Please note: The Waxahachie Planning and Zoning Commission meeting originally scheduled for 7:00 p.m. on Tuesday, January 27, 2026, at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, has been postponed to 4:30 p.m. on Thursday, January 29, 2026, at the Charles Beatty Municipal Services Building, Mean Green Conference Room, 408 S. Rogers Street. Such postponement is pursuant to Section 551.411 of the Texas Government Code. As a result of a winter snow, sleet and ice storm that has affected and impacted all of North Texas, and requests by state and local emergency services personnel that individuals refrain from driving due to said storms, it is deemed in the public interest and public safety that any meetings be postponed until such time as passage on public roadways is safe and secure. At the time of the posting of this Agenda, there existed the threat of continued negative effects of the winter snow, sleet and ice storm upon travel on streets and roadways. Further, it is the desire of the City of Waxahachie that its citizens continue to monitor travel advisories and stay off roads, especially bridges and overpasses, until such time as emergency services personnel suggest that travel is safe.

A G E N D A

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie to be held at the Charles Beatty Municipal Services Building, Mean Green Conference Room, 408 S. Rogers Street, Waxahachie, Texas, on ***Thursday, January 29, 2026 at 4:30 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 January 13, 2026

5. ***Public Hearing*** on a request by Derrick & Shawna Cunningham for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 (SF-2) zoning district located at 707 Dunn Street (Property ID 173450) - Owner: Derrick & Shawna Cunningham (ZDC-172-2025)

6. ***Consider*** recommendation of ZDC-172-2025

7. ***Public Hearing*** on a request by Kelly Dlabaj for an **Amendment to Ordinance No**. 3121, to eliminate the requirement for a HOA Amenity lot within an approved 7-lot Planned Development-Single Family-3 (PD-SF-3) zoning district located at 300 Haley Drive (Property ID 314068) - Owner: Kelly Dlabaj and Adrian Tijerina (ZDC-178-2025)

8. ***Consider*** recommendation of ZDC-178-2025

9. 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.

(4a)

Planning and Zoning Commission
January 13, 2026

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Tuesday, January 13, 2026 at 7:00 p.m.

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

1. Call to Order

Chair Wendy Johnson called the meeting to order.

2. Invocation

Commissioner Ryan Simpson provided the invocation.

3. Public Comments

None.

4. Consent Agenda

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)

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

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)

Planning Manager Zack King presented the Item. 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 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.

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.

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. Staff has received zero (0) letters of support and six (6) letters of opposition for the SUP request.

Commissioner Simpson asked whether Brookside Road is identified in any master plan or future designation as a primary entry point into the City of Waxahachie.

Staff confirmed that both US Highway 287 Business and Brookside Road are designated as major thoroughfares on the Waxahachie Thoroughfare Plan. Staff explained that Brookside Road is the most direct connection from Interstate 35 to Main Street (US 287 Business) and is viewed as a gateway corridor into the city. Staff further noted that a large master-planned development is proposed on the west side of I-35 that would use Brookside Road as its primary entrance, reinforcing its importance as a gateway.

Chair Johnson asked how many similar businesses currently operate in Waxahachie.

Mr. King responded that there are no active Specific Use Permits (SUPs) for specialty paraphernalia uses in the city. He clarified the distinction between a retail tobacco store and a specialty paraphernalia use. Retail tobacco stores primarily sell cigars and cigarettes, while specialty paraphernalia uses include items such as smoking accessories, hemp-derived edibles, tinctures, and topical products, which require a SUP. While there are several retail tobacco shops in Waxahachie, there are no approved specialty paraphernalia SUPs.

Applicant Daniel McGee identified himself as the property owner and stated he purchased the buildings approximately six months prior. He explained that he is primarily a property investor and expressed concern over the investment made in building improvements. Mr. McGee stated that the business does not intend to sell bongs or similar smoking devices and deferred to his business partner to explain the hemp-derived products in more detail. He acknowledged the City's future roadway expansion plans and stated a willingness to comply if adjustments are required.

Grayson Barry, 579 W. 8th Street, Lancaster, Texas, business partner, provided additional details. He stated that the business sells CBD and hemp-derived products only, all accompanied by Certificates of Analysis, and that the operation is fully regulated. He explained that the business would restrict entry to customers 21 years of age and older, with controlled access and no on-site consumption permitted. He stated that no smoking would be allowed on the premises and that the business would not present itself as a smoke shop through signage.

Mr. McGee explained that the store would sell edible, tincture, topical, and beverage products, including hemp-derived teas and coffees. He described extensive security measures, including approximately 20 cameras, and emphasized a goal of providing a safe, regulated environment. He stated that similar businesses operated by partners generate significant revenue and that the

business intends to comply with all applicable laws and regulations. Proposed hours of operation are 10:00 a.m. to 10:00 p.m.

Mr. King clarified for the Commission that the operational plan submitted with the application listed products such as tinctures, edibles, and topical hemp products, but that the specialty paraphernalia use definition also allows for the sale of smoking accessories. Staff advised that, if the Commission considers approval, it would be appropriate to require the applicant to submit an updated operational plan clearly outlining the specific business model, including the coffee-shop concept, to ensure consistency with the ordinance and to limit broader paraphernalia uses originally proposed.

Commissioner Terry Connor asked how the applicant would address customers who might consume products in their vehicles after leaving the premises.

Mr. McGee responded that all products are sealed and that the business cannot control customer behavior after leaving the property. He stated that driving under the influence remains illegal and emphasized the presence of law enforcement in the area. He reiterated the business's focus on security and compliance, noting his financial investment in the property.

Chair Johnson opened the Public Hearing at approximately 7:16 p.m.

Those who spoke in opposition:
Dean Settlemyer, 605 Brookside Road, Waxahachie, Texas

There being no others to speak for or against ZDC-110-2025, Chair Johnson closed the Public Hearing at approximately 7:27 p.m.

6. Consider recommendation of ZDC-110-2025

Action:
Chad Hicks moved to recommend denial of ZDC-110-2025 a Specific Use Permit for a Specialty Paraphernalia use located at 1702 W US Highway 287 Business, Suite A. Motion was seconded by Ryan Simpson and carried unanimously (6-0).

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)

Planner Caleb Ensley presented the Item. 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, offstreet 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.

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.

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 Street. A concrete sidewalk is proposed to connect the on-street and off-street parking areas to the front door of each unit.

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.

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.

Typically, a six-foot 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.

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.

A six-inch water line 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 six-inch water line as opposed to installing a new 12" water line along Houston Street. In order to determine if the six-inch 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.

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

Chair Johnson asked how long it typically takes to complete a required study related to infrastructure.

City Engineer Trace Hilton stated that a fire flow study would be required to demonstrate adequate water service for the proposed development. She noted that the review process for such a study can take several months, depending on the development's needs.

Planning Director Trenton Robertson clarified that fire flow and waterline capacity evaluations occur during the civil engineering review phase, not at the zoning stage. It is common practice for such studies to be completed later in the development process, and they are not expected at the time of zoning consideration.

Commissioner Simpson asked whether approval of the zoning would revert if the existing six-inch water line proved insufficient and the developer chose not to upsize it.

Mr. Robertson responded that the zoning would remain in place regardless. If a project cannot move forward due to infrastructure requirements, it may simply not be developed, or a future developer may pursue a different zoning request.

Applicant Brad Yates, 211 North Gibson, stated he was present to answer questions.

Commissioner Bridges asked about parking for a one-bedroom unit without a garage. The applicant explained that there is no designated parking for that unit, similar to a comparable development on Dunn Street that has operated for approximately seven years without parking issues. Residents typically park in available spaces, with garage parking used by most units.

Mr. Yates stated that the building was set back approximately five feet to allow for parallel guest parking outside of the right-of-way, intended primarily for visitors.

Commissioner Simpson raised concerns about vehicle length exceeding the proposed 18-foot parking spaces. Mr. Yates acknowledged this could occur but stated that most residents drive smaller vehicles and that similar conditions at the Dunn Street development have not caused issues.

Chair Johnson opened the Public Hearing at approximately 7:35 p.m.

There being no others to speak for or against ZDC-120-2025, Chair Johnson closed the Public Hearing at approximately 7:35 p.m.

8. Consider recommendation of ZDC-120-2025

Action:
Jenny Bridges moved to recommend approval of ZDC-120-2025, a Planned Development-Multi-Family-2 zoning district, subject to the conditions the staff report, and authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Chad Hicks and carried unanimously (6-0).

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)

Planner David Jones presented the Item. 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 a SUP. The subject property contains two (2) existing accessory structures.

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

To comply with State law contained in Local Government Code Chapter 211 and the City’s public hearing notice requirements, 10 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received three (3) letters of support and zero (0) letters of opposition to the SUP request.

Commissioner Chad Hicks asked staff to confirm the maximum number of structures permitted on the property. Mr. Jones confirmed that the ordinance allows a maximum of two structures by right.

Mr. King further explained that for larger properties consisting of several acres, the ordinance allows additional structures beyond two to be approved through the SUP process. He confirmed that the applicant is following the correct procedure by requesting a SUP for a third structure.

Commissioner Bart Underwood asked whether the proposed structure would be used for commercial purposes. Mr. Jones confirmed that the structure would be for personal use only and not for commercial activity.

Applicant Rob Drolet, 128 Lake Shore Drive, Waxahachie, appeared before the Commission.

Commissioner Hicks asked about the intended use of the structure. Mr. Drolet explained that it would be used to store an RV, boat, and related recreational equipment, with the goal of removing these items from public view. He stated that the structure would be a simple roofed, open-sided structure with supporting legs only.

Chair Johnson opened the Public Hearing at approximately 7:39 p.m.

There being none to speak for or against ZDC-151-2025, Chair Johnson closed the Public Hearing at approximately 7:39 p.m.

10. Consider recommendation of ZDC-151-2025

Action:
Ryan Simpson moved to recommend approval of ZDC-151-2025, a Specific Use Permit for an Accessory Structure exceeding seven hundred square feet in use, subject to the conditions the staff report, and authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Jenny Bridges and carried unanimously (6-0).

11. Public Hearing on a request by 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)

Planner David Jones presented the Item. 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.

Children will range in age from 16 months to 12 years old with a maximum of 60 students and nine staff members. There will be three toddler rooms for kids ages 16 months to two years old with student to staff ratios of 4:1. There will be one pre-k room for kids ages three to four 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 proposes to re-stripe the parking lot to clearly identify 31parking spaces. The number of proposed parking spaces is adequate for the 60 students and nine 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.

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 one (1) letter of support and two (2) letters of opposition to the SUP request.

Tamika Ayers, applicant, presented the proposal for a daycare facility. She stated the facility would provide childcare for up to 60 children, similar to her current licensed operation. The proposed location was selected to move away from a busy main street to a safer, quieter environment.

Ms. Ayers explained that:

- Parents may either park and walk children inside or use designated drop-off areas.
- Drop-off times are staggered, and staff assist children during arrival and departure.
- The daycare has not experienced issues with vehicles stacking in the street at its current location.
- Outdoor play would be scheduled in small groups in compliance with licensing requirements, limiting noise impacts.
- A fenced outdoor play area would be installed.
- Hours of operation would be Monday through Friday, approximately 7:00 a.m. to 5:30–7:00 p.m., with no Saturday or overnight care.
- One bus would be used for after-school pickup, with students primarily remaining indoors during after-school programming.

Ms. Ayers stated the daycare is science and STEM focused, serves children 16 months and older, and that the current location is at capacity, necessitating relocation/expansion.

Ms. Ayers confirmed that she is relocating the existing Mini Scientists daycare to the proposed new location, while the Mini Engineers facility will remain at its current site.

Ms. Ayers stated that the proposed facility will operate one bus to transport students from school to the daycare for after-school care.

Chair Johnson asked about the licensing capacity of the proposed location. Ms. Ayers responded that the new facility would be licensed for up to 60 children, compared to the current Mini Scientists location, which is licensed for 50 children.

Ms. Ayers confirmed the site is largely turnkey, with minimal improvements needed beyond fencing.

Mr. King noted that the operational plan submitted with the application referenced potential Saturday and overnight care, which the applicant stated would not occur. Staff recommended, should the Commission consider approval, conditions requiring:

- A revised operational plan confirming hours, no overnight care, and limited bus use.
- An updated site plan to clearly identify the larger drive aisle as the primary drop-off loop, rather than the smaller front loop, to reduce potential vehicle stacking on adjacent streets.

Chair Johnson opened the Public Hearing at approximately 7:53 p.m.

Those who spoke in support:
Rodney Ayers, 1567 Oasis Street, Waxahachie, Texas

Those who spoke in opposition:
Keith Bennett, 313 E. Ross St, Waxahachie, Texas

There being no others to speak for or against ZDC-163-2025, Chair Johnson closed the Public Hearing at approximately 7:58 p.m.

12. Consider recommendation of ZDC-163-2025

Action:
Ryan Simpson moved to recommend approval of ZDC-163-2025, 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, subject to the conditions of the staff report and receipt of the finalized operational plan that removes overnight and weekend care and indicates an accurate reflection of the uses of buses and shuttles, as well as a revised site plan that shows the main drive path per staff's recommendation.

Mr. Robertson noted that the Commission may wish to consider a continuance of the item to allow staff time to meet with the applicant and address concerns related to the operational plan and site plan.

Commissioner Simpson subsequently withdrew his motion.

Following discussion with the applicant, Mr. Robertson explained that the applicant is unable to remain at the current facility due to an expiring lease. He stated that staff would meet with Ms. Ayers the following day to address the identified concerns and work toward preparing updated site and operational plans for presentation to City Council at its next meeting.

Action:
Ryan Simpson moved to recommend approval of ZDC-163-2025, 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, subject to the conditions of the staff report and receipt of the finalized operational plan that removes overnight and weekend care and indicates an accurate reflection of the uses of buses and shuttles, as well as a revised site plan that shows the main drive path with striping per staff's recommendation. Motion was seconded by Jenny Bridges and carried unanimously (6-0).

13. Adjourn

Senior Planning Director Trenton Robertson recognized GIS staff members Mathias Hudock and James Breen for successfully completing their GIS Professional (GISP) certification. He noted that this achievement marks the first time in the City of Waxahachie's history that GIS staff have completed the rigorous certification process.

Mayor Pro Tem Patrick Souter congratulated Mr. Hudock and Mr. Breen on their accomplishment. He also commended the Planning Department for its significant workload related to current planning cases and thanked staff for their continued professionalism and dedication to the City.

There being no further business, the meeting adjourned at 8:07 p.m.

Respectfully submitted,

Caleb Ensley, Planner

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-172-2025

MEETING DATE(S)

Planning & Zoning Commission: January 27, 2026
City Council: February 16, 2026

CAPTION

Public Hearing on a request by Derrick & Shawna Cunningham for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 (SF-2) zoning district located at 707 Dunn Street (Property ID 173450) - Owner: Derrick & Shawna Cunningham (ZDC-172-2025)

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-172-2025, a Specific Use Permit (SUP) for Short-Term Rental use."*

- *"I move to recommend approval of ZDC-172-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."*

APPLICANT REQUEST

The Applicants requests a Specific Use Permit for a Short-Term Rental use at 707 Dunn Street.

CASE INFORMATION

Applicants:	Derrick Cunningham and Shawna Cunningham
Property Owner(s):	Derrick Cunningham and Shawna Cunningham
Site Acreage:	0.2280 acres
Current Zoning:	SF-2
Requested Zoning:	SF-2 with a Specific Use Permit (SUP) for Short-Term Rental use.

SUBJECT PROPERTY

General Location:	707 Dunn Street
Parcel ID Number(s):	173450
Existing Use:	Residential Use
Development History:	Lot 82 of the Ferris Street 2nd Addition.

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

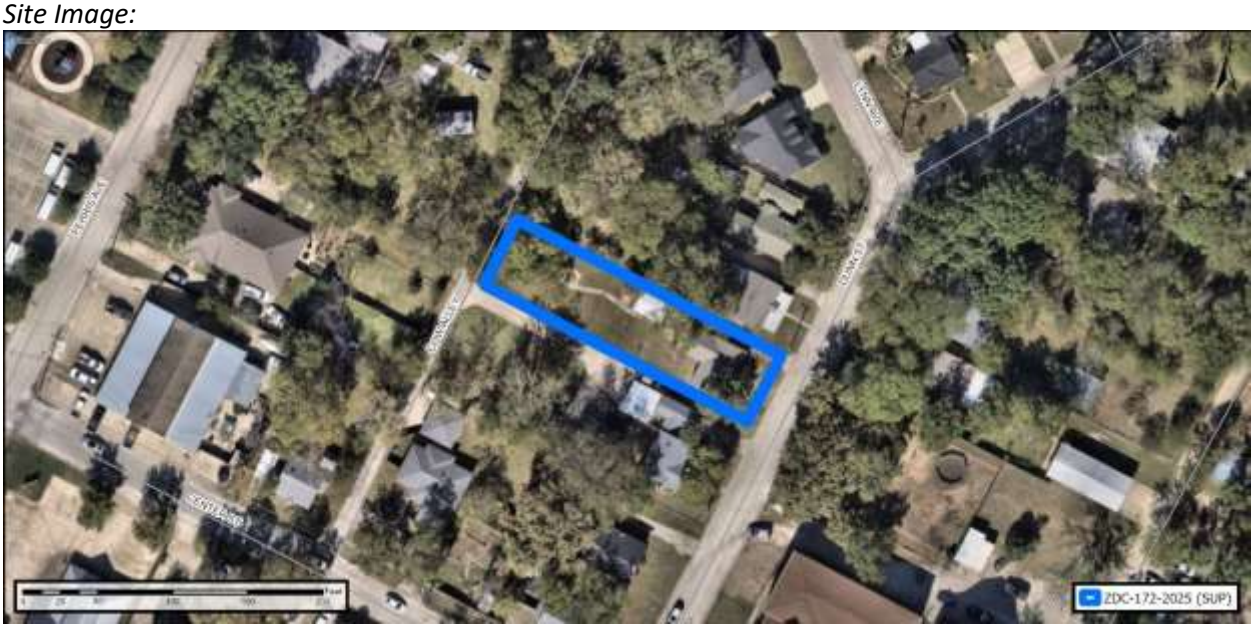
Adjoining Zoning & Uses:

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 place type, 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 Dunn Street.

Site Image:



PLANNING ANALYSIS

The Applicant requests a SUP for short-term rental use at 707 Dunn Street because it is located within the SF-2 zoning district. The subject property consists of a primary structure being approximately 1,032 square feet in size, three (3) bedrooms, and will have a maximum of three (3) parking spaces. The applicant has requested to limit the occupancy to 6 guests. The subject property is situated on an approximately 0.2280 acres (9,931 square foot) 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) identifies the subject property as a Homestead.

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

The applicant's local emergency contact is Derrick & Shawanna Cunningham, 491 Krajca Rd, Ennis, 75119, which is located approximately 20 miles from the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 21 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

At the time of the publishing this staff report, a total of two (2) letters of support and five (5) letters of opposition were received by staff.

Conditions:

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

ATTACHED EXHIBITS

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

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 5&6

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-172-2025

<>

WARSING PAUL & KATY
313 LAKESHORE DR
Waxahachie, TX 75165-2425

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 27, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 16, 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 Derrick & Shawna Cunningham for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 (SF-2) zoning district located at 707 Dunn Street (Property ID 173450) - Owner: Derrick & Shawna Cunningham (ZDC-172-2025)

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-172-2025 **City Reference: 173363**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 21, 2026* 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 S Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:

Signature

1/10/25
Date

Katy Warsing, Owner
Printed Name and Title

629 Dunn St Wax, TX 75165
Address

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.

Item 5&6

Scan for additional information.

Case Number: ZDC-172-2025

City Reference: 173392

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 21, 2026* 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 S Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:

Philip Usher

Signature

1/12/2026

Date

PHILIP USHER

Printed Name and Title

206 CENTER ST.

Address

Item 5&6

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-172-2025

<><><>

AUTREY & HOWARD REAL ESTATE HOLDINGS LLC
200 S ELM ST
WAXAHACHIE, TX 75165-3606

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 27, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 16, 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 Derrick & Shawna Cunningham for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 (SF-2) zoning district located at 707 Dunn Street (Property ID 173450) - Owner: Derrick & Shawna Cunningham (ZDC-172-2025)

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Scan for additional information.

Case Number: ZDC-172-2025 **City Reference: 239569**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 21, 2026* 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 S Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments:

Signature

Date 1-12-26

Dusty Autrey - owner

Printed Name and Title

200 S Elm Waxy 75165

Address

Item 5&6

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-172-2025

KYLE HOWARD & JACKIE SPENCER-ROSETT
[illegible]
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 27, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 16, 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 Derrick & Shawna Cunningham for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 (SF-2) zoning district located at 707 Dunn Street (Property ID 173450) - Owner: Derrick & Shawna Cunningham (ZDC-172-2025)

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Scan for additional information.

Case Number: ZDC-172-2025 **City Reference: 173409**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on January 21, 2026 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 S Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☑ OPPOSE

Comments:

Signature

Howard Koch Owner
Printed Name and Title

1/9/26
Date

133 Old Badger Rd
Address

Item 5&6

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-172-2025

BSD & M PROPERTIES LLC
133 OLD BRIDGE RD
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 27, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 16, 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 Derrick & Shawna Cunningham for a **Specific Use Permit (SUP)** *for a* **Short-Term Rental** *use within a Single Family-2 (SF-2) zoning district located at 707 Dunn Street (Property ID 173450) - Owner: Derrick & Shawna Cunningham (ZDC-172-2025)*

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-172-2025 **City Reference: 173411**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on January 21, 2026 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 S Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☑ OPPOSE

Comments:

Don't

gnature

1/9/26
Date

Howard Kaut Managing Manager
ted Name and Title

133 Old Bridge Rd 212 Lynn
Address

Item 5&6

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-172-2025

RECEIVED JAN 15 2026

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 27, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 16, 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 Derrick & Shawna Cunningham for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 (SF-2) zoning district located at 707 Dunn Street (Property ID 173450) - Owner: Derrick & Shawna Cunningham (ZDC-172-2025)

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-172-2025 **City Reference: 173371**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 21, 2026* 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 S Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments:

Signature

1/14/26
Date

member
Printed Name and Title

626 Dunn
Address

Case Number: ZDC-172-2025 **Item 5&6** **City Reference:** 173447

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 21, 2026* 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 S Rogers Street, Waxahachie, TX 75165.

RECEIVED JAN 16 2026

☐ SUPPORT ☒ OPPOSE

Comments:
Too many houses being used in this manner & taking houses out of availability for first time home buyers.

Catherine Smoker
Signature

1/11/26
Date

CATHERINE SMOKER
Printed Name and Title

1410 Ferris Avenue, Wax
Address


Exhibit A - Location Map
Item 5&6
FERRIS AVE
COW ALLEY
LYNN AVE
DUNN ST
CENTER ST
N
0 25 50 100 150 200 Feet
ZDC-172-2025 (SUP)


Exhibit B - Zoning Map
Item 5&6
N
GR
FERRIS AVE
PD-GR
CENTER ST
PD-GR
SF-2
COW ALLEY
SF-2
PD-SF-2
LYNN AVE
SF-2
DUNN ST
SF-2
SF-2
SF-2
SF-2
0 25 50 100 150 200 Feet
SUP
GR
PD-GR
PD-SF-2
SF-2
ZDC-172-2025 (SUP)

Exhibit C - Floor Plan/Site Plan **Item 5&6**

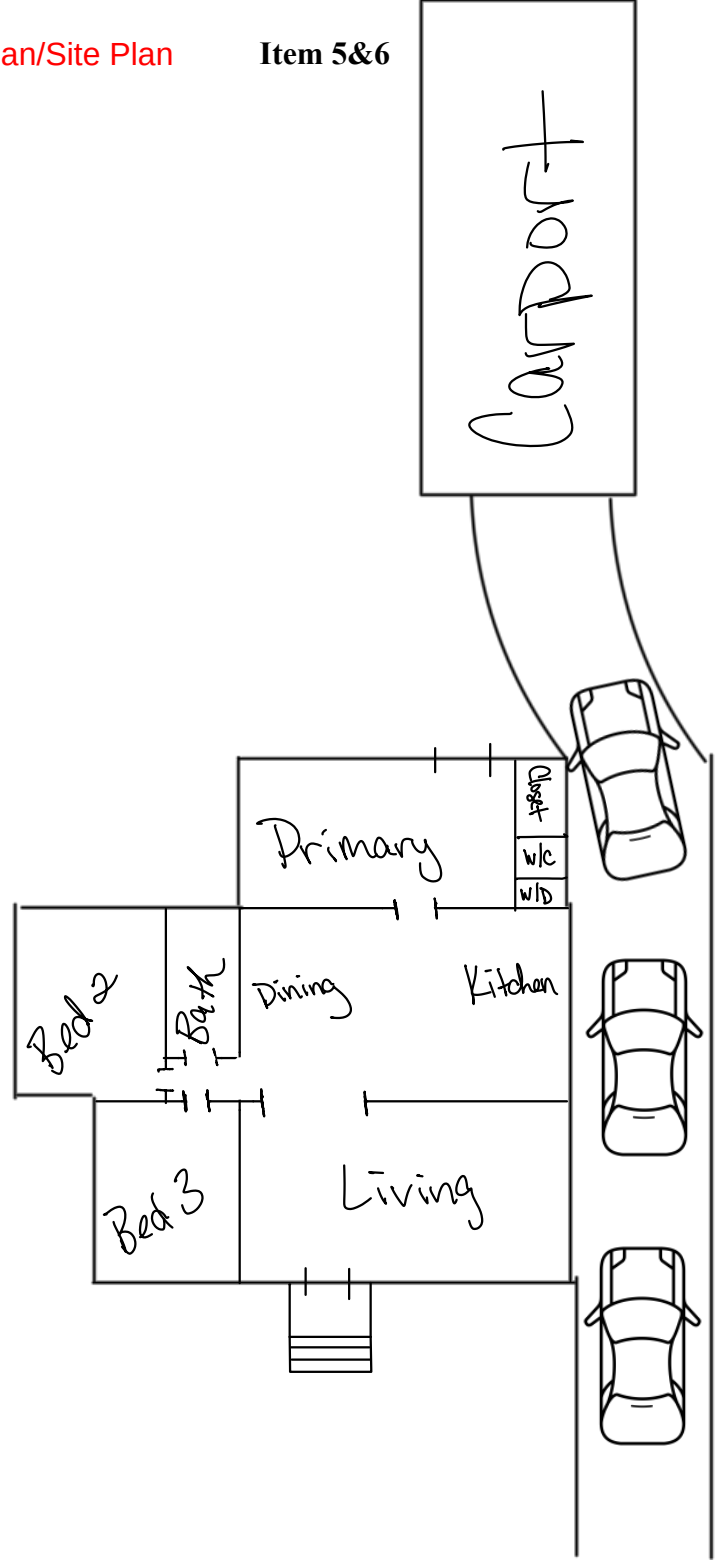


Exhibit D - Host Rules

Check Out

Check Out Time

You can check out anytime before 11 am. If you wish to extend your stay, please notify 24 hours prior.

Before you leave

We're so grateful you chose to stay with us. To help us prepare for our next guests, we kindly ask that you take a few moments to tidy up before heading out:

- Please strip the beds and place all used linens in a pile on the bedroom floors.
- Place all used towels in the washing machine and start a wash cycle before you leave.
- Load and start the dishwasher with any used dishes (please give them a quick rinse first).
- Leave pots and pans in the sink for handwashing—our team will take care of those.
- Empty the refrigerator of any perishables and dispose of all trash.
- Set the thermostat to a comfortable, energy-saving temperature (around 74°F in summer / 68°F in winter).
- Check that all doors and windows are locked before you go.

Damages

If you notice any damage or something isn't working properly, please reach out and let us know. Our housekeeper arrives shortly after 11:00 AM to prepare Greenhaven House for the next guest.

Feedback

Thank you for choosing to stay with us—we truly hope your time at Greenhaven House was a five-star experience. Reviews mean so much to our family and help us continue improving. If for any reason your stay felt less than five stars, we'd love to hear your feedback directly so we can make future visits even better.

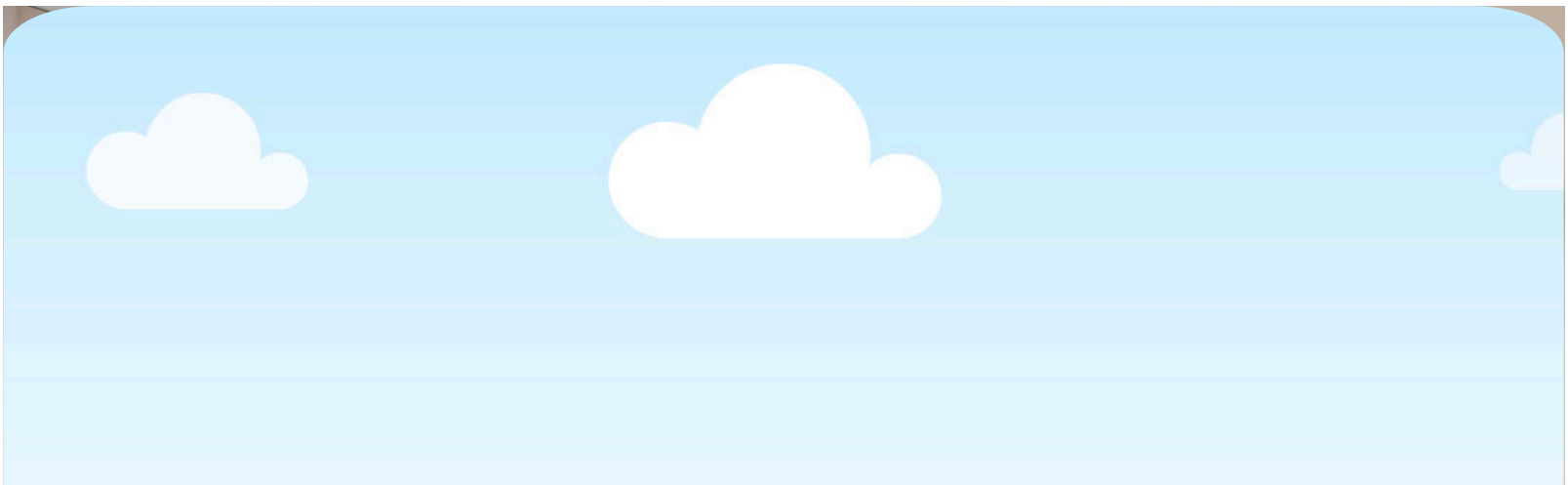


Exhibit D - Host Rules

Item 5&6



House Rules

1. Trash Day

If your stay includes a Monday night, please roll the trash bins to the curb for Tuesday morning collection. Pickup runs early, so setting them out the evening before helps ensure service.

2. Supplies

We provide a starter set of essentials for your stay, including toiletries, paper products, and basic cleaning supplies. These items are not replenished during your stay. Bath and wash towels are provided for up to six guests, the maximum occupancy of the property.

3. Groundskeeping

Routine groundskeeping is part of maintaining a safe, enjoyable outdoor space for our guests. You may occasionally see maintenance personnel outside. If you prefer not to have anyone on the property during your stay, please let us know before check-in.

General Guidelines

- No parties or social gatherings.
- No unregistered guests — each unregistered guest is subject to a $25 per person, per day fee.
- Please do not rearrange the furniture.
- No eating in the bedrooms.
- No smoking inside the home or within 50 feet of the property.
- No pets are allowed.
- Please park only in the driveway.
- Damages exceeding the deposit amount will be billed and reported to Airbnb.
- Quiet hours are from 10:00 PM to 8:00 AM as a courtesy to our neighbors.

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-178-2025

MEETING DATE(S)

Planning & Zoning Commission: January, 27 2026
City Council: February 6, 2026

CAPTION

Public Hearing on a request by Kelly Dlabaj for an **Amendment to Ordinance No**. 3121, to eliminate the requirement for a HOA Amenity lot within an approved 7-lot Planned Development-Single Family-3 (PD-SF-3) zoning district located at 300 Haley Drive (Property ID 276719 & 276718) - Owner: Kelly Dlabaj and Adrian Tijerina (ZDC-178-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-178-2025, a Planned Development Amendment to eliminate the requirement for an HOA Amenity lot within an approved 7-lot Planned Development-Single Family-3 (PD-SF-3) zoning district, subject to the conditions of the staff report."

APPLICANT REQUEST

The purpose of this request is to amend the existing Planned Development Ordinance to eliminate the required HOA Amenity lot.

CASE INFORMATION

Applicant:	Kelly Dlabaj
Property Owner(s):	Kelly Dlabaj & Adrian Tijerina
Site Acreage:	0.068 acres
Current Zoning:	PD-SF-3
Requested Zoning:	PD-SF-3 Amendment

SUBJECT PROPERTY

General Location:	300 Haley Drive
Parcel ID Number(s):	314068
Existing Use:	Single-Family Residential
Development History:	The subject property is platted as an HOA Area Lot, Block 1 of the Haley's Place Addition, and recorded on July 9, 2019.

Adjoining Zoning & Uses:

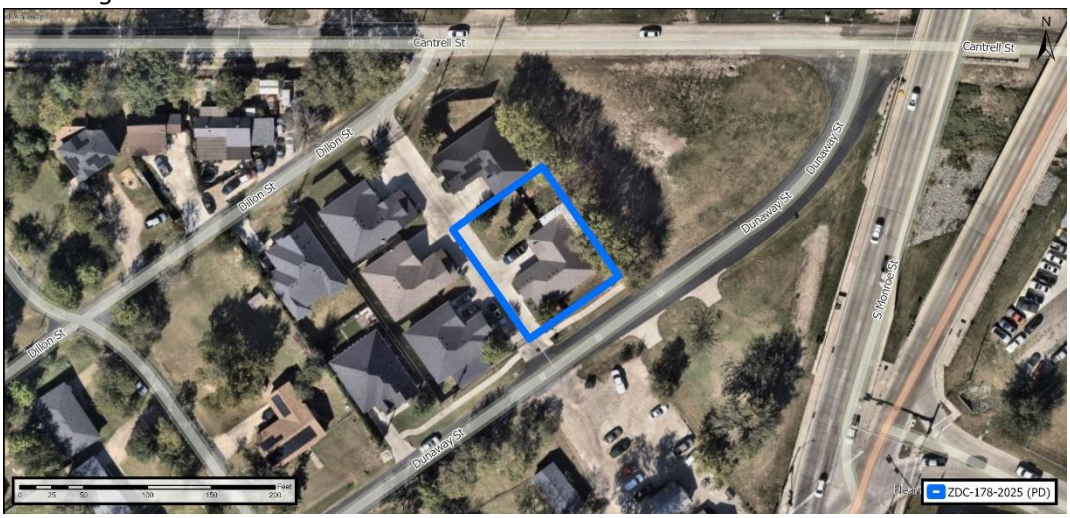
Direction	Zoning	Current Use
North	PD-SF-3	Residential
East	C	Undeveloped Lot
South	PD-SF-3	Residential
West	PD-SF-3	Residential

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 Dunaway Street and Dillion Street.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant intends to amend Ordinance 3121 to eliminate the required HOA Amenity Lot in an approved 7-lot Creek Planned Development.

Case History:

Ordinance 3121 was approved on June 17, 2019. The approved ordinance required an HOA Amenity lot that contained required improvements such as two gazebos and fountain. However, these amenities were never constructed, with a bird bath and shade cover being constructed instead. Shortly after the installation of these amenities, these improvements were promptly removed, while the adjacent residential fence extended to encompass the amenity lot, while also expanding into the backyard of the adjacent residents.

Proposed Use:

The applicant is proposing to eliminate the designated HOA Amenity lot within this Planned Development, as shown on the Location Exhibit. The lot the applicant purchased, 300 Haley Drive, was bought with the understanding that the subject property was incorporated within their property boundary based off existing and longstanding fencing. However, the area in which the fencing was placed was originally dedicated as an HOA Amenity lot both under Ordinance No. 3121, and the existing plat for this project, but was never developed as required since the passing of this ordinance or upon plat filing. The entitled amenities delineated within this ordinance, such as two gazebos and a fountain were never constructed; with the area being used as a private rear and side yard, and maintained, by residents of the two directly adjacent lots; because of the current configuration of the existing fencing. Before the applicant was made aware of the existing HOA lot, to resolve this initial boundary dispute, the applicant negotiated and executed a signed agreement with the owners of 304 Haley Drive to transfer them the portion of the parcel that directly connects with their part of the property. The applicant is looking at amending the approved Planned Development so that the amenity lot is no longer reflected under the current ordinance; thereby reflecting the current configuration and character of the subject property. This amendment will remove this amenity designation that was never developed and would allow for a potential future replat and land dedication of the property that is consistent with present zoning regulations.

If City Council chooses to approve this proposed amendment, the revised Ordinance will be in compliance with Single Family-3 zoning district regulations per the City of Waxahachie Zoning Ordinance.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 22 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 three (3) letters 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.

ATTACHED EXHIBITS

1. PON Responses
2. Ordinance 3121
3. Exhibit A Location Map
4. Exhibit B Operational Plan
5. Exhibit C Survey

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 a set of drawings that incorporate all comments.

STAFF CONTACT INFORMATION

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

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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-178-2025

<>

RECEIVED JAN 15 2026

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 27, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 16, 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 Kelly Dlabaj for an **Amendment to Ordinance No**. 3121, to eliminate the requirement for a HOA Amenity lot within an approved 7-lot Planned Development-Single Family-3 (PD-SF-3) zoning district located at 300 Haley Drive (Property ID 276718 & 276719) - Owner: Kelly Dlabaj and Adrian Tijerina (ZDC-178-2025)

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-178-2025 **City Reference: 298309**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 21, 2026* 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 S Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments:

Signature

1/14/26
Date

Brad Yates member
Printed Name and Title

600 S. Rogers
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-178-2025

<>

RECEIVED JAN 15 2026

COLONIAL RESTORATION GROUP INC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 27, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 16, 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:

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Scan for additional information.

Case Number: ZDC-178-2025 **City Reference: 172321**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 21, 2026* 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 S Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments:

Signature

1/14/26
Date

Brad Yates president
Printed Name and Title

TBD Cantrell Street
Address

Item 7&8

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-178-2025

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DLABAJ KELLY & TIJERINA ADRIAN
300 HALEY DR
WAXAHACHIE, TX 75165-2175

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 27, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 16, 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 Kelly Dlabaj for an **Amendment to Ordinance No**. 3121, to eliminate the requirement for a HOA Amenity lot within an approved 7-lot Planned Development-Single Family-3 (PD-SF-3) zoning district located at 300 Haley Drive (Property ID 276718 & 276719) - Owner: Kelly Dlabaj and Adrian Tijerina (ZDC-178-2025)

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-178-2025 **City Reference: 314068**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 21, 2026* 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 S Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments: This pertains to my property.

Kelly Dlabaj
Signature

1/17/26
Date

Kelly Dlabaj
Printed Name and Title

300 Haley Dr.
Address

Case Number: ZDC-178-2025 **Item 7&8** City Reference: 276712

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 21, 2026* 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 S Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments: I oppose this proposal and do not believe it is in the best interest of the community

Signature

1/12/2026
Date

Teirany White
Printed Name and Title

513 Dillon st TX 75165
Address

ER NOTIFICATION
ENT AMENDMENT
PLACE - PON MAP



ORDINANCE NO. 3121

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM COMMERCIAL (C) TO PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF3), WITH CONCEPT PLAN LOCATED AT 500 DUNAWAY IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 1.031 ACRES KNOWN AS A PORTION OF PROPERTY ID 172322 OF LOT 1B, BLOCK 1, OF THE BULLARD-REV SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, a proper application for a PD, with Concept Plan has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number PD-19-0062. Said application, having been referred to the Planning and Zoning (P&Z) Commission for their final report, was recommended by the P&Z Commission for zoning change approval of the subject property from C to PD-SF3, with Concept Plan; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said zoning amendment;

NOW, THEREFORE, this property is rezoned from C to PD-SF-3, with Concept Plan in order to construct a single family residential development on the following property: a portion of Property ID 172322 of Lot 1B, Block 1, of the Bullard-Rev subdivision, which is shown on Exhibit A, in accordance with the Concept Plan provisions attached as Exhibit B, Site Plan shown in Exhibit C, and the conceptual elevation/facade plan attached as Exhibit D.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development to create a single family residential development and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

Development Standards

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, and other common areas shall substantially conform to the locations shown on the approved Site Plan (Exhibit C).

Base Zoning

1. Any zoning, land use requirement or restriction not contained within this zoning ordinance shall conform to those requirements and/or standards prescribed in Exhibits B – Planned Development Provisions. Where regulations are not specified in Exhibit B or in this ordinance, the regulations of Single Family-3 zoning district of the City of Waxahachie Zoning Ordinance shall apply to this development.

2. Façade materials (fiber cement siding w/ stone accent) will match the surrounding character of the neighborhood district.

3. Shared access easements smaller than 28 ft. shall not allow for on-street parking.

4. Gates designed for vehicular access shall be set back from the property line a minimum of twenty (20) feet.

5. All property lines shall meet in the middle of the street within the Planned Development.

6. The road shall be maintained by the development's HOA.

7. The City of Waxahachie will maintain utilities in the road.

8. Water and sewer utilities will remain public and be placed in the shared drive.

9. The HOA will be required by the bylaws to set aside a percentage of dues for road maintenance.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED, AND ADOPTED on this 17th day of June, 2019.

MAYOR

ATTEST:

City Secretary


N
Exhibit A - Location Exhibit
0
125
250
500
750
1,000
PD-19-0062

PD-19-0062 EXHIBIT "B"

Concept Plan Provisions

Purpose and Intent

The purpose and intent of this Planned Development (PD) is to allow for the development of seven single family homes.

Key Design Features: The residential architectural style for this development will consist mainly of southern farm house and Texas regional architecture that lends itself to large front porches and homes opening directly on both public and privates spaces. Features that Promote a Unique Identity and Quality of Life. Payton's Place is designed to evoke a neo-classical feel. The architecture within the community is one of similarity and continuity, but with a variety of design options. The main design idea is to mimic the existing Waxahachie "original town" and downtown areas that were constructed in the later 1800s and to mid 1900s.

Sustainability of Site Location: Within 1/8 mile to hike and bike trail and ¼ mile of Downtown Waxahachie. All residential development will be Energy Star rated.
Strategies for Healthy Communities and Indoor Environments: Walkable streets; Vintage street lighting and bike and pedestrian trails that provide connections from the development to the nearby hike and bike trail as well as downtown Waxahachie and the Amphitheater.

Any conditions found within the Single Family Residential District-3 (SF-3) zoning district or Zoning Ordinance that are not written herein, shall default to the City of Waxahachie's Code of Ordinances, as amended.

Compliance with the City's Comprehensive Plan

Zoning District (SF-3) is the intended base zoning classification underlying this PD. The SF-3, Single Family Residential District-3, is a residential district intended to provide the highest residential density of four (4) dwelling units per acre. The principal permitted land uses will include single family dwellings, residential areas are permitted in this District.

PD District Development Standards

Description of Request

- We intend to modify the existing zoning commercial requirements under a Planned Development which will allow for the development of seven single family homes.

Proposed Use of Property

- The proposed development is compiled of 7 new single family homes. The development will create a common look that will serve as a model for future development in the surrounding area. The development will feature gated access to all units, wrought iron fencing, large front porches and exterior vintage style lighting. 100% of all landscaping will be maintained by the existing HOA that is currently in place at Franklin Township and Kaufman Township East. We intend to break ground in early summer, with completion of the project in spring 2020.

General Development Requirements

- **Site Plan**: The development plan is attached as Exhibit "C"

- **Elevations**: Per elevation plan Exhibit "D" 100% fiber-cement exterior with stone accents

- **Density**: 7 dwelling units per acre (7 units total)

- **Sec. 3.06 - Single-Family Residential-3 (SF3).**

(a)

General purpose and description: The Single-Family Residential-3 (SF3) Zoning District is intended to be similar to the SF2 except composed of detached, single-family residences on lots of not less than ten thousand (10,000) square feet.

(b)

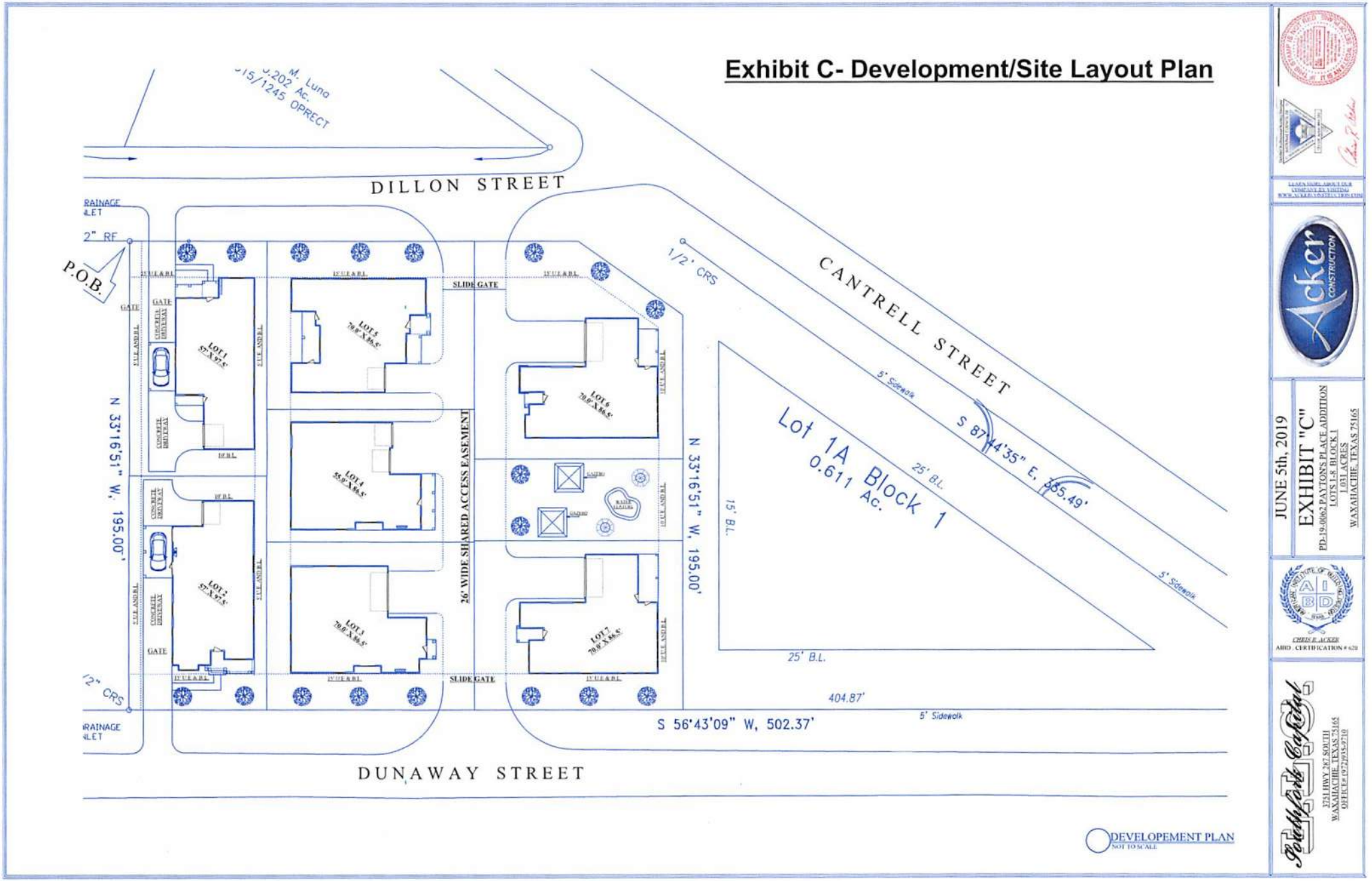
SF-3 Standards

Height Regulations	
	2 stories for the main building. 1 story for accessory buildings without garages
Area Regulations	
Minimum Lot Area	10,000 SF
Minimum Lot Width	80'
Minimum Lot Depth	100'
Minimum Front Yard	30'
Minimum Side Yard	10'; 15' on corner lots adjacent to a street
Minimum Rear Yard	25'
Maximum Lot Coverage	50% by main and accessory buildings
Parking Regulations	Minimum of 2 enclosed parking spaces behind the front building line on the same lot as the main structure
Minimum DUA	1,200 SF

- **Proposed Planned Development Single-Family Residential 3**

  Payton's Place Planned Development Standards

Height Regulations	
	2 stories for the main building. 1 story for accessory buildings without garages
Area Regulations	
Minimum Lot Area	5,036 SF
Minimum Lot Width	55'
Minimum Lot Depth	87.5'
Minimum Front Yard	15'
Minimum Side Yard	5'; 15' on corner lots adjacent to a street
Minimum Rear Yard	10'
Maximum Lot Coverage	60% by main and accessory buildings
Parking Regulations	Minimum of 2 covered parking spaces behind the front building line on the same lot as the main structure
Minimum DUA	1,600 SF
Exterior Facade	100 percent fiber-cement exterior façade with stone accents


Exhibit C- Development/Site Layout Plan
M. Luna
0.202 Ac.
015/1245 OPRECT
DILLON STREET
RAINAGE
&LET
2" RF
P.O.B.
GATE
CIRCULAR DRIVEWAY
CONCRETE DRIVEWAY
LOT 1
57'X97.5'
LOT 2
57'X97.5'
LOT 3
70.0'X86.5'
LOT 4
55.9'X86.5'
LOT 5
70.0'X86.5'
LOT 6
70.0'X86.5'
LOT 7
70.0'X86.5'
SLIDE GATE
26' WIDE SHARED ACCESS EASEMENT
N 33°16'51" W, 195.00'
N 33°16'51" W, 195.00'
1/2" CRS
CANTRELL STREET
5' Sidewalk
S 87°44'35" E, 385.49'
Lot 1A Block 1
0.611 Ac.
25' B.L.
15' B.L.
5' Sidewalk
25' B.L.
404.87'
5' Sidewalk
S 56°43'09" W, 502.37'
1/2" CRS
RAINAGE
&LET
DUNAWAY STREET
DEVELOPEMENT PLAN
NOT TO SCALE
JUNE 5th, 2019
EXHIBIT "C"
PD-19-0062 PAYTON'S PLACE ADDITION
LOTS 1-8, BLOCK 1
1.031 ACRES
WAXAHACHIE, TEXAS 75165
Acker CONSTRUCTION
CHRIS P. ACKER
AHBD. CERTIFICATION # 620
Pathfinder Capital
2751 HWY 287 SOUTH
WAXAHACHIE, TEXAS 75165
OFFICE # (972)935-9710



LOT 1 ELEVATION



LOT 2 ELEVATION



LOT 3 ELEVATION



LOT 4 ELEVATION



LOT 5 ELEVATION



LOT 6 ELEVATION



ALTERNATE ELEVATION



LOT 7 ELEVATION

Exhibit D - Facade/Elevations

JUNE 5th, 2019

EXHIBIT "D"

PD-19-0062 PAYTON'S PLACE ADDITION
LOTS 1-8 BLOCK 1
1.031 ACRES
WAXAHACHIE, TEXAS 75165

CHRIS R. ACKER
ABID - CERTIFICATION # 620

Payton's Capital
2251 HWY 287 SOUTH
WAXAHACHIE, TEXAS 75165
OFFICE # 9722935.9710


EXHIBIT A LOCATION MAP
Item 7&8
Cantrell St
Cantrell St
Dillon St
Dillon St
Dillon St
Dunaway St
Dunaway St
Dunaway St
S Monroe St
N
Feet
0
25
50
100
150
200
ZDC-178-2025 (PD)

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

December 6, 2025

408 South Rogers Street
Waxahachie, TX 75168

RE: Operational Plan

The residential property located at 300 Haley Drive was purchased in April 2025. In July 2025, it was discovered that a portion of the land believed to be part of our parcel—based on longstanding, developer-installed fencing—was in fact not included within our property boundaries. In August 2025, we purchased the adjacent parcel in question, unaware that the developer had previously submitted plans identifying this land as an HOA amenity lot during the original subdivision approval process.

After obtaining and reviewing additional information from the City, we were advised that a Planned Development Amendment Application would be required. This requirement stems from the designation of the parcel as an amenity area intended to include a swimming pool and two gazebos. These amenities, however, were never constructed, and the area has never been developed, improved, or used as a common space. Since initial build-out, residents at 300 and 304 Haley Drive have continuously maintained and utilized the land as part of their private rear and side yards due to the configuration of the original fencing installed by the developer.

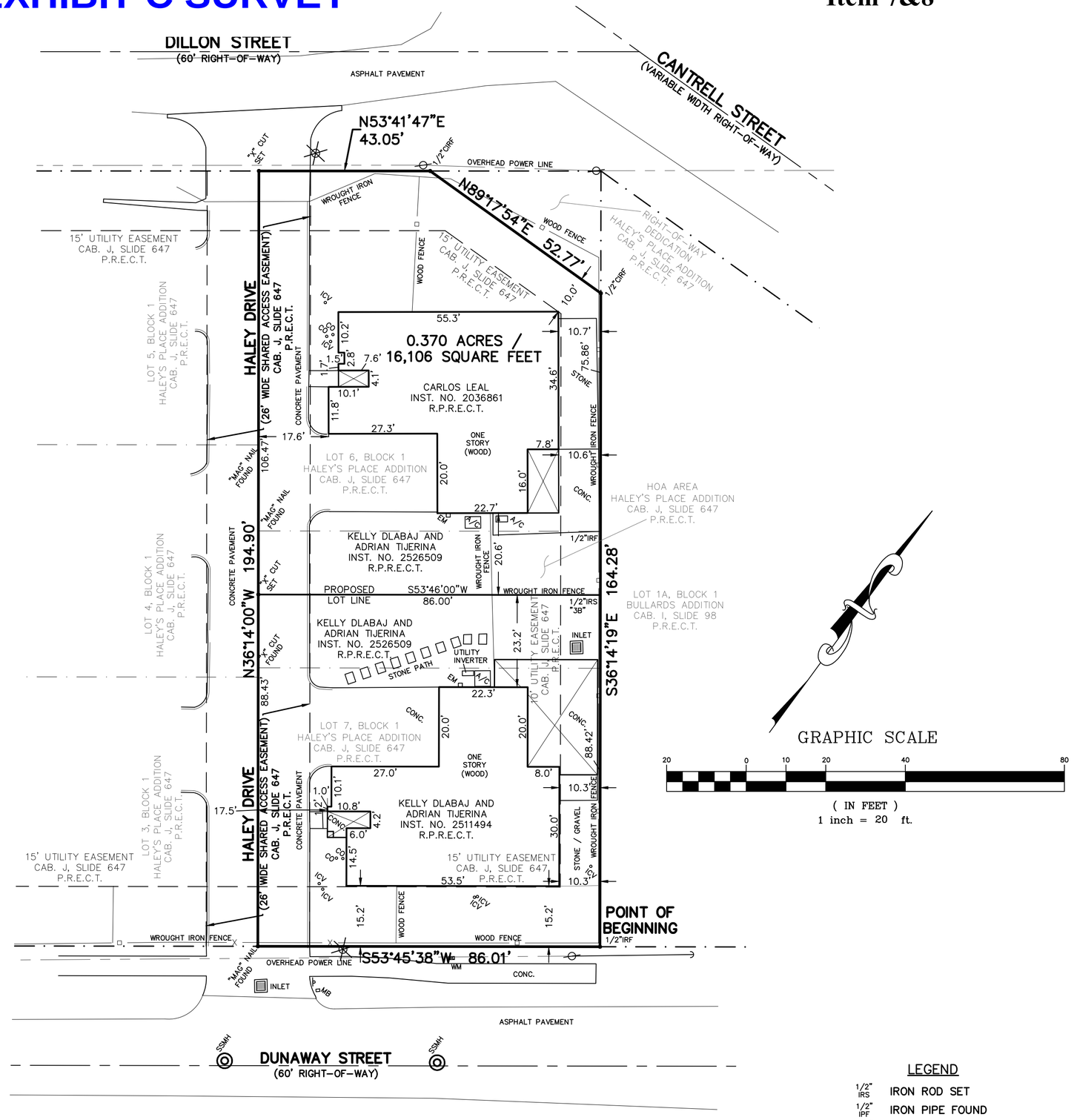
To resolve the boundary discrepancy, we negotiated and executed a signed agreement with the owners of 304 Haley Drive to transfer to them the portion of the parcel that adjoins and logically functions as part of their property.

Purpose of Amendment:

This Operational Plan seeks to formally correct the Planned Development documentation so that it accurately reflects the current and intended use of the properties. The amendment removes an amenity designation for facilities that were never built, have no supporting infrastructure, and have no viable path toward future construction. Approval of this amendment will allow the respective property owners to utilize their land consistent with established use patterns and in accordance with actual ownership.

Sincerely,
Adrian Tijerina & Kelly Dlabaj
300 Haley Drive
Waxahachie, TX 75165

EXHIBIT C SURVEY



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION:

BEING all that parcel of land located in the City of Waxahachie, Ellis County, Texas and being a part of the EW Rogers Survey, Abstract No. 896, all of Lot 6, Block 1, all of Lot 7, Block 1 and all of the HOA Area, Haley's Place Addition, an addition to the City of Waxahachie, Texas recorded in Cabinet J, Slide 647, Plat Records Ellis County, Texas, being all of that tract of land described in deed to Kelly Dlabaj and Adrian Tijerina recorded in County Clerk's Instrument Number 2511494 and County Clerk's Instrument Number 2526509, Real Property Records Ellis County, Texas, being all of that tract of land described in deed to Carlos Leal recorded in County Clerk's Instrument Number 2036861, Real Property Records Ellis County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found for the east corner of said Lot 7, Block 1, said point being at the south corner of that called Lot 1A, Block 1, Bullards Addition, an addition to the City of Waxahachie, Texas recorded in Cabinet I, Slide 98, Plat records Ellis County, Texas and being in the northwest right-of-way line of Dunaway Street (60' right-of-way);

THENCE South 53 degrees 45 minutes 38 seconds West, 86.01 feet along the northwest right-of-way of Dunaway Street to a "Mag" nail found for the south corner of said Lot 7, Block 1, said point being at the east corner of Lot 3, Block 1, of said Haley's Place Addition and said point being in the approximate center of Haley Drive (a 26' Shared Access Easement recorded in Cabinet J, Slide 647, Plat Records Ellis County, Texas);

THENCE North 36 degrees 14 minutes 00 seconds West, 194.90 feet along the approximate centerline of Haley Drive to an "X" cut in concrete set for the west corner of said Lot 6, Block 1, said point being at the north corner of Lot 5, Block 1 of said Haley's Place Addition and said point being in the southeast right-of-way line of Dillon Street (60' right-of-way);

THENCE North 53 degrees 41 minutes 47 seconds East, 43.05 feet along the west line of said Lot 6, Block 1 to a one-half inch iron rod with cap found at the intersection of the southeast right-of-way line of Dillon Street with the southeast right-of-way line of Cantrell Street (a variable width right-of-way);

THENCE North 89 degrees 17 minutes 54 seconds East, 52.77 feet along the southeast right-of-way of Cantrell Street to a one-half inch iron rod with cap found for the north corner of said Lot 6, Block 1 and said point being in the southwest line of said Lot 1A, Block 1;

THENCE South 36 degrees 14 minutes 19 seconds East, 164.28 feet along the northeast line of said Block 1, Haleys Place Addition and along the southwest line said Lot 1A, Block 1 to the POINT OF BEGINNING and containing 16,106 square feet or 0.370 acres of land.

Basis of Bearing is derived from GPS observations relative to the Texas WDS RTK Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

SURVEY CERTIFICATION:

I hereby certify that this plat and description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of November, 2025.

Edward Scott Bacak, R.P.L.S. No. 6248

STATE OF TEXAS
REGISTERED
EDWARD SCOTT BACAK
6248
PROFESSIONAL
LAND SURVEYOR

SURVEY NOTES:

1. SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. ALL EASEMENTS MAY NOT BE SHOWN HEREON.

2. UNLESS OTHERWISE NOTED HEREON, ALL CORNERS ARE A ONE-HALF INCH IRON ROD WITH CAP STAMPED "3B".

300 AND 304 HALEY DRIVE, WAXAHACHIE, TEXAS

LEGEND

1/2" IRS	IRON ROD SET
1/2" IPF	IRON PIPE FOUND
1/2" IRF	IRON ROD FOUND
A/C	AIR CONDITION UNIT
CO	CLEAN OUT
CONC.	CONCRETE
EM	ELECTRIC METER
ICV	IRRIGATION CONTROL VALVE
MB	MAILBOX
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER
CAB.	CABINET
INST. NO.	INSTRUMENT NUMBER
P.R.E.C.T.	PLAT RECORDS ELLIS COUNTY, TEXAS
R.P.R.E.C.T.	REAL PROPERTY RECORDS ELLIS COUNTY, TEXAS
	POWER POLE

FLOOD STATEMENT: According to Community Panel No. 48139C0190G, dated October 19, 2023, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

3B LAND SURVEYING
TBPLS FIRM NO. 10194480
656 Bacak Road
Ennis, Texas 75119
972-825-7949

0.370 ACRE BOUNDARY SURVEY

EW ROGERS SURVEY,

ABSTRACT NUMBER 896

City of Waxahachie, Ellis County, Texas

NO.	REVISION	BY	DATE

PROJECT NO.: DLA001

DATED: November 17, 2025

SHEET 1 OF 1

Drawing: C:\Users\EdwardBacak\OneDrive - 3B Land Surveying, Inc\Projects\DLA001\0.370 ac Boundary Survey.dwg Saved By: EdwardBacak Save Time: 11/17/2025 3:41 PM