

A G E N D A

A meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, to be held on ***Thursday, November 13, 2025 at 5:30 p.m.*** in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Heritage Preservation Commission Members Present: Jacqueline Montejano, Chair
Ronald Finch, Vice Chair
Peggy Crabtree
Mark Gundert
Alex Lohmann
Mark McReynolds
Kelly Savell

Planning & Zoning Commission Liaison: Jimmy Poarch
Heritage Preservation Manager: Vacant
City Council Liaison: Patrick Souter

1. Call to Order
2. ***Public Comments:*** Persons may address the Heritage Preservation 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.
3. Appointment of Heritage Preservation Commission Secretary
4. Reorganize the Sub-Committees
5. Approve the meeting minutes of the regular meeting held on October 9, 2025
6. Consider a Certificate of Appropriateness for 605 N. Grand Avenue
7. Consider a Certificate of Appropriateness for 519 Ferris Avenue
8. Consider a Certificate of Appropriateness for 117 Virginia Avenue
9. Consider a Certificate of Appropriateness for 216 N. College St.
10. Comments by Commission members and City staff
11. Adjourn

The Heritage Preservation 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.

MINUTES

A meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, was held on Thursday, October 9, 2025 at 5:30 p.m. in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Heritage Preservation Commission Members Present: Jacqueline Montejano, Chair
Ronald Finch, Vice Chair
Peggy Crabtree
Mark Gundert
Alex Lohmann
Mark McReynolds
Kelly Savell

Planning & Zoning Commission Liaison: Jimmy Poarch (Present)
Heritage Preservation Manager: Vacant
City Council Liaison: Patrick Souter (Present)

Guests: Gumaro Martinez, Executive Director of Parks & Leisure Services, Johnni Williams, Human Resources Administrative Clerk, Chris Wright, Council Member (Place 3), and COA Applicants

1. **Call to Order**

Peggy Crabtree called the meeting to order at 5:33 pm.

Gumaro Martinez provided an update that Eleana Tuley will not be returning as the Heritage Preservation Officer. He stated he will be filling in while the city works to backfill her position.

2. **Public Comments**

None.

3. **Reorganize the Commission**

Peggy Crabtree expressed her gratitude to have served as the Commission's Chairman and encouraged the board to nominate other members for the position.

Action:

Ronald Finch motioned to nominate Jacqueline Montejano as Chairman, and Alex Lohmann seconded the motion. *All ayes.*

Action:

Alex Lohmann motioned to nominate Ronald Finch as Vice Chairman, and Jacqueline Montejano seconded the motion. *All ayes.*

4. **Approve the meeting minutes of the regular meeting held on August 14, 2025**

Action:

Peggy Crabtree motioned to approve the August 14, 2025 meeting minutes. Kelly Savell seconded the motion. *All ayes.*

5. **Consider a Sign Permit for 110 S. Rogers Street**

Mr. Martinez presented the request.

Action:

Kelly Savell motioned to approve the sign permit, and Peggy Crabtree seconded the motion. *All ayes.*

6. **Consider a Certificate of Appropriateness for 208 S. Rogers Street**

Mr. Martinez presented the request.

Action:

Peggy Crabtree motioned to approve the Certificate of Appropriateness, and Mark McReynolds seconded the motion. *Motion carried 6-0, with Alex Lohmann abstaining.*

7. **Consider a Certificate of Appropriateness for 605 N. Grand Avenue**

The Heritage Preservation Commission tabled the Certificate of Appropriateness until the November 13, 2025 meeting at the request of the COA applicant.

8. **Consider a Certificate of Appropriateness for 519 Ferris Avenue**

The Heritage Preservation Commission tabled the Certificate of Appropriateness until the November 13, 2025 at the request of the COA applicant.

9. **Consider a Certificate of Appropriateness for 912 W. Main Street**

Mr. Martinez presented the request.

Action:

Alex Lohmann motioned to approve the Certificate of Appropriateness, and Kelly Savell seconded the motion. *All ayes.*

10. **Comments by Commission members and City staff**

Mayor Pro Tem Patrick Souter announced Jimmy Poarch as the new Planning and Zoning Liaison for the Commission.

Jacqueline Montejano thanked Eleana Tuley for all her work with the Commission and Mr. Martinez's willingness to step in and be a great resource. She also thanked Peggy Crabtree for her service as Chairman and the outgoing members, and she was happy to welcome the new members, Jimmy Poarch and Mark McReynolds. Ms. Montejano also informed the Commission that this month's webinar is October 30th, and the topic is the integration of preservation planning into municipal planning and processes. Mr. Martinez stated that any interested Commission members can email him for assistance with getting set up for the webinar.

Peggy Crabtree also thanked everyone for their hard work and support and expressed her excitement for the coming year.

Gumaro Martinez mentioned that he will work on getting new member orientation materials to the new members.

Peggy Crabtree asked about coming tax applications at which point Gumaro informed the commission applications will be open in December.

11. **Adjourn**

The meeting adjourned at 6:08 pm.

Respectfully submitted by Johnni Williams.

(6)



Memorandum

To: Heritage Preservation Commission
From: Gumaro Martinez, Executive Director of Parks & Leisure Services
Thru: Gumaro Martinez, Executive Director of Parks & Leisure Services
Date: November 13, 2025
Re: Consider a Certificate of Appropriateness for 605 N. Grand Avenue

Applicant: Brad Yates, Colonial Restoration

Owner's Name: James V. & Annette Cooper

Property Address: 605 N. Grand Avenue

Request: The request involves removing the front aluminum windows and replacing with wood one over one windows and restore the front view to the original style.

Conditions of Approval:

- The Applicant shall apply for all required permits from the City in accordance with the City's applicable rules and regulations governing such permits.
- The Applicant must notify the Heritage Preservation Commission when improvements are completed so that the Chair may verify that they were completed in accordance with HPC approval.
- The Applicant shall not change the scope of work after a Certificate of Appropriateness or a sign is approved unless a revised scope of work is resubmitted and approved by the Heritage Preservation Commission.

Attachments:

- Certificate of Appropriateness Application
- Street View Image

(6)

**CITY OF WAXAHACHIE
APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
FOR HISTORIC PROPERTY RESTORATIONS**

Case Number _____

Date Filed: _____

Date for Consideration by the Heritage Preservation Commission: _____

Property Owner James V. Cooper JR and/or Agent Brad Yates Colonial Restoration

Mailing Address - Owner/Agent (circle one) PO Box 28168 Waxahachie, TX
75168

Phone number _____

Email address _____

Historic Structure Address 605 N. Grand Ave.

Is this structure for residential or non-residential use? (circle one)

Has this structure been designated as a Historic Resource?

Yes _____ No X By whom _____

(If it has not been designated, the property owner must request designation as a historic resource from the Heritage Preservation Commission prior to applying for a Certificate of Appropriateness.)

Is this structure in the Historic Overlay District? Yes _____ No X

The Commission is appointed to assist you, but it also has the responsibility of protecting significant historic properties from inappropriate changes. **The Heritage Preservation Commission will not approve your project unless the Commission is shown to its satisfaction that the project is consistent with the historical character of the property.** Answer the following statements carefully and provide as much information as possible so the Commission can make an informed decision.

1. Description of Project: Remove front aluminum windows
& replace with wood one over one
windows.

2. Reason(s) you feel the proposed exterior work is consistent with the historical character of the property (use additional space on the back of this form or by attaching additional sheets if necessary).

Take it back to original style

Scope⁽⁶⁾ of work

Remove existing aluminum windows
on front facade

Replace window opening with
wood one over one double hung
windows

Paint to match trim colors

Reinstall screens

Cost of work estimate. \$3450⁰⁰

(6)



(6)





Memorandum

To: Heritage Preservation Commission
From: Gumaro Martinez, Executive Director of Parks & Leisure Services
Thru: Gumaro Martinez, Executive Director of Parks & Leisure Services
Date: November 13, 2025
Re: Consider a Certificate of Appropriateness for 519 Ferris Avenue

Applicant: Brad Yates

Owner's Name: Loren Gray Investments

Property Address: 519 Ferris Avenue

Request: The request involves repair to the front porch columns and handrail. The applicant will rebuild the columns as they are in bad condition and put the handrail back to the appropriate style.

Conditions of Approval:

- The Applicant shall apply for all required permits from the City in accordance with the City's applicable rules and regulations governing such permits.
- The Applicant must notify the Heritage Preservation Commission when improvements are completed so that the Chair may verify that they were completed in accordance with HPC approval.
- The Applicant shall not change the scope of work after a Certificate of Appropriateness or a sign is approved unless a revised scope of work is resubmitted and approved by the Heritage Preservation Commission.

Attachments:

- Certificate of Appropriateness Application
- Street View Image

(7)

**CITY OF WAXAHACHIE
APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
FOR HISTORIC PROPERTY RESTORATIONS**

Case Number _____ Date Filed: _____

Date for Consideration by the Heritage Preservation Commission: _____

Property Owner Loren Gray Investments LLC and/or Agent _____

Mailing Address (Owner) Agent (circle one) PO Box 2868 Waxahachie, TX 75168

Phone number _____

Email address _____

Historic Structure Address 519 Ferris Ave.

Is this structure for residential or non-residential use? (circle one)

Has this structure been designated as a Historic Resource?

Yes _____ No X By whom _____

(If it has not been designated, the property owner must request designation as a historic resource from the Heritage Preservation Commission prior to applying for a Certificate of Appropriateness.)

Is this structure in the Historic Overlay District? Yes _____ No X

The Commission is appointed to assist you, but it also has the responsibility of protecting significant historic properties from inappropriate changes. **The Heritage Preservation Commission will not approve your project unless the Commission is shown to its satisfaction that the project is consistent with the historical character of the property.**

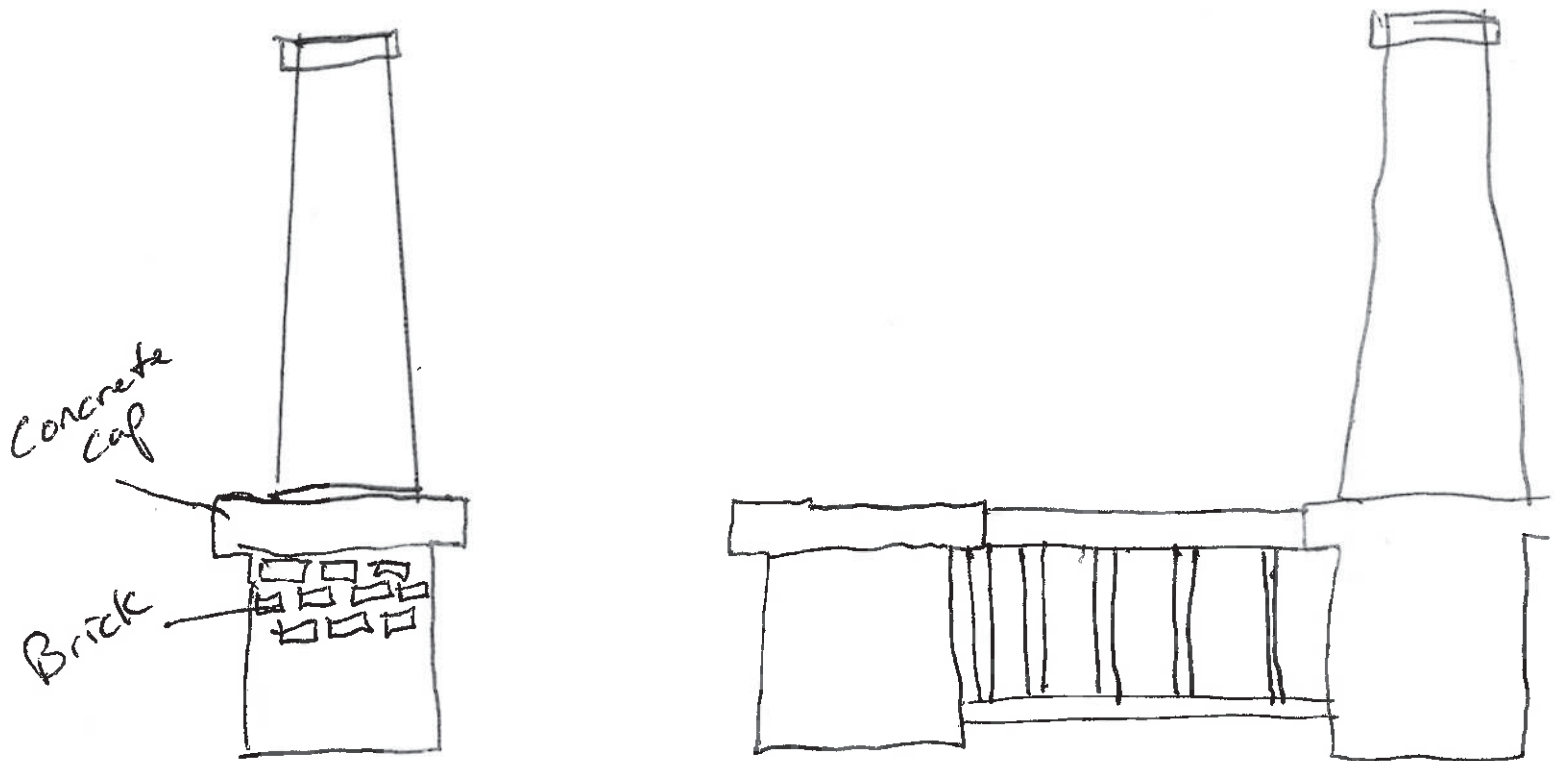
Answer the following statements carefully and provide as much information as possible so the Commission can make an informed decision.

1. Description of Project: repair to front columns & handrail

2. Reason(s) you feel the proposed exterior work is consistent with the historical character of the property (use additional space on the back of this form or by attaching additional sheets if necessary).

rebuilding original columns that have fallen apart & put handrail back to appropriate style

(7)



2x6 Top rail
2x4 under top rail
2x2 balusters
2x4/1x4 bottom rail
inside cover @ top

est of costs \$4500⁰⁰

Scope of Work

(7)

rebuild front brick columns

rebuild hand rail per drawing

paint & repair siding around
structure



(7)

(7)



(8)



Memorandum

To: Heritage Preservation Commission
From: Gumaro Martinez, Executive Director of Parks & Leisure Services
Thru: Gumaro Martinez, Executive Director of Parks & Leisure Services
Date: November 13, 2025
Re: Consider a Certificate of Appropriateness for 117 Virginia Avenue

Applicant: Brad Yates, Colonial Restoration

Owner's Name: Loren Gray Investments, LLC

Property Address: 117 Virginia Avenue

Request: The request removing vinyl siding and repairing the original siding underneath. Additionally, the applicant will be removing the concrete porch and replace with a wooden porch and install new wooden columns and handrails that are more appropriate. Applicant will also be making minor window repairs to the rotted window wood and sills with in-kind materials.

Conditions of Approval:

- The Applicant shall apply for all required permits from the City in accordance with the City's applicable rules and regulations governing such permits.
- The Applicant must notify the Heritage Preservation Commission when improvements are completed so that the Chair may verify that they were completed in accordance with HPC approval.
- The Applicant shall not change the scope of work after a Certificate of Appropriateness or a sign is approved unless a revised scope of work is resubmitted and approved by the Heritage Preservation Commission.

Attachments:

- Certificate of Appropriateness Application
- Street View Image

Certificate of Appropriateness Application Form

Date Filed: _____

Property Owner's Name: Loren Gray Investments LLC and/or Agent: _____

Mailing Address: PO Box 2868 Waxahachie, TX 75168

Phone number: _____ Email address: _____

Historic Structure Address: 117 Virginia

Is this structure residential or non-residential use? (circle one)

Has this structure been designated as a Historic Resource?

Yes _____ No X By whom: _____

(If it has not been designated, the property owner must request designation as a historic resource from the Heritage Preservation Commission prior to applying for a Certificate of Appropriateness.)

Is this structure in the Historic Overlay District? Yes _____ No X

The Commission is appointed to assist you, but it also has the responsibility of protecting significant historic properties from inappropriate changes. **The Heritage Preservation Commission will not approve your project unless the project is consistent with the historical character of the property.** Answer the following statements carefully and provide as much information as possible so the Commission can make an informed decision.

1. Description of Project: Remove vinyl siding, repair original siding. Remove concrete front porch & replace with wood & new columns & handrail
2. Reason(s) you feel the proposed exterior work is consistent with the historical character of the property (use additional space on the back of this form or by attaching additional sheets if necessary): Original siding is underneath & concrete porch was not original

General Checklist for Certificate of Appropriateness Application

(Applicable to Projects Involving the Repair or Restoration of Existing Windows)

The Downtown and Residential Design Guidelines encourage restoring and stabilizing historic windows whenever feasible. Historic windows were designed to be easily repaired using methods such as reglazing, wood fillers, or selective replacement of damaged wood. **If replacement is proposed, applicants must demonstrate that repair is not feasible (more than 50% of the window is damaged or destroyed, excluding glass). Vinyl windows are not permitted.** Replacement windows should match the historic windows' sash, pane configuration, and material so as to make them indistinguishable from the original windows.

Please complete the checklist below and include all required supporting documentation with your COA application.

1. Project Scope

(Check All That Apply)

- ☒ Window Repair (minor or major) *Repair to rotten wood at sills*
- ☒ Window Replacement with Same Materials
- ☐ Window Replacement with Substitute Materials (e.g., engineered wood, composite)
- ☐ Enlargement of Existing Window Opening
- ☐ Addition of New Windows to Historic Structure
- ☐ Elimination or Removal of Existing Windows
- ☐ Alteration in the Number, Size, or Style of Windows (including trim)

2. Existing Window Status

(Check All That Apply)

- ☒ Windows are original to the structure
- ☐ Windows have already been replaced
- ☐ I don't know

3. Existing Window Composition and Character

(Check All That Apply)

- ☒ Wood Frame
- ☐ Metal Frame
- ☐ Aluminum-Clad Wood
- ☐ Vinyl

(8)

- ☐ Arched Frame
- ☐ Unique Divided Light (Window Pane) Patterns
- ☐ Unique Mullion/Mutton Configurations
- ☐ Unique Window Groupings (e.g., bay windows)
- ☐ Stained or Leaded Glass
- ☐ Rounded Glass
- ☐ Etched Glass
- ☐ Carved Wood
- ☐ Other Historic Glass (e.g., wavy, bubble, textured): _____

4. Window Location

(Check All That Apply)

- ☒ **Front Elevation** – Primary façade (or entrance) facing the street
- ☐ **Side Elevation (Street Facing)** – Side of the building facing a street (e.g., corner lots with two street frontages)
- ☐ **Side Elevation (Non-Street Facing but Visible)** – Side of the building not facing a street but visible from the public right-of-way
- ☐ **Side Elevation (Non-Street Facing)** - Side of the building not visible from the public right-of-way
- ☐ **Rear Elevation** – Back of the building

5. Window Placement by Building Level

(Select One)

- ☒ First Floor Only
- ☐ Second Floor Only
- ☐ Third or Higher Elevation
- ☐ Multiple Floors, including the following: _____

6. Required Documentation

(Check each box to confirm that you have included all required documentation with your application)

In addition to this form, please include the following:

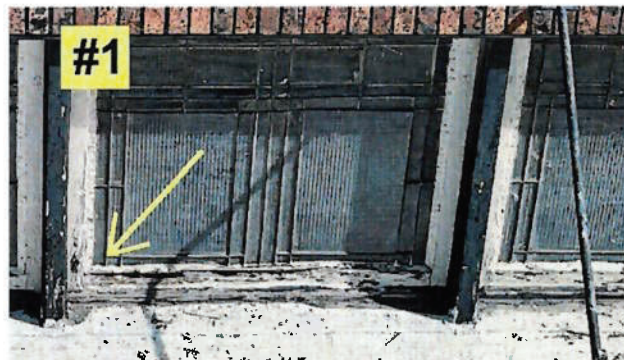
- ☐ Photo(s) of each elevation where windows are affected

- Clearly label each window (e.g., "Window 1," "Window 2," etc.)



- ☐ Photo(s) of existing conditions for each affected window

- Clearly label each window (e.g., "Window 1," "Window 2," etc.)
- If windows are damaged, photos must clearly show the extent of deterioration



For window replacement projects, also include the following:

- ☐ Name and Manufacturer of proposed replacement windows: _____
- ☐ Manufacturer's Brochure – Include specifications and product details.
- ☐ Sample of Replacement Material – Provide a digital photo or a physical sample for review.
- ☐ Diagram of Each Existing Window—Use the diagram provided on the next page to record the height, width, and recessed sill depth of each existing window. This information ensures that replacement windows match the size and proportions of the originals. You may also add dimensions for any additional window elements you believe are important for accurately representing the existing conditions.

Existing Window Diagram*(Make additional copies of this page as needed for multiple windows)***Window #** _____

_____ Window Height

_____ Window Width

_____ Window Sill Depth

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

Window # _____

_____ Window Height

_____ Window Width

_____ Window Sill Depth

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

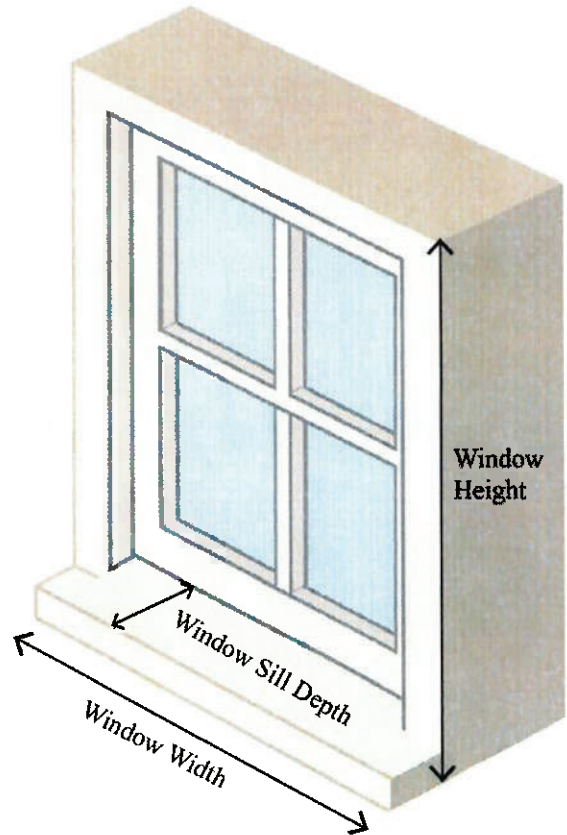
_____ Other Element: _____

_____ Other Element: _____

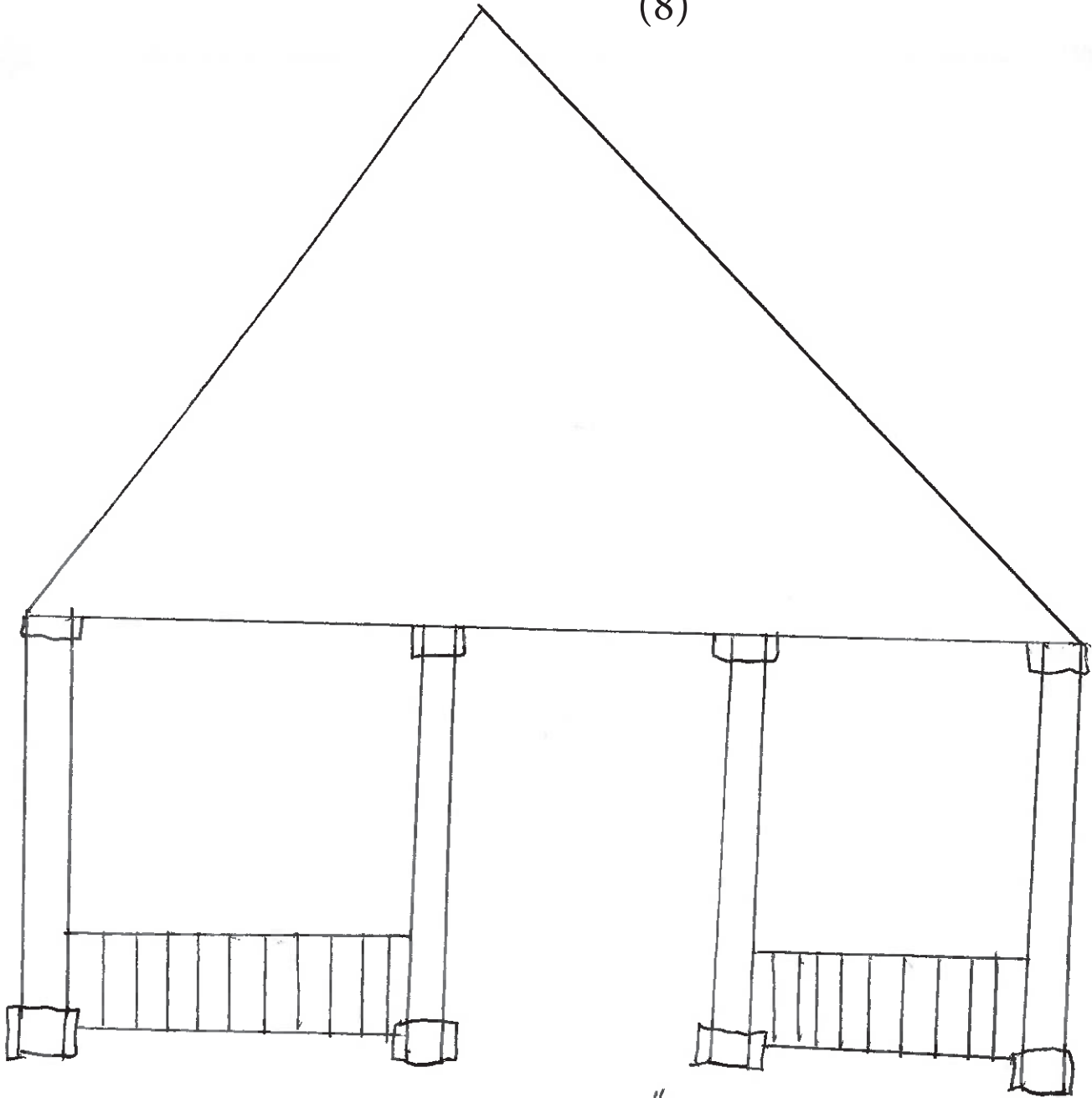
_____ Other Element: _____

_____ Other Element: _____

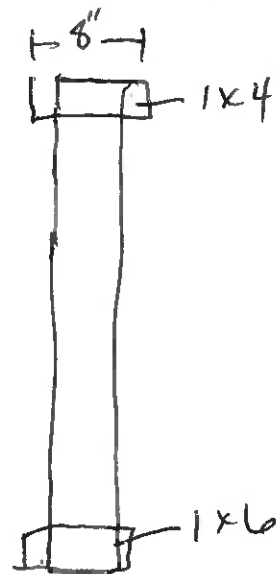
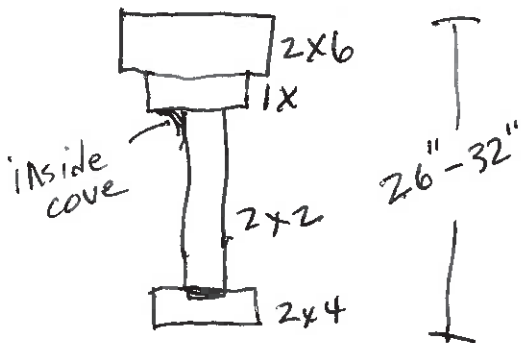
_____ Other Element: _____



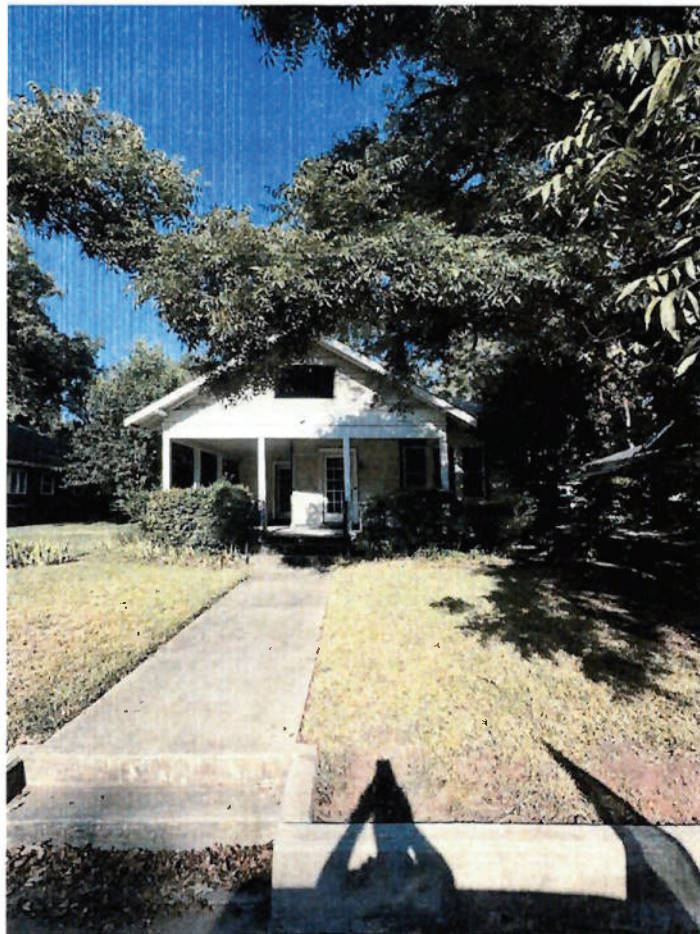
(8)



White Pine or cedar materials



(8)



(9)



Memorandum

To: Heritage Preservation Commission
From: Gumaro Martinez, Executive Director of Parks & Leisure Services
Thru: Gumaro Martinez, Executive Director of Parks & Leisure Services
Date: November 13, 2025
Re: Consider a Certificate of Appropriateness for 216 N. College Street

Applicant: EHG Waxahachie Realty, LLC

Owner's Name: Jonathan Evola

Property Address: 216 N. College Street

Request: The request is by the applicant is to develop an approximate 1.02-acre tract, with a street address of 216 North College Street, by redeveloping an approximate 8,200 square foot building and an approximate 25,109 square foot concrete parking lot, to be utilized as a restaurant(s) with an outdoor seating and entertainment.

Conditions of Approval:

- The Applicant shall apply for all required permits from the City in accordance with the City's applicable rules and regulations governing such permits.
- The Applicant must notify the Heritage Preservation Commission when improvements are completed so that the Chair may verify that they were completed in accordance with HPC approval.
- The Applicant shall not change the scope of work after a Certificate of Appropriateness or a sign is approved unless a revised scope of work is resubmitted and approved by the Heritage Preservation Commission.

Attachments:**(9)**

- Certificate of Appropriateness Application
- Street View Image

Certificate of Appropriateness Application Form

Date Filed: 10/30/2025

Property Owner's Name: EHG Waxahachie Realty, LLC and/or Agent: Aimee Evola

Mailing Address: 1801 Ferris Ave Waxahachie, TX 75165

Phone number: _____ Email address: _____

Historic Structure Address: _____

Is this structure for residential or non-residential use? (circle one)

Has this structure been designated as a Historic Resource?

Yes _____ No ☒ By whom: _____

(If it has not been designated, the property owner must request designation as a historic resource from the Heritage Preservation Commission prior to applying for a Certificate of Appropriateness.)

Is this structure in the Historic Overlay District? Yes _____ No ☒

The Commission is appointed to assist you, but it also has the responsibility of protecting significant historic properties from inappropriate changes. **The Heritage Preservation Commission will not approve your project unless the project is consistent with the historical character of the property.** Answer the following statements carefully and provide as much information as possible so the Commission can make an informed decision.

1. Description of Project: Restaurant Remodel

2. Reason(s) you feel the proposed exterior work is consistent with the historical character of the property (use additional space on the back of this form or by attaching additional sheets if necessary): Architecture and building material stay true to the overall downtown feel

General Checklist for Certificate of Appropriateness Application

(Applicable to Projects Involving the Repair or Restoration of Existing Windows)

The Downtown and Residential Design Guidelines encourage restoring and stabilizing historic windows whenever feasible. Historic windows were designed to be easily repaired using methods such as reglazing, wood fillers, or selective replacement of damaged wood. **If replacement is proposed, applicants must demonstrate that repair is not feasible (more than 50% of the window is damaged or destroyed, excluding glass). Vinyl windows are not permitted.** Replacement windows should match the historic windows' sash, pane configuration, and material so as to make them indistinguishable from the original windows.

Please complete the checklist below and include all required supporting documentation with your COA application.

1. Project Scope

(Check All That Apply)

- ☐ Window Repair (minor or major)
- ☒ Window Replacement with Same Materials
- ☐ Window Replacement with Substitute Materials (e.g., engineered wood, composite)
- ☐ Enlargement of Existing Window Opening
- ☐ Addition of New Windows to Historic Structure
- ☐ Elimination or Removal of Existing Windows
- ☒ Alteration in the Number, Size, or Style of Windows (including trim)

2. Existing Window Status

(Check All That Apply)

- ☒ Windows are original to the structure
- ☐ Windows have already been replaced
- ☐ I don't know

3. Existing Window Composition and Character

(Check All That Apply)

- ☐ Wood Frame
- ☒ Metal Frame
- ☐ Aluminum-Clad Wood
- ☐ Vinyl

(9)

- ☐ Arched Frame
- ☐ Unique Divided Light (Window Pane) Patterns
- ☐ Unique Mullion/Mutton Configurations
- ☐ Unique Window Groupings (e.g., bay windows)
- ☐ Stained or Leaded Glass
- ☐ Rounded Glass
- ☐ Etched Glass
- ☐ Carved Wood
- ☐ Other Historic Glass (e.g., wavy, bubble, textured): _____

4. Window Location

(Check All That Apply)

- ☒ **Front Elevation** – Primary façade (or entrance) facing the street
- ☒ **Side Elevation (Street Facing)** – Side of the building facing a street (e.g., corner lots with two street frontages)
- ☐ **Side Elevation (Non-Street Facing but Visible)** – Side of the building not facing a street but visible from the public right-of-way
- ☒ **Side Elevation (Non-Street Facing)** – Side of the building not visible from the public right-of-way
- ☐ **Rear Elevation** – Back of the building

5. Window Placement by Building Level

(Select One)

- ☒ **First Floor Only**
- ☐ **Second Floor Only**
- ☐ **Third or Higher Elevation**
- ☐ **Multiple Floors, including the following:** _____

6. Required Documentation

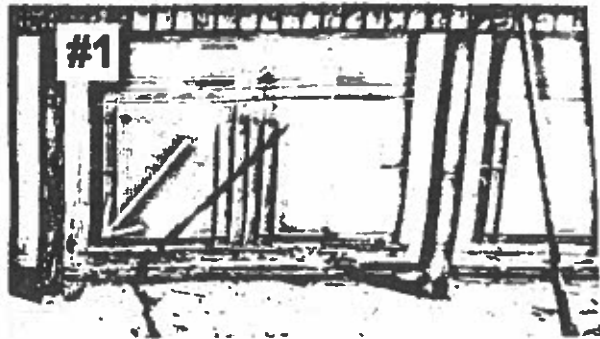
(Check each box to confirm that you have included all required documentation with your application)

In addition to this form, please include the following:

- ☐ Photo(s) of each elevation where windows are affected
 - Clearly label each window (e.g., "Window 1," "Window 2," etc.)



- ☐ Photo(s) of existing conditions for each affected window
 - Clearly label each window (e.g., "Window 1," "Window 2," etc.)
 - If windows are damaged, photos must clearly show the extent of deterioration



For window replacement projects, also include the following:

- ☐ Name and Manufacturer of proposed replacement windows: Kawneer - OPTIQ AA 5450
- ☐ Manufacturer's Brochure – Include specifications and product details.
- ☐ Sample of Replacement Material – Provide a digital photo or a physical sample for review.
- ☐ Diagram of Each Existing Window—Use the diagram provided on the next page to record the height, width, and recessed sill depth of each existing window. This information ensures that replacement windows match the size and proportions of the originals. You may also add dimensions for any additional window elements you believe are important for accurately representing the existing conditions.

Existing Window Diagram*(Make additional copies of this page as needed for multiple windows)***Window # 1** _____5'-0" Window Height6'-10" Window Width2-1/2 " Window Sill Depth

_____ Other Element: _____

1'-6" Other Element: _____ Window width (A,B,C)

_____ Other Element: _____

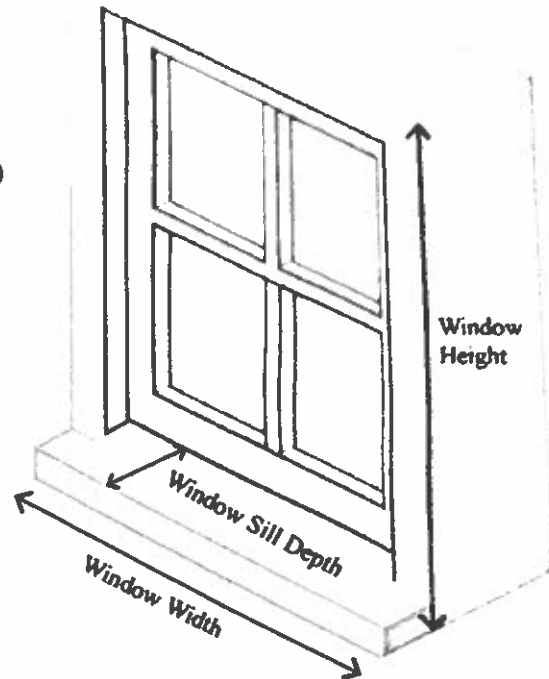
_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

**Window # 2** _____5'-0" Window Height6'-10" Window Width2-1/2" Window Sill Depth

_____ Other Element: _____

1'-6" Other Element: _____ Window Width (A,B, C)

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

_____ Other Element: _____

Existing Window Diagram*(Make additional copies of this page as needed for multiple windows)***Window # 3**5'-0" Window Height6'-10" Window Width2-1/2" Window Sill Depth

Other Element: _____

1'-6" Other Element: (A,B,C)

Other Element: _____

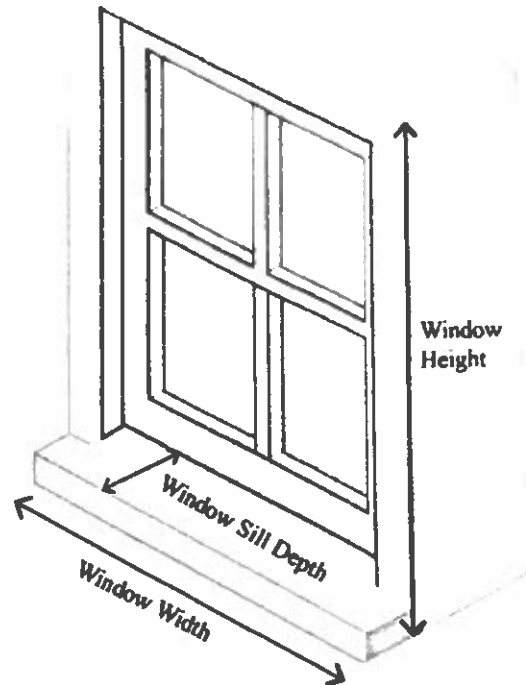
Other Element: _____

Other Element: _____

Other Element: _____

Other Element: _____

Other Element: _____

**Window # 4**5'-0" Window Height6'-10" Window Width2-1/2" Window Sill Depth

Other Element: _____

1'-6" Other Element: (A,B,C)

Other Element: _____

Other Element: _____

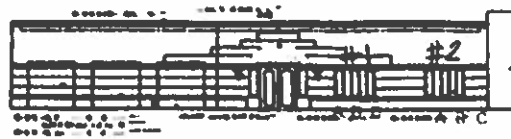
Other Element: _____

Other Element: _____

Other Element: _____

Other Element: _____

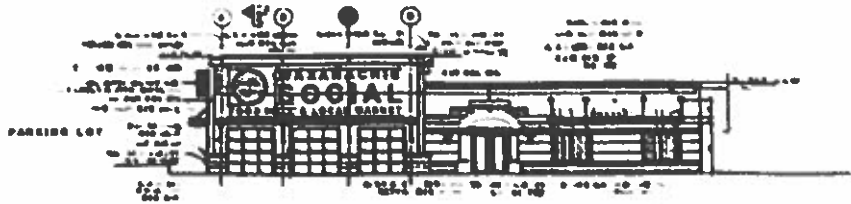
(9)



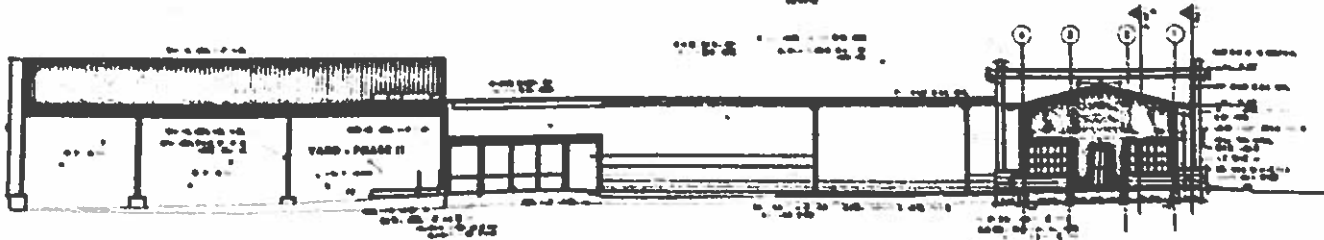
1 | EXISTING COLLEGE STREET (WEST) ELEVATION



2 | EXISTING PARKING LOT (NORTH) ELEVATION



3 | PROPOSED COLLEGE STREET (WEST) ELEVATION



4 | PROPOSED PARKING LOT (NORTH) ELEVATION
FOR BUILDING REVIEW & PERMIT

A2.1

2025

WAVACHIE SOCIAL
210 N COLLEGE STREET
WAVACHIE, TN 37188
615.444.4444
www.wavachie.com

P.A. B. 1000
1000 N. 1000
1000 N. 1000
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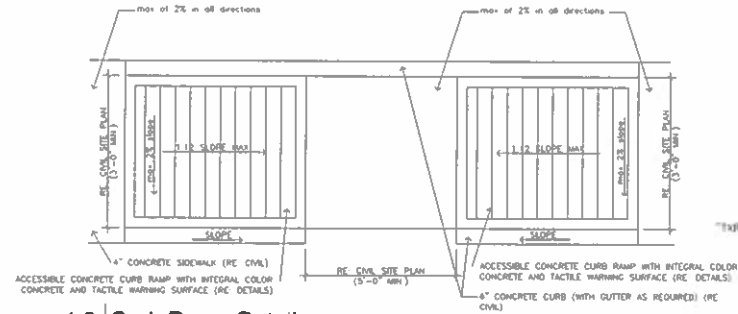
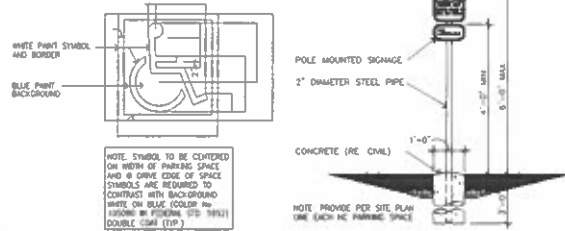
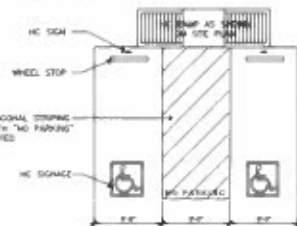
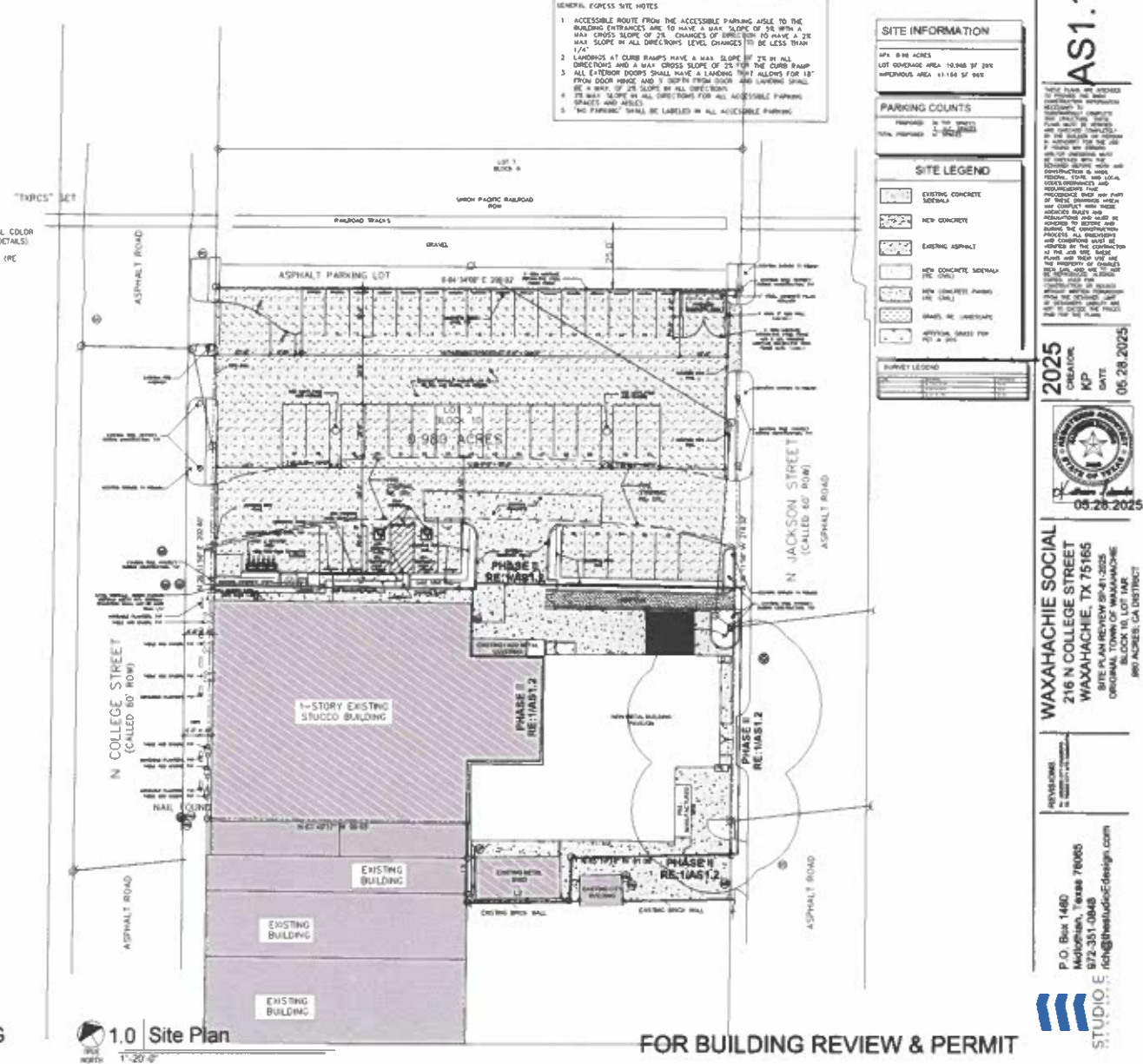


KAWNEER ANODIZED FINISHES

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

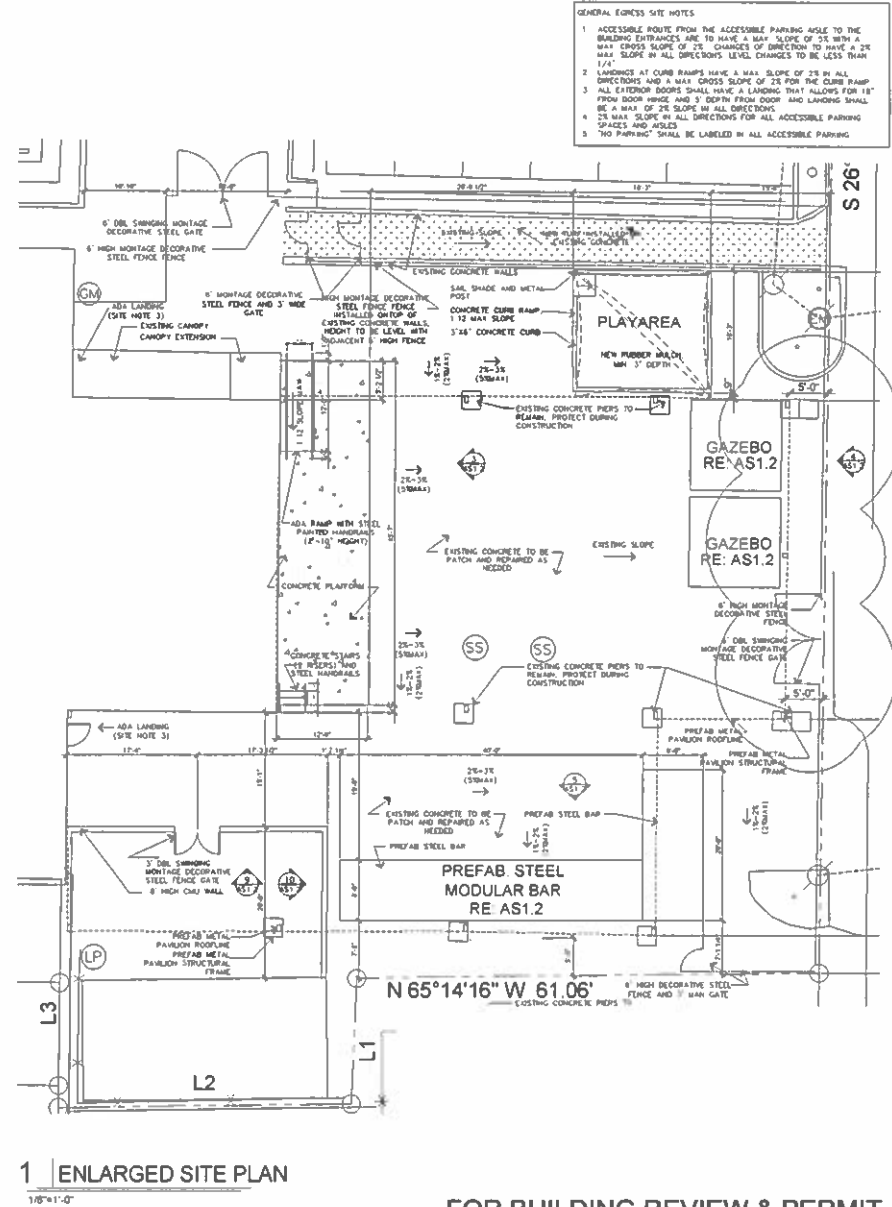
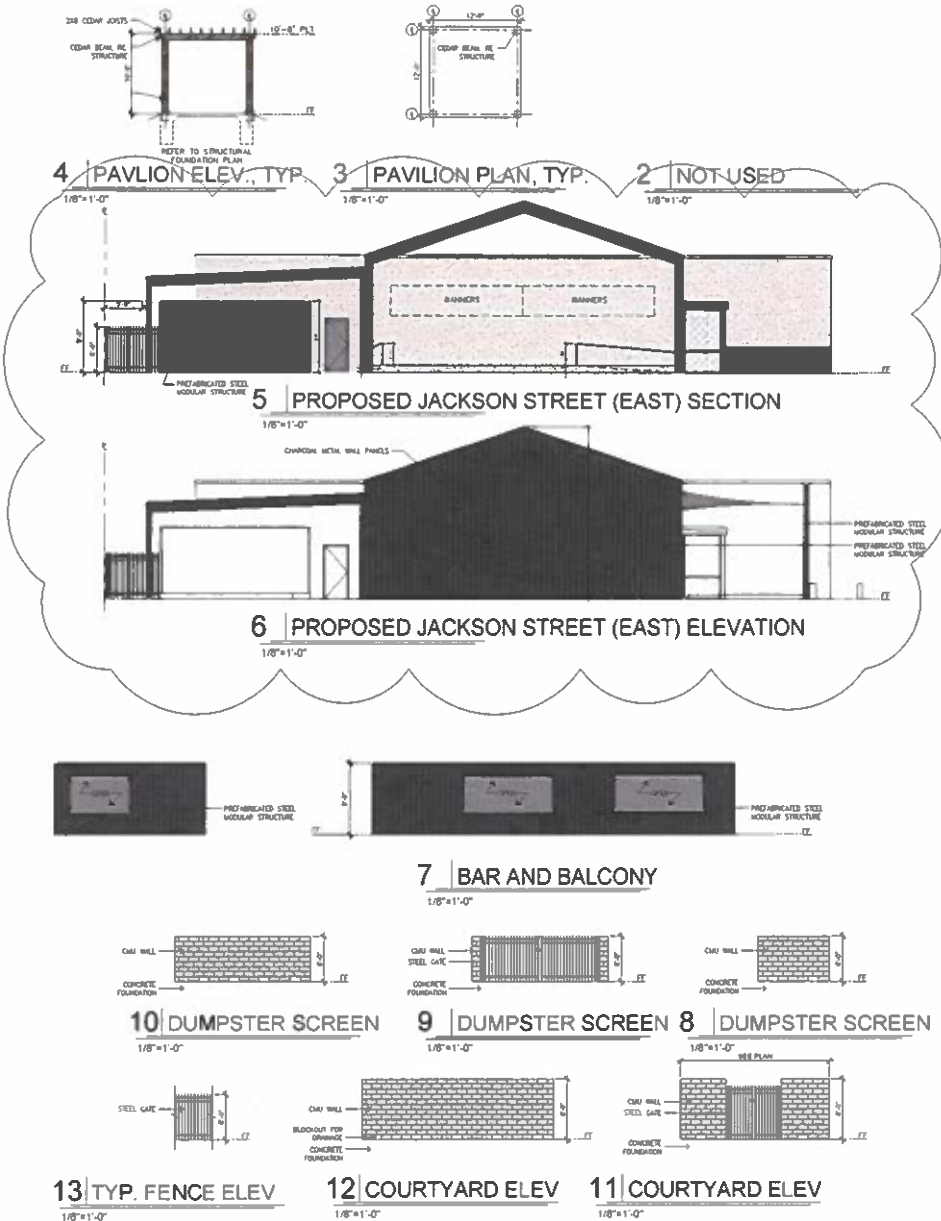
At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AAMA 60021-431	Architecture Class: I (0.7 mil; minimum)
	#17	CLEAR	AAMA 60021-431	Architecture Class: I (0.4 mil; minimum)
	#40	DARK BRONZE	AAMA 60021-444	Architecture Class: I (0.7 mil; minimum)
	#29	BLACK	AAMA 60021-444	Architecture Class: I (0.7 mil; minimum)

EXHIBIT A - SITE PLAN**1.0 Curb Ramp Detail** $1/2" = 1'-0"$ **2.0 Fire Lane Detail** $1/2" = 1'-0"$ **3.0 Typ. Parking Striping** $1/2" = 1'-0"$ **5.0 H.C. Parking Sign** $1/2" = 1'-0"$ **4.0 H.C. Parking Sign Post** $1/2" = 1'-0"$ **5.0 ENLARGED HC PARKING** $1/2" = 1'-0"$ 

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EXHIBIT A - SITE PLAN



FOR BUILDING REVIEW & PERMIT

AS1.2

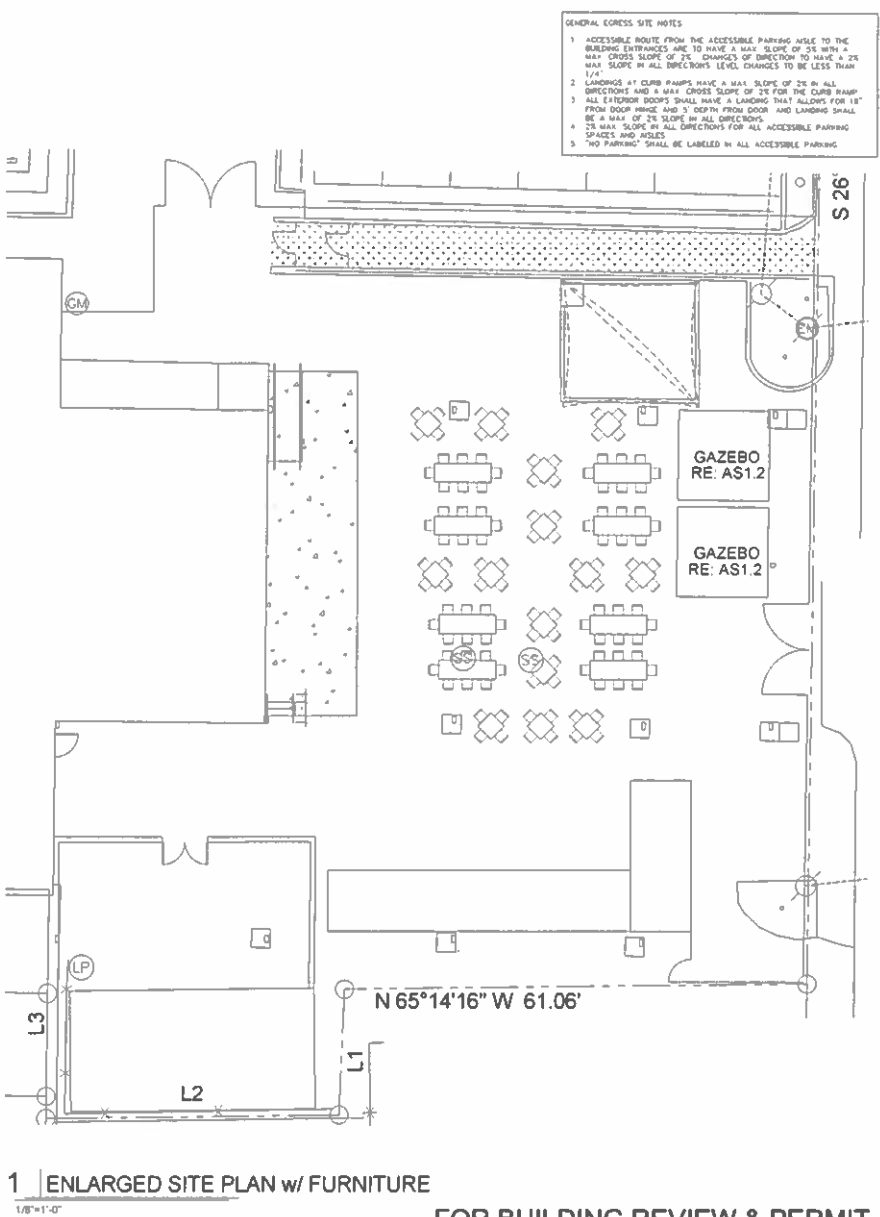
2025
CREATOR
KP
DATE
05.28.2025

WAXAHACHIE SOCIAL
216 N COLLEGE STREET
WAXAHACHIE, TX 75165
SITE PLAN REVIEW SP-41-2025
ORIGINAL TOWN OF WAXAHACHIE
380 ACRES, CA DISTRICT

REVISIONS:
P.O. Box 1480
Madison, Texas 76065
972-351-0848
rich@theulioedesign.com

STUDIO

EXHIBIT A - SITE PLAN



FOR BUILDING REVIEW & PERMIT

AS1.3

THIS PLAN was prepared by the architect or engineer in accordance with the provisions of the Texas State Board of Architectural and Engineering Regulation. The architect or engineer is not responsible for the construction of the project or for the safety of the project. The architect or engineer is not responsible for the construction of the project or for the safety of the project.

2025
CREATOR: KP
DATE: 05.28.2025

WAXAHACHIE SOCIAL
216 N COLLEGE STREET
WAXAHACHIE, TX 75165
SITE PLAN REVIEW SP-21-2025
ORIGINAL TOWN OF WAXAHACHIE
380+ ACRES, CA DISTRICT

REVISIONS:
1. 05.28.2025

P.O. Box 1480
McAllen, Texas 78605
972-351-0849
info@theatstudiodesign.com

STUDIO E
THEATSTUDIODESIGN.COM

EXHIBIT B - LANDSCAPE PLAN

(9)

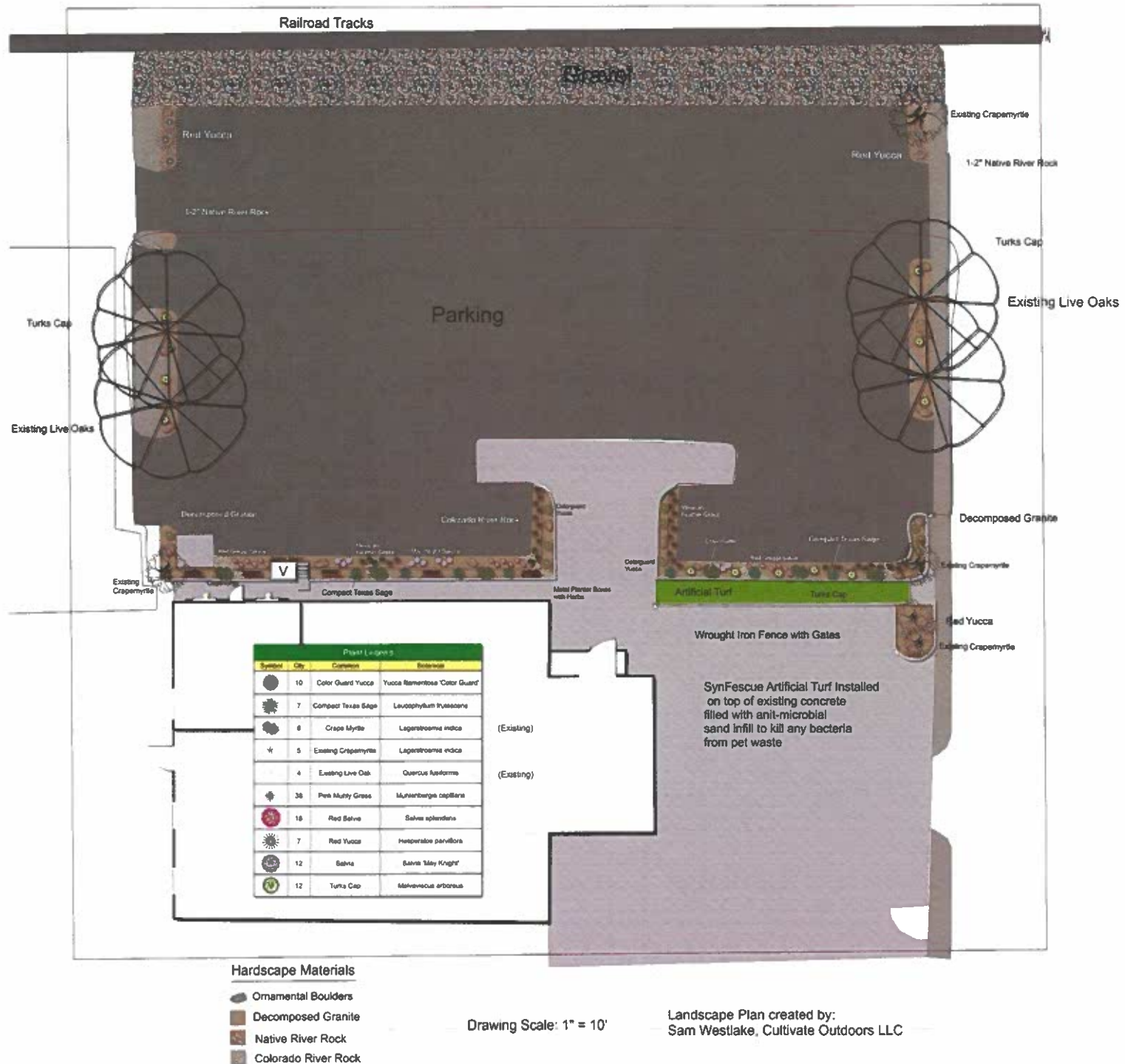
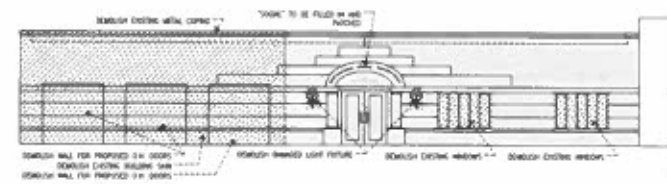
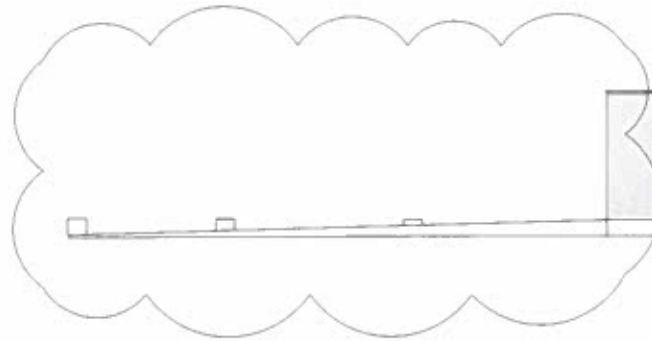
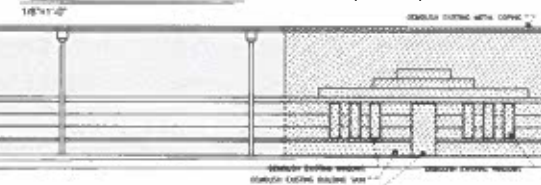


EXHIBIT C - ELEVATION/FACADE PLAN



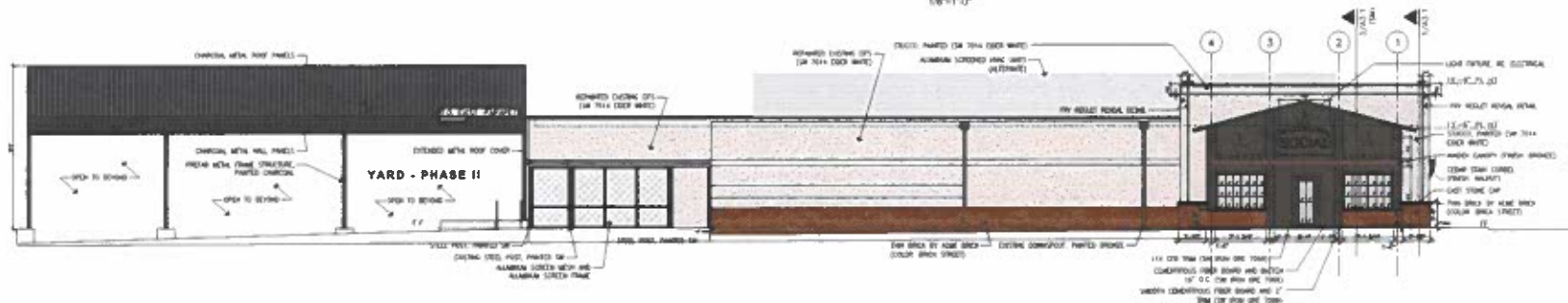
1 EXISTING COLLEGE STREET (WEST) ELEVATION



2 EXISTING PARKING LOT (NORTH) ELEVATION



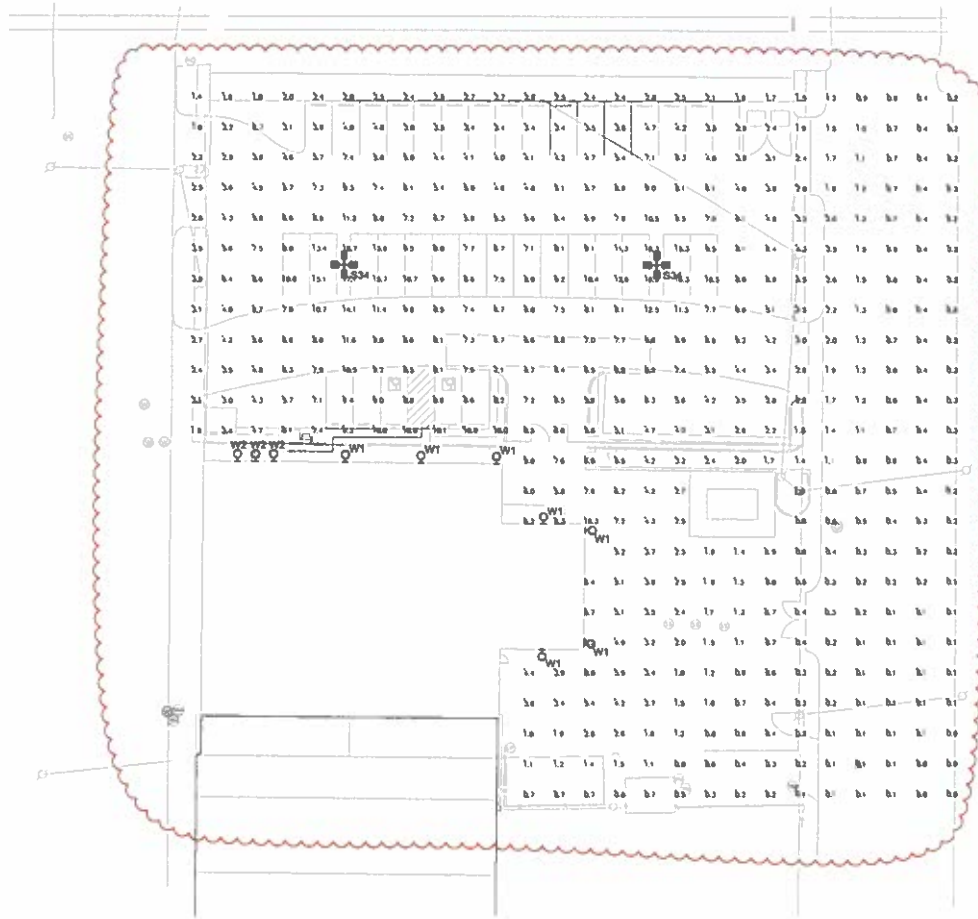
3 PROPOSED COLLEGE STREET (WEST) ELEVATION



4 PROPOSED PARKING LOT (NORTH) ELEVATION

FOR BUILDING REVIEW & PERMIT

EXHIBIT D - LIGHTING PLAN



1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

GENERAL NOTES

1. THE LIGHTING CALCULATIONS SHOWN ON THIS DRAWING ARE AN ESTIMATE OF THE EXPECTED LIGHTING LEVELS. ACTUAL LIGHTING LEVELS WILL VARY FROM VALUES SHOWN ON DRAWING DEPENDING UPON FIELD CONDITIONS SUCH AS TEMPERATURE, VOLTAGE, LUMINAIRE DIRT ACCUMULATION AND OTHER FACTORS.
2. THE LIGHTING CALCULATIONS ARE BASED UPON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT THE FINAL LIGHTING LEVELS.
3. THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED UPON THE INFORMATION PROVIDED BY THE LUMINAIRE MANUFACTURER.
4. LIGHTING CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, THERE IS NO GUARANTEE THAT THE ACTUAL LIGHTING LEVELS WILL MATCH THE INITIAL CALCULATED LIGHT LEVELS.

MOODY & PHILLIPS
ELECTRIC CO., INC.
ENGINEERING • CONSTRUCTION
1800 S. Grand Ave. • Suite 7700
(972) 997-0811 • Texas Registration # F-530
www.moodyphillips.com



WAXAHACHIE SOCIAL
216 N. COLLEGE STREET
WAXAHACHIE, TX 75165

REVISIONS

NO.	DATE
1	09/23/2025

DATE: 05/09/2025

**SITE
LIGHTING
PHOTO-
METRIC
PLAN**

E1.2

Waxahachie Social – Operational Plan

Submitted to: City of Waxahachie

Project Address: 216 N. College St. Waxahachie, TX 75165

Prepared by: Ellis County Hospitality Group, LLC

Contact: Aimee Evola | connect@waxahachiesocial.com

1. Overview

Waxahachie Social is a curated food hall and local market that brings together global flavors, local talent, and community connection.

The project includes:

- **6–8 permanent food kiosks**, located indoors and in the courtyard
- **A full-service bar**
- **A rotating artisan market**

All kiosks are fully owned and operated by Ellis County Hospitality Group, LLC to maintain consistent safety, service, and quality standards.

Note: Plans for a speakeasy and cigar lounge have been officially removed from the project scope due to ordinance restrictions and are not included in this operational plan or site plan.

2. Hours of Operation**Food Hall:**

Mon–Fri: 6:00 AM – 10:00 PM

Sat: 8:00 AM – 11:00 PM

Sun: 8:00 AM – 9:00 PM

Bar:

Mon–Fri: 11:00 AM – 10:00 PM

Sat: 11:00 AM – 11:00 PM

Sun: 11:00 AM – 9:00 PM

Local Market:

Mon–Sat: 10:00 AM – 7:00 PM

Sun: 8:00 AM – 6:00 PM

All scheduled events will conclude no later than 10:00 PM. There are no current plans to request Special Event Permit approvals for extended hours.

3. Management & Staffing

The General Manager oversees all daily operations, staffing, and guest experience.

Assistant Managers, Team Leads, and kiosk employees rotate as needed to support traffic patterns and events.

Support staff includes janitorial, maintenance, prep, and kitchen teams scheduled daily.

Security staff will be present on weekends and during designated events.

4. Kiosk Operations

Kiosks are permanent, individually branded food counters located within the indoor food hall and outdoor courtyard. Each kiosk offers a unique culinary concept, such as Thai street food, wood-fired pizza, Mediterranean bowls, or international comfort foods.

All kiosks:

- Are owned and operated by Ellis County Hospitality Group, LLC
 - Follow unified SOPs to ensure health code compliance and service quality
 - Share back-of-house resources such as prep areas, dishwashing, and cold/dry storage
-

5. Safety & Compliance

- Fire suppression and sprinkler systems installed throughout the facility
 - Clearly marked, well-lit emergency exits
 - Staff trained in first aid, CPR, and emergency response procedures
 - All operations meet Waxahachie Fire Code and health department standards
-

6. Trash, Grease, and Recycling

- Centralized collection area for trash, recycling, and grease
- Grease removal handled by a licensed hauling service

- Trash service scheduled daily via private hauler
 - Onsite recycling for cardboard, glass, and aluminum
 - Dumpster area accounted for in total parking and site planning
-

7. Parking & Accessibility

42 dedicated onsite parking spaces (adjusted to reflect the finalized site plan and dumpster enclosure)

Additional public street parking available within walking distance

ADA-compliant entrances, restrooms, and accessible seating provided

Bike racks and scooter staging areas planned to encourage eco-friendly travel

8. Delivery & Restocking

- Deliveries scheduled from 7:00 AM – 10:00 AM to minimize public disruption
 - Rear service entry designated for delivery access
 - No use of alleyways or public streets for staging
 - Restocking occurs outside of peak guest hours
-

9. Noise & Events

- All music and amplified sound comply with Waxahachie's noise ordinances
 - Outdoor events and live performances conclude by 10:00 PM
 - **Acoustic buffering** is provided by intentional landscaping and architectural design features such as perimeter walls, dense vegetation, and strategic layout of activity zones
 - No amplified sound zones are located near adjacent residences
-

10. Community & Economic Goals

- Creation of 30–40 full-time jobs and additional part-time opportunities
- Artisan market offers vendor space to local artists and entrepreneurs

- Collaboration with WISD and nonprofit organizations to host community workshops and fundraising events
-

11. Construction & Timeline

- **Architect:** Studio E
- **Contractor:** Handy People Construction
- **Construction Duration:** 4-6months (once bonding is secured and permitting is complete)
- **Target Opening:** End of Q4 2025

This timeline is **feasible and realistic** as of submission, contingent upon the final bond issuance and start of construction mobilization.

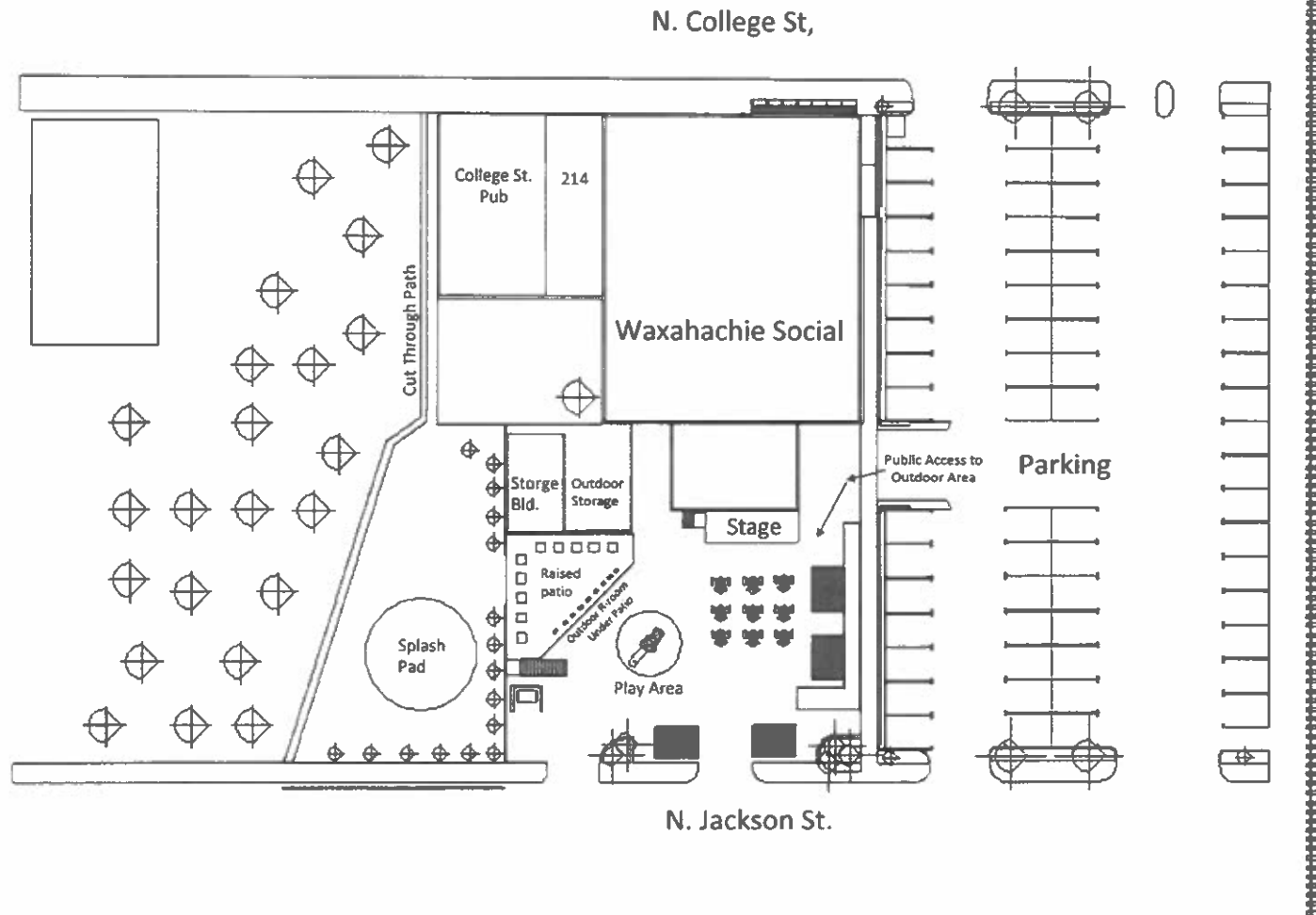
12. Public Safety & Inspections

- Full surveillance coverage in all public zones
- Security systems and fire controls installed sitewide
- Emergency readiness procedures reviewed during staff onboarding
- City inspectors will have full access during all stages of construction and operation

**EXHIBIT F - DEVELOPMENT AGREEMENT
FOR 216 N COLLEGE STREET**

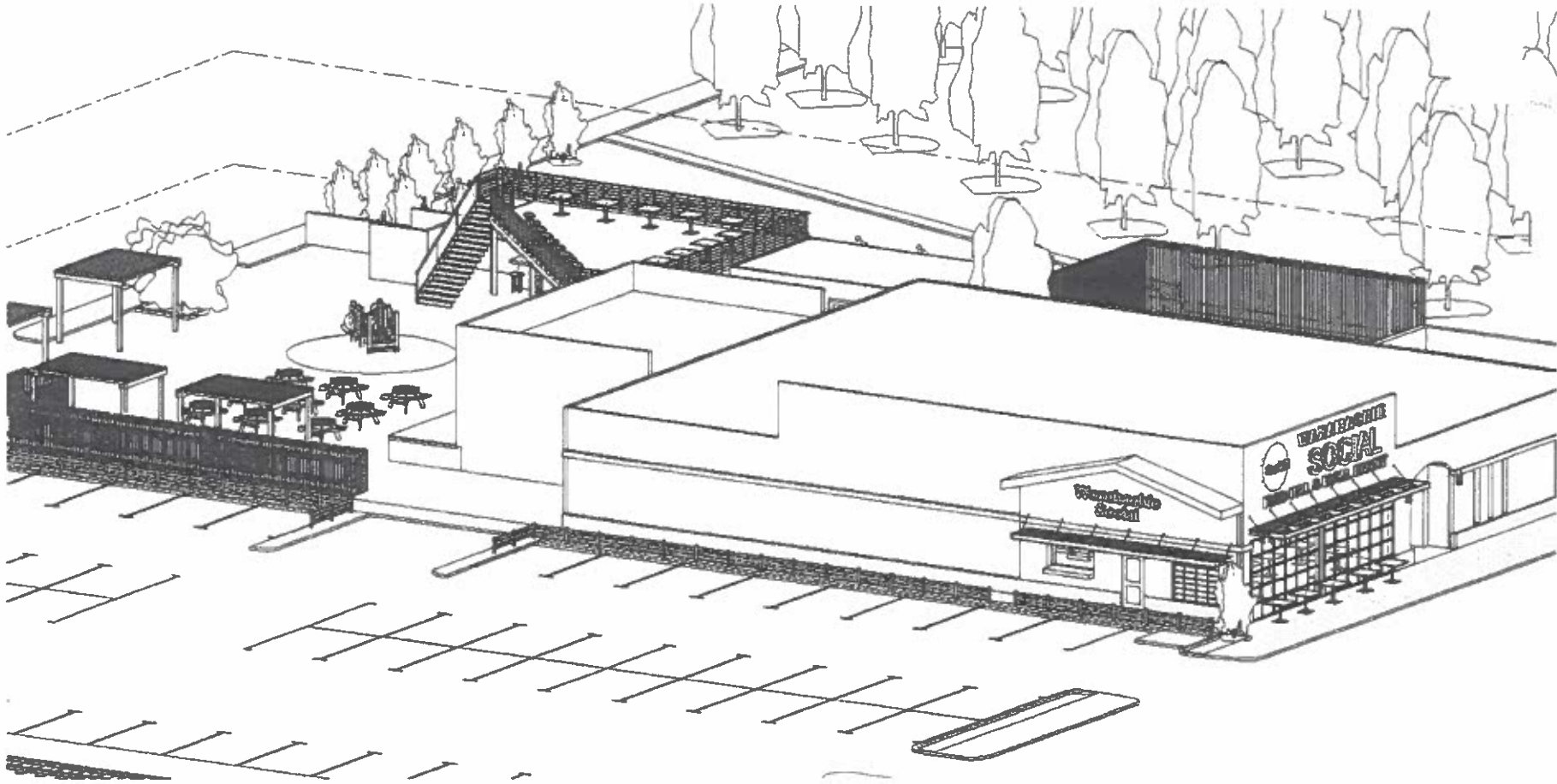
(9)

**EXHIBIT A
Concept Plan**



CLIENT - BRAND - LOCATION Jonathan and Aimee Evola 216 N College St. Waxahachie, Texas	BR3 Group LLC Design/Build	Date	NOTES & SUBMITTALS	CHECK AND VERIFY The design and construction of this project shall be in accordance with the City of Waxahachie, Texas, and the State of Texas, and shall be subject to the review and approval of the City of Waxahachie, Texas, and the State of Texas. The design and construction of this project shall be subject to the review and approval of the City of Waxahachie, Texas, and the State of Texas. The design and construction of this project shall be subject to the review and approval of the City of Waxahachie, Texas, and the State of Texas.
A-1				

**EXHIBIT F - DEVELOPMENT AGREEMENT
FOR 216 N COLLEGE STREET**



CLIENT - BRAND - LOCATION		BR3 Group LLC Design/Build		CHECK AND VERIFY	
Jonathan and Aimee Evola				I hereby certify that the information provided in this form is true and correct. I understand that any false or misleading information provided in this form may result in the denial of the development agreement and may result in the denial of the development agreement. I understand that any false or misleading information provided in this form may result in the denial of the development agreement and may result in the denial of the development agreement.	
216 N College St. Waco, Texas					
REMODEL DRAWINGS					
A-1					

**EXHIBIT F - DEVELOPMENT AGREEMENT
FOR 216 N COLLEGE STREET**

(9)



CLIENT - BRAND - LOCATION Jonathan and Aimee Evola 216 N College St, Waxahachie, Texas	BR3 Group LLC Design/Build	DATE ____/____/____	NOTES & SUBMITTALS	CHECK AND VERIFY
				I hereby certify that the information provided in this application is true and correct to the best of my knowledge and belief. I understand that providing false information is a violation of the law and may result in the denial of this application and the imposition of civil and criminal penalties. I agree to provide all necessary information and documents to the City of Waxahachie and to the Texas Department of Transportation (TxDOT) for their review and approval. I agree to comply with all applicable laws, rules, and regulations. I agree to indemnify and hold the City of Waxahachie and TxDOT harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the City of Waxahachie or TxDOT in connection with this application.
A-1				

(9)

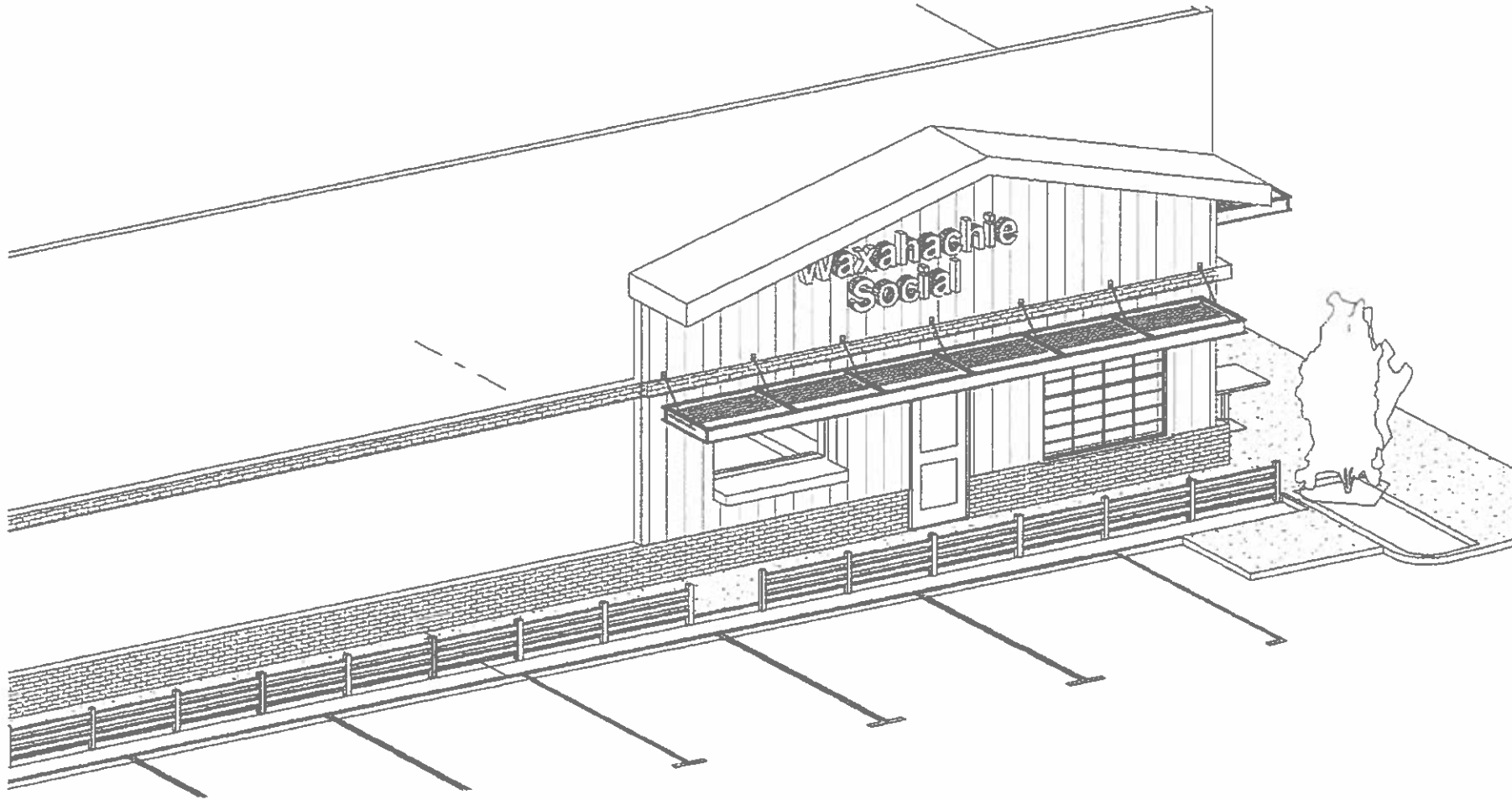
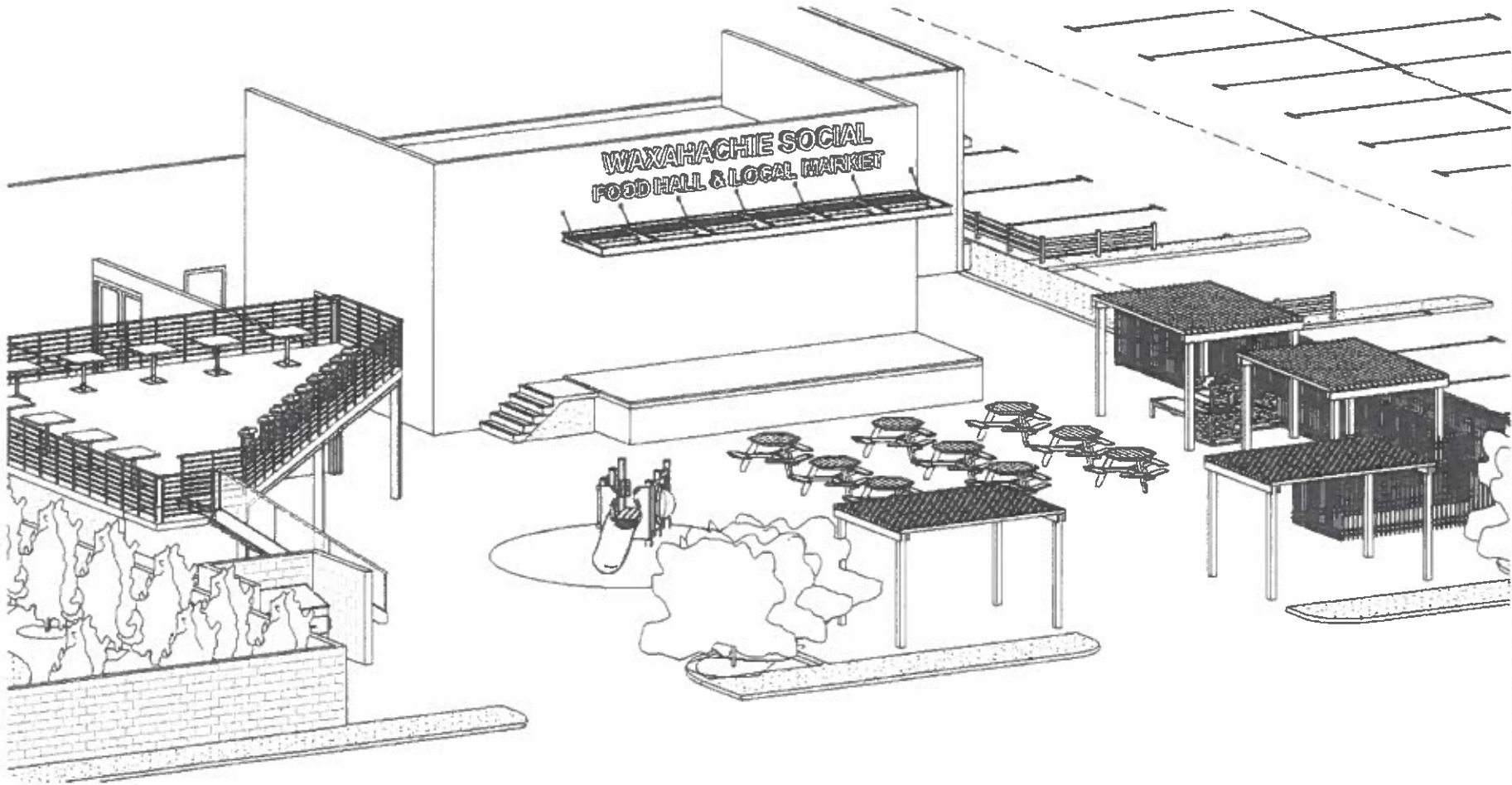
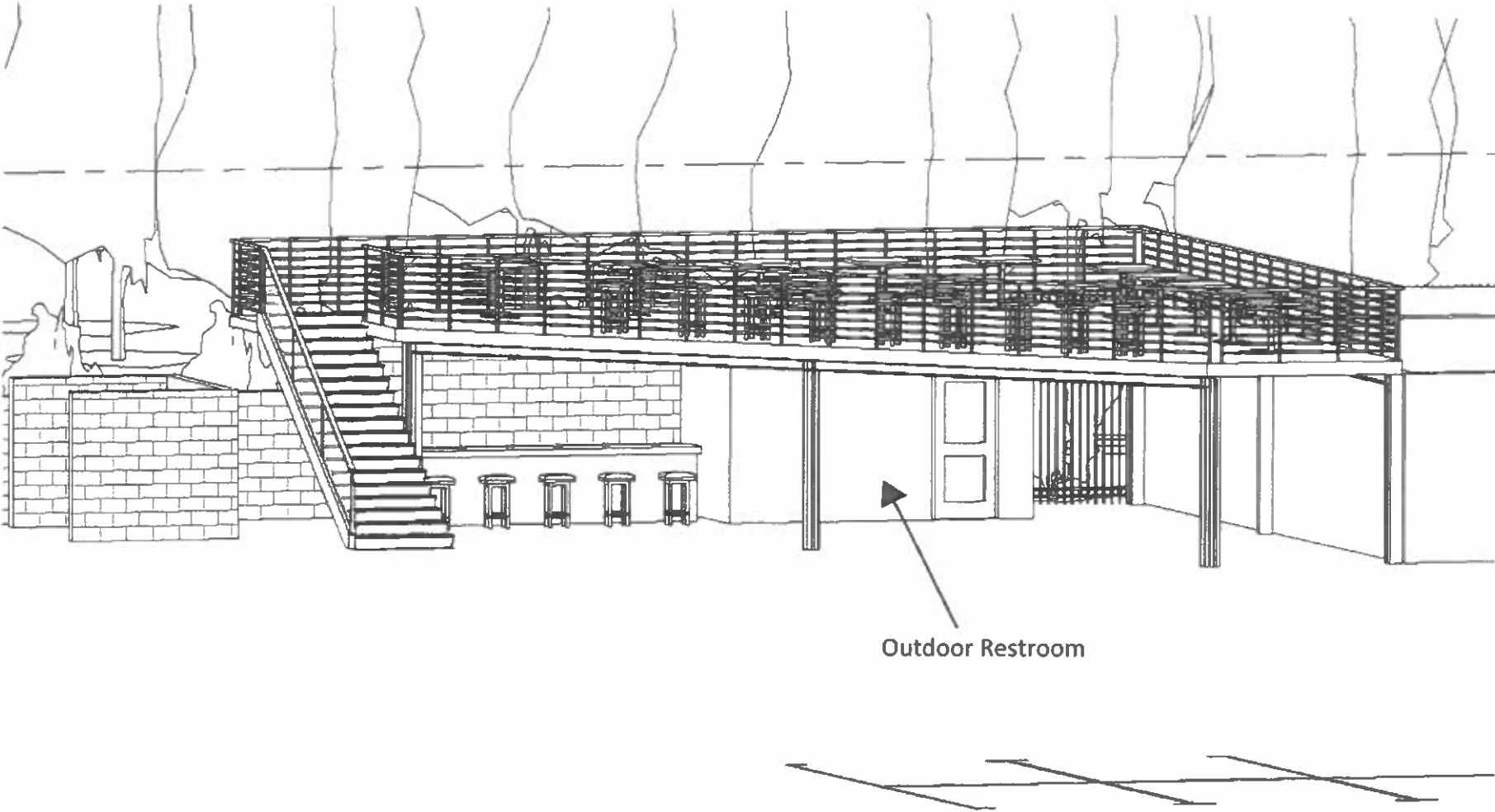
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**EXHIBIT F - DEVELOPMENT AGREEMENT
FOR 216 N COLLEGE STREET**

(9)

[illegible]





CHECK AND VERIFY I hereby certify that I am a duly licensed architect, and I have prepared the drawings hereon in accordance with the provisions of the Texas Architectural Practice Act, and I am not a partner, associate, or employee of a firm which is not a duly licensed architectural firm.	
DATE	NOTES & SUBMITTALS
BR3 Group LLC	
Design/Build	
CLIENT - BRAND - LOCATION	
Jonathan and Alimee Evola	
216 N College St. Waxahachie, Texas	
REMODEL DRAWINGS	
A-1	