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, March 10, 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 must observe the three (3) minute time limit.***

   In order to be recognized during Public Comments or during a Public Hearing, please complete a Public Appearance Card located at the entrance of the meeting room. If you would like to speak on more than one Public Hearing item, please submit a separate card for each item. Please present the card(s) to the City Secretary, or their designee, by 6:50 p.m., ten minutes before the start of the 7:00 p.m. regular business meeting. Online Public Appearance Cards must be submitted by 4:00 p.m. on the day of the meeting.

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 February 24, 2026
   b. Consider a request by Sam's Real Estate Business Trust, for a Plat of Sam's Club Store #4858, lot 1 & Lot 2X, being 29.855 acres, located immediately to the south of 900 Grove Creek Road, situated in the A.S. Pruett Survey, Abstract No. 848 and the J. Starrett Survey Abstract No. 1024, an addition to the City of Waxahachie (Property ID 189302 & 194279) – Owners: Sam's Real Estate Business Trust (SUB-14-2026)

5. ***Public Hearing*** on a request by Derrick Kindred Jr for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use within a Single-Family-1 (SF-1) and Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district located at 162 Aria Drive (Property ID 300448) - Owner: Derrick Kindred Jr. & Zahna Kindred (ZDC-3-2026)

6. ***Consider*** recommendation of ZDC-3-2026

7. ***Public Hearing*** on a request by Eric Green for a Specific Use Permit (SUP) for an Accessory Structure +700 Square feet use within a Single Family-1 (SF-1) zoning district located at 120 Paradise Cove (Property ID 295591) - Owner: Eric Green & Susan Green (ZDC-8-2026)

8. ***Consider*** recommendation of ZDC-8-2026

9. ***Public Hearing*** on a request by Roger Thornton for a Specific Use Permit (SUP) for an Accessory Structure +700 Square Feet use within a Single Family-1 (SF-1) zoning district located at 811 Broadhead Road (Property ID 207656) - Owner: Roger Thornton & Melissa Thornton (ZDC-10-2026)

10. ***Consider*** recommendation of ZDC-10-2026

11. ***Public Hearing*** on a request by Kevin Patel, Triangle Engineering, for a Zoning Change from a Planned Development-42-Commercial (PD-42-C) zoning district to Planned Development – Commercial (PD-C) zoning district for a Crunch Fitness (Indoor Amusement) located directly adjacent to 150 Bessie Coleman Blvd (Property ID 223131) – Owner(s): BOMAC Waxahachie Investments, LLC (ZDC-173-2025)

12. ***Consider*** recommendation of ZDC-173-2025

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
February 24, 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, February 24, 2026 at 7:00 p.m.

Members Present:	Wendy Johnson, Chair Jenny Bridges, Vice Chair Terry Connor Ryan Simpson Bart Underwood
Member(s) Absent:	Jimmy Poarch Chad Hicks
Others Present:	Shon Brooks, Executive Director of 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

Ryan Simpson gave the invocation.

3. Public Comments

None.

4. Consent Agenda

a. Minutes of the regular Planning & Zoning Commission meeting of February 10, 2026

Action:
Bart Underwood moved to approve the Consent Agenda as presented. Motion was seconded by Ryan Simpson and carried unanimously (5-0).

5. Public Hearing on a request by Jasmine Martinez, CBG Surveying Texas, LLC for a Replat of Lots 1, 2, and 3, Block 183, New Town Heights Addition, to create Lot 1R, Block 183, NB Housing Investments Addition, 1 Residential Lot, being 0.23 acres, located at 1206 Wyatt Street (Property ID 174823) – Owner(s): NB Housing Investments, LLC (SUB-6-2026)

Chair Johnson announced that Item 5, SUB-6-2026, was withdrawn.

6. Consider approval of SUB-6-2026

No action taken.

7. Public Hearing on a request by Jorge Restrepo, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-3 zoning district located at 810 S College Street (Property ID 172443) - Owner: Jorge Restrepo (ZDC-175-2025)

Planner David Jones presented the Item. The applicant requests a SUP for short-term rental use at 810 S College Street because it is located within the SF-3 zoning district. The subject property consists of a primary structure being approximately 2,844 square feet in size with four (4) bedrooms and a detached 2-car garage. The garage will not be accessible to guests, but there is sufficient space in the driveway to accommodate four cars which is the maximum number of allowed vehicles. A gate currently separates portions of the driveway. Guests will have access to open and park behind the gate. There will be a maximum of ten guests allowed. The subject property is situated on an approximately 0.36 acres (15,681 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. At the time of this report, the owner has agreed to remove the Homestead exemption prior to operating the STR, if the proposed SUP is approved.

The existing driveway for the subject property along Dewberry Street can accommodate the required number of vehicles, but does not actually connect to Dewberry Street. The concrete driveway is separate from the street by approximately 6’ of grass. Staff has added a condition that would require the applicant to extend the concrete driveway to connect to Dewberry Street in the event this SUP is approved.

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 Camillo Restrepo, 815 College Street, Waxahachie, 75165, which is located approximately 110’ from the subject property.

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. At the time of the publishing this staff report, a total of zero (0) letters of support and zero (0) letters of opposition were received by staff.

Chair Johnson opened the Public Hearing at approximately 7:08 p.m.

There being no others to speak for or against ZDC-175-2025, Chair Johnson closed the Public Hearing at approximately 7:08 p.m.

8. Consider recommendation of ZDC-175-2025

Action:
Jenny Bridges moved to recommend approval of ZDC-175-2025, 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. Motion was seconded by Terry Connor and carried unanimously (5-0).

9. Adjourn

There being no further business, the meeting adjourned at 7:12 p.m.

Respectfully submitted,

David Jones, Planner

Planning & Zoning Department

Plat Staff Report

Case: SUB-14-2026

MEETING DATE(S)

Planning & Zoning Commission: March 10, 2026

CAPTION

Present a request by Sam's Real Estate Business Trust, for a **Plat** of Sam's Club Store #4858, lot 1 & Lot 2X, being 29.855 acres, located immediately to the south of 900 Grove Creek Road, situated in the A.S. Pruett Survey, Abstract No. 848 and the J. Starrett Survey Abstract No. 1024, an addition to the City of Waxahachie (Property ID 189302 & 194279) – Owners: Sam's Real Estate Business Trust (SUB-14-2026)

RECOMMENDED MOTION

"I move to approve SUB-14-2026, a Plat of the Sam's Club Store #4858, 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) commercial lot and one (1) X lot.

CASE INFORMATION

Applicant:	Sam's Real Estate Business Trust
Property Owner(s):	Sam's Real Estate Business Trust
Site Acreage:	29.855 acres
Number of Lots:	2 lots
Number of Dwelling Units:	0 Units
Park Land Dedication:	The cash in lieu of park land dedication for this case is estimated at $17,913.00 ($600.00 per acre of land).
Adequate Public Facilities:	Adequate public facilities are available to the subject property via infrastructure extensions.

SUBJECT PROPERTY

General Location:	Immediately to the south of 900 Grove Creek Road
Parcel ID Number(s):	189302 & 194279
Current Zoning:	PD-GR (Planned Development-General Retail)
Existing Use:	The site is vacant.
Platting History:	The subject property has never been platted.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into one (1) commercial lot and one (1) X lot as part of the Sam's Club Store #4858. The subject property is located in a Planned Development-General Retail (PD-GR) zoning district and the proposed plat complies with the lot size and dimension requirements of the district. The plat includes a 0.434-acre right-of-way (ROW) dedication and 20' utility easement along Grove Creek Road. The plat also includes a 100' right-of-way (ROW) dedication known as "Cardinal Road" along the northern portion of Lot 2X and the southern portion of Lot 1, connecting to N US Highway 77. Utility, drainage, and mutual access easements are proposed to be dedicated as required by the Waxahachie Subdivision Ordinance.

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 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 noted below.

Conditions:

1. Per Section 2.3 of the Waxahachie Subdivision Ordinance, please perform a title search to locate all easements on the property. The City is aware of a Sanitary Sewer and Drainage easement along the Edgewood Estates northern property line, with the following recording information: VOL. 02292, PG. 0417
2. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the width of all easements need to be labeled. Please revise accordingly.
3. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements need to be shown on the plat, not build lines. Please revise.
4. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, It is advisable to not show temporary easements on the plat due to the plat's permanent nature. It is preferred for temporary easements to be executed as a separate instrument that defines the termination requirements. If the temporary easement remains on the plat, define the termination requirements in a note on the plat.

Conditions (continued):

5. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements need to be shown on the plat, not fire lanes. Please revise "fire access" to "Mutual Access Easement" (MAE).
6. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, show all easements on the plat. There will be a 36" water line and a sanitary sewer main along US Hwy 77. A water and wastewater easement needs to be sized adequately to fit these lines
7. Per Section 2.4.c.12 of the Waxahachie Subdivision Ordinance, physical features, including topography, should be shown on the civil plans. Please revise accordingly.
8. Per Section 2.4.c.15 of the Waxahachie Subdivision Ordinance, all plats shall be submitted in legible format. The line work being proposed are all similar. Please provide unique line-work so that the proposed lots, easements, adjacent properties, ROW, ect can be differentiated.
9. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, accurate GPS coordinates shall be provided for survey monuments on the plat exhibit. The GPS points provided map approximately 520ft from the corresponding property corners. Please verify the accuracy of the GPS coordinates and revise accordingly.
10. 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-14-2026”, revise accordingly.
11. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, space is required to be reserved for the placement of recording information by the Ellis County Clerk. Reserve a 12"x1.5" blank box in the top right hand corner.
12. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The zoning must be included in the title block. Please revise.
13. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please indicate "Plat" instead of "Final Plat."
14. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. According to your plat application, you are proposing 2 lots, but your title suggest only 1 lot is being proposed. Please revise. Lot 2 appears to be an X lot. As such, please revise so that the second lot will be designated as "Lot 2X."
15. Per Section 2.4.c.25.vi.a of the Waxahachie Subdivision Ordinance, the name of the signatory needs to be printed on the plat. Please revise accordingly.
16. Per Section 2.4.c.25.vi.c of the Waxahachie Subdivision Ordinance, only the Planning and Zoning Commission Approval Block is needed due to the fact that the Planning and Zoning Commission is the approval body for this plat. Please remove.
17. Per Section 3.1.c.6 (a) of the Waxahachie Subdivision Ordinance, provide right-of-way corner clips as defined on Page 11 of the Thoroughfare Standards & Pavement Design Methods manual at each street intersection.
18. Per section 3.3 of the Waxahachie subdivision ordinance, provide a 15ft utility easement along the right of way
19. Per Section 4.4.d.1 of the Waxahachie Subdivision Ordinance, the Cash in Lieu if Park Land Dedication Fee must be paid with the Plat Application prior to plat filing.
20. 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. Add this to the notes.
21. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

Conditions (continued):

22. Per Chapter 33, Article XII, Division 2, Section 33-705 of the Waxahachie Subdivision Ordinance, the detention pond shall be maintained by the property owner or HOA. For drainage easements dedicated by plat, please include the following language pertaining to the 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."

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

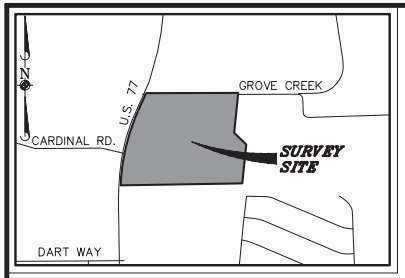
A plat shall not be filed with the Ellis County Clerk until:

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



VICINITY MAP

1" = 1000'

GRAPHIC SCALE

0 100 150 200 300

(IN FEET)

1 inch = 100 ft.

LEGEND

- ● 1 = FOUND 1/2" STEEL ROD
- ● 2 = FOUND 1/2" IRON ROD WITH YELLOW CAP STAMPED "RPLS 4466
- ● 3 = FOUND MAG NAIL
- ● 4 = FOUND 5/8" IRON ROD
- ○ 1 = SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MANHARD CONSULTING"
- = PROPERTY LINE
- = ABSTRACT SURVEY LINE
- = EXISTING RIGHT-OF-WAY LINE
- = EXISTING ADJOINING PROPERTY LINE
- = EXISTING EASEMENT LINE
- = PROPOSED RIGHT-OF-WAY LINE
- = PROPOSED ROAD CENTERLINE
- = PROPOSED EASEMENT LINE
- = PROPOSED BUILDING SETBACK LINE

FLOOD HAZARD NOTE

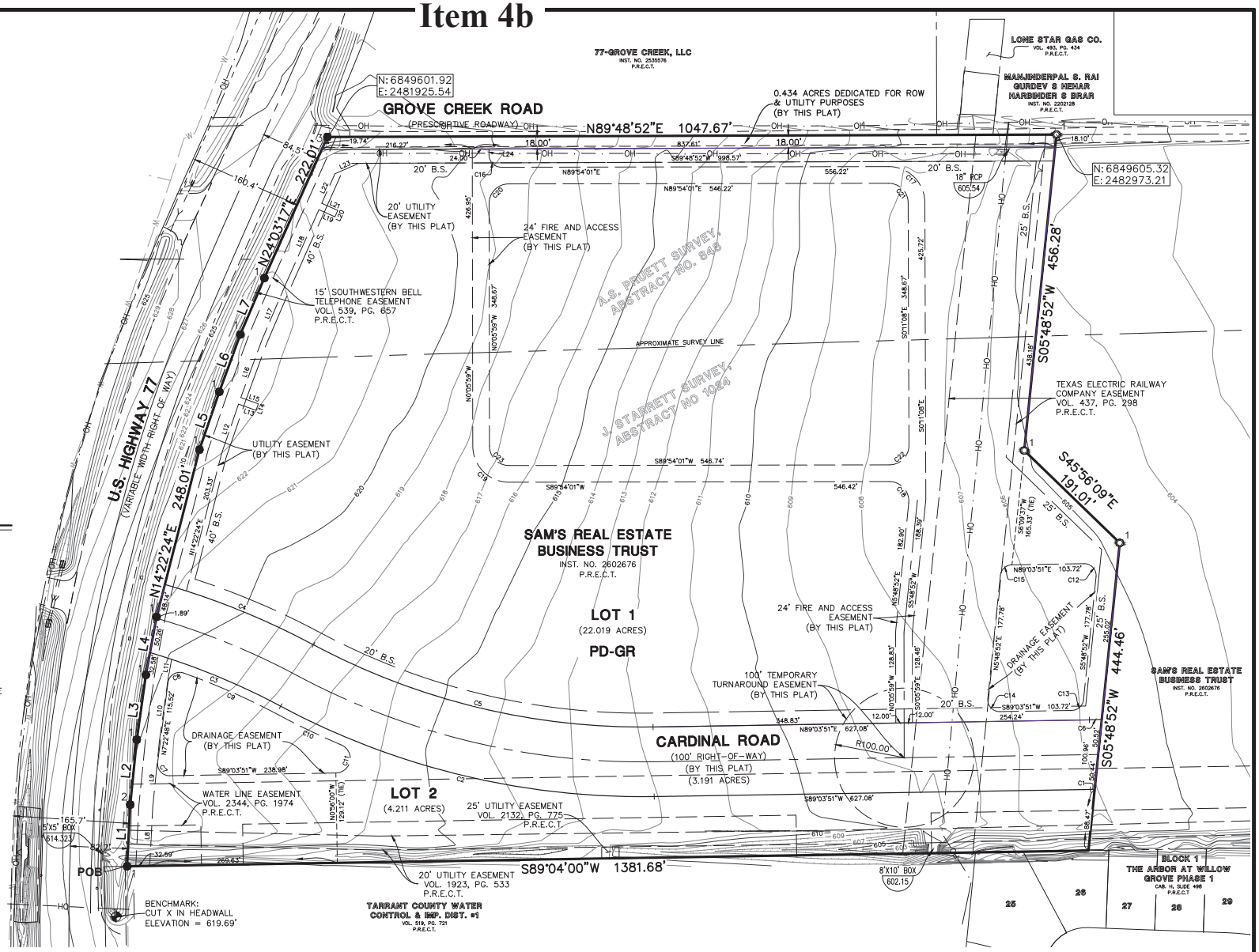
THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS – DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) – MAP NUMBER 48139C0180G, REVISED DATE OF OCTOBER 19, 2023. THE APPROXIMATE FLOODPLAIN ZONES DEPICTED HEREON ARE SUBJECT TO SCALE ERROR AND MAP INTERPRETATION

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
2. THE AREA OF THE PLAT IS ENTIRELY WITHIN THE CITY OF WAXAHACHIE CITY LIMITS.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES, BUILDING PERMITS, AND/OR CERTIFICATES OF OCCUPANCY.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. COORDINATES ARE GRID VALUES. TO CONVERT TO GROUND COORDINATES.



FINAL PLAT

SAM'S CLUB STORE #4858

29.855 ACRES

1 COMMERCIAL LOT

PART OF THE

A.S. PRUETT SURVEY, A–848,

J. STARRETT SURVEY, A–1024,

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

FEBRUARY 11, 2026

FP–____–2026

Owner
Sam's Real Estate Business Trust
2101 SE Simple Savings Drive,
Bentonville, AR 72712
(479) 273-4000
Jimi Epley
jimi.epley@walmart.com

Surveyor
Manhard Consulting
8144 Walnut Hill Lane - Suite 750
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Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

PROJ. MGR.:	ISSUE DATE:	CODE:	SHEET
PJH	2/11/2026	611.128004	1 OF 2
DRAWN BY:	SCALE:		
JAM	1" = 100'		

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February 10, 2026 - 19:36 Dwg Name: P:\611.128 Wt Retailer\004 Sam's Club Waxahachie, TX\dwg\Surv\Final Drawings\Plat of Subdivision\611.128004 - Final Plat.dwg Updated By: jennifer.mills

OWNERS CERTIFICATE

STATE OF TEXAS)(

COUNTY OF ELLIS)(

BEING A 29.855 ACRE TRACT OF LAND LOCATED IN THE A. S. PRUITT SURVEY, ABSTRACT NO. 848, AND THE JAMES STARRETT SURVEY, ABSTRACT NO. 1024, ELLIS COUNTY, TEXAS, BEING A PART OF THOSE PARCELS, DESCRIBED IN WARRANTY DEEDS TO SAM'S REAL ESTATE BUSINESS TRUST AS RECORDED IN INSTRUMENT NO. 2602676, PUBLIC RECORDS ELLIS COUNTY TEXAS (PRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ½–INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING ON THE NORTH LINE OF THAT PARCEL DESCRIBED IN DEED TO TARRANT COUNTY WATER CONTROL & IMP. DISTRICT #1 AS RECORDED IN VOLUME 519, PAGE 721, PUBLIC RECORDS, ELLIS COUNTY, TEXAS (PRECT), AND BEING ON THE EAST RIGHT OF WAY LINE FOR U.S. HIGHWAY 77 (VARIABLE WIDTH RIGHT OF WAY);

THENCE NORTHERLY WITH SAID EAST RIGHT–OF–WAY LINE AS FOLLOWS:

NORTH 02°57'20" EAST, A DISTANCE OF 88.65 FEET TO A FOUND ½ –INCH IRON ROD;

NORTH 05°45'44" EAST, A DISTANCE OF 93.92 FEET TO A FOUND ½ –INCH IRON ROD;

NORTH 07°58'15" EAST, A DISTANCE OF 94.00 FEET TO A FOUND ½ –INCH IRON ROD;

NORTH 10°28'24" EAST, A DISTANCE OF 84.74 FEET TO A FOUND ½ –INCH IRON ROD;

NORTH 14°22'24" EAST, A DISTANCE OF 248.01 FEET TO A FOUND ½ –INCH IRON ROD;

NORTH 18°56'12" EAST, A DISTANCE OF 87.97 FEET TO A FOUND ½ –INCH IRON ROD;

NORTH 20°07'58" EAST, A DISTANCE OF 87.71 FEET TO A FOUND ½ –INCH IRON ROD;

NORTH 23°05'55" EAST, A DISTANCE OF 88.21 FEET TO A FOUND ½ –INCH IRON ROD;

NORTH 24°03'17" EAST, A DISTANCE OF 222.01 FEET TO A FOUND MAG NAIL FOR THE NORTHWEST CORNER OF THAT CALLED 29.855 ACRE TRACT DESCRIBED IN WARRANTY DEED TO SAM'S REAL ESTATE BUSINESS TRUST AS RECORDED IN INSTRUMENT NO. 2602676, PRECT, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE FOR US HIGHWAY 77 (VARIABLE WIDTH RIGHT OF WAY) AND THE CENTERLINE OF GROVE CREEK ROAD (A PRESCRIPTIVE ROADWAY);

THENCE NORTH 89°48'52" EAST GENERALLY WITH THE CENTERLINE OF GROVE CREEK ROAD AND THE SOUTH LINE OF A CALLED 9.046 ACRE TRACT OF LAND DESCRIBED IN DEED TO 77–GROVE CREEK, LLC AS RECORDED IN INSTRUMENT NO. 2535576, PRECT, A DISTANCE OF 1047.67 FEET TO A FOUND MAG NAIL;

THENCE SOUTH 05°48'52" WEST LEAVING GROVE CREEK ROAD, A DISTANCE OF 456.28 FEET TO A SET 5/8–INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MANHARD CONSULTING" (SET IRON ROD);

THENCE SOUTH 45°56'09" EAST, A DISTANCE OF 191.01 FEET TO A SET IRON ROD;

THENCE SOUTH 05°48'52" WEST, A DISTANCE OF 444.46 FEET TO A POINT FOR CORNER IN A DRAINAGE DITCH;

THENCE SOUTH 89°04'00" WEST GENERALLY WITH SAID DRAINAGE DITCH, A DISTANCE OF 1381.68 FEET TO THE POINT OF BEGINNING, CONTAINING 29.855 ACRES OF LAND, MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	650.00'	0°31'35"	5.97'	S88°48'04"W	5.97'
C2	1100.00'	29°04'32"	558.21'	N76°23'53"W	552.24'
C3	1000.00'	11°39'01"	203.34'	N67°41'07"W	202.99'
C4	1100.00'	12°01'40"	230.91'	S67°52'26"E	230.49'
C5	1000.00'	29°04'32"	507.46'	S76°23'53"E	502.04'
C6	550.00'	1°51'31"	17.84'	N88°08'06"E	17.84'
C7	17.00'	98°18'57"	29.17'	N41°46'40"W	25.72'
C8	17.00'	102°07'47"	30.30'	N58°26'42"E	26.45'
C9	988.00'	8°37'48"	148.81'	S66°10'31"E	148.67'
C10	1112.00'	5°10'25"	100.41'	S64°26'49"E	100.37'
C11	21.00'	156°05'53"	57.21'	S11°00'55"W	41.09'
C12	17.00'	96°45'00"	28.71'	S42°33'38"E	25.42'
C13	17.00'	83°15'00"	24.70'	S47°26'22"W	22.58'
C14	17.00'	96°45'00"	28.71'	N42°33'38"W	25.42'
C15	17.00'	83°15'00"	24.70'	N47°26'22"E	22.58'
C16	18.00'	90°00'00"	28.27'	S45°05'59"E	25.46'
C17	52.00'	89°54'50"	81.60'	S45°08'33"E	73.48'
C18	28.00'	95°54'50"	46.87'	N42°08'33"W	41.59'
C19	52.00'	90°00'00"	81.68'	N45°05'59"W	73.54'
C20	28.00'	90°00'00"	43.98'	N44°54'01"E	39.60'
C21	28.00'	89°54'50"	43.94'	S45°08'33"E	39.57'
C22	28.00'	90°05'10"	44.02'	S44°51'27"W	39.63'
C23	28.00'	90°00'00"	43.98'	N45°05'59"W	39.60'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°57'20"E	88.65'
L2	N05°45'44"E	93.92'
L3	N07°58'15"E	94.00'
L4	N10°28'24"E	84.74'
L5	N18°56'12"E	87.97'
L6	N20°07'58"E	87.71'
L7	N23°05'55"E	88.21'
L8	N02°57'20"E	86.29'
L9	N05°45'44"E	93.05'
L10	N07°58'15"E	93.17'
L11	N10°28'24"E	26.22'
L12	N18°56'12"E	75.60'
L13	S70°23'53"E	26.65'
L14	N19°36'07"E	10.00'
L15	N70°23'53"W	26.76'
L16	N20°07'58"E	86.98'
L17	N23°05'55"E	87.52'
L18	N24°03'17"E	116.70'
L19	S65°56'43"E	25.14'
L20	N24°03'17"E	10.00'
L21	N65°56'43"W	25.14'
L22	N24°03'17"E	46.42'
L23	N66°14'34"E	37.49'
L24	S00°05'59"E	8.31'

STATE OF TEXAS §

ELLIS COUNTY §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SAM'S REAL ESTATE BUSINESS TRUST, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **SAM'S CLUB STORE #4858,** 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 OF 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 CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHIE AND PUBLIC ENTITIES SHALL AT 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:

_____

AUTHORIZED SIGNATURE OF OWNER

_____

PRINT NAME AND TITLE

STATE OF TEXAS §

COUNTY OF DALLAS §

COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EACH 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 TEXAS

_____

MY COMMISSION EXPIRES ON:

CITY OF WAXAHACHIE

BY: _____ _____

MAYOR DATE

_____ _____

ATTEST DATE

FINAL PLAT

SAM'S CLUB STORE #4858

29.855 ACRES
1 COMMERCIAL LOT
PART OF THE
A.S. PRUETT SURVEY, A–848,
J. STARRETT SURVEY, A–1024,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

FEBRUARY 11, 2026

FP–____–2026

NOTES

(d) VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS (IF APPLICABLE): THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

(e) FIRE LANES (IF APPLICABLE): THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE, AS SHOWN HEREON, A HARD SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

(f) ACCESS EASEMENTS (IF APPLICABLE): THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF WAXAHACHIE, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.

PLANNING AND ZONING COMMISSION
CITY OF WAXAHACHIE

BY: _____ _____

CHAIRPERSON DATE

_____ _____

ATTEST: DATE

SURVEYOR'S DECLARATION

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, _____, 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.

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EACH 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 TEXAS

_____

MY COMMISSION EXPIRES ON:

_____

Owner
Sam's Real Estate Business Trust
2101 SE Simple Savings Drive,
Bentonville, AR 72712
(479) 273-4000
Jimi Epley
jimi.epley@walmart.com

Surveyor
Manhard Consulting
8144 Walnut Hill Lane - Suite 750
Dallas, TX 75231
(469) 972-7815
Paul Hubert, RPLS
phubert@atwell.com

Engineer
Manhard Consulting
8144 Walnut Hill Lane - Suite 750
Dallas, TX 75243
(972) 972-4207
Matt Smith, PE
msmith@atwell.com

Manhard CONSULTING
8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231 ph:972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

PROJ. MGR.: PJH	ISSUE DATE: 2/11/2026	CODE: 611.128004	SHEET 2 OF 2
DRAWN BY: JAM	SCALE: 1" = 100'		

© 2026 MANHARD CONSULTING, ALL RIGHTS RESERVED

February 10, 2026 - 19:36 Dwg Name: P:\611.128 WH Retailer\004 Sam's Club Waxahachie, TX\dwg\Surv\Final Drawings\Plat of Subdivision\611.128004 - Final Plat.dwg Updated By: jennifer.mills

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-3-2026

MEETING DATE(S)

Planning & Zoning Commission: March 10, 2026
City Council: April 6, 2026

CAPTION

Public Hearing on a request by Derrick Kindred Jr for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use within a Single-Family-1 (SF-1) and Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district located at 162 Aria Drive (Property ID 300448) - Owner: Derrick Kindred Jr. & Zahna Kindred (ZDC-3-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-3-2026, 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 City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) for an enclosed Accessory Structure exceeding seven hundred (700) square feet.

CASE INFORMATION

Applicant:	Derrick Kindred Jr
Property Owner(s):	Derrick Kindred Jr. & Zahna Kindred
Site Acreage:	1.49 acres
Current Zoning:	Single-Family-1 (SF-1) & Planned Development-23-Single-Family-1 (PD-23-SF-1)
Requested Zoning:	Single-Family-1 (SF-1) & Planned Development-23-Single-Family-1 (PD-23-SF-1) with a SUP for an accessory structure exceeding seven hundred (700) square feet.

SUBJECT PROPERTY

General Location:	162 Aria Drive
Parcel ID Number(s):	300448
Existing Use:	Single-Family Residence
Development History:	A plat for Tuscan Estates, Lot 19, Block A was filed for the subject property on August 20, 2023.

Adjoining Zoning & Uses:

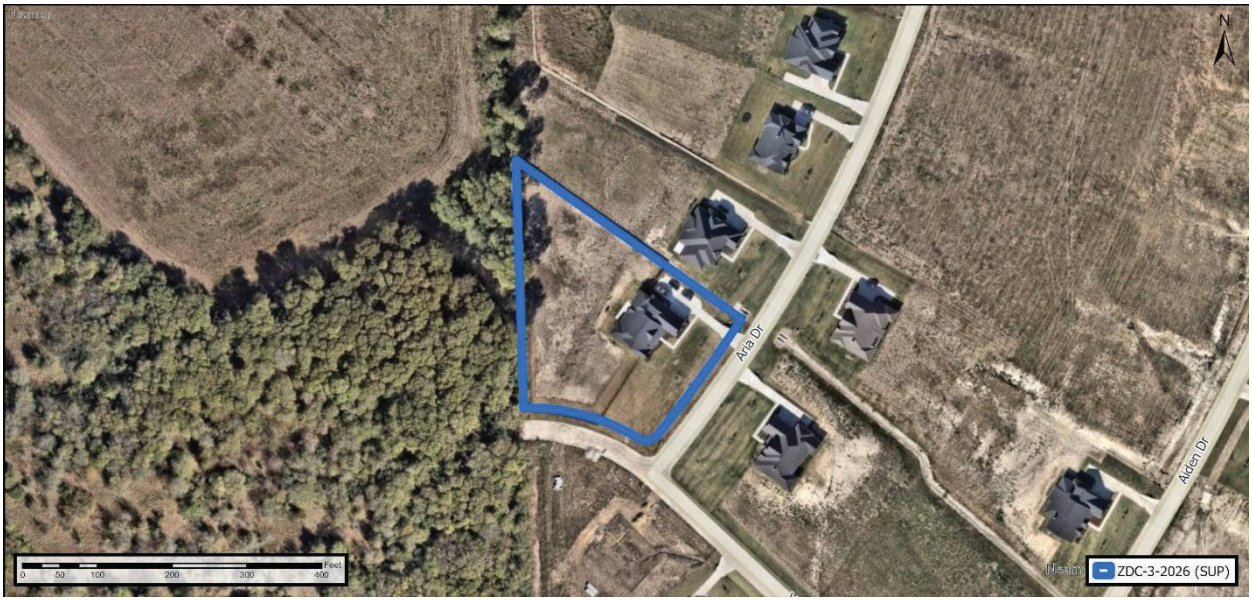
Direction	Zoning	Current Use
North	SF-1 & PD-23-SF-1	Single-Family Residence
East	PD-23-SF-1	Single-Family Residence
South	PD-23-SF-1	Single-Family Residence
West	SF-1 & PD-23-SF-1	Undeveloped Land

Future Land Use Plan: Residential Neighborhood

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

Thoroughfare Plan: The subject property is accessible via Aria Drive.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to construct an accessory structure which exceeds seven hundred (700) square feet at 162 Aria Drive. The City of Waxahachie Zoning ordinance requires City Council to approve a SUP to allow accessory structures over 700 square feet in size.

Proposed Use:

According to the Ellis County Appraisal District, the existing single-family dwelling is approximately 4,695 square feet. The proposed accessory structure is one-story and has an area of 1,500 square feet. The proposed accessory structure does meet the setback requirements of the Waxahachie Zoning Ordinance for accessory structures in the Planned Development-23-Single-Family-1 (PD-23-SF-1) & Single-Family-1 (SF-1) zoning districts. The exterior of the accessory structure is comprised entirely of metal panels and is

proposed to be used as a storage and personal recreation uses. In addition, the space will not be used as a parking space for personal vehicles; and the proposed structure will utilize electricity and plumbing that won't be separately metered from the primary 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 metered, sold, or leased separately from the existing primary structure. The applicant also noted that this structure will not be used for commercial purposes.

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. Staff has received zero (0) letters of opposition and one (1) letters of support 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 approval of the SUP request subject to the conditions noted below.

Conditions:

1. The accessory structure shall not be used as a dwelling without a Specific Use Permit approved by City Council.
2. The accessory structure shall not be used as a short-term rental without a Specific Use Permit that has been approved by City Council.
3. The accessory structure shall not be used for commercial purposes.
4. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
5. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.

ATTACHED EXHIBITS

1. PON Responses
2. Location Map (Exhibit A)
3. Operational Plan (Exhibit B)
4. Site Plan (Exhibit C)
5. Floor Plan (Exhibit D)
6. Elevation and Façade Plan (Exhibit E)

APPLICANT REQUIREMENTS

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

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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-3-2026

RECEIVED FEB 25 2026

WICKLIFF JAY D & KELLY B
216 VALLABHAN DR
WAXAHACHIE, TX 75165-9015

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 10, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 6, 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 Kindred Jr for a **Specific Use Permit (SUP)** for an **Accessory Structure exceeding seven hundred (700) square feet** use within a Single-Family-1 (SF-1) and Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district located at 162 Aria Drive (Property ID 300448) - Owner: Derrick Kindred Jr. & Zahna Kindred (ZDC-3-2026)

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-3-2026 **City Reference: 300574**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *February 27, 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: The lots in the neighborhood are at least an acre so this is proportional. Moreover, there is a fence around the property so it is not highly visible

Jay Wickliff
Signature

2/25/'26
Date

Jay Wickliff, Co-owner
Printed Name and Title

216 Vallahhan Dr. 75165
Address

EXHIBIT A LOCATION MAP



Operational Plan

Reason for structure: *The proposed building is intended to serve as additional space used for general household storage, including lawn, garden, and maintenance equipment, as well as for personal fitness and recreational use. No cars will be parked inside this structure.*

1. *The accessory structure(s) shall not be used as a dwelling.*
2. *The accessory structure(s) shall not be used for commercial purposes.*
3. *The accessory structure(s) shall not be leased or sold separately from the primary residence*
4. *The accessory structure(s) shall not be used as a short-term rental (STR) or;*
5. *separately metered from the primary structure.*

Size of structure:

- Accessory Structure Building- 30W x 50L x 12ftH
- Lean-to Patio size- 10W x 50L x 12ft-10ft H
- *I confirm the height of the existing home accessory structures cannot exceed the height of the primary structure.*
- Our primary structure is ~29ft tall

Wil there be any exterior lighting? Yes, under the covered patio.

Site Plan

Item 5&6

EXHIBIT C SITE PLAN

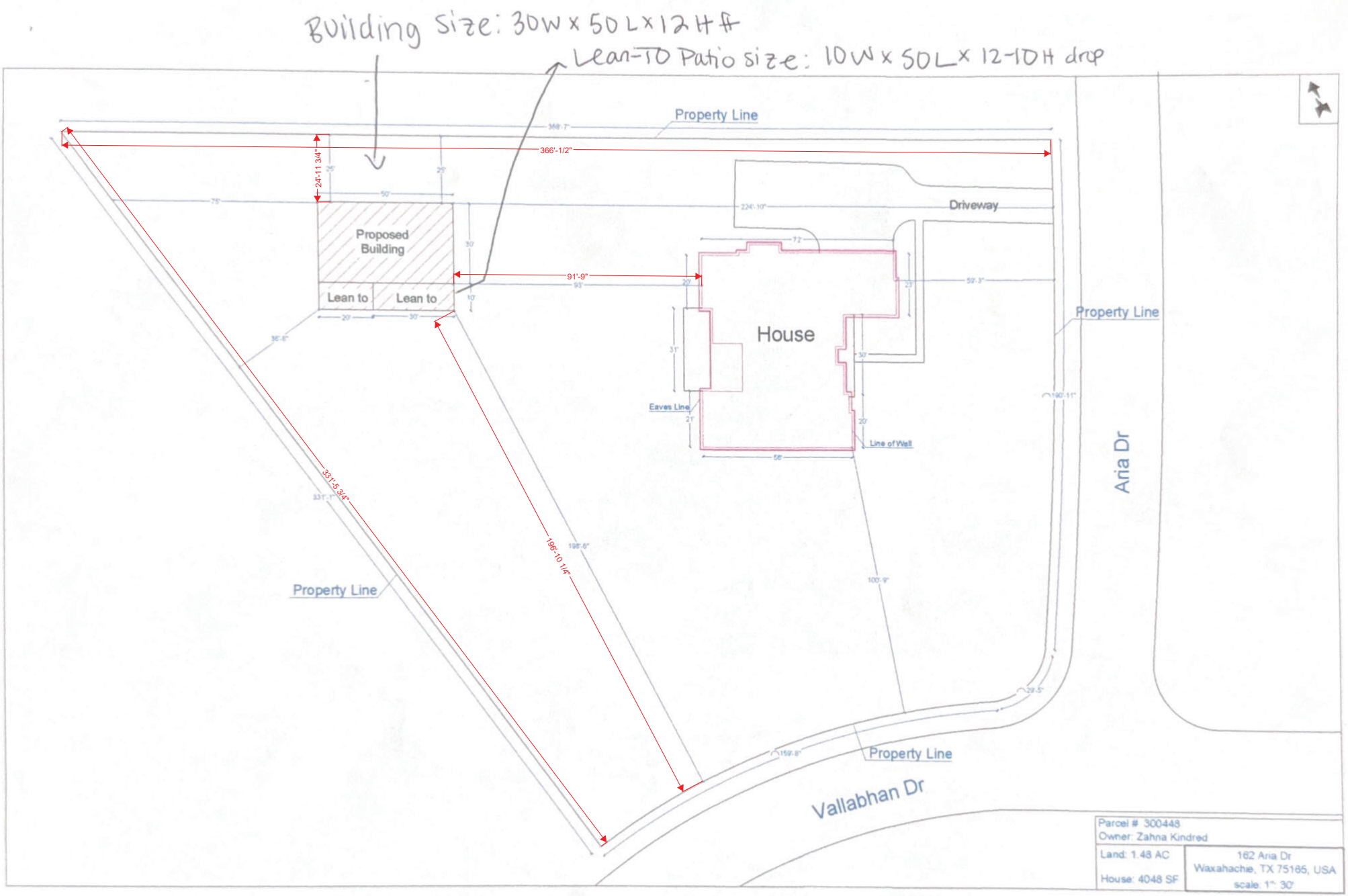
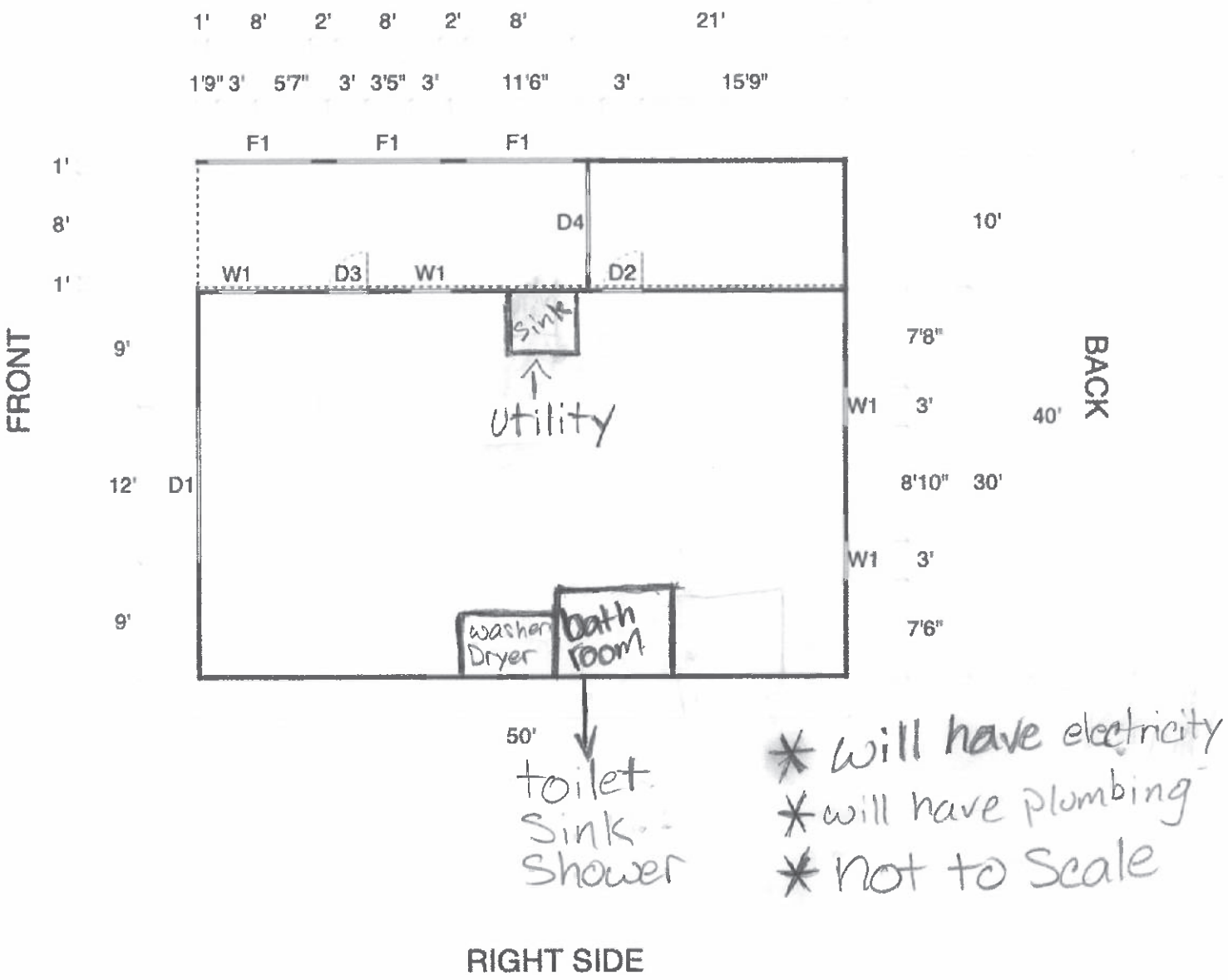


EXHIBIT D FLOOR PLAN

Item 5&6



SYMBOL LEGEND			
D1	12' x 12' Overhead Door (Non-Insulated)	D2	Mobile Home Door (36" x 80")
W1	36"x36" Double Pane	D3	Heavy Duty Steel Door (36" x 84")
D4	8' x 8' Rollup Door	F1	Custom Size Frameout
	Closed Wall		Open Wall

#1759184002545586

#1759184002545586

Size: 30 x 50 x 12 (Building Main) Lean-To Size: 10 x 50 **Item 5&6**

Material: Tubular Building Metal

Color: Ash Grey (picture color is a little different from real color but will match our house color) ← Light Grey

- will have electricity
- will have plumbing

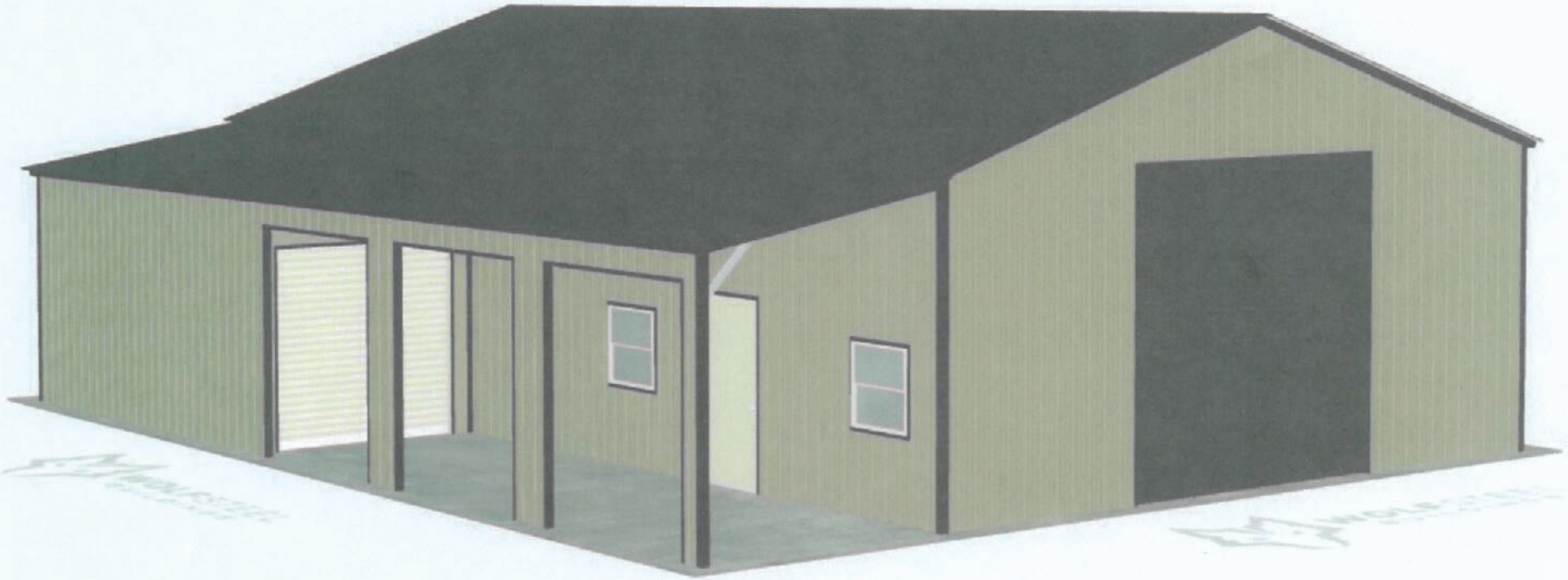
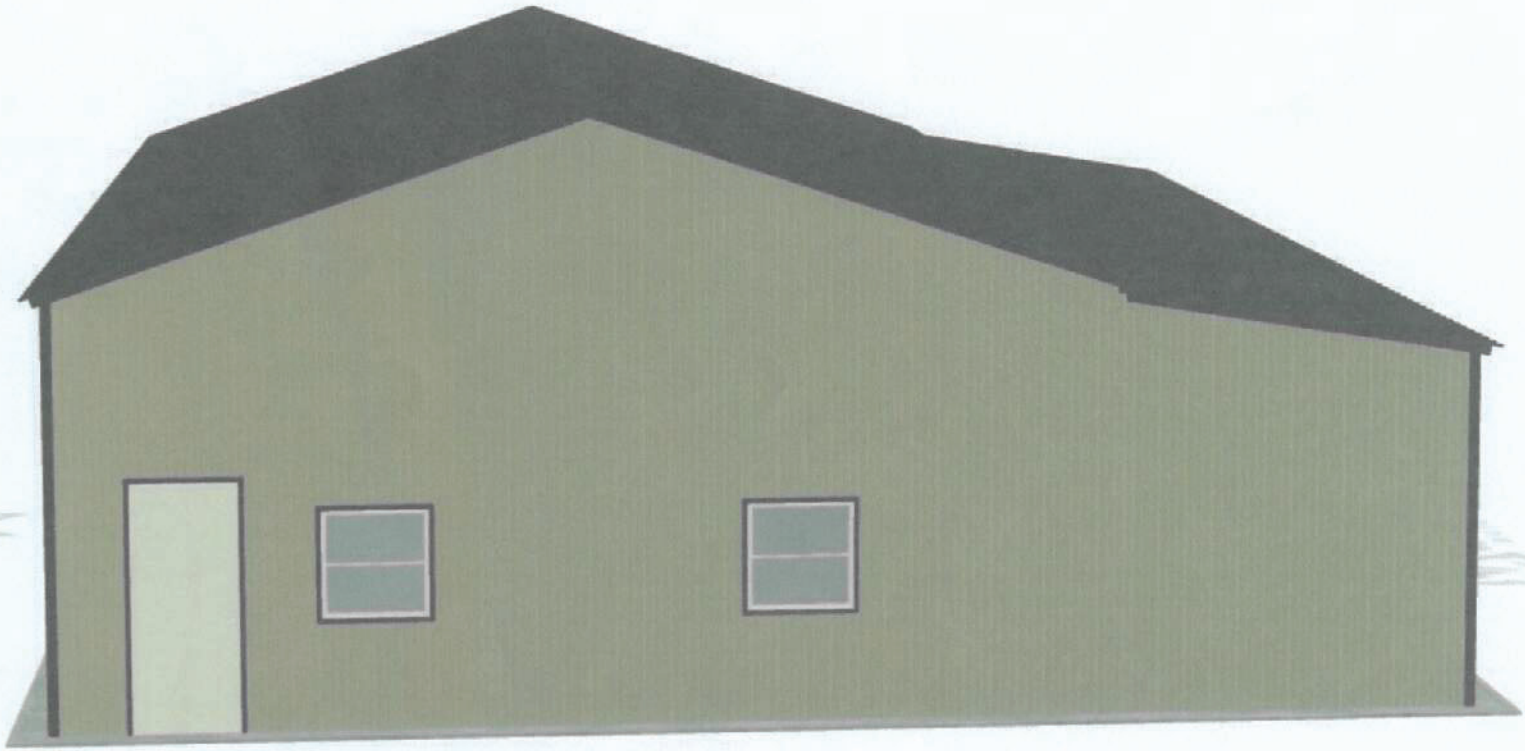


EXHIBIT E ELEVATION & FACADE PLAN

Item 5&6



Planning & Zoning Department

Zoning Staff Report

Case: ZDC-8-2026

MEETING DATE(S)

Planning & Zoning Commission: March 10, 2026
City Council: April 6, 2026

CAPTION

Public Hearing on a request by Eric Green for a **Specific Use Permit (SUP)** for an **Accessory Structure +700 Square feet** use within a Single Family-1 (SF-1) zoning district located at 120 Paradise Cove (Property ID 295591) - Owners: Eric Green & Susan Green (ZDC-8-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-8-2026, 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 City Manager to sign the associated documents accordingly"

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet.

CASE INFORMATION

Applicant:	Eric Green
Property Owner(s):	Eric Green and Susan Green
Site Acreage:	1.0324 acres
Current Zoning:	Single-Family-1 (SF-1)
Requested Zoning:	SF-1 with a SUP for an accessory structure exceeding seven hundred (700) square feet.

SUBJECT PROPERTY

General Location:	120 Paradise Cove
Parcel ID Number(s):	295591
Existing Use:	Single-Family Residence
Development History:	The property is platted as Lot 13, Block A of the Lakeway Estates Subdivision.

Adjoining Zoning & Uses:

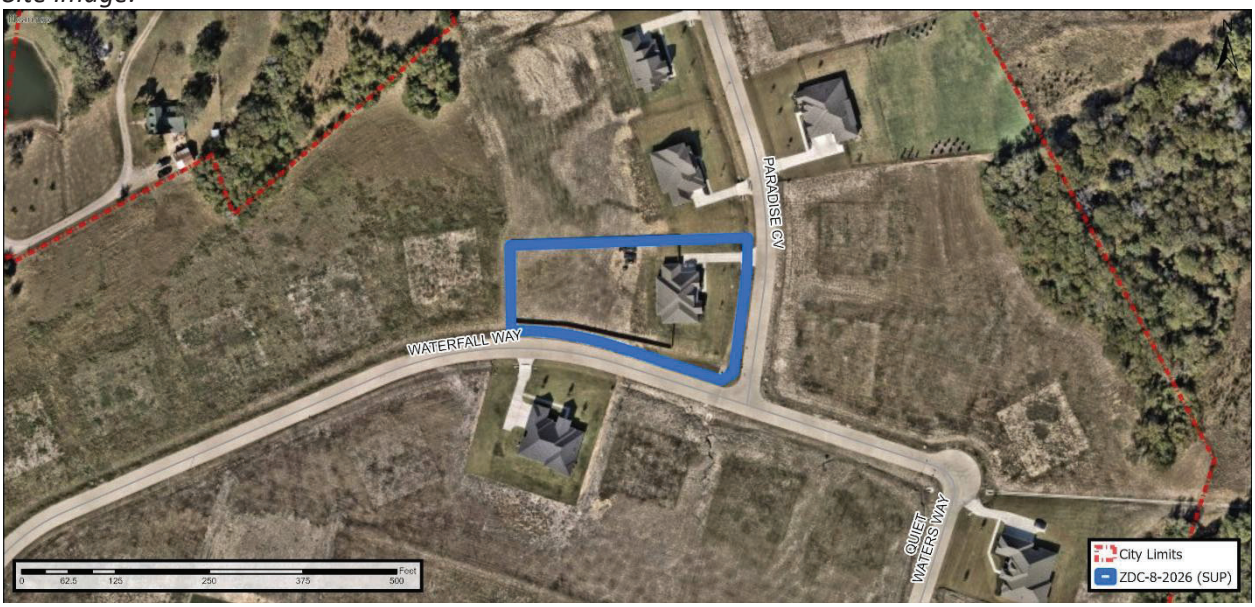
Directio	Zoning	Current Use
North	Single-Family Residence-1	Residential
East	Single-Family Residence-1	Residential
South	Single-Family Residence-1	Residential
West	Single-Family Residence-1	Residential

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 Paradise Cove.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to construct 1200 square foot carport at 120 Paradise Cove. The structure has a maximum height of 12', a width of 30', a length of 40' and will consist of metal panels. The structure will be located in the rear yard with an approach extending from the driveway. According to the Ellis County Appraisal District, the primary structure on the subject property is approximately 3,429 square feet. According to the Waxahachie Zoning Ordinance, any accessory structure over 700 square feet is required to obtain an SUP in the SF-1 Zoning District.

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, 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.

PUBLIC NOTIFICATION RESPONSES
Staff has received zero (0) 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

OPERATIONAL PLAN

Waxahachie Planning & Zoning Department (SUP Application)

120 Paradise Cove Waxahachie TX 75165

Detached 30x40 Garage

USE FOR: Personal Vehicle storage

NOT USED FOR: Business, Living Area, or Rental Space

Eric T Green

(740) 319-4200


Nearmap
Exhibit A
Item 7&8
PARADISE CV
WATERFALL WAY
QUIET WATERS WAY
N
Feet
0
62.5
125
250
375
500
City Limits
ZDC-8-2026 (SUP)

Exhibit B

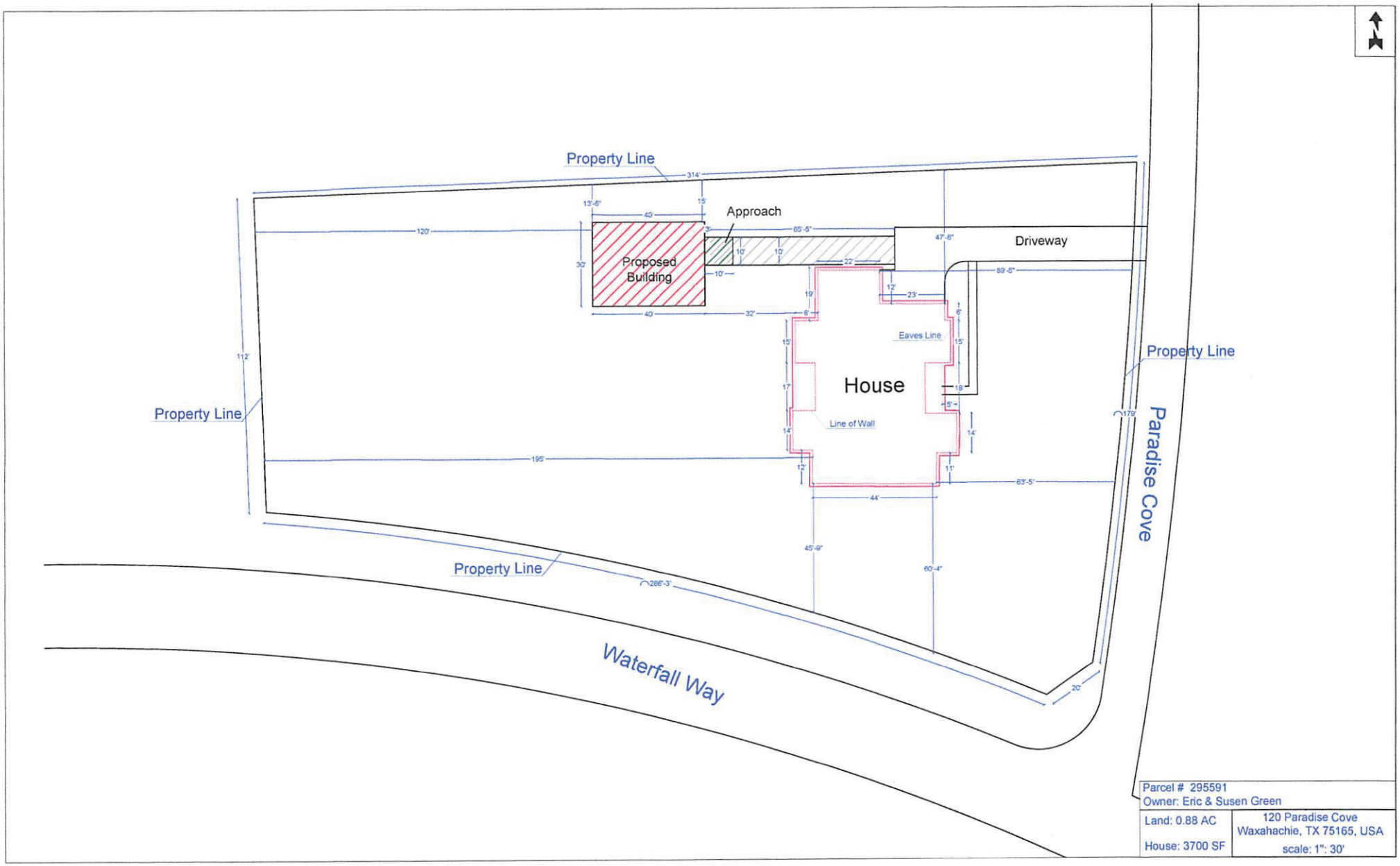
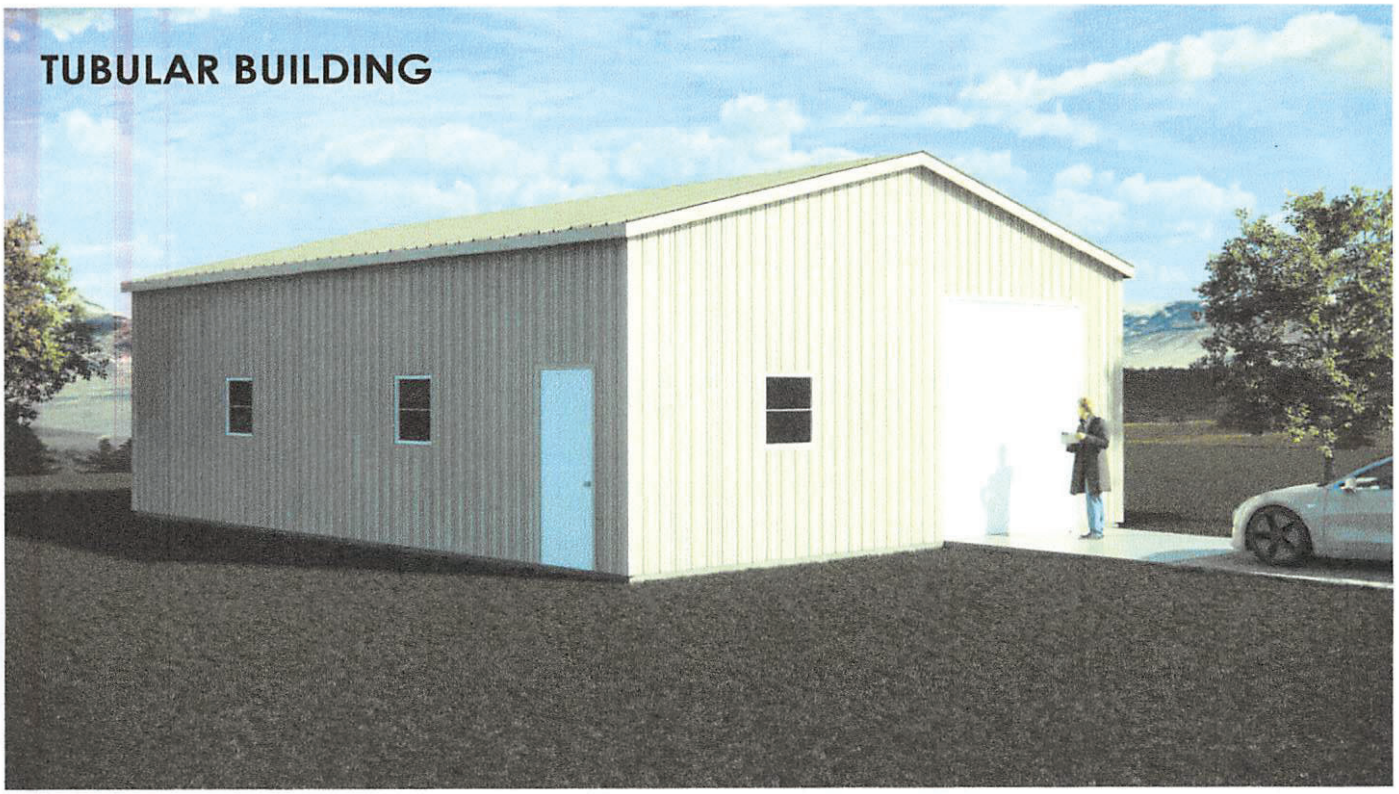

Property Line
314'
Approach
Proposed Building
Driveway
Eaves Line
House
Line of Wall
Property Line
Property Line
Property Line
Paradise Cove
Waterfall Way
286'-3"
Parcel # 295591
Owner: Eric & Susen Green
Land: 0.88 AC
House: 3700 SF
120 Paradise Cove
Waxahachie, TX 75165, USA
scale: 1": 30'

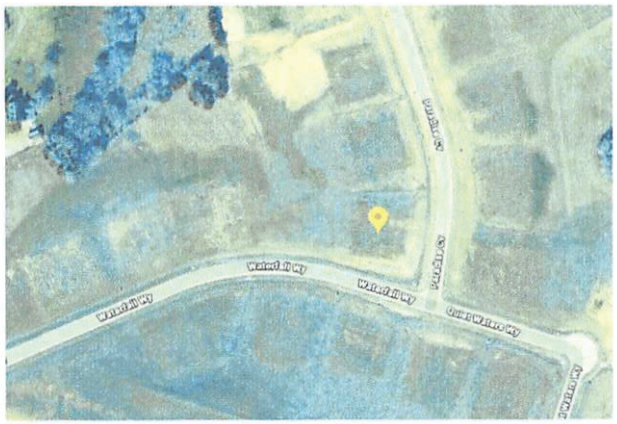
Exhibit C

Item 7&8



00 - GENERAL	
A000	COVER SHEET
02 - ARCHITECTURAL	
A100	SITE PLAN
A201	FIRST FLOOR PLAN
A202	ROOF PLAN
A203	ELEVATIONS
A204	ELEVATIONS
03 - STRUCTURAL	
S301	ROOF SHEATHING PLAN
S302	SHEATHING ELEVATIONS
S303	SHEATHING ELEVATIONS
04 - PRESENTATION	
P01	SIMULATION
P02	SIMULATION
P03	SIMULATION





Client Name:
Eric & Susen Green

Building Address:
120 Paradise Cv, Waxahachie, TX 75165

Coordinates:
-

Building Use:
Utility (Storage, Garage, Agricultural)

Top of Slab for:
Light Vehicles

Building Dimensions
Main Building: 30'x40'x12'

WOLF STEEL BUILDINGS

WOLFSTEELBUILDINGS
5049 Edwards Ranch Rd,
Fort Worth, TX 76109
844.941.0999
WWW.WOLFSTEELBUILDINGS.COM

CITY NO.

NO.	DESCRIPTION	DATE

Eric & Susen Green- TUBULAR

120 Paradise Cv, Waxahachie, TX 75165

ARCHITECTURAL PLANS ARE SUBJECT TO CHANGE DUE TO BUILDING DEPARTMENT AND/ OR ENGINEERING REQUIREMENTS.

PLEASE BE ADVISED THAT ON-SITE MODIFICATIONS MAY OCCUR, AND SLIGHT DEVIATIONS FROM THE ORIGINAL ARCHITECTURAL PLANS MAY BE NECESSARY TO ACCOMMODATE UNFORESEEN CIRCUMSTANCES OR OPTIMIZE CONSTRUCTION PROCESSES.

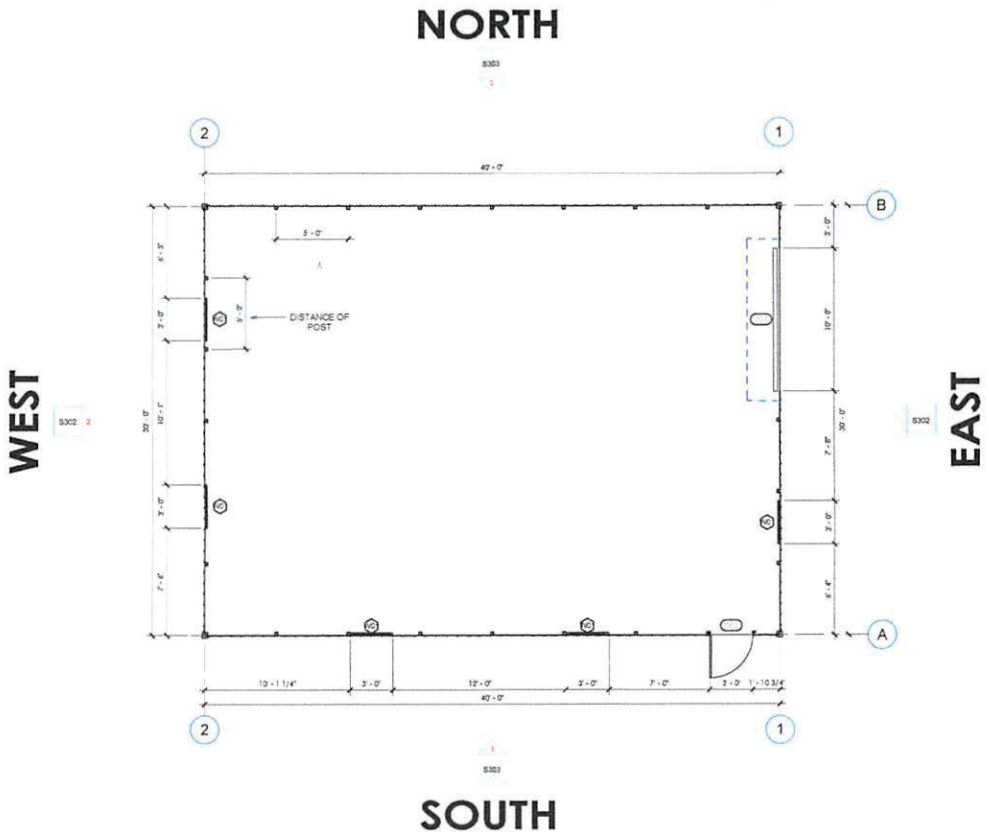
Sheet Name
COVER SHEET

JOB NO.	001
DATE:	12/19/2025
DRAWN BY:	PD
CHECKED BY:	MP

SHEET NUMBER
A000

Exhibit C

Item 7&8



1 BUILDING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

DOOR SCHEDULE

MARK	QTY	DESCRIPTION	WIDTH	HEIGHT
D01	1	GARAGE ROLL UP DOOR	10.00'	10.00
D02	1	36" x 84" STEEL DOOR	3.00'	7.00'

WINDOW SCHEDULE

MARK	QTY	DESCRIPTION	WIDTH	HEIGHT
W01	5	36" x 36" WINDOW	3.00'	3.00'

LEGEND

EXTERIOR/INTERIOR DOOR

DOOR,

WINDOW

FRAMING

Base Rail: 2 1/2" SQ. x 14GA Tube

Main Bldg Side Column Post: 2 1/2" SQ. x 14GA Tube

Main Bldg End Column Post: 2 1/2" SQ. x 14GA Tube

Purlins: 4" x 18GA Hat Channel

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WWW.WOLFSTEELBUILDINGS.COM

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NO.	DESCRIPTION	DATE

Eric & Susen Green- TUBULAR

120 Paradise Cv, Waxahachie, TX 75165

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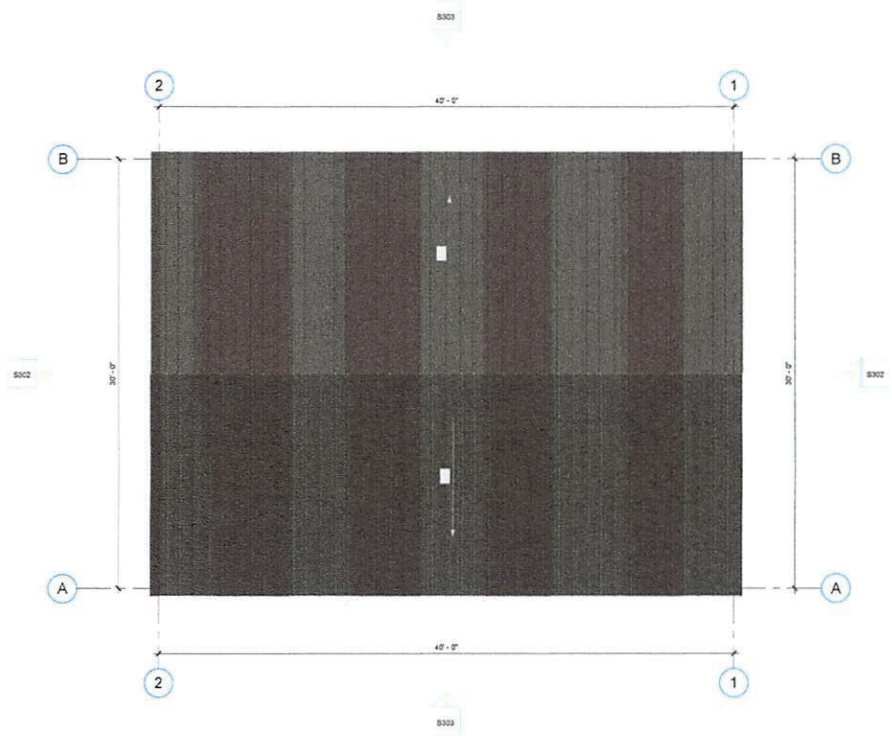
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Sheet Name
FIRST FLOOR PLAN

MBS NO.	001
DATE	12/19/2025
DRAWN BY	PD
CHECKED BY	MP
SHEET NUMBER	A201

Exhibit C

Item 7&8



1 ROOF PLAN
Scale: 1/4" = 1'-0"

ROOF PITCH		
Rise	Run	Location
3	12	Main Building

WOLFSTEEL BUILDINGS

WOLFSTEELBUILDINGS
5049 Edwards Ranch Rd,
Fort Worth, TX 76109
844841.0999
WWW.WOLFSTEELBUILDINGS.COM

CITY NO. | NO. | DESCRIPTION | DATE

Eric & Susen Green- TUBULAR

120 Paradise Cv, Waxahachie, TX 75165

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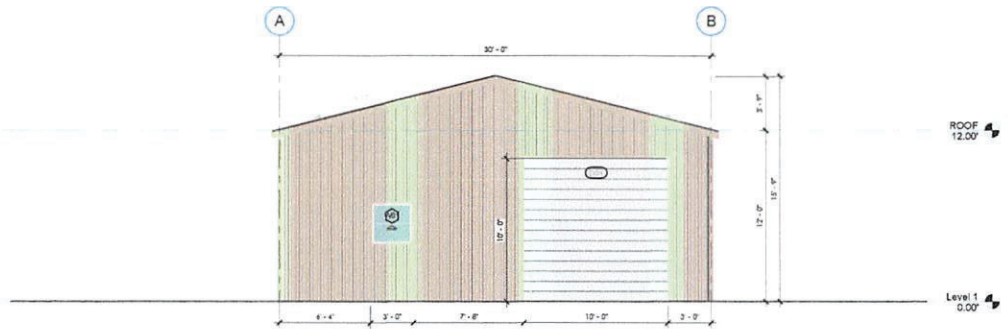
PLEASE BE ADVISED THAT ON-SITE MODIFICATIONS MAY OCCUR, AND SLIGHT DEVIATIONS FROM THE ORIGINAL ARCHITECTURAL PLANS MAY BE NECESSARY TO ACCOMMODATE UNFORESEEN CIRCUMSTANCES OR OPTIMIZE CONSTRUCTION PROCESSES.

Sheet Name
ROOF PLAN

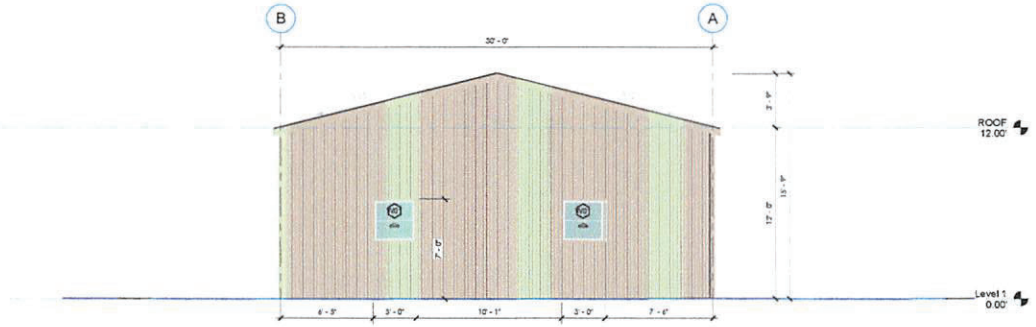
WSB NO. 001
DATE: 12/19/2025
DRAWN BY: PD
CHECKED BY: MP
SHEET NUMBER
A202

Exhibit C

Item 7&8



1 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: 1/4" = 1'-0"

Wall - AG PANEL	Roof - AG PANEL	RUD	Heavy Duty Steel Door	WINDOWS	TRIM	BASE TRIM
1. 26-Gauge - Agricultural Panel 2. Color: Light Stone 36" Cover Width	1. 26-Gauge - Agricultural Panel 2. Color: Burnished Slate 36" Cover Width	1. Color: White 2. Header Seal Included	1. Color: White 2. Prehung with Steel Frame 3. Bottom Threshold (without bottom base rail)	1. Color: White 2. Double Pane 3. Without Grids	1. Corner Trim Color: Light Stone 2. Door Head Trim Color: Light Stone 3. Eave Trim Color: Light Stone	Base Trim Color: Light Stone

WOLFSTEEL BUILDINGS

WOLFSTEELBUILDINGS
5049 Edwards Ranch Rd,
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844.941.0999
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CITY NO.

NO.	DESCRIPTION	DATE

Eric & Susen Green- TUBULAR

120 Paradise Cv, Waxahachie, TX 75165

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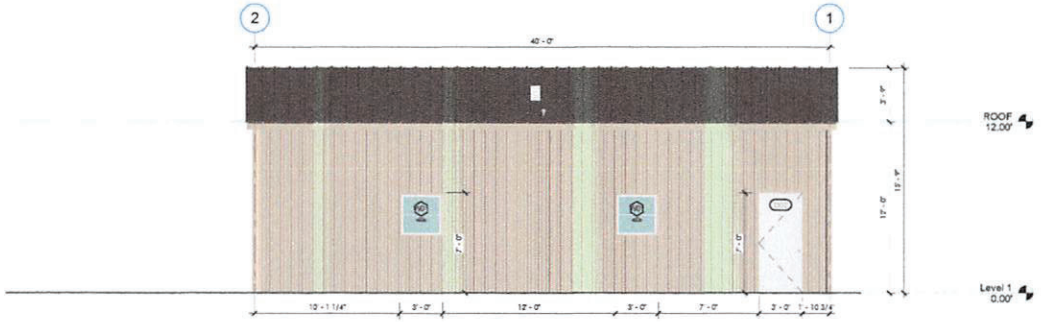
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Sheet Name
ELEVATIONS

WBS NO.	001
DATE:	12/19/2025
DRAWN BY:	PD
CHECKED BY:	MP
SHEET NUMBER	A203

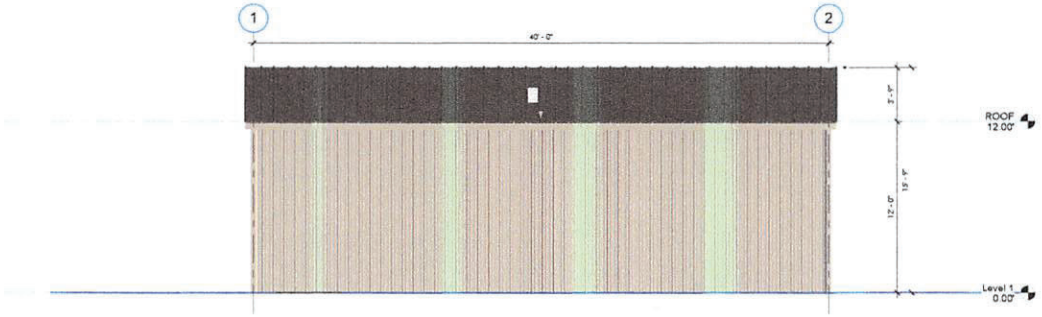
Exhibit C

Item 7&8



1 SOUTH ELEVATION

Scale: 1/4" = 1'-0"



2 NORTH ELEVATION

Scale: 1/4" = 1'-0"

Wall - AG PANEL	Roof - AG PANEL	RUD	Heavy Duty Steel Door	WINDOWS	TRIM	BASE TRIM
1. 26-Gauge - Agricultural Panel 2. Color: Light Stone 36" Cover Width 9" 75°	1. 26-Gauge - Agricultural Panel 2. Color: Burnished Slate 36" Cover Width 9" 75°	1. Color: White 2. Header Seal Included	1. Color: White 2. Prehung with Steel Frame 3. Bottom Threshold (without bottom base rail)	1. Color: White 2. Double Pane 3. Without Grids	1. Corner Trim Color: Light Stone 2. Door Head Trim Color: Light Stone 3. Eave Trim Color: Light Stone	Base Trim Color: Light Stone

WOLFSTEEL BUILDINGS

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CITY NO.

NO.	DESCRIPTION	DATE
1	DDVG	23/12/2025

Eric & Susen Green- TUBULAR

120 Paradise Cv, Waxahachie, TX 75165

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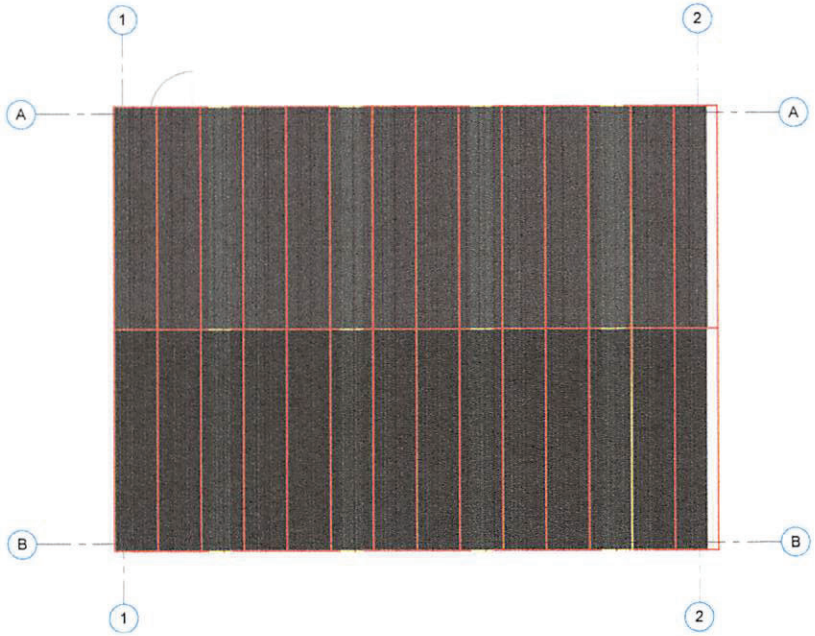
Sheet Name

ELEVATIONS

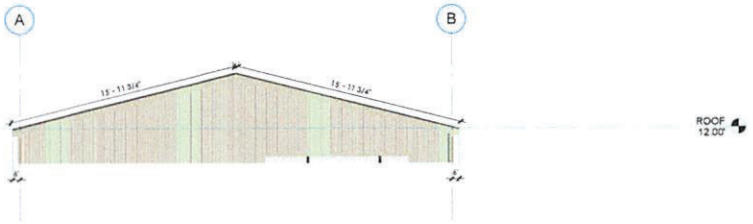
WSB NO.	001
DATE:	12/19/2025
DRAWN BY:	PD
CHECKED BY:	MP
SHEET NUMBER	A204

Exhibit C

Item 7&8



1 ROOF SHEATHING PLAN
Scale: 1/4" = 1'-0"



2 ROOF SECTION
Scale: 1/4" = 1'-0"

WOLFSTEEL BUILDINGS

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844.941.0999
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CITY NO.

NO.	DESCRIPTION	DATE

Eric & Susen Green- TUBULAR

120 Paradise Cv, Waxahachie, TX 75165

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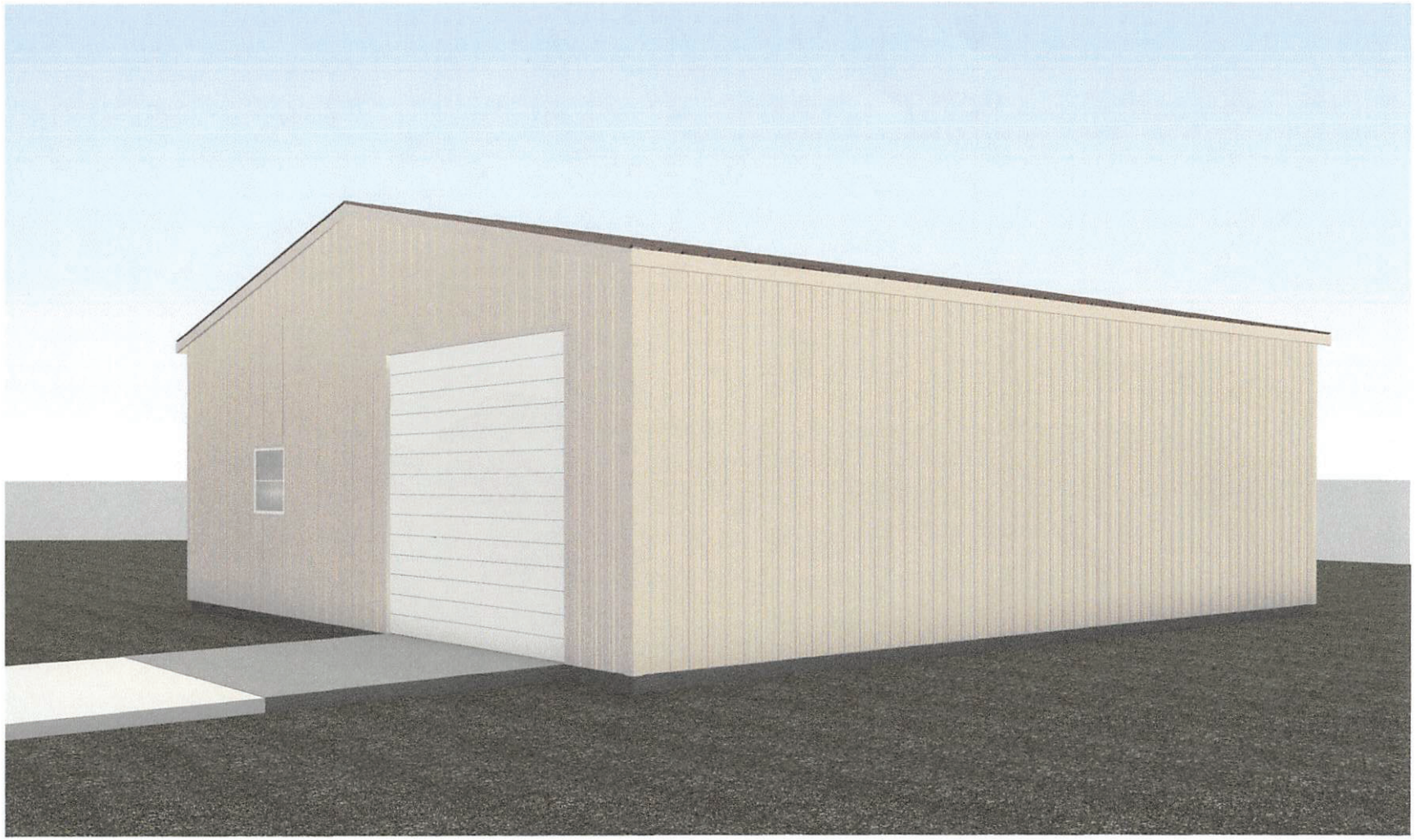
Sheet Name
ROOF SHEATHING PLAN

WSB NO.	001
DATE:	12/22/2025
DRAWN BY:	PD
CHECKED BY:	MP

SHEET NUMBER
S301

Exhibit C

Item 7&8



WOLFSTEEL BUILDINGS

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CITY NO.

NO.	DESCRIPTION	DATE

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Sheet Name

SIMULATION

JOB NO.	001
DATE:	12/19/2025
DRAWN BY:	PD
CHECKED BY:	MP
SHEET NUMBER	P01

Exhibit C

Item 7&8



WOLFSTEEL BUILDINGS

WOLFSTEELBUILDINGS
5049 Edwards Ranch Rd,
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844-941-0999
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CITY NO.

NO.	DESCRIPTION	DATE

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Sheet Name

SIMULATION

WSE NO.	001
DATE:	12/19/2025
DRAWN BY:	PD
CHECKED BY:	MP

SHEET NUMBER

P02

Exhibit C

Item 7&8



WOLFSTEEL BUILDINGS

WOLFSTEELBUILDINGS
5049 Edwards Ranch Rd,
Fort Worth, TX 76109
844.941.0999
WWW.WOLFSTEELBUILDINGS.COM

CITY NO.

NO.	DESCRIPTION	DATE

Eric & Susen Green- TUBULAR

120 Paradise Cv, Waxahachie, TX 75165

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Sheet Name

SIMULATION

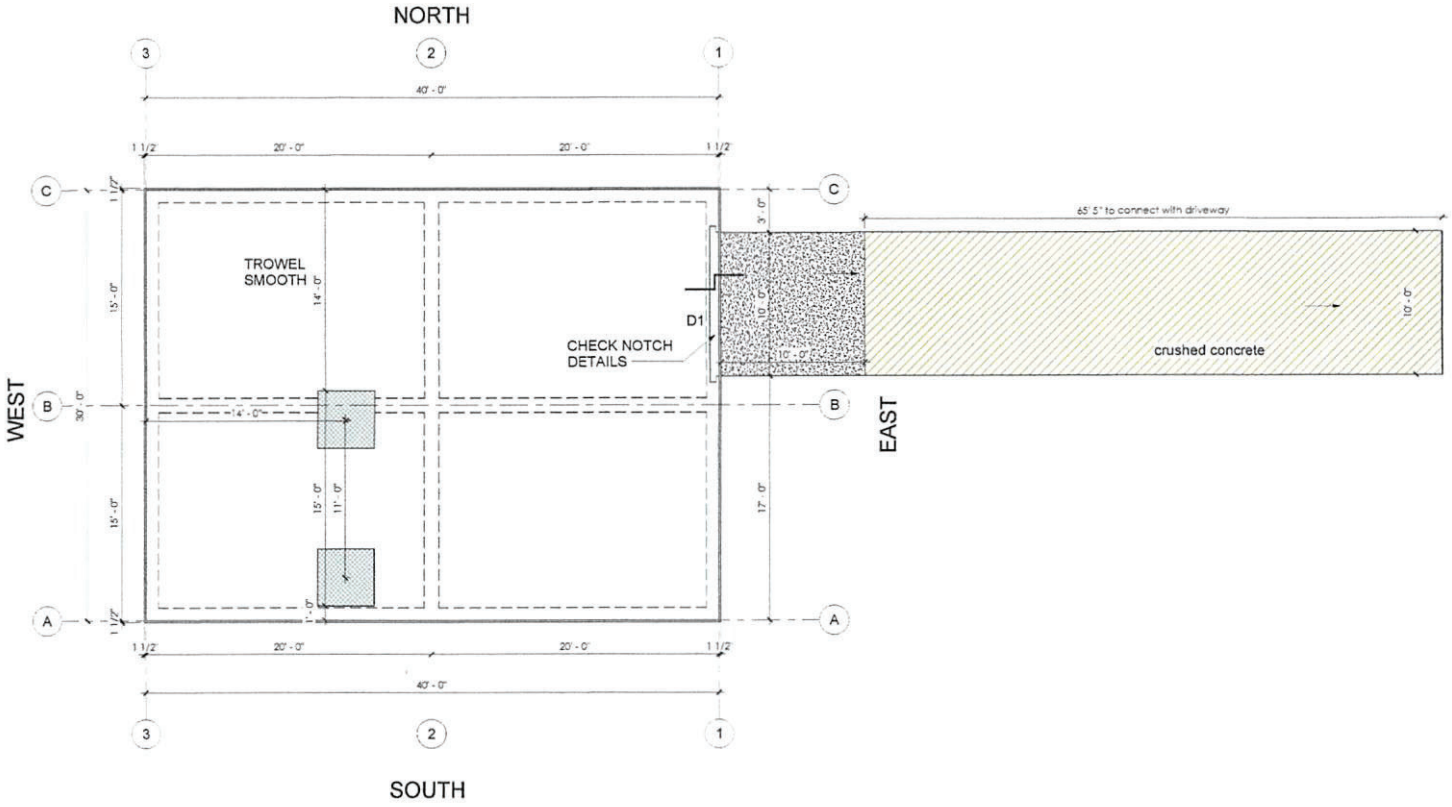
WSB NO.	001
DATE:	12/19/2025
DRAWN BY:	PD
CHECKED BY:	MP

SHEET NUMBER

P03

Exhibit C

Item 7&8



FOR A FOUNDATION SITE FILL DEPTH GREATER THAT 42", CONSTRUCTION OF INTERIOR CONCRETE PIERS ARE REQUIRED TO MITIGATE POTENTIAL SLAB DIFFERENTIAL SETTLEMENT DUE TO POST-POUR CONSOLIDATION OF THE FILL MATERIALS

SLAB		
Size: 30' 3" X 40' 3"		
Thickness: 4"	Rebar: #3	Min EW: 18" EW
FOOTING		
Perimeter Footing: 12" x 18"/36"		
Rebar: #4	Rebar Qty: 4	
Internal Footing: 12" x 18"		
Rebar: #4	Rebar Qty: 4	
LEAN-TO		
Size:		
Thickness:	Rebar:	Min EW:
FOOTING		
Perimeter Footing:		
Rebar:	Rebar Qty:	
Internal Footing:		
Rebar:	Rebar Qty:	
FINISHES		
Trowel: Enclosed Buildings		
Broom: Open Lean-to only		

LEGENDS

FOOTING/ INTERNAL BEAM

SLOPE

1 1/2" Drop Down

Approach

crushed concrete driveway

4' x 4' x 12" Concrete square

NOTES

WOLFSTEEL BUILDINGS
5049 Edwards Ranch Rd,
Fort Worth, TX 76109
844.941.0999
WWW.WOLFSTEELBUILDINGS.COM

CITY NO.

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120 Paradise Cv Waxahachie, TX 75165

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Sheet Name

SLAB & FOOTINGS

WSB NO.	0001
DATE:	DECEMBER/22/2025
DRAWN BY:	DG
CHECKED BY:	MP
SHEET NUMBER	2

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-10-2026

MEETING DATE(S)

Planning & Zoning Commission: March 10, 2026
City Council: March 16, 2026

CAPTION

Public Hearing on a request by Roger Thornton for a **Specific Use Permit (SUP)** for an **Accessory Structure +700 Square Feet** use within a Single Family-1 (SF-1) zoning district located at 811 Broadhead Road (Property ID 207656) - Owner: Roger Thornton & Melissa Thornton (ZDC-10-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-10-2026, a Specific Use Permit (SUP) for an Accessory Structure +700 Square Feet, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The Applicant requests approval of a Specific Use Permit to allow for the construction of a 900 square foot accessory structure for use as a two-car garage.

CASE INFORMATION

Applicant:	Roger Thornton
Property Owner(s):	Roger Thornton & Melissa Thornton
Site Acreage:	1.09 acres
Current Zoning:	Single Family-1 (SF-1)
Requested Zoning:	Single Family-1 (SF-1) with SUP for Accessory Structure +700SF

SUBJECT PROPERTY

General Location:	811 Broadhead Road
Parcel ID Number(s):	207656
Existing Use:	A single family residence currently exists on the subject property.
Development History:	The subject property is platted as 3A, Block A of the Mustang Meadows Phase One subdivision.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Single Family-1 (SF-1)	Single Family Residence
East	N/A (ETJ)	Single Family Residence
South	Single Family-1 (SF-1)	Single Family Residence
West	Single Family-1 (SF-1)	Single Family Residence

Future Land Use Plan: Residential Neighborhood

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

Thoroughfare Plan: The subject property is accessible via Broadhead Road.

Site Image:



PLANNING ANALYSIS

The Applicant proposes a Specific Use Permit to allow for the construction of a 900 square foot accessory structure for use as a two-car garage and personal storage space. An approximately 500 square foot carport currently exists on the property in the location of the proposed accessory structure. The applicant plans to remove the carport and replace it with the proposed metal structure. The location of the structure meets all setback requirements and is already accessible via the existing concrete driveway. The applicant has confirmed that the structure will have electricity; but will not be separately metered. No plumbing is proposed for the structure and the Applicant has confirmed that the structure will not be used as a dwelling, Short-Term Rental, or for commercial purposes.

PUBLIC NOTIFICATIONS

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.

PUBLIC NOTIFICATION RESPONSES

Staff has received zero (0) letters of support and zero (0) 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 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.

ATTACHED EXHIBITS

1. Location Map
2. Site Plan
3. Elevation/Façade Plan
4. Floor Plan
5. Operational Plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

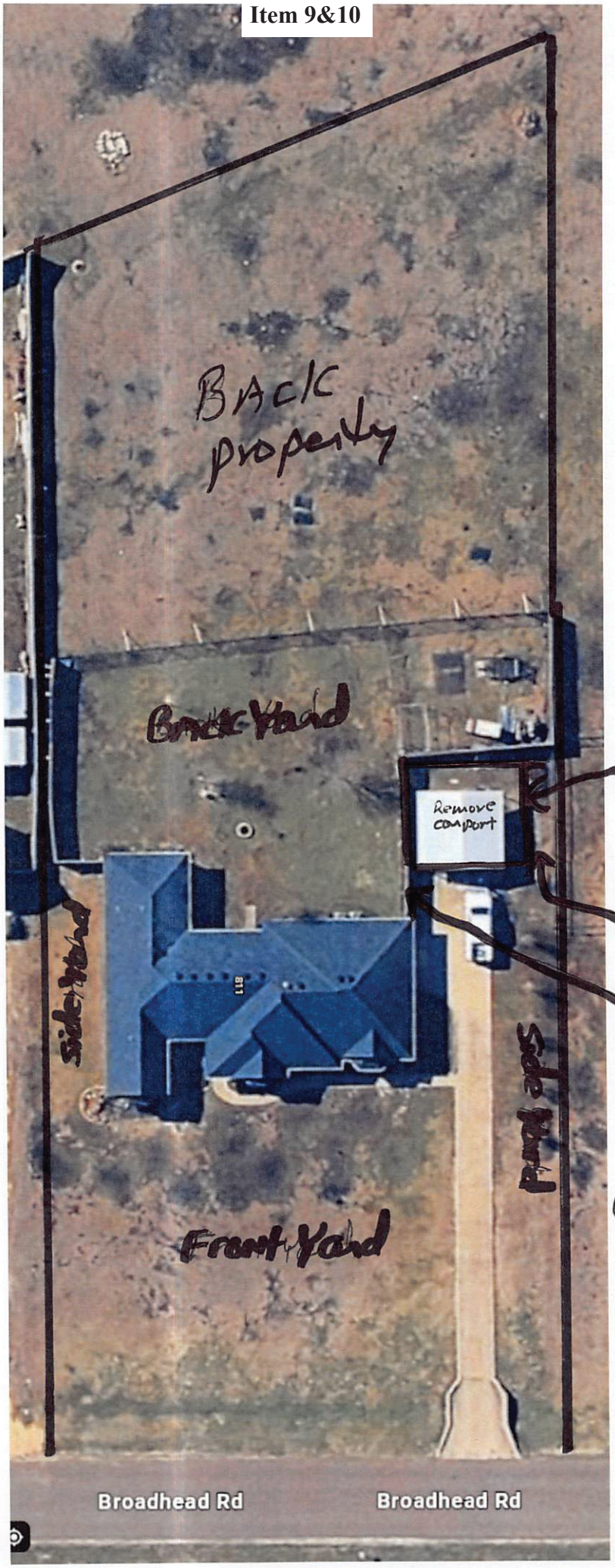
Prepared by:
Zack King, AICP
Planning Manager
zking@waxahachie.com

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


EXHIBIT A - LOCATION MAP
Item 9&10
APRIL LN
BROADHEAD RD
N
0 50 100 200 300 400 Feet
City Limits
ZDC-10-2026 (SUP)

EXHIBIT B - SITE PLAN

Item 9&10



Remove existing Freestanding carport and Replace with 30x30x9 Two car garage on a slab

10+ ft Approximate Distance from Property Line

10 ft Approximate Distance from Residence.

(*) Distances are NOT to scale and are Approximate.

EXHIBIT C - ELEVATION/FACADE PLAN

Item 9&10

EvoSteel
1643 South FM 2148
Texarkana, TX 75501
903-748-4383
Sales@evo-steel.com

Customer Order - **Jan 12, 2026**

Ship To

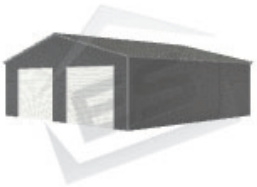
Name Roger Thornton | Order # 1763579358452731
Install Address 811 Broadhead Road
City Waxahachie | State TX | Zip Code 75165
Email roger2407dodger@gmail.com | Phone # 214-949-6509 | Mobile #

Building Info		Size	Color		Anchoring & Site Preparation	
Style:	Garage	30' Width X 30' Frame Length X 9' Leg Height	Roof	Quaker Gray	Installation Surface:	Concrete
Roof Overhang:	6"		Trim:	Pewter Gray		
Roof Style:	A-Frame Vertical		Siding:	Quaker Gray		
Gauge:	14-Gauge Framing					
Leg Style:	Standard					
Brace:	Standard Brace					

Design Link & Notes

Design Link: https://design.evo-steel.com/?lng=en-US#7f3ba1d352d076eca56fd30082adef1b

Building Images


Perspective View


Front

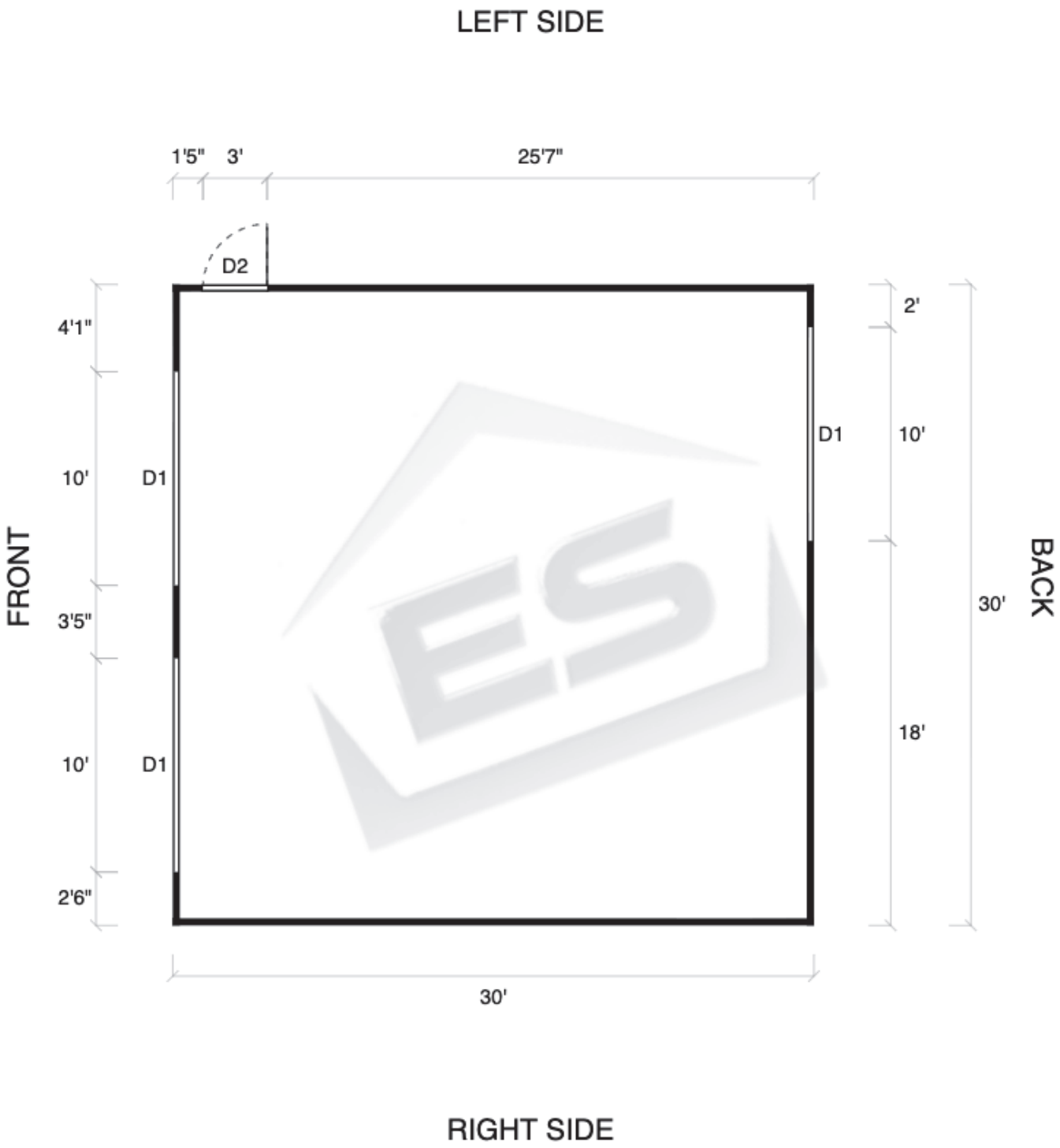

Left Side


Right Side


Back

#1763579358452731

FLOOR PLAN



SYMBOL LEGEND			
D1	10' x 8' Rollup Door	D2	Walk-in Door (36" x 80")
	Closed Wall		

#1763579358452731

#1763579358452731

EXHIBIT E - OPERATIONAL PLAN

Item 9&10

Waxahachie TX Planning & Zoning Department - SUP & Site Plan Application

January 30, 2026

Roger Thornton
811 Broadhead Road
Waxahachie TX 75165
214-949-6509
roger2407dodger@gmail.com

Two car garage on concrete slab
30x30 - 900 SQFT
Maximum Height is approximately 12 ½ feet high at top center

Operational Plan

- Two Car Garage - 2 personal vehicles will be parked in the garage along with basic lawn equipment and other general items.
- Subdivision - Mustang Meadows Ph 1
- Lot 3A Block A
- Property Area in acres - 1.09 acres
- 811 Broadhead Road, Waxahachie TX 75165
- Ellis County
- Overhead photo of property provided with approximate location of two car garage
- Approximate distance between two car garage and fence for nearest property line is ~10ft.
- Approximate distance from two car garage to other property lines in excess of 50 feet
- Preparation timeline for concrete slab and structure - ASAP once permit approved
- Approximate distance to nearest street (Broadhead Road) is 175 feet
- Approximate distance to other property lines is in excess of 50ft.
- Distance between two car garage and residence is ~10ft
- No water or sewage lines will be present in two car garage
- Electricity to power two automatic garage doors, lighting of interior of garage, and power outlets.
- Electrical supply will be from the existing electrical supply of the residence and no additional meter will be required.
- No outside lighting around the two car garage
- Vehicle entrance to garage will be from existing concrete driveway
- No trees will be lost for construction of two car garage.

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-173-2025

MEETING DATE(S)

Planning & Zoning Commission: March 10, 2026
City Council: April 6, 2026

CAPTION

Public Hearing on a request by Kevin Patel, Triangle Engineering, for a Zoning Change from a Planned Development-42-Commercial (PD-42-C) zoning district to Planned Development – Commercial (PD-C) zoning district for a Crunch Fitness (Indoor Amusement) located directly adjacent to 150 Bessie Coleman Blvd (Property ID 223131) – Owner(s): BOMAC Waxahachie Investments, LLC (ZDC-173-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-173-2025, a Zoning Change request from a Planned Development-42-Commercial (PD-42-C) zoning district to Planned Development – Commercial (PD-C) zoning district for a Crunch Fitness*, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."*

APPLICANT REQUEST

The applicant requests approval of a Zoning Change from a Planned Development-42-Commerical (PD-42-C) zoning district to Planned Development-Commercial (PD-C) zoning district to allow for the development of an Indoor Amusement use (Crunch Fitness).

CASE INFORMATION

Applicant: Kevin Patel, Triangle Engineering

Property Owner(s): BOMAC Waxahachie Investments, LLC

Site Acreage: 17.783 acres

Current Zoning: Planned Development-42-Commerical (PD-42-C)

Requested Zoning: Planned Development – Commercial (PD-C)

SUBJECT PROPERTY

General Location: Adjacent to 150 Bessie Coleman Boulevard

Parcel ID Number(s): 223131

Existing Use: The subject property is currently undeveloped.

Development History: The subject property is not currently platted.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Planned Development-42-Commercial (PD-42-C)	Retail
East	Planned Development- Single-Family-3 (SF-3)	Residential
South	Planned Development-Commercial (PD-C)	Retail and Undeveloped
West	Commercial (C) and Planned Development – Neighborhood Service (PD-NS)	Medical Office and Retail

Future Land Use Plan: Local Commercial and Residential Neighborhood

Comprehensive Plan:

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

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

Thoroughfare Plan: The subject property is accessible via Bessie Coleman Blvd which is identified as a 60' Minor Collector.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Planned Development – Commercial (PD-C) zoning district to allow for development of an Indoor Amusement use (Crunch Fitness) on approximately 17.783 acres located adjacent to 150 Bessie Coleman Boulevard. The subject property is currently located within the Planned Development-42-Commerical (PD-42-C) zoning district. The proposed use of "Indoor Amusement" is permitted within the current PD-42-C zoning district; but due to several deviations from the base parking and site design regulations under the current zoning district, the applicant proposes a zoning change to a new Planned Development. The applicant proposes to establish specific development standards that are appropriate for Crunch Fitness and the surrounding area.

Proposed Use:

The Planned Development is proposed to allow for a Crunch fitness as the primary use. Crunch Fitness is a membership-only indoor fitness center, with membership plans ranging from $9.99-$29.99 a month. The typical operating hours for Crunch Fitness are varied throughout the week with operating hours ranging from Monday through Thursday from 5:00am to 11:00pm, Friday from 5:00am to 10:00pm, and Sunday through Saturday from 7:00 AM to 7:00 PM. The applicant anticipates between 13-20 individuals to be employed in total with 5-8 employees working each shift at this location.

Site Design:

The applicant has provided a Detailed Site Plan for the subject property, which is designed around an approximately 38,673 square-foot structure that will contain Crunch Fitness. The development is proposed to be situated on a single lot. The site is designed to adhere to the minimum setback requirements of the Commercial (C) zoning district. However, it is important to note that the proposed structure is situated approximately 93' from the nearest adjacent single-family residential lot in the Mustang Creek neighborhood located directly east of the subject property. The dumpster enclosure for the site is situated at the west of the primary building, which is setback approximately 333' from the nearest adjacent single-family residential lot. The dumpster enclosure will be properly screened. The proposed Site Plan includes a total of 238 parking spaces, which deviates from the typical minimum requirement for Indoor Amusement uses of 387 parking spaces. In lieu of this reduced parking proposal, the property owner proposes to install a 6' concrete walking trail connection that extends along the southern portion of the subject property from US Highway 77 to Mustang Creek Park, as shown in Exhibit H below. The length of the trail connection from Crunch Fitness to Mustang Creek Park is approximately 1,600 feet. In addition to construction of the trial, the Property Owner proposes to dedicate approximately 10 acres of land where the trail is situated to be incorporated into Mustang Creek Park. The construction of the trail and dedication of park land is proposed in lieu of payment of park land dedication fees. However, it is important to note that the value of the trail construction and land dedication is significantly greater than the $10,669 in fees that would otherwise be owed. The Parks & Recreation Department is supportive of the proposed dedication.

Access & Traffic:

The subject property is proposed to have a total of two (2) points of access. One (1) access point is proposed to be situated along Bessie Coleman Blvd and one (1) access point is proposed as a driveway connection to the Sprout's tract along the western portion of the subject property, as shown on the Detailed Site Plan. The applicant is proposing to construct all internal drive aisles and driveway connections to the Sprout's tract within mutual access easements.

Landscaping:
The applicant has provided a Landscape Plan (Exhibit F) that identifies the proposed landscaping for the site. The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. Notably, the applicant has clustered required landscaping along the eastern property line to provide a buffer between the parking stalls and the adjacent single-family zoned property. The dumpster enclosure also is proposed be screened by landscaping as required by the Waxahachie Zoning Ordinance.

Screening:
The applicant proposes to install a 6' masonry screening wall along western edge of the overhead electric easement that is situated between the Crunch Fitness building and the Mustang Creek Neighborhood. The screening wall is proposed to match the wall currently under construction for the Sprout's store.

Elevation/Façade:
The applicant has provided an Elevation/Façade Plan as part of the Planned Development proposal. The Crunch Fitness structure is proposed to feature 90-100% masonry exterior construction materials for facades. These masonry materials are primarily made up of Brick Veneer, Stone Veneer, Pre-Case Stone, and Stucco. The exterior construction materials are proposed to be painted with a mixed earth tone pallet with black and orange accents; which are Crunch Fitness' typical brand colors. The primary structure meets the articulation requirements of the Waxahachie Zoning Ordinance. Enhanced articulation is proposed at several key locations that are accessible to customers. All rooftop equipment will be properly screened. Exhibit B can be referenced for additional detail regarding the proposed elevations.

Signage:
The applicant has proposed a dedicated Signage Plan with this PD application that includes wall signage and a monument sign along Bessie Coleman Boulevard. The proposed monument sign is a total 79 square feet and meets the typical height and size requirements of the Waxahachie Zoning Ordinance. The monument sign is proposed to feature the Crunch Fitness typical logo. The proposed wall signs for the development meet the square footage allowed by the Waxahachie Zoning Ordinance. The Signage Plan can be referenced in Exhibit G below.

Photometric Plan:
The applicant has provided a Photometric Plan with this Planned Development application to demonstrate compliance with the Waxahachie Zoning Ordinance. The Photometric Plan does adhere to the requirements of the Waxahachie Lighting and Glare standards. Staff has verified that all wall-mounted and pole-mounted light fixtures are designed to be directed downward towards the site and will be equipped with shields to further mitigate light trespass on adjacent properties.

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 two (2) letters of support and zero (0) letters of opposition for the PD request.

RECOMMENDATION

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

Conditions:

1. A mutually agreed upon Development Agreement shall be required for the development, and shall be executed within ninety (90) calendar days of approval of the Planned Development Application.
2. The property 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.
3. The 6' concrete trail identified in Exhibit H shall be constructed by the Property Owner and accepted by the City prior to the issuance of a Certificate of Occupancy (CO) for Crunch Fitness.
4. Property ID 189996 shall be dedicated to the City via deed prior to the issuance of a Certificate of Occupancy (CO) for Crunch Fitness.
5. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each facade shall conform with the Building Materials/Elevations (Exhibit B).
6. 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.
7. Use of chain-link fencing shall be prohibited on the subject property.
8. The 6' masonry screening wall identified in Exhibit I shall be installed prior to the issuance of a Certificate of Occupancy for Crunch Fitness.
9. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.

APPLICANT REQUIREMENTS

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

ATTACHED EXHIBITS

1. Public Notification Responses
2. Location Map – Exhibit A
3. Building Materials/Elevations – Exhibit B
4. Planned Development Standards – Exhibit C
5. Detailed Site Plan - Exhibit D
6. Landscape Plan – Exhibit E
7. Signage Plan – Exhibit F
8. Photometric Plan – Exhibit G
9. Trail Extension Concept Plan – Exhibit H
10. Screening Wall Detail – Exhibit I
11. Operational Plan

STAFF CONTACT INFORMATION

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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-173-2025

<><><>

BOMAC WAX INVESTMENTS LLC
508 WAGONWHEEL CT
COLLEYVILLE, TX 76034-7011

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 10, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 6, 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 Kevin Patel, Triangle Engineering, for a **Zoning Change** from a Planned Development-42-Commercial (PD-42-C) zoning district to Planned Development – Commercial (PD-C) zoning district for a Crunch Fitness (Indoor Amusement) located directly adjacent to 150 Bessie Coleman Blvd (Property ID 223131) – Owner(s): BOMAC Waxahachie Investments, LLC (ZDC-173-2025)

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-173-2025 **City Reference: 223131**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *February 27, 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

2/23/26
Date

Bradford H. Bomar, Mgr
Printed Name and Title

PO Box 9611, Southlake, TX 76092
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-173-2025

BOMAC WAX INVESTMENTS LLC
508 WAGONWHEEL CT
COLLEYVILLE, TX 76034-7011

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Scan for additional information.

Case Number: ZDC-173-2025 **City Reference: 189996**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *February 27, 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

2/25/26
Date

Printed Name and Title

Address

EXHIBIT A LOCATION MAP



EXHIBIT B BUILDING MATERIALS/ELEVATIONS

Item 11&12

LEGEND

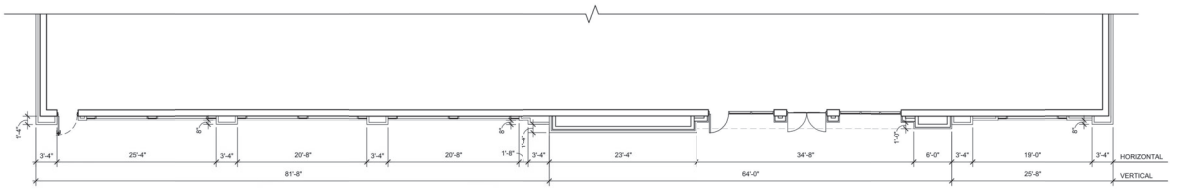
CJ VERTICAL CONTROL JOINT

TEMPERED GLAZING

EXTERIOR FINISH SCHEDULE	
FINISH CODE	DESCRIPTION
AW-1	PRE-FABRICATED METAL CANOPY - FINISH COLOR TO MATCH BERRIDGE 'MATTE BLACK'
AW-2	ALUMINUM TUBE FRAME AWNING W/ FABRIC COVERING - FABRIC TO MATCH SUNBRELLA 'BLACK'
BR-1	MODULAR BRICK VENEER - SIMILAR TO ACME BRICK 'WESTCHESTER' VELOUR
BR-2	MODULAR BRICK VENEER - SIMILAR TO ACME BRICK 'SOUTHERN CLASSIC' VELOUR
DS-1	DOWNSPOUTS - PRE-FINISHED METAL DOWNSPOUTS AND SCUPPERS - COLOR TO 'MATTE BLACK'
E-1	EIFS - FINISH COLOR TO MATCH "SHERWIN WILLIAMS SW9570 "IRON CLAD"
LF-1	EXTERIOR LIGHT FIXTURE
MC-1	METAL COPING - BERRIDGE OR APPROVED EQUAL - FINISH COLOR 'MATTE BLACK"
MV-1	PRE-CAST STONE - SIMILAR TO ROCKCAST "INDIGO"
P-1	PAINT - COLOR TO MATCH SHERWIN WILLIAMS SW6091 'RELIABLE WHITE'
SC-1	STUCCO - FINISH COLOR TO MATCH SHERWIN WILLIAMS SW6887 'NAVEL'
SF-1	ALUMINUM STOREFRONT SYSTEM - KAWNEER TRIFAB 451T W/ 1" INSULATED LOW-E GLAZING SYSTEM - STOREFRONT FRAME FINISH "CLEAR ANODIZED"
SF-2	ALUMINUM STOREFRONT SYSTEM - KAWNEER TRIFAB 451T W/ SPANDREL GLAZING - STOREFRONT FRAME FINISH "CLEAR ANODIZED"
ST-1	STONE VENEER - SIMILAR TO TEXAS STONE DESIGNS - FINISH T.B.D.



1 SK-1 FRONT ELE/ATION (NORTH)
SCALE: 1/8" = 1'-0"



MASONRY %

FACADE AREA	= 4,938.27 SF
DOOR	= 24.44 SF
WALL AREA	= 4,913.83 SF
STOREFRONT REQ'D 30%	= 1,474.14 SF
STOREFRONT PROVIDED	= 1,255.77 SF (25.55%)
WALL AREA W/O STOREFRONT	= 3,658.06 SF
100% AREA MASONRY REQ.	= 3,658.06 SF
MASONRY PROVIDED	= 3,634.99 SF (99.36%)

FRONT ELEVATION

ARTICULATION CALCULATIONS

HORIZONTAL

REQUIRED:

MAXIMUM DISTANCE BETWEEN ARTICULATIONS
= 27'-4" X 3 = 82'-0"

MINIMUM DEPTH OF OFFSET
= 27'-4" X 0.25 = 6'-10"

MINIMUM LENGTH OF OFFSET
= 27'-4" X 0.25 = 6'-10"

PROVIDED:

MAXIMUM DISTANCE BETWEEN ARTICULATIONS
= 34'-8"

OFFSET LENGTH
= 20'-0" (6 PILASTERS @ 3'-4") + 21'-4" (SIGN) + 43'-0" (STONE)
= 81'-8" TOTAL

OFFSET DEPTH
= 4'-0" (6 PILASTER @ 8") + 2'-0" + 1'-4"
= 7'-4" TOTAL

VERTICAL

REQUIRED:

MAXIMUM DISTANCE BETWEEN ARTICULATIONS
= 27'-4" X 3 = 82'-0"

MINIMUM ARTICULATIONS
= 27'-4" X 0.25 = 6'-10"

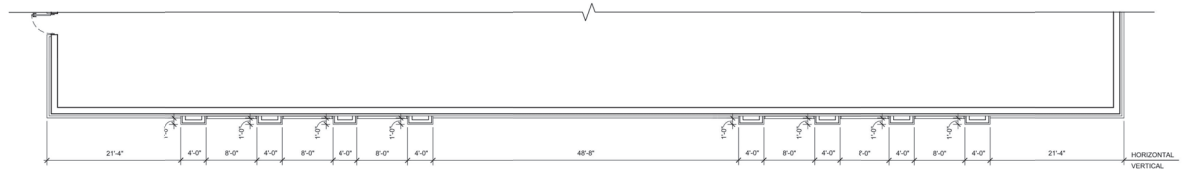
PROVIDED:

MAXIMUM DISTANCE BETWEEN ARTICULATIONS
= 81'-8" TOTAL

ARTICULATIONS OFFSET HEIGHT
= 6'-10" + 3'-4" **= 10'-2" TOTAL**



2 SK-1 REAR ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



MASONRY %

FACADE AREA	= 4,674 SF
STOREFRONT REQ'D 30%	= 1,402.20 SF
STOREFRONT PROVIDED	= 0 SF
WALL W/O STOREFRONT REQ'D.	= 3,271.80 SF
90% AREA MASONRY REQ.	= 2,944.62 SF
MASONRY PROVIDED	= 4,446 SF (100%)

REAR ELEVATION

ARTICULATION CALCULATIONS

HORIZONTAL

REQUIRED:

MAXIMUM DISTANCE BETWEEN ARTICULATIONS
= 27'-4" X 3 = 82'-0"

MINIMUM DEPTH OF OFFSET
= 27'-4" X 0.25 = 6'-10"

MINIMUM LENGTH OF OFFSET
= 27'-4" X 0.25 = 6'-10"

PROVIDED:

MAXIMUM DISTANCE BETWEEN ARTICULATIONS
= 48'-8"

OFFSET LENGTH
= 8'-0" X 4 **= 32'-0" TOTAL**

OFFSET DEPTH
= 1'-0" X 8 **= 8'-0" TOTAL**

VERTICAL

REQUIRED:

MAXIMUM DISTANCE BETWEEN ARTICULATIONS
= 27'-4" X 3 = 82'-0"

MINIMUM ARTICULATIONS
= 27'-4" X 0.25 = 6'-10"

PROVIDED:

MAXIMUM DISTANCE BETWEEN ARTICULATIONS
= 48'-8" TOTAL

ARTICULATIONS OFFSET HEIGHT
= 3'-6" + 3'-6" **= 7'-0" TOTAL**

PHILLIPS

KEYPLAN

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION

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PROJECT

CRUNCH

CLIENT

CRUNCH FITNESS

PLAZA AT BESSIE COLEMAN
WAXAHACHIE, TX 75165

PHILLIPS JOB NUMBER 2552104

ISSUE DATE 12/19/2025

DRAWN BY/CHECKED BY VP/PAV/BR

DRAWING TITLE
EXTERIOR CONCEPT ELEVATIONS

SHEET NUMBER
SK-1

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1616

Item 11&12

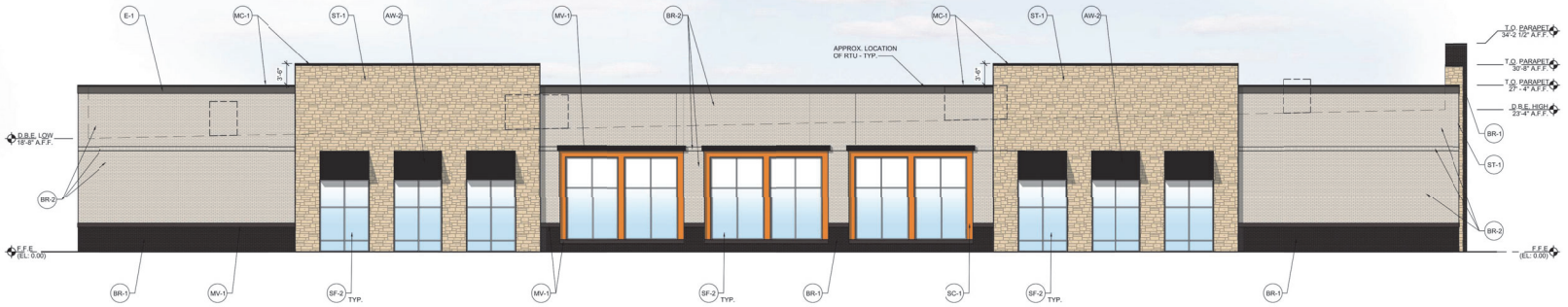
LEGEND

CJ VERTICAL CONTROL JOINT

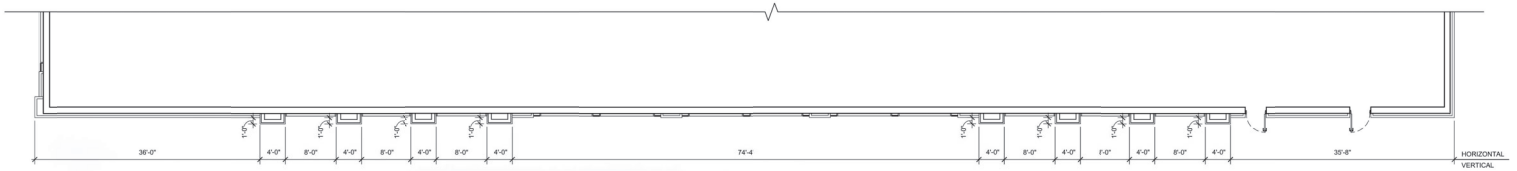
Ⓣ TEMPERED GLAZING

EXTERIOR FINISH SCHEDULE

FINISH CODE	DESCRIPTION
AW-1	PRE-FABRICATED METAL CANOPY - FINISH COLOR TO MATCH BERRIDGE 'MATTE BLACK'
AW-2	ALUMINUM TUBE FRAME AWNING W/ FABRIC COVERING - FABRIC TO MATCH SUNBRELLA 'BLACK'
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LF-1	EXTERIOR LIGHT FIXTURE
MC-1	METAL COPING - BERRIDGE OR APPROVED EQUAL - FINISH COLOR 'MATTE BLACK"
MV-1	PRE-CAST STONE - SIMILAR TO ROCKCAST "INDIGO"
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SC-1	STUCCO - FINISH COLOR TO MATCH SHERWIN WILLIAMS SW6887 'NAVEL'
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SF-2	ALUMINUM STOREFRONT SYSTEM - KAWNEER TRIFAB 451T W/ SPANDREL GLAZING - STOREFRONT FRAME FINISH "CLEAR ANODIZED"
ST-1	STONE VENEER - SIMILAR TO TEXAS STONE DESIGNS - FINISH T.B.D.



2 SK-2 SIDE ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



MASONRY %

FACADE AREA	= 6,369.55 SF
DOOR	= 24.44
WALL AREA	= 6,345.11 SF
STOREFRONT REQ'D 30%	= 1,903.53 SF
STOREFRONT PROVIDED	= 1,286.66 SF (20.2%)
WALL AREA W/O STOREFRONT	= 5,058.45 SF
90% AREA MASONRY REQ.	= 4,552.6 SF
MASONRY PROVIDED	= 5,058.44 SF (100%)

SIDE ELEVATIONS

ARTICULATION CALCULATIONS

HORIZONTAL

REQUIRED:

MAXIMUM DISTANCE BETWEEN ARTICULATIONS
= 27'-4" X 3 = 82'-0"

MINIMUM DEPTH OF OFFSET
= 27'-4" X 0.25 = 6'-10"

MINIMUM LENGTH OF OFFSET
= 27'-4" X 0.25 = 6'-10"

PROVIDED:

MAXIMUM DISTANCE BETWEEN ARTICULATIONS
= 74'-4"

OFFSET LENGTH
= 8'-0" X 4 = **32'-0" TOTAL**

OFFSET DEPTH
= 1'-0" X 8 = **8'-0" TOTAL**

VERTICAL

REQUIRED:

MAXIMUM DISTANCE BETWEEN ARTICULATIONS
= 27'-4" X 3 = 82'-0"

MINIMUM ARTICULATIONS
= 27'-4" X 0.25 = 6'-10"

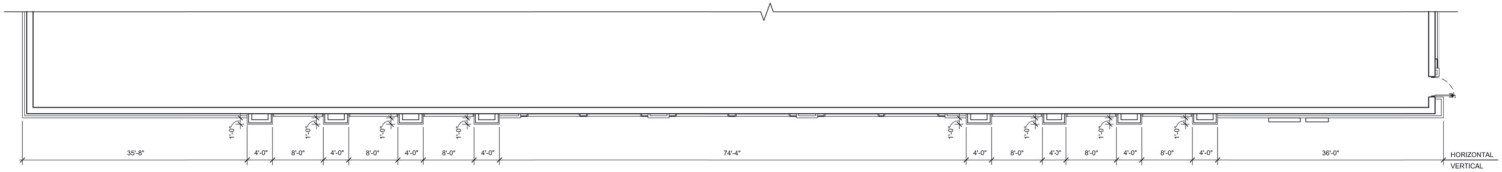
PROVIDED:

MAXIMUM DISTANCE BETWEEN ARTICULATIONS
= 74'-4" TOTAL

ARTICULATIONS OFFSET HEIGHT
= 3'-6" + 3'-6" = **7'-0" TOTAL**



1 SK-2 SIDE ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



MASONRY %

FACADE AREA	= 6,369.55 SF
DOOR	= 24.44
WALL AREA	= 6,345.11 SF
STOREFRONT REQ'D 30%	= 1,903.53 SF
STOREFRONT PROVIDED	= 1,286.66 SF (20.2%)
WALL AREA W/O STOREFRONT	= 5,058.45 SF
90% AREA MASONRY REQ.	= 4,552.6 SF
MASONRY PROVIDED	= 5,058.44 SF (100%)

SIDE ELEVATIONS

ARTICULATION CALCULATIONS

HORIZONTAL

REQUIRED:

MAXIMUM DISTANCE BETWEEN ARTICULATIONS
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MINIMUM LENGTH OF OFFSET
= 27'-4" X 0.25 = 6'-10"

PROVIDED:

MAXIMUM DISTANCE BETWEEN ARTICULATIONS
= 74'-4"

OFFSET LENGTH
= 8'-0" X 4 = **32'-0" TOTAL**

OFFSET DEPTH
= 1'-0" X 8 = **8'-0" TOTAL**

VERTICAL

REQUIRED:

MAXIMUM DISTANCE BETWEEN ARTICULATIONS
= 27'-4" X 3 = 82'-0"

MINIMUM ARTICULATIONS
= 27'-4" X 0.25 = 6'-10"

PROVIDED:

MAXIMUM DISTANCE BETWEEN ARTICULATIONS
= 74'-4" TOTAL

ARTICULATIONS OFFSET HEIGHT
= 3'-6" + 3'-6" = **7'-0" TOTAL**

PHILLIPS

KEYPLAN

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION

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PROJECT

CRUNCH

CLIENT

CRUNCH FITNESS

PLAZA AT BESSIE COLEMAN
WAXAHACHIE, TX 75165

PHILLIPS JOB NUMBER 2552104

ISSUE DATE 12/19/2025

DRAWN BY/CHECKED BY VP/PAV/BR

DRAWING TITLE
EXTERIOR CONCEPT ELEVATIONS

SHEET NUMBER
SK-2

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1616

EXHIBIT C PLANNED DEVELOPMENT STANDARDS

CRUNCH FITNESS- PLAZA AT BESSIE COLEMAN
PLANNED DEVELOPMENT REGULATIONS

January 20, 2026

PREPARED BY:

TRIANGLE ENGINEERING LLC

1782 W. MCDERMOTT DRIVE
ALLEN, TX 75013
469.331.8566
TBPE FIRM #11525

CRUNCH FITNESS- PLAZA AT BESSIE COLEMAN
PLANNED DEVELOPMENT DISTRICT

This zoning submittal encompasses approximately 5.231 acres of land within the City of Waxahachie, more fully described on the legal description attached as Exhibit A (the "Property"). The planned development ("PD") will allow for a fitness center.

This PD will provide the zoning regulations as depicted in Exhibit B. The final layout must generally conform with Exhibit C.

It is the intent of this PD to primarily follow the Commercial "C" zoning regulations as the base districts, with modified development standards as outlined within Exhibit B, therefore amending the existing City of Waxahachie, Texas zoning map. Any conflict between this PD and the Zoning Ordinance for Commercial "C" zoning shall be resolved in favor of the regulations set forth in this PD, or as may be ascertained through the intent of this PD. As used herein, "Zoning Ordinance" means the comprehensive zoning of the City of Waxahachie, Texas, in effect on the effective date of this PD, except as otherwise defined within this PD. Uses and development regulations specifically modified, designated or included in this PD shall not be subject to amendment after the date of the adoption of this PD (whether through the amendment of the Zoning Ordinance or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified, designated or included in this PD shall be controlled by the "Zoning Ordinance", as it may be amended unless context provides to the contrary, as determined by the Director.

As used herein, "Director" means the Director of Development Services.

PROJECT LOCATION

The proposed PD is located approximately 950 L.F. east of U.S. Hwy 77 & Bessie Coleman Boulevard intersection. (Exhibit A).

CONCEPT PLAN

The Concept Site Plan attached hereto as Exhibit C, and incorporated herein by reference, demonstrate potential locations and relationships of the uses permitted under this PD. An amendment to a concept plan approved as a part of the ordinance establishing the planned development district is a change in zoning district classification and must follow the same procedures set forth in Section 7.02 except the Director may approve minor revisions which do not alter the basic relationship of the proposed development and align with the overall intent of this PD.

EXHIBIT A

PROJECT LOCATION

EXHIBIT-A
PROJECT LOCATION

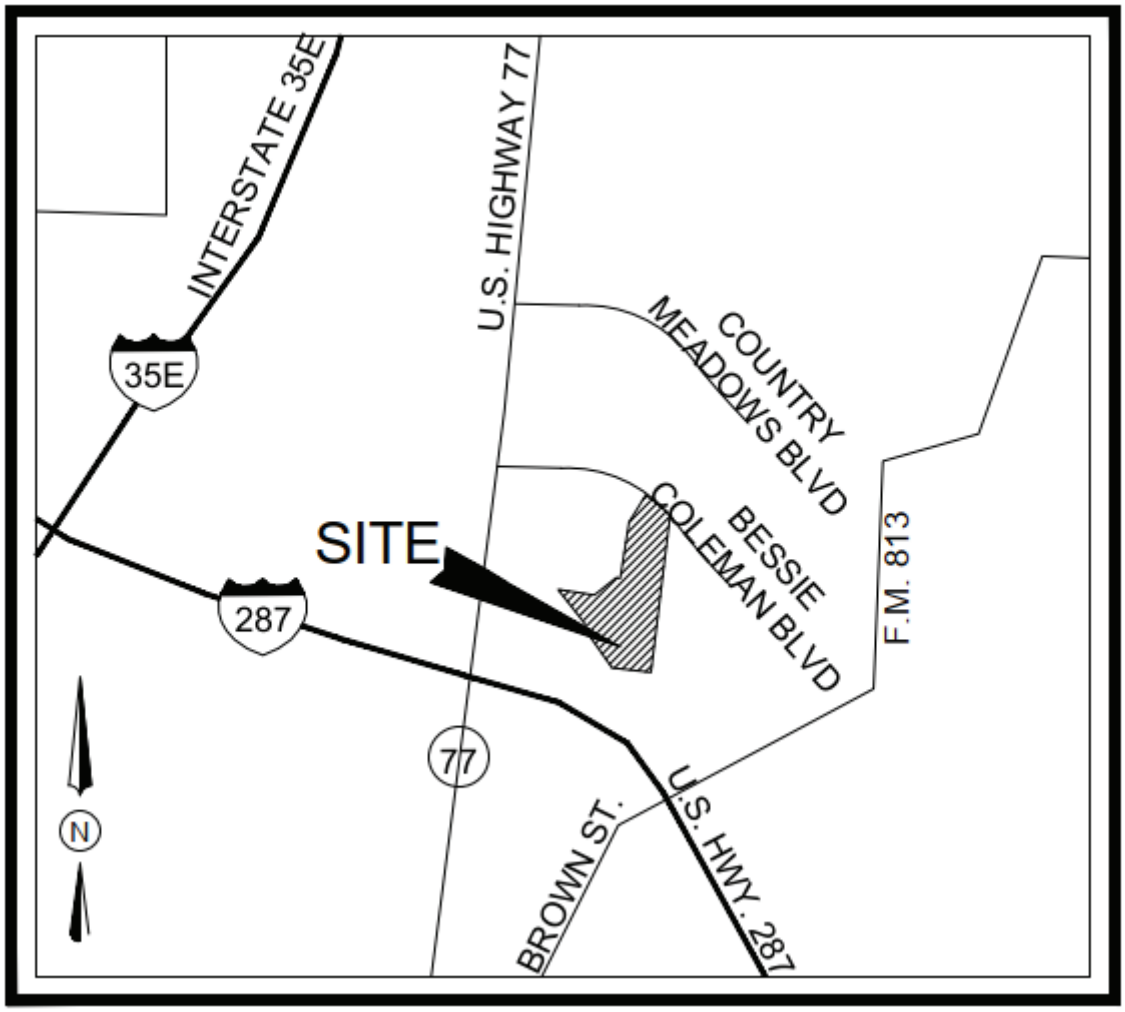


EXHIBIT B

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

Except as otherwise set forth in these development standards, the development of this area shall follow the regulation of the City of Waxahachie's Code of Ordinances in general and more specifically Appendix A- Zoning Ordinance and Section 2.08 – Sign Regulations, as they exist, or may be amended, at the time of development.

GENERAL CONDITIONS FOR PD:

1. **BASE ZONING DISTRICT**

   The permitted uses and standards will be in accordance with the Commercial "C" zoning zoning and the district as defined in the Zoning Ordinance, unless otherwise specified in the PD regulations.

2. **USE REGULATIONS**

   All permitted uses in the Commercial "C" zoning district shall be allowed with the same provisions and restrictions, including uses permitted by a Specific Use Permit (SUP) and Conditional Use Permit (C), except as noted below:

3. **LOT REGULATIONS**

   Front yard setbacks, side yard setbacks, rear yard setbacks, building height, maximum floor area, lot width, lot area, and lot coverage shall be in accordance with the Zoning Ordinance for Commercial "C" zoning , unless otherwise specified here in.

   - *Minimum Side Yard:* 15', 25' when adjacent to residential
   - *Minimum Front Yard:* 25'
   - *Minimum Rear yard:* 20', 25' when adjacent to residential
   - *Minimum Lot Width:* 50'
   - *Minimum Lot Area:* 5,000 sf
   - *Maximum Lot Coverage:* 40% for the main structure
   - *Parking Regulation:* 5.2 spaces for every 1,000 S.F. of Building (Refer to Parking study prepared by Promet Engineers dated November 12,2025)

4. **ARCHITECTURAL STANDARDS**

   Architectural and building design standards shall be in accordance with the Zoning Ordinance for Commercial "C" zoning otherwise specified here in.

   - **Vertical Articulation:**
     - Rear Elevation**:** Provides a vertical height change of 19.5%
     - Side Elevations: Provide vertical height changes of 12.2%

- **External Façade Materials:**

  The proposed development includes a front elevation provides 96.06% masonry.

- **Window and Glazing Requirement:**

  The proposed building minimum glazing requirement as requested below:

  - Front Elevation: Provides 25.55% glazing
  - Rear Elevation: Provides 0% glazing
  - West Side Elevation: Provides 20.2% glazing
  - East Side Elevation: Provides 20.05% glazing

5. LANDSCAPING STANDARDS

All provisions within Commercial "C" Landscaping and Tree Preservation shall be met, as it exists or may be amended in accordance with the standards in effect at the time of development, or requested change, unless otherwise shown on the Landscape Plans attached hereto, or unless specified.

6. SCREENING STANDARDS

All provisions within Commercial "C" zoning Screening Walls and Fences shall be met except as specified herein.

7. PARKING STANDARDS

Minimum Parking requirement shall be 5.2 spaces per 1,000 S.F. of building area.

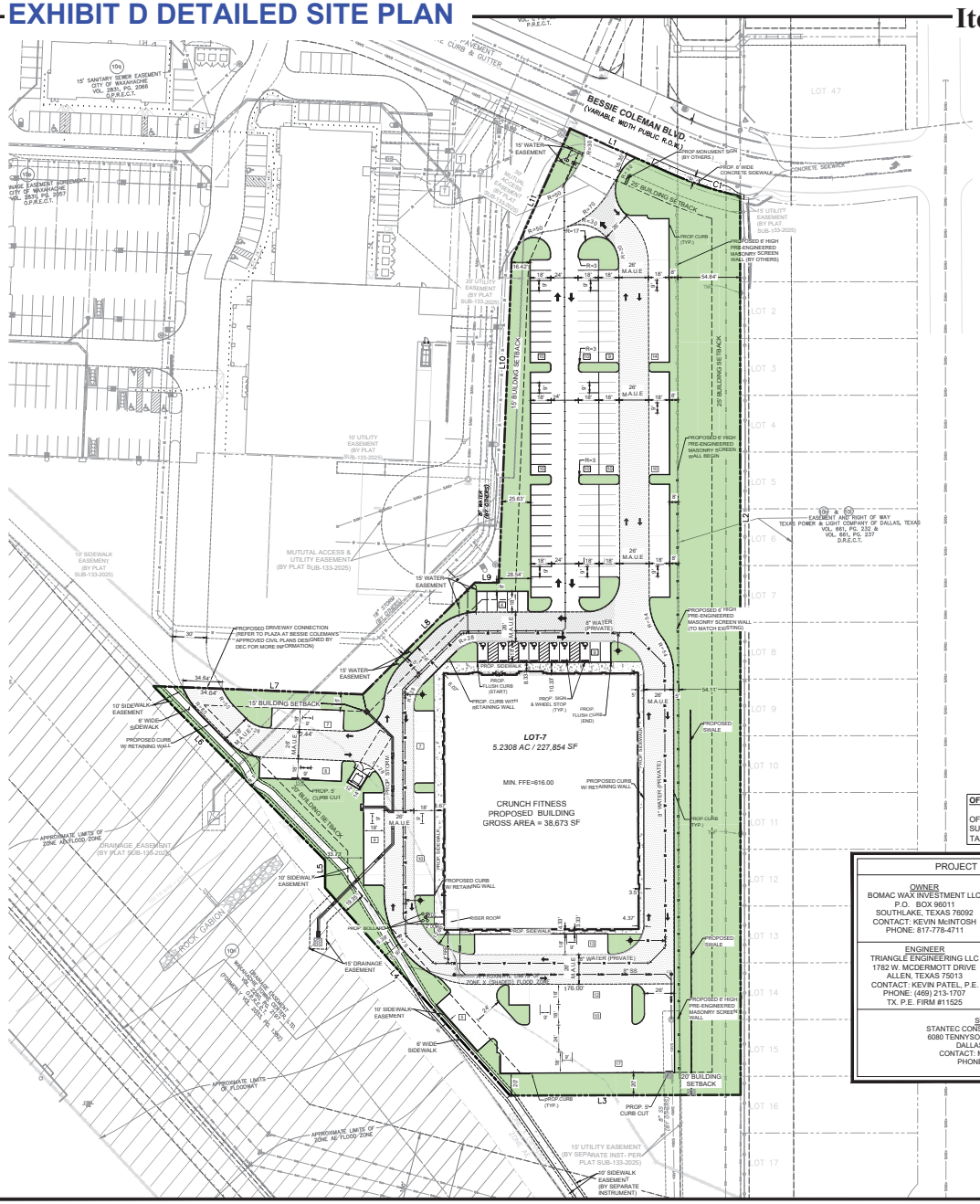
Refer to Parking study prepared by Promet Engineers dated December 29, 2025

EXHIBIT C

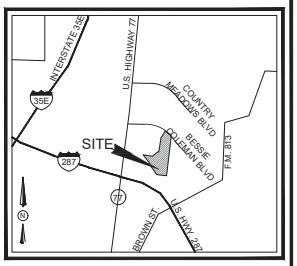
CONCEPT DEVELOPMENT PLAN

EXHIBIT D DETAILED SITE PLAN

Item 11&12



SCALE: 1" = 50'



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE		
ITEM	SITE PLAN	
GENERAL SITE DATA		
CURRENT ZONING (FROM ZONING MAP)	PD-42-C	
PROPOSED ZONING	PD-C	
LAND USE	AMUSEMENT (FITNESS CENTER)	
LOT AREA	227,851	SF
	5.231	AC
BUILDING FOOTPRINT AREA	38,673	SF
BUILDING HEIGHT	1	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	40'-0"	FT
LOT COVERAGE	16.97	%
FLOOR AREA RATIO (RATIO X.XX:1)	0.169:1	
PARKING		
REQUIRED PARKING RATIO (PER CITY)	1 SPACES PER EVERY 1,00 SF	
REQUIRED PARKING (PER CITY)	387	SPACES
REQUIRED PARKING RATIO (FROM PARKING STUDY)	5.2 SPACES PER EVERY 1,000 SF	
REQUIRED PARKING (FROM PARKING STUDY)	201	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	238	SPACES
ACCESSIBLE PARKING REQUIRED	7	SPACES
ACCESSIBLE PARKING PROVIDED	7	SPACES
LANDSCAPE/PERVIOUS AREA		
LANDSCAPE AREA REQUIRED	15,469	SF
LANDSCAPE AREA PROVIDED	80,382	SF
TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED	**80,382**	SF
TOTAL PERVIOUS %	**35%**	
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	38,673	SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	108,796	SF
TOTAL IMPERVIOUS AREA (SQ.FT)	**147,469**	SF
TOTAL IMPERVIOUS %	**65%**	

SITE GENERAL NOTES

1. BASED ON THE CITY OF WAXAHACHIE ZONING MAP THE SURVEYED TRACTS ARE CURRENTLY ZONED "PD-42-C" (PLANNED DEVELOPMENT DISTRICT), AND WE ARE REZONING AS "PD-C" SUBJECT TO THE APPROVAL OF A SITE PLAN.
2. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
6. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
7. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
8. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
9. ALL CURB RADIUS TO BE 10' OR 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PLAT NOTES

ALL THE PROPOSED EASEMENTS ON SITE WILL BE HANDLED THROUGH SEPARATE INSTRUMENTS OR A PLAT AMENDMENT OR SIMILAR PROCESS AS ALLOWED BY THE CITY.

OFF-SITE TRAIL NOTES:

OFF-SITE TRAIL SIDEWALK SHOWN IS SUBJECT TO THE CITY OF WAXAHACHIE TAKING TITLE TO THE PROPERTY

PROJECT CONTACT LIST	
OWNER BOMAC WAX INVESTMENT LLC P.O. BOX 96011 SOUTHLAKE, TEXAS 76092 CONTACT: KEVIN McINTOSH PHONE: 817-778-4711	DEVELOPER CR FITNESS HOLDINGS, LLC ADDRESS: 6425 TALKING TREE CT CUMMING GA 30028 CONTACT: KELSEY CARSON PHONE: 816-695-5723
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469) 213-1707 TX. P.E. FIRM #11525	ARCHITECT PHILLIPS PARTNERSHIP 5901 PEACHTREE DUNWOODY RD SUITE A-450 ATLANTA, GA 30328 CONTACT: BRAD REARDON PHONE: 770-394-1616
SURVEYOR STANTEC CONSULTING SERVICES INC. 6080 TENNYSON PARKWAY, SUITE 200 DALLAS, TEXAS 75024 CONTACT: MICHAEL J. MURPHY PHONE: 214-473-2463	

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

FLOOD PLAIN NOTE

BY GRAPHIC PLOTTING ONLY THE SUBECT TRACT SHOWN HEREON LIES WITHIN ZONE AE, DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED)", A PORTION OF TRACTS 1 AND 2 SHOWN HEREON LIE WITHN ZONE "X" UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", A PORTION OF TRACT 2 LIES WITHIN ZONE X SHADED DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT R WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE: AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48139C0190G, DATED OCTOBER 19, 2023, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NO.	DATE	DESCRIPTION	BY
1	09/17/25	1ST SITE PLAN SUBMITTAL	KP
2	11/19/25	1ST ZONING SUBMITTAL	KP
3	12/31/25	2ND ZONING SUBMITTAL	KP
4	01/20/26	3RD ZONING SUBMITTAL	KP
5	01/30/26	4TH ZONING SUBMITTAL	KP
6	02/03/26	5TH ZONING SUBMITTAL	KP

STATE OF TEXAS · KARTAVYA S. PATEL · 97534 · LICENSED PROFESSIONAL ENGINEER

02/03/26

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
MUTUAL ACCESS & UTILITY EASEMENT	M.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

SITE LEGEND

CONCRETE CURB
SAW-CUT LINE
FENCE
FIRE LANE
STRIPING
PARKING SPACES
MONUMENT/PYLON SIGN
WHEEL STOPS
HANDICAP LOGO
HANDICAP SIGN
RAMP
BOLLARD
TRAFFIC ARROW
FIRE HYDRANT
DUMPSTER
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
SANITARY SEWER DOUBLE CLEANOUT
SANITARY SEWER SAMPLE PORT
GREASE TRAP
DOMESTIC WATER METER
IRRIGATION METER
GAS METER
TRANSFORMER
LIGHT POLE
POWER POLE

BENCHMARK

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1983 (NAD83) BY BASED ON LEICA ECOSYSTEMS NORTH TEXAS SMARTNET NETWORK.

BM: 1
CUT "X" IN TOP OF CURB INLET ON THE NORTH SIDE OF BESSIE COLEMAN BLVD. APPROXIMATELY 40 FEET EAST OF THE EAST R.O.W. OF U.S. HIGHWAY 77.
ELEVATION = 622.69'

BM: 2
PK NAIL WITH WASHER STAMPED "BURY" AT THE INTERSECTION OF WILDFLOWER DRIVE & SOUTH HILL DRIVE IN COUNTRY MEADOWS ADDITION PHASE I, AT THE SOUTHWEST EDGE OF THE "KNUCKLE" PAVEMENT
ELEVATION = 613.79'

ZDC-173-2025

SITE & SIGNAGE PLAN

CRUNCH FITNESS
THE PLAZA AT BESSIE COLEMAN
LOT 7, BLOCK A
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS 75165

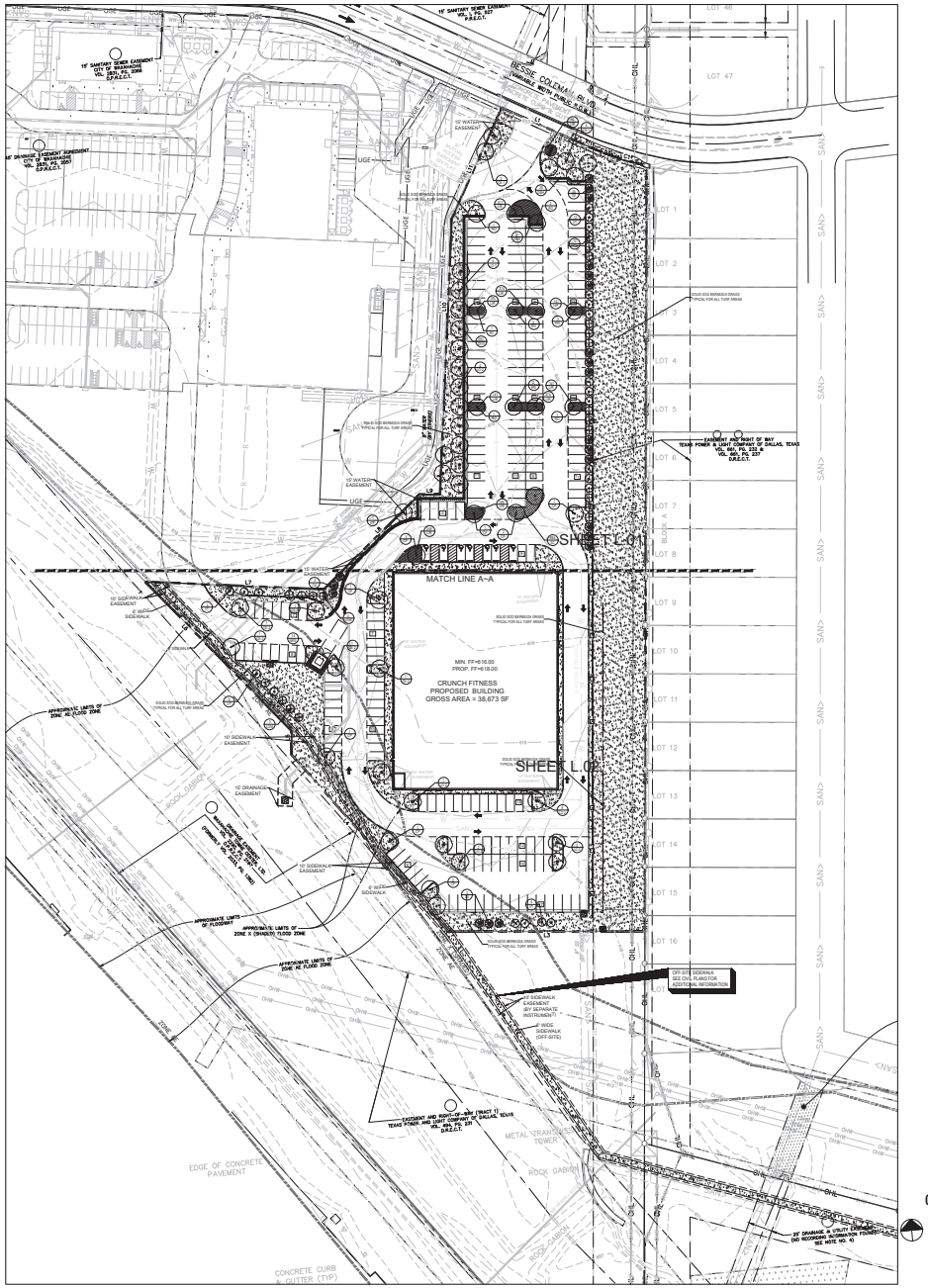
TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	09/17/25	SEE SCALE BAR	127-25	SP

TX. P.E. FIRM #11525

EXHIBIT E LANDSCAPE PLAN

Item 11&12



CE - CEDAR ELM
RO - RED OAK
LO - LIVE OAK
CP - CHINESE PISTACHE
CM - CREPE MYRTLE
VT - VITEX
LGM - LITTLE GEM MAGNOLIA
NRS - NELLIE R. STEVENS
DYH - DWARF YAUPON HOLLY
DBH - DWARF BURFORD HOLLY

GROUNDCOVER LEGEND

LIR-LIRIOPE

SC -SEASONAL COLOR

SOLID BERMUDAGRASS

TREE LEGEND

BT	BUFFER YARD TREE
IT	INTERIOR TREE
P/IT	PARKING/INTERIOR TREE
PT	PARKING TREE
ST	STREET TREE

LINE TABLE		
LINE #	LENGTH	BEARING
L1	95.62'	S60° 26' 48"E
L2	791.76'	S05° 27' 59"W
L3	203.19'	N84° 39' 24"W
L4	244.92'	N36° 10' 55"W
L5	24.28'	N05° 20' 55"E
L6	215.61'	N39° 04' 06"W
L7	184.59'	S82° 12' 54"E
L8	139.57'	N50° 36' 02"E
L9	21.04'	S84° 32' 11"E
L10	285.13'	N07° 47' 06"E
L11	126.07'	N29° 33' 10"E

LANDSCAPE TABULATIONS:

INTERIOR LANDSCAPE AREA
REQUIREMENT: 40% OF THE BUILDING SQUARE FOOTAGE SHALL BE LANDSCAPE AREA.

TOTAL BUILDING AREA: 38,673 S.F.

REQUIRED	PROVIDED
15,469 S.F. (40%)	79,483 S.F.

PLANTING REQUIREMENTS:
CANOPY TREES: 1 TREE PER 500 S.F. OF REQUIRED INTERIOR LANDSCAPE AREA.

REQUIRED	PROVIDED
31 CANOPY TREES	31 CANOPY TREES

UNDER-STORY TREES: 1 TREE PER 250 S.F.

REQUIRED	PROVIDED
62 TREES	62 TREES

SHRUBS: 1 SHRUB PER 70 S.F.

REQUIRED	PROVIDED
221 SHRUBS	235 SHRUBS

GROUNDCOVER: 15% OF REQUIRED AREA.

REQUIRED	PROVIDED
2,314 SF/POTS	2,587 SF/ POTS

SEASONAL COLOR: 2% OF REQUIRED AREA.

REQUIRED	PROVIDED
309 SF/POTS	544 SF/POTS

PARKING LOT LANDSCAPING
REQUIREMENT: 13 S.F. OF LANDSCAPING PER PARKING SPACE AND TWO (2) TREES 4" CAL. AND TEN (10) SHRUBS REQUIRED FOR EVERY 500 S.F. OF REQUIRED PARKING LOT LANDSCAPE AREA

137 PARKING SPACES BETWEEN STRUCTURE AND PUBLIC RIGHT-OF-WAY 237 PARKING SPACES PROVIDED.
137/237 = 58% = 20 S.F. PER PARKING SPACE =
20 S.F. * 137 = 2,740 S.F.
13 S.F. * 100 = 1,300 S.F.
TOTAL: 4,040 S.F.

TOTAL PARKING SPACES = 237

REQUIRED	PROVIDED
4,040 S.F.	12,716 S.F.
17 CANOPY TREES	17 CANOPY TREES
81 SHRUBS	81 SHRUBS

BUFFERYARD
REQUIREMENT: 15% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE FOR STREET FRONTAGES LESS THAN 250 L.F. 20% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE FOR STREET FRONTAGES GREAT THAN 250 L.F.

96,558 S.F. STREET YARD)

REQUIRED:	PROVIDED:
14,483 SF (15%)	38,454 SF (40%)

BESSIE COLEMAN BOULEVARD: 162 LF

1 CANOPY TREE 30 L.F.

REQUIRED:	PROVIDED:
6 CANOPY TREES	6 CANOPY TREES

BOUNDARY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	66.01'	330.00'	011°27'41"	65.90'	S66°10'40"E

PLANT MATERIAL SCHEDULE:

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE-1	6	Cedar Elm	*Ulmus crassifolia*	4" cal.	B&B, 12' ht., 6' spread min., 5' clear trunk
LO-1	4	Live Oak	*Quercus virginiana*	4" cal.	B&B, 12' ht., 6' spread min., 5' clear trunk
CE-2	5	Cedar Elm	*Ulmus crassifolia*	3" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
LO-2	17	Live Oak	*Quercus virginiana*	3" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
RO	11	Red Oak	*Quercus shumardii*	3" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
CP	11	Chinese Pistache	*Pistacia chinensis*	3" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
ORNAMENTAL TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LGM	19	Little Gem Magnolia	*Magnolia grandiflora 'Little Gem'*	3" cal.	container, 3 trunks, tree form
VT	22	Vitex	*Vitex agnus-castus*	3" cal.	container, 3 trunks, tree form
CM	21	Crepe Myrtle	*Lagerstromia indica*	3" cal.	container, 3 trunks, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	261	Dwarf Yaupon Holly	*Ilex cornuta 'Nana'*	5 gal.	container, 24" ht., 20" spread
DBH	41	Dwarf Burford Holly	*Ilex cornuta 'Burfordii'*	3 gal.	container, 24" ht., 20" spread
NRS	14	Nellie R. Stevens Holly	*Ilex x 'Nellie R. Stevens'*	7 gal.	conatiner, 36" ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	2,587 sf	Liriope	*Liriope muscari*	4" pots	containers to be fully rooted @ 12" o.c.
SC	544 sf	Seasonal Color	*Selection by Owner*	4" pots	containers to be fully rooted @ 12" o.c.
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED PER THE CITY OF WAXAHACHIE AND TCEQ STANDARDS AND REQUIREMENTS

01 KEY MAP

SCALE 1"=60'-0"

0 30 60 120

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY, INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
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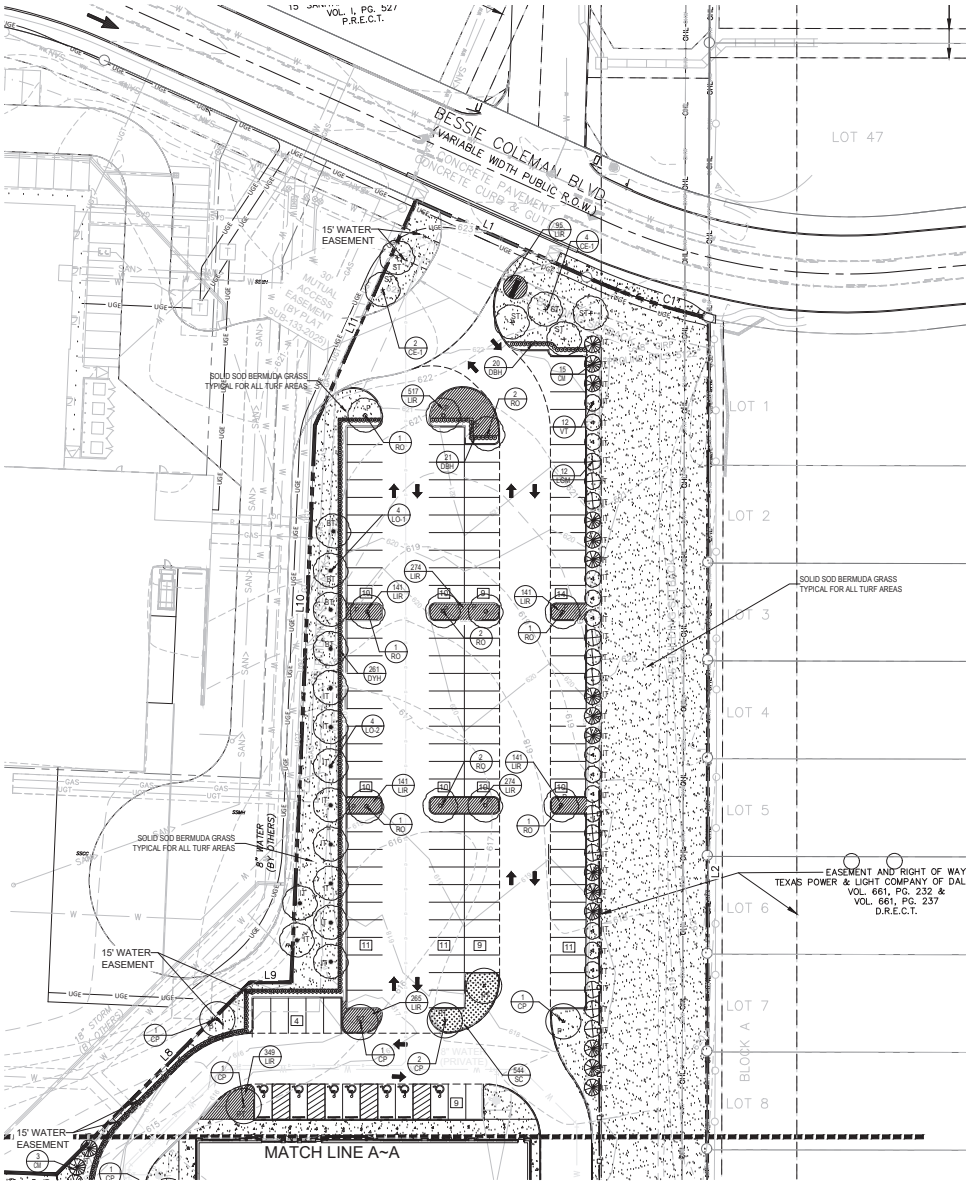
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Item 11&12



01 LANDSCAPE PLAN
SCALE 1"=30'-0"

0 15 30 60

CE - CEDAR ELM
RO - RED OAK
LO - LIVE OAK
CP - CHINESE PISTACHE
CM - CREPE MYRTLE
VT - VITEX
LGM - LITTLE GEM MAGNOLIA
NRS - NELLIE R. STEVENS
DYH - DWARF YAUPON HOLLY
DBH - DWARF BURFORD HOLLY

GROUNDCOVER LEGEND

LIR-LIRIOPE

SC -SEASONAL COLOR

SOLID BERMUDAGRASS

TREE LEGEND

BT	BUFFER YARD TREE
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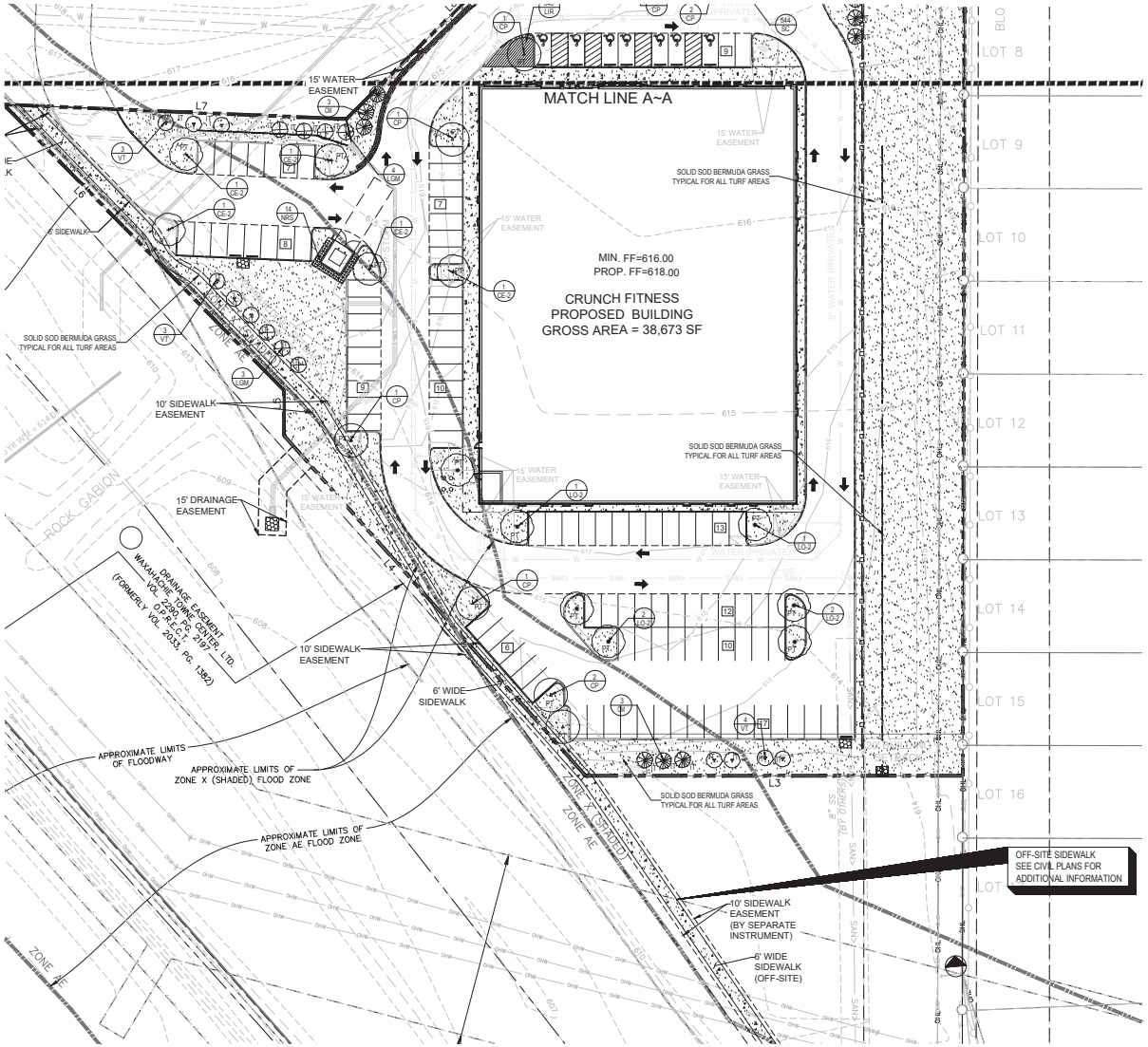
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Item 11&12

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation. General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

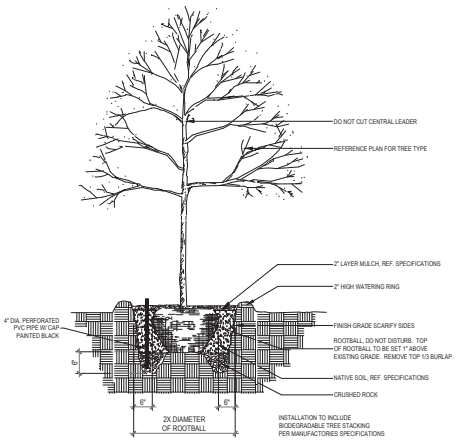
A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

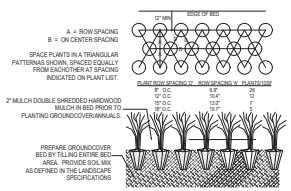
1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

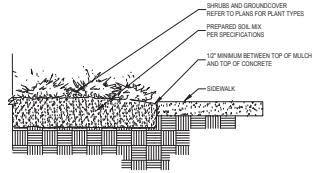
D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-5250 or approved equal.



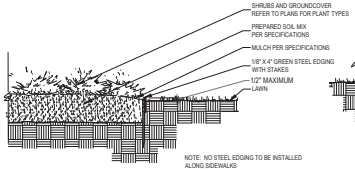
01 TREE PLANTING DETAIL
NOT TO SCALE



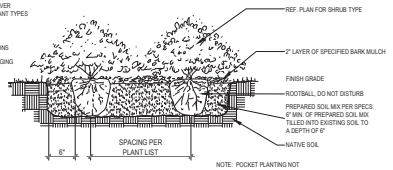
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

02.03.2026

CRUNCH FITNESS
BESSIE COLEMAN BOULEVARD
ELLIS COUNTY CITY OF WAXAHACHIE, TEXAS

ISSUE:
FOR APPROVAL 09.08.2025

DATE:
02.03.2026

SHEET NAME:
LANDSCAPE SPECIFICATIONS

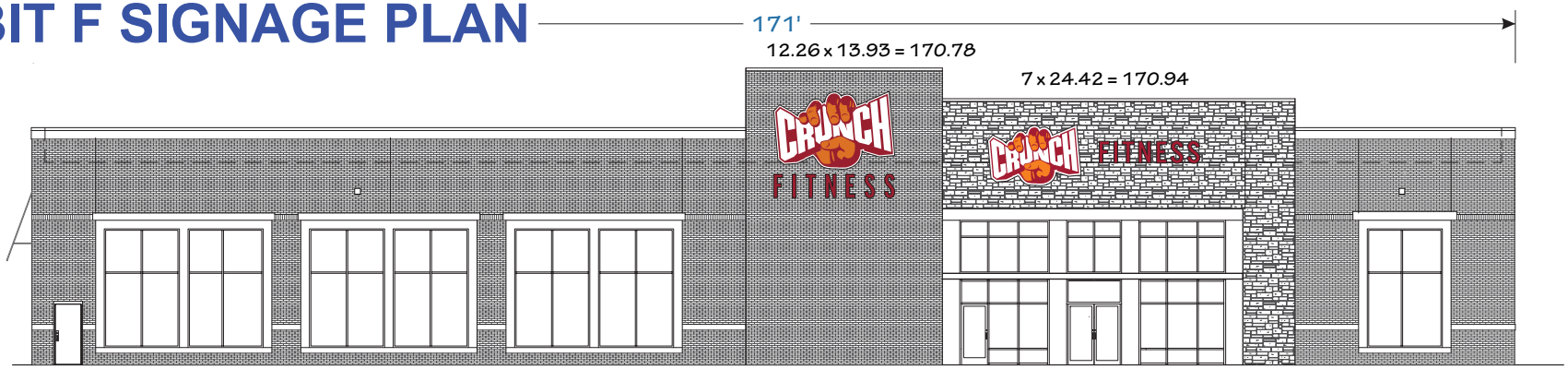
SHEET NUMBER:

L1.03

NORTH ELEVATION (FRONT ENTRY) WALL SIGN

Item 11&12

EXHIBIT F SIGNAGE PLAN



1 A-4.1 FRONT ELEVATION (NORTH)

171 x 1 = = 171 sq. ft allowed for this wall sign

TYPE:	Permanent sign affixed to or painted on an exterior wall.
MAX. QUANTITY:	Single-tenant → based on total wall frontage Multi-tenant → based on lease-space frontage; each tenant restricted to their façade
MAX. HEIGHT:	Projection off wall: wall sign must be no more than 12 inches from the wall.
MAX. AREA:	• If the wall height is ≤ 36 feet: 1 sq ft of sign area per linear foot of building wall frontage (single-tenant building), or per lease-space frontage for multi-tenant buildings. Also, there is a maximum sign area of 250 sq ft for walls ≤ 36 ft high. [OR] • If the wall height is > 36 ft: each foot of wall height above 36 ft allows an additional 4 sq ft of effective sign area. For walls > 36 ft, the maximum effective area is 350 sq ft.
OTHER LIMITS / RESTRICTIONS:	• Cannot be located on any façade other than the main front if the sign would face an adjacent residential zoning district. • On multi-tenant buildings, the wall sign must be restricted to the façade of the tenant space.

Rothco Signs & Design, Inc.
18154 Brazil Ave Port Charlotte FL 33948
Cell: 941-706-6160 Dave@Rothcosigns.com
www.Rothcosigns.com

DESIGN #25B1804-R0-1/6 **DATE:** 12/29/25

SCALE: 1/16" = 1' 0"

DRAWN BY: DTR

JOB NAME: Crunch Fitness

ADDRESS: 1580 N. Hwy 77,

CITY: Waxahachie **STATE:** TX **ZIP:** 75165

This design is the sole property of Rothco Signs & Design Inc. until signs are paid for in full by customer and is not to be shared with others without permission from Rothco Signs & Design Inc.

CUSTOMER APPROVAL

☐ APPROVED ☐ APPROVED AS NOTED

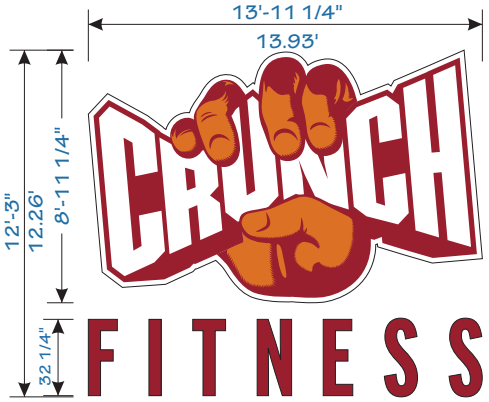
DATE: / /

BY:_____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign

NORTH ELEVATION WALL SIGN DETAILS

Item 11&12



Manufacture and install (1) 8' 11 1/2" High by 13' 11 1/4" wide by 6" deep "CRUNCH" contour channel fabricated white painted aluminum cabinet with bleed flex face tension extrusion. Face to be white 15 oz flexible vinyl material with 1st surface red and orange translucent 3M vinyl. Cabinet to be internally illuminated with high output white LED lighting for front lighting and halo lighting. Clear poly carbonate back to be mounted 1 1/2" off the wall with stainless steel stand offs on to create a white halo effect. (1) set of 32 1/4" high "FITNESS" individual fabricated aluminum reverse and front lit channel letters. 5" Deep red returns. White LED lighting for all letters for reverse lighting and front lighting. 3/16" white acrylic faces with red vinyl overlay and 1" red plastic trim cap on faces. Clear poly carbonate letter backs to be mounted 1 1/2" off the wall with stainless steel stand offs on to create a white halo effect. All wiring and power supplies will be inside the wall with metal enclosure for power supplies. Connect to existing power supplied by others if within 6' feet of letter location. Note: building must have adequate access behind the wall to allow for installation crew to mount hardware and connect to primary power.

allowed for this building		171	170.78
Building	height	width	total
Logo & letters	12.26	13.93	170.78

GENERAL SPECIFICATIONS:

SIGN TO BE MANUFACTURED TO U.L. STANDARDS & BEAR MARK. INSTALLATION SHALL CONFORM TO NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE LOCAL CODES.

STD. CHANNEL LETTER SPECIFICATIONS / COLORS:

RETURNS: .040 x 5" / RED
BACKS: .050 / BLACK
INTERIOR: .#W558 PURE WHITE
TRIMCAP: 1" / RED
FACES: 3/16" WHITE W/RED VINYL
LED COLOR: WHITE/WHITE

COLORS

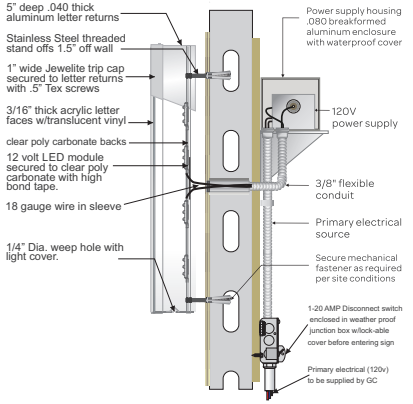
TRANSLUCENT 3M VINYL 3630-53 CARDINAL RED PMS 187 C	5" DEEP RETURNS RED	FACES 3/16" WHITE ACRYLIC
TRANSLUCENT 3M VINYL 3630-74 KUMQUAT ORANGE PMS 151 C	LOGO CABINET PAINTED WHITE	WHITE LED LIGHTING

Wood Blocking in Wall Wood Blocking Provided in Wall By GC for Steel Lag Bolt Sign Attachment 3/8" dia. Zinc Plated Steel Lag Bolt. Bolt length to be determined as Required per Wall Construction and total Load Bearing Pressure of Sign.	**Hollow Wall** Hollow Wall Anchor Sign Attachment to Structural Exterior Wall 3/8" dia. All ThreadStainless Steel Rod with Zinc Plated Steel Toggle Bolt" Wings". Bolt length to be determined as Required per Wall Construction
Masonry Wall Expansion Anchor Sign Attachment to Masonry Constructed Wall 3/8" dia. Stainless Steel Wedge Anchor Sign Attachment to Concrete, Brick, Rock and Stone Masonry Wall Installations.	**Solid Wall** Stainless Steel Thru Bolt Sign Attachment to Structural Exterior Wall 3/8" dia. All ThreadStainless Steel Rod with Stainless Steel Split Washer and Nut Each End. Bolt length to be determined as Required per Wall Construction

Wall Sign Projected from wall is 7.5"

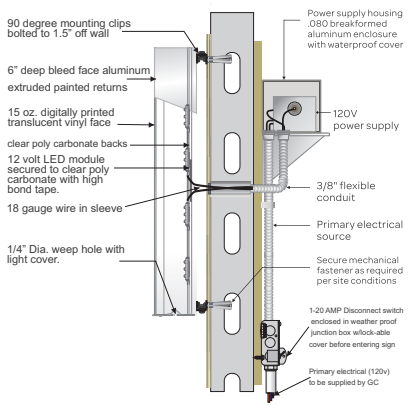
Channel letter Detail (Sign does not project over 12" from wall)

Letter Section Detail (typ.) **U.L. listed Conforms to NEC 600.6**



Flex face Logo Detail

Letter Section Detail (typ.) **U.L. listed Conforms to NEC 600.6**



This sign is intended to be installed in accordance with the requirements of NEC Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign

Rothco Signs & Design, Inc.
18154 Brazil Ave Port Charlotte FL 33948
Cell: 941-706-6160 Dave@Rothcosigns.com
www.Rothcosigns.com

DESIGN #25B1804-R0-2/6 **DATE:** 12/29/25

SCALE: 3/16" = 1' 0"

DRAWN BY: DTR

JOB NAME: Crunch Fitness

ADDRESS: 1580 N. Hwy 77,

CITY: Waxahachie **STATE:** TX **ZIP:** 75165

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CUSTOMER APPROVAL

☐ **APPROVED** ☐ **APPROVED AS NOTED**

DATE: / /

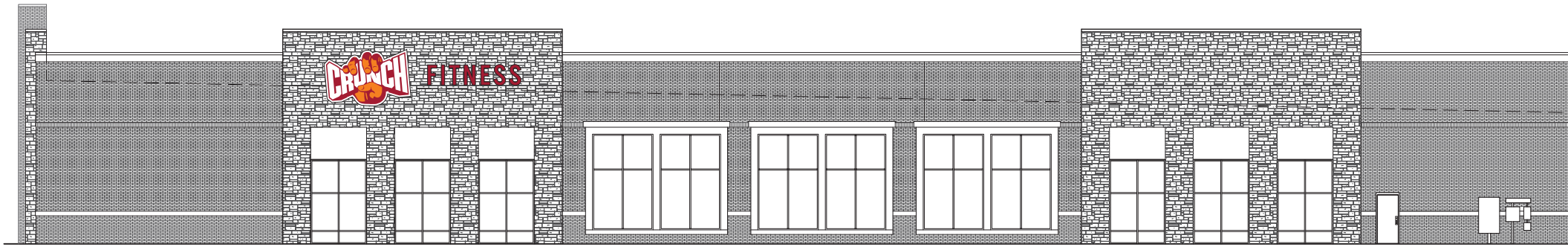
BY:_____

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WEST ELEVATION (SIDE) WALL SIGN

Item 11&12

227'-0"



227 x 1 = 227 sq. ft allowed for this wall sign

TYPE:	Permanent sign affixed to or painted on an exterior wall.
MAX. QUANTITY:	Single-tenant → based on total wall frontage Multi-tenant → based on lease-space frontage; each tenant restricted to their façade
MAX. HEIGHT:	Projection off wall: wall sign must be no more than 12 inches from the wall.
MAX. AREA:	• If the wall height is ≤ 36 feet: 1 sq ft of sign area per linear foot of building wall frontage (single-tenant building), or per lease-space frontage for multi-tenant buildings. Also, there is a maximum sign area of 250 sq ft for walls ≤ 36 ft high. [586] • If the wall height is > 36 ft: each foot of wall height above 36 ft allows an additional 4 sq ft of effective sign area. For walls > 36 ft, the maximum effective area is 350 sq ft.
OTHER LIMITS / RESTRICTIONS:	• Cannot be located on any façade other than the main front if the sign would face an adjacent residential zoning district. • On multi-tenant buildings, the wall sign must be restricted to the façade of the tenant space.

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Cell: 941-706-6160 Dave@Rothcosigns.com
www.Rothcosigns.com

DESIGN #25B1804-R0-3/6 **DATE:** 12/29/25

SCALE: 1/16" = 1' 0"

DRAWN BY: DTR

JOB NAME: Crunch Fitness

ADDRESS: 1580 N. Hwy 77,

CITY: Waxahachie **STATE:** TX **ZIP:** 75165

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CUSTOMER APPROVAL

☐ APPROVED ☐ APPROVED AS NOTED

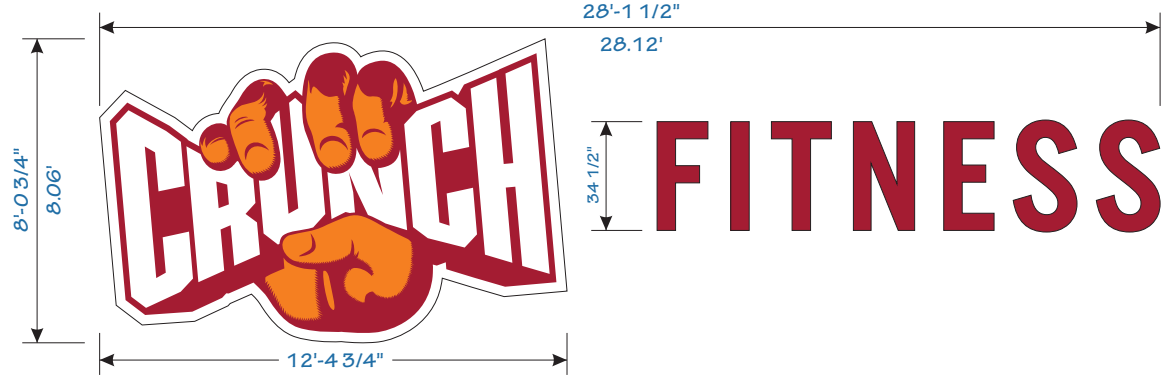
DATE: / /

BY:_____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign

WEST ELEVATION (SIDE) WALL SIGN DETAILS

Item 11&12





Manufacture and install (1) 8' 0 3/4" High by 12' 4 3/4" wide by 6" deep "CRUNCH" contour channel fabricated white painted aluminum cabinet with bleed flex face tension extrusion. Face to be white 15 oz flexible vinyl material with 1st surface red and orange translucent 3M vinyl. Cabinet to be internally illuminated with high output white LED lighting for front lighting and halo lighting. Clear poly carbonate back to be mounted 1 1/2" off the wall with stainless steel stand offs on to create a white halo effect. (1) set of 34 1/2" high "FITNESS" individual fabricated aluminum reverse and front lit channel letters. 5" Deep red returns. White LED lighting for all letters for reverse lighting and front lighting. 3/16" white acrylic faces with red vinyl overlay and 1" red plastic trim cap on faces. Clear poly carbonate letter backs to be mounted 1 1/2" off the wall with stainless steel stand offs on to create a white halo effect. All wiring and power supplies will be inside the wall with metal enclosure for power supplies. Connect to existing power supplied by others if within 6' feet of letter location. Note: building must have adequate access behind the wall to allow for installation crew to mount hardware and connect to primary power.

allowed for this building		227	226.65
Building	height	width	total
Logo & letters	8.06	28.12	226.65

GENERAL SPECIFICATIONS:

SIGN TO BE MANUFACTURED TO U.L. STANDARDS & BEAR MARK. INSTALLATION SHALL CONFORM TO NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE LOCAL CODES.

STD. CHANNEL LETTER SPECIFICATIONS / COLORS:

RETURNS: .040 x 5" / RED
BACKS: .050 / BLACK
INTERIOR: .#W558 PURE WHITE
TRIMCAP: 1" / RED
FACES: 3/16" WHITE W/RED VINYL
LED COLOR: WHITE/WHITE

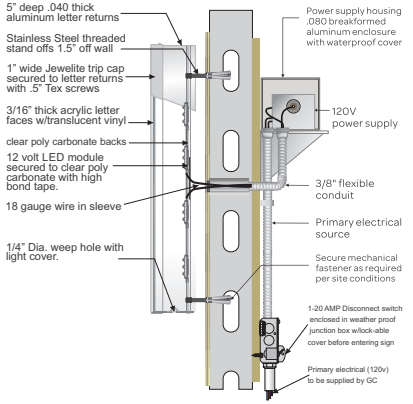
COLORS

TRANSLUCENT 3M VINYL 3630-53 CARDINAL RED PMS 187 C	5" DEEP RETURNS RED	FACES 3/16" WHITE ACRYLIC
TRANSLUCENT 3M VINYL 3630-74 KUMQUAT ORANGE PMS 151 C	LOGO CABINET PAINTED WHITE	WHITE LED LIGHTING

Wood Blocking in Wall **Wood Blocking Provided in Wall By GC for Steel Lag Bolt Sign Attachment** 3/8" dia. Zinc Plated Steel Lag Bolt. Bolt length to be determined as Required per Wall Construction and total Load Bearing Pressure of Sign.	**Hollow Wall** **Hollow Wall Anchor Sign Attachment to Structural Exterior Wall** 3/8" dia. All ThreadStainless Steel Rod with Zinc Plated Steel Toggle Bolt" Wings". Bolt length to be determined as Required per Wall Construction
Masonry Wall **Expansion Anchor Sign Attachment to Masonry Constructed Wall** 3/8" dia. Stainless Steel Wedge Anchor Sign Attachment to Concrete, Brick, Rock and Stone Masonry Wall Installations.	**Solid Wall** **Stainless Steel Thru Bolt Sign Attachment to Structural Exterior Wall** 3/8" dia. All ThreadStainless Steel Rod with Stainless Steel Split Washer and Nut Each End. Bolt length to be determined as Required per Wall Construction

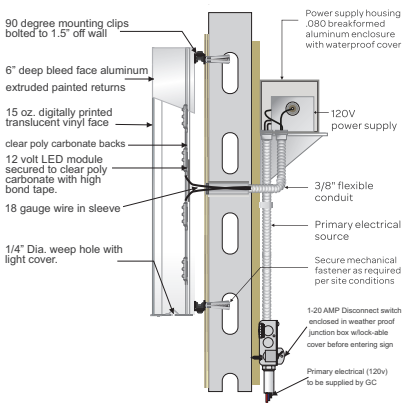
Channel letter Detail

Letter Section Detail (typ.) **U.L. listed Conforms to NEC 600.6**



Flex face Logo Detail

Letter Section Detail (typ.) **U.L. listed Conforms to NEC 600.6**



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18154 Brazil Ave Port Charlotte FL 33948
Cell: 941-706-6160 Dave@Rothcosigns.com
www.Rothcosigns.com

DESIGN #25B1804-R0-4/6 **DATE:** 12/29/25

SCALE: 1/4" = 1' 0"

DRAWN BY: DTR

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CUSTOMER APPROVAL

☐ **APPROVED** ☐ **APPROVED AS NOTED**

DATE: / /

BY:_____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign

MONUMENT SIGN (FRONT ENTRY) ON BESSIE COLMAN BLVD

Item 11&12



allowed for this MONUMEN SIGN			80
Building	height	width	total
Monument	6'6"	12'0"	79'2"

MONUMENT SIGNS (FREESTANDING / UNIFIED LOT SIGNS)	
MAX. QUANTITY:	Limited by the 250 ft spacing requirement. Essentially: one monument sign per 250 ft of street frontage on the same parcel
MAX. SIZE AND HEIGHT:	Single-tenant property: • Maximum area: 80 sq ft • Maximum height: 8 ft
ENGINEERING:	If taller than 6 ft or larger than 36 sq ft, the foundation plan must be sealed by a Texas-licensed engineer
MATERIALS:	Stone, brick, concrete, or similar durable materials are required
CONSTRUCTION:	Must have a low profile, solid base, and conceal all poles/supports
PERMIT REQUIRED:	Yes Required submission: Site plan, construction plan with dimensions, foundation plan (engineer-sealed if >6 ft tall or >36 sq ft).

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18154 Brazil Ave Port Charlotte FL 33948
Cell: 941-706-6160 Dave@Rothcosigns.com
www.Rothcosigns.com

DESIGN #25B1804-R0-5/6 **DATE:** 12/29/25

SCALE: 1/2" = 1'

DRAWN BY: DTR

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CUSTOMER APPROVAL

☐ APPROVED ☐ APPROVED AS NOTED

DATE: / /

BY:_____

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ELLIS COUNTY TX PROPERTY DETAILS Item 11&12

PARCEL ID #: 223131
Ownership:
BOMAC WAX INVESTMENTS LLC
508 WAGONWHEEL CT
COLLEYVILLE TX 76034-7011
Situs Address:
N Highway 77,
Waxahachie, TX 75165
Municipality: City of Waxahachie, TX
Zoning:
Planned Development-42-Commercial (PD-42-C)
Parcel legal Description:
629 H LEVY 17.783 ACRES

Map Layout



Rothco Signs & Design, Inc.
18154 Brazil Ave Port Charlotte FL 33948
Cell: 941-706-6160 Dave@Rothcosigns.com
www.Rothcosigns.com

DESIGN #25B1804-R0-6/6 **DATE:** 12/29/25

SCALE: N.T.S.

DRAWN BY: DTR

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CUSTOMER APPROVAL

☐ APPROVED ☐ APPROVED AS NOTED

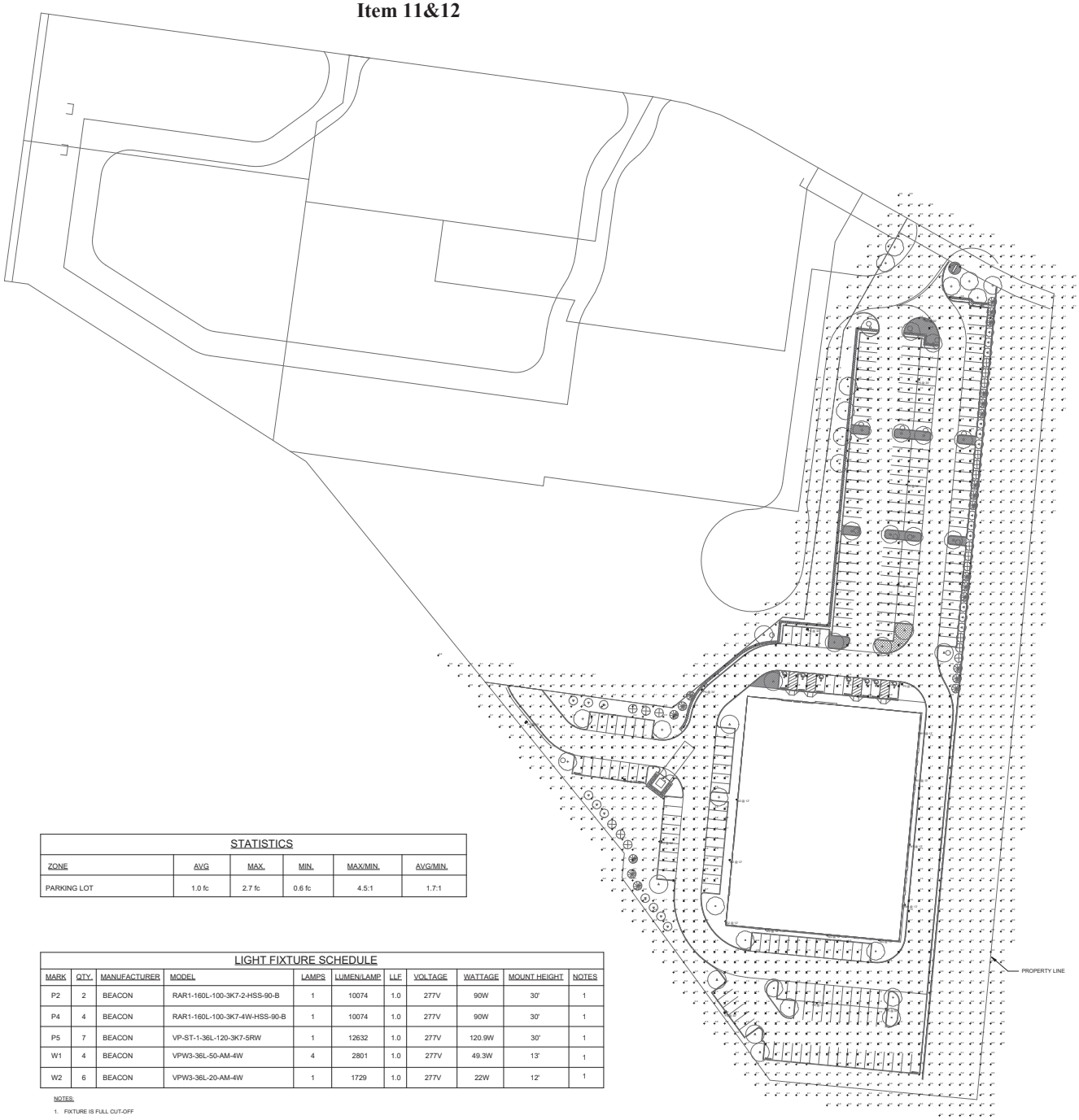
DATE: / /

BY:_____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign

EXHIBIT G PHOTOMETRIC PLAN

Item 11&12



1 E-1.0B SITE PHOTOMETRICS
1" = 40'-0"

STATISTICS					
ZONE	AVG	MAX.	MIN.	MAX/MIN.	AVG/MIN.
PARKING LOT	1.0 fc	2.7 fc	0.6 fc	4.5:1	1.7:1

LIGHT FIXTURE SCHEDULE										
MARK	QTY.	MANUFACTURER	MODEL	LAMPS	LUMEN/LAMP	LLF	VOLTAGE	WATTAGE	MOUNT HEIGHT	NOTES
P2	2	BEACON	RAR1-160L-100-3K7-2-HSS-90-B	1	10074	1.0	277V	90W	30'	1
P4	4	BEACON	RAR1-160L-100-3K7-4W-HSS-90-B	1	10074	1.0	277V	90W	30'	1
P5	7	BEACON	VP-ST-1-36L-120-3K7-5RW	1	12632	1.0	277V	120.9W	30'	1
W1	4	BEACON	VPW3-36L-50-AM-4W	4	2801	1.0	277V	49.3W	13'	1
W2	6	BEACON	VPW3-36L-20-AM-4W	1	1729	1.0	277V	22W	12'	1

NOTES:
1. FIXTURE IS FULL CUT-OFF

PHILLIPS

KEYPLAN

CONSULTANT

SAVANT Engineering, LLC
5064 Roswell Road, Suite D-301
Sandy Springs GA 30342 770.319.7400
Project 25125 ©2025
CERTIFICATE OF REGISTRATION #F-14896

SEAL

STATE OF TEXAS
MITCHELL D. BUTLER
156156
LICENSED
PROFESSIONAL ENGINEER
12-14-25

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	09/16/2025	PHOTOMETRICS

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TENANT

CRUNCH

PROJECT

CRUNCH FITNESS
PLAZA AT BESSIE COLEMAN
WAXAHACHIE, TX 75165

CLIENT

PHILLIPS JOB NUMBER 2552104
ISSUE DATE 09/16/2025
DRAWN BY/CHECKED BY THN/ MDB
DRAWING TITLE ELECTRICAL SITE PLAN - PHOTOMETRICS
SHEET NUMBER **E-1.0B**

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1616

BEACON

DATE: LOCATION:
TYPE: P2P4 PROJECT: CRUNCH FITNESS - WAXAHACHIE, TX
CATALOG #:

RATIO Series
AREA/SITE LIGHTER

MICRO STRIKE | STRIKE



FEATURES
- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available

IP66 DLC PREMIUM DLC FLEX TRUEFORM BAA TAA

CONTROL TECHNOLOGY
NX NX

SERVICE PROGRAMS
STOCK QS10

	Weight	EPA at 0°
RAR1	132 lbs / 61 kg	.456ft² / .13m²
RAR2	24 lbs / 109 kg	.558ft² / .17m²

SPECIFICATIONS
CONSTRUCTION
- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS
- Entire optical aperture illuminates to create a soft, even luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 90, 160, 320 or 480 individual LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Made of 6G degrees with 4 angle adjustment increments. (Restrictions apply for 7 pin options)

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Low Location Category C3. Automatically takes future off-line for protection when device is compromised
- 0- 10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CERTIFICATION
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and -40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics
- Meets IDA recommendations using 3K CCT configuration #3 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-5) and Trade Agreements Act (FAR 52.225-11). See Buy America Laws & Solutions (link to https://www.beaconlighting.com/resources/american-solutions)

WARRANTY
- 5 year limited Warranty
- See HLI Standard Warranty for additional information

Current

currentlighting.com/beacon

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BEACON

DATE: LOCATION:
TYPE: P2P4 PROJECT: CRUNCH FITNESS - WAXAHACHIE, TX
CATALOG #:

RATIO Series
AREA/SITE LIGHTER MICRO STRIKE

Easy Ordering • Service Program Lead Of Warranties QS10

MICRO STRIKE OPTICS - ORDERING GUIDE
Example: RAR1-B0L-2-3K7-2-UNV-ASQ-BL-NXW-BC

CATALOG #

ORDERING INFORMATION

Series		LEDs - Voltage		CCT/CRI		Distribution		Optic Rotation		Voltage	
RAR1	Ratio Area Size 1 Micro Strike	B0L-25	25W - 3,000 Lumens	3K7	3000K, 70 CRI	2	IES TYPE II	Blank	No rotation	UNV	Universal 120-277V
		B0L-39	39W - 5,200 Lumens	4K7	4000K, 70 CRI	3	IES TYPE III	L	Optic rotation left	120	120V
		B0L-50	50W - 6,600 Lumens	5K7	5000K, 70 CRI	4W	IES TYPE IV	R	Optic rotation right	208	208V
		90L-70	70W - 9,000 Lumens			4F	IES TYPE IV Forward			240	240V
		90L-100	100W - 12,000 Lumens			SQW	IES TYPE V			277	277V
		90L-135	135W - 15,000 Lumens							347	347V
		90L-135	135W - 18,000 Lumens							480	480V
RAR2	Ratio Area Size 2 Micro Strike	320L-140	140W - 18,000 Lumens								
		320L-160	160W - 21,000 Lumens								
		480L-185	185W - 24,000 Lumens								
		480L-215	215W - 27,000 Lumens								
		480L-240	240W - 30,000 Lumens								
		480L-275	275W - 36,000 Lumens								
		480L-295	295W - 42,000 Lumens								
		480L-340	340W - 48,000 Lumens								

Mounting		Color		Control Options Network		Options	
ASQ	Arm mount for square pole/flat surface	BLT	Black Matte Textured	NXWSWBF	NX Networked Wireless Enabled Integral NXSMFO LMC/PR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming *	BC	Backlight control
ASQU	Universal arm mount for square pole/flat surface. Does not include round pole adapter # 93-241	BLS	Black Gloss Smooth	NXWSWBF	NX Networked Wireless Enabled Integral NXSMFO HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming *	F	Fusing *
		DBT	Dark Bronze Matte Textured	NXW	NX Networked Wireless Node (requires NXMMG and Bluetooth Programming, without Sensor) *	TB	Terminal block
Mounting Round Poles		DBS	Dark Bronze Gloss Smooth	Control Options Other		UNV	2-power feed with 2 drivers*
A_	Arm mount for round pole*	GTT	Graphite Matte Textured	SCP_F	Programmable occupancy sensor **		
A_U	Universal arm mount for round pole*	LGS	Light Grey Gloss Smooth	7PR	7-Pin twist lock receptacle		
		PSS	Platinum Silver Smooth	7PR-SC	7-Pin receptacle with shorting cap		
Mounting Other		WHT	White Matte Textured	7PR-MD-MSF	Low voltage sensor for 7PR		
WB	Wall bracket	WHS	White Gloss Smooth	7PR-TL	7-Pin PCR with photocontrol		
MAP	Mast arm fitter for 2-3/8" OD horizontal arm	VGT	Verde Green Textured	ADD	AutoDim Timer Based Dimming **		
K	Knuckle	**Color Option**		ADT	AutoDim Time of Day Dimming **		
		CC	Custom Color	BTS-14F	Bluetooth® Programmable, BTSMFLMO PR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens *		
				BTS-63F	Bluetooth® Programmable, BTSMFLMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens *		
				BTSO-12F	Bluetooth® Programmable, BTSMFCNMO-PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens *		

Notes:
1 Replace "_" with "3" for 3.5" 40T QS pole, "4" for 4.5" 6.25" OD pole, "5" for 5.5" 6.5" OD pole
2 Not available with 25, 50, 250, 295 & 340W configurations
3 At least one SCPRSMOTO required to program SCP motion sensor
4 Replace "_" with 90° or 45° lens
5 Must specify voltage
6 Networked Controls cannot be combined with other control options
7 Not available with 20" option
8 BTS and BTSO available for 70 Watts or higher and only on 120-277 voltage

BEACON

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

RATIO Series
AREA/SITE LIGHTER MICRO STRIKE

PERFORMANCE DATA - MICRO STRIKE

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)				4K (4000K NOMINAL 70 CRI)				3K (3000K NOMINAL 80 CRI)			
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3210	126	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3230	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3229	126	1	0	1
			SQW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	39	39	2	5263	139	1	0	2	5273	139	1	0	2	4910	131	1	0	2
			3	5297	139	1	0	2	5308	140	1	0	2	4911	131	1	0	2
			4W	5200	137	1	0	2	5210	137	1	0	2	4850	129	1	0	2
			SQW	5333	140	3	0	1	5344	141	3	0	1	5025	133	3	0	1
	50	49.8	2	6280	127	1	0	2	6323	127	1	0	2	5846	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5883	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			SQW	6392	129	3	0	1	6406	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8858	130	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8910	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			SQW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11171	124	2	0	2
			SQW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
	115	109.7	2	15372	142	2	0	2	15404	141	2	0	2	14471	136	2	0	2
			3	15453	144	2	0	2	15764	144	2	0	2	15271	139	2	0	2
			4W	15281	139	2	0	3	15205	139	2	0	3	14273	133	2	0	3
			SQW	15732	143	4	0	2	15653	143	4	0	2	15124	137	4	0	2
	135	133.3	2	17971	135	3	0	3	17981	134	3	0	3	17743	129	3	0	3
			3	18272	137	2	0	2	18181	136	2	0	2	17412	131	2	0	2
			4W	17635	132	2	0	3	17547	132	2	0	3	16816	127	2	0	3
			SQW	18156	136	4	0	2	18065	136	4	0	2	17319	130	4	0	2

RAR2 Performance Data on next page

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

HOUSE SIDE SHIELD DETAIL

BEACON

DATE: LOCATION:
TYPE: P2P4 PROJECT: CRUNCH FITNESS - WAXAHACHIE, TX
CATALOG #:

RATIO Series
AREA/SITE LIGHTER

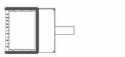
ADDITIONAL INFORMATION (CONT'D)

RATIO HOUSE SIDE SHIELD

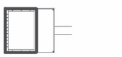
RARx HSS-90-D-xx



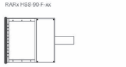
RARx HSS-27C-SSS-xx



RARx HSS-27C-SIC-xx



RARx HSS-90-F-xx



RARx HSS-27C-FSS-xx



Note: Not to be used with Occupancy Sensors as the shield may block the light to the sensor

RARx HSS-90-E-xx



RARx HSS-27C-FSE-xx



RARx HSS-90-S-xx



RARx HSS-27C-FSS-xx

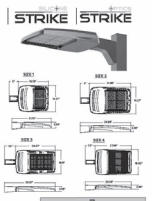


BEACON

DATE: LOCATION:
TYPE: P5 PROJECT: CRUNCH FITNESS - WAXAHACHIE, TX
CATALOG #:

VIPER Area/Site
VIPER LUMINAIRE

MICRO STRIKE | STRIKE | STRIKE | STRIKE



IP65 IP66 DLC PREMIUM DLC FLEX TRUEFORM BAA TAA

CONTROL TECHNOLOGY
NX NX LIGHTGRID

SERVICE PROGRAMS
STOCK QS10

SPECIFICATIONS
CONSTRUCTION
- Rectilinear form with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED counts) provide best in class distributions and maximum side spacing in new applications with high mounting heights. Micro Strike Optics interface with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be used together in the same application. Catalog high-found on page 6
- Silicone Strike Optics (40, 80, 120, or 160 LED counts) maximize uniformity in applications and provides the highest LPW. These include an integrated silicone lens for IP66 rating. Catalog high found on page 6
- All optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control accessories are available for applications requiring further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 9
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)
- Handhole arm fitter option available for 2-3/8" OD tenon
- For products with EPA, less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED's utilize a Class 2 power source (Power, more current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes future off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined
- 0-10 V Dimming Drivers are standard, unless NX Distributed Intelligence™ is selected
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID® available with in fixture wireless control module, features dimming and occupancy sensor, and available in 7-pin configuration

CERTIFICATIONS
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to qpl.www.designlights.org for the most up-to-day list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and -40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics
- Meets IDA recommendations using 3K CCT configuration #3 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-5) and Trade Agreements Act (FAR 52.225-11). See Buy America Laws & Solutions (link to https://www.beaconlighting.com/resources/american-solutions)
- FCC CFR Title 47 Part 15, Class A

WARRANTY
- 5 year warranty

Current

currentlighting.com/beacon

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BEACON

DATE: LOCATION:
TYPE: P5 PROJECT: CRUNCH FITNESS - WAXAHACHIE, TX
CATALOG #:

VIPER Area/Site
VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE
Example: VP–ST–1–36L-39–3K7–2–UNV–A–BLT

CATALOG #

VP

Series	Optic/Platform	Size	Light Engine		CCT/CRI		Distribution		Optic Rotation		Voltage	
VP	Viper	ST Strike	1 Size 1	36L-36 *	3500K Lumens	2K7	2700K, 80 CRI	FR	Auto Front Row	BLANK	No Rotation	UNV 120-277V
				36L-49 *	5000 Lumens	3K7	3000K, 70 CRI	2	Type 2	L	Optic rotation left	120 120V
				36L-65	6500 lumens	3K8	3000K, 80 CRI	3	Type 3	R	Optic rotation right	208 208V
				36L-105	12500 lumens	4K7	4000K, 70 CRI	4F	Type 4 Forward			240 240V
				36L-125	14500 lumens	4K8	4000K, 80 CRI	4W	Type 4 Wide			277 277V
		2 Size 2		72L-145	16000 lumens	5K7	5000K, 70 CRI	SQW	Type 5 Square Narrow			347 347V
				72L-160	21000 lumens	5K8	5000K, 80 CRI	SQW	Type 5 Square Wide			480 480V
				72L-210	24000 lumens			SQM	Type 5 Square Medium			
				72L-240	27000 lumens			SW	Type 5 Wide (Round)			
				108L-255 *	29000 lumens			SRW	Type 5 Rectangular			
				108L-255	30000 lumens			C	Corner Optic			
				108L-280	33000 lumens			TC	Tennis Court Optic			
				108L-325	36000 lumens							
		3 Size 3		108L-365 *	40000 lumens							
				162L-325 *	36000 lumens							
				162L-405	46000 lumens							
				162L-445	48000 lumens							
				162L-495	52000 lumens							
				162L-565	55000 lumens							
				162L-645 *	60000 lumens							
				OLD	Custom Lumen Output *							

Mounting		Color		Options		Network Control Options	
A	Arm mount for square pole/flat surface	BLT	Black Matte Textured	F	Fusing	NXWSFBF	NX Networked Wireless Enabled Integral NXSMFO LMC/ PR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming * **
A_	Arm mount for round pole *	BLS	Black Gloss Smooth	B	Battery Backup 4HM	NXWSABF	NX Networked Wireless Enabled Integral NXSMFO HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming * **
A_U	Universal arm mount for round pole *	DBT	Dark Bronze Matte Textured	BF*	Diver Comes Field	NXW	NX Networked Wireless Node (requires NXMMG) and Bluetooth Programming, without Sensor * **
AMU	Adjustable arm for pole mounting (universal drill pattern)	DBS	Dark Bronze Gloss Smooth	2DR	Dual Driver	WD	LightGRID® In-Fixture Module **
AA_U	Adjustable arm mount for round pole *	GTT	Graphite Matte Textured	TB	Toolless Entry	WRRC	LightGRID® In-Fixture Module and Occupancy Sensor **
ADU	Decorative upswept Arm (universal drill pattern)	LGS	Light Grey Gloss Smooth	BC	Backlight Control	**Fusion Aware Sensor Control**	
AD_U	Decorative upswept arm mount for round pole *	LGT	Light Grey Gloss Textured	TB	Terminal Block	BTS-14F	Bluetooth® Programmable, BTSMFLMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
RAP	Mast arm fitter for 2-3/8" OD horizontal arm	PSS	Platinum Silver Smooth	CD	Customer Dimming	BTS-40F	Bluetooth® Programmable, BTSMFHMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
K	Knuckle	WHT	White Matte Textured			BTSO-12F	Bluetooth® Programmable, BTSMFCNMO-PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
T	Trunnion	WHS	White Gloss Smooth			7PR	7-Pin Receptacle
WB	Wall Bracket, horizontal fixture with MAV	VGT	Verde Green Textured			7PR-SC	7-Pin Receptacle with shorting cap *
WM	Wall mount bracket with decorative upswept arm	**Color Option**				7PR-TL	7-Pin PCR with photocontrol
WA	Wall mount bracket with adjustable arm	CC	Custom Color			3PR	3-Pin twist lock *
						3PR-SC	3-Pin receptacle with shorting cap *
						3PR-TL	3-Pin PCR with photocontrol *
						Programmed Controls	
						SCR_F	Sensor Control Programmable, IP or 40 **
						ADD	AutoDim Timer Based Dimming **
						ADT	AutoDim Time of Day Dimming **

5 = Items with a grey background can be done as a custom order. Contact brand representative for more information
7 = Battery temperature rating: -20°C to 50°
8 = Replace "_" with "3" for 3.5" 40T QS pole, "4" for 4.5" 6.25" OD pole, "5" for 5.5" 6.5" OD pole
9 = Not available with 25, 50, 250, 295 & 340W configurations
10 = Not available with 20" option
11 = Not available with 480V
12 = Not available with 347 or 480V
13 = Not available with Fine Optic option

9 = Only available in Size 1 housing, up to 90 Watts
10 = Some voltage restrictions may apply when combined with controls
11 = At least one SCRSMENETO required to program SCP motion sensor. Must select BK or 40ft.
12 = Please refer to page 19 for AutoDim ordering guide

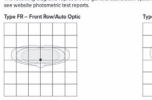
BEACON

DATE: LOCATION:
TYPE: P5 PROJECT: CRUNCH FITNESS - WAXAHACHIE, TX
CATALOG #:

VIPER Area/Site
VIPER LUMINAIRE

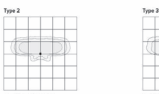
OPTIC STRIKE PHOTOMETRY
The following diagrams represent the general distribution options offered for this product. For detailed information on specific productconfigurations, see website photometric test reports.

Type FR – Front Row/Auto Optic



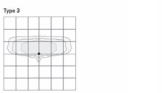
Mounting Height: 20 ft.
Scale: 1 inch = 20 ft

Type 2



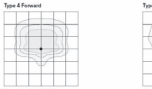
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Type 3



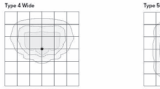
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Type 4 Forward



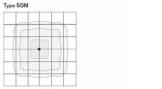
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Type 4 Wide



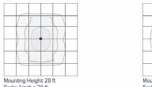
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Type SQW



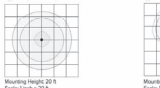
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Type SQW (rectangular)



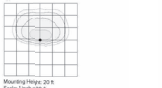
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Type SW (round wide)



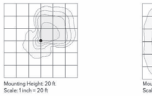
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Type TC



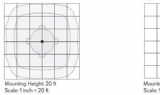
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Scale: 1 inch = 20 ft

Type Corner



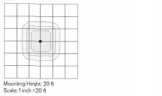
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Scale: 1 inch = 20 ft

Type SQW



Mounting Height: 20 ft.
Scale: 1 inch = 20 ft

Type SQN



Mounting Height: 20 ft.
Scale: 1 inch = 20 ft

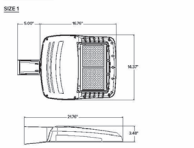
BEACON

DATE: LOCATION:
TYPE: P5 PROJECT: CRUNCH FITNESS - WAXAHACHIE, TX
CATALOG #:

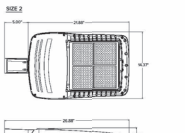
VIPER Area/Site
VIPER LUMINAIRE

DIMENSIONS

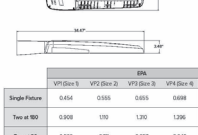
SIZE 1



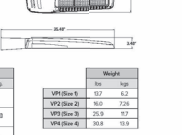
SIZE 2



SIZE 3



SIZE 4



	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.645	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

PHILLIPS

KEYPLAN

CONSULTANT

SAVANT Engineering, LLC
5064 Roswell Road, Suite D-301
Sandy Springs GA 30342 770.319.7400
Project 23125 ©2025
CERTIFICATE OF REGISTRATION #F-14896

SEAL

STATE OF TEXAS
MITCHELL D. BUTLER
156156
LICENSED PROFESSIONAL ENGINEER
12-19-25

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	09/16/2025	PHOTOMETRICS.

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TENANT

CRUNCH

PROJECT

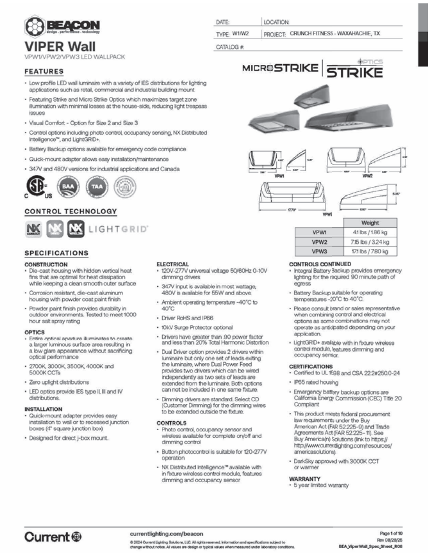
CRUNCH FITNESS
PLAZA AT BESSIE COLEMAN
WAXAHACHIE, TX 75165

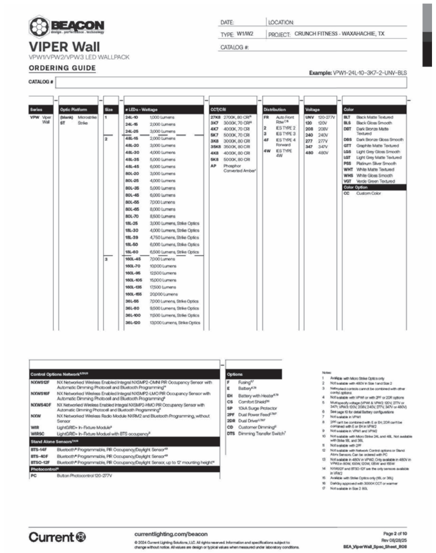
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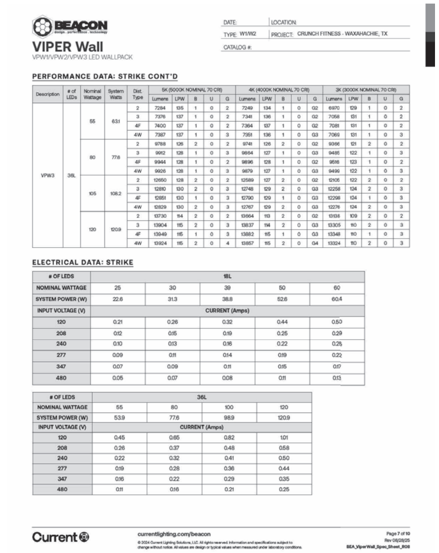
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ISSUE DATE 09/16/2025
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DRAWING TITLE ELECTRICAL SITE PLAN - DETAILS
SHEET NUMBER **E-1.0C**

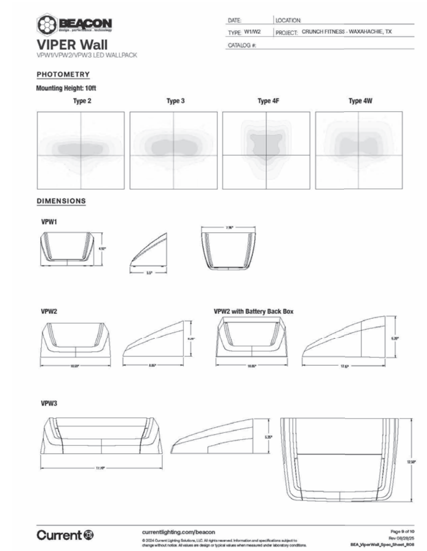
5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1616

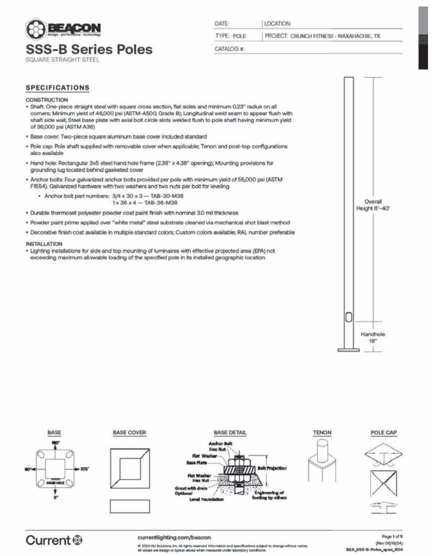
Item 11&12

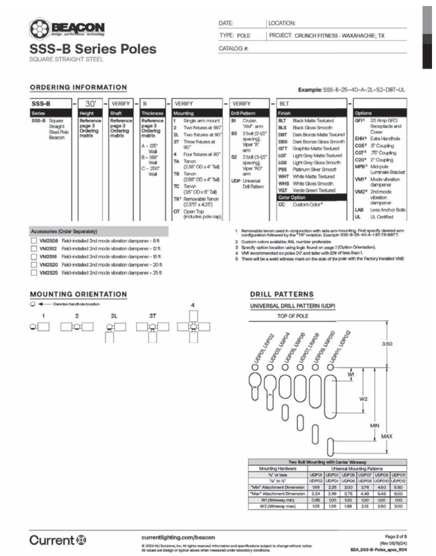


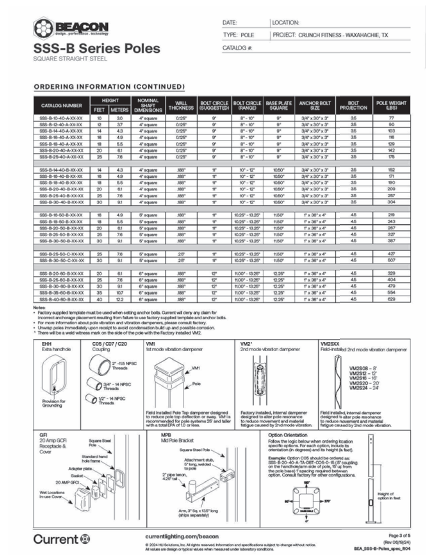


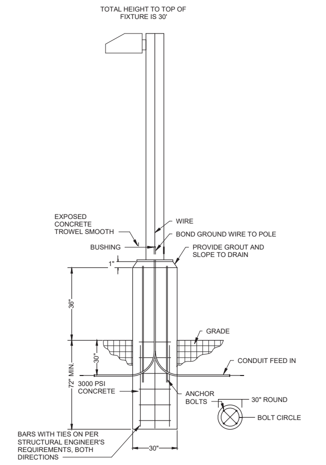












1 / E-1.0D **DETAIL - POLE BASE**
NOT TO SCALE

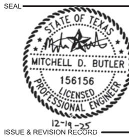
PHILLIPS

KEYPLAN

CONSULTANT

SAVANT Engineering, LLC
5064 Roswell Road, Suite D-301
Sandy Springs GA 30342 770.319.7400
Project 25125 ©2025
CERTIFICATE OF REGISTRATION #F-14896

SEAL



ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	09/16/2025	PHOTOMETRICS

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TENANT

CRUNCH

PROJECT

CRUNCH FITNESS
PLAZA AT BESSIE COLEMAN
WAXAHACHIE, TX 75165

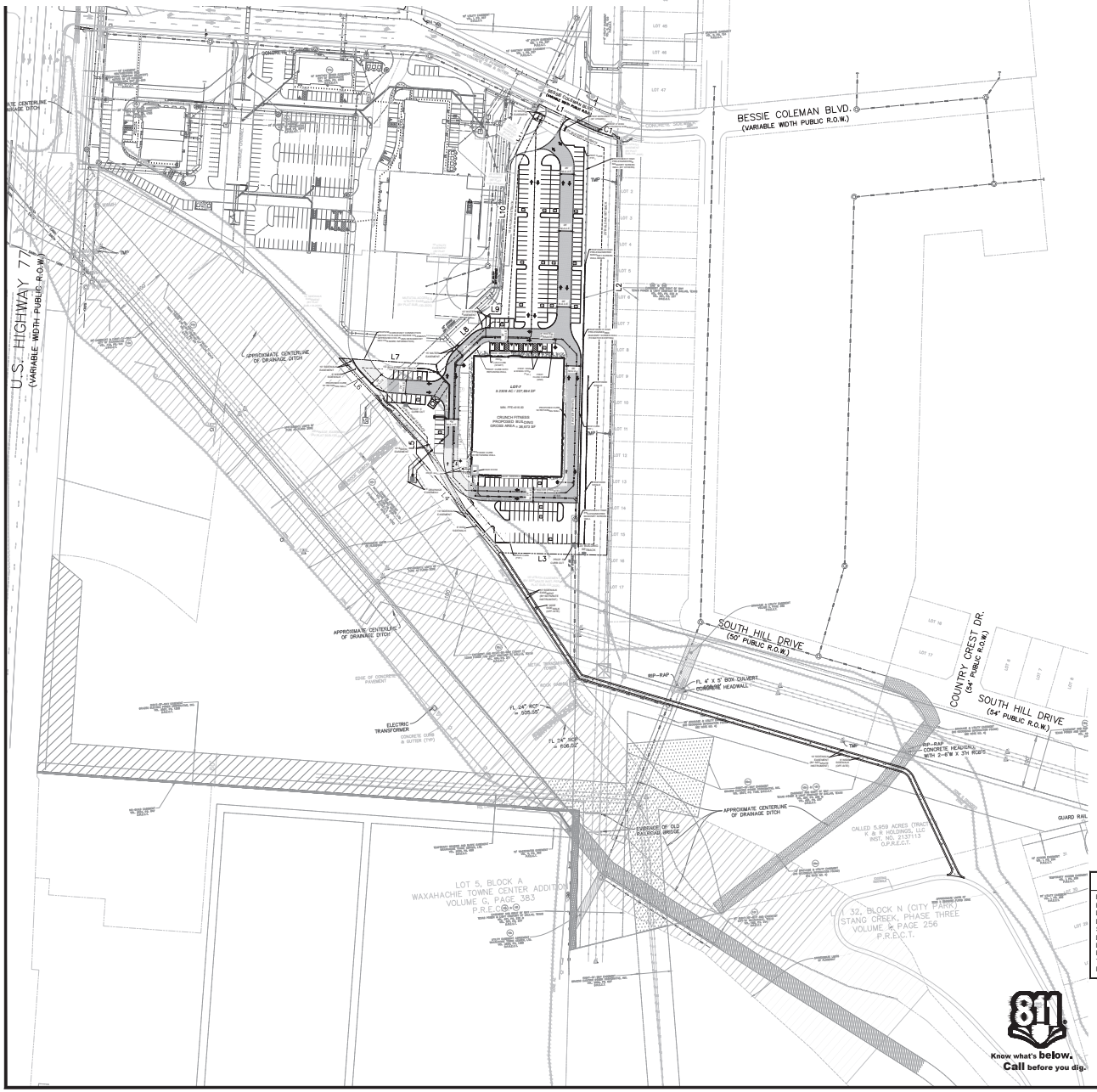
CLIENT

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ISSUE DATE: 09/16/2025
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DRAWING TITLE: ELECTRICAL SITE PLAN - DETAILS

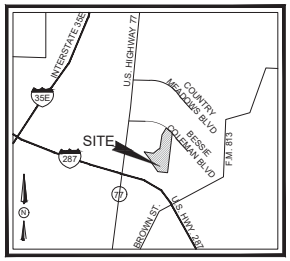
SHEET NUMBER
E-1.0D

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1616

EXHIBIT H TRAIL EXTENSION CONCEPT PLAN



SCALE: 1" = 100'



VICINITY MAP
N.T.S.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	95.62'	S60° 26' 48"E
L2	791.76'	S05° 27' 59"W
L3	203.19'	N84° 39' 24"W
L4	244.92'	N36° 10' 55"W
L5	24.28'	N05° 20' 55"E
L6	215.61'	N39° 04' 08"W
L7	184.59'	S82° 12' 54"E
L8	139.57'	N50° 36' 02"E
L9	21.04'	S84° 32' 11"E
L10	285.13'	N07° 47' 06"E
L11	126.07'	N29° 33' 10"E

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
MUTUAL ACCESS & UTILITY EASEMENT	M.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

BOUNDARY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	66.01'	330.00'	011°27'41"	65.90'	S66°10'40"E

OFF-SITE TRAIL NOTES:

OFF-SITE TRAIL SIDEWALK SHOWN IS SUBJECT TO THE CITY OF WAXAHACHIE TAKING TITLE TO THE PROPERTY

SITE LEGEND

CONCRETE CURB
SAW-CUT LINE
FENCE
FIRE LANE
STRIPING
PARKING SPACES
MONUMENT/PYLON SIGN
WHEEL STOPS
HANDICAP LOGO
HANDICAP SIGN
RAMP
BOLLARD
TRAFFIC ARROW
FIRE HYDRANT
DUMPSTER
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
SANITARY SEWER DOUBLE CLEANOUT
SANITARY SEWER SAMPLE PORT
GREASE TRAP
DOMESTIC WATER METER
IRRIGATION METER
GAS METER
TRANSFORMER
LIGHT POLE
POWER POLE

PROJECT CONTACT LIST	
OWNER BOMAC WAX INVESTMENT LLC P.O. BOX 96011 SOUTHLAKE, TEXAS 76092 CONTACT: KEVIN McINTOSH PHONE: 817-778-4711	DEVELOPER CR FITNESS HOLDINGS, LLC ADDRESS: 6425 TALKING TREE CT CUMMING GA 30028 CONTACT: KELSEY CARSON PHONE: 816-695-5723
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469) 213-1707 TX. P.E. FIRM #11525	ARCHITECT PHILLIPS PARTNERSHIP 5901 PEACHTREE DUNWOODY RD SUITE A-450 ATLANTA, GA 30328 CONTACT: BRAD REARDON PHONE: 770-394-1616
SURVEYOR STANTEC CONSULTING SERVICES INC. 6080 TENNYSON PARKWAY, SUITE 200 DALLAS, TEXAS 75024 CONTACT: MICHAEL J. MURPHY PHONE: 214-473-2463	

BENCHMARK

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1983 (NAD83) BY BASED ON LEICA ECOSYSTEMS NORTH TEXAS SMARTNET NETWORK.

BM: 1
CUT "X" IN TOP OF CURB INLET ON THE NORTH SIDE OF BESSIE COLEMAN BLVD. APPROXIMATELY 40 FEET EAST OF THE EAST R.O.W. OF U.S. HIGHWAY 77.
ELEVATION = 622.69'

BM: 2
PK NAIL WITH WASHER STAMPED "BURY" AT THE INTERSECTION OF WILDFLOWER DRIVE & SOUTH HILL DRIVE IN COUNTRY MEADOWS ADDITION PHASE I, AT THE SOUTHWEST EDGE OF THE "KNUCKLE" PAVEMENT
ELEVATION = 613.79'

FLOOD PLAIN NOTE

BY GRAPHIC PLOTTING ONLY THE SUBECT TRACT SHOWN HEREON LIES WITHIN ZONE AE, DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED)", A PORTION OF TRACTS 1 AND 2 SHOWN HEREON LIE WITHIN ZONE "X" UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", A PORTION OF TRACT 2 LIES WITHIN ZONE X SHADED DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT R WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE: AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48139C0190G, DATED OCTOBER 19, 2023, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NO.	DATE	DESCRIPTION	BY
1	09/17/25	1ST SITE PLAN SUBMITTAL	KP
2	11/19/25	1ST ZONING SUBMITTAL	KP
3	12/31/25	2ND ZONING SUBMITTAL	KP
4	01/20/26	3RD ZONING SUBMITTAL	KP
5	01/30/26	4TH ZONING SUBMITTAL	KP
6	02/03/26	5TH ZONING SUBMITTAL	KP

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
02/03/26

Know what's below. Call before you dig.

ZDC-173-2025

OVERALL CONCEPT PLAN

CRUNCH FITNESS

THE PLAZA AT BESSIE COLEMAN

LOT 7, BLOCK A

CITY OF WAXAHACHIE

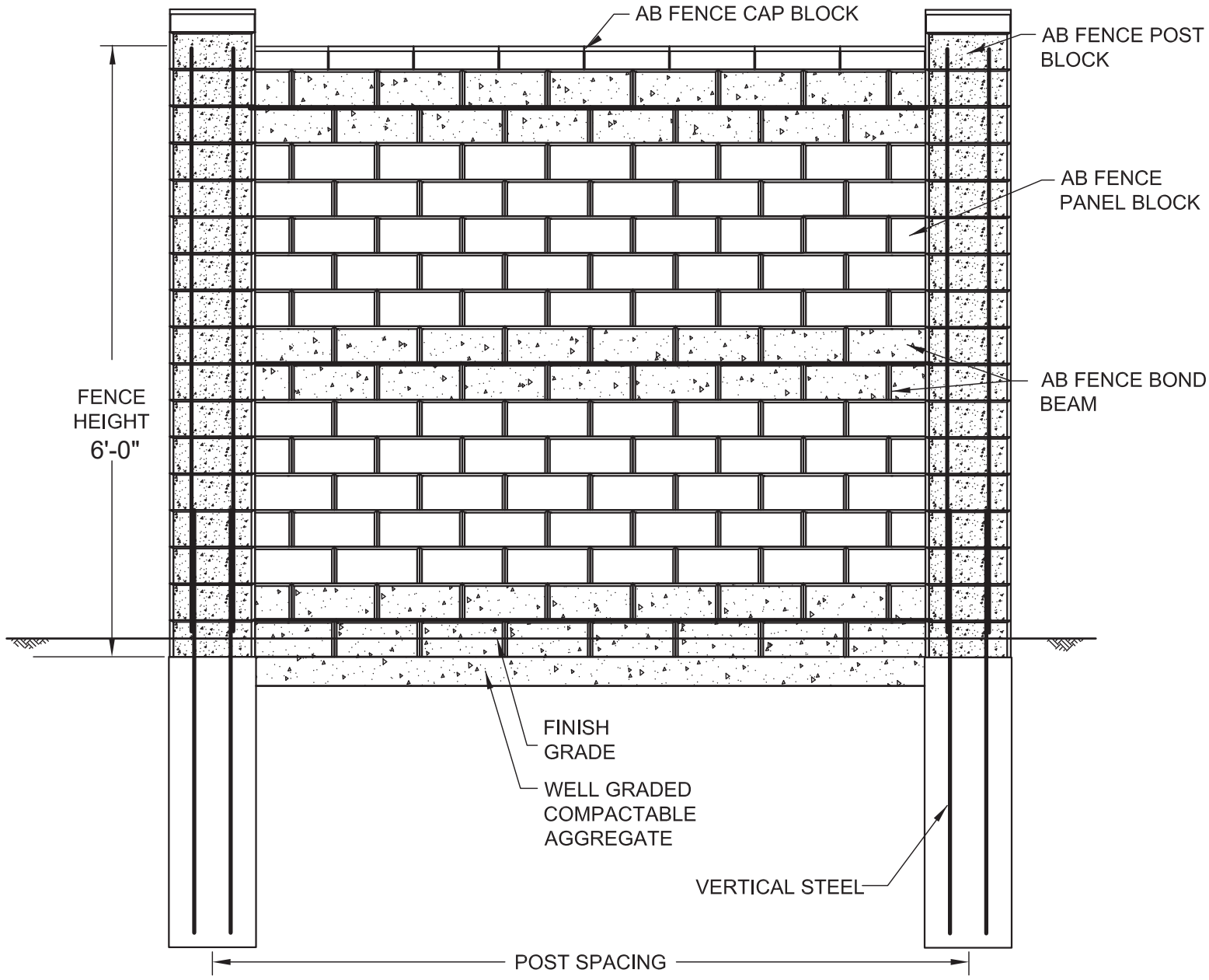
ELLIS COUNTY, TEXAS 75165

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	09/17/25	SEE SCALE BAR	127-25	OCP

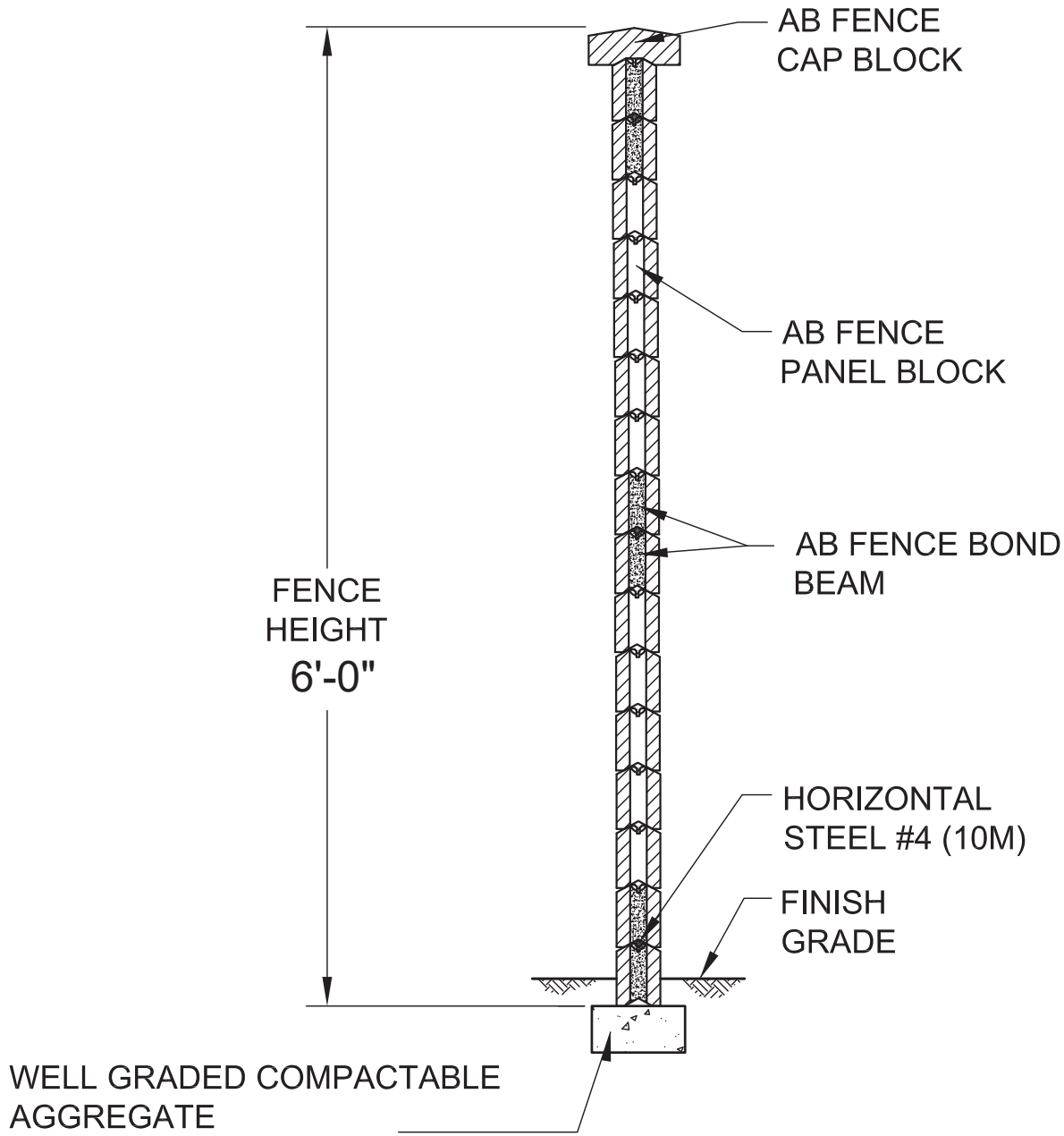
TX. P.E. FIRM #11525

EXHIBIT I SCREENING WALL DETAIL _ Item 11&12



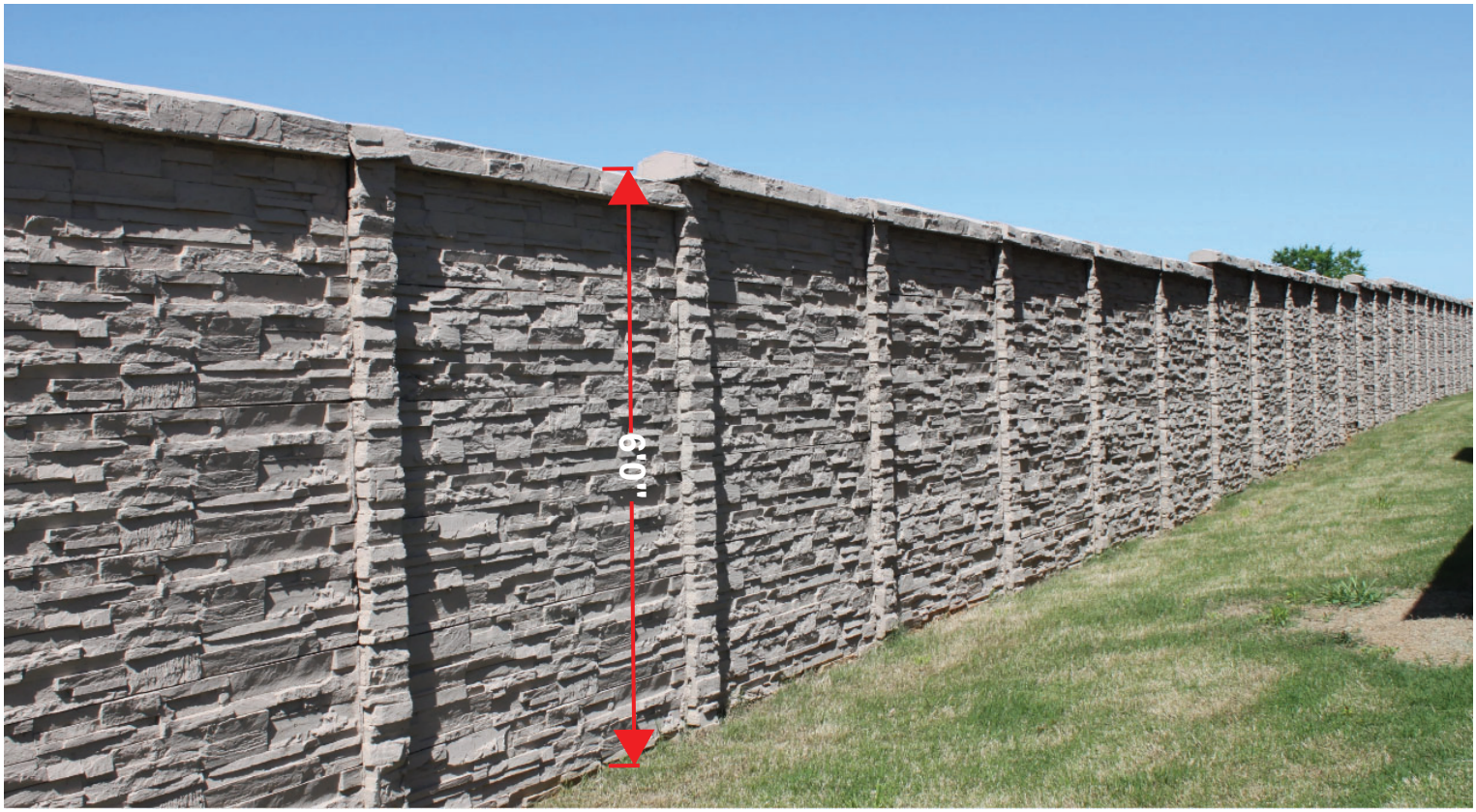
Designed By:	Title: AB FENCE PANEL ELEVATION		Date:
Checked By:	ALLAN BLOCK	The purpose of this drawing is for preliminary design only. This drawing should not be used for final design or construction without the certification of a professional engineer registered in the state in which the fence will be built. The accuracy and use of details contained in this document are the sole responsibility of the user. The user must verify each detail for accuracy as they pertain to their particular project.	Project No:
Scale: NOT TO SCALE		© 2005 Allan Block	Drawing No:

Item 11&12



Designed By:	Title: AB FENCE PANEL SECTION		Date:
Checked By:	ALLAN BLOCK	The purpose of this drawing is for preliminary design only. This drawing should not be used for final design or construction without the certification of a professional engineer registered in the state in which the wall will be built. The accuracy and use of details contained in this document are the sole responsibility of the user. The user must verify each detail for accuracy as they pertain to their particular project.	Project No:
Scale: NOT TO SCALE		© 2005 Allan Block	Drawing No:

Item 11&12



Item 11&12



CR FITNESS: CRUNCH FITNESS

Operational Plan November 2025

Item 11&12

MISSION: NO JUDGEMENTS

Some may call it a tagline, but for us, it's a way of life. It's our Monday-thru-every-day mantra. an Unfiltered philosophy that drives us to creat a community and a gym for all.

No judgements means room for everyone, regardless of shape, size, age, race, gender, or fitness level. No matter your workout of choice, we want you to feel good while reaching your goals

Item 11&12

WHY WE DO WHAT WE DO

We started modestly as one small gym in a humble basement studio in New York City's Greenwich Village in 1989 as a welcoming place for a diverse group of people to get fit. while we believe in the power of fitness to improve lives, we also know exercise is hard work and everyone can use a little more motivation. So we've fused fitness and entertainment so that we ca make serious exercise fun.

Item 11&12



OUR GYMS

Our gyms are filled with the best strength and cardio equipment in the industry - all the essentials you need for a great workout.

Our world-class personal trainers work with you to experience all the awesomeness that Crunch has to offer at an incredibly low price

Item 11&12



OUR GYMS

Hours of Operation:

5:00AM - 11:00PM M-Th

5:00am - 10:00PM Fri

7:00am - 7:00PM Sun Sat

Employment Opportunity: a typical club employs between 13-20 people with 5-8 employees working each shift. Staff members work as cleaning attendants to monitor and maintain cleanliness in zones throughout the gym using electrostatic sanitization sprayers and professional cleaners for deep disinfection.

Group Fitness Classes are available at each gym including Zumba, Pilates, Yoga, HIIT, Ride, ETC.

The membership plans range from $9.99 a month to $29.99 depending on additional perks and benefits selected. Including Tanning, Personal Training Opportunities, and Rest and Recovery access

Item 11&12

CR FITNESS

CR Fitness is the leading Crunch franchisee in the Crunch system in regards to size, profitability, and operational success. They currently operate around 50 clubs Florida, Atlanta, Charlotte, NC, and northern Dallas, TX markets. CR Fitness has plans to grow to 100 clubs in the next five years. Club size typically ranges between 35,000 - 40,000sqft

Item 11&12

Texas Location



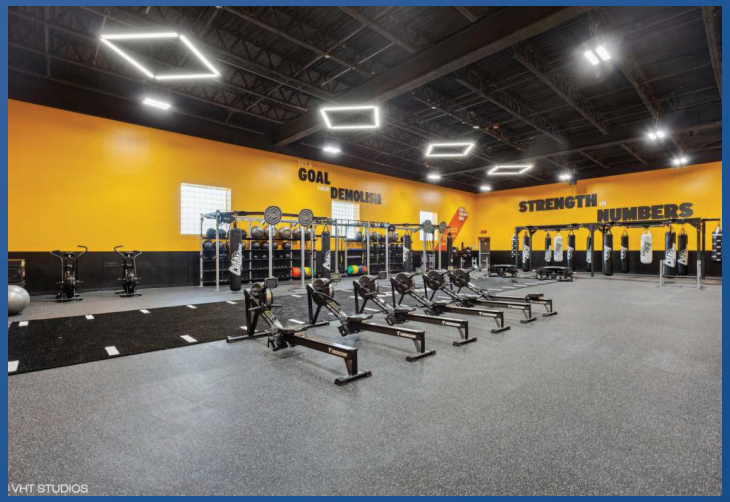


Florida Location

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HEAVY
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CIRCUIT


GOAL
DEMOLISH
STRENGTH
NUMBERS
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THANK YOU!