

A G E N D A

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on ***Tuesday, September 23, 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 September 8, 2025
5. ***Recognize*** Rick Keeler and David Hudgins for their service on the Planning and Zoning Commission
6. ***Consider*** recommendation of a request by Jake Pinto, Alpine Start Development, for a Site Plan for Alpine Meadows, located directly south of 1850 FM 878 (Property ID: 290675) – Owner: ASD Waxi Fee Owner LLC (SP-68-2025)
7. 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.

ACCESSIBILITY STATEMENT

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 ADA Coordinator at (469) 309-4000 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
September 8, 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 Monday, September 8, 2025 at 7:00 p.m.

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

Member Absent: Vacant

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

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

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

3. Public Comments

Daniel Box of Winstead P.C. spoke in support of SUB-180-2024 and formally requested its approval, expressing his disagreement with the reasons provided by staff for the recommended denial.

4. Consent Agenda

- 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)

Action:

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

Chairman Keeler announced Items 5 and 6 would be moved after Item 12.

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)

Planning Manager Zack King presented the Item. 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.

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.

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.

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]

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.

The subject property is proposed to have a total of four (4) points of access. Three (3) access points are proposed along future Cardinal Road and one (1) access point is proposed along Grove Creek Road, as shown on the Detailed Site Plan. Notably, the Development Standards require all delivery truck traffic to leave the property using the Grove Creek exit. This development standard was added to reduce the potential for conflicts between truck and commuter vehicle traffic at the primary access points along Cardinal Road.

Cardinal Road is identified as a 100' minor arterial (4-Lane) on the 2023 Waxahachie Thoroughfare Plan. The applicant proposes to construct four (4) lanes of Cardinal Road beginning at the existing intersection of Cardinal Road and Highway 77 and extending to their eastern property line.

The 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.

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

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.

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.

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 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.

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.

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.

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. Staff has received six (6) letters of support and ten (10) letters of opposition for the PD request. In addition to the letters received, Staff received a petition with forty-seven (47) signatures in opposition of this application request, outside of the 200-foot buffer.

Ivan Jaime, Sam's Club representative, requested approval and provided a brief overview of the proposed development and Sam's Club. It was confirmed by Sam's Club representatives that all stores close at 8:00 p.m. daily, product delivery to the store will be between 9:00 p.m. and 6:00 a.m., and that the rear of the property will remain single-family zoning.

Chairman Keeler opened the Public Hearing at approximately 7:52 p.m.

Those who spoke in opposition:

Jennifer Chelwick, 2222 Abela Drive, Waxahachie, Texas
Lora Graham, 152 Royal Park Lane, Waxahachie, Texas
John Szymczak, 201 Brookbend Drive, Waxahachie, Texas
Edith Winn, 107 Holly Street, Waxahachie, Texas
Joy Briggs, 672 Brookbend Court, Waxahachie, Texas
Mark Purcell, 116 Royal Park Lane, Waxahachie, Texas
Marsha Moody, 121 Royal Park Lane, Waxahachie, Texas
Diane Szymczak, 201 Brookbend Drive, Waxahachie, Texas
Diane McBride, 115 Sumac Drive, Waxahachie, Texas
Rodney Hooper, 110 Brookbend Drive, Waxahachie, Texas
Mike Anderson, 413 Brookside Road, Waxahachie, Texas
Jose Tovar, 415 Brookside Road, Waxahachie, Texas
Mitzi Cook, 156 Royal Park Lane, Waxahachie, Texas
Doug Coffey, 136 Brookstone Drive, Waxahachie, Texas
Sandra Lopez, 113 Royal Park Lane, Waxahachie, Texas
Dustin, 117 Royal Park Lane, Waxahachie, Texas
Karen Baker, 113 Sumac Drive, Waxahachie, Texas
Ira Tenpenny, 109 Rosa, Waxahachie, Texas
Kisha Jack-Lyles, 2179 Liropie Lane, Waxahachie, Texas
Tom O'Neal, 100 Royal Park Lane, Waxahachie, Texas

Justin Stoker, Senior Director of Public Works and Engineering, explained that Impact Fee funds would be used to extend Cardinal Road. He clarified that Royal Park Lane lies outside the City limits, and only a portion of Grove Creek falls within City jurisdiction. The extension of Cardinal Road will end at Vista Way, pending future extension plans by Ellis County.

The Commission reviewed concerns and questions raised by attendees, and Commissioner David Hudgins asked whether Sam's Club would be willing to install an 'L'-shaped masonry wall at the southeast corner of the property, near the adjacent homes. In response, Mr. Jaime stated that they are open to reviewing engineering studies to assess the potential benefit; however, preliminary findings indicate that, given the homes are more than 900 feet away, the wall would not provide any meaningful additional sound barrier.

There being no others to speak for or against ZDC-75-2025, Chairman Keeler closed the Public Hearing at approximately 9:00 p.m.

6. Consider recommendation of ZDC-75-2025

Action:

Jenny Bridges moved 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, and included a stipulation requesting that the City obtain a copy of a sound study and, based on its findings, determine whether a wall or foliage is necessary. Motion was seconded by David Hudgins and carried unanimously (6-0).

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)

Mr. King presented the Item and Ndorerwanayo Cesar requested approval. 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. Ndorerwanayo 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.

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.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 10 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. Staff has received three (3) letters in support and no letters of opposition for the SUP request.

Chairman Keeler opened the Public Hearing at approximately 7:10 p.m.

There being no others to speak for or against ZDC-89-2025, Chairman Keeler closed the Public Hearing at approximately 7:12 p.m.

8. Consider recommendation of ZDC-89-2025

Action:

David Hudgins moved to recommend approval of ZDC-89-2025, a Specific Use Permit (SUP) for a Home for Aged (Assisted Living) use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly, and comply with all State and Local Ordinances. Motion was seconded by Wendy Johnson and carried unanimously (6-0).

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)

Senior Planner Oanh Vu presented the Item and Gilberto Escobedo requested approval. 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 located approximately eight (8) miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 68 notices were mailed to property owners within 500 feet of the subject property as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of the staff report, a total of (10) letters of support and two (2) opposition letters were received by staff.

Chairman Keeler opened the Public Hearing at approximately 7:17 p.m.

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

There being no others to speak for or against ZDC-101-2025, Chairman Keeler closed the Public Hearing at approximately 7:21 p.m.

10. Consider recommendation of ZDC-101-2025

Action:

Chad Hicks moved to recommend approval of ZDC-101-2025, a Specific Use Permit (SUP) for Short-Term Rental use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Jenny Bridges and carried unanimously (6-0).

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)

Mr. King presented the Item and Deanna Carter requested approval. 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 the 2023 Comprehensive Plan for the area. With this in mind, staff is supportive of the zoning change request.

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 one (1) letter of opposition to the zoning change request.

Chairman Keeler opened the Public Hearing at approximately 7:25 p.m.

There being no others to speak for or against ZDC-104-2025, Chairman Keeler closed the Public Hearing at approximately 7:26 p.m.

12. Consider recommendation of ZDC-104-2025

Action:

David Hudgins moved 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. Motion was seconded by Jenny Bridges and carried unanimously (6-0).

13. Adjourn

Mayor Pro Tem Patrick Souter thanked all the residents in attendance and emphasized that the City Council will make its final decision after carefully considering all aspects of the Sam's Club zoning case.

There being no further business, the meeting adjourned at 9:15 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

Zoning Staff Report

Case: SP-68-2025



MEETING DATE(S)

Planning & Zoning Commission:

September 23, 2025

City Council:

October 20, 2025

CAPTION

Consider a request by Jake Pinto, Alpine Start Development, for a **Site Plan** for Alpine Meadows, located directly south of 1850 FM 878 (Property ID: 290675) – Owner: ASD Waxi Fee Owner LLC (SP-68-2025)

RECOMMENDED MOTION

"I move to recommend approval of SP-68-2025, a Site Plan for Alpine Meadows, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests approval of a Site Plan to allow for the construction of Alpine Meadows, a multi-family development comprised of 486 garden-style apartment units and 295 townhome style units. The existing Planned Development (PD) zoning for the property requires the Planning & Zoning Commission and City Council to provide Site Plan approval prior to development.

CASE INFORMATION

Applicant:	Jake Pinto, Alpine Start Development
Property Owner(s):	ASD Waxi Fee Owner LLC
Site Acreage:	69.073 acres
Current Zoning:	Planned Development-Multi-Family-1 (PD-MF-1) and Planned Development-General Retail (PD-GR) – Ord. 2281
Requested Zoning:	Planned Development-Multi-Family-1 (PD-MF-1) and Planned Development-General Retail (PD-GR) – Ord. 2281, with Site Plan

SUBJECT PROPERTY

General Location:	Directly south of 1850 FM 878
Parcel ID Number(s):	290675
Existing Use:	Undeveloped

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	FD & PD-SF-2	Single Family Residences & Agriculture
East	N/A (ETJ)	Single Family Residences & Agriculture
South	GR & LI-2	Agriculture
West	N/A	S US Highway 287 Bypass

Future Land Use Plan:

Local Commercial, Regional Commercial & Residential Neighborhood

Comprehensive Plan:

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

Regional Commercial: These places are first identified by their principal focus on auto-oriented traffic. Logically placed near high traffic intersections, these spaces bring people from many surrounding neighborhoods. Typical uses will include regional businesses including but not limited to restaurants, retail, gas stations, and offices. To create a more sustainable development, care should be given to make the experience for users pleasant once they exit their vehicle. A focus on adding spaces for public gathering and pedestrian shading to encourage people to walk from one establishment to another and interact with other patrons should be a priority of future development in the Regional Commercial Placetype. Though the size of a regional commercial node is flexible based on local context, generally these are about a half mile in diameter.

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

Thoroughfare Plan:

The subject property is accessible via FM 878 and FM 879.

Site Image:

PLANNING ANALYSIS

The applicant proposes a Site Plan to allow for the construction of Alpine Meadows, a multi-family development comprised of 486 garden-style apartment units and 295 townhome style units. The proposed garden-style units range in size from studio to 3-bedrooms; while the townhome style units include only 2- and 3-bedroom units. The subject property is currently situated in a Planned Development (Ordinance 2281) zoning district that was approved in 2005; but never developed. The PD zoning district allows for the development of "Multi-Family" Land Uses, with the approval of a Site Plan by the Planning & Zoning Commission and City Council. Bedroom counts are not restricted by the PD. Planned Development Ordinance 2281 includes a 5.5 acres General Retail tract that is not proposed to be developed as part of this Site Plan Application.

Site Design & Phasing:

The applicant has provided a Site Plan for the subject property, which is designed for a total of 74 multi-family buildings, 3 clubhouses and associated amenities. The Site Plan is proposed to be developed in three (3) phases. The garden-style units are proposed to be developed in the first two phases and all townhome style units are proposed to be developed as the third phase. The townhome style units are proposed to be located on a single large lot and are not proposed to be individually platted. Access between lots is proposed to be facilitated by the establishment of mutual access easements across the major internal drive-aisles connecting each lot. The site has also been designed to meet the minimum interior and exterior setback requirements of the Multi-Family-1 (MF-1) zoning district; which is the base zoning of the PD. Dumpsters screened by 6'8" masonry walls and landscaping have been spaced throughout the development, as required by the Waxahachie Zoning Ordinance.

The Site Plan has also been designed to account for right-of-way (ROW) dedication for FM 878 and FM 879, as required by the 2024 Waxahachie Thoroughfare Plan. The 2024 Thoroughfare Plan identifies both FM 878 and FM 879 as future 120', 6-lane Major Arterial thoroughfares.

Parking:

The proposed Site Plan meets the minimum parking requirement for both total spaces and garage parking spaces. A total of 1,398 parking spaces are required for the development based on the unit count, of which a minimum of 699 spaces are required to be provided as an attached garage parking space. The proposal includes a total of 1,470 parking spaces; which are comprised of 1,008 garage spaces and 462 surface spaces. Each individual phase has been designed to meet its own minimum parking requirements without relying on future phases.

Elevation/Façade Plan:

The applicant has provided an Elevation/Façade Plan (Exhibit B) for the proposed garden-style buildings, townhome style buildings, and clubhouse buildings. The primary exterior construction materials proposed for the development feature a combination of brick, stone and fiber cement panels. All 31 garden-style buildings utilize the same design, with color scheme being the only differentiating element between buildings. Four (4) color schemes are proposed for the garden style buildings. Similarly, the 43 proposed townhome style buildings are primarily differentiated by color scheme. Two (2) color schemes are proposed for the townhomes style buildings. The townhome style buildings can be further differentiated by lengths that vary based on the number of units in each building. All proposed structures meet the minimum articulation and design element requirements of the Waxahachie Zoning Ordinance. Exhibit B, along with the images below, can be referenced for additional detail regarding the proposed elevations.



(Proposed Elevation/Façade - Garden-Style Unit - Sides)



(Proposed Elevation/Façade - Garden-Style Unit – Front & Rear)

(6+7)



(Proposed Elevation/Façade - Townhome-Style Unit – Front & Rear)

Access & Traffic:

The applicant proposes a total of three (3) points of access for the development. One (1) point of access is proposed on FM 878 and two (2) points of access are proposed along FM 879. The proposed points of access are spaced appropriately to meet Fire Code Requirements. The applicant will be required to submit a Traffic Impact Analysis (TIA) with a future Plat and Civil Construction Permit prior to development of the site. Approval of the TIA by the City is required prior to development of the site. The TIA will identify what improvements, if any, are required for FM 878 and FM 879 to facilitate the proposed development. As part of the TIA, the need for signalization of the FM 878 and FM 879 intersection will be analyzed along with the potential need turn lanes and deceleration lanes at each proposed access point for the development.

Landscaping:

The applicant has provided a Landscape Plan (Exhibit C) that identifies the proposed landscaping for the site. The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. A permanent irrigation system will be installed for all landscape areas.

Amenities & Open Space:

The applicant proposes to incorporate resident amenities and open space throughout each phase of the development, as required by Section 5.05 of the Waxahachie Zoning Ordinance; which requires a minimum of four (4) amenities for each phase of the development. Specific amenities include a Resident Club House, Exercise Facilities, Swimming Pools, Sports Courts, Picnic Areas, and trails. The Open Space Plan can be referenced further in Exhibit D below.

Screening:

The applicant proposes to install a 6' masonry screening wall along shared property lines with existing single-family residences along FM 878, as required by the Waxahachie Zoning Ordinance. A 6' masonry screening wall is also proposed along the shared property line between the multi-family and general retail tracts. All dumpsters are proposed to be screened by masonry walls at least 6'8" in height, in compliance with the Waxahachie Zoning Ordinance.

Signage:

The applicant proposes to install two (2) total monument signs as part of the development. A single sign is proposed along both FM 878 and FM 879. The proposed monument signs adhere to the requirements of the Waxahachie Zoning Ordinance and may be referenced in Exhibit E below.

Lighting:

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

Easement Holders:

The applicant proposes to extend several concrete sidewalks, parking spaces, and drive-aisles through an overhead electric easement held by Brazos Electric Cooperative. These items are required to be provided as part of the development in order to meet minimum open space, parking, and access requirements. Due to this, staff has provided a recommended condition below that the applicant be required to provide the City with a Letter of Approval from Brazos Electric Cooperative for the development of these items within the overhead electric easement prior to approval of Civil Construction or Early Grading Permits.

Drainage & Utilities:

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

RECOMMENDATION

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

Conditions:

1. The sidewalks proposed along FM 878 shall be relocated into the subject property, and the site design modified to accommodate the relocation, or the applicant shall provide written approval from TxDOT to locate the proposed sidewalks within the right-of-way (ROW) of FM 878.
2. All drainage and detention requirements for the proposed development shall be met with on-site infrastructure.
3. All underground detention systems utilized as storage volume shall be located within a drainage easement.
4. The proposed Open Space Amenities and Clubhouse for each individual phase shall be installed and operational prior to the issuance of the Certificate of Occupancy (CO) for the first structure in the associated phase.
5. The Applicant shall provide the City with a Letter of Approval from Brazos Electric Cooperative for the construction of sidewalks, parking spaces, and drive-aisles within the overhead electric easement on the subject property prior to approval of Civil Construction or Early Grading Permits for the development.
6. A mutually agreed upon Development Agreement requiring adherence to the proposed Elevation/Façade Plan shall be executed between the property owner and the City in conjunction with the Site Plan.

ATTACHED EXHIBITS

1. Exhibit A – Location Map
2. Exhibit B – Elevation/Façade Plan
3. Exhibit C – Site Plan
4. Exhibit D – Landscape Plan
5. Exhibit E – Open Space Plan
6. Exhibit F – Signage Plan
7. Exhibit G – Photometric Plan
8. Preliminary Utility Plan
9. Preliminary Drainage Plan
10. Fire Hose Lay Plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

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Planning Manager

zking@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com

(4+7)

EXHIBIT A - LOCATION MAP



EXHIBIT B - ELEVATION/FACADE PLAN



FIBER CEMENT PANEL - 10% (ALL ELEVATIONS)
BRICK & STONE - 90% (ALL ELEVATIONS)

CLIENT
Alpine Start Development

Waxahachie, TEXAS

total

CRASH ELEMENTS

JOB NUMBER:
24132

DATE
21/04/2025
DRAWN BY
MJM

SHEET
G.1-1

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(6+7)

EXHIBIT B - ELEVATION/FACADE PLAN

RED BRICK SCHEME



EL DORADO STONE
SANDERLING



ACME BRICK
QUORUM HERITAGE



BUILDING I - COURTYARD ELEVATION



BUILDING I - REAR ELEVATION

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



FIBER CEMENT PANEL - 10% (ALL ELEVATIONS)
BRICK & STONE - 90% (ALL ELEVATIONS)

HUMPHREYS & PARTNERS
ARCHITECTS LLP

3000 West 10th Street, Suite 200, Fort Worth, TX 76102-3800

CLIENT
Alpine Start Development

PROJECT INFO
Waxahachie, TEXAS

ISSUE

SHEET DESCRIPTION
COLOR ELEVATIONS

JOB NUMBER
24100

DATE
2/1/24/2025
DRAWN BY
DELJAL

SHEET
C.1-2

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(4+7)

EXHIBIT B - ELEVATION/FACADE PLAN



BUILDING I-FRONT ELEVATION

LIGHT CREAM SCHEME



BUILDING I-SIDE ELEVATION



FIBER CEMENT PANEL - 10% (ALL ELEVATIONS)
BRICK & STONE - 90% (ALL ELEVATIONS)

HUMPHREYS & PARTNERS ARCHITECTS LLP 11444 Lyndon B. Johnson Freeway, Suite 1000, Dallas, TX 75243 www.humphreysandpartners.com	CLIENT Alpine Start Development	PROJECT INFO Waxahachie, TEXAS	ISSUE	SHEET DESCRIPTION COLOR ELEVATIONS	JOB NUMBER 24189	DATE 21/04/2025 DRAWN BY M.J.M.	SHEET 0.1-3

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(6+7)

EXHIBIT B - ELEVATION/FACADE PLAN

LIGHT CREAM SCHEME



EL DORADO STONE
DOVE TAIL



ACME BRICK
SILVERCREEK



BUILDING I - COURTYARD ELEVATION



BUILDING I - REAR ELEVATION

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



FIBER CEMENT PANEL - 10% (ALL ELEVATIONS)
BRICK & STONE - 90% (ALL ELEVATIONS)

HUMPHREYS & PARTNERS
ARCHITECTS LLP

500 Gregory Court, Suite 200, Fort Worth, TX 76102-4400, www.humphreys.com

CLIENT
Alpine Start Development

PROJECT INFO
Waxahatchie, TEXAS

ISSUE

SHEET DESCRIPTION
CELRON ELEVATIONS

JOB NUMBER
24198

DATE
20/04/2025
DRAWN BY
BLM

SHEET
C.1-4

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(6+7)

EXHIBIT B - ELEVATION/FACADE PLAN



BUILDING II-FRONT ELEVATION



BUILDING II-SIDE ELEVATION



HUMPHREYS & PARTNERS ARCHITECTS LLP 1000 West 19th Street, Suite 100, Fort Worth, Texas 76102	CLIENT	PROJECT INFO	ISSUE	SHEET DESCRIPTION	JOB NUMBER	DATE	SHEET
	Alpine Start Development	Waxahachie, TEXAS		COLOR ELEVATIONS	20199	2/10/2025 DRAWN BY H.J.M.	C.1-5

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(6+7)

EXHIBIT B - ELEVATION/FACADE PLAN

BLACK BRICK SCHEME



EL DORADO STONE
DOVE TAIL



GLEN-GERY
EBONITE VELOUR



BUILDING II-COURTYARD ELEVATION



BUILDING II-REAR ELEVATION



FIBER CEMENT PANEL - 10% (ALL ELEVATIONS)
BRICK & STONE - 90% (ALL ELEVATIONS)

HUMPHREYS & PARTNERS
ARCHITECTS

200 West 10th Street, Suite 200, Fort Worth, Texas 76102

CLIENT
Alpine Start Development

PROJECT INFO
Waxahatchie, TEXAS

ISSUE

SHEET DESCRIPTION
COLOR ELEVATIONS

JOB NUMBER
24100

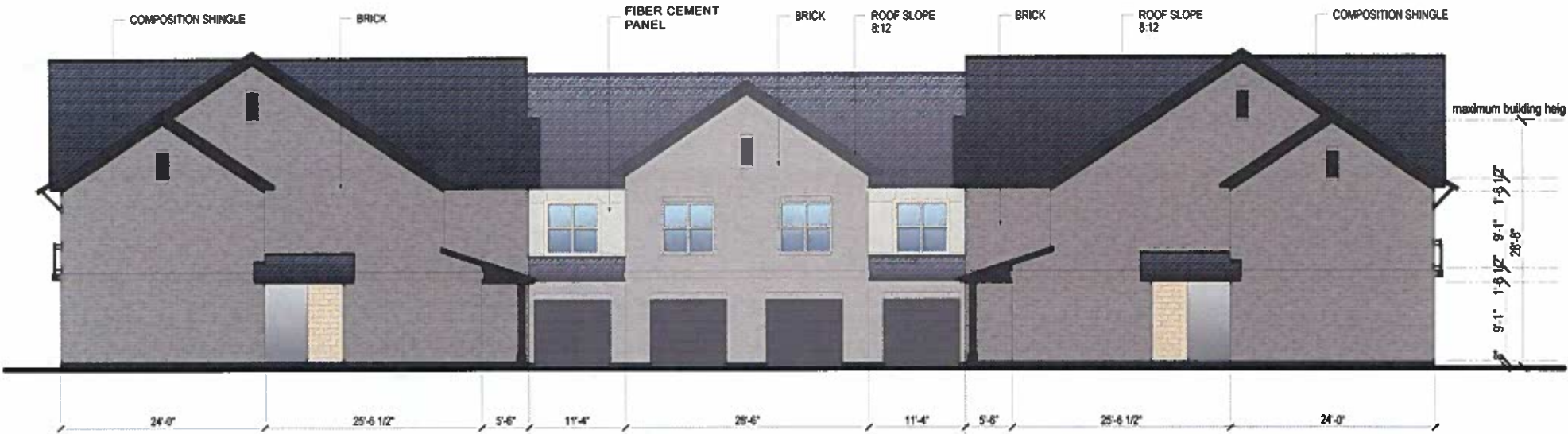
DATE
2/24/2025
DRAWN BY
BLM

SHEET
C.1-6

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(6+7)

EXHIBIT B - ELEVATION/FACADE PLAN



BUILDING II-FRONT ELEVATION



BUILDING II-SIDE ELEVATION



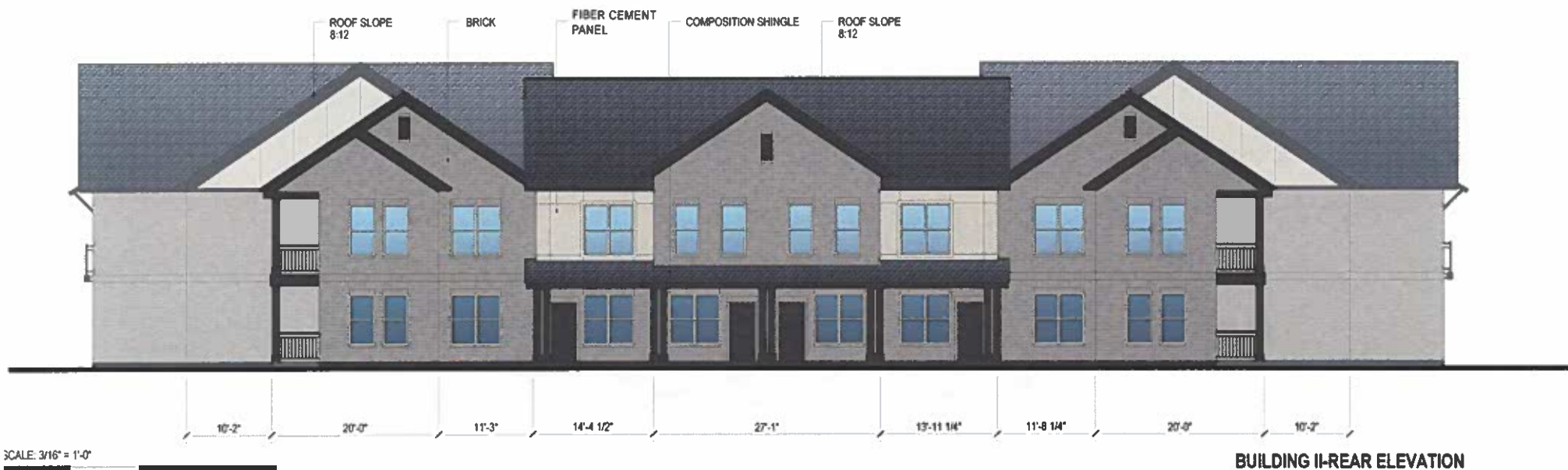
FIBER CEMENT PANEL - 10% (ALL ELEVATIONS)
BRICK & STONE - 90% (ALL ELEVATIONS)

HUMPHREYS & PARTNERS ARCHITECTS P.C. 300 N. 1st St. Suite 100 Waxahatche, TX 76080 www.humphreysandpartners.com	CLIENT Alpine Start Development	PROJECT INFO Waxahatche, TEXAS	ISSUE	SHEET DESCRIPTION COLOR ELEVATIONS	JOB NUMBER 24190	DATE 2/10/2025 DRAWN BY MLL	SHEET 6.1-7

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(647)

EXHIBIT B - ELEVATION/FACADE PLAN



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



FIBER CEMENT PANEL - 10% (ALL ELEVATIONS)
BRICK & STONE - 90% (ALL ELEVATIONS)

HUMPHREYS & PARTNERS
ARCHITECTS LLP

500 N. 10th Street, Suite 1000, Fort Worth, TX 76102

CLIENT

Alpine Start Development

PROJECT INFO

Waxahachie, TEXAS

ISSUE

SHEET DESCRIPTION
COLOR ELEVATIONS

JOB NUMBER
20180

DATE
21/04/2023
DRAWN BY
W.L.M.

SHEET

C.1-8

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(6+7)

EXHIBIT B - ELEVATION/FACADE PLAN



CLUBHOUSE -FRONT ELEVATION

COLOR SCHEME



CLUBHOUSE -RIGHT ELEVATION



FIBER CEMENT PANEL- 10% (ALL ELEVATIONS)
BRICK & STONE - 90% (ALL ELEVATIONS)

HUMPHREYS & PARTNERS ARCHITECTS LP 1100 N. 10th Street, Suite 100, Fort Worth, TX 76102	CLIENT Alpine Start Development	PROJECT INFO Waxahachie, TEXAS	ISSUE	SHEET DESCRIPTION CLUB ELEVATIONS	JOB NUMBER 24189	DATE 2/24/2025 DRAWN BY N.L.M.	SHEET C.1-9

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(6+7)

EXHIBIT B - ELEVATION/FACADE PLAN



CLUBHOUSE -REAR ELEVATION

COLOR SCHEME



CLUBHOUSE -LEFT ELEVATION



FIBER CEMENT PANEL - 10% (ALL ELEVATIONS)
BRICK & STONE - 90% (ALL ELEVATIONS)

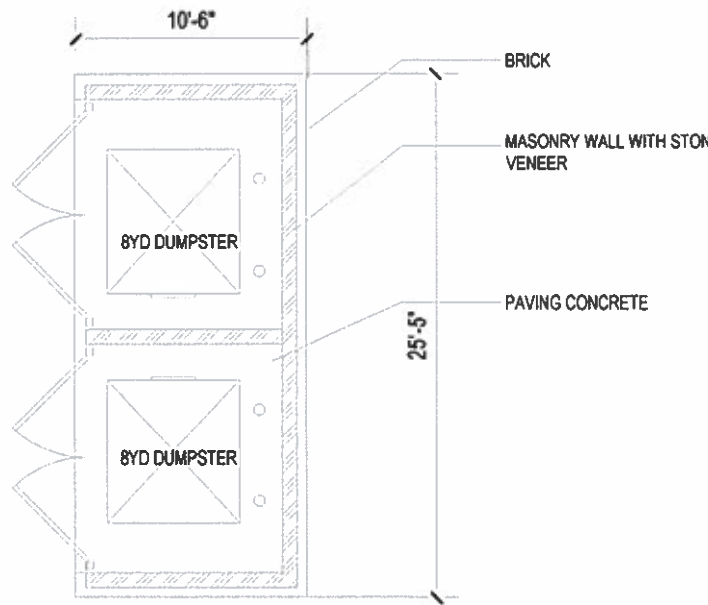
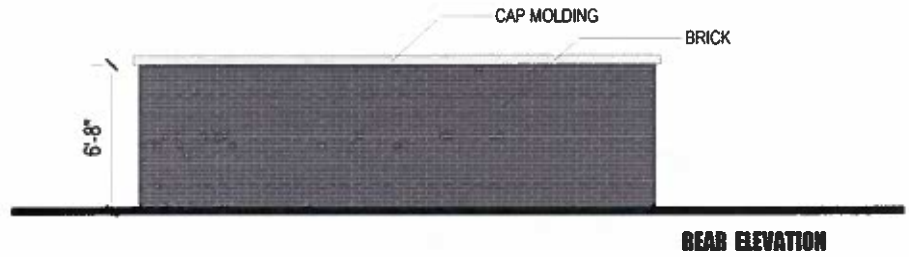
HUMPHREYS & PARTNERS ARCHITECTS LP 500 North 7th Street, Suite 200, Fort Worth, TX 76102	CLIENT	PROJECT INFO	ISSUE	SHEET DESCRIPTION	JOB NUMBER	DATE	SHEET
	Alpine Start Development	Waxahachie, TEXAS		COLOR ELEVATIONS	24100	21/04/2025 DRAWN BY M.L.M.	C.1-10

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(6+7)

EXHIBIT B - ELEVATION/FACADE PLAN

COLOR SCHEME



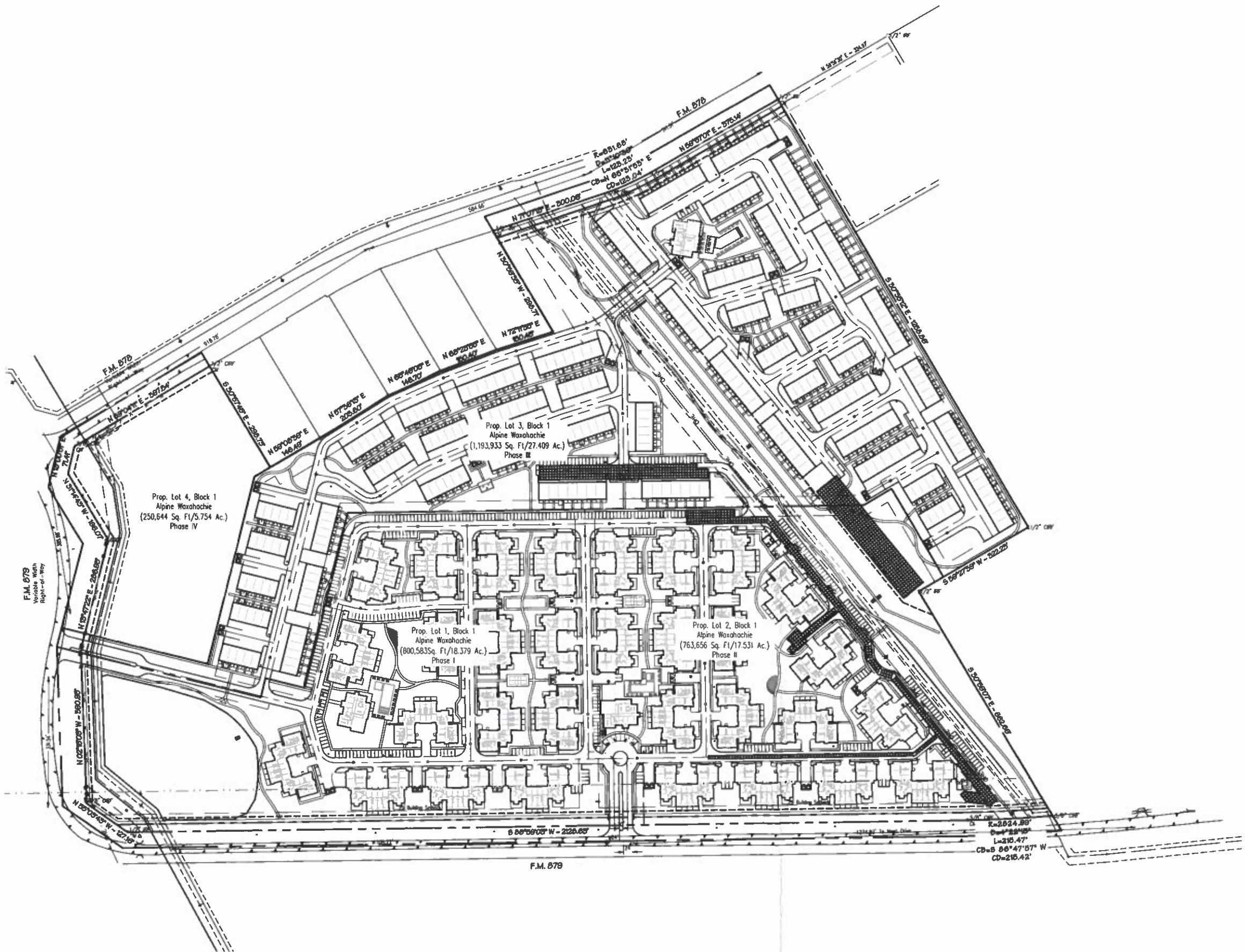
HUMPHREYS & PARTNERS ARCHITECTS LLP 5000 West Loop West, Suite 200, Houston, Texas 77027	CLIENT	PROJECT INFO	ISSUE	SHEET DESCRIPTION	JOB NUMBER	DATE	SHEET
	Alpine Start Development	Waxahachie, TEXAS		TRASH ENCLOSURE	24199	2/19/2025 DRAWN BY MLM	C.3

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(6+7)



Note:
Reference A202 For Site Data Table



Site Plan
Alpine Meadows
IN THE City of Waxahachie, Ellis County, TEXAS
W.C. CALDER SURVEY ABSTRACT NO. 235
S.C. WHITE SURVEY ABSTRACT NO. 1249
3,008,828 Sq. Ft./69.073 Acres
Current Zoning: PD-MF1
Case Number: SP-68-2025

ENGINEER / SURVEYOR / APPLICANT Sparks Engineering, Inc. 3575 Lane Star Circle, Suite 434 Fort Worth, TX 76177 Telephone: (972) 822-4763 TBP# No. F-2121 Contact: Jordan Hunejauitt	OWNER/DEVELOPER ALPINE START DEVELOPMENT 4827 Memphis St. Dallas, TX 75207 Telephone: (949) 422-1574 Contact: Jake Pinto
--	--

Drawn: 6/1/2025, 10:53:25 - 017 Alpine Meadows (CAD) (Preliminary) Site Plan Overall.dwg Saved By: Bldgadm - See Time: 8/15/2025 1:54:07 Plotted by: Bldgadm Plot Date: 9/2/2025 1:07 PM

Waxahachie - Site Plan						Alpine Start Development	2024199
UNIT TABULATION - 2 STORY MOTORCOVE- (MF-1, PHASE I)							8/28/25
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
S1	STUDIO	461	14	6%	6,454	6%	
A0	1br/1ba	709	14	6%	9,926	50%	
A1	1br/1ba	670	30	13%	20,100		
A2	1br/1ba	807	30	13%	24,210		
A3	1br/1ba	841	16	7%	13,456		
A4 duplex	1br/den/1.5ba	880	14	6%	12,320		
A5	1br/den/1ba	963	14	6%	13,482	31%	
B1duplex	2br/2ba/1p	1,053	46	19%	48,438		
B2-L	2br/2ba	1,034	14	6%	14,476		
B2-U	2br/2ba	1,113	14	6%	15,582		
C1-L	3br/2ba	1,396	16	7%	22,336		
C1-U	3br/2ba	1,554	16	7%	24,864	13%	
TOTALS			238	100%	225,644	100%	
UNIT AVERAGE NET SF :							948
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.							

Parking calculation - Multifamily Phase I			
	# Units	Spt/unit	Total
Studio Units	14	1.5	21
1 Bed Units	118	1.5	177
2 Bed Units	74	1.5	111
3 Bed Units	32	2.5	80
Total Parking Required			389
Total Parking Provided			401
Surface Parking Provided			203
Garage Parking Provided			198
Accessible Surface Parking Required			4
Accessible Surface Parking Provided			4
Accessible Garage Parking Required			4
Accessible Garage Parking Provided			4
GSF - Multifamily Phase I			
	QTY	GSF-ground floor	Total
Building I	7	10770	75390
Building II	8	11398	91184
Clubhouse	1	5900	5900
Total GROSS AREA			172474

Dwelling Unit Minimum Areas		
	Required SF (min.)	Provided SF (min.)
Studio Units	450	461
1 Bed Units	600	670
2 Bed Units	700	1034
3 Bed Units	800	1396

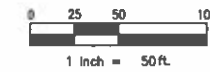
Waxahachie - Site Plan						Alpine Start Development	2024199
UNIT TABULATION - 2 STORY MOTORCOVE- (MF-1, PHASE II)							8/5/25
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
S1	STUDIO	461	12	5%	5,532	5%	
A0	1br/1ba	709	12	5%	8,508	48%	
A1	1br/1ba	670	32	13%	21,440		
A2	1br/1ba	807	32	13%	25,824		
A3	1br/1ba	841	20	8%	16,820		
A4 duplex	1br/den/1.5ba	880	12	5%	10,560		
A5	1br/den/1ba	963	12	5%	11,556	31%	
B1duplex	2br/2ba/1p	1,053	52	21%	54,756		
B2-L	2br/2ba	1,034	12	5%	12,408		
B2-U	2br/2ba	1,113	12	5%	13,356		
C1-L	3br/2ba	1,396	20	8%	27,920		
C1-U	3br/2ba	1,554	20	8%	31,080	16%	
TOTALS			248	100%	239,760	100%	
UNIT AVERAGE NET SF :							967
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.							

Parking calculation - Multifamily Phase II			
	# Units	Spt/unit	Total
Studio Units	12	1.5	18
1 Bed Units	120	1.5	180
2 Bed Units	76	1.5	114
3 Bed Units	40	2.5	100
Total Parking Required			412
Total Parking Provided			419
Surface Parking Provided			199
Garage Parking Provided			220
Accessible Surface Parking Required			4
Accessible Surface Parking Provided			4
Accessible Garage Parking Required			5
Accessible Garage Parking Provided			5
GSF- Multifamily Phase II			
	QTY	GSF-ground floor	Total
Building I	6	10770	64620
Building II	10	11398	113980
Clubhouse+ Maintenance	1	6500	6500
Total GROSS AREA			185100

Waxahachie - Site Plan						Alpine Start Development	2024199
UNIT TABULATION - STORY TOWNHOMES (TRACT 2)							8/7/25
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
B1	2br/2ba	1,400	155	53%	217,000	86%	
B2	2br/2ba	1,760	100	34%	176,000		
C1	3br/2ba	2,030	40	14%	81,200	14%	
TOTALS			295	100%	474,200	100%	
UNIT AVERAGE NET SF :							1,607
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.							

Parking calculation - Townhomes Phase III			
	# Units	Spt/unit	Total
2 Bed Units	255	2	510
3 Bed Units	40	2	80
Total Parking Required			590
Total Parking Provided			650
Surface Parking Provided			60
Garage Parking Provided			590
Accessible Surface Parking Required			3
Accessible Surface Parking Provided			3
Accessible Garage Parking Required			12
Accessible Garage Parking Provided			12
GSF -Townhomes Phase III			
	QTY	GSF-ground floor	Total
Building-5 units	13	4400	57200
Building -6 units	15	5456	81840
Building-7 units	20	7568	151360
Clubhouse	1	5900	5900
Total GROSS AREA			296300

Match Line See Sheet 5

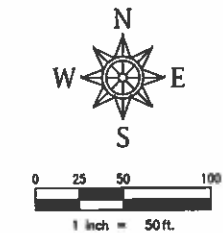
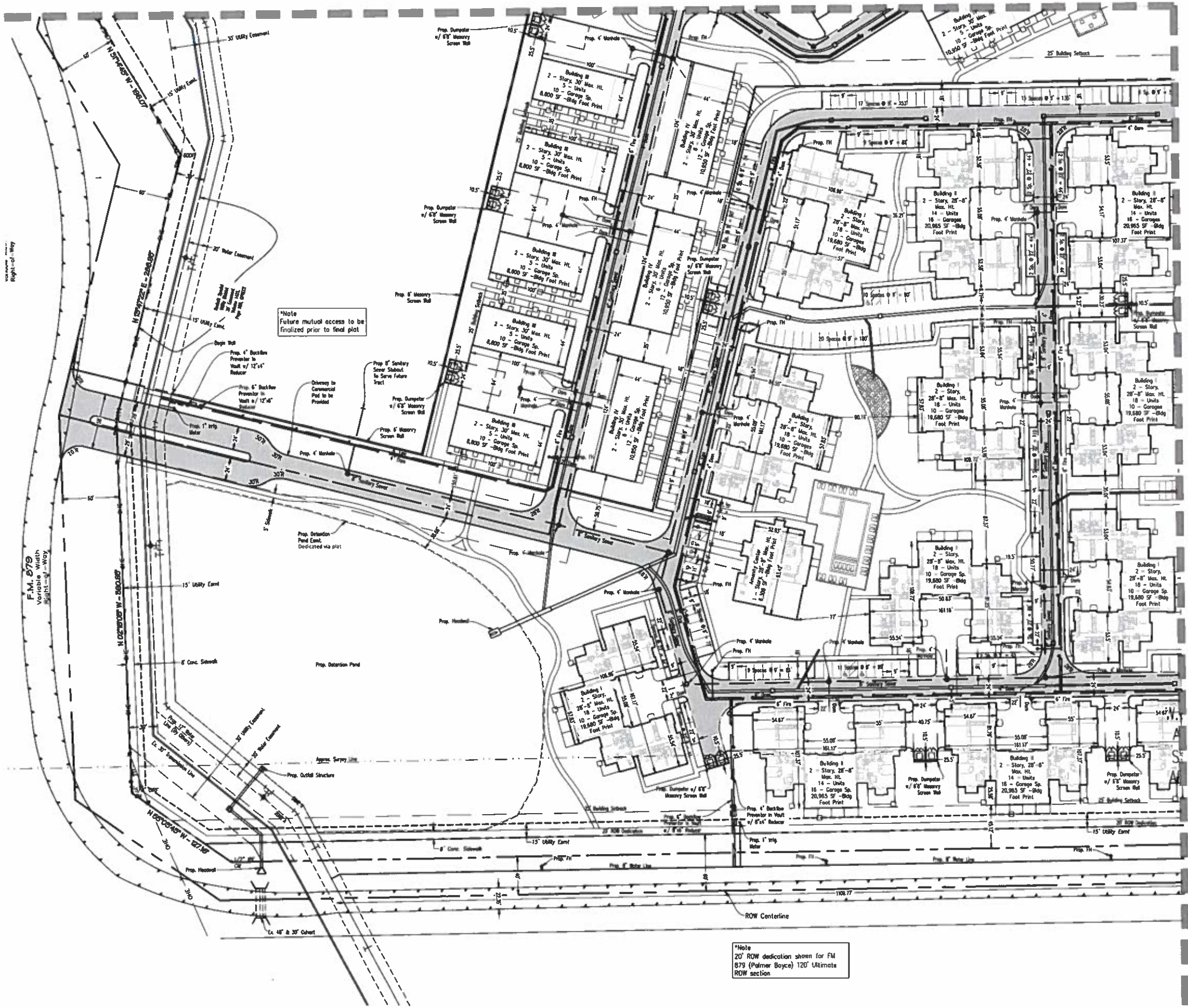


Note
20' ROW dedication shown for FM
879 (Palmer Boyce) 120' Ultimate
ROW section

Sheet 3 of 5 Scale: 1"=50' Sep-25 SEI Job No. 25-017

EXHIBIT C - SITE PLAN

4+7
Match Line See Sheet 4



Standard Notations:

- Sanitation container screening walls will be brick masonry, stone, masonry, or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the city's design specifications.
- Mechanical and heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.
- The screening device must be a minimum of 7 feet in height and consist of the following materials:
 - Masonry: Brick, stone, or other architectural masonry finish (stucco excluded).
 - Metal with Masonry Columns and Landscaping:
 - Primed and painted tubular steel or wrought iron with masonry columns spaced a maximum of 20 feet on center and structural supports spaced every 10 feet.
 - Evergreen landscaping, at least 3 feet in height at the time of planting, spaced 3 feet apart on center, to provide a solid screening effect.
- 3200 Knox Box to be provided at Fire Riser Room and Pool Gates.
- 5' of clearance to be provided around all Fire Hydrants.

SYMBOL LEGEND

- PROPOSED FIRE LANE
- PROPOSED UTILITY EASEMENT
- PROPOSED PRIVATE YARD FENCING
- EXISTING CONTOUR
- EX. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. POWER POLE
- EX. SIGN
- EX. ELECTRIC BOX
- EX. RISER

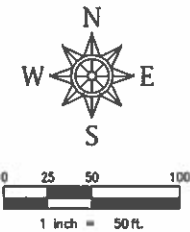
Match Line See Sheet 3

Site Plan
Alpine Meadows
IN THE City of Waxahachie, Ellis County, TEXAS
W.C. CALDER SURVEY ABSTRACT NO. 235
S.C. WHITE SURVEY ABSTRACT NO. 1249
3,008,828 Sq. Ft./69.073 Acres
Case Number: SP-68-2025

ENGINEER / SURVEYOR / APPLICANT
Sparks Engineering, Inc.
3575 Lone Star Circle, Suite 434
Fort Worth, TX 76177
Telephone: (972) 822-4763
TBP# No. F-2121
Contact: Jordan Huneycutt

OWNER/DEVELOPER
ALPINE START DEVELOPMENT
4827 Memphis St.
Dallas, TX 75207
Telephone: (949) 422-1574
Contact: Jake Pinto

(u+7)



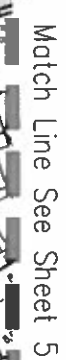
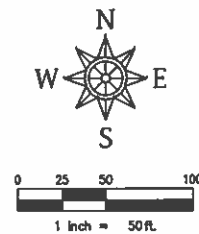
Match Line See Sheet 4

Match Line See Sheet 3

Anna Patricia Hooper
Remainder of Tracts 1 & 2
Volume 1483, Page 485
OPRECT

Site Plan
Alpine Meadows
IN THE City of Waxahachie, Ellis County, TEXAS
W.C. CALDER SURVEY ABSTRACT NO. 235
S.C. WHITE SURVEY ABSTRACT NO. 1249
3,008,828 Sq. Ft./6.073Acres

ENGINEER / SURVEYOR / APPLICANT Sparks Engineering, Inc. 3575 Lone Star Circle, Suite 434 Fort Worth, TX 76177 Telephone: (972) 822-4763 TBP No. F-2121 Contact: Jordan Huneysutt	OWNER/DEVELOPER ALPINE START DEVELOPMENT 4827 Memphis St. Dallas, TX 75207 Telephone: (949) 422-1574 Contact: Jake Pinto
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$(6+7)$ 

Match Line See Sheet 3

OWNER/DEVELOPER
ALPINE START DEVELOPMENT
4827 Memphis St.
Dallas, TX 75207
Telephone: (949) 422-1574
Contact: Jake Pinlo

EXHIBIT D - LANDSCAPE PLAN

SCAPE CALCULATIONS:

PLANTING SCHEDULE:

(6+7)

SYMBOLS LEGEND:

1. THE DRAWINGS, CALCULATIONS, SPECIFICATIONS, AND REPRODUCTIONS, RELATING TO THE LANDSCAPE ARCHITECTURE PART OF THE PROJECT, ARE INSTRUMENTS OF SERVICE TO BE USED ONLY FOR THIS PROJECT.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY.
3. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
4. ALL DIMENSIONS SHALL BE VERIFIED ON-SITE. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS ON ANY DIMENSIONS NOT PROVIDED OR OBTAINABLE FROM THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES AND OBTAINING APPROVAL BEFORE PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PER THE DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY THE LANDSCAPE ARCHITECT ARE FOR CONFORMANCE ONLY. CONTRACTORS SHALL SUBMIT BIDS BASED ON THEIR OWN VERIFIED QUANTITIES. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING ALL HORIZONTAL AND VERTICAL UTILITIES (PIPE, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. ALL PROPOSED AND FINISHED GRADES, EASEMENTS, SETBACKS, BUILDINGS, CURBS, GUTTERS, AND UNDERGROUND UTILITIES HAVE BEEN PROVIDED TO THE LANDSCAPE ARCHITECT BY THE PROJECT CIVIL ENGINEER. REFER TO THE CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
9. ALL PROJECT SAFETY SIGNS, GRAPHICS, AND WAYFINDING SHALL BE PROVIDED BY OTHERS.
10. ELECTRICAL CONNECTIONS ARE SHOWN FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL PROVIDE ELECTRICAL WORK IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
11. DESIGNER BUILD FOUNTAIN CONTRACTOR TO PROVIDE ALL DESIGN & ENGINEER FOR POOL & FOUNTAIN TO INCLUDE ALL MEP AND STRUCTURAL DESIGN.

GRADING NOTES:

1. ALL CUT OR FILL SLOPES SHALL BE A MAXIMUM OF 4:1 OR LESS, UNLESS OTHERWISE INDICATED ON THE PLANS.
2. ALL GRADING SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. FLOW LINES SHALL BE ACCURATELY SET AND SHALL NOT BE LESS THAN A 1/8" GRADE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE IN ALL PLANTING AREAS.
3. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEED, IRRIGATED, AND STABILIZED AS INDICATED IN THE PLANS AND SPECIFICATIONS. THESE AREAS SHALL BE MAINTAINED UNTIL SOIL IS STABILIZED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE CONSTRUCTION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL OTHER AREAS SHALL BE STABILIZED AND MULCHED AS SHOWN ON THE LANDSCAPE, GRADING, AND EROSION CONTROL PLANS.
4. ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S AND/OR PROJECT ENGINEER'S SURVEY AND/OR SURFACE DATA FROM THE PROJECT CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE PLANT LIST, THE DRAWINGS SHALL PREVAIL.
3. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
4. PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
5. ALL PLANTING BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 1" OF SPECIFIED MATERIAL. REFER TO PLANS.
6. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE APPROPRIATE PLAN SERIES.
7. PROVIDE GRASS SEEDING OR LAY BERMUDA SOO FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
8. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION SHALL BE REESTABLISHED WITH SOO. CONTRACTOR SHALL REFERENCE APPROPRIATE PLAN SERIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER ACTIVITIES COMMON TO LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION APPROPRIATE FOR THE SEASON. ANY DEAD PLANT MATERIAL SHALL BE REPLACED WITH NEW PLANT MATERIAL OF SIMILAR SIZE AND SPECIES.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF 12 MONTHS AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, VANDALISM, OR NEGLIGENCE BY THE OWNER.
11. CONTRACTOR SHALL STAKE AND TAG TREES PER THE METHODS INDICATED IN THE DRAWING DETAILS. ON ANY SUGGEST ALTERNATIVE METHODS ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION, IF APPROVED BY LANDSCAPE ARCHITECT, CONTRACTOR SHALL REPLACE OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING TREES.
13. ALL SOO AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FRUITFUL, FERTILE, HAVE A PH RANGE OF 5.5-7.4, AND BE FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
14. ALL LANDSCAPE BED AREAS SHALL BE PREPARED USING READY TO PLANT BEDDING MIX BY 100% BUILDING SOLUTIONS. INSTALL TO DEPTHS SPECIFIED PER PLANTING DETAILS. (MINIMUM 12" DEPTH). FINISHED GRADES OF PLANTING BEDS SHALL BE 1" BELOW THE FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON THE GRADING PLAN.
15. REFERENCE CITY OF ARLINGTON NOTES FOR APPROPRIATE PLANTING NOTES PERTAINING TO CORRESPONDING MUNICIPALITY.
16. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND TO VERIFY ALL QUANTITIES.

IRRIGATION NOTES:

1. IRRIGATION CONTRACTOR SHALL TEST EXISTING STATIC PRESSURE ON SITE PRIOR TO CONSTRUCTION. IF THE EXISTING SITE PRESSURE IS BELOW 45 PSI, THE CONTRACTOR SHALL CONTACT THE IRRIGATION DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE IRRIGATION CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH THE PLANTING PLAN OR OTHER APPROPRIATE PLAN SERIES AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. MINOR ADJUSTMENTS SHALL BE MADE TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
3. THE IRRIGATION CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES, UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN.
4. LATERAL PIPING SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES.
5. ELECTRICAL POWER SHALL BE PROVIDED WITHIN 5 FEET OF THE CONTROLLER LOCATION BY THE GENERAL CONTRACTOR. LICENSED IRRIGATION CONTRACTOR (I.C.) SHALL PROVIDE FINAL WARD WIRE TO THE CONTROLLER.
6. 24-VOLT VALVE WIRE SHALL BE A MINIMUM OF 14 GAUGE, U.L. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR. IRRIGATION WIRE - WIRE SPLICES SHALL BE ENCASED IN WATERPROOF WIRE CONNECTORS, U.L. APPROVED, AND FILLED WITH SILICONE.
7. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, WITH THREE INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 1" ROUND VALVE BOXES FOR ELECTRIC VALVES AND QUICK COUPLING VALVES. UNLESS NOTED OTHERWISE, DOUBLE CHECK ASSEMBLY (D.C.A.) SHALL BE BOXED ACCORDING TO LOCAL CODES.
8. ALL SPRAY HEADS SHALL BE CONNECTED USING PVC SWING JOINT ASSEMBLIES.
9. ALL ROSTER HEADS SHALL BE CONNECTED WITH A MINIMUM 12" LENGTH OF 1/2" FLEX PVC. THE FLEX PVC SHALL BE SOLVENT-WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON "T"BS SOLVENT AND "T"BS PRIMER. PRIMER SHALL BE PURPLE IN COLOR.
10. SLEEVES SHALL BE INSTALLED BY THE GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE PVC, SCHEDULE 40. THE CONTRACTOR SHALL EXTEND SLEEVES ONE FOOT BEYOND THE EDGE OF ALL PAVEMENT.
11. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER AND OWNER'S CONTRACTOR WITH ALL EQUIPMENT SPECIFICATIONS AND MAINTENANCE GUIDELINES.
12. DRIP LINES SHALL BE PLACED A MINIMUM OF 3" BELOW THE MULCH.
13. IRRIGATION CONTRACTOR SHALL ADJUST SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE AND MINIMUM OVERSPRAY ONTO PAVEMENT. NO OVERSPRAY IS PERMITTED ONTO STREETS OR SIDEWALKS.
14. IRRIGATION CONTRACTOR SHALL SUPPLY AND CONSTRUCT THE IRRIGATION SYSTEM USING ALL MATERIALS PER MANUFACTURER SPECIFICATIONS AS SHOWN ON THE PLAN. IF THE CONTRACTOR PREFERENCES MATERIALS THAT DIFFER FROM THE PLAN, THEY SHALL OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.

ASD - Waxahachie
Code Landscape Calculations

Project Site Data

Lot Area	3,008,828 SF	69.07 AC
Building Square Footage	653,874	
MF Phase 1 Building SQFT	172,474	
MF Phase 2 Building SQFT	185,100	
TH Building SQFT	298,300	
Parking Spots (Surface)	462	
Parking Spots (Garage)	1,008	
Total Parking Spaces	1,470	

Interior Landscape Requirements

50% of Proposed building floor area (sqft) (Total building area = 653,246 sqft)	Required	Provided
	328,937	Yes

Planting Requirements:

Canopy Tree - 1 tree per 500 SF (50% 2" cal. / 50% 4" cal.)	654	653
Understory Tree - 1 tree per 250 SF	1,308	1,327
Shrubs - 1 shrub per 70 SF	4,671	5,477
Groundcover - 15% of Landscape Area	49,041	49,622
Seasonal Color - 2% of Landscape Area	6,539	6,979

Parking Lot Requirements

13 SF of Landscape Area per Parking Space (1,470 Surface Parking Spaces)	Required	Provided
	19,110	19,120

Planting Requirements:

Canopy Trees - 2 Trees (4" cal.) per 500 SF	76	76
Shrubs - 10 shrubs (3 gal.) per 500 SF	382	382

Landscape Buffer Requirements

10 ft Landscape Buffer at R.O.W.s (Total length of R.O.W. frontage = 3,020 ft)	Required	Provided
	Yes	Yes

Planting Requirements:

Canopy Trees - 1 Tree per 40 ft of buffer	76	76
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FM 878

(Total length of R.O.W. frontage = 799 ft)		
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Planting Requirements:

Canopy Trees - 1 tree per 40 ft of buffer	20	20
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Street Tree Requirements

Palmer-Boyes Road (3,020 ft)	Required	Provided
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Planting Requirements:

Canopy Trees - 1 tree (4" cal.) per 30 ft	101	101
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FM 878 (799 ft)

Canopy Trees - 1 tree (4" cal.) per 30 ft	27	27
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TOTAL REQUIRED CANOPY TREES

(50% 2" caliper, 50% 4" caliper - unless otherwise specified)	953	953
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TOTAL REQUIRED ORNAMENTAL TREES

(6' - 8' min. height)	1,308	1,327
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TOTAL REQUIRED SHRUBS

(3 gal. min. @ typical spacing of 30" O.C.)	5,053	5,855
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TOTAL REQUIRED GROUNDCOVERS

(4" pot min.)	49,041	56,588
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TOTAL REQUIRED SEASONAL COLOR

(4" pot min.)	6,539	6,644
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SYMBOL COMMON / BOTANICAL NAME CONT. SIZE SPACING CITY REMARKS

ACCENT TREES

Crane Myrtle / Lagerstroemia indica	45 gal	6' - 8' ht	183	CONTAINER, NURSERY GROWN, MATCHED FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.)
Desert Willow / Cholla	45 gal	6' - 8' ht	149	CONTAINER, NURSERY GROWN, MATCHED FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.)
Little Leaf Shrub / Southern Magnolia / Magnolia grandiflora Little Leaf	45 gal	6' - 8' ht	181	CONTAINER, NURSERY GROWN, MATCHED FULL, WELL-BRANCHED
Oakleaf / Holly / Box / Wagnon	45 gal	6' - 8' ht	121	CONTAINER, NURSERY GROWN, MATCHED FULL, WELL-BRANCHED
Prostrata / Box	45 gal	6' - 8' ht	196	CONTAINER, NURSERY GROWN, MATCHED FULL, WELL-BRANCHED
Shed Oak / Shrub / Yucca / Yucca-casus 'Shed Oak'	45 gal	6' - 8' ht	179	CONTAINER, NURSERY GROWN, MATCHED FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.)
Texas Redbud / Cercis canadensis texensis	45 gal	6' - 8' ht	201	CONTAINER, NURSERY GROWN, MATCHED FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.)
Yucca / Yucca / Box	45 gal	6' - 8' ht	198	CONTAINER, NURSERY GROWN, MATCHED FULL, WELL-BRANCHED

CANOPY TREES

Burn Oak / Quercus macrocarpa	2" cal	10' - 12' ht	126	BAB, NURSERY GROWN, MATCHED FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWAYS
Cedar Elm / Ulmus crassifolia	4" cal	12' - 14' ht	121	BAB, NURSERY GROWN, MATCHED FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWAYS
Dwarfed Pothos / Pothos chinensis	4" cal	12' - 14' ht	186	BAB, NURSERY GROWN, MATCHED FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWAYS
Dwarfed Oak / Quercus macrocarpa	4" cal	12' - 14' ht	96	BAB, NURSERY GROWN, MATCHED FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWAYS
Lacinated Elm / Ulmus parvifolia	2" cal	10' - 12' ht	110	BAB, NURSERY GROWN, MATCHED FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWAYS
Live Oak / Quercus virginiana	4" cal	12' - 14' ht	175	BAB, NURSERY GROWN, MATCHED FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWAYS
Shumard Oak / Quercus shumardii	4" cal	12' - 14' ht	123	BAB, NURSERY GROWN, MATCHED FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWAYS
Southern Magnolia / Magnolia grandiflora	2" cal	10' - 12' ht	96	BAB, NURSERY GROWN, MATCHED FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWAYS

SHRUBS

Autumn Sage / Salvia greggii	3 gal	18" x 18" w	30" OC	310	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
Blonde Ambrosia Blue Grass / Bouteloua gracilis Blonde Ambrosia	3 gal	18" x 12" w	30" OC	360	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
Bushy Sage / Red Yucca / Hesperaloe parviflora Persa	3 gal	12" x 12" w	18" OC	358	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
Desert Papyrus / Scaevola	5 gal	24" x 24" w	As shown	125	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
Desert Southern Blue Yucca / Yucca carolinensis	5 gal	48" x min	42" OC	1,258	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
Desert Yucca / Yucca / Box	5 gal	48" x min	30" OC	1,331	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
Great Cloud Texas Sage / Leucophyllum frutescens Great Cloud	5 gal	48" x min	42" OC	317	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
White Sage / Salvia leucantha	3 gal	18" x 18" w	30" OC	613	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
Yucca R. Stevens Yucca / Yucca R. Stevens	15 gal	5' x 2' w	48" OC	381	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
Pink Mistle Grass / Muhlenbergia capillaris	3 gal	24" x 18" w	30" OC	551	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
Rescuegrass / Monarda officinalis	3 gal	18" x 24" w	30" OC	311	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
Syntherisma Ligustrum / Ligustrum sinense Syntherisma	3 gal	18" x 18" w	30" OC	795	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
Whisper Tongue Agave / Agave vivipara	5 gal	18" x 18" w	As shown	115	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
White Cloud Mistle Grass / Muhlenbergia capillaris White Cloud	3 gal	24" x 18" w	30" OC	1,013	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

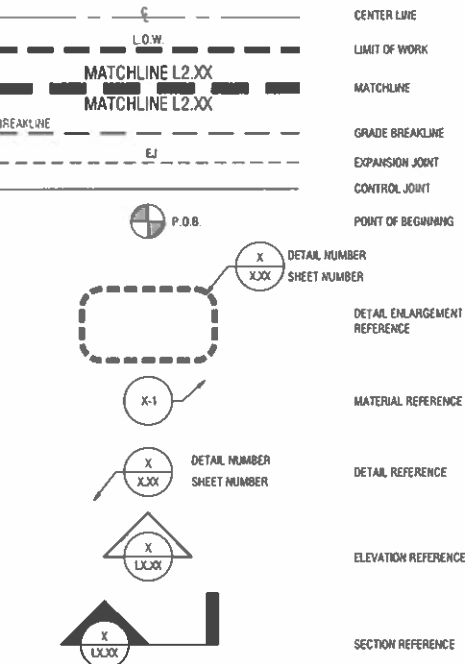
SYMBOL COMMON / BOTANICAL NAME

GRASS COVERS	1 gal	8" x 8" w	12" e	12,515	CONTAINER, NURSERY GROWN, MATCHED AND WELL-ROOTED
Autumn Sage / Trachelium perfoliatum autumn	500			884,383 ft	REFER TO SPECIFICATIONS
Bermuda Grass / Cynodon dactylon	HYDRANGEA			187,361 ft	NATIVE SEED MIX FROM NATIVE AMERICAN SEED SOIL BLANKET TO BE USED IN AREAS WITH GREATER THAN 1% SLOPE TO SPECIFICATIONS.
Ornamental Mix / Ornamental mix	1 gal	12" x 12" w	18" e	6,697	CONTAINER, NURSERY GROWN, MATCHED AND WELL-ROOTED
Quart Liriod / Liriod gigantea	1 gal	8" x 8" w	12" e	8,289	CONTAINER, NURSERY GROWN, MATCHED AND WELL-ROOTED
Liriod / Liriod canalis	4 gal	8" x 8" w	12" e	6,644 ft	CONTAINER, NURSERY GROWN, MATCHED AND WELL-ROOTED. NOTE: FINAL SPECIES TBD
Seasonal Color / Seasonal Color	1 gal	8" x 8" w	12" e	16,138	CONTAINER, NURSERY GROWN, MATCHED AND WELL-ROOTED

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONFORMANCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

GENERAL



ABBREVIATIONS

735.46	PROPOSED SPOT GRADE
735.46	EXISTING SPOT GRADE
TW	TOP OF WALL
BN	BOTTOM OF WALL
IF	TOP OF FOOTING
COL	TOP OF COLUMN
TS	TOP STEP
BS	BOTTOM STEP
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
TC	TOP OF CURB
BC	BOTTOM OF CURB
TB	TOP OF BAND
TP	TOP OF PAVEMENT
TGr	TOP OF GRAVEL
TG	TOP OF GRADE
FL	FLOWLINE/INVERT ELEVATION
EJ	EXPANSION JOINT
CJ	CONTROL JOINT
CL	CENTER LINE
POB	POINT OF BEGINNING

Kimley»Horn



KHA PROJECT	DATE	SCALE	RECORDED BY	PCN	PCN	PDF
061318613	SEPTEMBER 2025	AS SHOWN				

WAXAHACHIE
ALPINE START DEVELOPMENT
CASE NUMBER: SP-68-2025

WAXAHACHIE, TEXAS

LANDSCAPE NOTES &
CALCULATIONS

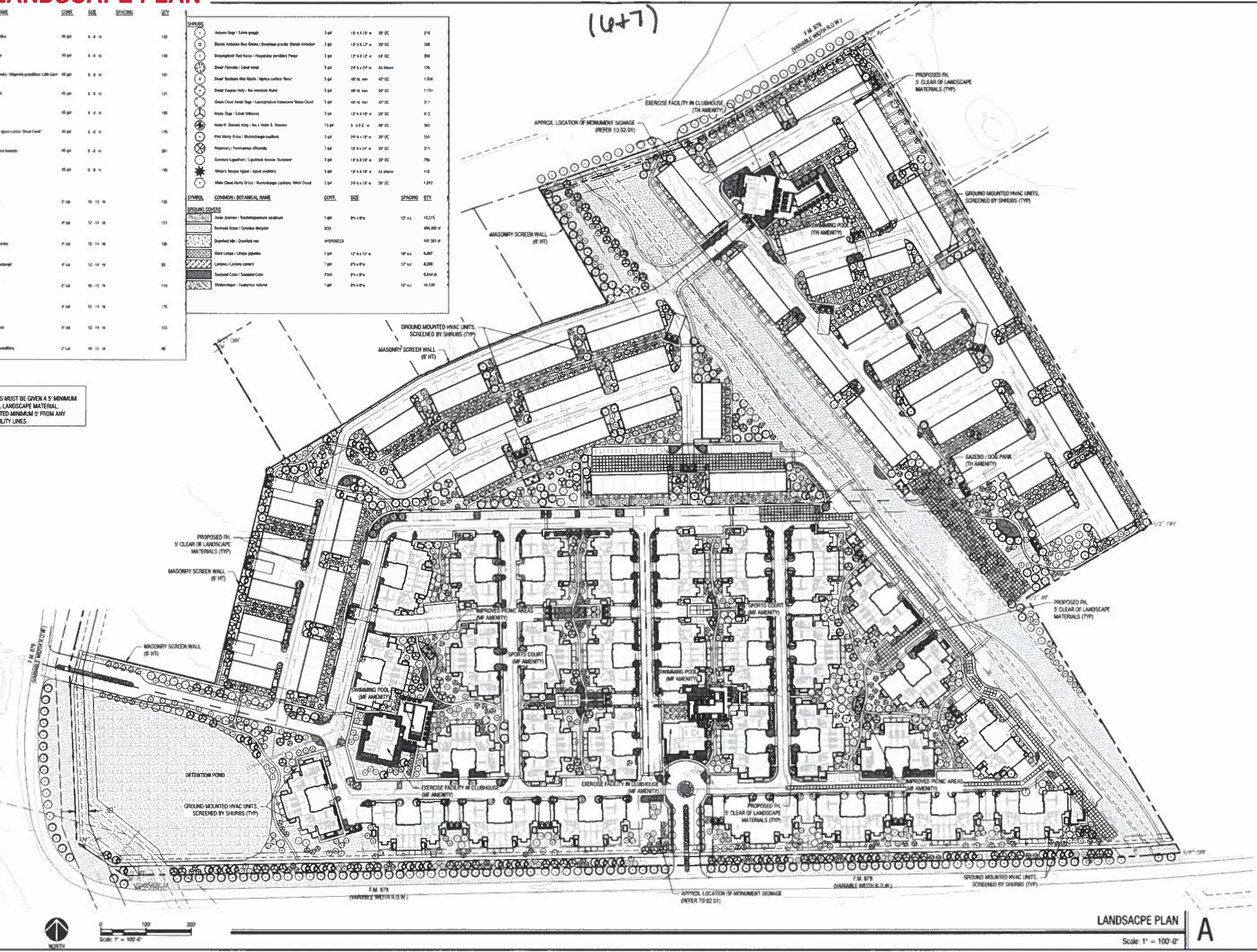
SHEET NUMBER
B1.00

EXHIBIT D - LANDSCAPE PLAN

Kimley-Horn and Associates, Inc. 300 E. 12th Street, Suite 100, Waco, TX 76798
Phone: (817) 769-1234 Fax: (817) 769-1235
www.kimley-horn.com

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY
1	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
2	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
3	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
4	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
5	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
6	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
7	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
8	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
9	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
10	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
11	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
12	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
13	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
14	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
15	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
16	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
17	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
18	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
19	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
20	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
21	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
22	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
23	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
24	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
25	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
26	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
27	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
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33	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
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43	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
44	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
45	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
46	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
47	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
48	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
49	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
50	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
51	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
52	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
53	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
54	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
55	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
56	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
57	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
58	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
59	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
60	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
61	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
62	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
63	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
64	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
65	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
66	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
67	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
68	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
69	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
70	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
71	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
72	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
73	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
74	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
75	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
76	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
77	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
78	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
79	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
80	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
81	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
82	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
83	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
84	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
85	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
86	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
87	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
88	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
89	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
90	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
91	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
92	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
93	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
94	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
95	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
96	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
97	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
98	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
99	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120
100	Acacia - Blackthorn	15 gal	6" x 4" x 12"	12' o.c.	120

NOTES:
1. ALL FIRE HYDRANTS MUST BE GIVEN A 5' MINIMUM CLEARANCE OF ALL LANDSCAPE MATERIAL.
2. TREES TO BE PLANTED MINIMUM 5' FROM ANY UNDERGROUND UTILITY LINES.



Kimley-Horn

300 E. 12th Street
Suite 100, Waco, TX 76798
Phone: (817) 769-1234 Fax: (817) 769-1235
www.kimley-horn.com TX, U.S.A.
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WAXAHACHIE
ALPINE START DEVELOPMENT
CASE NUMBER: SP-68-2025
WAXAHACHIE, TEXAS

CODE LANDSCAPE PLAN

SHEET NUMBER
B1.01

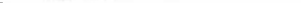
DATE: SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: PDM
DRAWN BY: PDM
CHECKED BY: PDM

REVISIONS
No. DATE BY

EXHIBIT E - OPEN SPACE PLAN



EXHIBIT E - OPEN SPACE PLAN



Open Space Exhibit

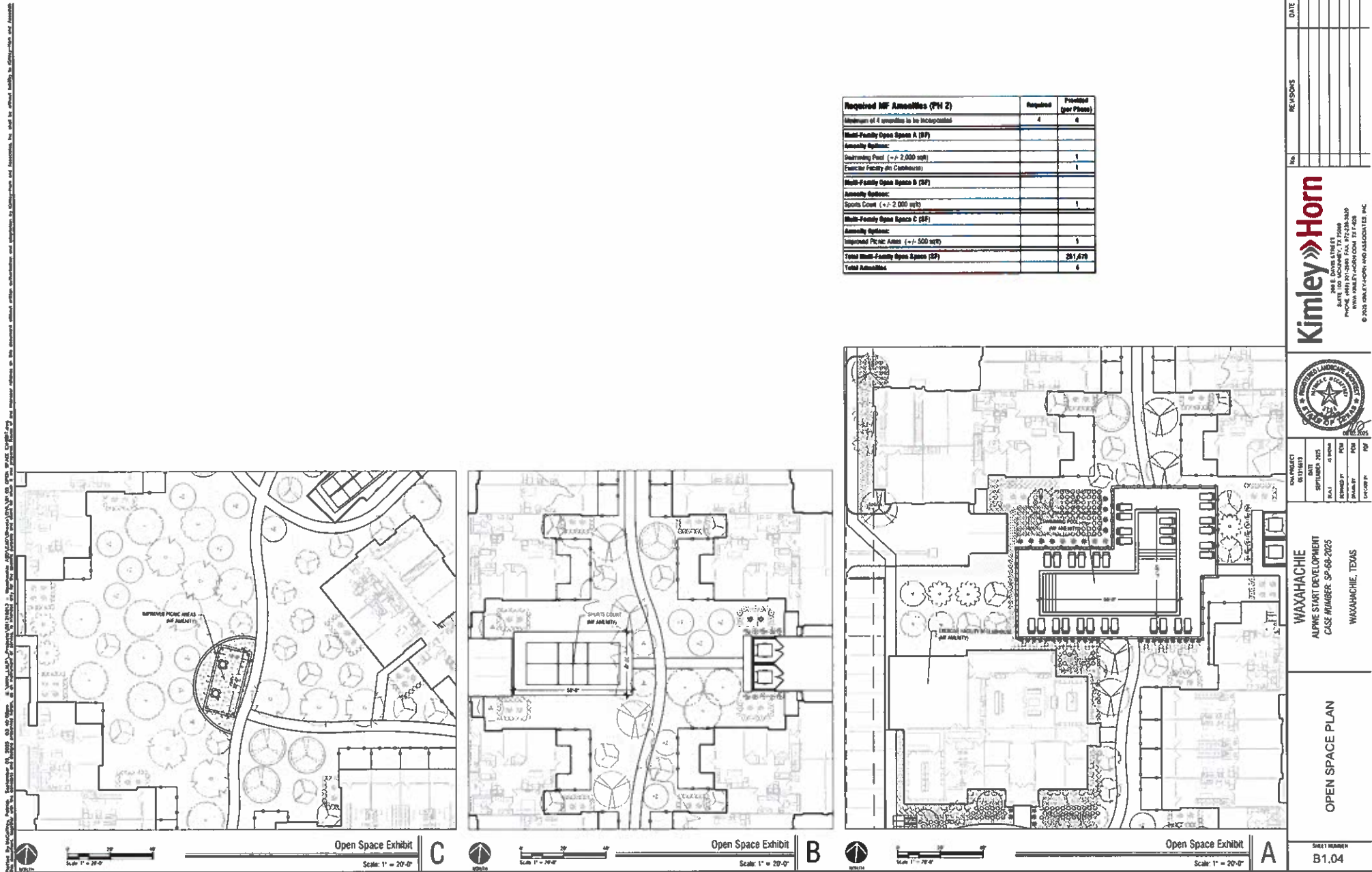
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A

B1.03

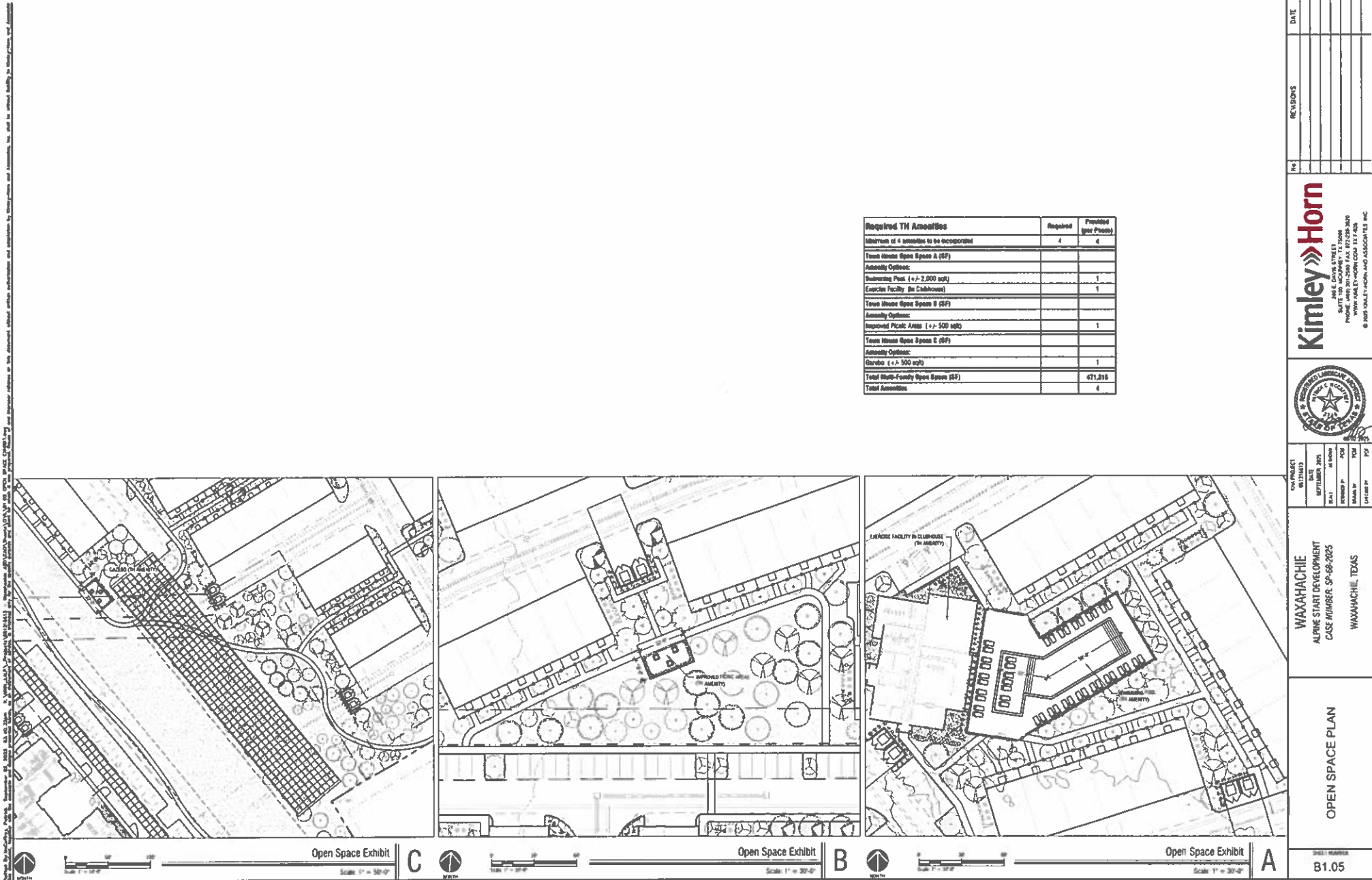
(4+7)

EXHIBIT E - OPEN SPACE PLAN



(6+7)

EXHIBIT E - OPEN SPACE PLAN



DATE: _____ BY: _____

REVISIONS: _____

NO. _____

Kimley»Horn
200 E. DAVIS STREET
SUITE 100 AUSTIN, TX 78701-3405
PH: 512.476.1000 FAX: 512.476.1001
WWW.KIMLEY-HORN.COM 12.17.20

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

PROJECT: WAXAHACHIE ALPINE START DEVELOPMENT CASE NUMBER: SP-68-2025 WAXAHACHIE, TEXAS

DATE: 09/17/2025
BY: [Signature]
CHECKED BY: [Signature]
DESIGNED BY: [Signature]
DRAWN BY: [Signature]

OPEN SPACE PLAN

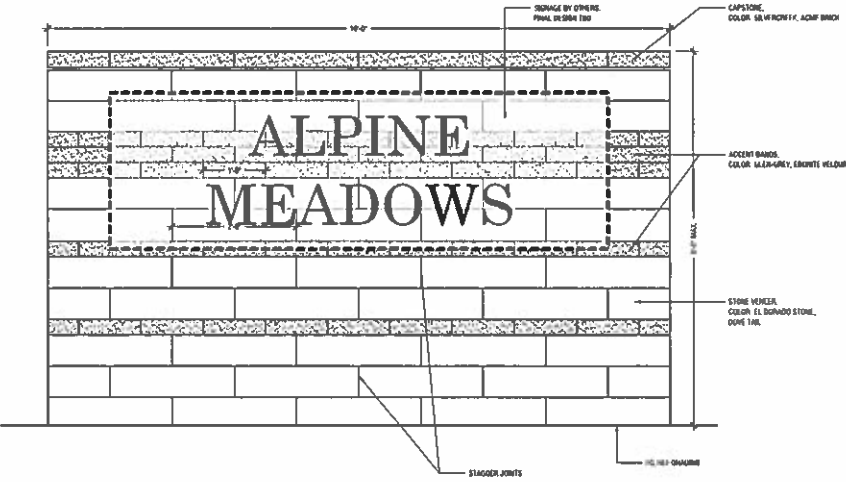
SHEET NUMBER: B1.05

(6+7)

EXHIBIT F - SIGNAGE PLAN

Kimley-Horn and Associates, Inc. is a professional engineering firm. The design of this project is based on the information provided by the client. Kimley-Horn and Associates, Inc. is not responsible for the accuracy or completeness of the information provided by the client. The design of this project is based on the information provided by the client. Kimley-Horn and Associates, Inc. is not responsible for the accuracy or completeness of the information provided by the client.

- NOTE
- 1. MONUMENT SIGN WALL SHOWN FOR DESIGN ONLY AND PROVIDES ONLY
 - 2. FINAL DESIGN OF SIGNAGE TO BE INCLUDED WITH FUTURE SUBMITTAL WALL
 - 3. SIGNAGE FOR DURING A PRELIMINARY MATERIAL WALL
 - 4. MONUMENT SIGNAGE TO COMPLY WITH THE SIGN REGULATIONS AS SET FORTH BY THE CITY OF WAXAHACHIE.



MONUMENT SIGNAGE
Scale: 1" = 1'-0"

A

REV	DESCRIPTION	DATE	BY

Kimley-Horn
200 E. DAVIS STREET
SUITE 100, WAXAHACHIE, TEXAS 76791
PH: 817-561-1000
© 2005 KIMLEY-HORN AND ASSOCIATES, INC.

Kimley-Horn and Associates, Inc.
Professional Engineer
No. 12345
State of Texas

PROJECT	DATE	AS SHOWN	REVISION	BY	DATE
WAXAHACHIE ALPINE START DEVELOPMENT	06/17/2013	AS SHOWN			

WAXAHACHIE
ALPINE START DEVELOPMENT
WAXAHACHIE, TEXAS

SIGNAGE DETAILS

SHEET NUMBER
B2.01

EXHIBIT G - PHOTOMETRIC PLAN

NOTE:
ORDERER TO CONFIRMER WILL VERIFY ALL FIGURE DIMENSIONS, TYPE, UPDATES
AND FINISHES WITH ORDER/INVOICE/DELIVER SHEETS PAGE 23 ORIGINAL.

1 SITE PLAN - PHOTOMETRICS

2022062

PHOTOMETRIC SET 09-03-2025



E-1.02

2022062

$(4+7)$ [illegible]

1 Fixture Type 'SLA' Typical



VIPER Area/Site

socioeconomic activity = geographic survey

DATE: _____

TIME: _____

CRUISE # _____

Latitude: **13° 23.0' N** Longitude: **76° 25.2' W**

Time: **2:40PM AST**

1. 1st

SP	Time	Lat	Long	Depth	Species	Count	Notes
01	00:00	13° 23.0'	76° 25.2'	0-500	SP	1	SP
02	00:05	13° 23.0'	76° 25.2'	0-500	SP	1	SP
03	00:10	13° 23.0'	76° 25.2'	0-500	SP	1	SP
04	00:15	13° 23.0'	76° 25.2'	0-500	SP	1	SP
05	00:20	13° 23.0'	76° 25.2'	0-500	SP	1	SP
06	00:25	13° 23.0'	76° 25.2'	0-500	SP	1	SP
07	00:30	13° 23.0'	76° 25.2'	0-500	SP	1	SP
08	00:35	13° 23.0'	76° 25.2'	0-500	SP	1	SP
09	00:40	13° 23.0'	76° 25.2'	0-500	SP	1	SP
10	00:45	13° 23.0'	76° 25.2'	0-500	SP	1	SP
11	00:50	13° 23.0'	76° 25.2'	0-500	SP	1	SP
12	00:55	13° 23.0'	76° 25.2'	0-500	SP	1	SP
13	01:00	13° 23.0'	76° 25.2'	0-500	SP	1	SP
14	01:05	13° 23.0'	76° 25.2'	0-500	SP	1	SP
15	01:10	13° 23.0'	76° 25.2'	0-500	SP	1	SP
16	01:15	13° 23.0'	76° 25.2'	0-500	SP	1	SP
17	01:20	13° 23.0'	76° 25.2'	0-500	SP	1	SP
18	01:25	13° 23.0'	76° 25.2'	0-500	SP	1	SP
19	01:30	13° 23.0'	76° 25.2'	0-500	SP	1	SP
20	01:35	13° 23.0'	76° 25.2'	0-500	SP	1	SP
21	01:40	13° 23.0'	76° 25.2'	0-500	SP	1	SP
22	01:45	13° 23.0'	76° 25.2'	0-500	SP	1	SP
23	01:50	13° 23.0'	76° 25.2'	0-500	SP	1	SP
24	01:55	13° 23.0'	76° 25.2'	0-500	SP	1	SP
25	02:00	13° 23.0'	76° 25.2'	0-500	SP	1	SP
26	02:05	13° 23.0'	76° 25.2'	0-500	SP	1	SP
27	02:10	13° 23.0'	76° 25.2'	0-500	SP	1	SP
28	02:15	13° 23.0'	76° 25.2'	0-500	SP	1	SP
29	02:20	13° 23.0'	76° 25.2'	0-500	SP	1	SP
30	02:25	13° 23.0'	76° 25.2'	0-500	SP	1	SP
31	02:30	13° 23.0'	76° 25.2'	0-500	SP	1	SP
32	02:35	13° 23.0'	76° 25.2'	0-500	SP	1	SP
33	02:40	13° 23.0'	76° 25.2'	0-500	SP	1	SP
34	02:45	13° 23.0'	76° 25.2'	0-500	SP	1	SP
35	02:50	13° 23.0'	76° 25.2'	0-500	SP	1	SP
36	02:55	13° 23.0'	76° 25.2'	0-500	SP	1	SP
37	03:00	13° 23.0'	76° 25.2'	0-500	SP	1	SP
38	03:05	13° 23.0'	76° 25.2'	0-500	SP	1	SP
39	03:10	13° 23.0'	76° 25.2'	0-500	SP	1	SP
40	03:15	13° 23.0'	76° 25.2'	0-500	SP	1	SP
41	03:20	13° 23.0'	76° 25.2'	0-500	SP	1	SP
42	03:25	13° 23.0'	76° 25.2'	0-500	SP	1	SP
43	03:30	13° 23.0'	76° 25.2'	0-500	SP	1	SP
44	03:35	13° 23.0'	76° 25.2'	0-500	SP	1	SP
45	03:40	13° 23.0'	76° 25.2'	0-500	SP	1	SP
46	03:45	13° 23.0'	76° 25.2'	0-500	SP	1	SP
47	03:50	13° 23.0'	76° 25.2'	0-500	SP	1	SP
48	03:55	13° 23.0'	76° 25.2'	0-500	SP	1	SP
49	04:00	13° 23.0'	76°				

2 Fixture Types 'SLA3', 'SLA3HS' & 'SLA4HS'

[illegible]

3 Fixture Type 'SLB4'

IMPRINTING									
UR 20 - Post Top									
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UR 20 - Post Top									

[illegible]

4 Fixture Type 'WLA4'

[illegible]

5 20ft Direct Burial Pole Detail

ALL VEHICLES ARE PULL OUT-OF, BACK UP COMPLAINT, AND ZERO UPLIGHT COMPLAINTS AT 6-0000 HLT.

ALL VEHICLES ARE REQUIRED A MINIMUM OF 50FT FROM ANY PROPERTY LINE, WITH A MAXIMUM RANGE OF 19FT. THIS SHOULD MEET THE NEED FOR ANY PROPERTY, SENSITIVE SINCE THE WALLPAPER ARE PULL-COMPLY. THE LENS WILL NOT BE VISIBLE FROM PROPERTY.

ALL PULLED VEHICLES PARTIAL WITH 70FT OF A PROPERTY LINE ARE PROVIDED WITH REDUCED BACKLIGHTING CONTROL TO REDUCE ANY BLARE ON PROPERTY LINES.

IF IT IS PROPORTION, APPROX 50 FT. BACK COMPLIES WITH THE CITY (WALLPAPER) A BLARE PROHIBITION SET 6-0-00 HLT. REDUCED TECHNOLOGY LIT FEATURES ARE NO LONGER PRODUCED FOR PROPERTY SENSITIVE DUE TO THE ABILITY TO CONTROL THE BLARE INDIVIDUALLY.

NOTES:

BLARE DIRECTION FROM THE CITY, NO LED MODES WILL BE VISIBLE FROM ADVANCE IN PROPERTIES.

PHOTOMETRIC SET 08-11-2025

Joseph Lawrence & Co.
Consulting Engineers
1800 BROADWAY 14TH FLOOR
ATLANTA, GEORGIA 30333
TEL 404 525 4444
FAX 404 525 4444
WWW.JL&C.COM
P.O. BOX 20799
ATLANTA, GA 30382-0799

WAXAHACHIE APARTMENTS
WAXAHACHIE, TEXAS

[illegible]

SHEET CONTENTS:
SITE FIXTURE
CUTSHEETS

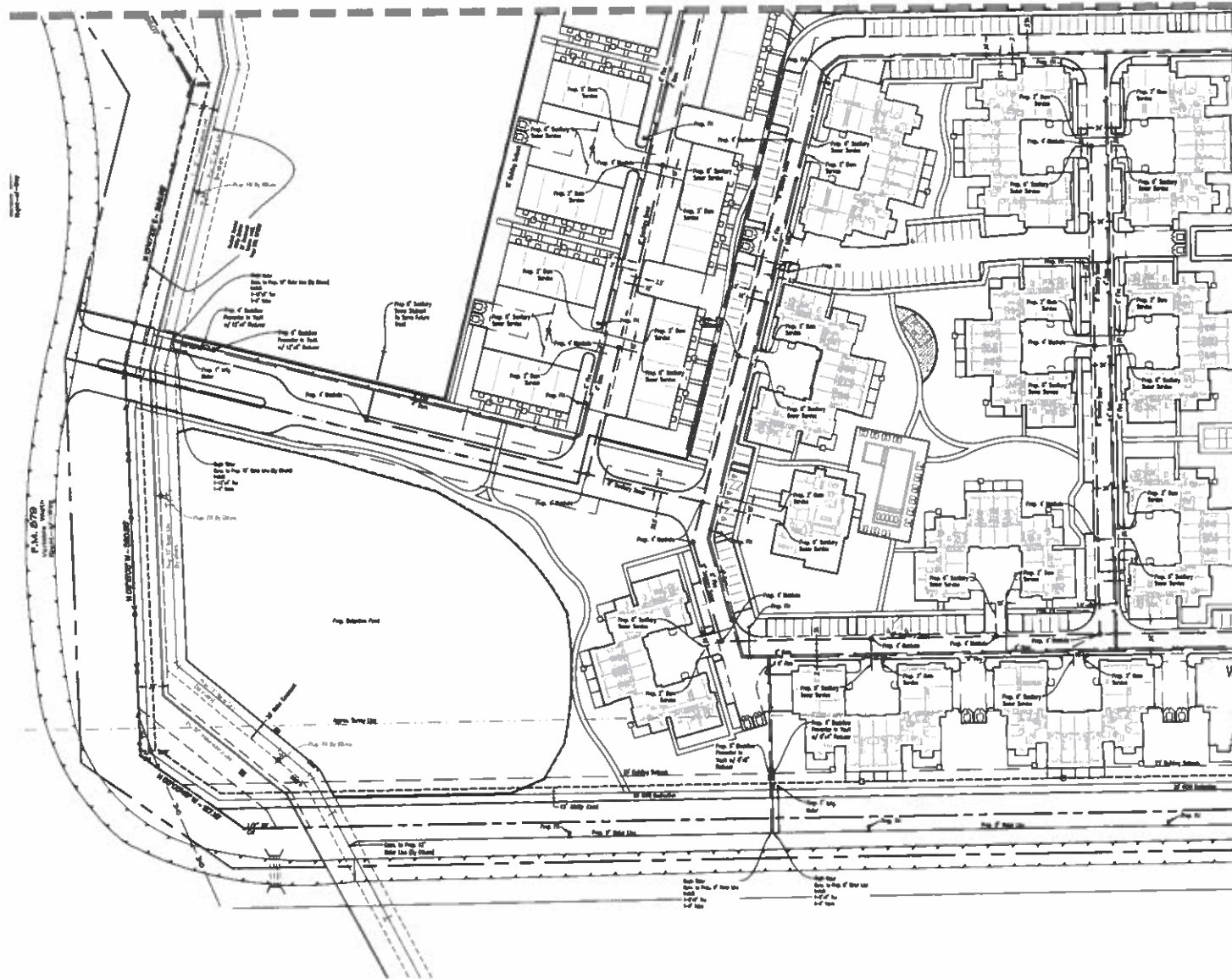
E-1.03

2022062

(6+7)

PRELIMINARY UTILITY PLAN

Match Line See Sheet 3



SYMBOL LEGEND

- ⊙ EX. SANITARY SEWER MANHOLE
- ⬢ PROP. FIRE HYDRANT
- ⬢ EX. FIRE HYDRANT
- ⬢ EX. LIGHT POLE
- ⬢ EX. POWER POLE
- ⬢ EX. SIGN
- ⬢ EX. ELECTRIC BOX
- ⬢ EX. RISER
- PROP. WATER LINE
- PROP. SANITARY SEWER LINE
- ⊙ PROP. SANITARY SEWER MANHOLE
- ⬢ PROP. FIRE HYDRANT

Match Line See Sheet 2

Preliminary Utility Plan Alpine Meadows

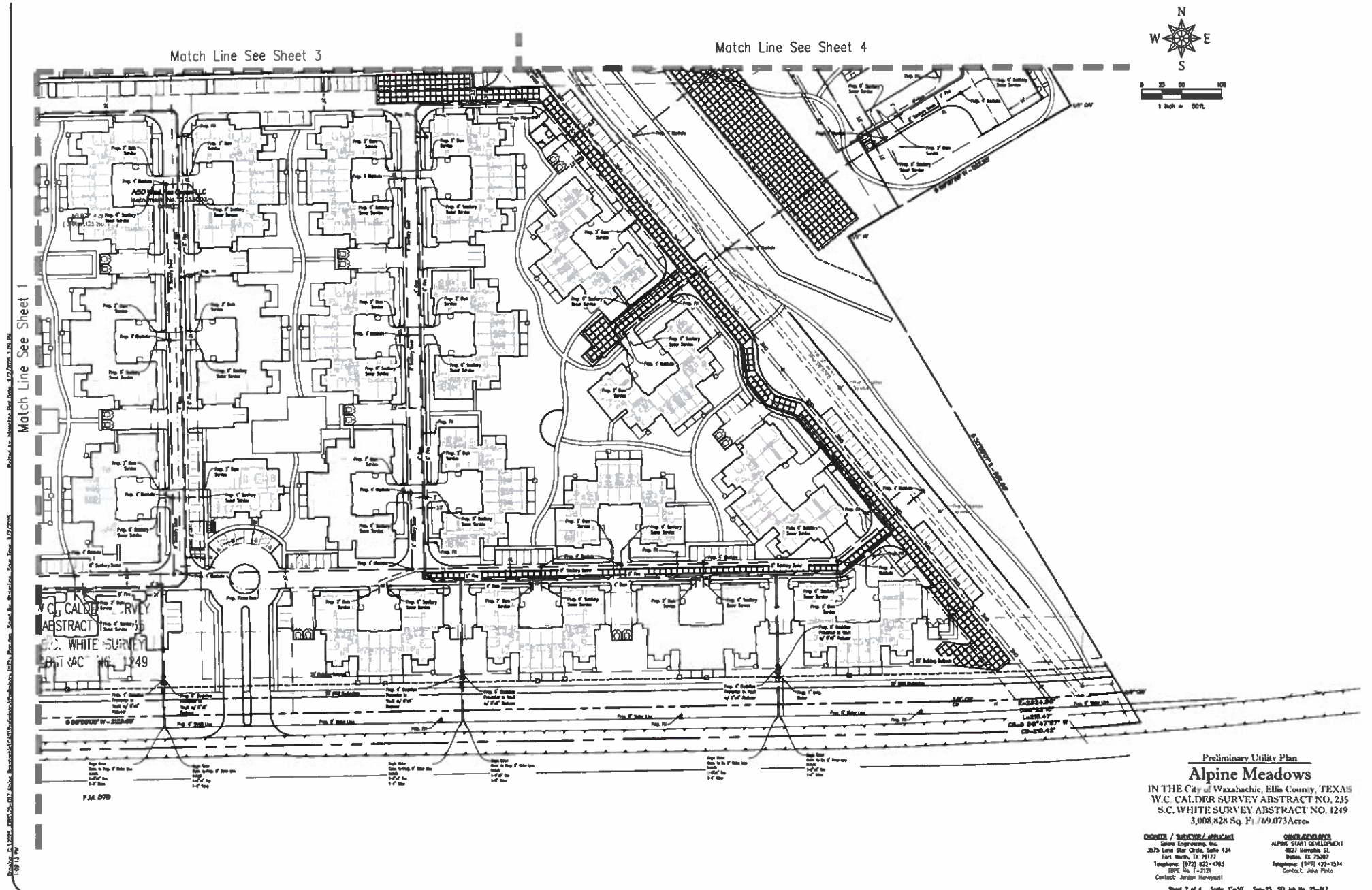
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W.C. CALDER SURVEY ABSTRACT NO. 235
S.C. WHITE SURVEY ABSTRACT NO. 1249
3,008,828 Sq. Ft./69.073 Acres

DRAWN / SURVEYED / APPLICANT
Sahara Engineering, Inc.
3375 Loma Vista Circle, Suite 434
Fort Worth, TX 76177
Telephone: (817) 822-4783
Toll Free: 1-877-211-2121
Contact: Jordan Hunsley

OWNER / DEVELOPER
ALPINE STAFF DEVELOPMENT
6827 Memphis St.
Dallas, TX 75237
Telephone: (469) 422-1374
Contact: Jesse Potts

(6+7)

PRELIMINARY UTILITY PLAN



Preliminary Utility Plan
Alpine Meadows
IN THE City of Waxahachie, Ellis County, TEXAS
W.C. CALDER SURVEY ABSTRACT NO. 235
S.C. WHITE SURVEY ABSTRACT NO. 1249
3,008,828 Sq. Ft./69.073 Acres

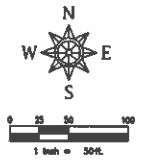
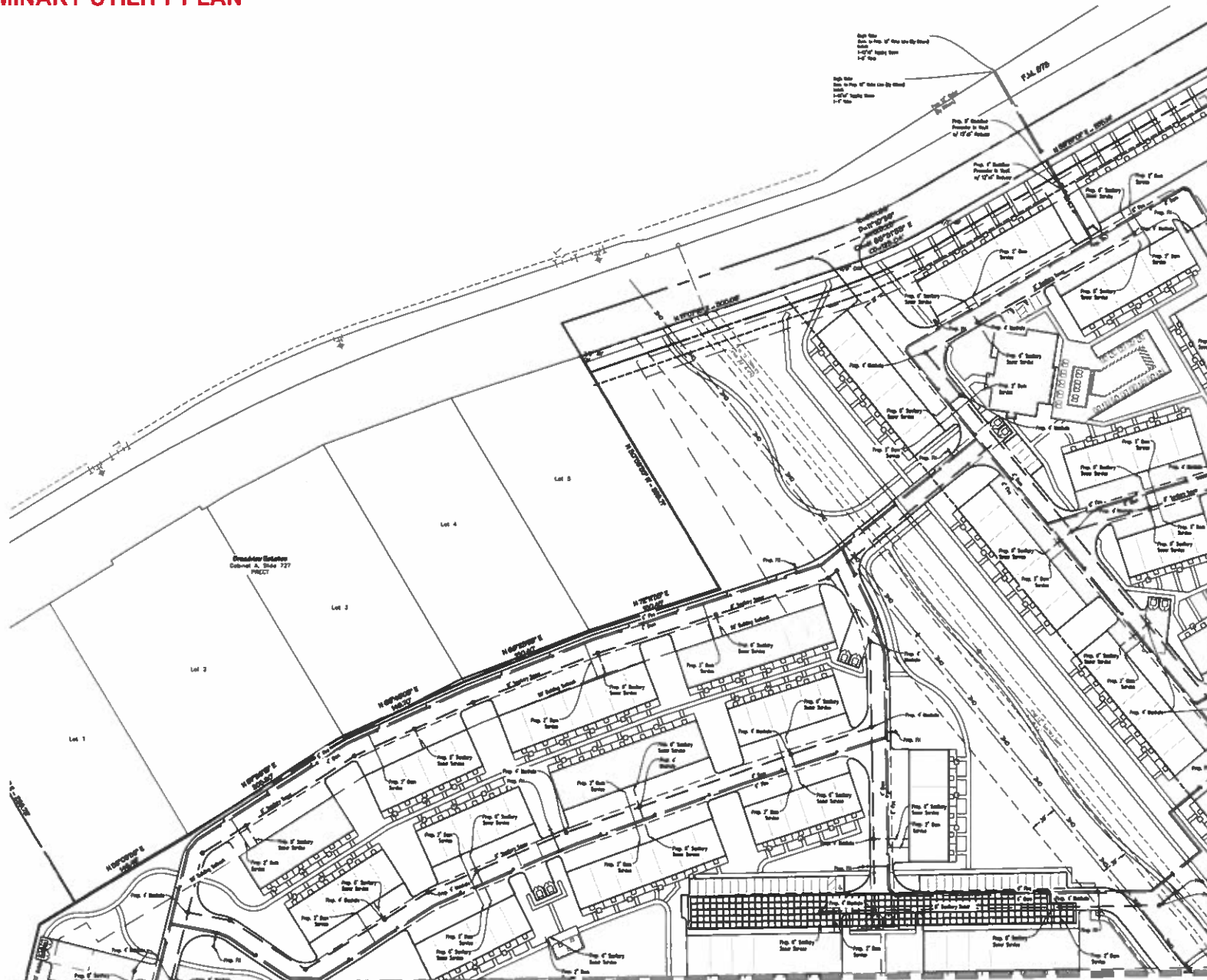
OWNER / SUBMITTER / APPROVER
Sparks Engineering, Inc.
3075 Lone Star Circle, Suite 434
Fort Worth, TX 76177
Telephone: (817) 621-0963
TDD: (817) 621-1374
Contact: John P. Sparks

ENGINEER
ALPINE DEVELOPMENT
4827 Memphis St.
Dallas, TX 75207
Telephone: (972) 422-1374
Contact: John P. Sparks

Sheet 2 of 4 Scale: 1"=50' Sep-25 50 Job No. 25-017

(6+7)

PRELIMINARY UTILITY PLAN



Match Line See Sheet 4

Match Line See Sheet 1

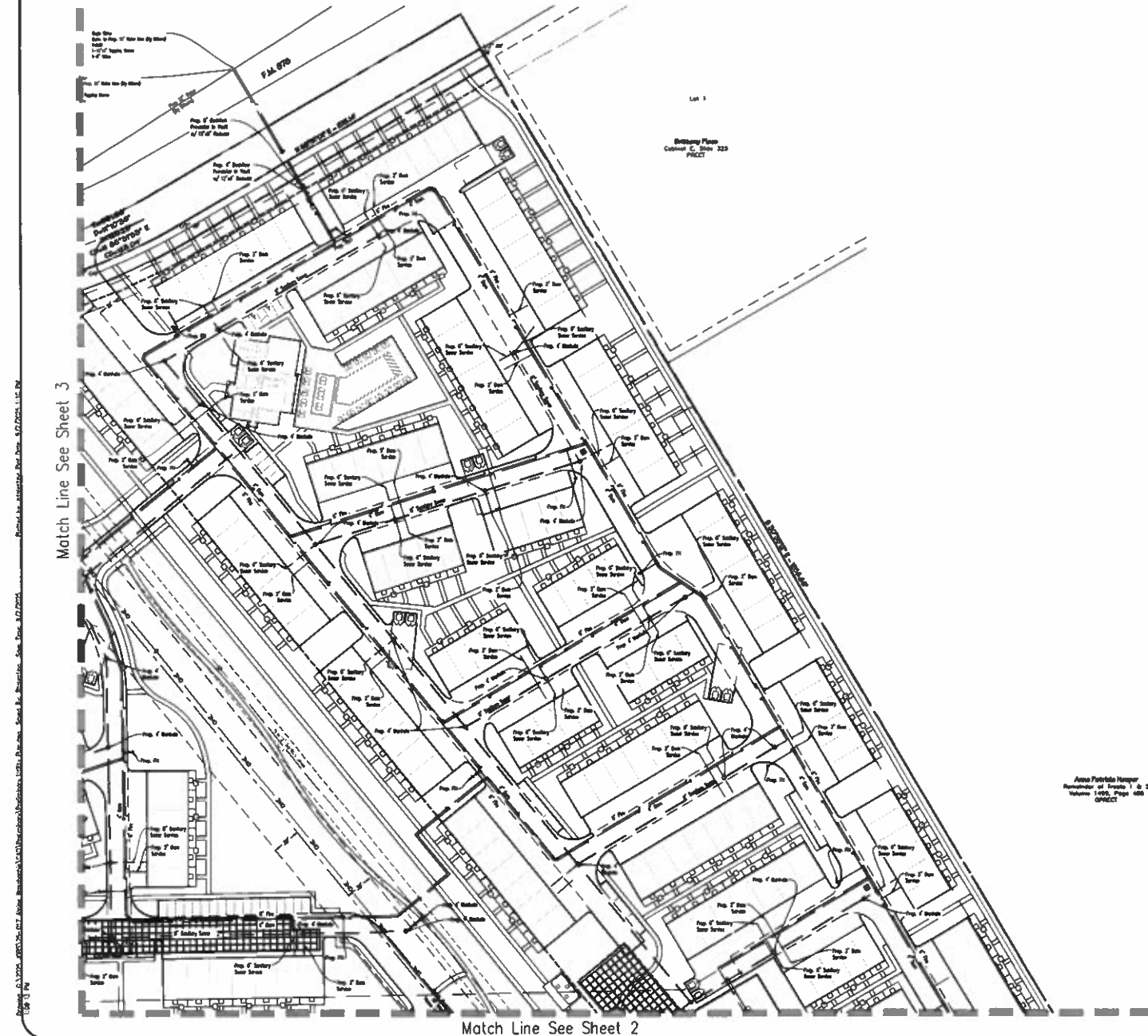
Match Line See Sheet 2

Preliminary Utility Plan
Alpine Meadows
IN THE City of Waco, Texas, Ellis County, TEXAS
W.C. CALDER SURVEY ABSTRACT NO. 235
S.C. WHITE SURVEY ABSTRACT NO. 1249
3,008,828 Sq. Ft./69.073 Acres

ENGINEER / SURVEYOR / ARCHITECT
Serra Engineering, Inc.
3570 Lane Star Circle, Suite 434
Fort Worth, TX 76177
Telephone: (817) 822-4763
FAX: (817) 822-4763
Contact: Jordan Hunsay

OWNER / DEVELOPER
ALPINE START DEVELOPMENT
4827 Hampton St.
Dallas, TX 75207
Telephone: (940) 422-1574
Contact: Julie Potts

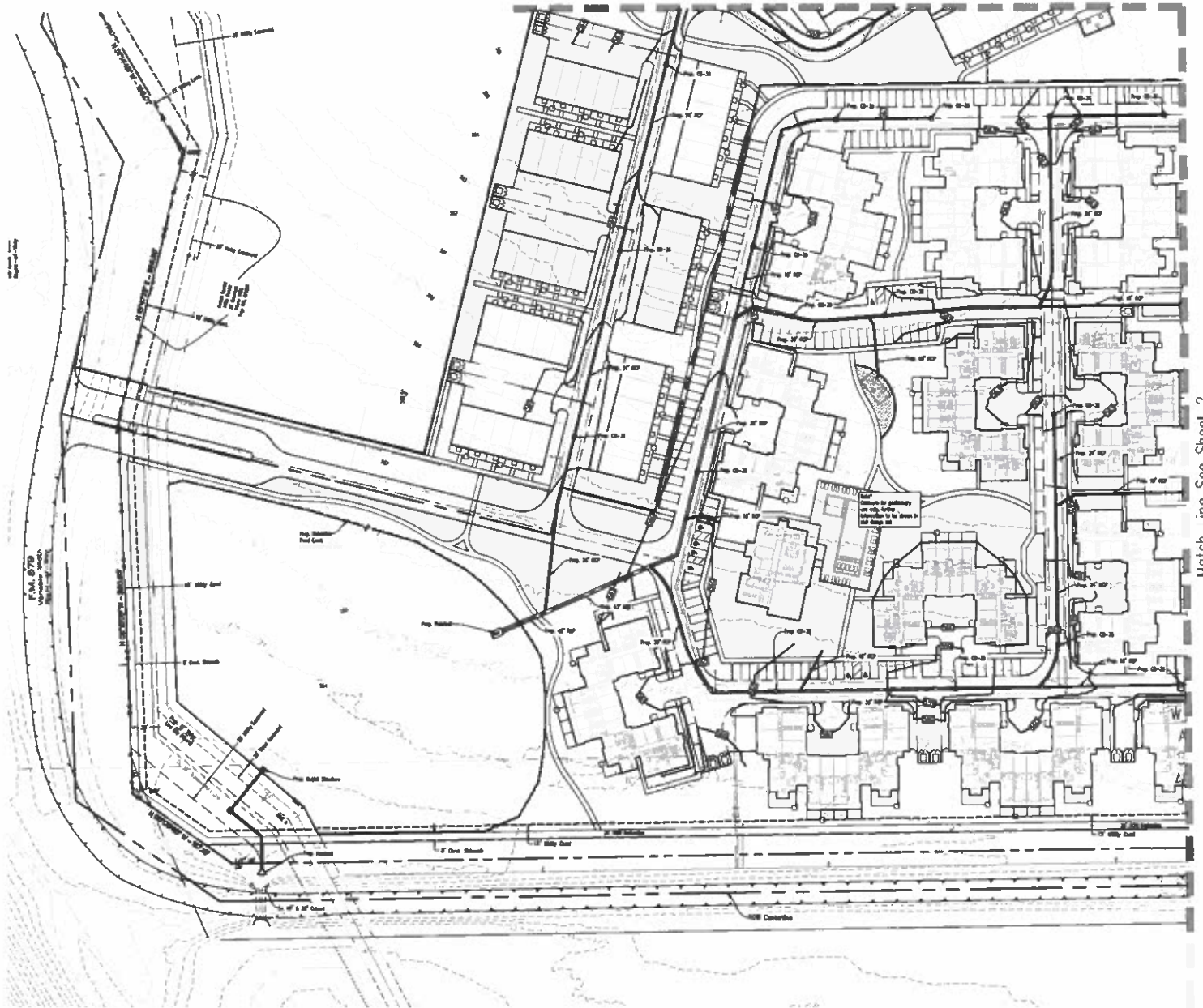
PRELIMINARY UTILITY PLAN



OWNER / SUBMITTER / APPLICANT	OWNER / DEVELOPER
Sports Engineering, Inc. 3075 Lone Star Circle, Suite 434 Fort Worth, TX 76177	ALPINE START DEVELOPMENT 4827 Memphis St. Dallas, TX 75207
Telephone: (972) 822-4783 FBIPC No. F-2121	Telephone: (940) 472-1574
Contact: Jordan Hunsayatt	Contact: John Pinto

Short 6 of 4 Sort: 1"-50" Sep-25 SD Job No. 25-017

PRELIMINARY DRAINAGE PLAN



Match line See Sheet 2

Sheet 1 of 4 Scale: 1"=50' Sep-25 SD Job No. 25-017

PRELIMINARY DRAINAGE PLAN

Match Line See Sheet 3

Match Line See Sheet 4



Match Line See Sheet 1

Submitted by: **Michaelson** Due Date: **9/7/2025** : **11:53 PM**

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Journal of Management Education 32(1)

Q. CALDER SURVEY
ABSTRACT NO. 235
S.D. WHITE SURVEY
BRIAC NO. 1249

F.M. 070
Warrant - Waco
Right - of - Way



Preliminary Drainage Plan

Alpine Meadows

IN THE City of Waxahachie, Ellis County, TEXAS
W.C. CALDER SURVEY ABSTRACT NO. 235
S.C. WHITE SURVEY ABSTRACT NO. 1249
3,008.828 Sq. Ft./69.073 Acres

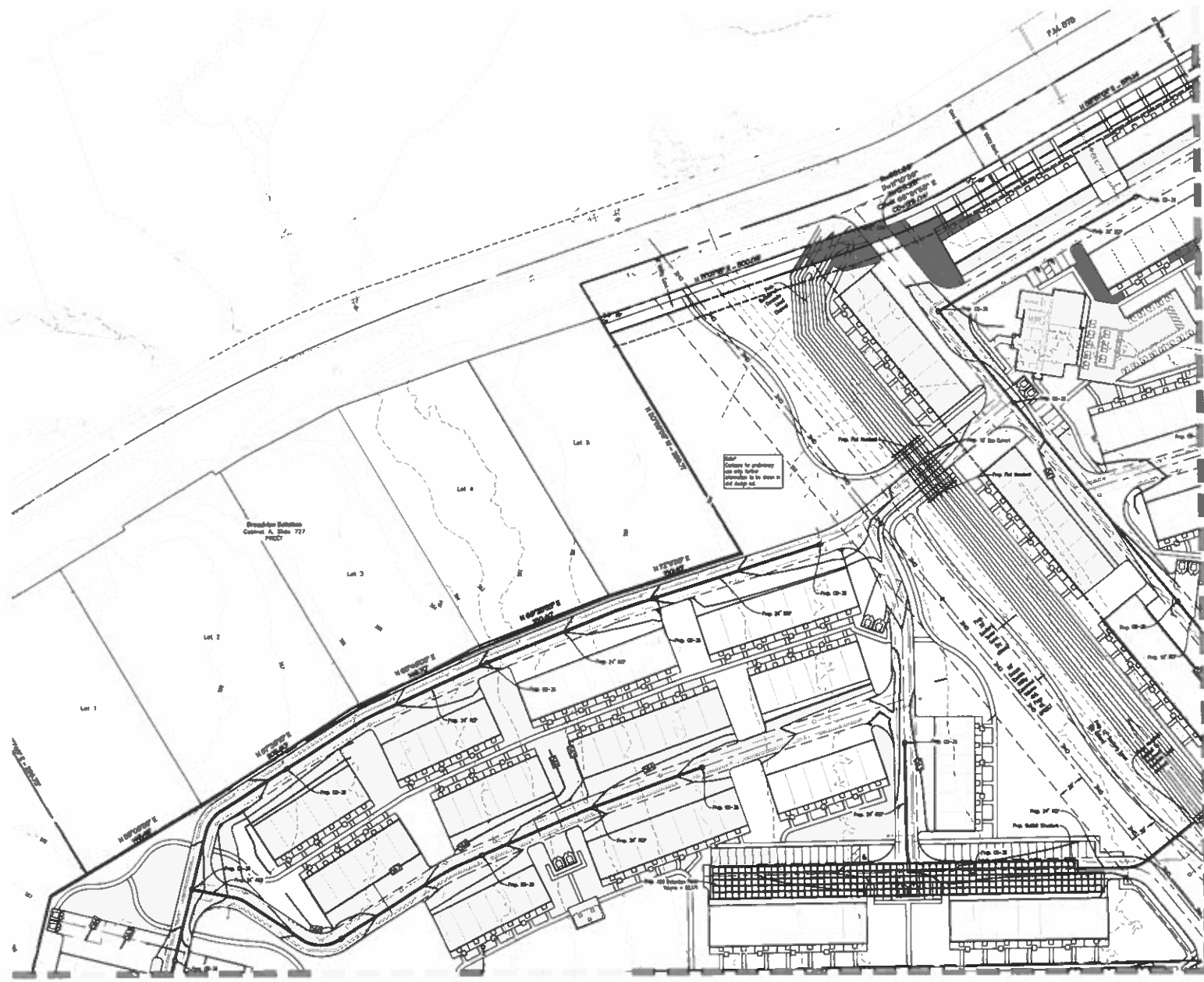
ENR / SOURCEBOOK / APPLICATIONS
Spiers Engineering, Inc.
2575 Lone Star Circle, Suite 454
Fort Worth, TX 76177
Telephone: (817) 872-4763
FBI# Mo. F-2121
Contact: Jordan Hunsgraff

OWNER/DEVELOPER
ALPINE START DEVELOPMENT
4527 Memphis St.
Dallas, TX 75207
Telephone: (949) 427-1574

Sheet 2 of 4 Scale: 1"=30' Sep-75 SD Job No. 75-817

$(u+7)$

PRELIMINARY DRAINAGE PLAN



Match Line See Sheet 4

Match Line See Sheet 2

Preliminary Drainage Plan

Alpine Meadows

IN THE City of Wapakoneta, Ellis County, TEXAS
W.C. CALDER SURVEY ABSTRACT NO. 235
S.C. WHITE SURVEY ABSTRACT NO. 1249
3,008.828 Sq. Ft./69.073 Acres

OWNER / SURVEYOR / APPLICANT Sentry Development, Inc. 3075 Loop West, Suite 434 Fort Worth, TX 76117 Telephone: (817) 827-4783 TDD: No Fax: 212 Contact: Jordan Williams	OWNER / SURVEYOR ALPINE STATE DEVELOPMENT 14027 Harwood St. Dallas, TX 75207 Telephone: (940) 427-1574 Contact: Julia Peltz
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(6+7)

FIRE HOSE LAY PLAN

Match Line See Sheet 4



Standard Notations:

1. Sanitation container screening walls will be brick masonry, stone, masonry, or other architectural masonry finish, including a metal gate, privacy and pattern, and the sanitation container screening wall, gate, and gate sill will be constructed in accordance with the city's design specifications.
2. Mechanical and heating and air conditioning equipment in non-residential areas shall be screened from view from the public right-of-way and from adjacent residential properties.
3. The screening device must be a minimum of 7 feet in height and consist of the following materials:
 - a. masonry, brick, stone, or other architectural masonry finish (stone masonry).
 - b. United with Masonry Columns and Landscaping:
 - i. Fenced and planted behind steel or wrought iron with masonry columns spaced a maximum of 20 feet on center and structural supports spaced every 10 feet.
 - ii. European landscaping, at least 3 feet in height at the time of planting, spaced 3 feet apart on center, to provide a solid screening effect.

SYMBOL LEGEND

	FIRELINE, ACCESS, DRAINAGE & UTILITY EASEMENT
	EXISTING CONTOUR
	EX. SANITARY SEWER MANHOLE
	PROP. FIRE HYDRANT
	EX. FIRE HYDRANT
	EX. LIGHT POLE
	EX. POWER POLE
	EX. SIGN
	EX. ELECTRIC BOX
	EX. FENCE

FIRE HOUSE LAY PLAN Alpine Meadows

IN THE City of Waxahachie, Ellis County, TEXAS
W.C. CALDER SURVEY ABSTRACT NO. 235
S.C. WHITE SURVEY ABSTRACT NO. 1249
3,008,828 Sq. Ft./69.073 Acres

OWNER / SUBMITTER
Spartan Engineering, Inc.
3075 Lane Star Circle, Suite 434
Fort Worth, TX 76177
Telephone: (817) 822-4763
BPE No. F-7721
Contact: Jordan Hayslett

OWNER DEVELOPER
ALPINE START DEVELOPMENT
4837 Memphis St.
Dallas, TX 75207
Telephone: (940) 472-1574
Contact: Jesse Penzo

Sheet 7 of 5 Scale: 1"=50' Job No. 25-017

(u+7)

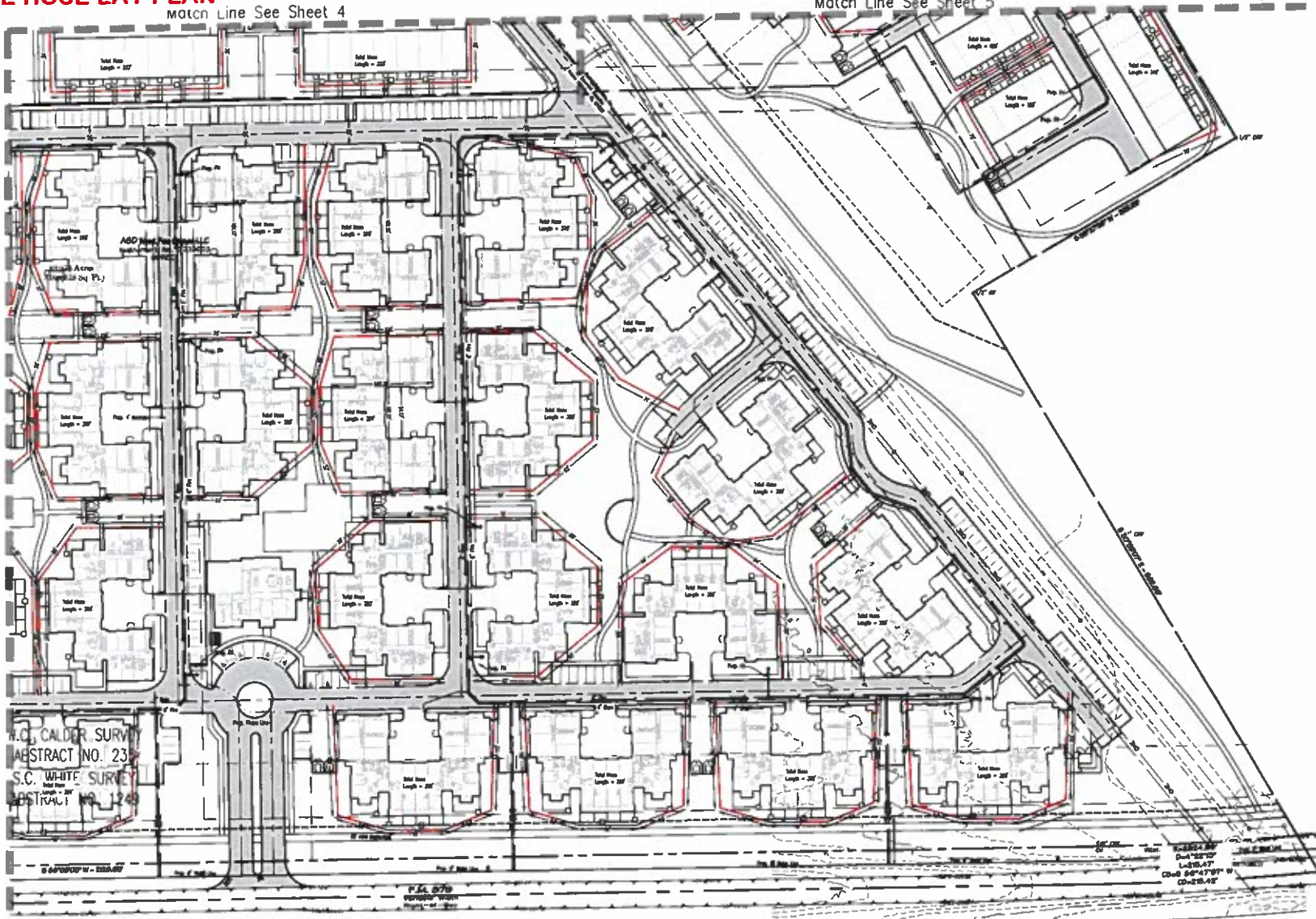
FIRE HOSE LAY PLAN

Match Line See Sheet 4

Match Line See Sheet 5



Match Line See Sheet 2



W.C. CALDER SURV
ABSTRACT NO. 23
S.C. WHITE SURV
ABSTRACT NO. 124

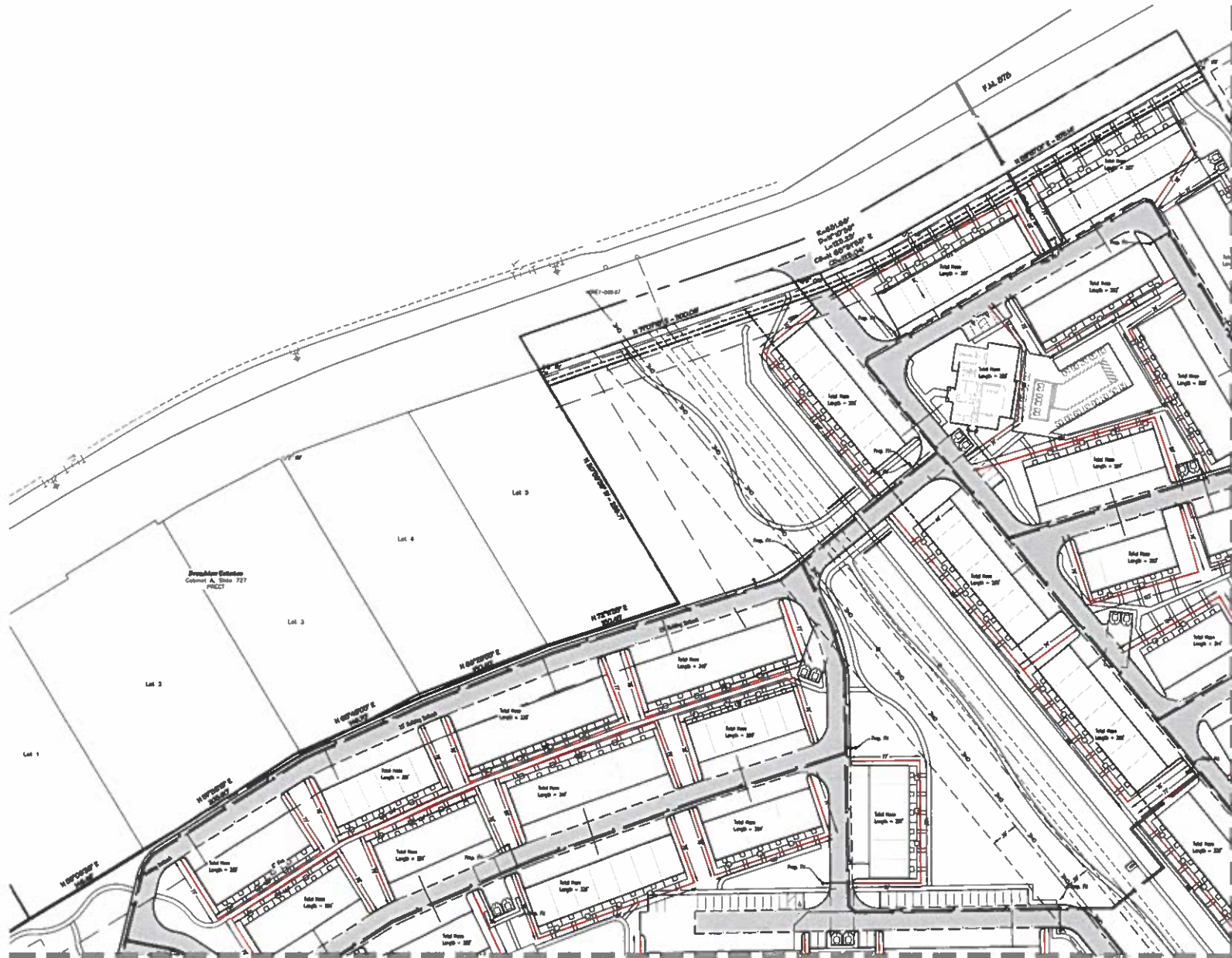
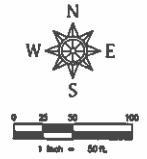
FIRE HOUSE LAY PLAN
Alpine Meadows
IN THE City of Waskatchie, Ellis County, TEXAS
W.C. CALDER SURVY ABSTRACT NO. 235
S.C. WHITE SURVY ABSTRACT NO. 1249
3,008,828 Sq. Ft./69.073 Acres

OWNER / SUBMITTER / APPLICANT
Sears Engineering, Inc.
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Fort Worth, TX 76177
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TDD: (817) 622-0763
Contact: Jordan Hurreyall

OWNER / DEVELOPER
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4877 Memphis St.
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Telephone: (972) 427-1534
Contact: John Potts

(u+7)

FIRE HOSE LAY PLAN



Match Line See Sheet 2

Match Line See Sheet 3

Match Line See Sheet 5

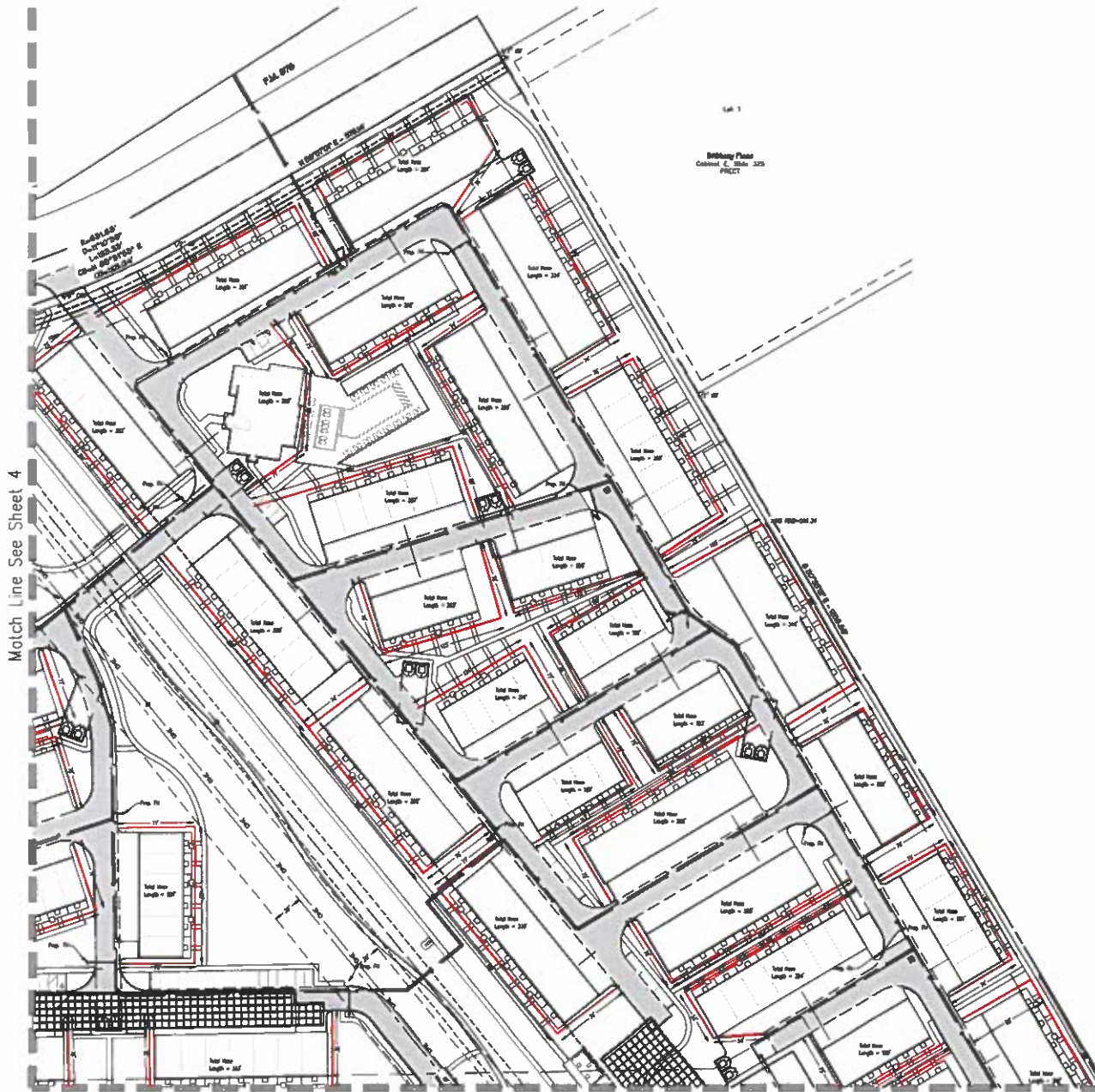
FIRE HOUSE LAY PLAN
Alpine Meadows
IN THE City of Waxahachie, Ellis County, TEXAS
W.C. CALDER SURVEY ABSTRACT NO. 235
S.C. WHITE SURVEY ABSTRACT NO. 1249
3,008,828 Sq. Ft./69.073 Acres

OWNER / SURVEY / APPLICANT
Soren Engineering, Inc.
3075 John Star Circle, Suite 434
Fort Worth, TX 76177
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TIRE No. F-7171
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OWNER / DEVELOPER
ALPINE START DEVELOPMENT
4027 Memphis St.
Dallas, TX 75207
Telephone: (940) 422-1574
Contact: John Pella

(6+7)

FIRE HOSE LAY PLAN



Drillway/Paver
Colonel C. S. 325
PROJECT

Adrian Trubiano Hopper
Planner of Tracts 1 & 2
Volume 1489, Page 485
PROJECT

FIRE HOUSE LAY PLAN

Alpine Meadows

IN THE City of Waxahachie, Ellis County, TEXAS
W.C. CALDER SURVEY ABSTRACT NO. 235
S.C. WHITE SURVEY ABSTRACT NO. 1249
3,008,828 Sq. Ft./6.073 Acres

OWNER / SURVEYOR / APPRAISER
Snyder Engineering, Inc.
3575 Lane Star Circle, Suite 424
Ft. Worth, TX 76177
Telephone: (817) 853-4763
TDD: 817-2231
Contact: Adrian Hopper

OWNER OF RECORD
ALPINE START DEVELOPMENT
4527 Monmouth St.
Dallas, TX 75207
Telephone: (940) 422-1574
Contact: John Potts

Sheet 5 of 5 Scale: 1"=50' Job: 25 SD Job No. 25-017