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, January 13, 2026 at 7:00 p.m***.

Commission Members: Wendy Johnson, Chair
Jenny Bridges, Vice Chair
Terry Connor
Chad Hicks
Ryan Simpson
Jimmy Poarch
Bart Underwood

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 December 8, 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 LLC (SUB-121-2025)
   c. Consider a request by Matt Baacke, GMcivil, for a Plat of Myrtle Creek Phase 2B.1, 148 residential lots and 5 non-residential lots, being 41.600 acres, located approximately 3,000 feet north of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, and the Silas M. Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 180362) – Owner: Spur Myrtle Creek Development LP (SUB-177-2025)
   d. Consider a request by David Williams for a Plat of the Rinker Addition, Lot 1, Block A being 19.997 acres, located at 1220 Solon Road, situated in the Mckinney and Williams Survey, Abstract 753 and part of the John Shaver Survey, Abstract 1000, an addition to the City of Waxahachie (Property ID 140094) – Owner: J&G Concrete Operations LLC (SUB-180-2025)

e. Consider a request by Matt Baacke, GMcivil, for a Plat of Myrtle Creek Phase 2B.2, 35 residential lots and 5 non-residential lots, being 11.684 acres, located approximately 3,000 feet north of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, and the Silas M. Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 180362) – Owner: Spur Myrtle Creek Development LP (SUB-182-2025)

5. ***Public Hearing*** on a request by Jennifer Williams, TDRealty for a Specific Use Permit (SUP) for a Specialty Paraphernalia (The High Culture) use within a Commercial (C) zoning district located at 1702 W US Highway 287 Business, Suite A (Property ID 189024) - Owner: Daniel Mcgee (ZDC-110-2025)

6. ***Consider*** recommendation of ZDC-110-2025

7. ***Public Hearing*** on a request by Brad Yates, for a Zoning Change from a Planned Development-5-Commercial District to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district, located directly west of 131 Mark Trail, (Property ID: 174984) – Owner: Colonial Restoration Group, Inc. (ZDC-120-2025)

8. ***Consider*** recommendation of ZDC-120-2025

9. ***Public Hearing*** on a request by Robert Drolet, for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet within a Rural Residential (RR) zoning district located at 128 Lakeshore Drive (Property ID 233849) - Owners: Robert Drolet and Michelle Drolet (ZDC-151-2025)

10. ***Consider*** recommendation of ZDC-151-2025

11. ***Public Hearing*** on a request by Tamika Ayers, for a Zoning Change from a Single-Family-2 (SF-2) zoning district to Planned Development SF-2, to allow a Child Daycare Center use, located at 301 E Criddle Street, (Property ID 196523) - Owner: Texas Conference Association of Seventh Day Adventist (ZDC-163-2025)

12. ***Consider*** recommendation of ZDC-163-2025

13. Adjourn

The Planning and Zoning Commission reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein.

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
December 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, December 8, 2025 at 7:00 p.m.

Members Present:	Wendy Johnson, Chair Jenny Bridges, Vice Chair Chad Hicks Terry Connor Jimmy Poarch Ryan Simpson Bart Underwood
Others Present:	Trenton Robertson, Senior Director of Planning Zack King, Planning Manager Patrick Souter, Council Representative

1. Call to Order
2. Invocation

Chair Wendy Johnson called the meeting to order and 7:00 PM and provided the invocation.

3. Public Comments

Brian Billingsley, 4080 Waterpark Circle, Mansfield, TX spoke in favor of the Kemp Tract Item 19.

Anna Holder, 303 Morene Avenue, spoke in opposition of the Short-Term Rental SUP Application for ZDC-144-2025.

4. Consent Agenda

a. Minutes of the regular Planning & Zoning Commission meeting of November 10, 2025
b. Consider a request by Joseph Cerqueira, Kimley-Horn, for a Plat of Haven Ranch Phase 2, 119 residential lots and 3 open space HOA X-lots, being 53.621 acres, located at 400 E Haven Road, situated in the Norman H. Whittenburg Survey, Abstract 1128, an addition to the City of Waxahachie (Property ID 183003) – Owner: GRBK Edgewood LLC (SUB-167-2025)
c. Consider a request by Kati Watson, Windrose Land Services for a Plat of WOC ADDITION, Lot 1 and 11X, Block A being 4.394 acres, located directly west of 2374 W US Highway 287 Bypass, situated in the Irwin Survey, Abstract Number 545 and 546, an addition to the City of Waxahachie (Property ID 295243 and 295240) – Owner: WAXAHACHIE OFFICE CONDOS LLC & Montclair Development A Series of EIS Development II LLC (SUB-171-2025)

Action:
Jenny Bridges moved to approve the Consent Agenda, subject to the recommendations of staff. Motion was seconded by Chad Hicks and carried unanimously (7-0).

5. Public Hearing on a request by Joshua Bell and Tiffany Bell, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 zoning district located at 105 Indian Ct (Property ID 173005) - Owners: Joshua and Tiffany Bell (ZDC-137-2025)

Planner David Jones presented the Item. The applicant requests a SUP for short-term rental use at 105 Indian Court because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,340 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 0.1940 acres (8,450 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 September 15, 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 twelve (12) 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, 27 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of no letters of support and opposition were received by staff.

Vice Chair Jenny Bridges discussed an inconsistency between documents regarding the maximum number of guests—eight in the staff report versus six in the house rules. Staff noted, that although City standards allow up to eight occupants for a three-bedroom home, the applicant confirmed they will limit occupancy to six guests, and staff will update the documents accordingly.

Commissioner Jimmy Poarch raised concerns about whether the applicants have a vested interest in the community. The applicant, Joshua Bell, explained that while they currently live in Carrollton, they have strong family ties and long-term connections to the area and consider it their home.

Chair Johnson opened the Public Hearing at approximately 7:12 p.m.

Those who spoke in support:
Charles Edwards, 104 Sweet Leaf Drive, Red Oak, TX

There being no others to speak for or against ZDC-137-2025, Chair Johnson closed the Public Hearing at approximately 7:15 p.m.

6. Consider recommendation of ZDC-137-2025

Action:
Jimmy Poarch moved to recommend approval of ZDC-137-2025, for a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions of the staff report, authorizing the Mayor and/or Interim City Manager to execute all documents accordingly. Motion was seconded by Jenny Bridges and carried unanimously (7-0).

7. Public Hearing on a request by Emilia Atkinson, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 zoning district located at 311 Morene Ave (Property ID 173731) - Owners: Emilia Ochoa-Atkinson and Joshua Atkinson (ZDC-144-2025)

Mr. Jones presented the Item. The applicant requests a SUP for short-term rental use at 311 Morene Avenue because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,943 square feet, with four (4) bedrooms and enough improved surface to accommodate parking for a maximum of four (4) vehicles. The subject property is situated on an approximately 0.1940 acres (8,450 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 September 3, 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 six (6) 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, 31 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of zero (0) letters of support and eight (8) letters of opposition were received by staff.

Mayor Pro Tem Patrick Souter reviewed appraisal district records showing the property listed under a homestead exemption, which has been an important factor in prior P&Z and City Council considerations. The applicant, Joshua Atkinson, stated that the property is no longer intended to be homesteaded because they purchased and moved into a new residence at 520 North College. He explained that the homestead exemption was transferred to the new home and that appraisal records may not yet reflect the change due to processing timelines.

The applicant emphasized his lifelong ties to Waxahachie, noting he grew up in the home, has lived in the community his entire life, and retained the property due to personal and neighborhood connections. He also stated that many nearby homes are already used as rental properties.

The Commission discussed possibly making removal of the homestead exemption a condition of approval. The applicant confirmed this would be acceptable. He also noted this would be his first rental property and that a short-term rental was financially preferable to a long-term lease.

Chair Johnson opened the Public Hearing at approximately 7:20 p.m.

There being no others to speak for or against ZDC-144-2025, Chair Johnson closed the Public Hearing at approximately 7:20 p.m.

8. Consider recommendation of ZDC-144-2025

Action:
Chad Hicks moved to recommend approval of ZDC-144-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the authorizing the Mayor and/or Interim City Manager to execute all documents accordingly. Motion was seconded by Jenny Bridges and carried unanimously (7-0).

9. Public Hearing on a request by Timothy Ramos, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 zoning district located at 211 Pecan St (Property ID 175135) - Owner: Seven Partners LLC (ZDC-165-2025)

Mr. Jones presented the Item. The applicant requests a SUP for short-term rental use at 211 Pecan Street because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,007 square feet, with three (3) bedrooms and enough improved surface to accommodate parking for a maximum of three (2) vehicles. The subject property is situated on an approximately 0.1640 acres (7,143 square feet) lot. The applicant would normally be required to have three parking spaces, but has requested for two (2) with a maximum occupancy of six (6) guests. The applicant has not been operating the subject property as a short-term rental; therefore, they have not been paying local hotel occupancy taxes. There is an existing SUP for Short-Term Rental use that is tied to previous ownership of the home. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on October 16, 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 twelve (12) 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, 32 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

At the time of the publishing of this staff report, a total of six (6) letters of support and two (2) letters of opposition were received by staff. Three (3) letters of support received are within the 200' buffer.

Staff confirmed there were no concerns with providing only two parking spaces for a maximum of six occupants, as parking limits were intentionally aligned with guest limits and included in the house rules.

The applicant representative, Timothy Ramos, clarified that the property is owned by Promise Church Ministries, not the previously listed owner, and that county records show the transfer

occurred on September 29th. He explained the church has been active in Waxahachie for several years, rents a nearby church building, and is deeply invested in the community.

Mr. Ramos stated the purpose of operating the property as a short-term rental is to generate income to support community assistance efforts, noting the ministry has donated approximately $25,000–$35,000 in the past year to local individuals and families in need. He emphasized that strict rules are in place to prevent disruptive behavior and protect neighborhood quality. The applicant formally requested approval for short-term rental use, confirming that all proceeds would be directed back into community support.

Chair Johnson opened the Public Hearing at approximately 7:26 p.m.

Those who spoke in support:
Charles Edwards, 104 Sweet Leaf Drive, Red Oak, TX

There being no others to speak for or against ZDC-165-2025, Chair Johnson closed the Public Hearing at approximately 7:28 p.m.

Mayor Pro Tem Souter asked whether the change in property ownership affects the application. Staff confirmed it does not, explaining that the application and approval will be tied to the current property owner and clearly reflected in both the SUP ordinance and the STR registration.

Staff also confirmed that completing the STR registration after SUP approval is a required condition for all short-term rentals.

10. Consider recommendation of ZDC-165-2025

Action:
Ryan Simpson moved to recommend approval of ZDC-165-2022, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, and authorizing the Mayor and/or Interim City Manager to execute all documents accordingly. Motion was seconded by Chad Hicks and carried unanimously (7-0).

11. Public Hearing on a request by Grant Easton, for a Specific Use Permit (SUP) for an Accessory Dwelling Unit use within a Planned Development-27-Single Family-2 zoning district located at 301 Buffalo Creek (Property ID 174372) - Owner: Claire Bridgeford and Brandon Bridgeford (ZDC-159-2025)

Mr. Jones presented the Item. The applicant proposes a Specific Use Permit (SUP) to allow for the remodel of an existing 1,500 square foot garage into a 1,552 square foot Accessory Dwelling Unit. The Waxahachie Zoning Ordinance requires approval of a SUP to allow for an Accessory Dwelling Unit use within a Single Family-2 (SF-2) zoning district. The proposed accessory dwelling unit is located to the rear of the primary home at 301 Buffalo Creek Drive and meets the minimum setback requirements for an accessory structure within the SF-2 zoning district. If approved, the existing driveway is sufficient to meet the parking requirements for the proposed accessory dwelling unit. The main dwelling has an attached 2-car garage.

The proposed accessory dwelling unit will include one (1) bedroom, one (1) bathroom, a washer/dryer connection, a full kitchen, and an open living area. Access doors will be available from the Northwest side of the property. The structure will be accessible from the driveway facing the alley behind the primary dwelling. Additionally, the proposed accessory dwelling unit will have a garage and will utilize the existing improved surfaces as off-street parking.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 30 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in The Waxahachie Sun and a sign was visibly posted at the property. Staff has received zero (0) letters of opposition and zero (0) letters of support for the proposed SUP.

Applicant Grant Easton, 22 Saint Charles Place, Midlothian, Texas, explained that the space in question is intended to be a mother-in-law suite, not a rental or short-term rental. It is being designed for extended stays by the homeowner's mother-in-law, who lives in California, and other family members who frequently visit Waxahachie for month-long stays. The family has strong ties to the area, and the space is meant to serve as a permanent accommodation for visiting relatives rather than for rental use.

Chair Johnson opened the Public Hearing at approximately 7:32 p.m.

There being no others to speak for or against ZDC-159-2025, Chair Johnson closed the Public Hearing at approximately 7:32 p.m.

12. Consider recommendation of ZDC-159-2025

Action:
Bart Underwood moved to recommend approval of ZDC-159-2025, a Specific Use Permit for an Accessory Dwelling Unit, subject to the conditions the staff report. Motion was seconded by Chad Hicks and carried unanimously (7-0).

13. Public Hearing on a request by David Berryman, for a Specific Use Permit (SUP) for an Accessory Structure 700+ within a Single-Family 2 zoning district located at 303 Kirven Ave (Property ID 311319) - Owners: David Berryman and Barbara Schneider (ZDC-150-2025)

Mr. Jones presented the Item. The applicant proposes a Specific Use Permit (SUP) to construct an accessory structure which exceeds seven hundred (700) square feet at 303 Kirven Avenue. The City of Waxahachie Zoning ordinance requires City Council to approve a SUP to allow accessory structures over 700 square feet in size.

The applicant initially applied for a building permit to permit an interior remodel in 2024. The permit did not include the demolition or reconstruction of a detached garage. During a site visit in 2024, staff noticed that an unpermitted accessory structure was under construction. Staff issued a stop work order and directed the applicant to seek approval of a SUP due to the structure's size prior to resuming work on the structure. Per the provided site plan, the accessory structure is shown to sit three (3) feet from the side property line and six (6) feet from the rear property line. Due to

the structure not being able to meet current setbacks as built, the structure is required to come into compliance with the 2021 International Building Code and the 2021 International Fire Code. This includes the southern wall of the accessory structure being redesigned to a fire-rated wall. Additionally, the structure is built on top of 9-foot utility easement. Normally, structures are not permitted to be built in easements; however staff was able to confirm that there is no City infrastructure underneath the structure. An Amended Plat for the property would need to be approved and filed prior to the issuance of a building permit for the accessory structure and the resumption of work on the structure.

The applicant has confirmed to staff that the structure will not be used as a dwelling or short-term rental and will not be sold or leased separately from the existing primary structure.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 24 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 two (2) letters of support and one (1) letters of opposition for the SUP request.

Commissioners questioned why construction was already underway before approvals were obtained. Staff explained the project began as an interior remodel, during which an existing detached garage was demolished and a new garage was started. A stop-work order was issued once code inspection identified the need for a SUP, prompting the current application.

Staff confirmed there are no major construction concerns at this time, aside from the structure being approximately three feet from the property line instead of the typical five-foot setback. Because of this proximity, a fire-rated wall may be required, which staff recommended as a condition of approval.

The applicant, Kevin Tidwell, stated he obtained permits and was unaware a SUP was required. He said inspections occurred without mention of the permit, and an engineer confirmed the structure meets code except for the fire-rated wall, which he agreed to correct. He emphasized the new garage replaces a dilapidated structure and will match the house architecturally, improving neighborhood value.

A commissioner expressed concern about setting a precedent for after-the-fact approvals, though others noted leaving the structure incomplete would also be undesirable.

Chair Johnson opened the Public Hearing at approximately 7:42 p.m.

Those who spoke in opposition:
Chris Whitehead, 301 Kirven Ln, Waxahachie, Texas

There being no others to speak for or against ZDC-150-2025, Chair Johnson closed the Public Hearing at approximately 7:47 p.m.

14. Consider recommendation of ZDC-150-2025

Action:
Jimmy Poarch moved to recommend denial of ZDC-150-2025, a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet. Motion was seconded by Chad Hicks and carried 6-1, with Terry Connor voting in opposition.

Council Member Chris Wright spoke to clarify the intent of the city's infill ordinance, explaining that it allows development in older neighborhoods to follow the setbacks and standards that existed when the original structures were built, in order to maintain uniformity and fairness. He noted that if historic setbacks were three feet, then a three-foot setback could be appropriate under that ordinance.

Staff then clarified that under current zoning rules, any newly constructed accessory structure, whether in SF-2 or SF-3, requires a five-foot side setback. While remodeling an existing structure at three feet would have been allowed, demolition and reconstruction trigger the current setback requirements.

A commissioner added that they also live in the neighborhood and suggested the applicant work with neighboring property owners to reach agreement. The commissioner expressed openness to reconsidering the application if neighbors' concerns can be addressed, emphasizing the importance of neighbor support despite the possibility of council override.

15. Public Hearing on a request by Todd Baker, YMCA Metro Dallas for a Zoning Change from an Office (O) zoning district to Planned Development-Neighborhood Services (PD-NS) zoning district, for a Public Community Center use, located at 100 YMCA Drive, (Property ID 193929) - Owner: YMCA of Metro Dallas (ZDC-139-2025)

Commissioner Poarch recused himself due to a conflict of interest for Item 15.

Planning Manager Zack King presented the Item. The applicant proposes a Zoning Change to a Planned Development-Neighborhood Services (PD-NS) district to facilitate the expansion of the Waxahachie Family YMCA. The YMCA proposes an expansion that encompasses additions to the existing building and the addition of multiple pavilions, sports courts/fields, outdoor activity areas, and parking that cannot be accommodated under the existing zoning regulations for the property. As part of the request, the applicant has proposed specific Planned Development Standards that are appropriate this unique expansion.

In addition to the YMCA Public Community Center, the following uses are permitted by-right within the proposed Planned Development district: Child Daycare Center, Playfield or Stadium, Public, and Swimming Pool, Commercial. These are land uses that were identified by the applicant as consistent with the current mission and services provided by the YMCA.

The Planned Development Standards include provisions detailing site design requirements such as maximum building height, lot coverage, and setbacks that are consistent with the proposed expansion. In addition to these standards for new structures, provisions outlining parking, landscaping, signage, and lighting requirements are also provided.

The applicant has provided a Detailed Site Plan for the subject property, which is designed around an approximately 21,000 square foot addition to the YMCA building, a stand-alone restroom structure, and two outdoor pavilions totaling 29,000 square feet in area. In addition to these structures, the Detailed Site Plan identifies over 82,000 square feet of activity space designated as soccer fields, volleyball courts, pickleball courts, basketball courts, open-air exercise areas, and playground areas. The applicant has worked with staff to incorporate emergency access lanes into the center of the site between the pavilions to allow emergency services to quickly access all activity spaces. These emergency access lanes are designed to appear like pedestrian pathways that are integrated seamlessly into the site from an aesthetic standpoint; while remaining unobstructed for emergency services.

Pedestrian access is provided via an 8' concrete trail around the perimeter of the property. This trail connects all proposed outdoor improvements to each other and the primary YMCA building. A vinyl coated chain-link fence is proposed along the perimeter of the property and along the retaining wall adjacent to the Mustang Creek to restrict access to the creek.

There are currently 109 parking spaces serving the existing YMCA facility. With this expansion, an additional 107 parking spaces are proposed to be installed, bringing the total parking on the subject property to 216 spaces. The existing dive-aisle and parking lot is proposed to be extended north, parallel to the western property line. Due to the total combined size of the sports fields and courts proposed on the property, the typical minimum parking requirement for this use would be 321 spaces. However, it is not feasible to provide this number of spaces and still construct the proposed number of sports courts and fields. The applicant has noted that not all proposed facilities will be fully utilized at one time. With this context in mind, staff is supportive of the proposed parking for the development.

The subject property currently has three (3) points of access. Two (2) of the existing points of access provide a direct connection to YMCA Drive while the third access point connects to the internal drive aisle of 102 YMCA Drive. These access points are proposed to remain in place to serve the expansion. However, the existing internal drive-aisle is proposed to extend to the north and connect to the drainage infrastructure running along the northern boundary of the subject property. The connection to the drainage infrastructure is proposed to be gated and to serve only as an additional means of emergency access to the rear of the property in the event that YMCA Drive is blocked.

The applicant has provided an Elevation/Façade Plan for the building expansion and outdoor pavilions proposed with this development. As part of the expansion, the south, east, and west facades of the building are proposed to change while the north elevation is proposed to remain largely unchanged. The facade of the addition is proposed to be comprised primarily of architectural metal and EIFS panels that provide a modern look for the building. Similarly, the outdoor pavilions are proposed to be complimentary metal panels. Pavilion 2, the smaller pavilion, is proposed to cover metal shipping containers that have been converted for use as storage and activity spaces.

The applicant has provided a Landscape Plan that identifies the proposed landscaping for the site. The proposed landscaping falls short of the minimum requirements of the Waxahachie Zoning Ordinance. However, the proposal is only short of typical minimum requirements due to the fact

that a large portion of the site has been reserved for sports fields. While sod is provided in these areas, landscaping such as trees and shrubs cannot be provided. Due to the proposed use of the site and the provision of appropriate landscaping along walkways, parking lot, and the primary building, staff is supportive of the Landscape Plan as proposed.

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 28' in height and approximately 224 square feet in size. The proposed design and exceeds to the typical height and size requirements of the Waxahachie Zoning Ordinance. The monument sign is proposed to feature a static YMCA logo and a 5'- 7" x 8' electronic message board. 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 large developments such as Tom Thumb and BJ's Wholesale Club to the northeast. Due to this, staff is supportive of the proposed signage for the site.

The applicant has provided a Planned Development Standards that require all outdoor lighting that is included in the scope of the expansion to be compliant with the Waxahachie Lighting & Glare Standards. Lighting and Photometric plans have also been provided to demonstrate that the added lighting directed downward towards the site and properly shielded so as not to create a nuisance.

The subject property has historically been situated within the FEMA designated 100-year floodplain. However, over the last few years the YMCA has through extensive site grading and channel improvement efforts with the City and FEMA to remove a majority of the property from the 100-year floodplain. The YMCA has completed these efforts through the Letter of Map Revision (LOMR) process, thereby opening up the property for the expansion efforts detailed above. This work has also accounted for the drainage needs of the proposed expansion to ensure no adverse flooding occurs along Mustang Creek as a result of the expansion.

The applicant proposes to develop the subject property in two (2) phases. Phase 1 is proposed to include the outdoor pavilions and restroom facility, along with associated site infrastructure, landscaping, and lighting. Phase 1 is proposed to begin in Q1 of 2026 and be completed in Q4 of 2026.

Phase 2 is proposed to include the renovation and expansion of the current YMCA building along with final site infrastructure improvements such as parking. Phase 2 is proposed to begin in Q1 of 2026 and be completed in Q2 of 2027. The YMCA is planning to work with City staff to coordinate a plan to keep current services safely operational during the expansion.

As part of the Planned Development application, the applicant has requested that 100% of Roadway Impact Fees be waived for the expansion project. Typically, development that expands the footprint or scope of an existing facility is subject to Roadway Impact Fees commensurate with the expanded scope. The applicant has noted that the YMCA is a nonprofit organization providing essential series to the community and reasons that the public benefit of the provided services is sufficient to off-set the cost of the impact on the City's roadway network.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 16 notices were mailed to property owners within 200 feet of the

request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

Staff has received zero (0) letters of support and zero (0) letters of opposition to the planned development request.

Commissioners asked about maximum occupancy and parking capacity for the proposed YMCA project. Staff deferred occupancy details to the applicant, noting that programming varies. Concerns were raised about limited parking during peak times and whether parking on YMCA Drive could create safety issues due to the nearby fire station. Staff confirmed that no-parking signage is already in place and additional signage could be added if needed.

The applicant, John McLaughlin, Executive Director of the Waxahachie YMCA, described the project as a long-planned redevelopment following extensive site preparation and flood studies. The roughly 12-acre site will include about eight acres of publicly accessible outdoor space designed as a community park, not limited to YMCA members.

Mr. McLaughlin emphasized the need for facility upgrades to better serve the community, noting the building is long overdue for renovation. He explained that reciprocal parking agreements are in place with nearby properties, and parking issues have not historically caused problems, even during peak summer use.

The total project cost is estimated at $15–16 million, with approximately $5 million for the park and $11–12 million for the building. About $3.2 million has already been raised for the park, and construction of the main building will proceed as planned, with potential phasing of park elements depending on funding.

Chair Johnson opened the Public Hearing at approximately 8:05 p.m.

There being no others to speak for or against ZDC-139-2025, Chair Johnson closed the Public Hearing at approximately 8:05 p.m.

16. Consider recommendation of ZDC-139-2025

Action:
Jenny Bridges moved to recommend approval of ZDC-139-2025, a Planned Development Zoning Change request for a Public Community Center (YMCA), subject to the conditions the staff report, authorizing the Mayor and/or Interim City Manager to execute all documents accordingly. Motion was seconded by Chad Hicks and carried 6-0, with Jimmy Poarch abstaining.

17. Public Hearing on a request by Andrew Ruegg, Masterplan Consultants for a Zoning Change from a Future Development (FD) zoning district to Planned Development-Commercial (PD-C) zoning district for commercial and industrial uses, located at 3705 N US Highway 77, (Property ID185355) - Owner: NH Waxahachie LLC (ZDC-43-2025)

Mr. King presented the Item. The applicant proposes to rezone the subject property from a Future Development (FD) zoning district to a Planned Development-Commercial (PD-C) zoning district to facilitate occupancy of vacant warehouse structures and establish appropriate standards for future development of the property. No specific tenants or redevelopment plans for the property are proposed with this request.

The existing structures on the subject property were built in 1985. The structures have historically been used as warehouses, with the most recent tenants being a furniture store and warehouse. The subject property was not annexed into the City of Waxahachie until 1998. As such, no original documentation of the building design, permitting, or inspections are available to City staff. Staff has been unable to verify whether the existing buildings or site improvements meet current City Building and Fire Code requirements due to the lack of available information.

The existing buildings on the subject property are approximately 9700 square feet and 7100 square feet in size. Each building has with overhead doors for deliveries and loading/unloading. No expansions or modifications to the existing buildings are proposed as part of this Planned Development request.

The subject property features a single existing drive-aisle serving both buildings. The drive-aisle is currently comprised of a combination of materials, but the applicant proposes to improve the drive aisle to concrete sufficient to meet current Fire Code requirements. A total of 17 total parking spaces are currently present on the site. As part of the drive-aisle improvements, portions of some of the existing parking spaces that are not concrete, will be improved to concrete. As part of the site improvements for the property, the applicant also proposes to install new dumpster and dumpster enclosure. The site does not currently have a dumpster enclosure.

The subject property includes several existing signs and a billboard that are proposed to be removed as part of this Planned Development request. Additionally, landscaping is proposed to be added to the site. The additional landscaping slightly exceeds minimum requirements and is proposed to be clustered heavily along US Highway 77 to serve a screen for the site. A 6’ cedar fence is also proposed along US Highway 77 behind the proposed landscaping. The fence will have a rolling gate with a Knox Box for emergency access.

Beyond site improvements, the applicant has proposed several new Planned Development standards to facilitate occupancy of the property. The proposed standards include reduced side and rear setback requirements to 10’. This proposal is less than the typical Commercial zoning requirement of 15’ and 20’. The existing structures are situated approximately 12’ from the rear property line, 16’ from the southern (side) property line, and 15’ from the northern (side) property line.

Additionally, the applicant has proposed a set of allowable uses for the Planned Development that are unique to the subject property. All uses listed below are proposed to be allowed by right within the PD, in addition to the uses already permitted by right in the Commercial (C) zoning district.

- Auto Repaid, Major
- Dry Cleaning Establishment, On-Site
- Flea Market or Farmers Market
- Heavy Machinery and Equipment, Rental, Sales or Storage

- Micro-Brewery
- Data Center
- Equipment Sales, New or Used
- Heavy Manufacturing, Fully Indoor
- Machine or Welding Shop
- Medium Manufacturing, Fully Indoor
- Public or Private Utility Shop or Storage

Staff has concern that the current configuration of the site cannot support a number of land uses proposed to be allowed by right within the new Planned Development District. For example, Retail and Restaurant uses are proposed to be permitted by right, but the current site does not have sufficient parking to support these uses. Furthermore, the existing site and existing buildings are not situated to support more intense uses such as Heavy Manufacturing, or Heavy Machinery and Equipment, Rental, Sales, or Storage.

Other than repaving the existing drive-aisle, no drive-aisle reconfiguration or parking improvements are currently proposed. Without designing proper site improvements to accommodate higher intensity use of the property at this time, staff has concern that many of the proposed uses for the property are inappropriate.

To address this concern, staff has provided several recommendations in the "Conditions" section below that refines allowable uses and would require additional review and approval of the zoning for the property in the event that the owner wishes to modify or expand the site.

Due to the lack of information regarding the original development of the site, staff has concern that the existing buildings are not incompliance with current City Building and Fire code requirements. Staff also has concern that the existing drive-aisles may not support the weight of a Fire Truck and are not configured to allow a Fire Truck to properly maneuver on site.

To address this concern, staff recommends that prior to the issuance of a Certificate of Occupancy (CO) for either existing building on the subject property, the property owner or prospective tenant shall be required to cause the property to come into compliance with 2021 International Building Code and 2021 International Fire Code. Additionally, staff recommends that the Site Plan be revised to require a concrete turnaround, approved by the Fire Marshal, for emergency vehicles at the western end of the existing drive-aisle.

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

The applicant's representative, Andrew Ruegg of Master Plan Consultants, explained that the request aims to make the property a usable site for new ownership by rezoning it to a Planned Development (PD) with commercial (C) uses. The site sits between light industrial zoning to the north and commercial zoning to the south, and the proposal is intended to bridge those uses.

The plan is to reuse existing warehouse buildings with strictly indoor operations, no outdoor storage or heavy equipment on the site. The applicant reviewed staff's recommended permitted uses, agreed to remove some that staff found inappropriate, and requested flexibility to allow fully indoor heavy manufacturing as a potential use, though he stated it is not a deal-breaker.

Mr. Ruegg noted that maintaining flexibility is important to attract tenants and ensure the site's viability. He emphasized planned site improvements, aesthetic upgrades, and the goal of contributing positively to the city. He also stated that ownership representatives were present to answer questions.

Chair Johnson opened the Public Hearing at approximately 8:14 p.m.

There being no others to speak for or against ZDC-43-2025, Chair Johnson closed the Public Hearing at approximately 8:14 p.m.

18. Consider recommendation of ZDC-43-2025

Action:
Chad Hicks moved to recommend approval of ZDC-43-2025, a Zoning Change request from a Future Development (FD) district to a Planned Development-Commercial (PD-C) district, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Terry Connor and carried unanimously (7-0).

19. Public Hearing on a request by Dennis Church, Minto Communities Texas, LLC, for a Zoning Change from Planned Development-Mixed Use Residential (PD-MUR), Single Family-1 (SF-1), Future Development (FD), and General Retail (GR) zoning districts to a Planned Development (PD) zoning district, located at 300 Brookside Road (Property ID's 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652) – Owners: Walton Texas LP, United Presbyterian Homes, William & Leanne Kelley (ZDC-232-2024)

Mr. King presented the Item. The applicant requests approval of a zoning change for a Planned Development (PD) zoning district to allow for the development of a 3,169.6-acre master planned community that includes a combination of traditional single-family, age-restricted single-family, multi-family, mixed-use, and open space tracts.

A companion petition for Voluntary Annexation for the 206-acres currently located in the Extraterritorial Jurisdiction (ETJ) will be considered by City Council at the December 15, 2025 City Council meeting, prior to this Planned Development request. The portion of the subject property currently in the Waxahachie ETJ must be annexed before this Planned Development zoning request can be approved.

The current Planned Development-Mixed Use Residential (PD-MUR) zoning for the subject property was approved with Ordinance 3265 in April of 2021. The existing zoning covers 2,813 acres in total and includes six (6) primary Development Districts: Single-Family Residential, Multi-family Residential, Mixed-Use Residential, Mixed-Use Nonresidential, General Retail, and

Open Space. A total of 8,955 dwelling units are permitted with the current zoning. This total unit count is comprised of 5,769 single-family units, 1,926 multi-family units, and 1,260 units spread across the mixed-use districts. The maximum gross density of the existing district as a whole is 3.18 dwelling units per acre. The existing zoning requires a minimum of four amenity centers and 400 total acres of open space. The concept plan for the existing district centers around a collection of town-center styled mixed-use districts surrounded by single-family districts and general retail districts at major intersections.

This application was originally submitted on December 18, 2024. Since that time, a total of ten (10) revised submittals for the application that have been formally reviewed by staff with an average turnaround time of 5.3 business days. Per the applicant's request, City Council conducted Work Sessions in April of 2025 and August of 2025 to provide direct feedback on the application. At each Work Session, City Council provided feedback that identified ways in which the proposal could be revised to address City needs and directed the applicant to continue to work with staff to address all concerns before returning for final City Council consideration.

It is important to note that at the time of this report, staff still has multiple outstanding concerns that the applicant has declined or been unable to address. On September 30, 2025, the applicant acknowledged these items and requested to be placed on the October 28, 2025 Planning & Zoning Commission meeting agenda and the November 3, 2025 City Council meeting agenda. As noted, the applicant subsequently submitted continuance requests to extend the public hearings of the application to the December 8th Planning & Zoning Commission meeting and the December 15th City Council meeting.

The PD is proposed to include a total of five (5) unique PD Districts to facilitate development of the 3,169.6-acre property. The PD Districts include the Traditional Residential District (TR), Active Adult Residential District (AA), Flex Residential District (FR), Multi-Family Residential District (MF), and Mixed-Use District (MU); which are described in greater detail below. The proposal allows for a maximum of 13,270 dwelling units across the entirety of the subject property. The total number of proposed dwelling units are comprised of 11,880 single family dwelling units and 1,390 dwelling units from the MF and MU districts. Based on current NCTCOG household occupancy estimates, this number of dwelling units may accommodate a population of up to 33,902 individuals. This figure represents approximately 65.9% of
Waxahachie's population of 51,415, as of October 1, 2025.

Traditional Residential District (TR): The TR district is intended to establish a traditional neighborhood with park, open space, and school sites for families at all stages of life. A mixture of residential lot types and homes are intended to be available in this district to allow families to age in place without leaving the district.
Active Adult Residential District (AA): The AA district is intended to establish a neighborhood tailored exclusively to 55+ individuals and families. Accordingly, housing types and amenities are intended to take forms that are more accessible and desirable to citizens in the later stages of life rather than young families.

Flex Residential District (FR): The FR district is intended to be a placeholder. Prior to development of this district, the area will be designated for development under TR or AA standards. Due to the size of the proposed development, build-out of the FR district is unlikely to occur in the near term

and thus the applicant cannot determine whether it is more appropriate for this district to be developed as TR or AA at this time. The FR district provides for future development flexibility based on market conditions.

Multi-Family Residential District (MF): The MF district is proposed to develop in a traditional apartment form. In addition to garden style apartments, lower density multi-family products such as townhome/brownstone style units and build-for-rent communities are permitted.

Mixed-Use District (MU): The MU district is intended to facilitate the development of a mixture (approximately 20/80) of residential and non-residential uses. The MU district is intended to accommodate a range of residential uses and enable the development of a walkable, retail/restaurant-oriented development pattern.

The PD proposal designates a total of 3,007.5 acres to be developed for single-family uses under the TR, AA, and FR districts. A total of 29 acres are designated for development under the MF district and 133.1 acres are designated for development under the MU district. Specific districts are not proposed for Civic, School, or Open Space/Park/Amenity areas as these uses are proposed to be integrated into each PD District. A total of 400 acres of the subject property are proposed to be developed as Open Space, with 45-50 acres located in the 100-year floodplain. A total of 10 acres are proposed to be dedicated for Civic uses and a minimum of 49 acres are proposed to be dedicated to WISD for future school sites. The proposal also includes major drainage, detention, utility and roadway infrastructure elements needed to support the development.

The Concept Plan proposed with this Planned Development request identifies the general location and size of each of the PD Districts. The TR District is situated on the northern half of the subject property covering 1,080-acres; while the AA District is situated on 1,019-acres on the southern half of the property. The FR District is situated on 907-acres on the western portion of the subject property. The MU District is primarily situated at the eastern entrance to the development at the intersection of Brookside Road and I-35E. The MF district is divided between two tracts situated near the center of the property and along FM 1446.

Beyond the general boundaries, gross acreage, and unit count allocated to each district, the Concept Plan provides no binding requirements for the location or internal design of each district. The Planned Development Standards call for general compliance with Concept Plan; but allow for PD District boundaries to be modified. The internal layout and design of each district is only established on a phase-by-phase basis with the approval of individual plats or site plans.

The Concept Plan also identifies major Amenity/Welcome Centers, parks, detention areas, school sites, and preserved open space in addition to the PD Districts. However, insufficient Planned Development Standards are present to ensure that the resulting development will reflect the layout of these features as shown on the Concept Plan. Staff has concern with the limited detail conveyed by the Concept Plan.

The Planned Development proposal includes a total of fifteen (15) unique residential lot types between the TR and AA Districts. The proposed lot types generally fall into two primary categories: Front Loaded and Alley Loaded/Cluster. Front Loaded lot types include the Residential Detached, Estate, Zipper, Paired Villa, Courtyard Villa, and Shallow and Wide lots. Alley

Loaded/Cluster lot types include the Residential Detached, Zero Lot Line, Courtyard Home, Courtyard Villa, Townhome, Park-Facing, and Cottage lots.

The proposed lot types range in minimum size from 2,250 square feet to 10,890 square feet for the largest lot type. Since the November 10, 2025 Planning & Zoning Commission meeting, the applicant has added three (3) new lot types that are larger than the previous maximum of 6,000 square feet. These new lots include the Residential Detached 60'-70' (min. 7,500sf), Residential Detached +70' (min. 8,750sf), and the Estate Lot (min. 10,890sf). The existing zoning for the subject property includes minimum lot sizes that range from 2,000 square feet to 12,500 square feet. Notably, the largest minimum lot size required in the Planned Development is comparable to the smallest minimum lot size allowed by Waxahachie's base Single Family-3 (SF-3) zoning district at 10,000 square feet. For additional context, the lots permitted by the SF-3 zoning district are the smallest lot types allowed in the base Waxahachie Zoning Ordinance. Only 5% of single-family homes developed on the property are proposed to be 10,000 square feet or larger. In terms of minimum home size, the SF-3 zoning district requires dwellings to be a minimum of 1,200 square feet. The proposed Planned Development Standards expressly eliminate the requirement for a minimum dwelling size for all lot types.

It is also important to note that the Cottage, Paired Villa, Courtyard Villa (Front Loaded), and Courtyard Villa (Alley Loaded) lot types are comparable to traditional duplex type lots. These lots are intended to be utilized with structures that contain two (2) dwelling units with a shared lot line running through the structure so that each individual lot only contains a single dwelling unit.

The larger lots (7,500sf – 10,890sf) added to the request are not proposed to be utilized in the AA district. Similarly, Courtyard Villa lot types are not proposed to be utilized in the TR district. The applicant has not proposed a requirement that would result in the use of each lot type within the development. Instead, Chapters 5.3, 5.4.1, and 5.4.2 of the Planned Development Standards include general lot mix requirements. The proposed lot mix requirements are significantly below the current requirements of the Waxahachie Zoning Ordinance. As written, the Planned Development Standards would allow all 11,880 single family units to be comprised of just three (3) lot types. The proposed standards do not require different lot types to be sufficiently integrated within each block; which leads to significant monotony concerns for both individual neighborhoods and the development as a whole.

This concern is exacerbated by the narrow range of minimum lot sizes across the majority of proposed lot types; which restricts the type and size of homes that may be built within the community. The minimum standards proposed by the applicant do not prevent the development of larger lot sizes, if demanded by the market; but without the inclusion of specific requirements for larger lots, it is unlikely that lots larger than 6,000 square feet will be developed in meaningful numbers across the development.

The proposed development does not include dedicated retail or commercial districts. Instead, the applicant has proposed to accommodate all retail and commercial uses for the development within a Mixed-Use (MU) district totaling 133.1-acres. This is a significant reduction from the existing zoning for the subject property in which 172.5-acres were allocated to a dedicated General Retail district along with a total of 307-acres of Mixed-Use districts. Staff has concern that the reduced acreage dedicated to the MU district will be insufficient to support the retail and commercial needs

of the development. This concern is compounded by the fact that the proposed district is mixed-use; which means not all acreage in the district may be utilized for retail or commercial purposes. The Planned Development Standards allow for anywhere between 10% to 20% of the MU district to be comprised of residential uses; which adds uncertainty around exactly how much of the district will actually develop to serve retail or commercial purposes.

While the MU district is intended to cater towards local retail and commercial uses, the proposal includes a Permitted Use chart that allows several inappropriate uses by-right in the MU district. Specifically, uses such as Light Manufacturing, Storage Warehouse, and Data Center are permitted in the MU district. However, these uses are not consistent with the desired development pattern for the MU district as presented by the applicant.

The Concept Plan proposed with this development heavily clusters MU tracts near I-35E, with just two 15-acre MU tracts being provided elsewhere in the development. This starkly contrasts to the existing zoning for the subject property in which General Retail and Mixed-Use tracts are distributed consistently across the subject property near major intersections. Staff is concerned that the poor distribution of MU tracts across the development will limit the availability of low-intensity neighborhood services to residents and result in increased congestion near the MU tracts that are provided.

Design criteria for structures and sites in the MU district are also a concern. Neither the Planned Development Standards nor the Development Agreement include sufficient design requirements to result in the in the retail oriented, walkable development pattern shown in the Illustrative Plans. The current proposal for exterior building design is based largely on the existing Waxahachie Zoning Ordinance. The proposal does not include specific requirements to establish continuity between structures in the MU district or designs that complement the residential design standards for the development.

Chapter 3.2 of the Planned Development Standards outlines the proposed Site Plan approval process for this development. The proposal requires all non-residential and multi-family properties within the subject property to receive Site Plan approval prior to the issuance of a building permit for said uses. The traditional Waxahachie development process requires Site Plan approval for these uses prior to the approval of a Civil Construction permit.

Notably, the proposal allows Site Plan approval to be provided by the City Manager or City Staff designee, as opposed to the Planning & Zoning Commission and City Council. With this in mind, it is important to note that the Planned Development Standards do not require the non-residential, mixed-use, and multi-family tracts to be developed as shown in the Illustrative Plans. Due to this, staff recommends that the Planned Development Standards be revised to require Planning & Zoning Commission and City Council approval of all Site Plans. This change would help ensure the subject property develops as intended by City Council, if approved.

The maximum gross density for the proposed development as a whole is 4.18 dwelling units per acre (DUA). This may be compared with the maximum gross density of the existing zoning at 3.18 DUA. The TR, AA, and FR Districts are proposed to have maximum gross densities of 3.95 DUA across the entirety of each district. However, Chapter 5.1.2 of the Planned Development Standards allows individual phases within these districts to reach up to 10 DUA.

Additionally, Chapter 3.5.1 of the Planned Development Standards obligates the City Council to approve a modification of any numerical standard in the proposal by up to 10% at the request of the developer. This proposal would allow the density of some portions of the TR, AA, and FR Districts to be significantly higher than the proposed average. Despite the allowances for increased density, the maximum total dwelling unit count of 13,270 is not permitted to increase for the development as a whole.

Staff has concern that proposed variable density allowances may result in more dense development being prioritized in the initial phases of the development to such an extent that it is infeasible or impractical for later phases to meet the overall density requirement of 3.95 DUA for the TR, AA, and FR Districts. The variably density allowances may also result in a development pattern that is not representative of the conceptual material provided by the applicant. These concerns are discussed in greater detail below.

The applicant proposes to dedicate up to 10-acres of property to the City for Civic uses that may include Fire and/or Police Stations. This proposal is consistent with the Civic land dedication requirement of the existing zoning for the subject property. The Planned Development Standards and Development Agreement do not specify an exact location for the Civic land dedication; but do note that the 10-acres can be comprised of one or more individual tracts. The proposed Development Agreement states that dedication of the Civic land shall occur "when the City identifies a specific need."

The applicant also proposes to dedicate two (2) elementary school sites sized based on WISD needs; but not less than 12-acres each. Dedication of third elementary school site is identified as an option, if WISD provides evidence to the developer that a third location is warranted. Additionally, one 25-30-acre site for a middle school is proposed to be dedicated as part of this development. Similar to the Civic land, the proposal notes that the final location and dedication timeline for the school sites shall occur "when the WISD identifies as specific need". The applicant is only proposing to dedicate land for future school sites, not participate in the development or construction of the schools.

Notably, the existing zoning requires a minimum of 85-100-acres of land dedication to WISD for up to five (5) Elementary School sites and one (1) Junior High site. The applicant has noted the reason for the reduction in land dedication is due to between 1,019-acres and 1,926-acres of the subject property being designated as the Active Adult Residential (AA) district. This district is proposed to be age restricted to 55+ year old residents and thus will include little to no school-age children. Staff has concern that 3 Elementary Schools and 1 Middle School site are insufficient to serve the expected population if the Flex District is not comprised exclusively of the age-restricted products. This concern may be exacerbated if the age restriction requirement of the AA district is not sufficiently enforced.

The Concept Plan proposed with this development identifies two (2) primary Amenity Center tracts. The Amenity Centers tracts are proposed to be a minimum of 20-acres each. An Amenity Center Tract is proposed for both the Traditional Residential (TR) district and the Active Adult Residential (AA) district. Chapter 6.5.2 of the Planned Development Standards includes design guidelines for the type and minimum number of amenities required with each tract. This chapter also includes construction phasing guidelines for the tract in each district that require construction

of the primary amenity center to begin no later than final inspection for the 750th home in the TR district and the 500th home in the AA district respectively. Full build out of the Amenity Center tracts is not proposed until the final inspection of the 2,000th home in the TR district and the 1,500th home in the AA district. The Amenity Centers are proposed to be accessible only by members of the HOA, not the general public.

The developer is obligated to receive Site Plan approval for each Amenity Center tract prior to development. However, Site Plan approval is proposed to occur at the administrative level as opposed to the Planning & Zoning Commission and City Council. With this in mind, it is important to note that the Planned Development Standards do not require the Amenity Center Tracts to be developed as shown in the promotional material provided by the applicant.

As per Section 4.4 of the Waxahachie Subdivision Ordinance, residential developments are required to provide a clear fee simple dedication at a pro rata rate of two (2) acres of land for each proposed 100 dwelling units. If followed, this requirement would result in the dedication of approximately 265 acres for public parks with this development. The applicant has not identified the exact acreage of park land that is proposed to be dedicated to the City. However, based on the Open Space and Trail Plan, approximately 180-acres of total park land appears to be proposed for dedication. Approximately 45-50-acres of this total are located within the 100-year floodplain. It is important to note that the current Waxahachie requirement prohibits land with extreme topography or land located within a drainage area or FEMA designated 100-year floodplain from qualifying for dedication.

The applicant has provided an alternative to the typical park land dedication requirement with this PD proposal. Chapter 6 of the Planned Development Standards includes a detailed proposal for Open Spaces, Parks, Trails, and Amenities that are tailored to this Development. The alternative proposal requires a minimum of 400 acres of total “Open Space” for the development. Passive areas such as floodplain, utility easements, and landscape buffers, including those located within street right-of-way (ROW), are proposed to count towards the total Open Space requirement. The amount of passive open space that can contribute to the 400-acre minimum requirement is not capped. Open Spaces are proposed to be accessible to the general public.

For additional context, the existing zoning for the subject property includes a similar requirement for a minimum of 400 acres of “Open Space” that may be comprised of passive areas such as floodplain, utility easements, and landscape buffers in addition to traditional parks. Notably, the existing zoning caps the amount of floodplain that can contribute to this total at 63.3 acres. The proposed Planned Development Standards require each residential plat containing 100 or more lots to provide a minimum of 10% of the total platted area as Open Space. As noted above, both passive and active amenity areas may contribute towards the Open Space requirement.

The applicant has identified active amenities and park areas that are proposed to contribute to the minimum Open Space requirement with Exhibit F, the Open Space and Trail Plan. These active amenities include two (2) 20-acre amenity centers, the Waxahachie-Midlothian Regional Trail, a Regional Trail Park, Linear Parks, Specialty Parks, Neighborhood Parks, Pocket Parks, and Gas Line Parks that are proposed to be connected with a trail system. Each of these active amenity and park areas are defined in detail in Chapter 6 of the Planned Development Standards. This chapter defines each of the amenity elements that are proposed within the development as a whole. Design

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criteria are provided for each type of park wherein the minimum size and frequency of each park is established along with the minimum number of required amenity elements. The number of required amenity elements is proposed to scale up as park size increases; but no single type of amenity element can comprise more than 25% of the required elements for a park.

Per the Open Space and Trail Plan, each park is proposed to connect to the trail network. All homesites are proposed to be located within 0.5-miles of a park; which is a greater distance than the typical precedent in Waxahachie for homes to be located within 0.25-miles of a park.

The Planned Development Standards and Development Agreement include provisions requiring the developer to fund and install the portion of the Midlothian-Waxahachie Regional Trail that crosses the subject property. The proposal generally requires construction of the trail to commence once the adjacent section of the trail being constructed by the City is complete; but a definitive construction and dedication timeline for the trail is not provided in the Development Agreement. While the Planned Development Standards generally define what parks will be present and what amenities may be provided in each type of park, they do not identify the exact location, size, or design of each park. This ambiguity provides flexibility for future park design; but is a concern as it relates to parks that are proposed to be dedicated to the City per the Development Agreement, such as the Specialty Parks and the Regional Trail Park. There is a need for the City to understand the exact size, location, and amenity package for each of these parks at this time so that it can be determined whether City maintenance is feasible and whether City ownership is appropriate.

Ambiguity around the timing of dedication of the Specialty Parks and Regional Trail Parks to the City is also a concern. The Planned Development Standards note that construction of the Specialty Parks and Regional Trail Parks shall commence concurrently with construction of the adjacent residential phase. However, dedication to the City is only proposed with "completion of 50% of homes in the adjacent residential subdivision". This provision does not result in a definitive timeline for park dedication as it allows dedication to be delayed indefinitely if lots in the adjacent residential phase are left undeveloped. This has the potential to delay required amenities for adjacent residents and negatively impact City efforts to plan for maintenance obligations.

Additionally, the applicant has clarified with the most recent revisions to the proposal that the developer does not intend to develop the Specialty Parks as previously conveyed to staff. The developer only intends to dedicate land for the parks with limited landscaping, irrigation, and fencing improvements. The revised proposal now requires the City to fund and construct Specialty Park field, sports court, restroom, seating, pavilion, trash receptacle, drinking fountain, bike rack, and parking improvements. This revised proposal is a major concern and exacerbates staff concern with the developer's intent to complete and deliver the other parks discussed above.

Residential developments are typically required to provide a clear fee simple dedication at a pro rata rate of two (2) acres of land for each proposed 100 dwelling units. Alternatively, a cash in lieu of park land dedication payment can be made at $400.00 per dwelling unit. For context, the total cash in lieu of park land dedication fee for this development is estimated at $5,308,000.00. The applicant requests that the Open Space, Park, and Amenity proposal for the development satisfy the requirement for either direct park land dedication or cash-in-lieu fees.

To accommodate the small size of the majority of single-family residential lots proposed with this

development, the applicant has included alternative residential landscape requirements in the Planned Development Standards. Lots greater than 50' in width with detached housing products are required to have two 3" canopy trees in the front yard and one 2" canopy tree in the rear yard. Lots less than 50' in width and those with attached products are required to have one 3" canopy tree in the front yard and one 2" canopy tree in the rear yard.

Street canopy trees a minimum of 3" in caliper are required to be planted in the right-of-way (ROW) in all PD districts, with the exception of areas developed as Cottage Lots. The Planned Development Standards also require Street Trees to be planted and irrigated in boulevard medians and right-of-way islands at a rate of one tree for every 1,000 square feet of median area. The Planned Development Standards also require a combination of canopy trees, ornamental trees, and shrubs to be planted in landscape bump-outs at regular intervals in the ROW of Enhanced Local Streets. Landscaping and irrigation that is located within the ROW is required to be installed concurrently with the public infrastructure in the ROW. These proposals for landscaping in the ROW are an enhancement to the current landscape requirements of the Waxahachie Zoning Ordinance.

The Planned Development Standards also include alternative screening proposals for major thoroughfares and non-residential uses. The Waxahachie Zoning Ordinance typically requires single family residential lots that are adjacent to major thoroughfares or nonresidential uses to be screened by a 6' masonry wall. If strictly followed, a masonry screening wall without a supporting buffer area and landscaping can result in an undesirable aesthetic condition along thoroughfares and between land uses. The Screening Plan proposed by the applicant replaces the typical screening wall requirement with a requirement for a 20' landscaped buffer intended to enhance the development. Screening Option 1 is proposed along major thoroughfares. The Option 1 buffer is required to include a 3' berm along with evergreen trees and shrubs at regular intervals. Screening Option 2 is proposed between residential and non-residential districts. The Option 2 buffer is required to include evergreen trees, 6'-8' Midstory plants, and shrubs at regular intervals. Option 2 also allows for the substitution of Midstory plants for a 6' masonry wall, if the 20' landscape buffer is still provided. A third screening option has been proposed with the latest revision to the Planned Development request. Screening Option 3 is proposed along the perimeter of subject property is comprised a minimum 15' wide vegetated buffer with canopy trees, ornamental trees, and native shrubs at regular intervals.

The applicant has included a tree preservation provision with the Planned Development Standards. The provision limits tree removal in park and open space tracts that are on the City of Waxahachie Recommended Plant List. Specifically, the provision requires City review of all plans to remove trees from the list that are 8" in caliper and larger. This provision is necessary to avoid the clear cutting of trees and vegition in open space and amenity areas that cannot be easily replaced. It is important to note that this provision does not apply to the two primary Amenity Center tracts.

The subject property is immediately adjacent to Waxahachie Creek and approximately 45-50 acres of the property is located within FEMA designated 100-year Floodplain. Development within the 100-year Floodplain is subject to Appendix B (Flood Damage Prevention) of the City of Waxahachie Code of Ordinances as amended. Generally speaking, a very limited amount of activity can occur within the 100-year floodplain so as not to impact flooding along Waxahachie creek. Due to this, the applicant proposes to incorporate all portions of the subject property within

the 100-year floodplain in the Regional Trail Parks. As mentioned above, the Regional Trail Parks are proposed to be dedicated to the City and contain the Midlothian-Waxahachie Regional Trail. All proposed park and trail improvements within, and adjacent to, the 100-year floodplain are subject to review and approval by the Public Works and Engineering Department.

Architectural design standards and exterior construction material standards are provided with Exhibit K of the Development Agreement. Exhibit K establishes these detailed standards for single-family residential homes; but does not provide the same degree of detail for non-residential and multi-family structures. The limited specificity for non-residential and multi-family structures is likely to result in development that is not architecturally compatible with adjacent single-family neighborhoods.

The applicant proposes six (6) unique single-family home styles for use within this Planned Development. The home styles include Texas Farmhouse, Texas Craftsman, Texas Hill Country, Texas Tudor, Texas Colonial Revival, and Texas Victorian. To provide an opportunity for variety within each home style, a spectrum of design standards is proposed for Traditional, Transitional, and Bold versions of each home style. The proposed Design Guidelines also establish three (3) tiers of key architectural elements that are required to be incorporated into the design of a home in order for it to be considered a particular style. Graphic representations and example imagery are provided alongside these elements in Exhibit K to reduce ambiguity. It is important to note that Exhibit K does not require all single-family homes to utilize the Waxahachie standard of 75% masonry exterior construction materials. By contrast, Exhibit K establishes a minimum masonry exterior material requirement ranging from 0% to 50% based on the style of home.

Exhibit K also established alternative anti-monotony (or lot skip) requirements for the proposed development. The current Waxahachie Zoning Ordinance prohibits the same elevation from being duplicated within six (6) lots in either direction on the same block-face, directly across the street, and four (4) lots in any direction. The requirement reduces monotony by preventing the same home from being frequently repeated within a neighborhood. The applicant proposes to only prohibit the same elevation immediately to either side of a lot, or directly across the street. Further departing from current minimum Waxahachie Standards, Exhibit K permits a change in color scheme to be considered a change in elevation for the purpose compliance with anti-monotony requirements. The current Waxahachie Zoning Ordinance requires architectural or structural differences to be present for an elevation to be considered changed. This proposal is a significant concern for staff that is discussed in greater detail below.

In regards to non-residential and mixed-use structures, Exhibit K provides design guidelines that are largely based on the current requirements of the Waxahachie Zoning Ordinance. The exhibit does not include requirements for the use of specific architectural elements, masonry products, or color palettes that are complimentary to the standards proposed for single-family homes. Similarly, Exhibit K includes language that generally requires pedestrian friendly streetscape design; but falls short of detailing specifically how street and sidewalk furnishings should be installed in the MU district to create a walkable, retail-oriented development. The lack of implementation guidelines leads to concern that intended installation of these design requirements and streetscape elements will not occur.

The Development Agreement (Section 6.12(d)) includes provisions to establish a Master Approval

process for building permits that operates outside of the City's typical Building Permitting process. The process is intended to allow the developer to submit a set of Master single-family residential Floor Plans for review and approval ahead of the submission of a typical building permit. Once a Master Floor Plan is approved, the proposal obligates City approval and issuance of a building permit for a home utilizing the floor plan.

The proposal specifically obligates building permit review and issuance timelines for the life of the project without regard for potential local, state, or IBC changes that may impact permitting processes in the future. The proposal does not include requirements for the developer to provide any more rigorous building standards that may justify an expedited plan review process. The proposal introduces potential pitfalls and loopholes in the permitting process that are likely to lead to design monotony. Additionally, the proposal authorizes the developer to receive permit approval by third-party plan reviewers and obligates the City to accept the determination of the third-party without the opportunity for further review by City staff. This particular aspect of the proposal is likely to negatively impact the City's ability to properly review building permits and ensure up-to-date International Building Code (IBC) compliance through the life of the development.

The applicant proposes to establish unique signage guidelines for the development via Signage standards (Chapter 10, Planned Development Standards) and a Signage Plan. The Planned Development Standards establish written guidelines for a variety of signs that are not currently defined and/or not currently permitted by the Waxahachie Zoning Ordinance. These signs include Primary Entry, Secondary Entry, Tertiary Entry, Residential Navigation, and Directional signs that are proposed to take the form of large monuments. Due to the proposed size, proximity, and purpose of each of these signs, it was necessary for the applicant to propose guidelines outside of the framework of the existing Waxahachie Zoning Ordinance.

The applicant has provided a Thoroughfare Exhibit with this PD request that identifies the major thoroughfares proposed within subject property. The thoroughfares proposed on the subject property are generally consistent with the 2024 Waxahachie Thoroughfare Plan. The proposal includes two primary 120' Major Arterial thoroughfares in North-South and East-West directions. The North-South Major Arterial is proposed to extend from FM 1446 to FM 875; while the East-West Major Arterial is proposed to extend from the Brookside Road bridge to Lone Elm Road.

Additionally, 80' and 60' Collector thoroughfares are proposed throughout the subject property. A 72' "Enhanced Local Street" with on-street parking and upgraded landscaping is proposed to serve as a ring road around the center of the development. The Enhanced Local Street is a proposal unique to this development and is not found in the 2024 Waxahachie Thoroughfare Plan. Notably, the current proposal does not include specific right-of-way (ROW) dedication or improvement requirements for thoroughfares on the border of the development such as FM 875, FM 1446, or Lone Elm Road. Staff has informed the applicant that ROW dedication, and potential improvements, for these thoroughfares is required with this development per the 2024 Waxahachie Thoroughfare Plan. At the time of this staff report, the applicant has not revised the PD proposal or Traffic Impact Analysis (TIA) to include the appropriate improvements for these thoroughfares.

The applicant's proposal to access the subject property is based primarily on the intersection of Brookside Road and I-35E. Beyond this intersection, the proposal includes two (2) direct connections to FM 875 to the north and one (1) direct connection to FM 1446 to the south. The

proposal also includes one (1) additional future connection to FM 875 and FM 1446 via Lone Elm Road. However, these future connections via Lone Elm Road are proposed at full-build out of the development and do not currently include improvements to Lone Elm Road by the developer.

The applicant proposes to support the initial phases of the proposed development by building only two lanes (one lane per direction) of the Major East-West Arterial thoroughfare extending from the Brookside Road bridge. Staff contends that the intersection of Brookside Road and I-35E alone cannot properly support any development of the subject property. Staff subsequently requested that a secondary connection to FM 875 be made with the initial phase of development. To address this concern, the applicant has added a Chapter to the Planned Development Standards (9.2.1) requiring an "access route" in the form of a "public street, fire lane, or temporary all-weather access" be provided from I-35E to FM 875 prior to the issuance of the first Certificate of Occupancy (CO) in the development. Staff has requested that the "all-weather" language be revised to "asphalt" or "concrete".

The applicant has provided a TIA for the proposed development to address traffic demands generated by the development. Staff provided the latest round of technical comments on the TIA on November 25th, 2025. At the time of publishing of this report, staff still has major concerns with the TIA, specifically with regard to the lack of necessary roadway improvements proposed by the report. The TIA does not sufficiently mitigate or resolve the traffic impact directly generated by the proposed development.

The TIA stresses that only a high-level analysis of traffic demands could be conducted at this time due to the conceptual nature of the current proposal. The TIA focuses almost primarily on the on-site roadway improvements needed to support the proposed development. The TIA states that the on-site thoroughfare proposal is sufficient to support full build-out of the development. The TIA also notes that Phases 1-2 (1,582 lots) of the proposed development can be supported by a two-lane (one lane per direction) east-west thoroughfare extending from the Brookside Road bridge alone. As noted previously, staff contends that the Brookside Road and I-35E intersection alone cannot properly support any development of the subject property and requested that a secondary connection to FM 875 be made with the initial phase of development. The applicant has not addressed this concern in the TIA directly.

The TIA does not include sufficient analysis of major adjacent intersections and does not identify all offsite improvements for which it is the developer's responsibility to fund and install. Off-site improvements are necessary to support the traffic generated by the proposed development; such as improvements along FM 875, FM 1446, the Brookside Road bridge, or I-35E service roads. As these items were not sufficiently analyzed with the TIA, the TIA also falls short of stating that the developer is responsible for funding and constructing any off-site roadway improvements needed to support the proposed development.

The TIA recommends that detailed studies be conducted with the development of every 1,000 lots on the subject property to ensure planning and development of the appropriate roadway infrastructure occurs as the property develops. However, with the latest update, the applicant has introduced a clause stating that the developer will not be responsible for funding or constructing any roadway improvements (on-site or off-site) that are not specifically identified at this time. This is a major concern and contrary to the process used in the City.

The applicant has provided a Street Section Exhibit and detailed Street Design standards (Chapter 9, Planned Development Standards) for each proposed thoroughfare and street type within the development. The Exhibit includes graphics that identify the proposed drive-lanes, landscape buffer (parkway), and sidewalk/trail width for each street type. Where applicable, the exhibit identifies the width and location of landscaped medians and on-street parking. The proposed street sections are generally consistent with those identified in the 2023 Waxahachie Comprehensive Plan. The proposal for Arterial and Collector streets deviates slightly from the recommendations of the Comprehensive Plan by reducing the width of landscape buffers to accommodate wider lanes and sidewalks in some instances. The Exhibit also includes proposed alley sections for both residential and non-residential conditions.

The applicant has not included a definitive Phasing Plan in the PD request for property. The Phasing Plan is only conceptual and subject to change as development occurs. However, the applicant has indicated that development of the subject property is anticipated to occur over at least thirty-nine (39) phases. Development of the subject property is generally expected to occur from east to west, beginning near the intersection of Brookside Road and Interstate 35E. There is no specific provision in the PD that requires development to progress from east to west, but the Development Agreement proposed for property does include several exhibits that summarize the initial infrastructure needed to develop "Phases 1-5" on the eastern portion of the property. Full buildout of the development is anticipated to take 15-20 years.

The subject property is primarily situated within the Mixed-Use Neighborhood place type, as defined by the 2023 Waxahachie Future Land Use Plan (FLUP), with portions of the property identified under the Residential Neighborhood and Regional Commercial place types as well. Based on the current status of the documents submitted to support this proposal, staff has determined that the proposal is not compliant with the intent of the 2023 Waxahachie Comprehensive Plan. The proposal does not provide the range of housing, site design criteria, or integration of residential, employment, and retail opportunities that is necessary to result in the development pattern identified by the Mixed-Use Neighborhood place type. Due to the presence of large exclusively residential PD Districts, the proposal represents a barrier to compliance with the Comprehensive Plan by eliminating the residential, employment, and retail integration established by the current zoning of the subject property.

A Municipal Management District, or MMD, is special district designed to allow for specific improvements, and maintenance of said improvements, on a property. The Texas Commission on Environmental Quality (TCEQ) is responsible for authorizing and overseeing the MMD along with the City. MMD's are financed by an additional assessment levied against the property owners within the district. In a practical sense, future property owners in the proposed development would recognize the MMD as an additional "tax". The MMD functions by allowing the district (developer) to issue bonds to fund the construction of public and semi-public infrastructure for the development. These bonds typically have 30-year lifespans are repaid by the assessments levied on future property owners within the district. A MMD may be used to maintain infrastructure in perpetuity, resulting in a perpetual assessment on members of the district, or may dissolve once the bonds are repaid.

The Kemp Tract proposal includes a request for a Development Agreement to establish a MMD district to fund a wide range of infrastructure improvements on the property. The MMD assessment

proposed for this development is $0.72 per $100 of taxable assessed value. This assessment rate is equivalent to approximately 118% of the current City property tax rate of $0.61 per $100.

It is important to note the extent to which the proposed MMD effects the zoning change request and vice versa. The applicant proposes to utilize the MMD to fund construction and maintenance of a wide range of public streets, utilities, parks, trails, amenities, greenbelts, screening, and signage that are an integral part of the PD. A change to the MMD has the potential to significantly impact the final PD proposal or the ability of the developer to deliver the improvements required by the PD. Furthermore, the architectural and building material design guidelines for the structures proposed with this zoning request are enforceable only with the Development Agreement, not the PD itself. For these reasons, the PD proposal should not be approved without concurrent consideration and approval of the Development Agreement and MMD.

With such a significant assessment rate, it should be expected that the development provides the absolute highest possible level of value, quality, and design for future residents. Staff has concern that the proposed $0.72 MMD assessment rate is not justified by the quality of the current PD proposal.

Staff is also concerned that a fully informed decision regarding the MMD cannot be made at this time due to the lack of detail provided for the capital costs and long-term maintenance costs of the MMD.

Without a full breakdown of capital costs at this time, it cannot be determined how MMD funds are proposed to be appropriately allocated or whether the proposed assessment rate is reasonable.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 141 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 received two (2) letters of support and twelve (12) letters of opposition to the proposed Planned Development zoning change request.

Commissioners confirmed if the number of conditions for the project has increased over time. Staff explained, initially, there were 65 conditions, but after recent changes to the Planned Development standards, development agreement, and traffic impact analysis (TIA), staff has identified additional issues. As a result, there are now 75 conditions that need to be addressed, more than in the previous report.

The applicant, Richard Rosier, 208 Katy Lake, Waxahachie, TX spoke in support of the proposal and noted the applicant has been working with staff to address concerns.

Commissioner Simpson asked the applicant if they can meet all 75 conditions recommended by staff.

The applicant, Bryan Kale, 8939 Steelfield Road, Panama City Beach, FL, stated that the developers could not commit to all 75 conditions as currently written. The main issues causing concern include:

- Monotony standards requiring every other house to differ in design, which they view as impractical.
- Total commercial acreage requirements exceed what they believe is needed.
- Density application and enforcement—ensuring the total number of units over time aligns with requirements is challenging.
- Some conditions overlap or duplicate issues addressed in the development agreement (DA) or PD standards, making the total count somewhat inflated.

Overall, while they are making progress on related agreements, the current set of conditions does not work for them.

Chair Johnson opened the Public Hearing at approximately 8:32 p.m.

Those who spoke in opposition:
Kathy Kacal, 405 Brookside Road, Waxahachie Texas
Tony Tovar, 415 Brookside Road,
Terry Nay, 711 Brookside Road, Waxahachie, Texas

Those who spoke in support:
Jeffery Frazier, 1770 FM 1446, Waxahachie Texas
Bill Kelly, 209 Katy Lake, Waxahachie, Texas
Katy Greaser, 2381 W. Main Street, Midlothian Texas
Leanne Kelly, 209 Katy Lake Drive, Waxahachie, Texas

Mr. Kale spoke on Item 19 and noted that park elements are proposed.

Commissioner Underwood asked the applicant what the applicant's drop-dead date for a decision on the zoning request and development agreement was.

Mr. Kale stated the applicant's drop-dead date was December 24, 2025.

There being no others to speak for or against ZDC-232-2024, Chair Johnson closed the Public Hearing at approximately 8:58 p.m.

20. Consider recommendation of ZDC-232-2024

Action:
Ryan Simpson moved to recommend approval of ZDC-232-2024, a Planned Development (PD) zoning change request for approximately 3,169.6 acres subject to the current conditions in the staff report and future conditions. Motion failed due to lack of a second.

Action:
Jenny Bridges moved to recommend denial of ZDC-232-2024, a Planned Development (PD) zoning change request for approximately 3,169.6 acres. Motion was seconded by Chad Hicks and carried 5-2, with Terry Connor and Jimmy Poarch voting in opposition.

21. Adjourn

Commissioners expressed their gratitude to the staff for their hard work and dedication on the zoning and development items, noting the extensive documentation and effort involved. They acknowledged the challenges of balancing growth with thoughtful planning, highlighted examples of successful communities as inspiration, and emphasized that staff actions were intended to ensure the best outcomes for Waxahachie, not to be obstructive. Commissioners shared personal reflections on growth and community planning, wished everyone a Merry Christmas, and thanked attendees for their participation.

There being no further business, the meeting adjourned at 9:09 p.m.

Respectfully submitted,

Caleb Ensley, Planner

Planning & Zoning Department

Plat Staff Report

Case: SUB-121-2025

MEETING DATE(S)

Planning & Zoning Commission: January 13, 2026

CAPTION

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

RECOMMENDED MOTION

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

APPLICANT REQUEST

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

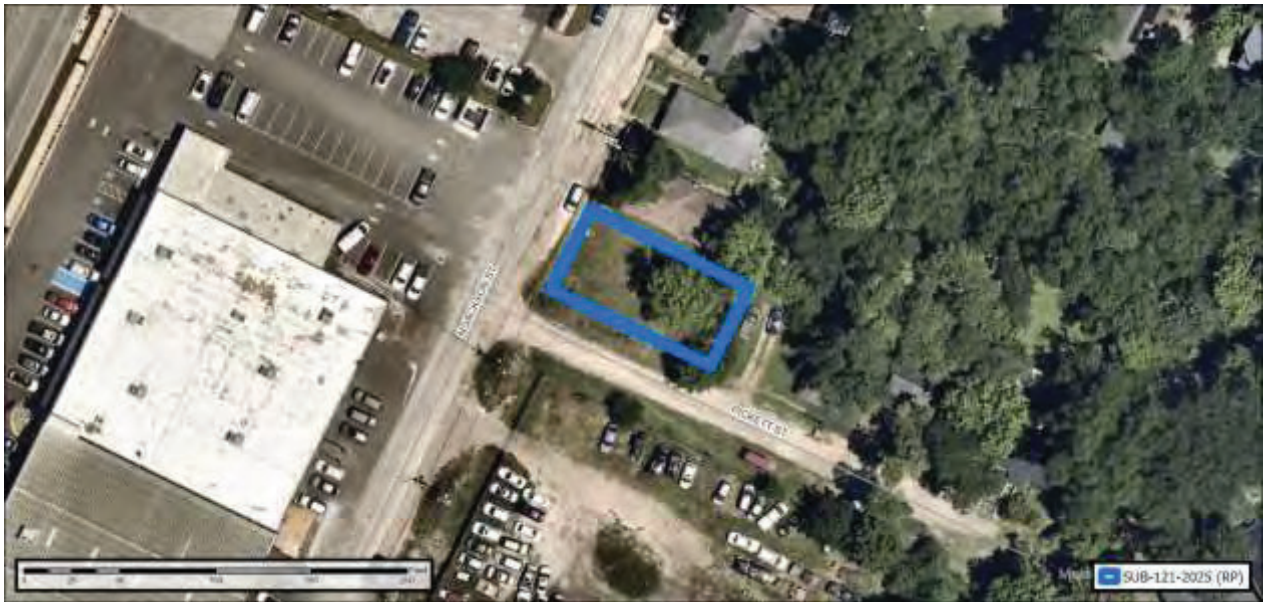
CASE INFORMATION

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

SUBJECT PROPERTY

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

Site Aerial:



PLANNING ANALYSIS

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

The Replat Application was initially disapproved by the Planning & Zoning Commission on Sepetember 11, 2025; due to the lack of provision of documentation required by the Waxahachie Subdivision Ordinance. However, the Applicant has submitted a revised Replat that addresses the original reasons for disapproval. During the review of the revised application, staff verified that all requirements of the Waxahachie Subdivision Ordinance have now been met.

RECOMMENDATION

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

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

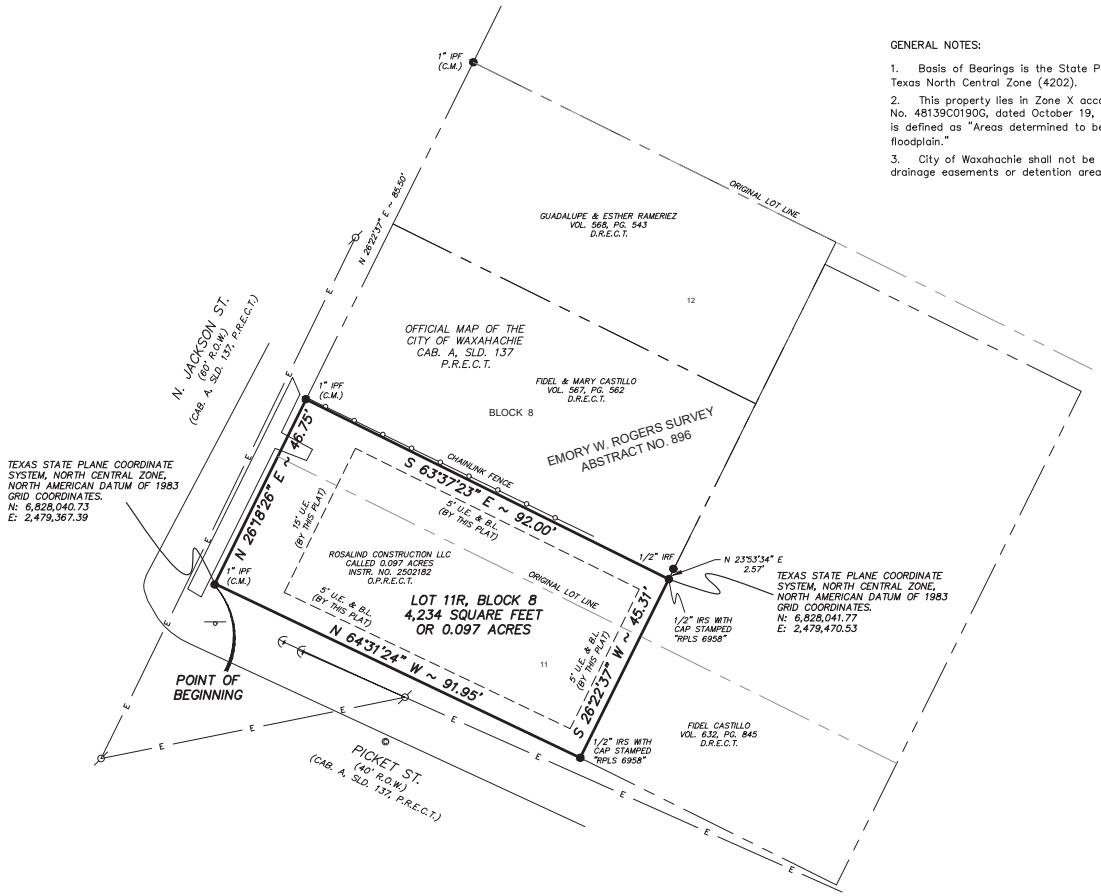
A plat shall not be filed with the Ellis County Clerk until:

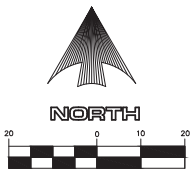
1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has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

STAFF CONTACT INFORMATION

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





SCALE: 1"=20'

GENERAL NOTES:

1. Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).
2. This property lies in Zone X according to Flood Insurance Rate Map No. 48139C0190G, dated October 19, 2023 as published by FEMA. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."
3. City of Waxahachie shall not be responsible for the maintenance of drainage easements or detention areas.

APPROVED BY: Planning and Zoning Commission, City of Waxahachie

By: _____ _____
Chairperson Date

_____
Attest

OWNERS'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

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

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

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

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

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

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

OWNERS'S DEDICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

BY:

_____
Nadir Garcia
Rosalind Construction LLC

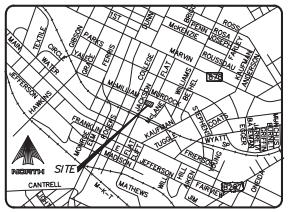
STATE OF TEXAS §
COUNTY OF ELLIS §

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

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

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:



LOCATION MAP
(NOT TO SCALE)

ABBREVIATION LEGEND

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the _____ day of _____, 2025.

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

STATE OF TEXAS §
COUNTY OF ELLIS §

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

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

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

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

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

REPLAT

ROSALIND ADDITION

LOT 11R, BLOCK 8

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

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

CASE NO. SUB-XXXXX

AUGUST, 2025 ***GLS JOB NO. 25004132***
SHEET 1 OF 1

Planning & Zoning Department

Plat Staff Report

Case: SUB-177-2025

MEETING DATE(S)

Planning & Zoning Commission: January 13, 2025

CAPTION

Present a request by Matt Baacke, GMcivil, for a **Plat** of Myrtle Creek Phase 2B.1, 148 residential lots and 5 non-residential lots, being 41.600 acres, located approximately 3,000 feet north of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, and the Silas M. Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 180362) – Owner: Spur Myrtle Creek Development LP (SUB-177-2025)

RECOMMENDED MOTION

"I move to approve SUB-177-2025, a Plat of Myrtle Creek Phase 2B.1, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into 148 single family residential lots and 5 non-residential lots as part of the Myrtle Creek subdivision.

CASE INFORMATION

Applicant:	Matt Baacke, GMcivil
Property Owner(s):	Spur Myrtle Creek Development LP
Site Acreage:	41.600 acres
Number of Lots:	153 lots
Number of Dwelling Units:	148 units
Park Land Dedication:	Several non-residential lots in prior and future phases of the Myrtle Creek subdivision are being reserved for a HOA maintained open spaces and parks, as required by the zoning for the subject property.
Adequate Public Facilities:	Adequate public facilities are available to the subject property via the extension of City water and wastewater lines.

SUBJECT PROPERTY

General Location:	Approximately 3,000 ft north of 2325 S US Highway 287 Bypass
Parcel ID Number(s):	180362
Current Zoning:	Planned Development (PD) – Ordinance 2302 & 3322
Existing Use:	The subject property is currently undeveloped.

Platting History: The subject property had a previously approved plat under case no. SUB-4-2025 that was never filed.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into 148 single family residential lots and 5 non-residential lots as part of the Myrtle Creek Phase 2B.1 subdivision. The subject property is currently zoned Planned Development (Ord. 2302 & 3322). The design of the proposed subdivision adheres to the lot size, lot dimension, and lot distribution requirements of Ordinance 2302 & 3322. The proposed plat is also consistent with the executed Development Agreement and originally approved Plat (SUB-4-2025) for the subject property.

The original plat (SUB-4-2025) was approved in 2025; but was never filed. The developer is on track to finish the southern portion of the original phase prior to the completion of the northern portion of the original phase. Due to this, the developer would like to split the Civil Infrastructure Construction into two different permits so that acceptance of the southern portion of the phase is not delayed. In order to accommodate this change in construction scheduling, the Plat for the original phase must be split into two separate plats. This would allow the developer to continue construction with having to wait on the delayed portion of the phase. Note that there is a companion plat application for the other portion of the original phase (SUB-182-2025)

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

RECOMMENDATION

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

Conditions:

1. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90-days of your filing date) showing that no delinquent taxes exist against the property is required to be provided at the time of Plat filing.
2. Per section 2.4.c.4 of the Waxahachie subdivision ordinance, show all easements. There is a drainage easement missing for Lot 5, Block P.
3. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, street names (including suffixes) must be fully displayed properly. Please change to TRL if the road suffix must be abbreviated.
4. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, all off-site easements necessary to support the proposed development must be recorded, depicted, and labeled on the plat. Provide off-site sanitary sewer easement supporting this phase.
5. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, all off-site easements necessary to support the proposed development must be recorded, depicted, and labeled on the plat. Water line for connection to serve this phase must have an easement. Can be by separate instrument. Show easement with recording information on plat.
6. Per section 2.4.c.4 of the Waxahachie subdivision ordinance, show all easements. The civil plans show water and drainage easements near Lot 33X, Block P and Lot 45X, Block J.
7. Per Section 2.4.c.18 of the Waxahachie Subdivision Ordinance, please verify the accuracy of the property boundary. There appears to be a misclosure of ~4 feet.
8. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-177-2025", please revise accordingly.
9. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

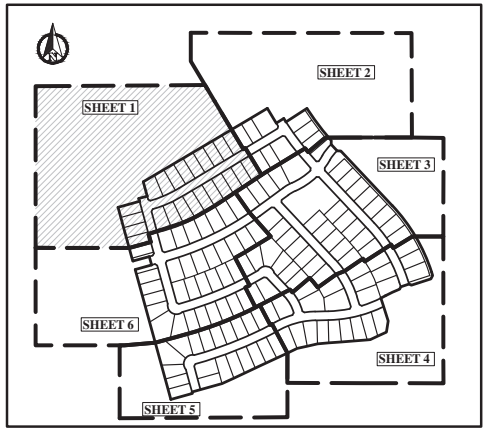
A plat shall not be filed with the Ellis County Clerk until:

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

STAFF CONTACT INFORMATION

Prepared by:
David Jones
Planner
david.jones@waxahachie.com

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



KEY MAP
N.T.S.

SEE SHEET 7 FOR LINE & CURVE TABLES

WAXAHACHIE E.T.J.
CITY OF WAXAHACHIE

CALLED 15.000 ACRES
E & B ENTERPRISES
VOL. 2194, PG. 2172
D.R.E.C.T.

REMAINDER OF TRACT 1A
CALLED 1,263.272 ACRES
SPUR MYRTLE CREEK
DEVELOPMENT, L.P.
INST. NO. 2510724
D.R.E.C.T.

SILAS M. DURRETT SURVEY
ABSTRACT NO. 272

POINT OF COMMENCING
5/8" C.I.R.F.
"CARTER BURGESS"

S 62°07'18" E 439.50'

CONTROLLING MONUMENT
TEXAS NORTH CENTRAL
ZONE 4202, NAD 83, FEET
N=6822459.9574
E=2491961.4446

POINT OF BEGINNING
127.00'
N74°36'17"E

STATE HIGHWAY NO. 287
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 528, PG. 587
D.R.E.C.T.

WATER EASEMENT
INST. NO. 2035042
P.R.E.C.T.

REMAINDER OF TRACT 1A
CALLED 1,263.272 ACRES
SPUR MYRTLE CREEK LAND, L.P.
INST. NO. 2510725
D.R.E.C.T.

N 15°23'43" W 316.91'

N 59°20'49" E 818.79'

AGARITA ROAD
N 58°51'11" E 691.63'

HYACINTH DRIVE

BLOCK P
BLOCK O
BLOCK N

1	7,620 SQ. FT.	N 74°36'17" E 127.00'
2	7,620 SQ. FT.	N 74°36'17" E 127.00'
3	7,620 SQ. FT.	N 74°36'17" E 127.00'
4	7,620 SQ. FT.	N 74°36'17" E 127.00'
5	7,620 SQ. FT.	N 74°36'17" E 127.00'
4	8,373 SQ. FT.	N 31°08'49" W 130.55'
5	8,408 SQ. FT.	N 31°08'49" W 131.10'
6	8,444 SQ. FT.	N 31°08'49" W 131.65'
7	8,479 SQ. FT.	N 31°08'49" W 132.21'
8	8,514 SQ. FT.	N 31°08'49" W 132.76'
9	8,549 SQ. FT.	N 31°08'49" W 133.31'
10	8,782 SQ. FT.	N 31°08'49" W 133.86'
11	9,103 SQ. FT.	N 29°09'24" W 134.08'
12	9,716 SQ. FT.	N 22°40'34" W 128.98'
13	9,736 SQ. FT.	N 20°53'35" W 126.95'
14	8,718 SQ. FT.	N 25°46'09" W 132.92'
15	9,153 SQ. FT.	N 30°38'44" W 138.34'
16	8,942 SQ. FT.	N 31°08'49" W 139.51'
17	8,967 SQ. FT.	N 31°08'49" W 140.70'
18	8,931 SQ. FT.	N 31°08'49" W 138.32'
19	8,774 SQ. FT.	N 31°08'49" W 135.88'
20	8,618 SQ. FT.	N 31°08'49" W 133.43'
21	8,461 SQ. FT.	N 31°08'49" W 130.99'
22	8,305 SQ. FT.	N 31°08'49" W 128.54'

SEE SHEET 2
SEE SHEET 3
SEE SHEET 6
SEE SHEET 6
SEE SHEET 6

N
W E
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GRAPHIC SCALE 1"=60'
0 60 120 180

OWNER/DEVELOPER:

STARWOOD LAND

8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:

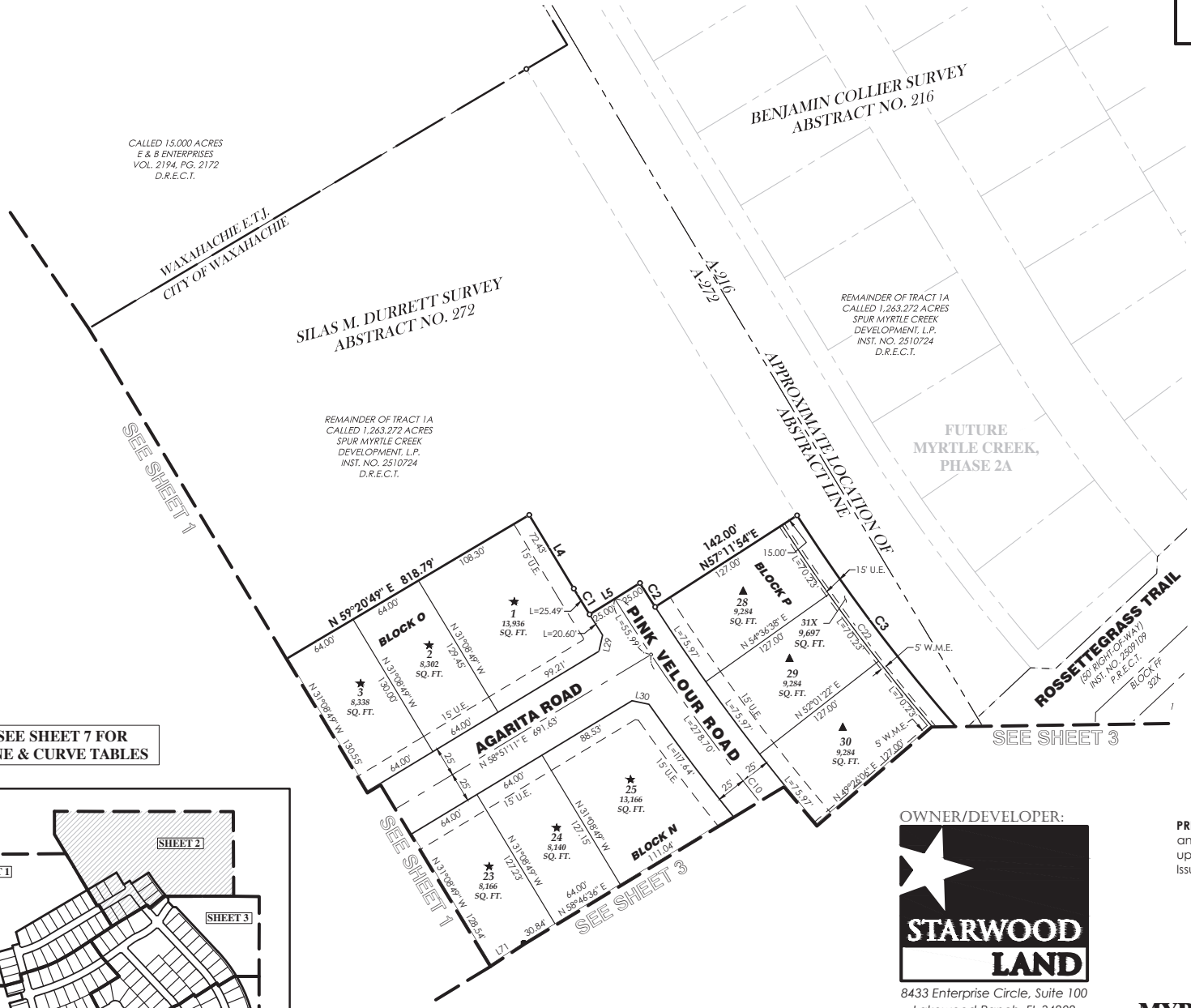
GM civil
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2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

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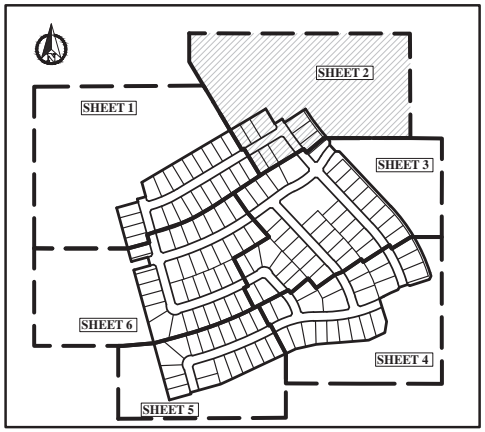
PLAT
OF
MYRTLE CREEK, PHASE 2B.1

BEING
41.600 ACRES
SITUATED IN THE
SILAS M. DURRETT SURVEY, ABSTRACT No. 272
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
148 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
CASE NO. SUB-4-2025 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: December 2025

E:\10960 - Mustang Creek - Hines\COGO\PLAT\PLAT PHASE 2B.1\10960-FPLAT-PH2B.1-SHEETS.dwg



SEE SHEET 7 FOR LINE & CURVE TABLES



KEY MAP
N.T.S.

LEGEND

○	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
P.A.E.	PERMANENT ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
———	BOUNDARY LINE
— — — —	BUILDING LINE
- - - - -	EASEMENT LINE
——— · ———	CENTERLINE
——— - - ———	ADJOINER LINE
——— - - - ———	ABSTRACT LINE

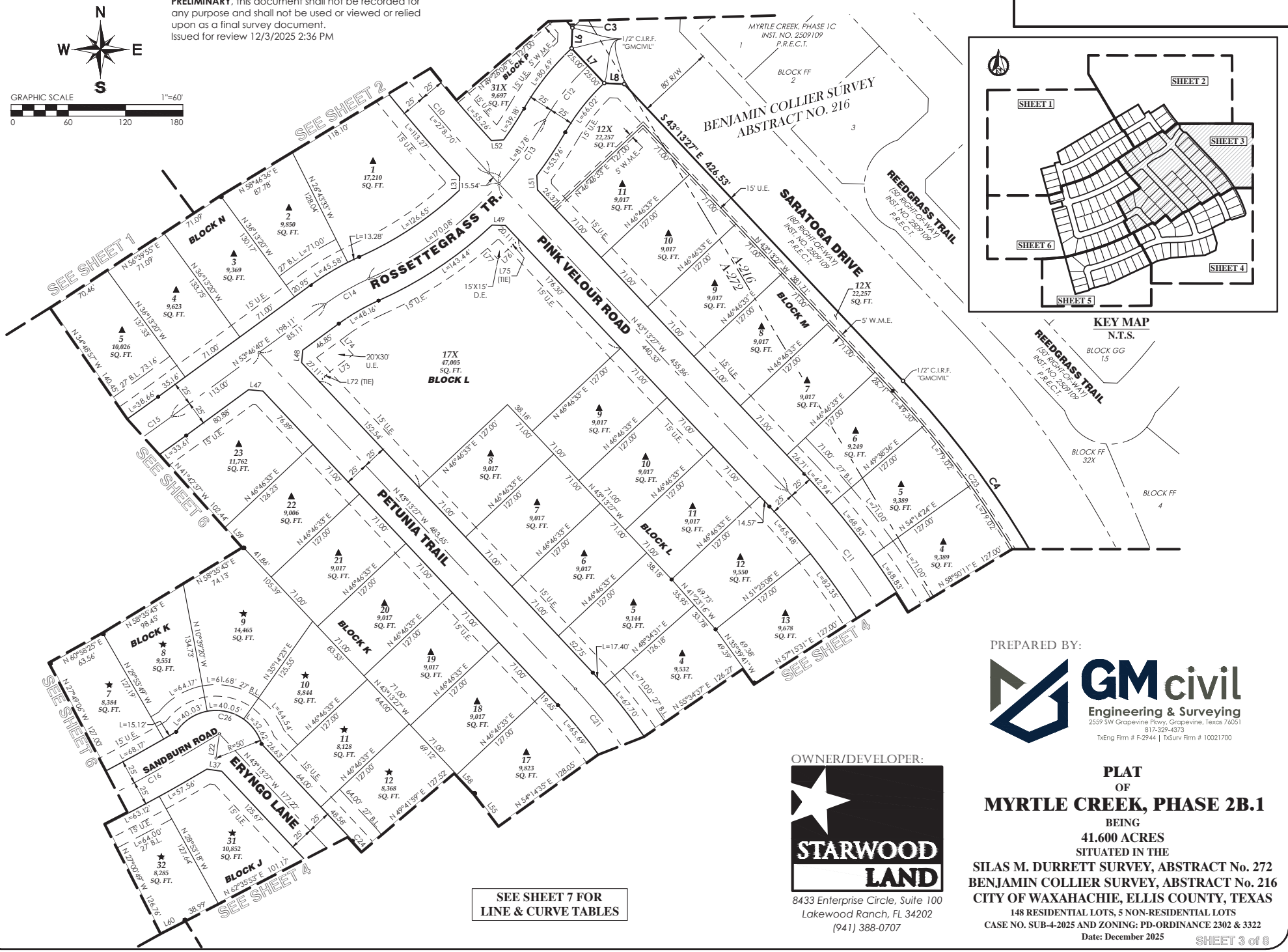
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OWNER/DEVELOPER:
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8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:
GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

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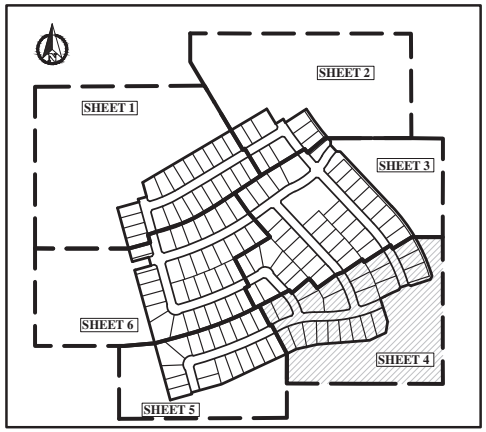
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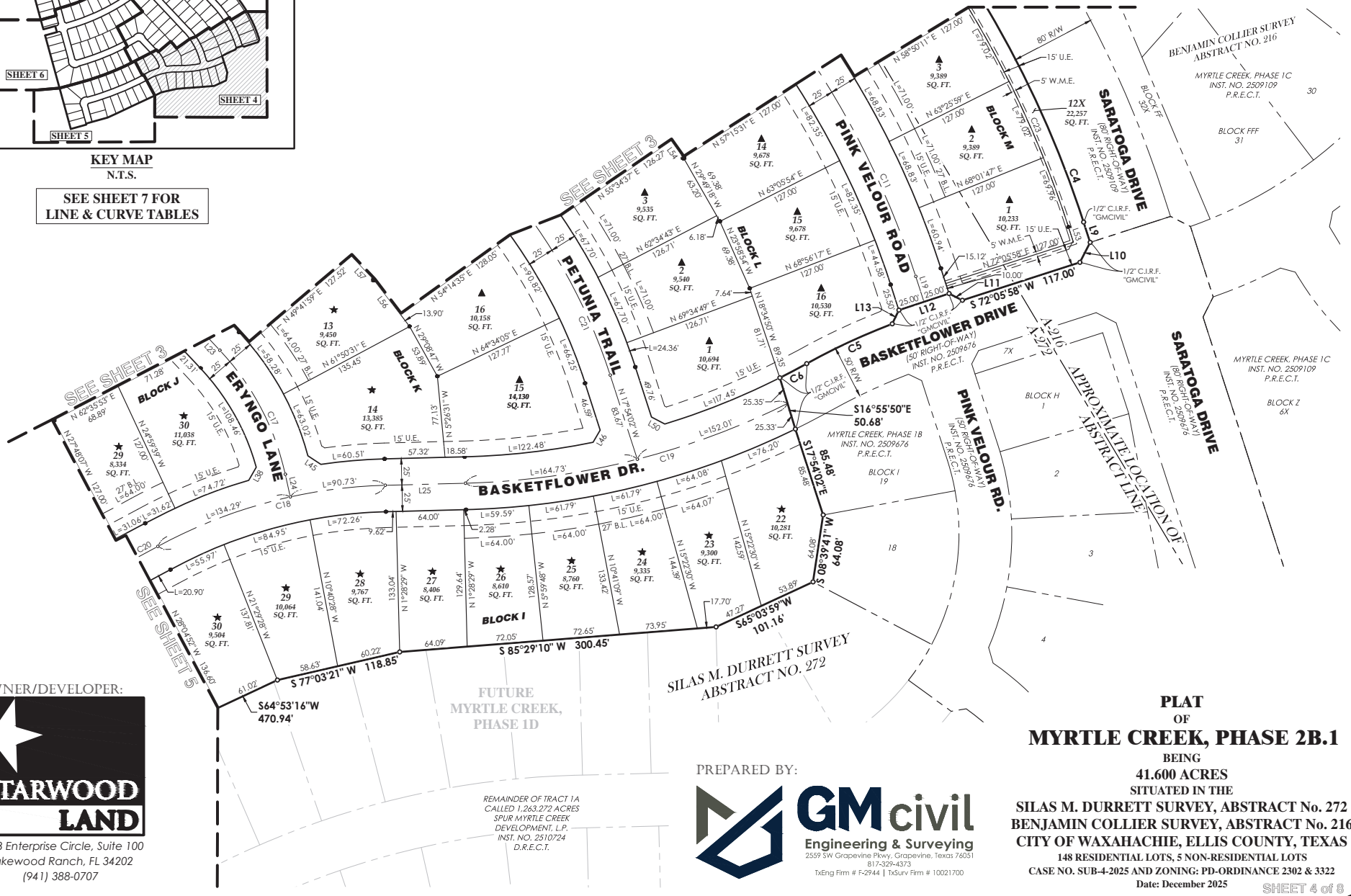
KEY MAP
N.T.S.

SEE SHEET 7 FOR LINE & CURVE TABLES

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N W E S

GRAPHIC SCALE 1"=60'
0 60 120 180



OWNER/DEVELOPER:

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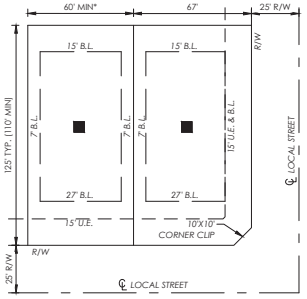
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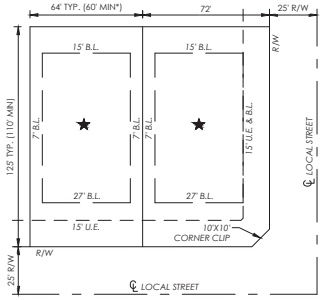
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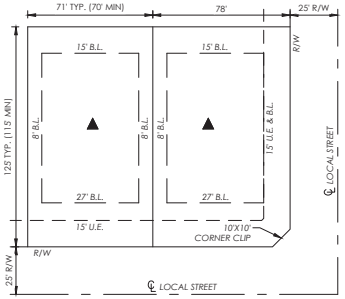
TYPICAL LOT DETAIL
N.T.S.
PD SF-3
MINIMUM AREA = 6,600 SQ. FT.

*LOT WIDTH MAY BE 55 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.

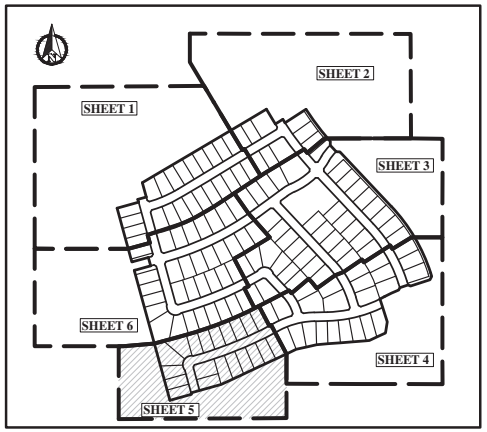


TYPICAL LOT DETAIL
N.T.S.
PD SF-3
MINIMUM AREA = 6,600 SQ. FT.

*LOT WIDTH MAY BE 55 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.



TYPICAL LOT DETAIL
N.T.S.
PD SF-2
MINIMUM AREA = 8,000 SQ. FT.



KEY MAP
N.T.S.

N
W E
S

GRAPHIC SCALE 1"=60'
0 60 120 180

SEE SHEET 7 FOR LINE & CURVE TABLES

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OWNER/DEVELOPER:

STARWOOD LAND

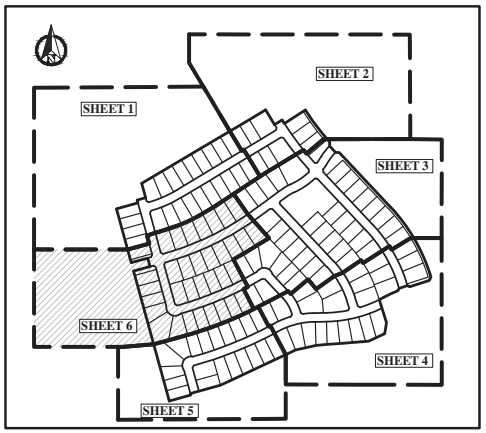
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KEY MAP
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CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1732.00'	25.49'	0°50'36"	S31°34'07"E	25.49'
C2	1682.00'	23.82'	0°48'41"	S32°23'46"E	23.82'
C3	1540.00'	229.47'	8°32'15"	S37°04'14"E	229.26'
C4	1000.00'	441.98'	25°19'25"	S30°33'45"E	438.39'
C5	625.00'	89.41'	8°11'49"	S65°05'26"W	89.34'
C6	705.00'	28.75'	2°20'11"	S62°09'37"W	28.75'
C7	100.00'	4.26'	2°26'22"	N73°23'06"E	4.26'
C8	100.00'	4.26'	2°26'22"	S75°49'28"W	4.26'
C9	700.00'	192.44'	15°45'06"	N66°43'44"E	191.84'
C10	1707.00'	334.69'	11°14'02"	S37°36'26"E	334.16'
C11	833.00'	368.17'	25°19'25"	S30°33'45"E	365.18'
C12	250.00'	73.36'	16°48'44"	N38°22'11"E	73.09'
C13	400.00'	251.86'	36°04'37"	N48°00'07"E	247.72'
C14	250.00'	53.51'	12°15'46"	N59°54'33"E	53.40'
C15	1600.00'	581.59'	20°49'36"	N64°11'29"E	578.40'
C16	1904.00'	535.18'	16°06'17"	N66°33'08"E	533.42'
C17	250.00'	134.41'	30°48'19"	S27°49'18"E	132.80'
C18	475.00'	225.02'	27°08'33"	N74°57'15"E	222.92'
C19	730.00'	316.74'	24°51'37"	N76°05'43"E	314.26'
C20	2208.00'	509.53'	13°13'19"	N67°59'37"E	508.40'
C21	529.00'	233.81'	25°19'25"	S30°33'45"E	231.91'
C22	1555.00'	210.70'	7°45'48"	S36°41'00"E	210.53'
C23	985.00'	435.35'	25°19'25"	N30°33'45"W	431.82'
C24	275.00'	14.03'	2°55'27"	N41°45'44"W	14.03'
C25	50.00'	123.62'	141°39'41"	S29°35'36"W	94.46'
C26	50.00'	112.70'	129°08'53"	N81°57'23"W	90.31'
C27	50.00'	123.66'	141°42'34"	S60°24'29"E	94.47'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N15°23'43"W	17.00'
L2	N74°36'17"E	50.00'
L3	N15°23'43"W	84.01'
L4	S31°08'49"E	72.43'
L5	N58°00'35"E	50.00'
L6	S02°29'24"W	21.47'
L7	S43°13'27"E	50.00'
L8	S87°19'51"E	20.89'
L9	S17°54'02"E	20.12'
L10	S27°05'58"W	21.21'
L11	N62°54'02"W	14.14'
L12	S71°39'57"W	50.00'
L13	S25°52'24"W	14.44'
L14	S15°23'43"E	8.95'
L15	N74°36'17"E	92.74'
L16	N15°23'43"W	50.00'
L17	S74°36'17"W	92.74'
L18	N74°36'17"E	26.84'
L19	S17°54'02"E	25.31'
L20	S29°36'17"W	28.28'
L21	N74°36'17"E	35.67'
L22	N07°45'34"E	25.74'
L23	S43°13'27"E	177.22'
L24	S12°25'08"E	21.86'
L25	N88°31'31"E	75.90'
L26	N74°36'17"E	35.67'
L27	N60°23'43"W	28.28'
L28	S60°32'12"E	14.11'
L29	N13°00'29"E	13.93'
L30	N77°59'07"W	14.59'

LINE TABLE		
LINE #	BEARING	DISTANCE
L31	N01°33'59"E	14.30'
L32	N74°36'17"E	0.67'
L33	S60°23'43"E	14.14'
L34	S29°28'23"W	14.17'
L35	S29°36'17"W	14.14'
L36	S60°23'43"E	14.14'
L37	S81°59'08"E	15.60'
L38	S29°54'13"W	14.33'
L39	N29°36'17"E	14.14'
L40	N74°36'17"E	0.67'
L41	N74°36'17"E	0.67'
L42	N29°36'17"E	14.14'
L43	N60°23'43"W	14.14'
L44	S74°36'17"W	0.67'
L45	N56°29'00"W	14.75'
L46	S30°07'56"W	13.37'
L47	S84°43'23"E	14.98'
L48	N05°16'37"E	13.25'
L49	N88°35'52"W	14.05'
L50	N62°18'37"W	14.29'
L51	N02°39'22"W	15.19'
L52	S87°02'52"W	12.77'
L53	S17°54'02"E	15.12'
L54	S35°39'41"E	19.99'
L55	S37°23'32"E	41.75'
L56	S37°23'32"E	55.65'
L57	S43°13'27"E	30.79'
L58	S43°13'27"E	26.98'
L59	S41°42'37"E	29.15'
L60	N63°04'59"E	28.29'

LINE TABLE		
LINE #	BEARING	DISTANCE
L61	N63°04'59"E	35.24'
L62	N64°51'13"E	32.03'
L63	N64°51'13"E	31.50'
L64	N66°37'27"E	35.77'
L65	N66°37'27"E	27.76'
L66	N68°23'40"E	39.51'
L67	N68°23'40"E	24.02'
L68	N70°09'54"E	43.25'
L69	N70°09'54"E	20.28'
L70	N71°56'08"E	46.99'
L71	N56°39'55"E	33.19'
L72	S46°46'33"W	15.00'
L73	N53°46'40"E	30.23'
L74	S43°13'27"E	20.15'
L75	S46°46'33"W	15.00'
L76	N46°46'33"E	15.00'
L77	S43°13'27"E	15.41'
L78	N74°36'17"E	90.67'

SITE AREA SUMMARY	
GROSS AREA	41.600 ACRES
PUBLIC RIGHT-OF-WAY	7.864 ACRES
LOTS	31.801 ACRES
COMMON AREAS	1.934 ACRES

NOTES

1. Bearings are oriented to Texas State plane coordinate system, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

2. The surveyed property is located within an area having Flood Zone Classification "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48139C0350F, with a date of identification of June 3, 2013, for Community No. 480211, in Ellis County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the plat.

3. All 1/2" iron rod set with yellow plastic cap stamped "GMCIVIL" unless otherwise noted.

4. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.

5. The HOA shall maintain and be generally responsible for all "X" Lots and all Private improvements within the "X" Lots, including but not limited to sidewalks, irrigation, landscaping, fencing, alley pavement, detention controls, etc.

6. According to Appendix C, V, sections 5.6 and 5.7 of the City's subdivision Ordinance: Fences, retaining walls, and screening walls shall not be placed in utility easements.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 12/3/2025 2:36 PM

OWNER/DEVELOPER:
STARWOOD LAND
8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:
GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PLAT
OF
MYRTLE CREEK, PHASE 2B.1
BEING
41.600 ACRES
SITUATED IN THE
SILAS M. DURRETT SURVEY, ABSTRACT No. 272
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
148 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
CASE NO. SUB-4-2025 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: December 2025

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Item 4c

OWNER'S CERTIFICATE

All that certain lot, tract, or parcel of land, situated in a portion of the Silas M. Durrett Survey, Abstract No. 272 and the Benjamin Collier Survey, Abstract No. 216, City of Waxahachie, Ellis County, Texas, being part of that certain called 1,263.272 acre tract described as Tract 1A in a deed to Spur Myrtle Creek Development, L.P. recorded in Instrument No. 2510724 of the Deed Records of Ellis County, Texas (DRECT), and being more completely described as follows, to-wit:

COMMENCING at a 5/8" capped iron rod found stamped "CARTER BURGESS" for the most westerly Northwest corner of said 1,263.272 acre tract, the Southwest corner of a called 15.000 acre tract described in a deed to E & B Enterprises recorded in Volume 2194, Page 2172 (DRECT) and being in the Northeast right-of-way line of State Highway No. 287 (variable width right-of-way) recorded in Volume 528, Page 587 (DRECT);

THENCE South 62 deg. 07 min. 18 sec. East departing said Northeast right-of-way line and deed lines, a distance of 439.50 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE North 74 deg. 36 min. 17 sec. East, a distance of 127.00 feet to a 1/2" capped iron rod set;

THENCE North 15 deg. 23 min. 43 sec. West, a distance of 17.00 feet to a 1/2" capped iron rod set;

THENCE North 74 deg. 36 min. 17 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 15 deg. 23 min. 43 sec. West, a distance of 84.01 feet to a 1/2" capped iron rod set;

THENCE North 59 deg. 20 min. 49 sec. East, a distance of 818.79 feet to a 1/2" capped iron rod set;

THENCE South 31 deg. 08 min. 49 sec. East, a distance of 72.43 feet to a 1/2" capped iron rod set for a Point of Curvature of a tangent circular curve to the left, having a radius of 1,732.00 feet, a central angle of 0 deg. 50 min. 36 sec., and being subtended by a chord which bears South 31 deg. 34 min. 07 sec. East - 25.49 feet;

THENCE in a southeasterly direction along said curve to the left, an arc distance of 25.49 feet to a 1/2" capped iron rod set;

THENCE North 58 deg. 00 min. 35 sec. East non-tangent to said curve, a distance of 50.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,682.00 feet, a central angle of 0 deg. 48 min. 41 sec., and being subtended by a chord which bears South 32 deg. 23 min. 46 sec. East - 23.82 feet;

THENCE in a southeasterly direction along said curve to the left, an arc distance of 23.82 feet to a 1/2" capped iron rod set;

THENCE North 57 deg. 11 min. 54 sec. East non-tangent to said curve, a distance of 142.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,540.00 feet, a central angle of 8 deg. 32 min. 15 sec., and being subtended by a chord which bears South 37 deg. 04 min. 14 sec. East - 229.26 feet;

THENCE in a southeasterly direction along said curve to the left, an arc distance of 229.47 feet to a 1/2" capped iron rod found stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod found, for the most northerly Northwest corner of Myrtle Creek, Phase 1C recorded in Instrument No. 2509109 of the Plat Records of Ellis County, Texas (PRECT) and being in the Southwest right-of-way line of Saratoga Drive (80' width right-of-way) recorded in said Myrtle Creek, Phase 1C;

THENCE in a southeasterly direction along the Southwest line of said Myrtle Creek, Phase 1C and the Southwest right-of-way line of said Saratoga Drive the following six (6) courses;

1) South 02 deg. 29 min. 24 sec. West non-tangent to said curve, a distance of 21.47 feet to a 1/2" capped iron rod found;
2) South 43 deg. 13 min. 27 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod found;
3) South 87 deg. 19 min. 51 sec. East, a distance of 20.89 feet to a 1/2" capped iron rod found;
4) South 43 deg. 13 min. 27 sec. East, a distance of 426.53 feet to a 1/2" capped iron rod found for a Point of Curvature of a tangent circular curve to the right, having a radius of 1,000.00 feet, a central angle of 25 deg. 19 min. 25 sec., and being subtended by a chord which bears South 30 deg. 33 min. 45 sec. East - 438.39 feet;
5) Continue in a southeasterly direction along said curve to the right, an arc distance of 441.98 feet to a 1/2" capped iron rod found;
6) South 17 deg. 54 min. 02 sec. East tangent to said curve, a distance of 20.12 feet to a 1/2" capped iron rod found for an ell corner of said Myrtle Creek, Phase 1C, the Southwest corner of Saratoga Drive per said Myrtle Creek, Phase 1C, being in the North line of Myrtle Creek, Phase 1B recorded in Instrument No. 2509676 (PRECT) and being in the North right-of-way line of Baskerflower Drive (50' width right-of-way) recorded in said Myrtle Creek, Phase 1B;

THENCE in a southwesterly direction departing said Southwest right-of-way line and the Southwest line of said Myrtle Creek, Phase 1C and continue along the North and West lines of Phase 1B the following nine (10) courses;

1) South 27 deg. 05 min. 58 sec. West, a distance of 21.21 feet to a 1/2" capped iron rod found;
2) South 72 deg. 05 min. 58 sec. West, a distance of 117.00 feet to a 1/2" capped iron rod found;
3) North 62 deg. 54 min. 02 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod found;
4) South 71 deg. 39 min. 57 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod found;
5) South 25 deg. 52 min. 24 sec. West, a distance of 14.44 feet to a 1/2" capped iron rod found for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 625.00 feet, a central angle of 8 deg. 11 min. 49 sec., and being subtended by a chord which bears South 65 deg. 05 min. 26 sec. West - 89.34 feet;

OWNER'S CERTIFICATE CONT...

6) Continue in a southwesterly direction along said curve to the left, an arc distance of 89.41 feet to a 1/2" capped iron rod found for a Point of Curvature of a reverse circular curve to the right, having a radius of 705.00 feet, a central angle of 2 deg. 20 min. 11 sec., and being subtended by a chord which bears South 62 deg. 09 min. 37 sec. West - 28.75 feet;
7) Continue in a southwesterly direction along said curve to the right, an arc distance of 28.75 feet to a 1/2" capped iron rod found;
8) South 16 deg. 55 min. 50 sec. East non-tangent to said curve, a distance of 50.68 feet to a 1/2" capped iron rod found;
9) South 17 deg. 54 min. 02 sec. East, a distance of 85.48 feet to a 1/2" capped iron rod found;
10) South 08 deg. 39 min. 41 sec. West, a distance of 64.08 feet to a 1/2" capped iron rod found;

THENCE South 65 deg. 03 min. 59 sec. West departing said West line, a distance of 101.16 feet to a 1/2" capped iron rod set;

THENCE South 85 deg. 29 min. 10 sec. West, a distance of 300.45 feet to a 1/2" capped iron rod set;

THENCE South 77 deg. 03 min. 21 sec. West, a distance of 118.85 feet to a 1/2" capped iron rod set;

THENCE South 64 deg. 53 min. 16 sec. West, a distance of 470.94 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 36 min. 17 sec. West, a distance of 177.00 feet to a 1/2" capped iron rod set;

THENCE South 15 deg. 23 min. 43 sec. East, a distance of 8.95 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 36 min. 17 sec. West, a distance of 127.00 feet to a 1/2" capped iron rod set, from which a 5/8" iron rod found in the Northeast right-of-way line of said State Highway No. 287 and being in the Southwest line of said 1,263.272 acre tract bears South 75 deg. 34 min. 32 sec. West - 290.04 feet;

THENCE North 15 deg. 23 min. 43 sec. West, a distance of 764.80 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 100.00 feet, a central angle of 2 deg. 26 min. 22 sec., and being subtended by a chord which bears North 73 deg. 23 min. 06 sec. East - 4.26 feet;

THENCE in a northeasterly direction along said curve to the right, an arc distance of 4.26 feet to a 1/2" capped iron rod set;

THENCE North 74 deg. 36 min. 17 sec. East tangent to said curve, a distance of 92.74 feet to a 1/2" capped iron rod set;

THENCE North 15 deg. 23 min. 43 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 36 min. 17 sec. West, a distance of 92.74 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 100.00 feet, a central angle of 2 deg. 26 min. 22 sec., and being subtended by a chord which bears South 75 deg. 49 min. 28 sec. West - 4.26 feet;

THENCE in a southwesterly direction along said curve to the right, an arc distance of 4.26 feet to a 1/2" capped iron rod set;

THENCE North 15 deg. 23 min. 43 sec. West, a distance of 316.91 feet to the **POINT OF BEGINNING**, containing *1,812,084 square feet or 41.600 acres of land*, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.

OWNER'S CERTIFICATE CONT...

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Spur Myrtle Creek Development, L.P. acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as MYRTLE CREEK, PHASE 2B.1, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

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

SPUR MYRTLE CREEK DEVELOPMENT, L.P.
a Delaware limited partnership
By: Spur Myrtle Creek Development GP, L.L.C., its general partner

By: _____
Name: John Brian
Title: Authorized Signatory

STATE OF _____ §

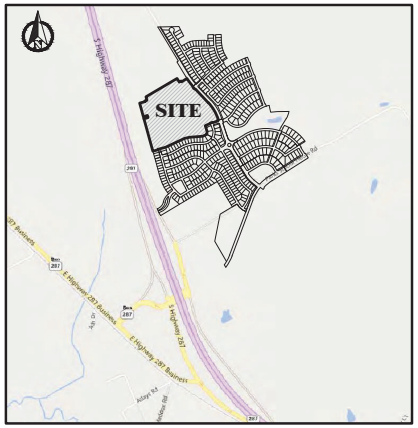
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared John Brian, the Authorized Signatory of Spur Myrtle Creek Development, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

_____
Notary Public in and for the State of _____

_____
My Commission Expires On:



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have platted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

_____
John N. Rogers
Registered Professional Land Surveyor No. 6372
GMcivil
2559 SW Grapevine Pkwy.
Grapevine, TX 76051
Metro (817) 329-4373

STATE OF TEXAS:)
) SS
COUNTY OF TARRANT:)

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 12/3/2025 2:36 PM

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the_____day of_____,20___.

_____
Notary Public in and for the State of Texas

My Commission expires:_____

APPROVAL CERTIFICATE

APPROVED BY: Planning and Zoning Commission
City of Waxahachie, Texas

By: _____ _____
Chairperson Date

By: _____ _____
Attest Date

OWNER/DEVELOPER:

STARWOOD LAND
8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PLAT
OF
MYRTLE CREEK, PHASE 2B.1
BEING
41.600 ACRES
SITUATED IN THE
SILAS M. DURRETT SURVEY, ABSTRACT No. 272
BENJAMIN COLLIER SURVEY, ABSTRACT No. 216
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
148 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
CASE NO. SUB-4-2025 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: December 2025

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Planning & Zoning Department

Plat Staff Report

Case: SUB-180-2025

MEETING DATE(S)

Planning & Zoning Commission: January 13, 2025

CAPTION

Present a request by David Williams for a **Plat** of the Rinker Addition, Lot 1, Block A being 19.997 acres, located at 1220 Solon Road, situated in the Mckinney and Williams Survey, Abstract 753 and part of the John Shaver Survey, Abstract 1000, an addition to the City of Waxahachie (Property ID 140094) – Owner: J&G Concrete Operations LLC (SUB-180-2025)

RECOMMENDED MOTION

"I move to approve SUB-180-2025, a Plat of the Rinker Addition, Lot 1, Block A, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

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

CASE INFORMATION

Applicant:	David Williams
Property Owner(s):	J&G Concrete Operations
Site Acreage:	19.997 acres
Number of Lots:	1 lot
Number of Dwelling Units:	0 units
Park Land Dedication:	The cash in lieu of park land dedication for this case is estimated at $11,484.60 ($600.00 per acre for non-residential lots).
Adequate Public Facilities:	Adequate public facilities are available to the subject property

SUBJECT PROPERTY

General Location:	1220 Solon Road
Parcel ID Number(s):	140094
Current Zoning:	LI-1 with Specific Use Permit for a Batch Plat & Outdoor Storage
Existing Use:	Industrial use
Platting History:	The subject property has never been platted but is required to be platted now as a condition of their recent SUP approval. (Ord. 3896)

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into one (1) non-residential lot as part of the Rinker Addition. The subject property is in a Light-Industrial-1 zoning district. The plat includes a 32.5' right-of-way (ROW) dedication along Solon Road. The plat also includes a 20' utility easement along Solon and Marshall Roads, a 30' drainage and utility easement (D.U.E) on the east property boundary, and a variable width D.U.E. along Austin Road.

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

RECOMMENDATION

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

Conditions:

1. Per Section 2.2.b of the Waxahachie Subdivision Ordinance, a complete Plat application is required. Please provide a completed Plat application form.
2. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, please include the acreage of the ROW being dedicated by this plat.
3. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, please provide coordinates (northing, easting) for at least one additional corner of the property boundary.
4. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The application is a plat. Please revise the title accordingly.
5. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-180-2025", please revise accordingly.

Conditions (continued):

6. Per Section 3.3.e of the Waxahachie Subdivision Ordinance, Add the following language pertaining to the Drainage Easement: "The Owner shall be solely responsible for the construction, maintenance, repair, and replacement of all drainage facilities and improvements located within the Drainage Easement(s) on the Property. All such facilities shall be constructed pursuant to City standards and maintained in good working order and in compliance with all applicable laws, ordinances, regulations, and approved drainage plans of the City of Waxahachie. In the event the Owner fails to adequately maintain the Drainage Easement or drainage improvements therein, the City may, after providing written notice and a reasonable opportunity to cure (not less than thirty (30) days), enter the Drainage Easement to perform necessary maintenance or repairs. The City may recover all costs incurred from the Owner, including through any lawful means, including but not limited to the filing of a lien against the Property pursuant to applicable law. Nothing in this document shall be construed as creating any obligation or duty on the part of the City to construct, maintain, or repair any improvements within the Easement Area. The City's rights are limited to inspection, regulation, and enforcement under applicable law."
7. Per Sections 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

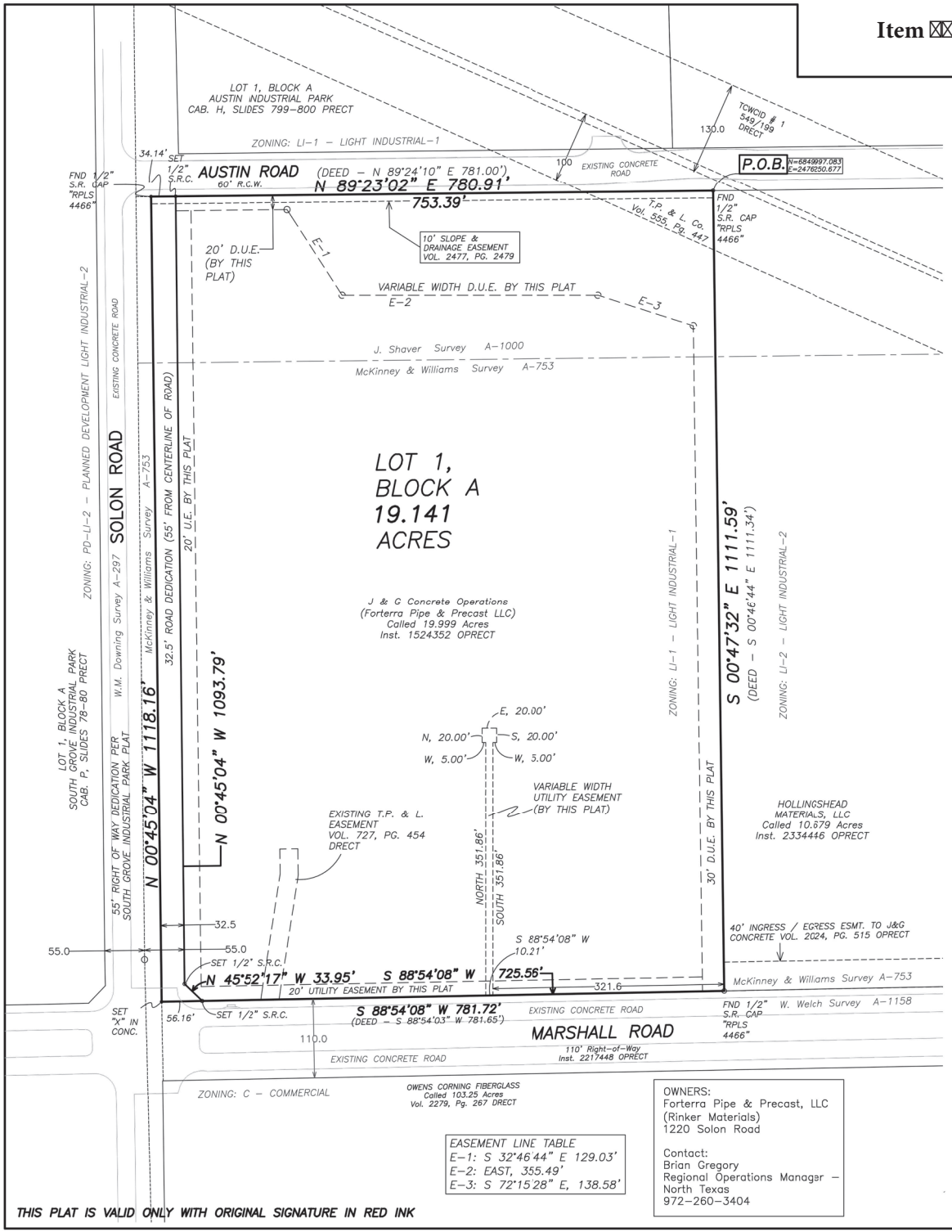
1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has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

STAFF CONTACT INFORMATION

Prepared by:
David Jones
Planner
david.jones@waxachaie.com

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

Item ☒

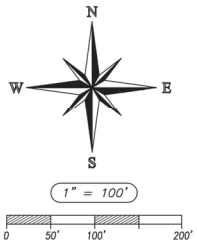


THIS PLAT IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

EASEMENT LINE TABLE
E–1: S 32°46'44" E 129.03'
E–2: EAST, 355.49'
E–3: S 72°15'28" E, 138.58'

OWNERS:
Forterra Pipe & Precast, LLC
(Rinker Materials)
1220 Solon Road

Contact:
Brian Gregory
Regional Operations Manager – North Texas
972–260–3404



LEGEND

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

LEGEND

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

OWNERS:
Forterra Pipe & Precast, LLC
(Formerly J & G Concrete Operations)
1220 Solon Road

Contact:
Brian Gregory
Regional Operations Manager – North Texas
972–260–3404

DRAINAGE NOTES:

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

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

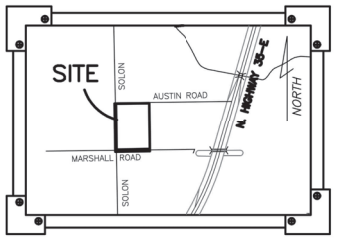
(3) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OP FOR THE CONTROL OF EROSION.

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

GENERAL NOTES:

1. 100–Year Flood Note:
NO 100–Year Floodplain
Per FIRM Map # 48139C0180 G
Zone: X UNSHADED
Dated: October 19, 2023

2. Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.



LOCATION MAP SCALE : 1" = 2000'

"Preliminary, this document shall not be recorded for any purpose."

FINAL PLAT
RINKER ADDITION
LOT 1, BLOCK A

Being a 19.997 Acres Addition to the City of Waxahachie, Ellis County, Texas
Zoning District: Light Industrial 1 (LI–1) Lot
Case Number: SUB–XXX–2024

Revisions	By

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

D&M

Date: 11–18–24
Scale: 1" = 100'
Drawn: D. McDill
Job: 221–0093
Sheet 1 of 2 sheets.

Item ⊠

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

That we, Forterra Pipe & Precast, LLC, being the owners of the tract of land described as follows:

BEING a part of the McKinney and Williams Survey, Abstract 753, and a part of the John Shaver Survey, Abstract 1000, City of Waxahachie, Ellis County, Texas, and being a part of a 19.999 acre tract of land as described in deed from J&G Concrete Products, Inc. to J&G Concrete Operations, LLC, recorded in Instrument Number 1524352, Official Public Records, Ellis County, Texas (OFRECT), and being more particularly described as follows:

BEGINNING at a the northeast corner of said 19.999 acre tract and the northwest corner of a 10.679 acres tract described in deed from RL Leasing, Inc. to Hollingshead Materials, LLC recorded in Instrument No. 2334446 OPRECT, and the south line of Austin Road of Austin Industrial Park, an addition to the City of Waxahachie, Ellis County, Texas, recorded in Cabinet H, Slides 799 and 800, Plat Records, Ellis County, Texas, a ½ inch steel rod, with a plastic cap stamped "RPLS 4466", found, and having Texas SPC, North Central Zone, NAD 83 coordinates: North 6849997.083 feet and East 2476250.677 feet;

THENCE S 00° 47' 32"E, with the common line of said 19.999 tract and 10.679 acre tract, passing at 264.4 feet the common line of said John Shaver Survey and said McKinney and Williams Survey, in all 1111.59 feet (deed call S 00°46'44"E, 1111.34 feet) to the common south corner of said 19.999 tract and 10.679 acre tract, or the north line of a called 4.44 acres tract described in deed from Owen Corning Insulating Systems LLC to the City of Waxahachie, recorded in Instrument No. 2217448 OPRECT and on the south line of said McKinney and Williams Survey and the north line of the William Welch Survey, Abstract 1158, a ½ inch steel rod, with a plastic cap stamped "RPLS 4466", found;

THENCE S 88° 54' 08"W, with the common line of said 19.999 acre tract and said 4.44 acre tract and with the common line of William Welch Survey and said McKinney and Williams Survey, 781.72 feet (deed call S 88°54'03" W, 781.65 feet) to east line of Solon Road and at the common west corners of said 19.999 acre tract and said 4.44 acre tract, on the east line of Solon Road, an existing 55' ROW according to the Plat of Lot 1, Block A, South Grove Industrial Park, according to the plat thereof recorded in Cabinet P, Slides 78–80, Plat Records, Ellis County, Texas (PRECT), on the common west corners of William Welch Survey and said McKinney and Williams Survey and on the east line of the William Downing Survey, Abstract 297, a ½ inch steel rod, with a plastic cap stamped "RPLS 4466", found;

THENCE N 00° 45' 04"W, along the east line of Solon Road ROW and with the common line of said Downing Survey and said McKinney and Williams Survey and with the common line of said 19.999 acre tract, 1118.16 feet (deed call N 00°47'29"W, 435.10 feet and N 00°43'03"W, 683.09 feet) to the northwest corner of said 19.999 acre tract and the southwest corner of said Austin Road, a ½ inch steel rod, with a plastic cap stamped "RPLS 4466", found;

THENCE N 89° 23' 02"E, with the common line of said 19.999 acre tract and Austin Road, 780.91 feet (deed call N 89°24'10"E, 781.00 feet) to the point of beginning and containing approximately 87,1065 square feet or or 19.997 acres of land, of which approximately 0.856 acre is dedicated for public road right of way, leaving a net acreage of 19.141 acres. The bearings recited are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.

SURVEYOR'S CERTIFICATE

That I, Stuart G. Hamilton, RPLS 4480, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

"Preliminary, this document shall not be recorded for any purpose."

Stuart G. Hamilton
Registered Professional land Surveyor
Number 4480

THIS PLAT IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

BY:

_____
Brian Gregory, Representative

STATE OF TEXAS §
COUNTY OF ELLIS §

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

Given under my hand and seat of office, this _____ day of_____20___.

_____ _____
Notary My Commission Expires On:.

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ _____
Chairperson Date

ATTEST:_____ _____
Date

APPROVED BY: City Council City of Waxahachie

By: _____ _____
Mayor Date

ATTEST:_____ _____
Date

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

FINAL PLAT
RINKER ADDITION
LOT 1, BLOCK A

Being a 19.997 Acres Addition to the City of Waxahachie, Ellis County, Texas
Zoning District: Light Industrial 1 (LI-1) Lot
Case Number: SUB-XXX-2024

Revisions	By

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

D&M

Date: 11-18-24
Scale: N/A
Drawn: D. McDill
Job: 221-0093
Sheet 2 of 2 sheets.

Planning & Zoning Department

Plat Staff Report

Case: SUB-182-2025

MEETING DATE(S)
Planning & Zoning Commission: January 13, 2025

CAPTION
Present a request by Matt Baacke, GMcivil, for a **Plat** of Myrtle Creek Phase 2B.2, 35 residential lots and 5 non-residential lots, being 11.684 acres, located approximately 3,000 feet north of 2325 S US Highway 287 Bypass, situated in the Benjamin Collier Survey, Abstract 216, and the Silas M. Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 180362) – Owner: Spur Myrtle Creek Development LP (SUB-182-2025)

RECOMMENDED MOTION
"I move to approve SUB-182-2025, a Plat of Myrtle Creek Phase 2B.2, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST
The applicant requests to plat the subject property into 35 single family residential lots and 5 non-residential lots as part of the Myrtle Creek subdivision.

CASE INFORMATION

Applicant:	Matt Baacke, GMcivil
Property Owner(s):	Spur Myrtle Creek Development LP
Site Acreage:	11.684 acres
Number of Lots:	35 lots
Number of Dwelling Units:	30 units
Park Land Dedication:	Several non-residential lots in prior and future phases of the Myrtle Creek subdivision are being reserved for a HOA maintained open spaces and parks, as required by the zoning for the subject property.
Adequate Public Facilities:	Adequate public facilities are available to the subject property via the extension of City water and wastewater lines.

SUBJECT PROPERTY

General Location:	Approximately 3,000 ft north of 2325 S US Highway 287 Bypass
Parcel ID Number(s):	180362
Current Zoning:	Planned Development (PD) – Ordinance 2302 & 3322
Existing Use:	The subject property is currently undeveloped.

Platting History: The subject property had a previously approved plat under case no. SUB-4-2025 that was never filed.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into 35 single family residential lots and 5 non-residential lots as part of the Myrtle Creek Phase 2B.2 subdivision. The subject property is currently zoned Planned Development (Ord. 2302 & 3322). The design of the proposed subdivision adheres to the lot size, lot dimension, and lot distribution requirements of Ordinance 2302 & 3322. The proposed plat is also consistent with the executed Development Agreement and originally approved Plat (SUB-4-2025) for the subject property.

The original plat (SUB-4-2025) was approved in 2025; but was never filed. The developer is on track to finish the southern portion of the original phase prior to the completion of the northern portion of the original phase. Due to this, the developer would like to split the Civil Infrastructure Construction into two different permits so that acceptance of the southern portion of the phase is not delayed. In order to accommodate this change in construction scheduling, the Plat for the original phase must be split into two separate plats. This would allow the developer to continue construction with having to wait on the delayed portion of the phase. Note that there is a companion plat application for the other portion of the original phase (SUB-177-2025)

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

RECOMMENDATION

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

Conditions:

1. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90-days of your filing date) showing that no delinquent taxes exist against the property is required to be provided at the time of Plat filing.
2. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-182-2025", please revise accordingly.
3. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.
4. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, all easements necessary to support the proposed development must be recorded, depicted, and labeled on the plat. Please extend the water line easement on Lot 33X, Block P to match the design from the civil plans.
5. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, all easements necessary to support the proposed development must be recorded, depicted, and labeled on the plat. According to construction plans, a drainage easement is needed through Lot 33X, Block P.
6. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, all easements necessary to support the proposed development must be recorded, depicted, and labeled on the plat. Per the civil construction plans the intent of the access easement on Lot 33X, Block P was originally to provide access to the water tower property, not a pedestrian access easement.
7. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, all easements necessary to support the proposed development must be recorded, depicted, and labeled on the plat. Confirm location of Access Easement as it relates to drainage infrastructure. Different location is shown on the construction plans. Add note to clarify maintenance responsibility of improvements within the Access Easement.
8. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, all easements necessary to support the proposed development must be recorded, depicted, and labeled on the plat. Per the civil construction plans, a 20ft water easement is needed on Lot 32X, Block P.
9. Per section 2.4.c.4 of the Waxahachie subdivision ordinance, show all easements. There are some separate instrument easements for water and drainage are missing near Lot 1X, Block RR.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

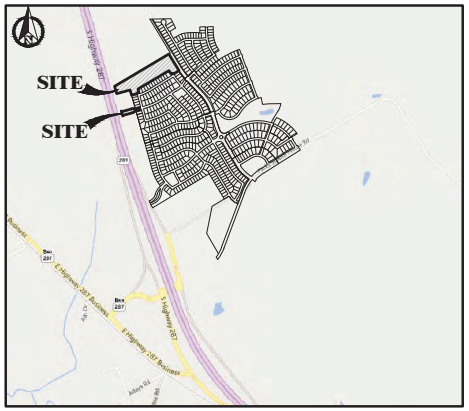
A plat shall not be filed with the Ellis County Clerk until:

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

STAFF CONTACT INFORMATION

Prepared by:
David Jones
Planner
David.jones@waxahachie.com

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



VICINITY MAP
N.T.S.

SITE AREA SUMMARY	
GROSS AREA	11.684 ACRES
PUBLIC RIGHT-OF-WAY	2.216 ACRES
LOTS	7.204 ACRES
COMMON AREAS	2.264 ACRES

SEE SHEET 3 FOR LINE & CURVE TABLES

SEE SHEET 3 FOR ROSSETTEGRASS TRAIL

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 12/4/2025 9:10 AM

GRAPHIC SCALE 1"=50'
0 50 100 150

SILAS M. DURRETT SURVEY
ABSTRACT NO. 272

CALLED 15.000 ACRES
E & B ENTERPRISES
VOL. 2194, PG. 2172
D.R.E.C.T.

WAXAHACHIE E.T.J.
CITY OF WAXAHACHIE

MATCH LINE

SEE SHEET 2

ACOMA TRAIL

BLOCK P

BLOCK O

HYACINTH DRIVE

HYACINTH DR.
(50' WIDTH RIGHT-OF-WAY)
INST. NO.
P.R.E.C.T.

AGARITA ROAD
(50' WIDTH RIGHT-OF-WAY)
INST. NO.
P.R.E.C.T.

STATE HIGHWAY NO. 287
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 528 PG. 587
D.R.E.C.T.

CONTROLLING MONUMENT
TEXAS NORTH CENTRAL
ZONE 4202, NAD 83, FEET
N=6,822,665.4674
E=2,491,572.9485

POINT OF BEGINNING (TRACT 1)
5/8" C.I.R.F.
"CARTER BURGESS"

N 59°20'49" E 1434.78'

S 59°20'49" W 818.79'

S 74°36'17" W 320.00'

N 15°23'43" W 175.51'

N 15°23'43" W 125.77'

S 74°36'17" W 127.00'

N 15°23'43" W 407.77'

WATER TOWER

DRAINAGE EASEMENT
VOL. 531, PG. 668
D.R.E.C.T.

WATER EASEMENT
INST. NO. 2035042
P.R.E.C.T.

REMAINDER OF TRACT 1A
CALLED 1,263.272 ACRES
SPUR MYRTLE CREEK LAND, L.P.
INST. NO. 2510725
D.R.E.C.T.

REMAINDER OF TRACT 1A
CALLED 1,263.272 ACRES
SPUR MYRTLE CREEK
DEVELOPMENT, L.P.
INST. NO. 2510724
D.R.E.C.T.

FUTURE
MYRTLE CREEK,
PHASE 2B.1

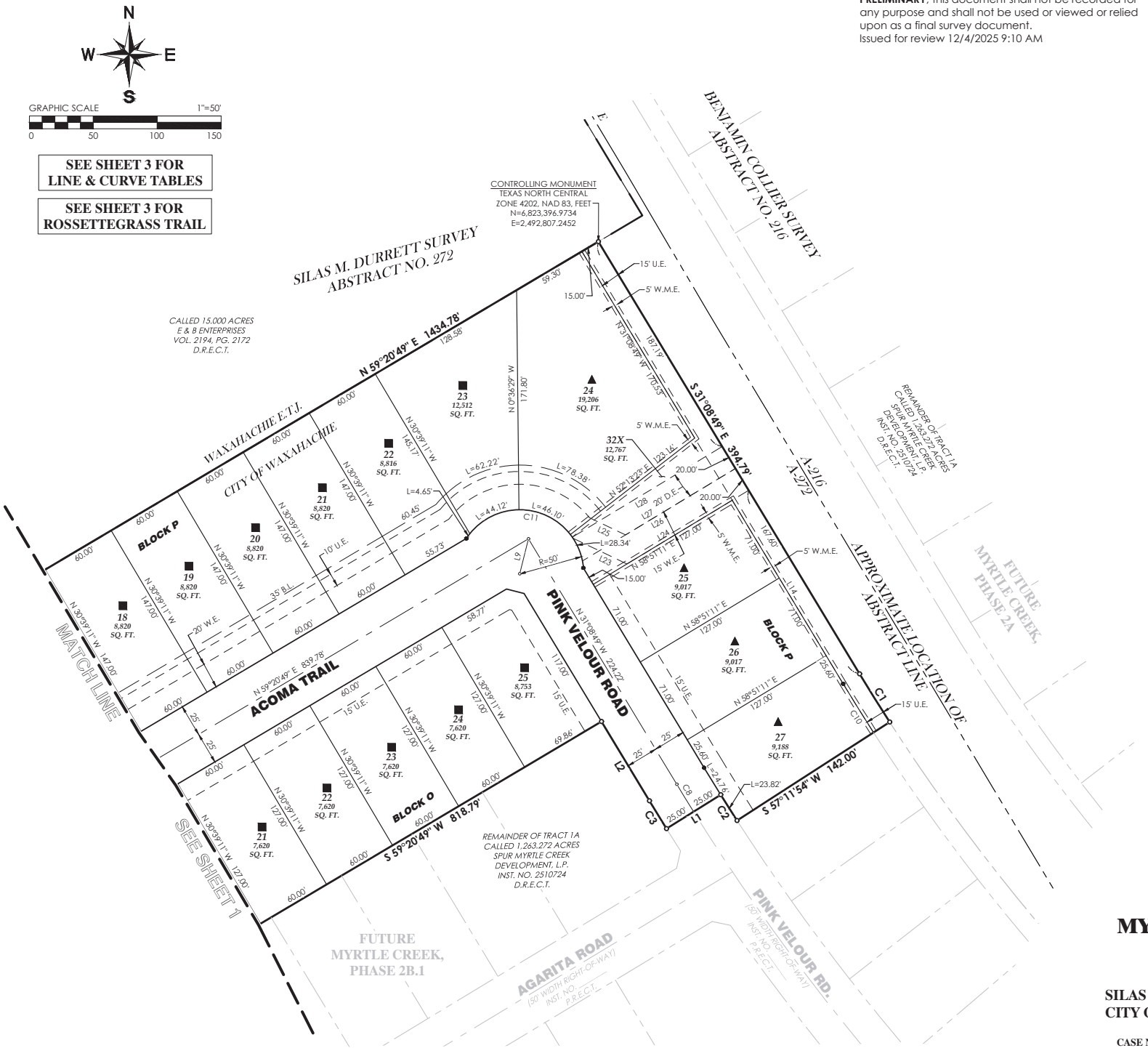
OWNER/DEVELOPER:
STARWOOD LAND
8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:
GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PLAT
OF
MYRTLE CREEK, PHASE 2B.2
BEING
11.684 ACRES
SITUATED IN THE
SILAS M. DURRETT SURVEY, ABSTRACT No. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
35 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
CASE NO. SUB-X-2025 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: December 2025

E:\10960 - Mustang Creek - Hines\COGO\PLAT\+PLAT PHASE 2B.2\10960-FPLAT-PH2B.2-SHEETS.dwg

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 12/4/2025 9:10 AM



LEGEND	
○	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
P.A.E.	PERMANENT ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
———	BOUNDARY LINE
— — —	BUILDING LINE
- - - - -	EASEMENT LINE
——— – ———	CENTERLINE
——— - - ———	ADJOINER LINE
——— - - - ———	ABSTRACT LINE
——— ———	CITY LIMIT LINE

OWNER/DEVELOPER:

STARWOOD LAND

8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

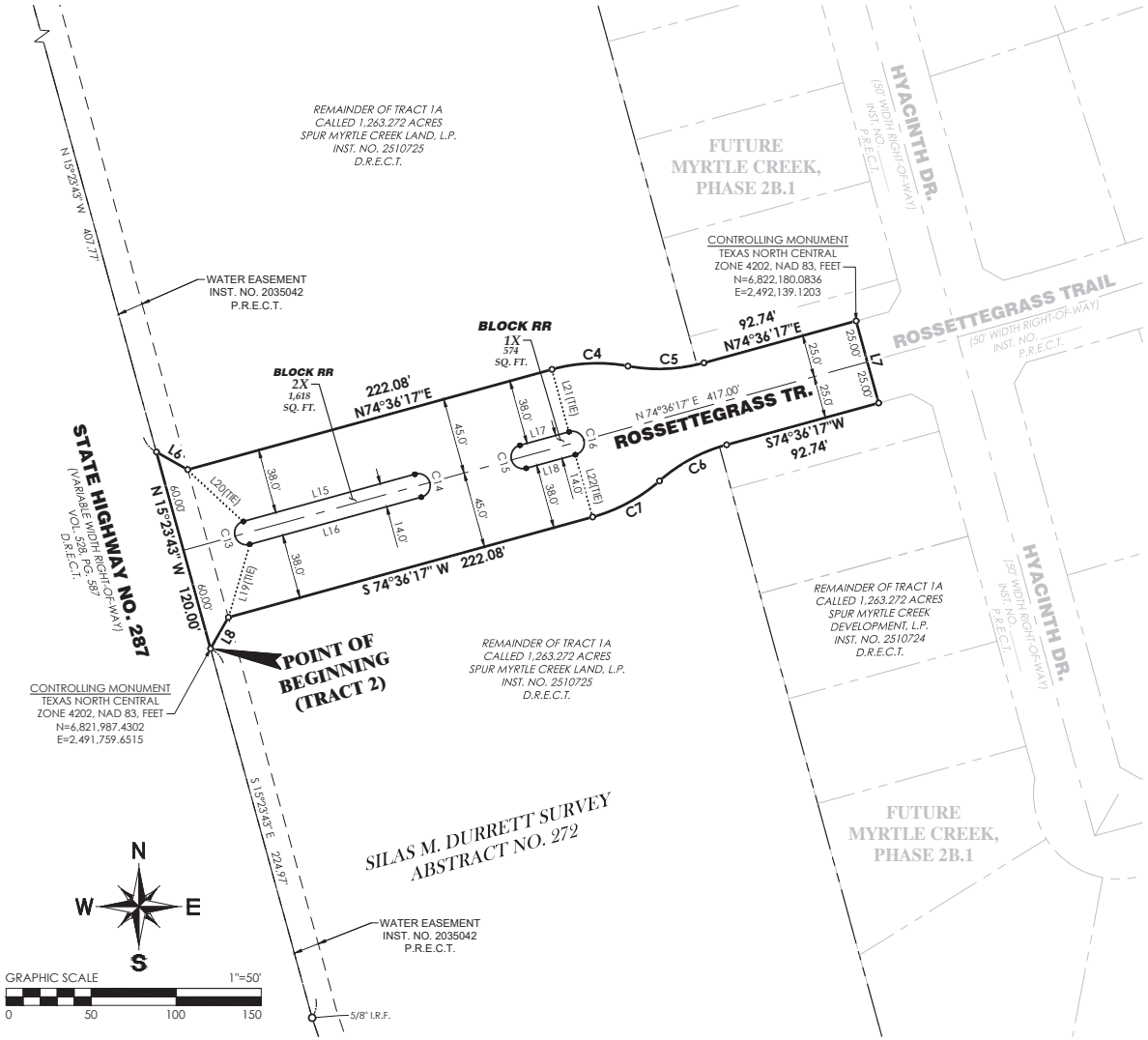
PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PLAT
OF
MYRTLE CREEK, PHASE 2B.2

BEING
11.684 ACRES
SITUATED IN THE
SILAS M. DURRETT SURVEY, ABSTRACT No. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
35 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
CASE NO. SUB-X-2025 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: December 2025

E:\10960 - Mustang Creek - Hines\COGO\PLAT\PLAT PHASE 2B.2\10960-FPLAT-PH2B.2-SHEETS.dwg



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S58°00'35"W	50.00'
L2	N31°08'49"W	72.43'
L3	S15°23'43"E	84.01'
L4	S74°36'17"W	50.00'
L5	S15°23'43"E	17.00'
L6	S60°23'43"E	21.21'
L7	S15°23'43"E	50.00'
L8	S29°36'17"W	21.21'
L9	N14°06'00"E	28.16'
L10	N71°07'06"W	26.29'
L11	N21°35'01"W	82.61'
L12	N15°23'43"W	84.55'
L13	S15°23'43"E	0.55'
L14	S31°08'49"E	167.60'
L15	S74°36'17"W	104.60'
L16	N74°36'17"E	104.60'
L17	S74°36'17"W	30.00'
L18	N74°36'17"E	30.00'
L19	N16°18'54"E	44.67'
L20	S47°06'20"E	44.67'
L21	S15°23'43"E	38.00'
L22	N15°23'43"W	38.00'
L23	S64°29'17"E	46.97'
L24	N58°51'11"E	111.25'
L25	N64°29'17"W	31.21'
L26	S58°51'11"W	100.46'
L27	N58°51'11"E	139.90'
L28	N58°51'11"E	137.10'
L29	N65°36'00"E	18.91'
L30	N68°24'59"E	21.08'
L31	N21°35'01"W	20.00'
L32	N68°24'59"E	28.79'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1540.00'	44.48'	1°39'17"	S31°58'28"E	44.47'
C2	1682.00'	23.82'	0°48'41"	N32°23'46"W	23.82'
C3	1732.00'	25.49'	0°50'36"	N31°34'07"W	25.49'
C4	100.00'	45.10'	25°50'31"	N87°31'32"E	44.72'
C5	100.00'	45.10'	25°50'31"	N87°31'32"E	44.72'
C6	100.00'	45.10'	25°50'31"	S61°41'01"W	44.72'
C7	100.00'	45.10'	25°50'31"	S61°41'01"W	44.72'
C8	1707.00'	25.12'	0°50'36"	S31°34'07"E	25.12'
C9	600.00'	64.80'	6°11'18"	N18°29'22"W	64.77'
C10	1555.00'	44.91'	1°39'17"	S31°58'28"E	44.91'
C11	50.00'	123.21'	141°11'24"	N75°54'00"W	94.32'
C12	50.00'	115.73'	132°36'51"	S18°52'54"W	91.57'
C13	7.00'	21.99'	180°00'00"	S15°23'45"E	14.00'
C14	7.00'	21.99'	180°00'00"	N15°23'43"W	14.00'
C15	7.00'	21.99'	180°00'00"	S15°23'43"E	14.00'
C16	7.00'	21.99'	180°00'00"	N15°23'43"W	14.00'

NOTES

1. Bearings are oriented to Texas State plane coordinate system, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

2. The surveyed property is located within an area having Flood Zone Classification "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48139C0350F, with a date of identification of June 3, 2013, for Community No. 480211, in Ellis County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the plat.

3. All 1/2" iron rod set with yellow plastic cap stamped "GMCIVIL" unless otherwise noted.

4. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.

5. The HOA shall maintain and be generally responsible for all "X" Lots and all Private improvements within the "X" Lots, including but not limited to sidewalks, irrigation, landscaping, fencing, alley pavement, detention controls, etc.

6. According to Appendix C, V, sections 5.6 and 5.7 of the City's subdivision Ordinance: Fences, retaining walls, and screening walls shall not be placed in utility easements.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 12/4/2025 9:10 AM

OWNER/DEVELOPER:
STARWOOD LAND
8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PLAT
OF
MYRTLE CREEK, PHASE 2B.2
BEING
11.684 ACRES
SITUATED IN THE
SILAS M. DURRETT SURVEY, ABSTRACT No. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
35 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
CASE NO. SUB-X-2025 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: December 2025

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OWNER'S CERTIFICATE

TRACT 1:

All that certain lot, tract, or parcel of land, situated in a portion of the Silas M. Durrett Survey, Abstract No. 272, City of Waxahachie, Ellis County, Texas, being part of that certain called 1,263.272 acre tract described as Tract 1A in a deed to Spur Myrtle Creek Development, L.P. recorded in Instrument No. 2510724 of the Deed Records of Ellis County, Texas (DRECT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" capped iron rod found stamped "CARTER BURGESS" for the most westerly Northwest corner of said 1,263.272 acre tract, the Southwest corner of a called 15.000 acre tract described in a deed to E & B Enterprises recorded in Volume 2194, Page 2172 (DRECT) and being in the Northeast right-of-way line of State Highway No. 287 (variable width right-of-way) recorded in Volume 528, Page 587 (DRECT);

THENCE North 59 deg. 20 min. 49 sec. East departing said Northeast right-of-way line and continue along the Northwest line of said 1,263.272 acre tract and the Southeast line of said 15.000 acre tract, a distance of 1,434.78 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set;

THENCE South 31 deg. 08 min. 49 sec. East departing said Northwest and Southeast lines, a distance of 394.79 feet to a 1/2" capped iron rod set for a Point of Curvature of a tangent circular curve to the left, having a radius of 1,540.00 feet, a central angle of 1 deg. 39 min. 17 sec., and being subtended by a chord which bears South 31 deg. 58 min. 28 sec. East - 44.47 feet;

THENCE in a southeasterly direction along said curve to the left, an arc distance of 44.48 feet to a 1/2" capped iron rod set;

THENCE South 57 deg. 11 min. 54 sec. West radial to said curve, a distance of 142.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right being radial to said line, having a radius of 1,682.00 feet, a central angle of 0 deg. 48 min. 41 sec., and being subtended by a chord which bears North 32 deg. 23 min. 46 sec. West - 23.82 feet;

THENCE in a northwesterly direction along said curve to the right, an arc distance of 23.82 feet to a 1/2" capped iron rod set;

THENCE South 58 deg. 00 min. 35 sec. West radial to said curve, a distance of 50.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right being radial to said line, having a radius of 1,732.00 feet, a central angle of 0 deg. 50 min. 36 sec., and being subtended by a chord which bears North 31 deg. 34 min. 07 sec. West - 25.49 feet;

THENCE in a northwesterly direction along said curve to the right, an arc distance of 25.49 feet to a 1/2" capped iron rod set;

THENCE North 31 deg. 08 min. 49 sec. West tangent to said curve, a distance of 72.43 feet to a 1/2" capped iron rod set;

THENCE South 59 deg. 20 min. 49 sec. West, a distance of 818.79 feet to a 1/2" capped iron rod set;

THENCE South 15 deg. 23 min. 43 sec. East, a distance of 84.01 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 36 min. 17 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 15 deg. 23 min. 43 sec. East, a distance of 17.00 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 36 min. 17 sec. West, a distance of 127.00 feet to a 1/2" capped iron rod set;

THENCE North 15 deg. 23 min. 43 sec. West, a distance of 125.77 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 36 min. 17 sec. West, a distance of 320.00 feet to a 1/2" capped iron rod set in the Northeast right-of-way line of said State Highway No. 287 and being in the Southwest line of said 1,263.272 acre tract, from which a 5/8" iron rod found in said Northeast right-of-way line and Southwest line bears South 15 deg. 23 min. 43 sec. East - 752.74 feet;

THENCE North 15 deg. 23 min. 43 sec. West along said Northeast right-of-way line and Southwest line, a distance of 175.51 feet to the **POINT OF BEGINNING**, containing *476.665 square feet or 10.943 acres of land*, more or less.

TRACT 2:

All that certain lot, tract, or parcel of land, situated in a portion of the Silas M. Durrett Survey, Abstract No. 272, City of Waxahachie, Ellis County, Texas, being part of that certain called 1,263.272 acre tract described as Tract 1A in a deed to Spur Myrtle Creek Development, L.P. recorded in Instrument No. 2510724 of the Deed Records of Ellis County, Texas (DRECT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set, in the Northeast right-of-way line of State Highway No. 287 (variable width right-of-way) recorded in Volume 528, Page 587 (DRECT) and in the Southwest line of said 1,263.272 acre tract, from which a 5/8" iron rod found in said Northeast right-of-way line and Southwest line bears South 15 deg. 23 min. 43 sec. East - 224.97 feet;

THENCE North 15 deg. 23 min. 43 sec. West along said Northeast right-of-way line and Southwest line, a distance of 120.00 feet to a 1/2" capped iron rod set, from which a 5/8" capped iron rod found stamped "CARTER & BURGESS" for the most westerly Northwest corner of said 1,263.272 acre tract, the Southwest corner of a called 15.000 acre tract described in a deed to E & B Enterprises recorded in Volume 2194, Page 2172 (DRECT) and being in the Northeast right-of-way line of State Highway No. 287 bears North 15 deg. 23 min. 43 sec. West - 583.27 feet;

THENCE South 60 deg. 23 min. 43 sec. East departing said Northeast right-of-way line and Southwest line, a distance of 21.21 feet to a 1/2" capped iron rod set;

THENCE North 74 deg. 36 min. 17 sec. East, a distance of 222.08 feet to a Point of Curvature of a tangent circular curve to the right, having a radius of 100.00 feet, a central angle of 25 deg. 50 min. 31 sec., and being subtended by a chord which bears North 87 deg. 31 min. 32 sec. East - 44.72 feet;

OWNER'S CERTIFICATE CONT...

THENCE in a northeasterly direction along said curve to the right, an arc distance of 45.10 feet to a Point of Curvature of a reverse circular curve to the left, having a radius of 100.00 feet, a central angle of 25 deg. 50 min. 31 sec., and being subtended by a chord which bears North 87 deg. 31 min. 32 sec. East - 44.72 feet;

THENCE in a northeasterly direction along said curve to the left, an arc distance of 45.10 feet;

THENCE North 74 deg. 36 min. 17 sec. East tangent to said curve, a distance of 92.74 feet;

THENCE South 15 deg. 23 min. 43 sec. East, a distance of 50.00 feet;

THENCE South 74 deg. 36 min. 17 sec. West, a distance of 92.74 feet to a Point of Curvature of a tangent circular curve to the left, having a radius of 100.00 feet, a central angle of 25 deg. 50 min. 31 sec., and being subtended by a chord which bears South 61 deg. 41 min. 01 sec. West - 44.72 feet;

THENCE in a southwesterly direction along said curve to the left, an arc distance of 45.10 feet to a Point of Curvature of a reverse circular curve to the right, having a radius of 100.00 feet, a central angle of 25 deg. 50 min. 31 sec., and being subtended by a chord which bears South 61 deg. 41 min. 01 sec. West - 44.72 feet;

THENCE in a southwesterly direction along said curve to the right, an arc distance of 45.10 feet;

THENCE South 74 deg. 36 min. 17 sec. West tangent to said curve, a distance of 222.08 feet;

THENCE South 29 deg. 36 min. 17 sec. West, a distance of 21.21 feet to the **POINT OF BEGINNING**, containing *32,301 square feet or 0.741 acres of land*, more or less.

That Spur Myrtle Creek Development, L.P. acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as MYRTLE CREEK, PHASE 2B.2, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

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

SPUR MYRTLE CREEK DEVELOPMENT, L.P.
a Delaware limited partnership
By: Spur Myrtle Creek Development GP, L.L.C., its general partner

By: _____
Name: John Brian
Title: Authorized Signatory

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared John Brian, the Authorized Signatory of Spur Myrtle Creek Development, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

_____

Notary Public in and for the State of _____

_____

My Commission Expires On:

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have platted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

_____
John N. Rogers
Registered Professional Land Surveyor No. 6372
GMcivil
2559 SW Grapevine Pkwy.
Grapevine, TX 76051
Metro (817) 329-4373

STATE OF TEXAS:)
) SS
COUNTY OF TARRANT:)

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 12/4/2025 9:10 AM

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the_____day of_____,20___.

_____
Notary Public in and for the State of Texas

My Commission expires:_____

APPROVAL CERTIFICATE

APPROVED BY: Planning and Zoning Commission
City of Waxahachie, Texas

By: _____ _____
Chairperson Date

By: _____ _____
Attest Date

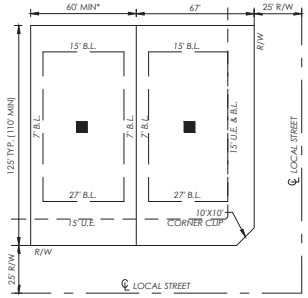
OWNER/DEVELOPER:

STARWOOD LAND

8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

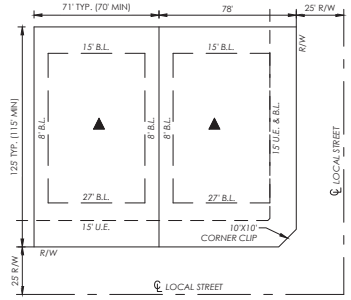
PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700



TYPICAL LOT DETAIL
N.T.S.
PD SF-3
MINIMUM AREA = 6,600 SQ. FT.

*LOT WIDTH MAY BE 55 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.



TYPICAL LOT DETAIL
N.T.S.
PD SF-2
MINIMUM AREA = 8,000 SQ. FT.

PLAT
OF
MYRTLE CREEK, PHASE 2B.2

BEING
11.684 ACRES
SITUATED IN THE
SILAS M. DURRETT SURVEY, ABSTRACT No. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
35 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
CASE NO. SUB-X-2025 AND ZONING: PD-ORDINANCE 2302 & 3322
Date: December 2025

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Planning & Zoning Department

Zoning Staff Report

Case: ZDC-110-2025

MEETING DATE(S)

Planning & Zoning Commission: January 13, 2025
City Council: January 20, 2025

CAPTION

Public Hearing on a request by Jennifer Williams, TDRealty for a **Specific Use Permit (SUP)** for a **Specialty Paraphernalia (The High Culture)** use within a Commercial (C) zoning district located at 1702 W US Highway 287 Business, Suite A (Property ID 189024) - Owner: Daniel Mcgee (ZDC-110-2025)

RECOMMENDED MOTION

"I move to recommend denial ZDC-110-2025, a Specific Use Permit for a Specialty Paraphernalia use at 1702 W US Highway 287 Business, Suite A."

APPLICANT REQUEST

The Applicant requests approval of the Specific Use Permit (SUP) to allow for a Specialty Paraphernalia use. This use allows for the sale of tincture, edible, and topical hemp products in addition to the sale of cigarette papers, bongs, and other smoking accessories.

CASE INFORMATION

Applicant:	Jennifer Williams, TDRealty
Property Owner(s):	Daniel Mcgee
Site Acreage:	0.38 acres
Current Zoning:	Commercial (C)
Requested Zoning:	Commercial (C) with SUP for Specialty Paraphernalia

SUBJECT PROPERTY

General Location:	1702 W US Highway 287 Business, Suite A
Parcel ID Number(s):	189024
Existing Use:	A vacant multi-tenant commercial building currently exists on the subject property.
Development History:	The existing structure was originally developed in 1940. The subject property is not platted.

Adjoining Zoning & Uses:

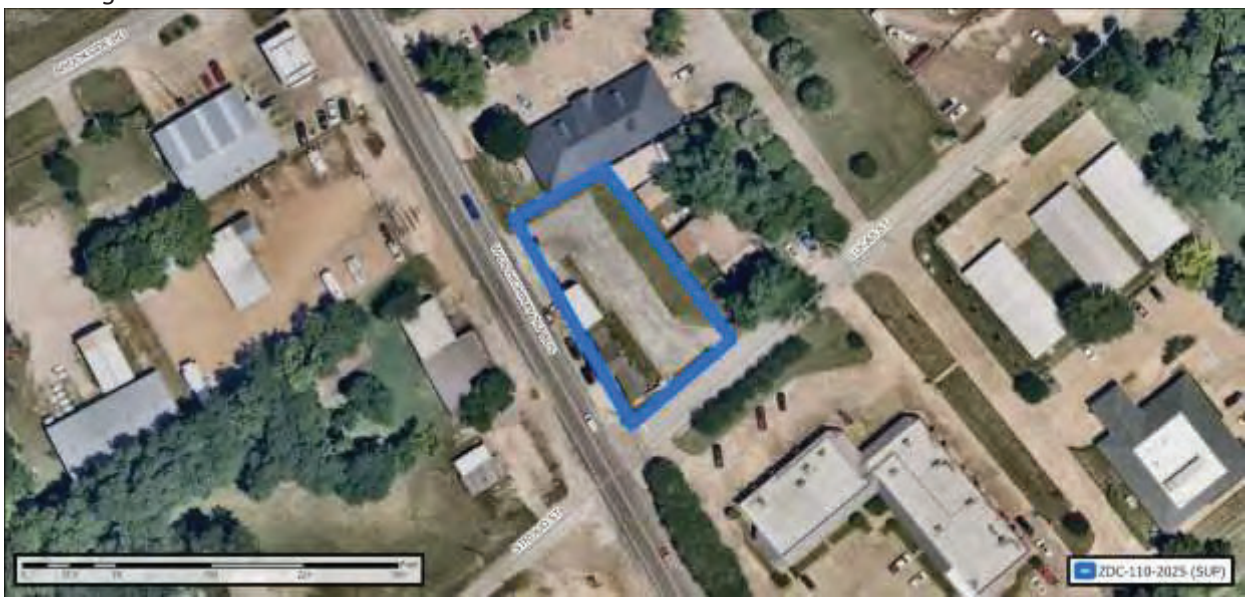
Direction	Zoning	Current Use
North	Commercial (C) with SUP for Accessory Structure	Single Family Residence
East	Commercial (C)	Medical Offices
South	Commercial (C)	Barber Shop
West	Commercial (C)	Dental & Medical Pediatrician Offices

Future Land Use Plan: Mixed Use Neighborhood

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

Thoroughfare Plan: The subject property is accessible via W US Highway 287 Business and Lucas Street.

Site Image:



PLANNING ANALYSIS

The Applicant proposes a Specific Use Permit (SUP) to allow for a Specialty Paraphernalia use for The High Culture business. This use allows for the sale of tincture, edible, and topical hemp products in addition to the sale of cigarette papers, bongs, and other smoking accessories. The use is proposed to be limited to Suite A at 1702 W US Highway 287 Business; which is the suite located at the intersection of Lucas street and W US Highway 287 Business. This suite is approximately 1,000 square feet in size. The subject property has 12 total parking spaces shared between the two suites on the subject property. The proposed use generates a minimum parking requirement of five (5) spaces. Suite B on the subject property is currently vacant.

The Applicant has noted that The High Culture is a Texas-based retail business offering premium hemp-derived wellness products in full compliance with federal and state law. The Applicant has also noted that proposed products for sale include tinctures, edibles, topicals, and other consumable hemp products that contain less than 0.3% Delta-9 THC, as allowed under the Texas Health and Safety Code. The Owner is proposing to install security cameras on the inside and outside of the premises and proposes to store all inventory in a secure, limited access area. On-site or in-store consumption of products sold by the business is proposed to be prohibited.

STAFF CONCERNS

Compatibility

Staff has concern that the proposed Specialty Paraphernalia use is incompatible with the multiple existing Pediatric uses in the immediate area. This concern is due to the products offered for sale by The High Culture and the promotional material commonly associated Specialty Paraphernalia uses. Due to these concerns, staff is not supportive of the proposed Specialty Paraphernalia use. However, staff has provided recommended conditions below that would limit the scope of the business and allowable signage if this SUP is approved.

Nonconforming Structure

Staff is also concerned that portions of the existing building extend into the right-of-way (ROW) of W US Highway 287 Business, as indicated by the Site Plan/Survey. The position of the structure has led past occupants to allow parking along the southern side of the building; which is situated within TxDOT ROW on the shoulder of W US Highway 287 Business. To prevent this from continuing, no parking signs should be clearly installed along the southern side of the building. Staff cannot recommend occupancy of a building that is situated outside of private property and within TxDOT right-of-way.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 14 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

Staff has received zero (0) letters of support and two (2) letters of opposition for the SUP request.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends denial of the SUP.

If the Commission is considering a recommendation of approval for the proposed SUP, staff recommends the following conditions.

Conditions:

1. The Property Owner shall install "No-Parking" and "Parking in Back" signs along the southern face of the building, adjacent to W US Highway 287 Business to prevent customers from parking on the shoulder of W US Highway 287 Business.
2. The SUP shall remain with the property owner, Daniel Mcgee, and the business, The High Culture, for this specific location only, and shall not transfer to another property owner, business owner or Specialty Paraphernalia use.
3. The SUP shall be required to be amended in the event that the business wishes to expand the Specialty Paraphernalia use beyond the existing footprint of Suite A.
4. The applicant shall obtain all necessary building permits from the City of Waxahachie Building & Community Services Department prior to operating at the subject property.
5. All exterior signage shall require a sign permit from the Building & Community Services Department prior to the installation of any exterior signs. Exterior signs shall not depict hemp products or smoking accessories such as pipes or bongs.
6. Signage and/or lighting that includes evolving beacon lights; chasing, blinking, or stroboscopic lights; or, fluttering, undulating, swinging, or otherwise moving parts shall be prohibited.
7. If the premises covered by this Specific Use Permit is vacated by The High Culture and/or the business ceases to operate for a period exceeding fourteen (14) days, a new Specific Use Permit shall be required to re-establish the use.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Site Photo
3. Site Plan/Survey
4. Operational Plan

APPLICANT REQUIREMENTS

1. If approved by City Council, the applicant can apply for a Certificate of Occupancy (CO) with the Building and Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:
Zack King, AICP
Planning Manager
zking@waxahachie.com

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

Item 5-6

Venissat, Michelle

From: Jean Strength <dr.jeanstrength01@gmail.com>
Sent: Tuesday, December 16, 2025 12:30 PM
To: Planning
Subject: Case number ZDC-110-2025

Follow Up Flag: Follow up
Flag Status: Flagged

Some people who received this message don't often get email from dr.jeanstrength01@gmail.com. Learn why this is important

This is Dr Strength. I own the building on 1710 West Hwy 287 Business Ste 100 Wax,Texas . My business is a doctor's office. I wholeheartedly oppose a paraphernalia business being right next to me. We are literally next door to that building. Specifically we are a pediatrics office! Please do not allow a paraphernalia business next door.

Dr. M Jean Strength M.D.

William R. & Wanda J. Porter
105 Lucas Street
Waxahachie, Texas 75165

Waxahachie City Council &
Planning & Zoning Commission
408 South Rogers Street
Waxahachie, Texas 75165

December 16, 2024

Hand Delivered

RE: Specific Use Permit Application # ZDC-110-2025 for
"The High Culture-Specialty Paraphernalia" at 1702 W US Hwy 287 Business
Description: "Application to allow for specialty paraphernalia use/ sales."

Ladies & Gentlemen,

We were planning on being at the 12/20/2025 P&Z Commission Public Hearing, but we will not be able to be at the meeting since it was pushed back to 1/13/2026.

This letter is our response to the Specific Use Permit (SUP) Application #ZDC-110-2025. This SUP Application proposes to create a Specialty Paraphernalia Use/Sales store, to be named "The High Culture" adjacent to our home.

We are adamantly opposed to the City allowing this type of retail store adjacent to our home.

The City made it a civic goal several years ago to improve the development aesthetics on the Brookside Road and SH 287 Business/IH 35E area, (West Main Street) as the "Gateway to Waxahachie". I do not believe this business would present a good first impression of Waxahachie when visitors come to town or for our citizens to see every day.

It was not that long ago that drug paraphernalia possession was illegal. I have read that the 2018 Farm Bill legalized hemp products sold in the US with a maximum .003% of THC. This maximum has been circumvented by the wording of the Law which created a loophole and many hemp products including THC gummies and THC drinks now advertised on the internet have tremendous THC content in them with many containing more than 20-40% THC. These are being legally sold in Texas right now.

A Specialty Paraphernalia use/sales store will certainly be selling these gummy and liquid extracts with very high THC content.

News reports say that the One Big Beautiful Bill Act that recently passed was modified at the last minute to change the wording of the 2018 Farm Bill regarding THC content and ***any*** finished products containing more than .003% THC will be illegal for sale in the US starting January 1, 2027.

I am not sure where this would put a Paraphernalia/hemp use/sales store which could sell these products now afater these THC products will become illegal in a year. Passing this SUP to allow this business to proceed would cast a shadow on the City for allowing it to be opened even though they know that THC sales will become illegal in a year.

Continued

William R. & Wanda J. Porter
105 Lucas Street
Waxahachie, Texas 75165

Our home was built in 1932. Wanda and I have owned it for over 37 years. We have worked with Historic Waxahachie, Inc. all these years to maintain our home in its original condition and we are sure that a business like this would have a substantial negative impact on our home value as well as the neighborhood. There are many doctor's offices, clinics, and the Baylor Surgery Center in this area.

The parking area for the building in question is also right up against our fence. The City has assisted us in the past when renters of the subject building would try to put up signs next to our fence or otherwise impede or reduce the usage of our home.

I believe Texas Law says every person has a right to live in their home in "quiet possession and use." Since our home was "Grandfathered In" as Residential Use, we claim that right.

No matter how anyone feels about THC use, we believe these types of businesses should not be adjacent to anyone's home. If needed, I will use whatever legal processes I can to stop this SUP from being approved.

We hope that you agree with our views and will deny the SUP Application.

Sincerely,

William Ray Porter

Wanda J. Porter

P.S. The traffic congestion is already staggering on West Main and it is only going to get worse. The new High School, apartments and pending massive housing and commercial developments East of IH 35E will further strain the 2 lanes of West Main Street. At some point West Main Street will need to be widened and I understand from City staff that the subject building lies within the State Highway Right of Way. This means the subject building would need to be moved and/or purchased since it is already too close to the existing 2 lanes of West Main Street.


BROOKSIDE RD
W US HIGHWAY 287 BUS
LUCAS ST
STROUD ST
N
0
37.5
75
150
225
300
Feet
ZDC-110-2025 (SUP)

2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75032

FIRM REGISTRATION NO. 10194366

SURVEY PLAT

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1702 U.S. 287 BUSINESS, in the City of WAXAHACHIE, Texas.

Being all that certain lot, tract or parcel of land situated in the A. Polk Survey, Abstract No. 827, in City of Waxahachie, Ellis County, Texas, being the same land described in deed to Tom R. Benson, recorded in Volume 2371, Page 1185, Deed Records, Ellis County, Texas (D.R.E.C.T.) and being more particularly described as follows:

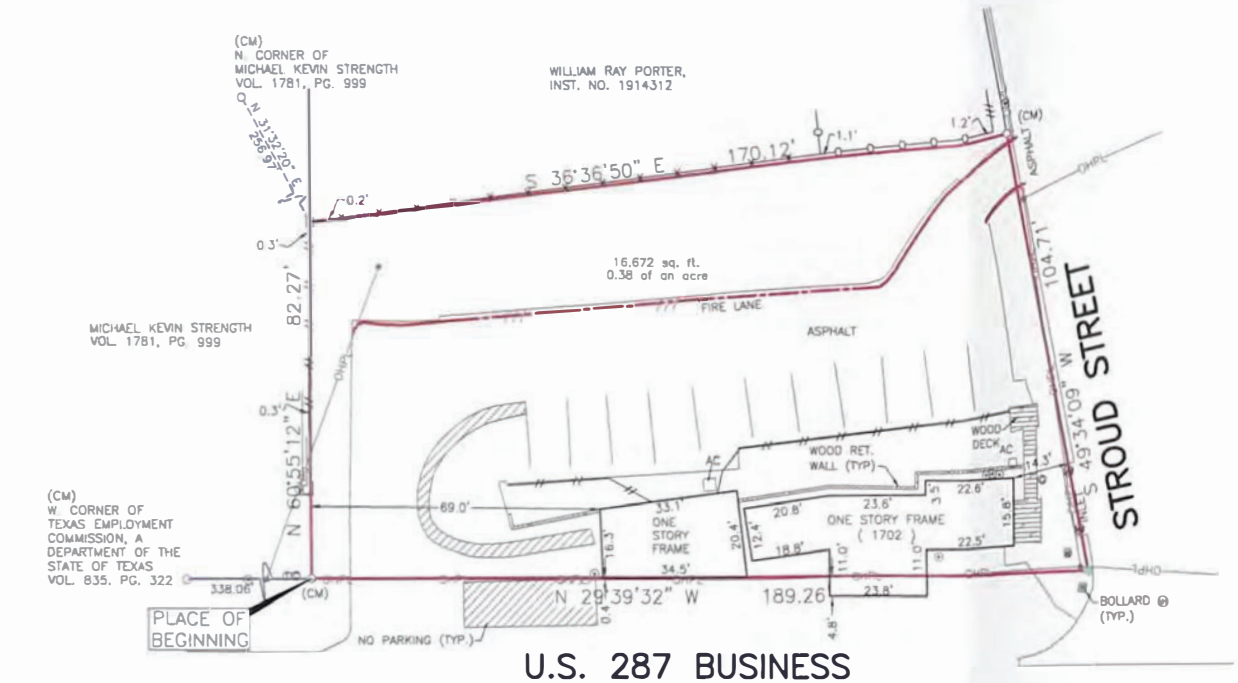
BEGINNING at a 1/2 inch iron rod found for corner in the Northeast corner in the U.S 287 Business, at the South corner of a tract or land described in deed to Michael Kevin Strength, recorded in Volume 1781, Page 999 (D.R.E.C.T.) and at the North corner of Benson tract;

THENCE North 60 degrees 55 minutes 12 seconds East, a distance of 82.27 feet to a fence post found for corner in the Southeast line of Strength tract, at the West corner of a tract of land described in deed to William Ray Porter, recorded in Instrument No. 1914312 (D.R.E.C.T.);

THENCE South 36 degrees 36 minutes 50 seconds East, a distance 170.12 feet to a 1/2 inch iron rod found for corner in the Northwest line of Stroud Street, at the South corner of said Porter tract;

THENCE South 49 degrees 34 minutes 09 seconds West, a distance of 104.71 feet to a point for corner at the intersection of the said Northwest line of Stroud Street and in the said Northeast line of U.S. 287 Business;

THENCE North 29 degrees 39 minutes 32 seconds West, with the said Northeast line of U.S. 287 Business, a distance of 189.26 feet to the PLACE OF BEGINNING and containing 16,672 square feet or 0.38 of an acre of land.



U.S. 287 BUSINESS

BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE



PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
Volume 342, Page 99

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

TITLE AND ABSTRACTING WORK FURNISHED BY MAGNOLIA TITLE

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

Scale: 1" = 30'
Date: 12/14/2023
G. F. No.: 5100000082
Job no.: 202309659
Drawn by: CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR MAGNOLIA TITLE

LEGEND

WOOD FENCE -/- IRON FENCE -/-
CHAIN LINK -O- WIRE FENCE -x-
CM - CONTROLLING MONUMENT
MRO - MONUMENTS OF RECORD ORDINTY
○ 1/2" IRON ROD FOUND
1/2" YELLOW CAPPED IRON ROD SET
SET 'X' FENCE POST FOR CORNER
3/8" IRON ROD FOUND
5/8" IRON ROD FOUND
POINT FOR CORNER EM - ELECTRIC METER
CABLE E - ELECTRIC
CLEAN OUT PE - POOL EQUIP
GAS METER - POWER POLE
FIRE HYDRANT T - TELEPHONE
LIGHT POLE WM - WATER METER
MANHOLE WV - WATER VALVE
(UNLESS OTHERWISE NOTED)

ACCEPTED BY: _____

STATE OF TEXAS REGISTERED BARRY S. RHODES 3691 PROFESSIONAL LAND SURVEYOR

Operational Plan – The High Culture

Business Name: The High Culture
Business Type: Hemp-Derived Wellness Retail
Business Address: 1702 US HWY 287 A Waxahachie, Texas 75165
Hours of Operation: Monday–Sunday: 10:00 AM – 10:00 PM

Overview:
The High Culture is a Texas-based retail business offering premium hemp-derived wellness products in full compliance with federal and state law. Products include tinctures, edibles, topicals, and other consumable hemp products that contain less than 0.3% Delta-9 THC, as allowed under the Texas Health and Safety Code.

Security & Compliance:

- All products will be pre-packaged and third-party lab tested.
- Certificates of analysis will be available for customer review.
- Security cameras will be installed inside and outside the premises.
- Inventory will be stored in a secure, limited-access area.
- All employees will receive compliance and safety training.
- No consumption will be allowed on-site.
- We will not sell to individuals under 21 years of age, even though Texas law requires 18+, as an additional safeguard.

Storefront Operations:

- Signage will be tasteful and compliant with all city code. It will be located at the existing signage at the front of building. The logo below will be painted on the 2ftx3ft existing sign.
- The store will be professionally designed to reflect a wellness retail atmosphere, similar to a health food or supplement store.
- No odors, waste, or materials harmful to the environment will be generated.
- Deliveries will occur during normal business hours via standard carriers (UPS, USPS, FedEx).
- The store will have 2-4 employees, and a minimum of 2 employees during all shifts.

Community Commitment:

- We are dedicated to being a responsible member of the Waxahachie business community.
- We will participate in local events and give back through donations or wellness education opportunities.
- We are proud to provide safe, legal options to individuals seeking relief and wellness support.

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-120-2025

MEETING DATE(S)

Planning & Zoning Commission: January 13, 2025
City Council: January 20, 2024

CAPTION

Public Hearing on a request by Brad Yates, for a **Zoning Change** from a Planned Development-5-Commercial District to a **Planned Development-Multi-Family-2 (PD-MF-2)** zoning district, located directly west of 131 Mark Trail, (Property ID: 174984) – Owner: Colonial Restoration Group, Inc. (ZDC-120-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-120-2025, a Zoning Change from a Commercial zoning district to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district at 131 Mark Trail, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests to rezone the subject property to allow for the development of six (6) 2-story townhome style multi-family units on multiple lots.

CASE INFORMATION

Applicant: Brad Yates, Colonial Restoration

Property Owner(s): Colonial Restoration Group, Inc.

Site Acreage: 0.425 acres

Current Zoning: Planned Development-Commercial (PD-C)

Requested Zoning: Planned Development-Multi-Family-2 (PD-MF-2)

SUBJECT PROPERTY

General Location: 131 Mark Trail

Parcel ID Number(s): 174984

Existing Use: The subject property is currently undeveloped.

Development History: The subject property is currently platted.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Planned Development-5-Commerical (PD-5-C)	Mini Storage
East	Planned Development-Commercial (PD-C)	Medical Office
South	Single-Family-2 (SF-2)	Single-Family Detached Home
West	Planned Development-Multi-Family-1 (PD-MF-1)	Undeveloped

Future Land Use Plan: Mixed-Use Neighborhood

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

Thoroughfare Plan: The subject is accessible via Houston Street and Mark Trail.

Site Image:



PLANNING ANALYSIS

The applicant proposes to rezone the subject property to allow for the development of a single structure consisting of six (6) townhome style units. The units range from 1 to 2-stories and 590-1302 square feet. It should be clearly understood that townhomes are proposed to be situated on fee-simple, individually platted lots. The applicant intends to keep all six units on separate lots and lease each of the individual units. While the development will function as multi-family project, the design of each unit is intended to match the existing townhomes at 111 Dunn Street. Each unit is proposed to include on-street parking, off-street parking, bedroom balconies, and a covered patio. Despite the intent to lease each unit, the small-scale multi-family use is consistent with the type of residential development recommended for the Mixed-Use Neighborhood Placetype by the 2023 Comprehensive Plan.

Proposed Use:
The proposed development is designed to face Houston Street. This site design was chosen to ensure the primary façade is visible when traveling along Houston Street as opposed to the rear façade. The applicant is proposing to install a sidewalk to connect the front door of each unit alongside Houston Street to the parking area accessible via Mark Trail, where driveway access starts. The applicant is proposing a mix of floorplans ranging from 1-3 bedrooms and 1-2 baths. In order to facilitate development on the subject property, the applicant has proposed several planned development (PD) standards that deviate from the base MF-2 zoning district. These PD standards are necessary to facilitate the development due to the small size of the subject property. The table below, along with Exhibit B, can be referenced for the proposed PD development standards.

PROPOSED PD DEVELOPMENT STANDARDS
The following table identifies the development standard requirements in the base MF-2 zoning district in comparison to the proposed development standards for this PD. **Items highlighted in **bold** indicate a deviation from the base Multi Family-2 (MF-2) requirements.*

Standard	Base MF-2	Proposed PD
Dwelling Units Per Acre (DUA)	18 DUA	6 units proposed on .41 acres
Maximum Height	3 stories	2 stories with a bedroom balcony
Minimum Dwelling Size	800 SF (3-bedroom units)	**590 SF**
Minimum Utility Easement	15’	**10’**
Minimum Front Yard Setback	25’ up to 100’	**20’**
Minimum Side Yard Setback	25’ up to 100’	**0’**
Minimum Rear Yard Setback	75’	**20’**
Parking Regulations	Minimum of 1.5 for 1–2-bed room units and 2.5 for 3+ bedroom units. (12 spaces total with a minimum of 5 attached garage spaces.)	Minimum of one (1) off-street parking spaces per unit (covered or uncovered). Plus, an additional one (1) on-street parking space per unit. (17 total spaces) with a minimum of 5 attached garage spaces
Screening	6’ masonry wall directly adjacent to Single Family and Non-Residential zoning districts.	**No screening requirement**

Access: Each unit is proposed to have access to a shared driveway accessible from Mark Trail; and one (1) un-covered, off-street parking space. Per the base MF-2 Zoning Ordinance, 12 parking spaces are required. The applicant is providing 17 total surface spaces, five (5) of which are 1-car parking garages, six (6) uncovered off-street parking spaces, and six (6) parallel spaces along Houston Steet. A concrete sidewalk is proposed to connect the on-street and off-street parking areas to the front door of each unit.

Landscaping: The applicant is proposing to meet all landscaping requirements for the development and has notably proposed to exceed the number of required shrubs, ground cover, and seasonal cover for this development. Landscape islands are proposed between each individual Townhome along the proposed shared driveway to help soften the rear façade.

Elevation/Façade Plan: The applicant has provided a detailed elevation/façade plan with the PD proposal. The elevation/façade plan closely resembles the existing townhomes at 111 Dunn Street. The applicant proposes to utilize a minimum of 90% masonry for each elevation, while also including materials such as wood, stone and hardie for all proposed structures. Each of the proposed two-story townhomes will contain bedroom balconies on the front/northwest elevation, with the one, single-story unit, containing a bedroom patio towards the rear/southeast side of the proposed structure. Each unit will also contain architectural elements like columns with accent siding making up the base of each column. The northernmost unit along Mark Trail is proposed to be 1-story, enhancing the vertical articulation of the building. The applicant is not proposing roof-mounted equipment with this planned development. Lastly, the roof pitch for the structure will be 6:12. Exhibit D can be referenced below for a detailed look at the elevation/façade plan.

Screening:
Typically, a 6' masonry screening wall would be required along the southern and eastern property lines. The applicant is not proposing screening at this time. It should be noted that there's an existing fence along the southside of the property adjacent to the existing residential single-family homes. Additionally, the applicant is proposing ornamental fencing towards the front of each structure similar to the existing townhomes of W. Franklin Street in Downtown Waxahachie.

Easements:
The applicant is proposing a 15' utility easement along the southside of the subject property and a 10' utility easement running alongside both Houston Street and Mark Trail. In addition, the applicant is proposing a mutual access easement for the shared access driveway located at the rear of the property.

Variance Requests:
Water line size: A 6" waterline currently exists along Houston Street adjacent to the subject property. Typically, a multi-family project is required to install a 12" waterline to serve the development. Due to the limited number of dwelling units proposed with this development, the applicant has requested to utilize the existing 6" water line as opposed to installing a new 12" water line along Houston Street. In order to determine if the 6" water line is sufficient to serve the development; the applicant will be required to conduct a fire flow test and engineering analysis in the area around the development and provide the results to staff. The Fire Flow test and engineering analysis must demonstrate the presence of a minimum fire flow and domestic flow that is acceptable to the Director of Utilities. This fire flow test and engineering analysis are required to be conducted prior to recording of the replat for this property.

PUBLIC NOTIFICATIONS
To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 18 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES
Staff has received one (1) letter of support and one (1) letter of opposition for the proposed zoning change.

RECOMMENDATION

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

Conditions:

1. A mutually agreed upon Development Agreement shall be required to be executed for the property within 30-days of zoning approval.
2. The property is required to be replatted into six individual lots prior to the issuance of a building permit.
3. All materials, location of materials, and percentage of materials for the building shall be consistent with the Elevation/Façade Plan (Exhibit B).
4. The owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit E - Landscape Plan and maintain the required landscaping at all times.
5. All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
6. The applicant is required to conduct a fire flow test and engineering analysis in the area around the subject property to demonstrate the presence of a minimum fire flow and domestic flow that is acceptable to the Director of Utilities. This fire flow test and engineering analysis are required to be conducted prior to replatting the property.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Exhibit A – Location Map
3. Exhibit B – Elevation/Façade Plan
4. Exhibit C – Site Plan
5. Exhibit D – Development Standards
6. Exhibit E – Landscape Plan
7. Exhibit F – Floor Plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

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

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

Item 7-8

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-120-2025

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

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, December 30, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 20, 2026 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Brad Yates, for a **Zoning Change** from a Planned Development-5-Commercial District to a **Planned Development-Multi-Family-2 (PD-MF-2)** zoning district, located directly west of 131 Mark Trail, (Property ID: 174984) – Owner: Colonial Restoration Group, Inc (ZDC-120-2025)

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

Scan for additional information.

Case Number: ZDC-120-2025 **City Reference: 174960**

***Your response to this notification is optional.* If you choose to respond, please return this form by 5:00 P.M. on *December 19, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.**

☐ SUPPORT ☑ OPPOSE

Comments:
Too much traffic in this quiet area. My kids can't enjoy the neighborhood because of the amount of cars that pass.

CBarron michael Barron
Signature

12-7-25
Date

Cynthia & Michael Barron (Homeowners)
Printed Name and Title

200 BigBend Blvd.
Address

Item 7-8

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-120-2025

<>

131 MARK TRAIL LLC
200 N Rogers St Ste A
Waxahachie, TX 75165-3694

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Scan for additional information.

Case Number: ZDC-120-2025 **City Reference: 174985**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 19, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☑ SUPPORT ☐ OPPOSE

Comments:

Signature

12-10-2025
Date

Kevin Kosorik, Manager
Printed Name and Title

200 N Rogers Street
Address

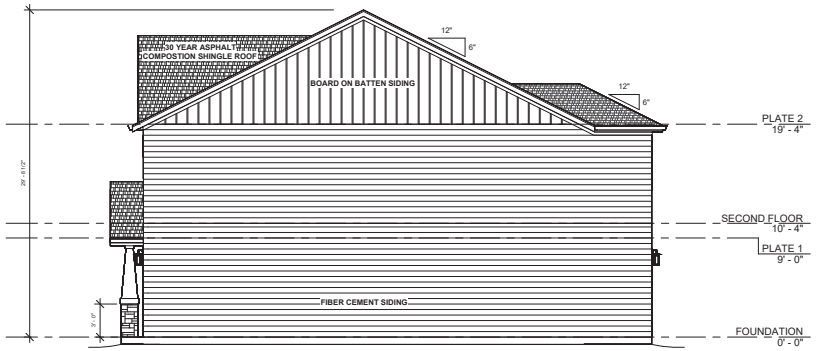
Exhibit A - Location Map

Item 7-8



Exhibit B - Elevation/Facade Plan

Item 7-8



② RIGHT / SOUTHWEST ELEVATION
3/16" = 1'-0"



① FRONT / NORTHWEST ELEVATION
3/16" = 1'-0"

DC TEXAS ARCHITECTURE
DESIGN ■ INTERIORS ■ PLANNING ■ PROJECT MANAGEMENT
1349 West US-287 Bypass, Suite 100
Waxahachie , Texas 75165
(214) 609-0003
www.dctexasarch.com

COLONIAL RESTORATION GROUP

Houston Court Townhomes
Waxahachie, Texas

ISSUE FOR PERMIT
June 26, 2025

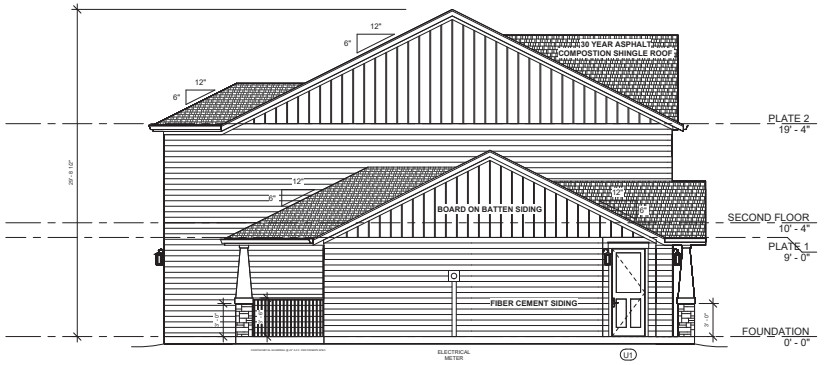
REGISTERED ARCHITECT
PHILIP M. COWEN
27415
STATE OF TEXAS
06/26/2025

Title
ELEVATIONS

Sheet
A-301

Copyright © 2025
DC TEXAS ARCHITECTURE

Exhibit B - Elevation/Facade Plan



2 LEFT / NORTHEAST ELEVATION
3/16" = 1'-0"



1 REAR / SOUTHEAST ELEVATION
3/16" = 1'-0"

DC TEXAS ARCHITECTURE
DESIGN ■ INTERIORS ■ PLANNING ■ PROJECT MANAGEMENT
1349 West US-287 Bypass, Suite 100
Waxahachie , Texas 75165
(214) 450-7000
www.dctexasarch.com

COLONIAL RESTORATION GROUP

Houston Court Townhomes
Waxahachie, Texas

ISSUE FOR PERMIT
June 26, 2025

REGISTERED ARCHITECT
PHILLIP M. COTNEY
07415
STATE OF TEXAS

06/26/2025

Title
ELEVATIONS

Sheet
A-302

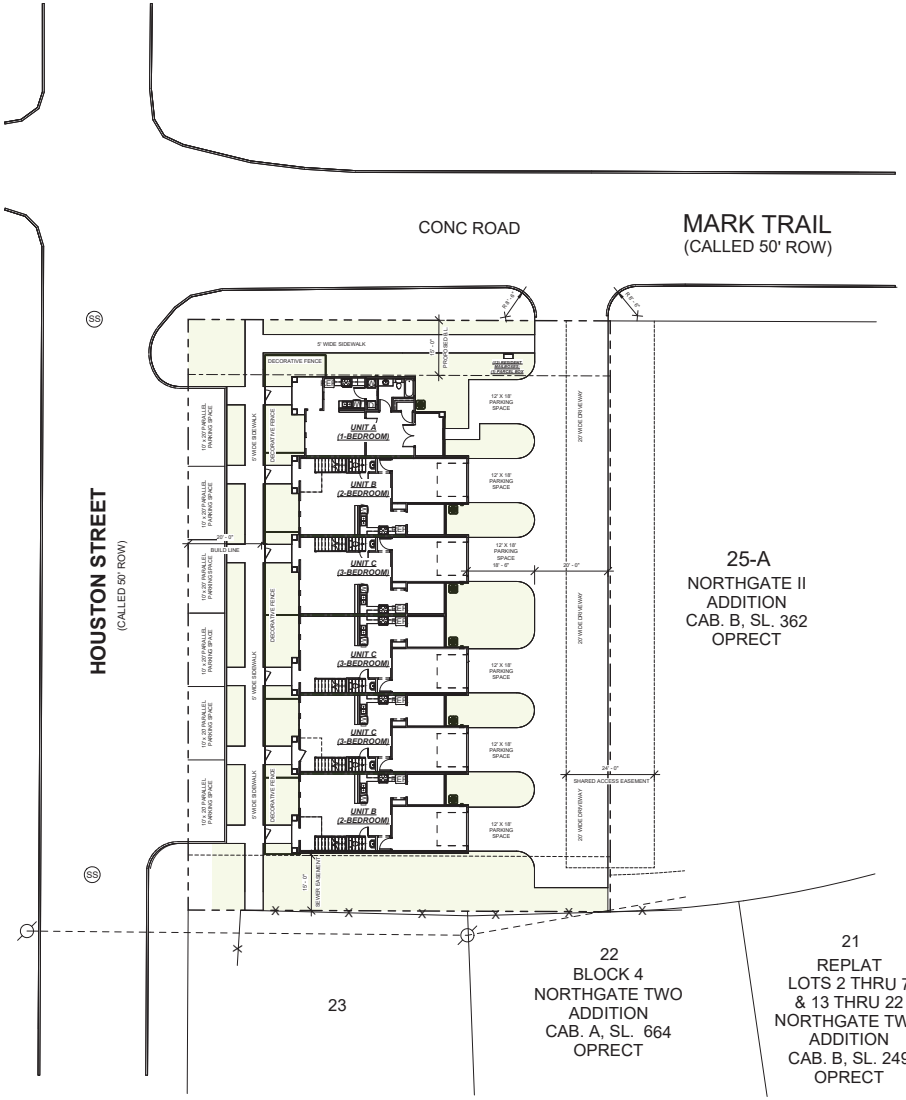
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DC TEXAS ARCHITECTURE

Exhibit C - Site Plan

Item 7-8

VICINITY MAP:





TRUE NORTH

1 SITE PLAN
1/16" = 1'-0"

SITE DATA SUMMARY TABLE

ZONING	PLANNED DEVELOPMENT
PROPOSED USE	MULTIFAMILY TOWNHOME STYLE UNITS
LOT AREA	18,510 SF / 0.425 AC
TOTAL BUILDING AREA	5,622 SF
BUILDING HEIGHT	29'-9" ABOVE FINISHED GRADE / 2 STORY
LOT COVERAGE	30.4%
FLOOR AREA RATIO	1.0 : 0.30
PARKING SPACES REQUIRED (2 SPACES/UNIT)	12 SPACES
PARKING SPACES PROVIDED	12 SPACES
IMPERVIOUS SURFACE	± 12,430 SF
PERVIOUS SURFACE	± 6,080 SF

DC TEXAS ARCHITECTURE
DESIGN ■ INTERIORS ■ PLANNING ■ PROJECT MANAGEMENT
1349 West US-287 Bypass, Suite 100
Waxahachie , Texas 75165
(214) 709-0503
www.dctexasarch.com

COLONIAL RESTORATION GROUP

Houston Court Townhomes
Waxahachie, Texas

ISSUE FOR PERMIT
June 26, 2025

REGISTERED ARCHITECT
PHILIP M. COLWELL
17425
STATE OF TEXAS

06/26/2025

Title
SITE PLAN

Sheet
A-001

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DC TEXAS ARCHITECTURE

Exhibit D - Development Standards

Houston Street Townhomes

Overall concept is 2 story townhomes with bedroom balcony for residential living. Development of this lot encourages walkability to the nearby shopping areas and moves entrance from Houston Court to Mark Trail. With an adaptive use, this takes an otherwise vacant lot and allows for more residents in and near similar development.

*Front yard setback to be minimum of 15'

* Side yard setback to be 20' on Mark Trail and 10' on opposite side

*Building height not to exceed 35'

*Provide a minimum of two off street parking spaces per townhome either covered or uncovered. Remainder of lot will be maximized for guest parking

*Any accessory buildings to match style of townhome

*Minimum square footage of 590 sq. ft. to a maximum of up to 1302 sq. ft.

*If fencing is erected it shall be wood no greater than 8' tall to separate PD from residential/commercial neighbors on back and sides and ornamental iron on front

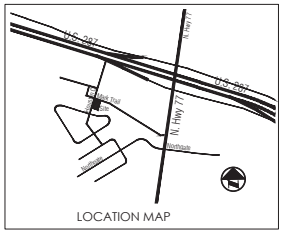
*Exterior materials shall include wood, masonry, stone and hardie. Buildings to be 90% masonry

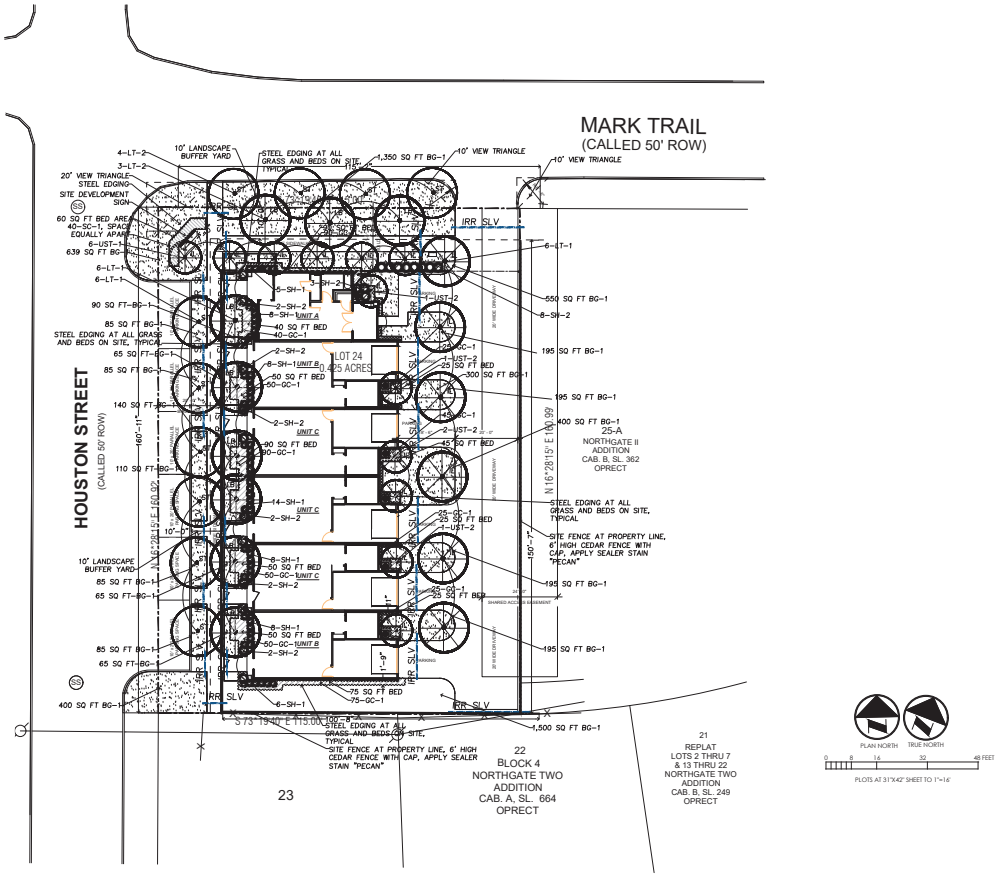
*Infill lot language shall apply to this project

*Mail receptacles to be on structure if allowed by USPS. If structure mounted receptacles are not allowed a suitable mail receptacle will be placed per USPS recommendation.

*Water line size serving the lot to be 6" or larger.

*Main body of structure to be 6:12 pitch for overall massing and lowering of ridge height





CITY OF WAXAHACHIE LANDSCAPE ORDINANCE

SECTION 5.04 LANDSCAPE REQUIREMENTS

(e) INTERIOR LANDSCAPE AREA REQUIREMENTS

1. SQUARE FOOT OF THE BUILDING, 5,610 SQ FT, (MF-1) MULTI FAMILY ZONING REQUIRES 50% LANDSCAPE AREA TO THE INTERIOR OF THE LOT, EXCLUDING BUFFER YARDS

   REQUIRES 2,806 SQ FT. INTERIOR LANDSCAPE AREA PROVIDED 6,096 SQ FT. 220%

2. PLANTING REQUIREMENTS WITHIN THE INTERIOR LANDSCAPE AREA

	REQUIRED	PROVIDED
ONE (1) CANOPY TREE PER 500 SQ FT. TREES	6 TREES	6 TREES
ONE (1) UNDER STORY TREE PER 250 SQ FT	12 TREES	12 TREES
ONE (1) SHRUB PER 70 SQ FT	41 SHRUBS	69 SHRUBS
GROUND COVER 15% OR REQUIRED AREA	421 SQ FT	615 SQ FT
SEASONAL COLOR 2% OF REQUIRED AREA	57 SQ FT	60 SQ FT
75% OF THE REQUIRED INTERIOR LANDSCAPE SHALL BE IN THE FRONT AND SIDES OF THE BUILDING AND EDGE OF THE REQUIRED BUFFER YARD.	2,105 SQ FT	3,070 SQ FT.
WATER CONSERVATION CREDITS MAY REDUCE THE SHRUBS BY 75% AND REQUIRED LANDSCAPE BY 5%		NOT USED
3. PARKING LOT LANDSCAPING, ALL SURFACE PARKING LOT AREAS SHALL SUPPLY A LEAST (17) SQ FT OF PARKING LOT LANDSCAPE PER PARKING SPACE. 6 PARKING SPACES	255 SQ FT	2,285 SQ FT
4. TWO (2), FOUR (4) INCH CALIPER TREES REQUIRED PER 500 SQ FT OF REQUIRED PARKING LANDSCAPE AREA TOTAL 255 SQ FT	1, 4" TREES	1, 4" CAL TREES
TEN (10) SHRUBS REQUIRED PER 500 SQ FT OF REQUIRED PARKING LANDSCAPE AREA 0 SQ FT.	5 SHRUBS	5 SHRUBS
ALL NEW TREES MUST BE INSTALLED WITHIN AT LEAST 100 SQ FT AND HAVE A MINIMUM INTERIOR DIMENSION OF EIGHT AND ONE-HALF FEET.		
5. ADDITIONAL LANDSCAPE REQUIREMENTS 1 BUFFER YARD AREA FOR ALL NON RESIDENTIAL PARCELS WITH MORE THAN 250 FEET OF FRONTAGE ADJACENT TO R.O.W. AT LEAST 20% STREET YARD SHALL BE PERMANENT LANDSCAPE AREA. THE EXISTING FRONTAGE ON HOUSTON CT. & MARK TRAIL TOTAL 2,012 SQ FT BUFFER YARD AREA	20% AREA 402.5 SQ FT	TOTAL AREA 1,226 SQ FT
2 LANDSCAPE BUFFER, MIN 15' WIDE FOR PARCELS MORE THAN TWO FRONTAGES THEN THE TEN FEET.	10' BUFFER	10' BUFFER
REQUIRED TREES IN LANDSCAPE BUFFER ONE LARGE TREE (1) PER FORTY (40) LINEAR FT. HOUSTON CT. 160'-11"	5 TREES	6 TREES
MARK TRAIL 115'-2"	3 TREES	3 TREES
5. STREET TREES (1) STREET TREES MUST BE LOCATED WITHIN THE R.O.W. UP TO 20 PERCENT OF STREET TREES MAY BE PLANTED BETWEEN THE SIDEWALK AND THE PRIMARY BUILDING. TREES SHALL BE MIN 4" CALIPER, MEASURED DBH ABOVE GRADE. STREET TREES MUST BE PLANTED AT A RATE OF ONE (1)TREE FOR EVERY 30 FEET. HOUSTON CT. 160'-11"	6 TREES	6 TREES
MARK TRAIL 115'-2"	4 TREES	4 TREES

ALL TREES TO BE INSTALLED OVER 5-0" FROM ALL UNDERGROUND UTILITIES. LOCATE UNDER GROUND UTILITIES AS REQUIRED DURING CONSTRUCTION PERIOD. VERIFY THE LOCATIONS EVEN IF REQUIRED EXCAVATION IS REQUIRED TO VERIFY THE UTILITIES.

6. IMPROVEMENTS IN THE PUBLIC R.O.W.
   A MAXIMUM OF (10) PERCENT OF THE REQUIRED LANDSCAPING MAYBE PLACED IN THE PUBLIC R.O.W..

CITY OF WAXAHACHIE LANDSCAPE MAINTENANCE

Maintenance note that states, "The property owner, tenant, or agent shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly, and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size."

LANDSCAPE SYMBOLS

- IL — INTERIOR LANDSCAPE TREES MIN 4" CAL. ONE PER 500 SQ FT
- IU — INTERIOR LANDSCAPE UNDERSTORY TREES MIN 2" CAL. ONE PER 250 SQ FT
- LB — LANDSCAPE BUFFER TREES ONE PER 500 SQ FT
- ST — STREET TREES MIN 4" CAL.
- PL — PARKING LOT TREES (2) LARGE TREES AND (10) SHRUBS PER EVERY (500) FIVE HUNDRED SQ FT OF REQUIRED PARKING LOT LANDSCAPE
- 2'-10" PARKING LOT SHRUBS
- IL — INTERIOR LANDSCAPE SCREENING SHRUBS MIN 35 GAL.
- 1'-6" / 2'-3" / 3 GAL — INTERIOR LANDSCAPE SHRUBS MIN 3 GAL.
- INTERIOR LANDSCAPE GROUND COVER MIN 4" POTS
- INTERIOR LANDSCAPE SEASONAL COLOR MIN 4" POTS
- INTERIOR LANDSCAPE BERMUDA GRASS SOLID SOD

PLANT SYMBOLS

- 8 / TR-1 — PLANT MATERIAL, SEE PLANT LIST
- 1 — PLANT MATERIALS QUANTITY
- IRR SLV — IRRIGATION SLEEVE: INSTALL FOR ALL (1) 4" & (1) 2" P.V.C. FOR IRRIGATION WATER MAIN AND LATERAL SUPPLY 2", ALL WIRES

PLANT LIST

NOTE NOT ALL PLANT MAYBE REQUIRED FOR THIS PLAN OR USED.
SEE ADDITIONAL NOTES ON PLANT SYMBOL ON PLAN FOR MORE BIDDING INFORMATION IN BASEE BID.

QUANTITY		CANOPY TREES	BOTANICAL NAME	SIZE
18	LT-1	CEDAR ELM	ULMAS CRASSIFOLIA	4.00"-4.25" CALIPER, 100 GAL
7	LT-2	CHINESE PISTACHE "MALE"	PISTACHII CHINENSIS	4.00"-4.25" CALIPER, 100 GAL
		UNDER STORY ACCENT TREES		
6	UST-1	CREPE MYRTLE "TUSCARORA"	LAGERTROMEIA INDICA	6' MIN. 25 GAL OR B.B 3 CANE MINIMUM
6	UST-2	YAUPON HOLLY	ILEX VOMITORIA	6' MIN. 25 GAL OR B.B
		SHRUBS		
57	SH-1	DWARF YAUPON HOLLY	ILEX VOMITORIA, NANA	3 GAL.
23	SH-2	DWARF BURFORD HOLLY	ILEX CORNUTA, BURFORDII	3 GAL.
		GROUND COVER/PERENNIALS		
615				
615 SQ FT	GC-1	BIG BLUE LIRIOPE	LIROPE MUSCARI 'BIG BLUE'	4" POTS
		SEASONAL COLOR		
40				
60 SQ FT	SC-1	BLACK EYED SUSAN	RUDBECKIA HIRTA	1 GAL.
		GRASS		
6,380 SQ FT	BG-1	BERMUDA 419 GRASS GRASS SOD, INSTALL OVER FINE GRADED SOIL AND IRRIGATION SYSTEM ADJUSTMENT	SOLID SOD GRASS IN IRRIGATED AREAS	

OTHER ITEMS

- SITE FENCE AT PROPERTY LINE, 6' HIGH CEDAR FENCE WITH CAP, APPLY SEALER STAIN "PECAN" TO ALL SIDES.

COLONIAL RESTORATION GROUP
211 N, Gibson St., Waxahachie, Tx.
Contact: Mr. Brad Yates
Phone: 972-938-3383

T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS / SITE PLANNERS
1218 Camino Lago - Irving, Texas 75039 214.497.2580
tom@landdesignplan.com

LANDSCAPE PLAN
HOUSTON COURT TOWNHOMES
131 MARK TRAIL
LOT 24 0.425 ACRES, R. PARKS SURVEY, ABST. NO 851
WAXAHACHIE, ELLIS COUNTY, TEXAS

SCALE: 1"=16' DRAWING NO. LA-1
DATE: NOVEMBER 4, 2025

HOUSTON COURT TOWNHOMES

Exhibit F - Floor Plan

GENERAL NOTES - FLOOR PLAN

1. THE ARCHITECTURAL DRAWINGS SHOULD BE USED WITH/USED IN CONJUNCTION WITH THE CIVIL, STRUCTURAL, MEP, FIRE PROTECTION DRAWINGS AND SPECIFICATIONS, DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE CONTRACTING OFFICER OR DESIGNATED REPRESENTATIVE.
2. DO NOT SCALE DRAWINGS: WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS AND TYPES. IN CASE OF CONFLICT, NOTIFY DC TEXAS ARCHITECTURE FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. ALL WALL MOUNTED ITEMS SUCH AS MILLWORK, FURNITURE, SIGNAGE, OWNER PROVIDED EQUIPMENT, ETC. SHALL BE REINFORCED WITH BRACING, BLOCKING, AND/OR STRUCTURE AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUPPORT REQUIRED TO MAINTAIN THE INTEGRITY OF THE WALL AND THE SECURITY OF THE ITEM MOUNTED. CONTRACTOR SHALL COORDINATE THE PLACEMENT OF ALL BLOCKING PRIOR TO CLOSING OF WALLS.
4. DIMENSIONS MARKED "HOLD" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES, INCLUDING CARPET, VCT, MILLWORK, ETC. CONTRACTOR SHALL NOT ADJUST DIMENSION WITHOUT WRITTEN INSTRUCTIONS FROM DC TEXAS ARCHITECTURE.
5. REFER A6.04 FOR GENERAL PARTITION TYPES.
6. FURNITURE AND OWNER PROVIDED EQUIPMENT SHOWN FOR COORDINATION REFERENCE ONLY U.N.O.
7. REFER TO ENLARGED FLOOR PLANS FOR ADDITIONAL INFORMATION NOT SHOWN ON SMALLER SCALE PLANS.
8. ALL DOOR OPENINGS TO BE 4" FROM WALL U.N.O.
9. ALL GYPSUM BOARD WALLS ARE TO BE TAPED, BEDDED, TEXTURED & PAINTED, U.N.O.
10. REFER TO SPECS AND MANUFACTURER'S RECOMMENDATIONS REGARDING DRYWALL CONTROL JOINTS - CONFIRM PROPOSED LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
11. ALL DIMENSIONS ARE TO FACE OF FINISH OR GRID LINE, U.N.O.
12. CONTRACTOR IS TO CONSTRUCT ANY SHAFT THAT IS USED FOR SUPPLY OR EXHAUST SUCH THAT THE INTERIOR PERIMETER OF SHAFT IS AIR TIGHT.
13. ALL SYSTEMS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ANCHORAGE, SUBSTRATE, BRACING, ETC., TYP.
14. PROVIDE FLASHING, SEALANT, WEATHERSTRIPPING, RAIN HOODS, ROOF MFR'S STANDARD BOOTS, ETC. AS REQUIRED FOR A COMPLETE WEATHERTIGHT INSTALLATION OF ALL FINISHES, SYSTEMS, ROOF EQUIPMENT ROOF PENETRATIONS, ETC. ADVISE ARCHITECT OF PROPOSED CONFIGURATION WHERE EXPOSED TO VIEW PRIOR TO INSTALLATION.
15. UTILIZE APPROPRIATE UL LISTED THROUGH-PENETRATION FIRESTOPS AT ALL PENETRATIONS OF RATED FLOORS, WALLS, ETC.
16. USE APPROPRIATE FIRE-SAFING, RATED SEALANT, ETC. IN ACCORDANCE WITH CITY AND OTHER CODE REQUIREMENTS AT ALL REQUIRED SEPARATIONS, INCLUDING BETWEEN FLOORS.
17. CONTRACTOR TO ENSURE CONTINUITY OF ALL RATED CORRIDORS, FLOORS, CEILINGS, SHAFTS, ENCLOSURES, AREA SEPARATION, OCCUPANCY SEPARATION, FIRE BARRIERS, ETC.

DOOR SCHEDULE

NUMBER	WIDTH	HEIGHT	HINGE	TYPE
AA	3' - 0"	8' - 0"		CASED OPENING
BB	3' - 0"	8' - 0"		CASED OPENING
U1	3' - 0"	8' - 0"	LEFT/RIGHT	EXT. 1/2 LITE
U2	6' - 0"	8' - 0"	LEFT/RIGHT	FULL LITE
U3	3' - 0"	8' - 0"	LEFT/RIGHT	SOLID CORE
U4	3' - 0"	6' - 0"	LEFT/RIGHT	EXT. GARAGE
U5	9' - 0"	8' - 0"		OVERHEAD GARAGE
U6	4' - 6"	8' - 0"	LEFT/RIGHT	SOLID CORE BI-FOLD
U7	3' - 0"	8' - 0"	LEFT/RIGHT	SOLID CORE DOUBLE
U8	4' - 0"	8' - 0"	LEFT/RIGHT	SOLID CORE DOUBLE
U9	2' - 4"	8' - 0"	LEFT/RIGHT	SOLID CORE

WINDOW SCHEDULE

WINDOW TYPE	WIDTH	HEIGHT	TYPE	HEAD HEIGHT
A	3' - 0"	5' - 0"	SINGLE-HUNG	8' - 0"
B	2' - 0"	3' - 0"	SINGLE-HUNG	8' - 0"
C	3' - 0"	1' - 0"	FIXED	8' - 0"
D	2' - 0"	2' - 0"	FIXED	<varies>

RATED WALL LEGEND

*GENERAL NOTES:

EXTERIOR WALLS ARE TO BE 1-HOUR RATED UNLESS NOTED OTHERWISE.

OPENINGS ARE TO BE PROTECTED IN ACCORDANCE WITH 2018 IBC, TABLE 716.5.

1 HR FIRE PARTITION PER UL U341

AREA TOTALS (SF) - UNIT A (1 BEDROOM)

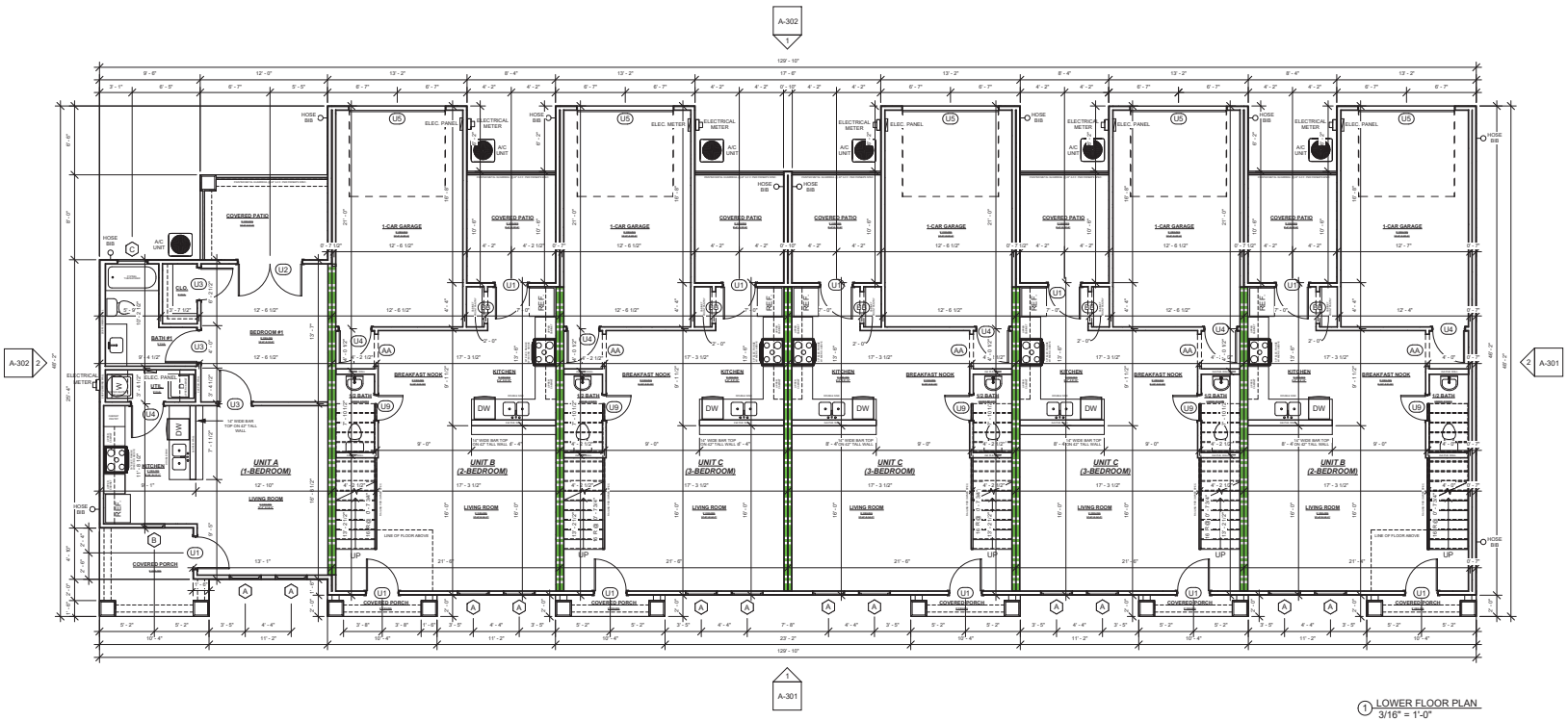
LIVING AREA	590
COVERED PORCH	65
COVERED PATIO	96
TOTAL UNER ROOF	751

AREA TOTALS (SF) - UNIT B (2 BEDROOM)

LOWER LIVING AREA	578
UPPER LIVING AREA	627
TOTAL LIVING AREA	1,205
1-CAR GARAGE	276
COVERED PORCH	20
COVERED PATIO	88
COVERED BALCONY	84
TOTAL UNER ROOF	1,673

AREA TOTALS (SF) - UNIT C (3 BEDROOM)

LOWER LIVING AREA	578
UPPER LIVING AREA	724
TOTAL LIVING AREA	1,302
1-CAR GARAGE	276
COVERED PORCH	20
COVERED PATIO	88
COVERED BALCONY	84
TOTAL UNER ROOF	1,770



1 LOWER FLOOR PLAN
3/16" = 1'-0"

DC TEXAS ARCHITECTURE
DESIGN ■ INTERIORS ■ PLANNING ■ PROJECT MANAGEMENT
1349 West US-287 Bypass, Suite 100
Waxahachie , Texas 75165
(214) 703-0800
www.dctexasarch.com

COLONIAL RESTORATION GROUP

Houston Court Townhomes
Waxahachie, Texas

ISSUE FOR PERMIT
June 26, 2025

REGISTERED ARCHITECT
PHILIP M. COTHREL
#23415
STATE OF TEXAS

06/26/2025

Title
LOWER FLOOR PLAN

Sheet
A-101

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DC TEXAS ARCHITECTURE

~~Item 7-8~~

Exhibit F - Floor Plan

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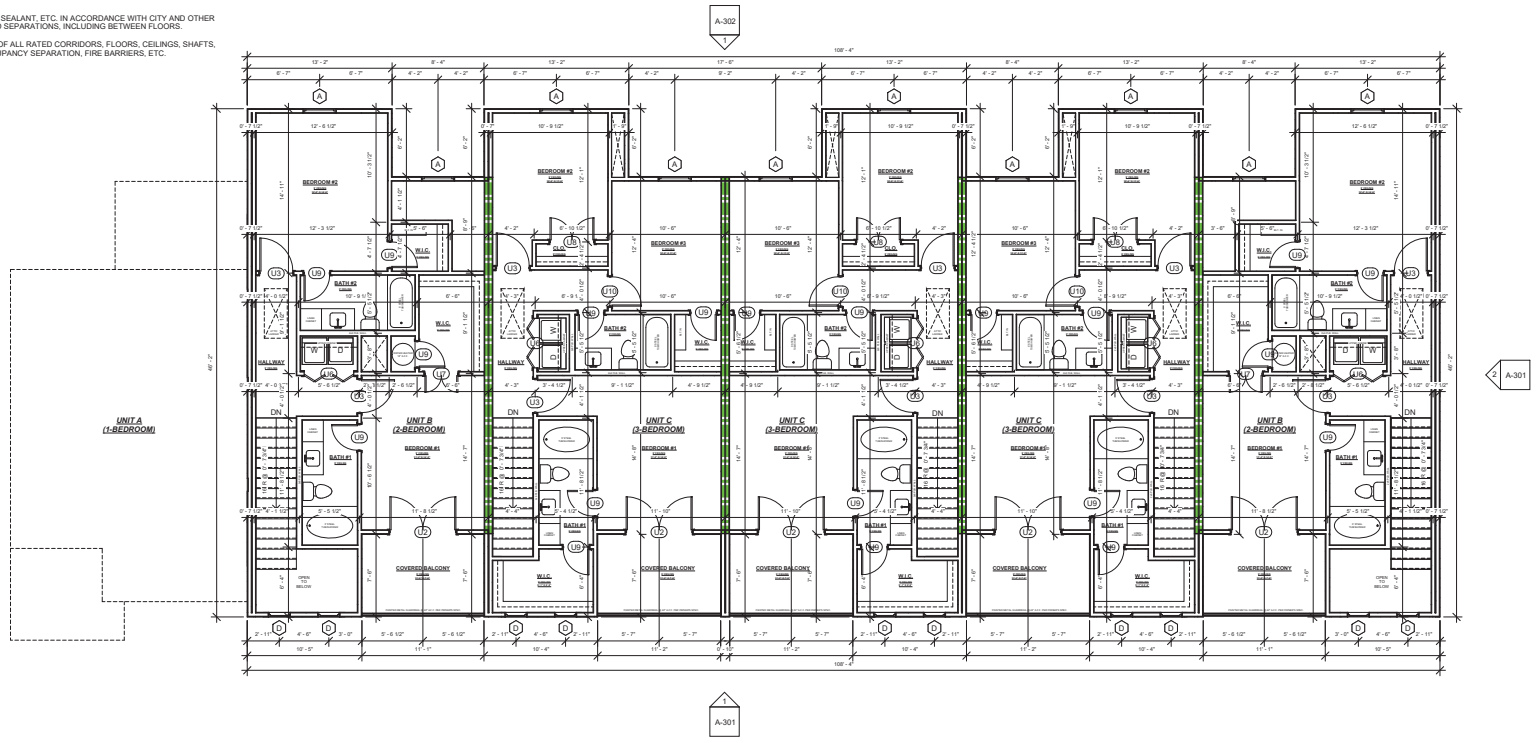
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1 HR FIRE PARTITION PER UL U341



1 UPPER FLOOR PLAN
3/16" = 1'-0"

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Houston Court Townhomes
Waxahachie, Texas

ISSUE FOR PERMIT
June 26, 2025

REGISTERED ARCHITECT
BRIAN M. COTHREL
26415
STATE OF TEXAS

06/26/2025

Title
UPPER FLOOR PLAN

Sheet
A-102

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DC TEXAS ARCHITECTURE

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-151-2025

MEETING DATE(S)

Planning & Zoning Commission: January 13, 2026
City Council: January 20, 2026

CAPTION

Public Hearing on a request by Robert Drolet, for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet within a Rural Residential (RR) zoning district located at 128 Lakeshore Drive (Property ID 233849) - Owners: Robert Drolet and Michelle Drolet (ZDC-151-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-151-2022, a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet in use, subject to the conditions of the staff report, authorizing the Mayor and/or Interim City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) for a 960 square foot accessory structure.

CASE INFORMATION

Applicant:	Robert Drolet
Property Owner(s):	Robert Drolet and Michelle Drolet.
Site Acreage:	10.569 acres
Current Zoning:	Rural Residential
Requested Zoning:	Rural Residential (RR) with a SUP for an accessory structure exceeding seven hundred (700) square feet.

SUBJECT PROPERTY

General Location:	128 Lakeshore Drive
Parcel ID Number(s):	233849
Existing Use:	Single family residential
Development History:	The subject property is platted as Lot 15 of the Lindmark Estates Revision

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	FD	Residential use
East	RR	Residential use
South	PD-SF-1	Residential use
West	PD-SF-1	Residential use

Future Land Use Plan: Rural Estate

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

Thoroughfare Plan: The subject property is accessible via Lakeshore Drive

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to construct 960 square foot carport at 128 Lakeshore Drive. The structure has a maximum height of 20' and a width of 40'. According to the Ellis County Appraisal District, the primary structure on the subject property is approximately 4,568 square feet. According to the Waxahachie Zoning Ordinance, single family residential structures located in a Rural Residential zoning district are limited to two accessory structures with a combined floor area of 1000 square feet. Additionally, the ordinance requires any accessory structure over 700 square feet to obtain an SUP. The subject property contains two (2) existing accessory structures.

Proposed Use:

The applicant proposes to utilize the structure for personal parking. The structure will be used for the storage and protection of personal vehicles.

PUBLIC NOTIFICATIONS

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

PUBLIC NOTIFICATION RESPONSES

Staff has received two (2) letters of support and zero (0) letters of opposition to the SUP request.

RECOMMENDATION

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

Conditions:

1. The accessory structure shall not be used as a dwelling.
2. The accessory structure shall not be used for commercial purposes.
3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
4. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.
5. The property owner shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department before constructing the accessory structure.

ATTACHED EXHIBITS

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

STAFF CONTACT INFORMATION

Prepared by:
David Jones
Planner
david.jones@waxahachie.com

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

Case Number: ZDC-151-2025

City Reference: 181959

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 19, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☑ SUPPORT ☐ OPPOSE

Comments: Great neighbors. Want to keep them! Whatever they want is fine with us.

Alan Hough

Signature

8 December 2025

Date

Alan Hough - homeowner

Printed Name and Title

127 Lakeshore Dr.

Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-151-2025

HIGHTOWER CLUB WAXAHACHIE LP
PO Box 1145
Midlothian, TX 76065-1145

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, December 30, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 20, 2026 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Robert Drolet, for a **Specific Use Permit (SUP)** for an **Accessory Structure exceeding seven hundred (700) square feet** use within a Rural Residential (RR) zoning district located at 128 Lakeshore Drive (Property ID 233849) - Owners: Robert Drolet and Michelle Drolet (ZDC-151-2025)

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

Scan for additional information.

Case Number: ZDC-151-2025 **City Reference: 182009**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 19, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☑ SUPPORT ☐ OPPOSE

Comments:

Signature

12/6/2025
Date

Chad Adams
Printed Name and Title

P.O. 1145 Midlothian TX.
Address

~~Owner~~ Hightower Club Pres.

Item 9-10

Robert & Michelle Drolet
128 Lakeshore Dr
Waxahachie, TX 75165
(254) 285-7625

RE: SUP ZDC-150-2025

Operational Plan

The design of the building is laid out in the attachment to the SUP submitted online and the portions that apply to this building are highlighted in yellow in said attachment.

The building will be used to store an RV and boat. It is essentially a roof and legs anchored into a “stem” wall and it’ll have no utilities. Its dimensions will be 24’W x 40’L x 14’H on the sides (peak height of about 17’) and will have a 6’ wall from the top down on each side as well as a gable at the front and back. It is rated for 150mph winds up to 3 seconds. Its proposed location has been selected to limit visibility from Lakeshore Drive.

The left and right walls will be anchored to concrete “stem” walls that are 40’L x 12’W x 12”D.

The back of the structure will be approximately 45’ from the Eastern property line and the structure will be no closer than 10’ to the “Frame Building” shown on the site plan and listed as “Detached carport with storage accessory building” in tax records; the front of the carport will be approximately 50’ from the metal barn. In addition, the property has a grandfathered lateral line septic system that runs toward Lakeshore Drive rather than a septic spray area. The colors will match those of the barn. There are no utilities in the proposed location.

The property has a concrete drive that extends beyond the garage before it turns into a gravel area that contains a base and approximately 6” of gravel. This allows ample drainage and makes maneuverability a non-issue. To date there have been no issues driving any vehicle, to include a loaded dump truck as well as an RV, to the proposed location.

House and Accessory Structure Sizes

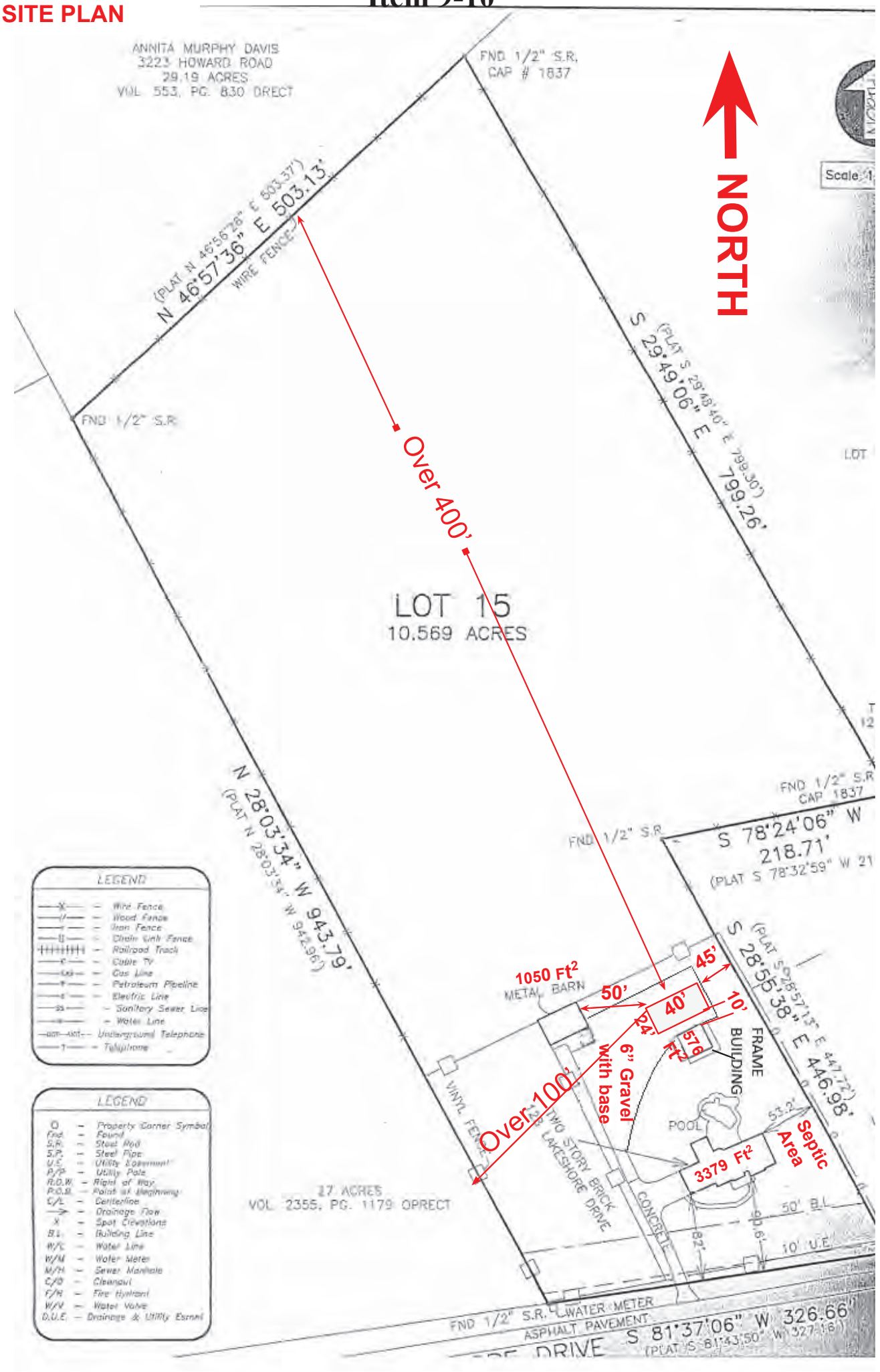
Per tax records, the home is 3379 ft^2 with a gross building area of 4568 ft^2. The metal barn has a total of 1050 ft^2. The detached carport with storage accessory building (listed as Frame Building on the site plan) is 576 ft^2.

EXHIBIT A - LOCATION MAP

Item 9-10



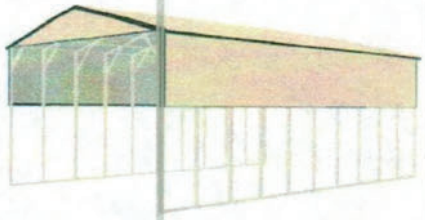
EXHIBIT B - SITE PLAN



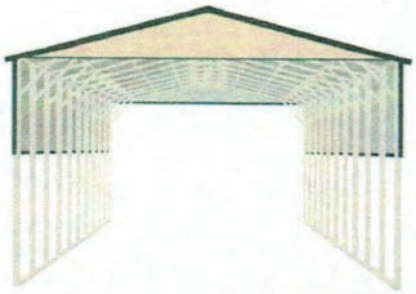
Ref #: 1758-7379-0584-2016-1, Sep 24, 2025

Texwin - (Carports Internal)
800-636-4700

BUILDING IMAGES



Perspective View



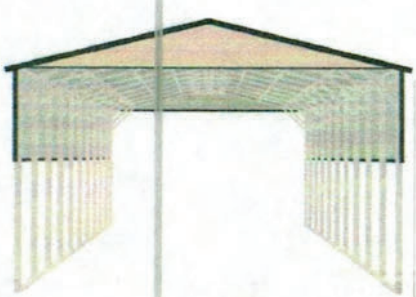
Front



Left Side



Right Side



Back

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-163-2025

MEETING DATE(S)

Planning & Zoning Commission: January 13, 2026
City Council: January 20, 2026

CAPTION

Public Hearing on a request by Tamika Ayers, for a Zoning Change from a Single-Family-2 (SF-2) zoning district to Planned Development SF-2, to allow a Child Daycare Center use, located at 301 E Criddle Street, (Property ID 196523) - Owner: Texas Conference Association of Seventh Day Adventist, (ZDC-163-2025)

RECOMMENDED MOTION

"I move to recommend disapproval of ZDC-163-2025 a Zoning Change from a Single-Family 2 zoning district to a Planned Development-Single-family-2 (PD-SF-2) zoning district that allows a Child Daycare Center use at 301 E Criddle Street, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests to rezone the subject property to allow for a Daycare use.

CASE INFORMATION

Applicant: Tamika Ayers

Property Owner(s): Texas Conference Association of Seventh Day Adventist

Site Acreage: 0.6937 acres

Current Zoning: SF-2

Requested Zoning: PD-SF-2

SUBJECT PROPERTY

General Location: 301 E Criddle Street

Parcel ID Number(s): 196523

Existing Use: 3,022 square foot non-residential building that was formerly a church and is currently vacant.

Development History: The subject property is platted as Lot 1, Block 1 of the Kingdom Hall Subdivision.

Adjoining Zoning & Uses:

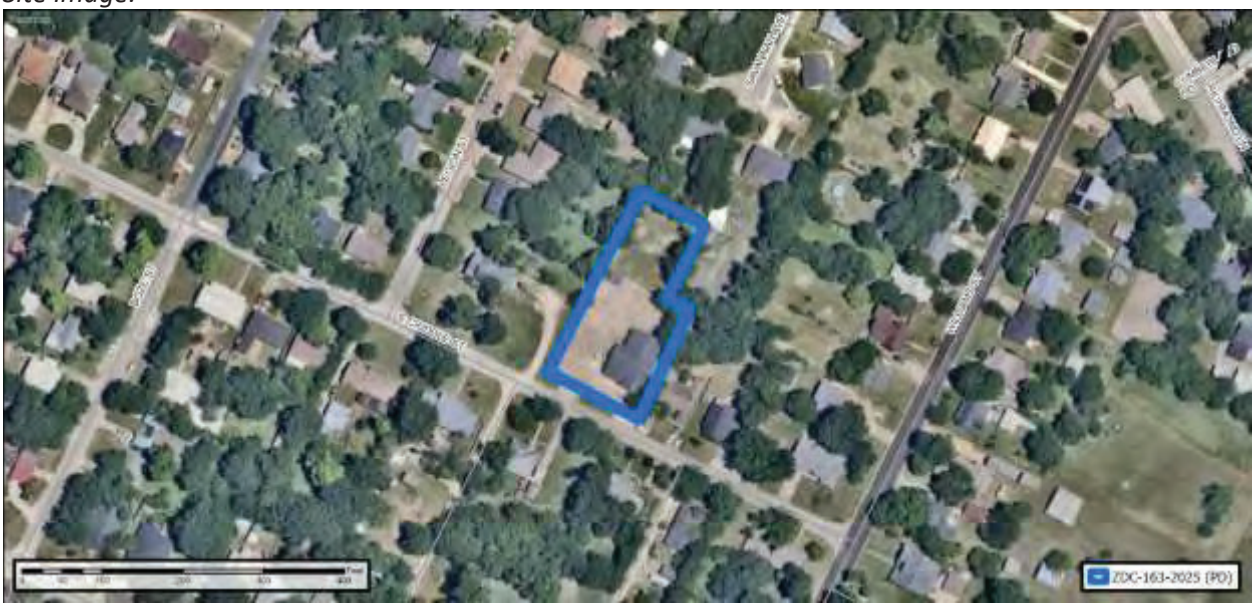
Direction	Zoning	Current Use
North	SF-2	Residential Use
East	SF-2	Residential Use
South	SF-2	Residential Use
West	SF-2	Residential Use

Future Land Use Plan: Mixed Use Neighborhood

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

Thoroughfare Plan: The subject property is accessed via East Criddle Street.

Site Image:



PLANNING ANALYSIS

The applicant proposes to rezone the subject property to allow for a Child Daycare Center use with this Planned Development (PD). A PD is required in this instance as opposed to a Specific Use Permit (SUP) because Child Daycare Center uses are not permitted in the current SF-2 zoning district. The site was a former church and is currently unoccupied. The daycare is proposed to operate Monday through Friday, 7:00 a.m. to 5:30 p.m. Saturday care is proposed to be from 8:00 a.m. to 1:00 p.m. Parents will be allowed a maximum of 10 hours per day. The rear of the property includes an open grass area that will be converted to a fenced play-area for the Daycare use.

Planning Analysis (continued):
Children will range in age from 16 months to 12 years old with a maximum of 60 students and 9 staff members. There will be three Toddler Rooms for kids ages 16 months to 2 years old with student to staff ratios of 4:1. There will be one Pre-K room for kids ages 3 to 4 years old with a student to staff ratio of 8:1. There will also be one After-School Classroom with no specified age range with a student to staff ratio of 20:1. The Applicant is not proposing to operate any buses or shuttles as part of the Daycare use.

The Daycare is proposed to be drop-off only. The drop-off area is proposed to be located at the front of the building along E Criddle Street; but is only large enough to accommodate a single car without blocking drive-aisles on the property. There is not a dedicated awing or covered area for drop-off; but the Applicant is proposing to restripe the current parking lot to identify the drop-off lanes. Sidewalks are not present along either side of E Criddle Street and the Applicant is not proposing to add sidewalks on the subject property as part of this PD proposal.

The applicant also proposes to re-stripe the parking lot to clearly identify thirty-one (31) parking spaces. The number of proposed parking spaces is adequate for the 60 students and 9 staff members. However, additional parking and/or extended drop-off lanes may need to be added to the site in the event that student or staff count increases.

The Applicant proposes to remove the planter/sign area along E Criddle Street and is not proposing any additional signage at this time. The Applicant is not proposing to add additional accent or security lighting to the subject property at this time.

PUBLIC NOTIFICATIONS
To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 30 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES
Staff has received zero (0) letters of support and one (1) letter of opposition to the SUP request.

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

If the Commission is considering a recommendation of approval, staff recommends the following conditions.

Conditions:
1. The Applicant shall restripe drive-aisles on the subject property in addition to parking spaces. Drive-aisle striping shall include the exterior boundary of each lane and directional arrows identifying the flow of traffic in each lane.
2. The Applicant shall add "no entry/wrong way", "one way", and "drop-off" signage along the proposed drive-aisles to identify the flow of traffic on the property.
3. The Applicant shall add striping for pedestrian crossings between the building and parking bays to north and west of the primary drive-aisle.
4. The Applicant shall install a 5' sidewalk along E Criddle Street.

Conditions (continued):

5. The maximum number of children permitted with the Child Daycare Center use shall be sixty (60). An Amendment to the PD shall be required in the event that the Applicant wishes to increase the number of children on site.
6. An Amendment to the PD shall be required in the event that the Applicant wishes to increase the footprint or floor area of the existing building.
7. Prior to the issuance of a Certificate of Occupancy (CO) for the Child Daycare Center use, the Applicant and/or Property Owner or prospective tenant shall be required to cause the buildings to come into compliance with 2021 International Building Code and 2021 International Fire Code.
8. The Applicant and/or Property Owner shall be responsible for obtaining all building permits per the City's applicable rules and regulations governing such permits
9. All exterior lighting, including accent and security lighting, shall maintain compliance with the Lighting & Glare Standards of Section 6.03 of the Waxahachie Zoning Ordinance.

ATTACHED EXHIBITS

Public Notification Responses
Exhibit A – Location Map
Exhibit B – Site Plan
Exhibit C – Operational Plan
Exhibit D – Floor Plan

STAFF CONTACT INFORMATION

Prepared by:
David Jones
Planner
david.jones@waxahachie.com

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

Item 11-12

Case Number: ZDC-163-2025 **City Reference:** 171631

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *December 19, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☑ OPPOSE

Comments:
our home is a few hundred feet from 301 E. criddle in a residential area. An alley runs from our house to criddle, already overused.

Keith W. Bennett
Signature

12/16/2025
Date

Keith W. Bennett
Printed Name and Title

313 E. Ross St. Waxahachie
Address

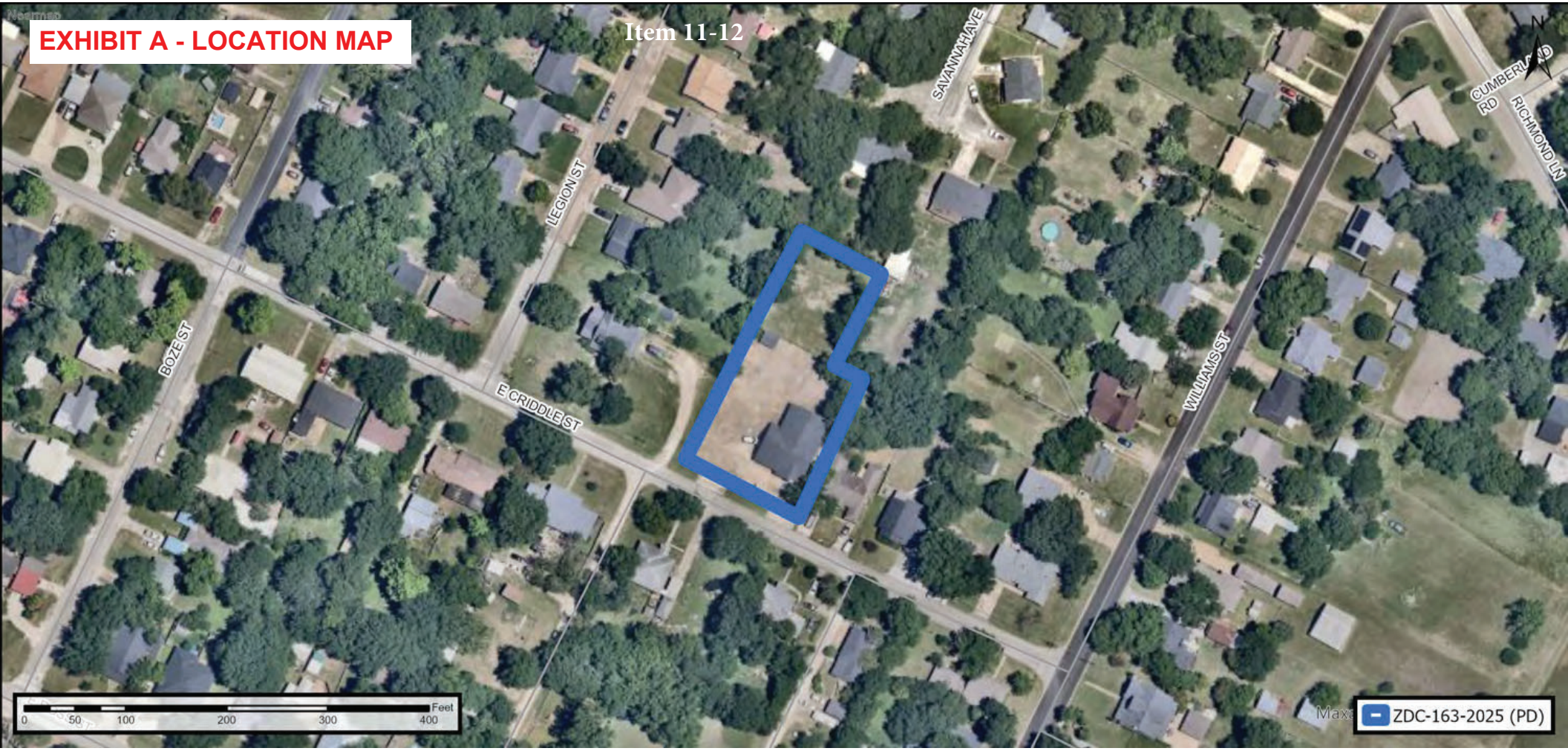

EXHIBIT A - LOCATION MAP
Item 11-12
SAVANNAH AVE
CUMBERLAND RD
RICHMOND LN
LEGION ST
BOZE ST
E CRIDDLE ST
WILLIAMS ST
N
0
50
100
200
300
400
Feet
ZDC-163-2025 (PD)

EXHIBIT B - SITE PLAN

Item 11-12

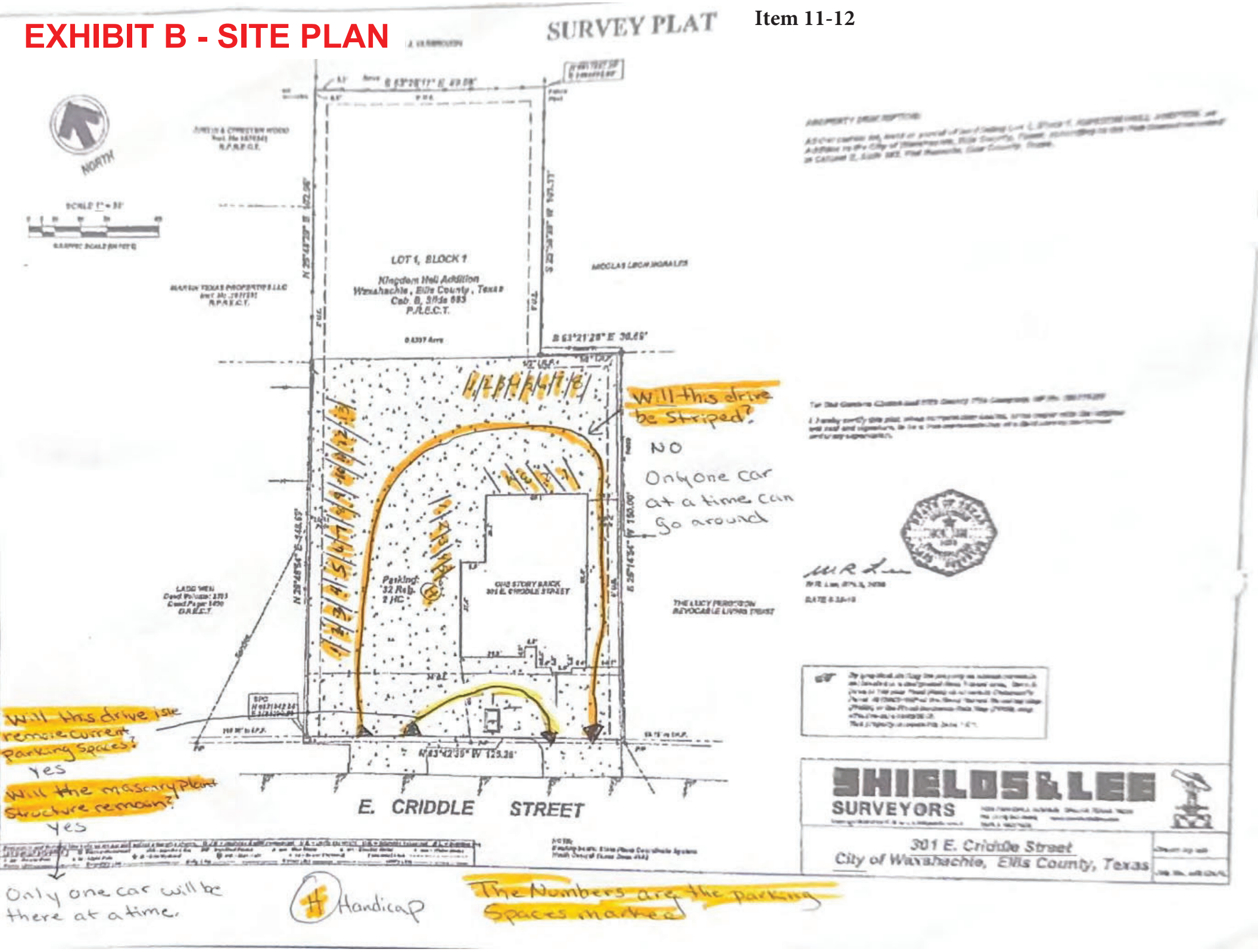


EXHIBIT C - OPERATIONAL PLAN

Child Care HOURS: Our hours of operation are: Monday – Friday, 7:00 am to 5:30 pm. Overnight: Sunday - Thursday, 8 pm to 6 am. Saturday care: 8 am -1:00 pm. Each parent is allowed 10 hours a day.

Children ages in care: 16 months to 12 years

(Smaller children will be in classrooms close to the exit doors)

Staff hours:
6:40 1 staff member arrives at check the grounds of the childcare
7:00 3 Staff members in building greeting children as they arrive
7:30 6 staff member have arrived for the day
11:00-3:00 Breaks 5 staff members will be in the building at all times
5:00 7 staff members leave
5:00-5:30 3 staff members left for after-school care

Staff members: 9
Students in Care: 60
Daily Schedule
7:00 - 8:30 Arrival/ Rest/ Open Play
8:30 - 8:45 Health checks/ Clean up for breakfast
8:45 - 9:00 Breakfast
9:00 - 9:10 Clean up (Clean up song)
9:10 - 9:50 Science Lessons
9:50-10:10 Reading, Math ect..
Small-Group Activity(Climb)
10:10-10:50 Large Motor Activity (Outdoor weather permitting)**
10:50-11:20 Circle Times (Songs, Dance) Colors, shapes, numbers, Alphabet (Spanish)
11:20-11:55 Free play
11:55-12:05 Clean up (Clean up song)
12:05-12:35 Lunch
12:35-12:40 Clean up (Clean up song)
12:40-12:50 Nap time story/ Transition to nap
12:50-2:30 Rest (Message through procare app for pick up)
2:30-2:45 Wake up/ Snack Time
2:45-4:00 Outdoor(Weather permitting)
4:00-5:30 Getting ready to go home/ Independent activities, After-school care and tutoring

- Our facility will only be served as a child care center.
- Our facility maintains a low child-to-staff ratio to ensure personalized attention and care. ● All staff are trained in early childhood education, first aid, and child safety. ● We prioritize open communication with parents through regular updates through our procare app(a parent communication system) and parent-teacher meetings.
- Special events and themed days will be organized to keep the children engaged and excited about learning.
- The facility is designed with safety features such as secure entrances, childproofing, and

age-appropriate equipment.

Overall, Mini Scientist Academy aims to provide a fun and enriching experience for children while fostering a sense of community among families. We are committed to creating a joyful and educational environment where children can flourish and develop essential skills for their future.

EXHIBIT D - FLOOR PLAN

