS SUCH AS HEAVY WINDS OR SLOPES REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUM LISTED BELOW) THAT WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL RESTAKE THE TREES AS NEEDED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
a. 1"-2" TREES TWO STAKES PER TREE
b. 2-1/2"-4" TREES THREE STAKES PER TREE
c. TREES OVER 4" CALIPER GUY AS NEEDED
d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE, COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS). UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PLACE MULCH WITHIN 6" OF THE TRUNK.

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT SO THAT THE ROOTBALL MOUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING AREAS (EXCEPT FOR SODDED AND SEEDED AREAS), LEAVING NO EXPOSED GROUND.

E. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP THE EDGES OF THE SOD AND DO NOT STRETCH THE SOD.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

F. HYDROMULCHING
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
a. SUN: 1 BAG WILDFLOWER MIXTURE (1 LB)
50# CELLULOSE FIBER MULCH
2# UNHULLED BERMUDA SEED
2# ANNUAL RYE SEED
10-15-10 WATER SOLUBLE FERTILIZER
b. SUN/SHADE: 1 BAG WILDFLOWER MIX (2 LB)
50# CELLULOSE FIBER MULCH
2# HULLED BERMUDA SEED
10# 10-15-10 WATER SOLUBLE FERTILIZER
2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
a. SUN:
50# CELLULOSE FIBER MULCH
10# 10-15-10 WATER SOLUBLE FERTILIZER
SEED RATE PER LEGEND

G. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE. IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THE PLANS. MULCH SHALL BE WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH SHALL BE WITHIN 12" OF WALLS SHALL SIT AT LEAST 3" LOWER THAN THE TOP OF WALL.

H. CLEANUP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

I. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF LANDSCAPE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REMEDIATE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE ESTABLISHMENT PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

J. LANDSCAPE MAINTENANCE
1. DURING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 30 DAYS BEYOND FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT OR BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING AND GUYING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH REMOVED BY LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND OTHER OPERATIONS NECESSARY TO KEEP THE PLANTING IN A HEALTHY, VIGOROUS CONDITION. WHEN THE IRRIGATION SYSTEM IS PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDED AREAS NOT GERMINATE AND NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A HEALTHY GROWTH OF TURF GRASS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED WITH PLANTS OF LIKE KIND AND SIZE AT NO ADDITIONAL COST.
b. ALL LANDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR HYDROMULCHED, AS APPROPRIATE PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (60 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE OR ARE IN UNHEALTHY CONDITION DURING THE GUARANTEE PERIOD, AND ANY DEFECTIVE WORK.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A DRAWING SHOWING ALL CHANGES MADE DURING THE JOB. THESE ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
EXISTING TREES						
	EX	Existing Tree	---			42
LARGE CANOPY TREES						
	MG	Magnolia grandiflora / Southern Magnolia Seasonal Color	4" Cal.	Cont. or B&B		31
	PC	Pistacia chinensis / Chinese Pistache Seasonal Color	4" Cal.	Cont. or B&B		13
	QM2	Quercus macrocarpa / Burr Oak Seasonal Color	4" Cal.	Cont. or B&B		29
	QM	Quercus muehlenbergii / Chinkapin Oak	4" Cal.	Cont. or B&B		33
	QM3	Quercus polymorpha 'Monterey' / Monterey Mexican White Oak	4" Cal.	Cont. or B&B		68
	QS	Quercus shumardii / Shumard Red Oak	4" Cal.	Cont. or B&B		23
	QT	Quercus texana / Texas Red Oak	4" Cal.	Cont. or B&B		25
	QV	Quercus virginiana / Southern Live Oak	4" Cal.	Cont. or B&B		58
	TD	Taxodium distichum / Bald Cypress	4" Cal.	Cont. or B&B		72
	UC	Ulmus crassifolia / Cedar Elm Seasonal Color	4" Cal.	Cont. or B&B		38
SMALL/ ORNAMENTAL TREES						
	CT	Cercis canadensis texensis / Texas Redbud Seasonal Color	2" Cal.	Cont. or B&B		20
	CL	Chilopsis linearis / Desert Willow	2" Cal.	Cont. or B&B		13
	ID	Ilex decidua / Possumhaw	2" Cal.	Cont. or B&B		55
	IV	Ilex vomitoria / Yaupon Holly	2" Cal.	Cont. or B&B		168
	LI	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Seasonal Color	2" Cal.	Cont. or B&B		32
	VC	Vitex agnus-castus / Chaste Tree Seasonal Color	2" Cal.	Cont. or B&B		46
SHRUBS						
	AR	Abelia x 'Rose Creek' / Rose Creek Abelia Seasonal Color	3 gal.	Cont.		612
	IB	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly Seasonal Color	3 gal.	Cont.		180
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly Min. 24" Ht. Seasonal Color	5 gal.	Cont.		606
	RC	Rhaphiolepis indica 'Pinkie' / Indian Hawthorn Seasonal Color	3 gal.	Cont.		143
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.		186
GROUND COVERS						
	CD	Cynodon dactylon x transvaalensis 'DT-1' / TifTuf™ Bermudagrass solid sod ,staggered joints, thick and green, no gaps between sod pieces,solid sod ,staggered joints, thick and green, no gaps between sod pieces.	sod			318,131 sf
	TA	Trachelospermum asiaticum / Asiatic Jasmine Seasonal Color	4"	Cont.	12" o.c.	12,875 sf
SOD/SEED						
	RR	Hydromulch / Hydromulch	n/a			180,528 sf

LANDSCAPE SCHEDULE & SPECIFICATIONS

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PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

07/28/2025

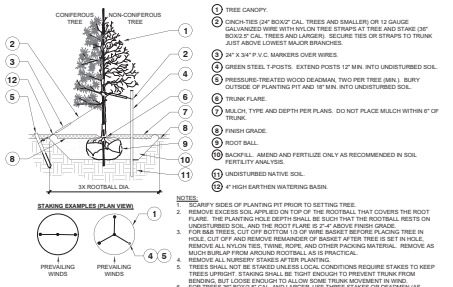
PROJ. MGR.	SS
PROJ. ASSOC.	JH
DESIGN BY	JH
DATE	07/28/2025

SHEET
LP-6

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EXHIBIT F - LANDSCAPE PLAN

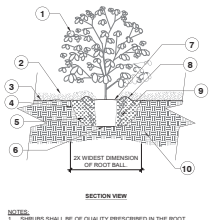
Item 5&6



1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS REQUIRE STAKES TO KEEP TREES UPRIGHT. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.
6. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.

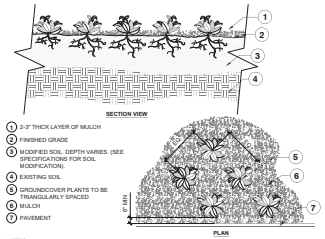
A TREE PLANTING
NTS
000-PL-06



1. SHRUB.
2. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECS FOR MULCH).
3. FINISHED GRADE.
4. SLOPE SIDES OF LOOSENED SOIL.
5. LOOSENED SOIL. DIG AN TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
6. ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. ROOT BALL.
8. 4" HIGH X 6" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
9. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO PLACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
10. EXISTING SOIL.

NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

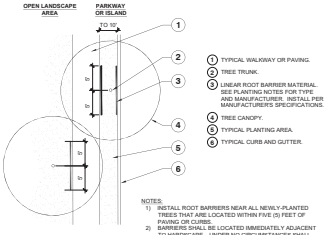
B SHRUB PLANTING
NTS
000-PL-02



1. 2-3" THICK LAYER OF MULCH
2. FINISHED GRADE
3. MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
4. EXISTING SOIL
5. GROUNDCOVER PLANTS TO BE TRIANGULARLY SPACED
6. MULCH
7. PAVEMENT

NOTES:
1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

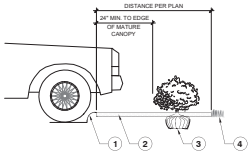
C GROUNDCOVER
3/4" = 1'-0"
000-PL-01



1. TYPICAL WALKWAY OR PAVING.
2. TREE TRUNK.
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY.
5. TYPICAL PLANTING AREA.
6. TYPICAL CURB AND GUTTER.

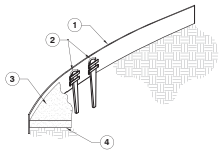
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

D ROOT BARRIER - PLAN VIEW
NTS
000-PL-09



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

E PLANTING AT PARKING AREA
NTS
000-PL-11



1. STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.
4. STEEL EDGING SHOULD BE SMOOTH & CONSISTENT AT CURVES & SHOULD JOIN AT 90 DEGREE ANGLES UNLESS OTHERWISE NOTED.

F STEEL EDGING
NTS
000-SU-12

Manhard CONSULTING
Civil Engineers | Surveyors | Water Resource Engineers
Environmental Scientists | Landscape Architects | Planners
5preston Forest Square | 5preston Forest Square, Suite 1000 | Dallas, TX 75230 | phone 972.490.9410 | manhard.com

PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

07/28/2025

PROJ. MGR.	SS
PROJ. ASSOC.	JM
DESIGN BY	JM
DATE	07/28/2025

LANDSCAPE DETAILS

SHEET
LP-7

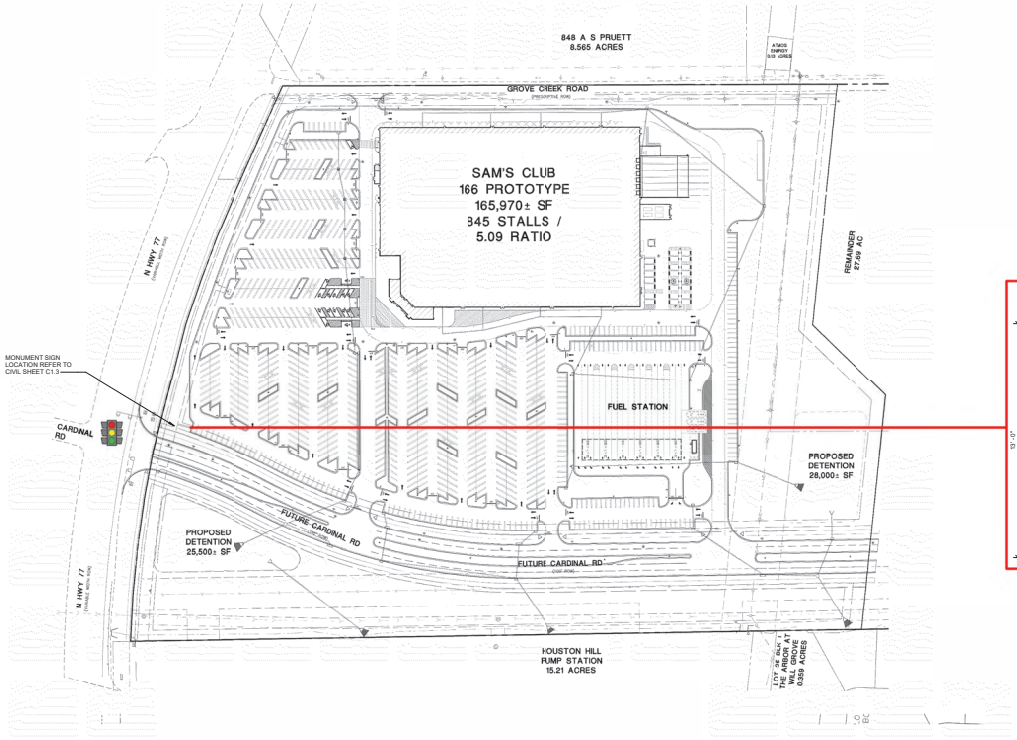
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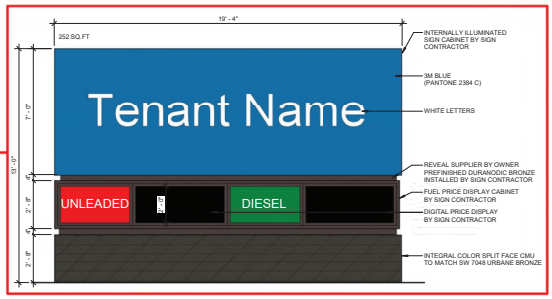
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National Presence. Local Expertise.
EVERGREEN DESIGN GROUP

EXHIBIT G - SIGNAGE PLAN

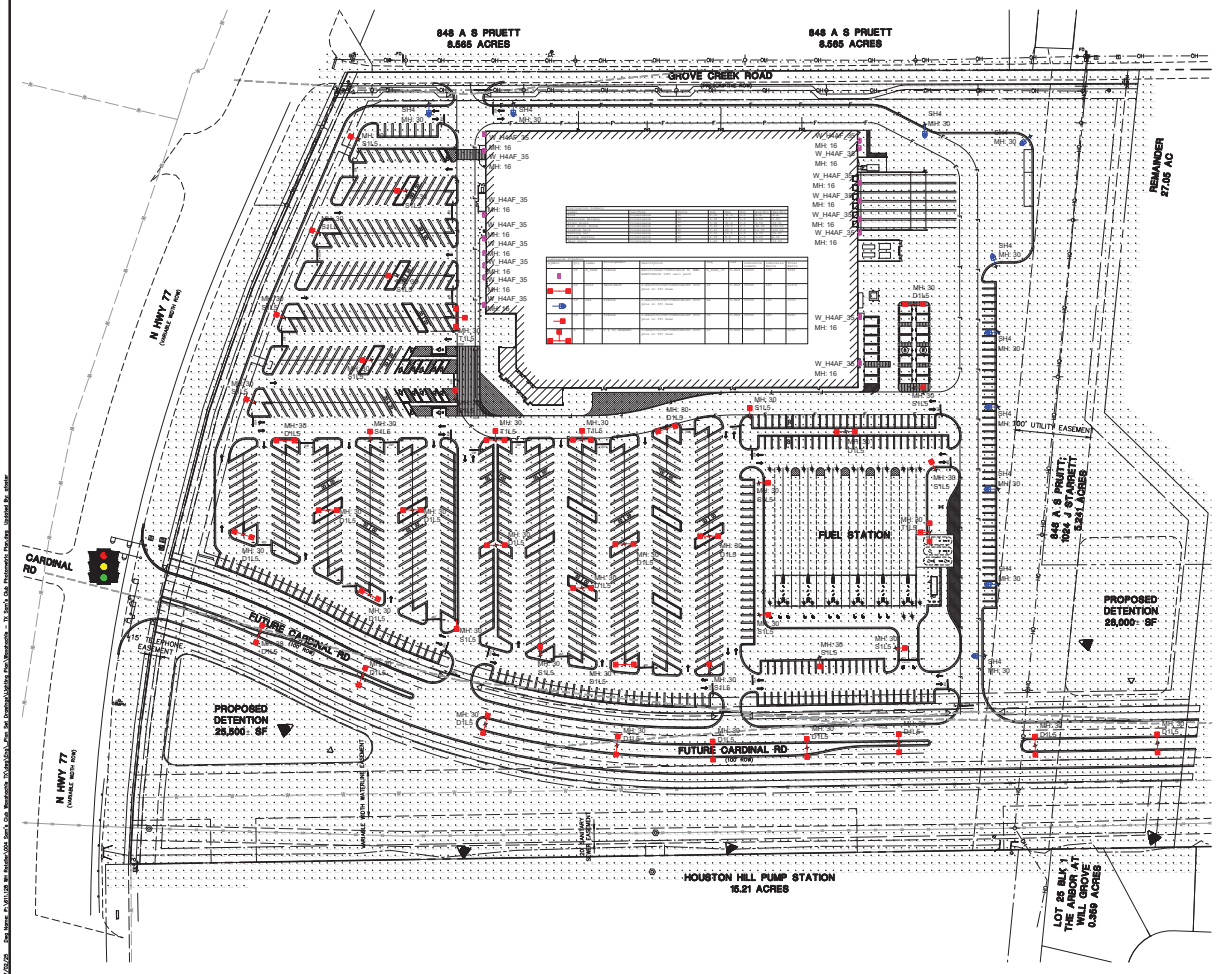
Item 5&6





DESIGN REPRESENTATION ONLY -NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font stye, construction variations required by building codes or inspections, materials, or final design detailing.

EXHIBIT H - PHOTOMETRIC PLAN



WAXAHACHIE, TX
LIGHTING PLAN NOTES

1. LED STATISTICS ARE SHOWN AT 5000 HOURS
2. ALL SITE LIGHTING TO RECEIVE POWER 24/7 & BE CONTROLLED VIA INTEGRAL PHOTOCELL (REFER TO ARCH. AND ELECTRICAL PLANS)
3. ALL SITE POLES W/ CCTV TO RECEIVE 2" CONDUIT FOR RETAILER USE FROM POLE INTO BUILDING (REFER TO ARCH. AND ELECTRICAL PLANS)
4. POWER TO LIGHT FIXTURE TO INCLUDE IN-LINE FUSE FOR SERVING FIXTURE. RETAILER SYSTEMS VENDOR TO PROVIDE IN-LINE FUSE FOR POWERING TRANSFORMER. (REFER TO ARCH. AND ELECTRICAL PLANS)
5. MOUNTING HEIGHTS FOR WALL MOUNTED FIXTURES SHALL BE MEASURED FROM THE FINISHED FLOOR ELEVATION (REFER TO ARCH. AND ELECTRICAL PLANS)
6. THIS LIGHTING PLAN WAS GENERATED USING AGI32 LIGHTING MODELING SOFTWARE.
7. DIRECT-ONLY METHOD WAS USED AS THE STANDARD BASIS FOR CALCULATION OF EXTERIOR LIGHTING.
8. LIGHTING PLAN DOES NOT INCORPORATE CANOPY LIGHTING IN FUEL AREA. IT IS ANTICIPATED THAT THE INCLUSION OF CANOPY LIGHTING WILL ENHANCE OVERALL AREA ILLUMINATION, ENSURING THAT LIGHT LEVELS MEET THE SPECIFIED REQUIREMENTS.
9. FUEL STATION LIGHTING PACKAGE WILL TYPICALLY BE A DIFFERENT VOLTAGE THAN THE SITE LIGHTING ASSOCIATED WITH THE STORE PARKING LOT.
10. CLIENT TO CONFIRM SITE SPECIFIC ILLUMINANCE LEVELS FOR REAR DRIVE ZONE.
11. ALL POLE MOUNTED LIGHT FIXTURES ARE MODELED AT A MOUNT HEIGHT OF 30' ABOVE FFE.
12. WALL PACKS ARE MODELED AT 16'-FT ABOVE FFE AND ARE SHOWN FOR CALCULATION PURPOSES ONLY. REFER TO ARCH/ELEC PLANS FOR EXACT WALL PACK LOCATIONS.
13. MANHARD CONSULTING IS NOT RESPONSIBLE FOR PHOTOMETRIC DISCREPANCIES ENCOUNTERED BETWEEN AGI32 GENERATED MODEL AND ON SITE ILLUMINATION READINGS.

Manhard CONSULTING

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

PROJ. MGR.: MTS
PROJ. ASSOC.: GCF
DESIGN BY: AR
DATE: 7/2/2025

SHEET
C4.0
611.128004

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-89-2025

MEETING DATE(S)

Planning & Zoning Commission: September 8, 2025
City Council: October 6, 2025

CAPTION

Public Hearing on a request by Ndorerwanayo Cesar, for a **Specific Use Permit (SUP)** for a Home for Aged, (Assisted Living) use within a Planned Development Single-Family-3 (PD-SF-3) zoning district located at 1107 East Ross Street (Property ID 272982) - Owner: Tammy & Robert Tanguma (ZDC-89-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-89-2025, a Specific Use Permit (SUP) for a Home for Aged, (Assisted Living) use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The Applicant requests approval of a Specific Use Permit (SUP) for a Home for Aged (Assisted Living) use.

CASE INFORMATION

Applicant:	Ndorerwanayo Cesar, Light Drams Healthcare LLC
Property Owner(s):	Tammy Tanguma & Robert Tanguma
Site Acreage:	0.17 acres
Current Zoning:	Planned Development Single-Family-3 (PD-SF-3)
Requested Zoning:	PD-SF-3 with a SUP for a Home for Aged, (Assisted Living) use

SUBJECT PROPERTY

General Location:	1107 East Ross Street
Parcel ID Number(s):	272982
Existing Use:	Single-Family Residence
Development History:	The subject property is platted as Lot 5, Block A of the Trevino Helms Addition. The existing structure was constructed in 2018.

Adjoining Zoning & Uses:

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

Future Land Use Plan: Mixed-Use Neighborhood

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

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

Site Image:



PLANNING ANALYSIS

The Applicant proposes a SUP for a Home for Aged, (Assisted Living) use within the Planned Development Single-Family-3 (PD-SF-3) zoning district located at 1107 East Ross Street. A Home for Aged Land Use requires a SUP to be approved by City Council per the City of Waxahachie Zoning Ordinance. Ndorerewanayo Cesar, the owner of Light Dreams Healthcare, LLC, states that this use is a non-medically licensed Residential Care Home (Home for Aged, Assisted Living) that provides non-medical care services in a residential setting to elderly or disabled adults.

Planning Analysis (continued):

This business has been in operation for multiple years prior to the submission of this SUP application and it remains in operation at the time of this staff report. According to the applicant's Operational Plan, this Residential Care Home holds a maximum of 3 residents at a time, and provides 24/7 non-medical assistance and supervision to its residents. The owner employs only 1 caregiver that resides with the residents 24/7, and there is no rotation of caregivers at this particular location. Additionally, due to the services being non-medical in nature and the residents only requiring minimal assistance with daily living; a contracted nurse, additional medical staff, or medical equipment are not available onsite. Additionally, according to the applicant, a transportation van is not present nor stored onsite.

PUBLIC NOTIFICATIONS

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

PUBLIC NOTIFICATION RESPONSES

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

RECOMMENDATION

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

Conditions:

1. This SUP shall remain with the applicant for this specific location, only. If the applicant moves to another location or Light Dreams Healthcare, LLC closes, this SUP will be terminated immediately.
2. The applicant shall amend this SUP should they decide to increase the number of provided beds beyond three (3).
3. This property owner shall obtain all necessary permits from the City of Waxahachie Building & Community Services Department prior to operating at the subject property.

ATTACHED EXHIBITS

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

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

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Planner
caleb.enslesy@waxahachie.com

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

EXHIBIT A LOCATION MAP

Item 7&8

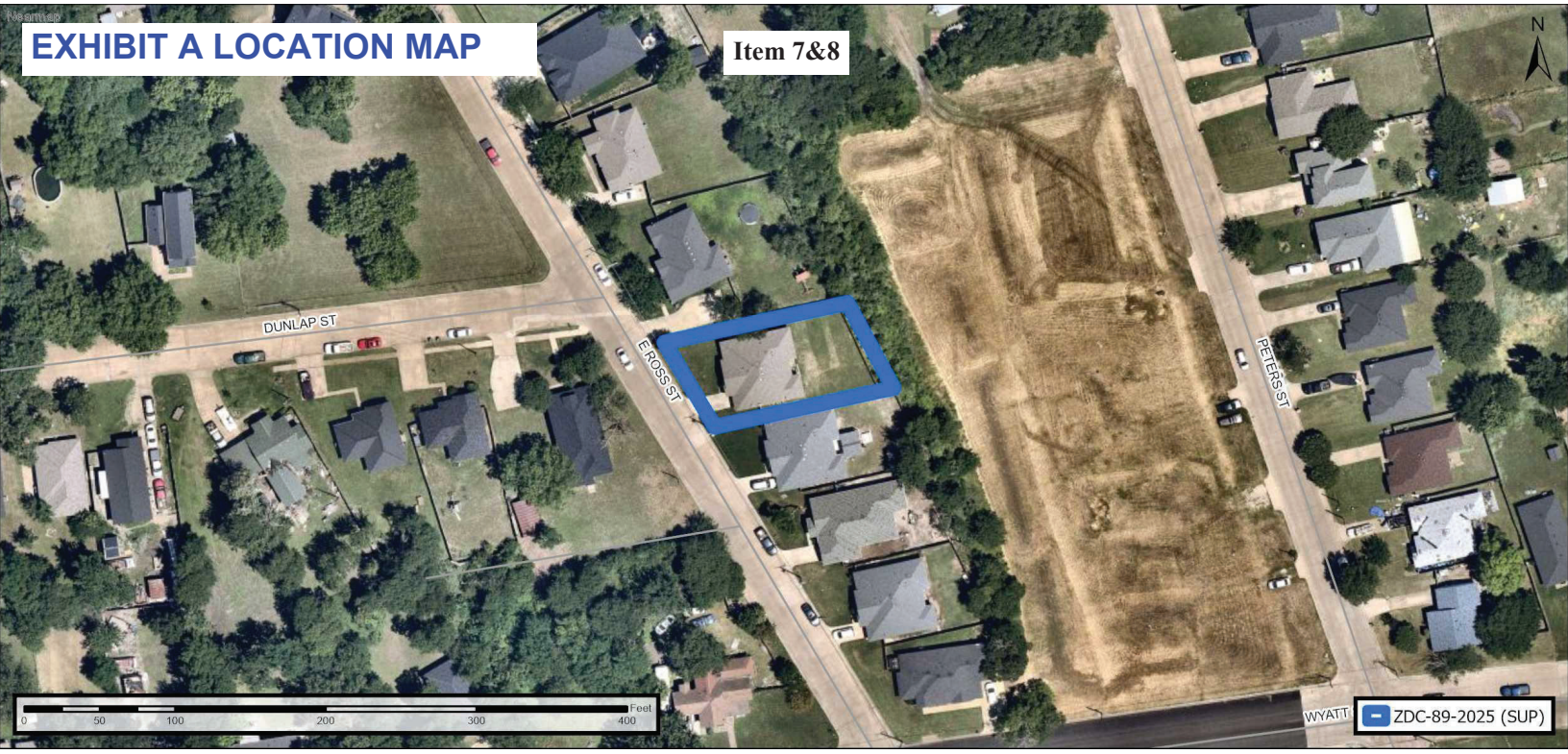
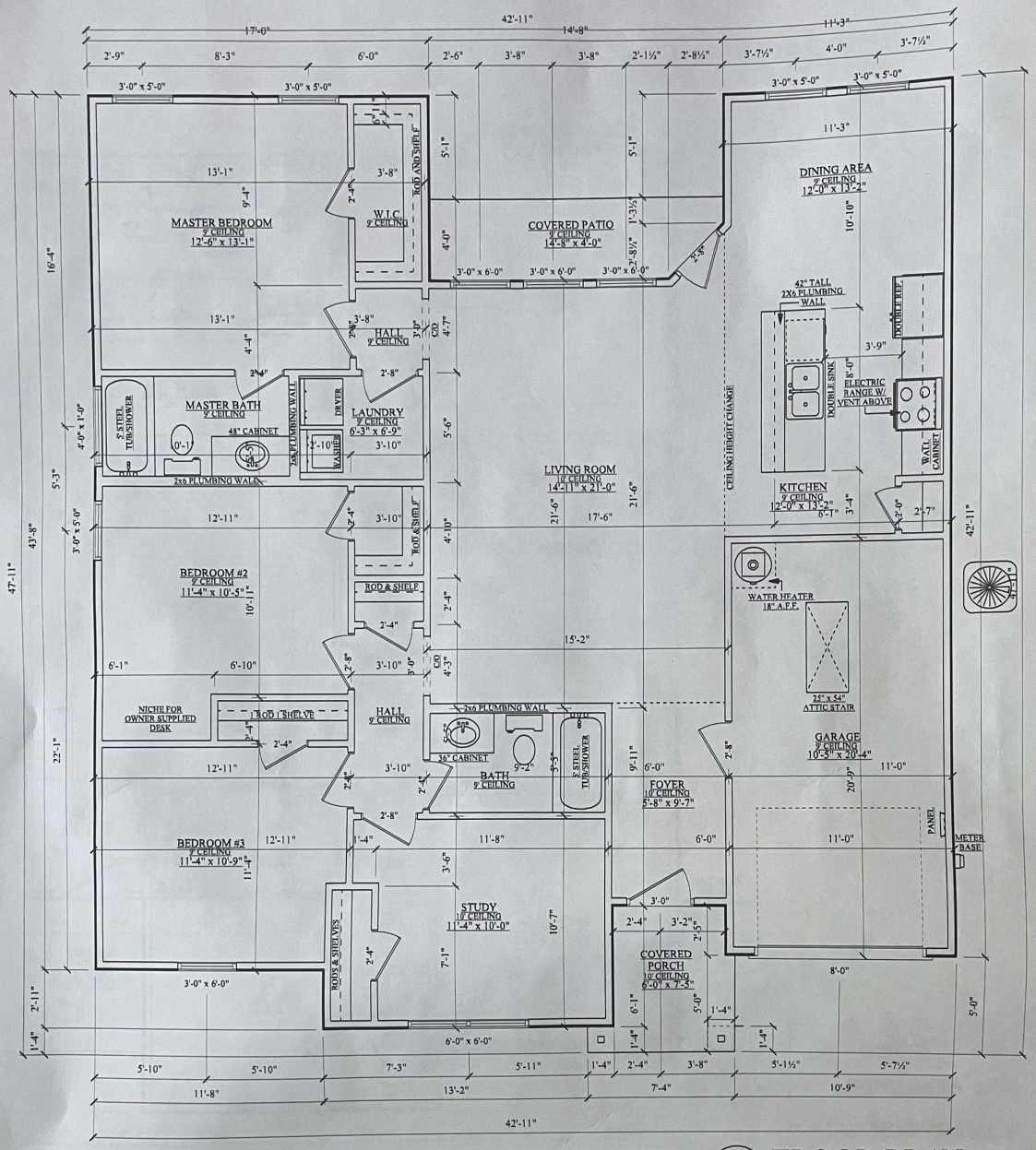


EXHIBIT B FLOOR PLAN **Item 7&8**



AREA TOTALS

LIVING AREA 1,533

COVERED PORCH 43

COVERED PATIO 56

1 CAR GARAGE 226

TOTAL FOUNDATION 1,858

FLOOR PLAN
SCALE: 1/4" = 1'-0"

STAMP IS NOT RED ON PLANS IT IS AN ILLEGAL SET

Certified Professional Building Designer NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION Chris R. Acker #44-503

Acker CONSTRUCTION

APRIL 17th, 2018

A NEW SINGLE FAMILY HOME TO BE LOCATED @ T.B.D. EAST ROSS LOT 5 BLOCK A TREVINO HELMS WAXAHACHIE, TEXAS ELLIS COUNTY

AMERICAN INSTITUTE OF BUILDING DESIGN TEXAS A I B D

CHRIS R. ACKER
AIBD . CERTIFICATION # 620

130 CHIEFTAIN DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE# (972)935-9710

WWW.PLAN-MASTER.COM

Line Design

Business Operational Plan

Executive Summary

Business Name: Light Dreams Healthcare, LLC
Business Type: Non-licensed Residential Care Home
Address: 1107 E Ross St, Waxahachie, TX 75165
Owner/Operator: Ndorerwanayo Cesar
Capacity: Maximum of 3 residents
Business Structure: Veteran-Owned, LLC
Regulatory Compliance: In compliance with Texas Health and Human Services Commission (HHSC) guidelines for unlicensed care homes (under 4 residents)

Mission Statement:
To provide compassionate, respectful, and individualized non-medical care services in a comfortable residential setting, enabling residents to maintain dignity and quality of life.

Business Description

Light Dreams Healthcare, LLC is a private, non-licensed residential care home that offers 24/7 non-medical assistance and supervision for up to three elderly or disabled adults. The care home provides essential daily living support services in a nurturing, home-based environment while promoting independence and well-being.

Goals:
- Offer high-quality personal care and companionship
- Maintain a family-oriented atmosphere
- Foster long-term well-being and resident satisfaction
- Serve the local community with excellence and integrity

Services Provided

- Assistance with Activities of Daily Living (ADLs): bathing, dressing, grooming, toileting, and mobility
- Medication reminders and monitoring
- Nutritious home-cooked meals (3 meals and 2 snacks daily)
- Light housekeeping and laundry
- Social activities and companionship
- Transportation coordination for medical appointments
- Fall prevention and home safety supervision

Target Market

Client Demographics:
- Elderly individuals needing daily assistance but not requiring nursing home-level care

Business Operational Plan

- Adults with physical limitations or mild cognitive impairments
- Families seeking a more personal alternative to institutionalized care

Referral Sources:
- Local hospitals and clinics
- Hospice and home health agencies
- Churches and senior centers
- Online care directories and local advertising

Location & Facility Overview

Property Address: 1107 E Ross St, Waxahachie, TX 75165
Zoning: Residential; pending Specific Use Permit (SUP) for Residential Care Facility use
Property Type: Single-family home

Home Features:
- 4 bedrooms, 2 bathrooms
- ADA-compliant modifications (grab bars, ramp access if needed)
- Smoke detectors and fire extinguishers in key areas
- Furnished communal living room, dining area, and kitchen
- Quiet, safe, and accessible residential neighborhood

Staffing Plan

Staff-to-Resident Ratio: 1 caregiver per 3 residents (on shift)

Staff Roles:
- Owner/Administrator: Overall management, compliance, training, Assist residents with personal care and household tasks.
- Caregivers: Assist residents with personal care and household tasks
- On-call nurse: As needed. No contract

Hiring Requirements:
- CPR/First Aid Certification
- Background checks
- Personal care experience
- CNA certification preferred, NOT REQUIRED
- Compassionate, professional demeanor

Operations Plan

Daily Schedule:

Business Operational Plan

- Morning: Hygiene care, breakfast, medication reminders, morning activities
- Midday: Lunch, light exercises, rest time
- Afternoon: Social activities, snack, outings (as applicable)
- Evening: Dinner, hygiene care, medication reminders, bedtime routines

Documentation & Records:

- Resident intake forms
- Daily care logs
- Medication reminder logs
- Emergency contact information
- Incident and fire drill logs

Marketing Plan

Branding:

- Emphasize veteran-owned, community-focused values
- Highlight the homelike, compassionate care model

Marketing Channels:

- Local senior services directories
- Online platforms (Care.com, Facebook, Google My Business)
- Flyers in churches, clinics, and senior centers
- Partnerships with local healthcare providers and hospice agencies

Financial Plan

Startup Costs:

- Property modifications and furnishings: $5,000 - $8,000
- Licensing/legal/insurance: $2,500
- Marketing materials: $500
- Staff training and onboarding: $1,000

Monthly Operating Expenses:

- Staff Houly rate, above minimun wage per FLSA
- Food and supplies
- Utilities
- Insurance
- Maintenance
- Emergency fund reserve

Compliance & Risk Management

Business Operational Plan

- Operate under Texas law for non-licensed care homes (max 3 residents)
- Adhere to fire safety and sanitation standards
- Maintain active liability insurance
- Conduct regular safety checks and staff training
- Ensure all resident rights and privacy are upheld

Response to Comments

1. Is the applicant on-site as one of the caregivers? If not, what is his role?
No. The applicant will not reside at the care home but will oversee operations as the responsible party.

2. How many caregivers in total do you employ? How long are their shifts?
1 caregiver, who's a live-in

3. Are caregivers present 24/7?
Yes, 1.

4. Are caregivers certified/licensed in any form?
Yes. Caregiver is trained in basic lifesaving skills and holds CPR and First Aid certification

5. Do the caregivers reside at this location full time?
Yes. A caregiver resides onsite full-time and provides continuous supervision and care to residents. There is no rotation of caregivers. This arrangement ensures consistent oversight, immediate response to residents' needs, and compliance with safety and care expectations.

6. Is the on-call nurse currently contracted?
No. We do not have an on-call nurse contracted at this time, as the care provided is non-medical.

7. Is a van for the facility present on site or are personal vehicles used/stored on site?
No van present on the site and no vehicle stored on site.

8. Does the applicant operate other similar facilities?
No

9. Does the subject property have a fire sprinkler system?
No

10. Do you admit bed-ridden residents?
No. We do not admit bed-ridden residents. Our home only serves individuals who are ambulatory and require minimal assistance with daily living.

11. Are any medical equipment present on site?
No medical equipment is present on site. We have basic assistive devices such as walkers or blood pressure monitors, which are used solely for non-medical support and resident safety.

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-101-2025

MEETING DATE(S)

Planning & Zoning Commission: September 8, 2025
City Council: October 6, 2025

CAPTION

Public Hearing on a request by Gilberto Escobedo, Jr., for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-3 (SF-3) zoning district located at 104 Ryburn Street (Property ID 175937) – Owner(s): LGE Investment Homes, LLC (ZDC-101-2025)

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-101-2025, a Specific Use Permit (SUP) for Short-Term Rental use."*

- *"I move to recommend approval of ZDC-101-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."*

APPLICANT REQUEST

The Applicant requests a Specific Use Permit for a Short-Term Rental use at 104 Ryburn Street.

CASE INFORMATION

Applicant: Gilberto Escobedo, Jr.

Property Owner(s): LGE Investment Homes, LLC

Site Acreage: 0.11 acres

Current Zoning: Single-Family-3 (SF-3)

Requested Zoning: SF-3 with a Specific Use Permit (SUP) for a Short-Term Rental use

SUBJECT PROPERTY

General Location: 104 Ryburn Street

Parcel ID Number(s): 175937

Existing Use: Residential use

Development History: The subject property is currently platted as Lot 5, Block 4 of the Temple Addition

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-3 w/ SUP for STR use	Single Family Residence
East	SF-3	Single Family Residence
South	SF-3	Single Family Residence
West	SF-3	Single Family Residence

Future Land Use Plan: Mixed Use Neighborhood

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

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

Site Image:



PLANNING ANALYSIS

The Applicant requests a SUP for short-term rental use at 104 Ryburn Street because it is located within the SF-3 zoning district. The subject property consists of a primary structure of approximately 1,412 square feet, with three (3) bedrooms and enough improved surface to accommodate parking for a maximum of three (3) vehicles. The subject property is situated on an approximately 0.11 acres (4,791 square feet) lot. The applicant has not been operating the subject property as a short-term rental; therefore, they have not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on April 2, 2025.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls.

The applicant's local emergency contact is Priscilla Santiago, 1225 Hillview Drive, Waxahachie, TX 75165, priscilla099@outlook.com, which is located approximately eight (8) miles from the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 68 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

At the time of the publishing of this staff report, a total of no letters of support and opposition were received by staff. No letters of support received are within the 200' buffer.

RECOMMENDATION

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

Conditions:

1. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
2. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
3. The short-term rental operator shall allow a maximum occupancy of eight (8) guests per stay.
4. The short-term rental operator shall permit a maximum of three (3) vehicles to be parked on the subject property. Off-site and/or on-street parking is prohibited.
5. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
6. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

ATTACHED EXHIBITS

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

STAFF CONTACT INFORMATION

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oanh.vu@waxahachie.com

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


Item 9&10
N
Lanza St-LONZO ST
FYBURN ST
N GETZENDANER AVE
N Getzendaner Ave
Lee Penn Park Trail
EXHIBIT A - LOCATION MAP
0
25
50
100
150
200
Feet
ZDC-101-2025 (SUP)

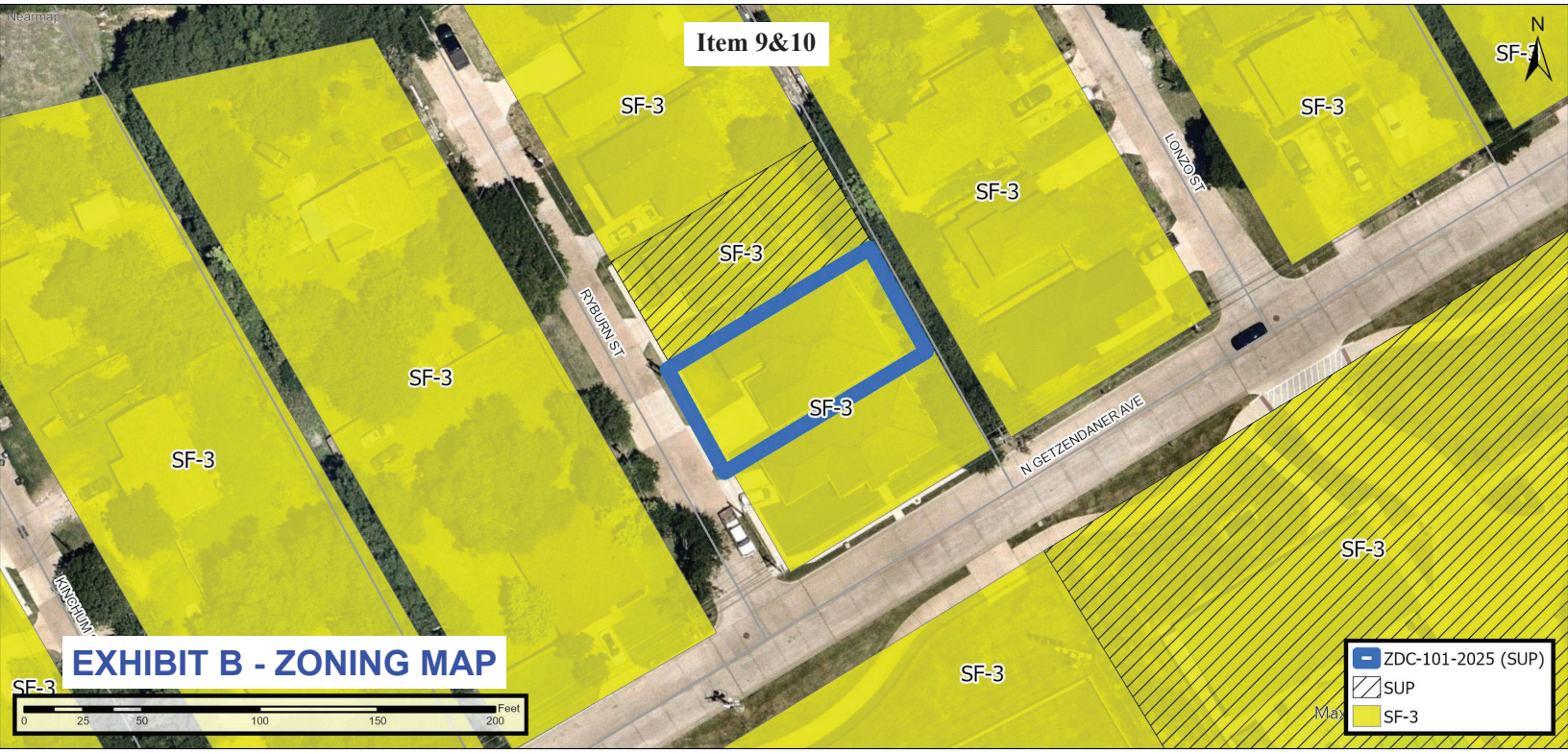

Item 9&10
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SF-3
SF-3
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SF-3
SF-3
SF-3
SF-3
RYBURN ST
LONZO ST
N GETZENDANER AVE
KNIGHTUM
EXHIBIT B - ZONING MAP
0 25 50 100 150 200 Feet
ZDC-101-2025 (SUP)
SUP
SF-3

EXHIBIT C - FLOORPLAN

Item 9&10

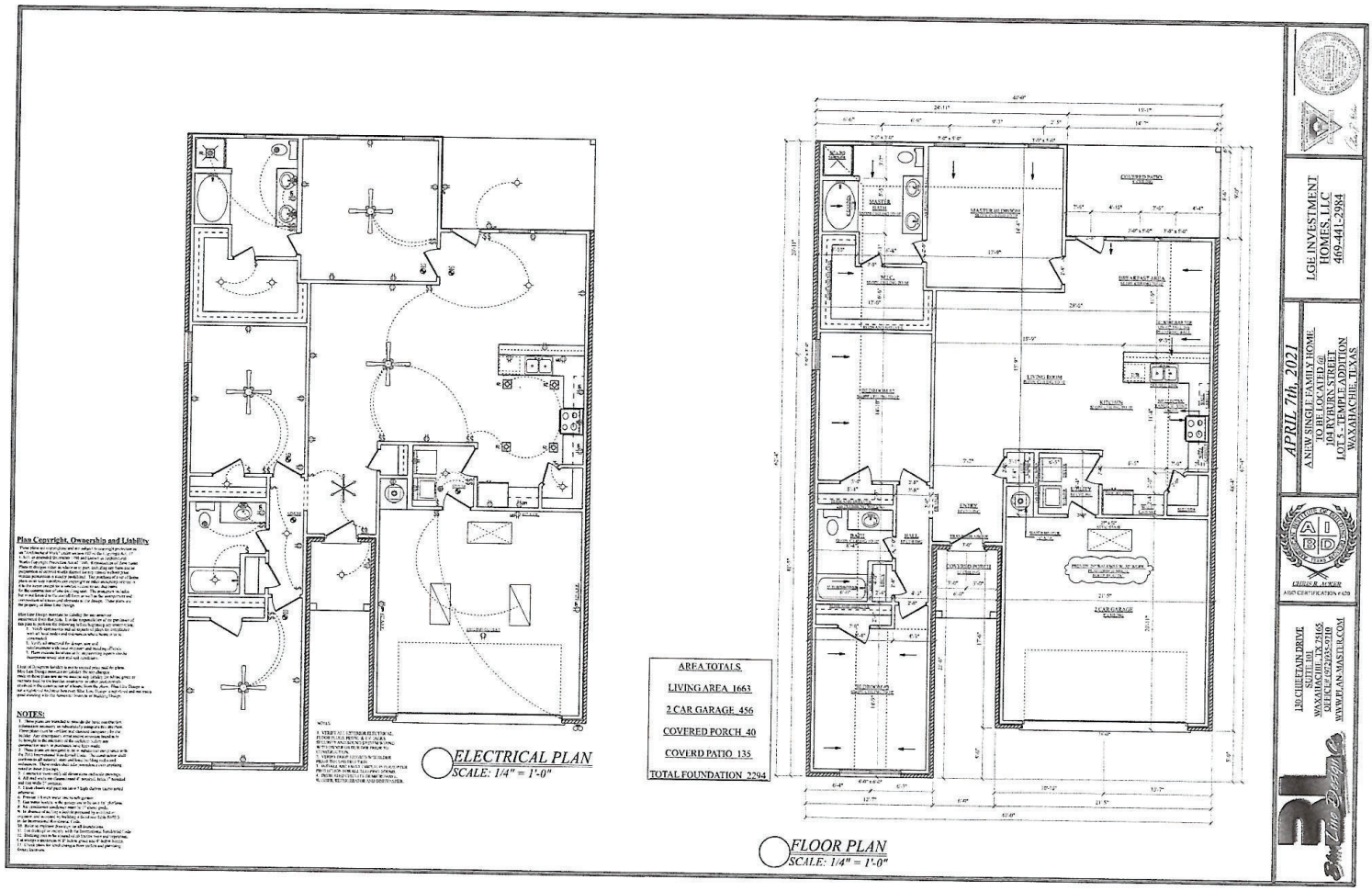
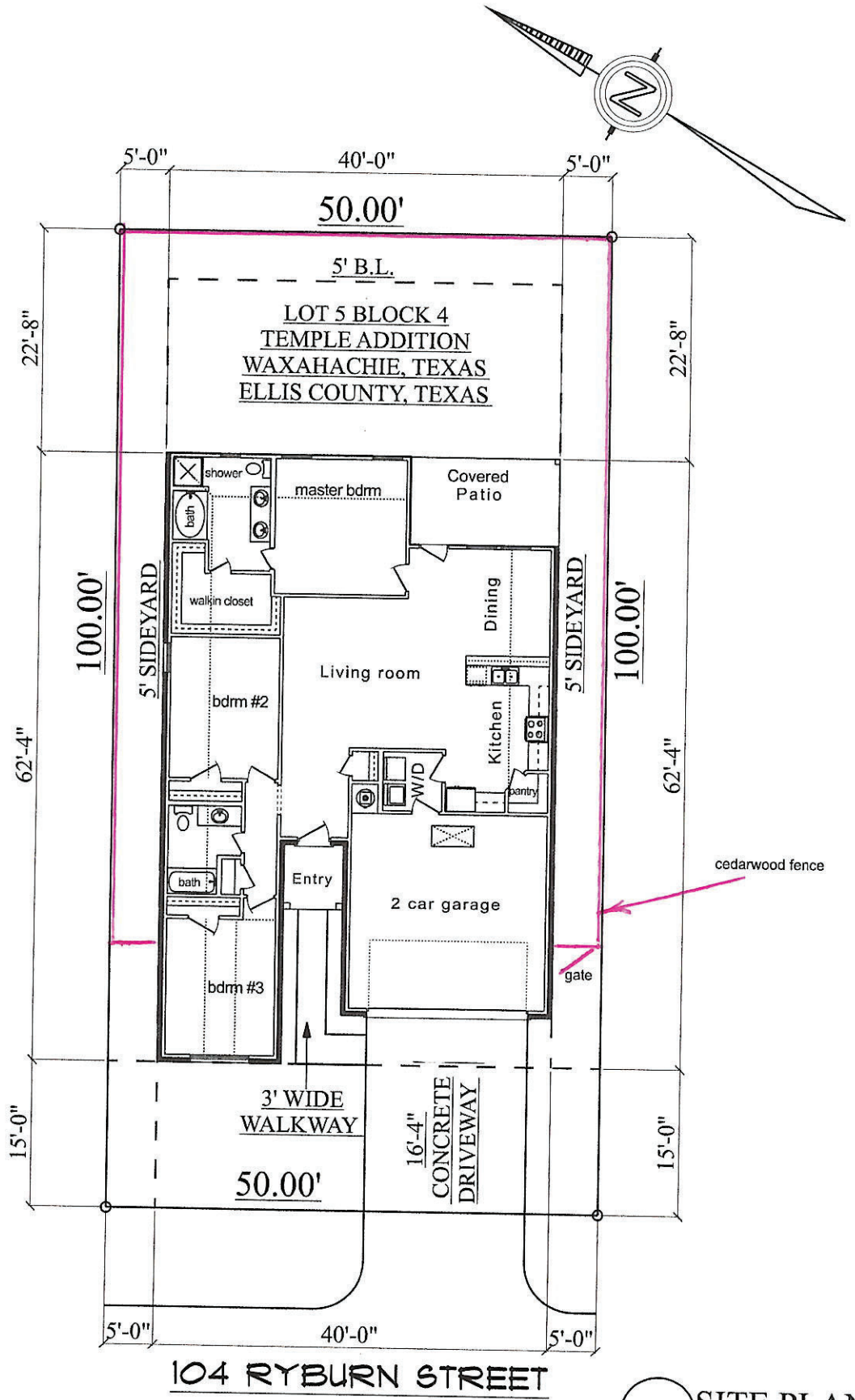


EXHIBIT D - SITE PLAN



SITE PLAN
SCALE: 1" = 10'-0"

130 CHEETAIN DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM

APRIL 7th, 2021

A NEW SINGLE FAMILY HOME
TO BE LOCATED @
104 RYBURN STREET
LOT 5 - TEMPLE ADDITION
WAXAHACHIE, TEXAS

LGE INVESTMENT
HOMES, LLC
469-441-2984

House Rules for 104 Ryburn St, Waxahachie, TX

Welcome to our home! We're excited to host you and hope you have a comfortable stay. Please follow these house rules to ensure a great experience for everyone.

General Rules

- The maximum occupancy is 8 people.
- **Parking on the street is prohibited!**
- The maximum amount of parking is 3 vehicles
- All off-street parking must be on an improved surface
- Please treat our home with respect.
- No smoking inside the house; smoking is permitted outside only
- **pets allowed. (fee may be required)**
- No parties, large gatherings, or unregistered guests allowed.

Check-in & Check-out

- Check-in: 4:00 PM | Check-out: 11:00 AM
- Late check-outs will result in additional fees.

Quiet Hours

- Quiet hours are from 10:00 PM to 7:00 AM.
- Please be considerate of neighbors, especially at night.

Cleanliness & Maintenance

- Keep the home tidy and clean up after yourself.
- Report any damage or maintenance issues immediately.
- Wash and put away any dishes used before check-out.

Visitors & Security

- Only registered guests are allowed on the property.
- Please lock all doors and windows when leaving the home.
- **Outdoor security cameras are installed for safety reasons.**

Additional Fees & Penalties

- Extra cleaning: $100 if the property is left excessively dirty.
- Unauthorized guests: $50 per extra guest per night.

Safety & Emergencies

- In case of emergency, dial 911.
- Fire extinguishers are located under the kitchen sink.
- First aid kit is in the pantry.

By booking this stay, you agree to follow these rules. We appreciate your cooperation and hope you enjoy your time in Waxahachie!

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-104-2025

MEETING DATE(S)

Planning & Zoning Commission: September 8, 2025
City Council: October 6, 2025

CAPTION

Public Hearing on a request by Deanna Carter for a **Zoning Change** from a Future Development (FD) zoning district to a Rural Residential (RR) zoning district, located at 1183 Lone Elm Road (Property ID 180654) - Owner: Deanna Carter (ZDC-104-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-104-2025, a Zoning Change at 1183 Lone Elm Road from Future Development (FD) to Rural Residential (RR), authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests approval of a Zoning Change from a Future Development (FD) zoning district to a Rural Residential (RR) zoning district at 1183 Lone Elm Road to a future plat of the 10.191-acre property into two (2) lots.

CASE INFORMATION

Applicant:	Deanna Carter
Property Owner(s):	Deanna Carter
Site Acreage:	10.191 acres
Current Zoning:	Future Development
Requested Zoning:	Rural Residential (RR)

SUBJECT PROPERTY

General Location:	1183 Lone Elm Road
Parcel ID Number(s):	180654
Existing Use:	Single Family Residence
Development History:	The subject property was annexed by the City of Waxahachie in March of 2005. The subject property is not currently platted.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Future Development (FD)	Single Family residence
East	Future Development (FD)	Undeveloped
South	Future Development (FD)	Single Family residence
West	Future Development (FD)	Single Family residence

Future Land Use Plan: Rural Estate

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.

Thoroughfare Plan: The subject property is accessible via Lone Elm Road.

Site Image:



PLANNING ANALYSIS

The applicant proposes to rezone the subject property from a Future Development (FD) zoning district to a Rural Residential (RR) zoning district. The subject property was annexed into the City of Waxahachie in 2005. At the time of this annexation, the FD zoning district was assigned to the property and has not since been changed. Notably, the subject property is situated in a "finger" of City Limits that abruptly ends to the north and south, as can be seen on the Site Image above.

The purpose of the request is to allow the 10.191-acre property to be platted in the future as two (2) lots. The current FD zoning requires lots to have a minimum of 250' of frontage onto a public right-of-way (ROW) while the RR zoning district only requires a minimum lot frontage of 150'. The subject property has approximately 401' of ROW frontage on to Lone Elm Road; which means that it cannot be subdivided into two (2) lots under the FD zoning district.

Planning Analysis (Continued):
Multiple existing developed properties adjacent to the subject property have ROW frontage ranging between 120' to 150'. The subject property and adjacent properties on Lone Elm Road were originally developed prior to annexation by the City of Waxahachie, meaning that the requirements of the FD zoning district were not applicable at the time of development. The aforementioned adjacent properties also range in size between 0.59 acres and approximately 1.25 acres.

The RR zoning district proposed by the applicant requires a minimum lot size of 2 acres; which is larger than a majority of existing developed properties along Lone Elm Road. Based on the subject property's 401' of frontage along Lone Elm Road, the applicant could subdivide the property into a maximum of two (2) lots, if this zoning change request is approved.

The proposed zoning change is compatible with existing developed properties immediately adjacent to the subject property. Furthermore, the zoning change request will result in a development pattern consistent with the recommendation of 2023 Comprehensive Plan for the area. With this in mind, staff is supportive of the zoning change request.

PUBLIC NOTIFICATIONS
To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 17 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received zero (0) letters of support and zero (0) letters of opposition to the zoning change request.

RECOMMENDATION
Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Zoning Change request.

ATTACHED EXHIBITS
1. Exhibit A – Location Map
2. Exhibit B – Property Boundary

STAFF CONTACT INFORMATION

Prepared by:
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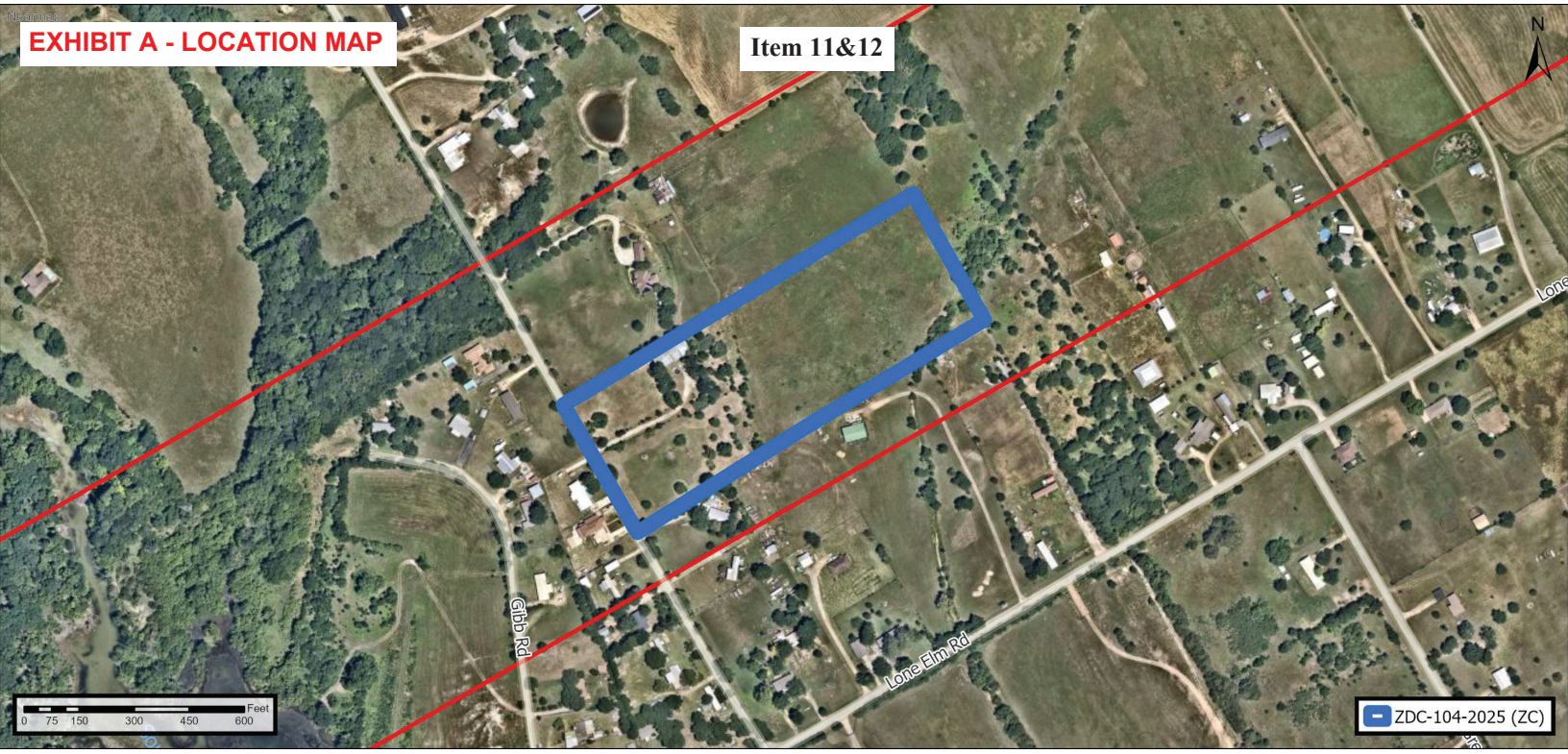
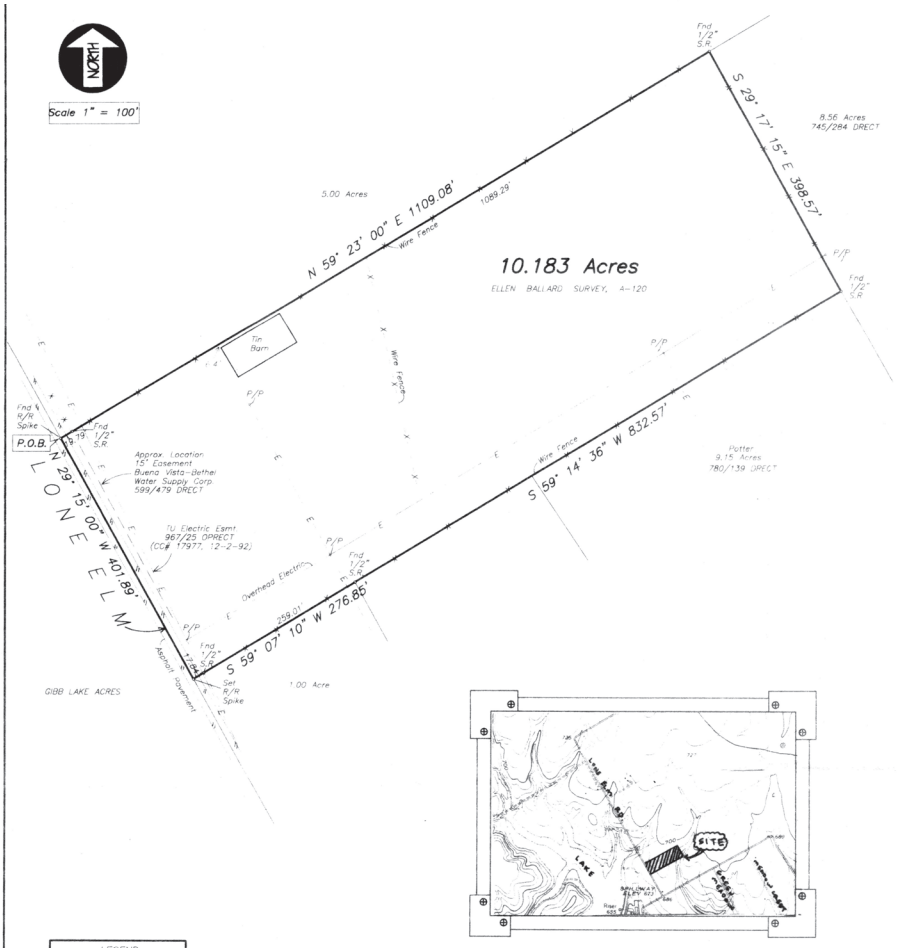

EXHIBIT A - LOCATION MAP
Item 11&12
N
Gibb Rd
Lone Elm Rd
0 75 150 300 450 600 Feet
ZDC-104-2025 (ZC)

EXHIBIT B - PROPERTY BOUNDARY

Item 11&12



LOCATION MAP SCALE : 1" = 2000'

LEGEND

O	–	Property Corner Symbol
Fnd.	–	Found
S.R.	–	Steel Rod
S.P.	–	Steel Pipe
U.E.	–	Utility Easement
P/P	–	Utility Pole
R.O.W.	–	Right of Way
P.O.B.	–	Point of Beginning
C/L	–	Centerline
→	–	Drainage Flow
x	–	Spot Elevations

FIELD NOTES
10.183 Acres

BEING all that certain lot, tract or parcel of land lying in the ELLEN BALLARD SURVEY, A-120, in Ellis County, Texas, and being all of a called 5.10 acre tract of land as conveyed by deed and recorded in Volume 655, Page 525, Deed Records, Ellis County, Texas, (DRECT), and also being all of a called 5.10 acre tract of land as conveyed by deed and recorded in Volume 900, Page 982, Official Public Records, Ellis County, Texas, (OPRECT), said two tracts being contiguous and hereinafter considered as one tract, and being more particularly described as follows:

BEGINNING at a railroad spike found in the centerline of Lone Elm Road for the northwest corner of the aforesaid tract and being the same for this tract;

THENCE N 59°23'00" E, at 19.79 feet pass a 1/2" steel rod found, in all 1109.08 feet (Deed – Record Reference Bearing) to a 1/2" steel rod found for the northeast corner of the aforesaid tract and being the same for this tract;

THENCE S 29°17'15" E, 398.57 feet (Deed – S 29°15' E) to a 1/2" steel rod found for the southeast corner of the aforesaid tract and being the same for this tract;

THENCE S 59°14'36" W, 832.57 feet (Deed – S 59°23' W) along the south line of the aforesaid tract to a 1/2" found;

THENCE S 59°07'10" W, at 259.01 feet pass a 1/2" steel rod found in the east line of Lone Elm Road, in all 276.85 feet (Deed – S 59°23' W) to a railroad spike set in Lone Elm Road for the southwest corner of the aforesaid tract and being the same for this tract;

THENCE N 29°15'00" W, 401.89 feet (Same as Deed) along Lone Elm Road to the POINT OF BEGINNING and containing approximately 10.183 acres of land.

To the best of my knowledge and belief, the following deeds and/or easements do not affect the subject property:

Buena Vista-Bethel Water Supply Corp.	588/800 DRECT
Ellis Prairie Soil Conservation Dist.	455/175 DRECT
American Telephone & Telegraph Co. (Exact location could not be determined)	456/286 DRECT

SURVEYORS CERTIFICATE

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE PREMISES SURVEYED AND TO: Title Resources – Midlothian

I hereby certify that in July, 1996, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way.
Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

I further certify to the following conditions:

1. That no portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas Community # 480798, Panel # 0150B, Zone X Unshaded.
2. Unless otherwise shown, underground utilities which may affect this property were not located during the course of this survey.
3. Information in parenthesis are from public records (Deed calls).
4. Bearing sources are as per record plat or field notes description.
5. Deed and easement information are furnished by: Title Resources – Midlothian

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 4 Survey.

Walter Keven Davis

Walter Keven Davis, R.P.L.S. # 4456
Davis & McDill

7/12/96
Date

STATE OF TEXAS REGISTERED WALTER KEVEN DAVIS 4456 PROFESSIONAL LAND SURVEYOR

Survey Plat

10.183 Acres

Ellen Ballard Survey A-120
Ellis County, Texas

REVISIONS | BY

ENGINEERS D & M SURVEYORS
DAVIS & McDILL
CONSULTING ENGINEERS – LAND SURVEYORS
P.O. BOX 428 WAXAHACHIE, TEXAS 75165
PHONE: (214) 938-1185 FAX (214) 937-3007

Date: 7-10-96
Scale: 1"=100'
Drawn: K.H.
Job: 96-550
Sheet 1
of 1 sheets.