

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 24, 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 March 10, 2026
- b. Consider a request by Richard Keenan, Ovilla Builders Inc for a Replat of RGV PLAZA, lots 4R-1A and 4R-1B, Block B, being 2.389 acres, located at 141-151 RGV Parkway, situated in the Robert Parks Survey, Abstract 851, an addition to the City of Waxahachie (Property IDs 238271, 259297) – Owner: Maqbul Property Services & Management INC (SUB-15-2026)

- c. Consider a request by Kelly Dlabaj, for a Replat of Lot 6, Lot 7 & the HOA Amenity Lot, Block 1 of the Haley's Place Addition, to create Lot 6R & Lot 7R of the Haley's Place Addition, being 0.370 acres, located at 304 & 300 Haley Drive (Property IDs 314068 & 276717)– Owners: Kelly Dlabaj & Adrian Tijerina and Carlos Leal (SUB-19-2026)
- d. Consider a request by Kailey Massey, for a Plat of Garden Valley Crossing Addition, Lots 1 & 2, Block 1, being 4.084 acres, located at the northwest corner of Broadhead Road and Garden Valley Parkway, situated in the John B. Adams & Ann Adams Survey, Abstract No. 5, an addition to the City of Waxahachie (Property ID: 242234 – Owner(s): WP Legacy LTD and Darwood Broadhead Partners, LP (SUB-26-2026)
5. **Public Hearing** on a request by Priya Acharya, for a Specific Use Permit (SUP) for a Drive-Through Establishment (Frost Bank) use within a General Retail (GR) zoning district located directly east of 2181 N US Highway 77 (Property ID 312998) - Owner: Waxahachie Hedgewood 1, LLC (ZDC-181-2025)
6. **Consider** approval of ZDC-181-2025
7. **Public Hearing** on a request by Tiffany Novotny, for a Specific Use Permit (SUP) for a Tattoo Shop use within a Commercial (C) zoning district located at 201 Ferris Ave (Property ID 170985) - Owner: Lynne Lee (ZDC-13-2026)
8. **Consider** recommendation of ZDC-13-2026
9. Adjourn

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

ACCESSIBILITY STATEMENT

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the ADA Coordinator at (469) 309-4000 or (TDD) 1-800-RELAY TX

Notice of Potential Quorum

***One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.***

Planning and Zoning Commission
March 10, 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, March 10, 2026 at 7:00 p.m.

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

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

Jimmy Poarch gave the invocation.

3. Public Comments

None.

4. Consent Agenda

- 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)

Action:

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

5. Public Hearing on a request by 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)

Planner Caleb Ensley presented the Item. 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.

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.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, ten 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) letter of support for the SUP request.

Chair Johnson opened the Public Hearing at approximately 7:07 p.m.

There being no others to speak for or against ZDC-3-2026, Chair Johnson closed the Public Hearing at approximately 7:07 p.m.

6. Consider recommendation of ZDC-3-2026

Action:

Chad Hicks moved 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. Motion was seconded by Ryan Simpson and carried unanimously (7-0).

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)

Planner David Jones presented the Item. 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

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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 a SUP in the SF-1 Zoning District.

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

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

Chair Johnson opened the Public Hearing at approximately 7:10 p.m.

There being no others to speak for or against ZDC-8-2026, Chair Johnson closed the Public Hearing at approximately 7:10 p.m.

8. Consider recommendation of ZDC-8-2026

Action:

Jenny Bridges moved 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. Motion was seconded by Jimmy Poarch and carried unanimously (7-0).

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)

Planning Manager Zack King presented the Item. 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.

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

Chair Johnson opened the Public Hearing at approximately 7:13 p.m.

There being no others to speak for or against ZDC-10-2026, Chair Johnson closed the Public Hearing at approximately 7:13 p.m.

10. Consider recommendation of ZDC-10-2026

Action:

Terry Connor moved 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. Motion was seconded by Chad Hicks and carried unanimously (7-0).

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)

Planner Caleb Ensley presented the Item. 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-Commercial (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.

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.

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. The length of the trail connection from Crunch Fitness to Mustang Creek Park is approximately 1,600 feet. In addition to construction of the trail, 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.

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.

The applicant has provided a Landscape Plan that identifies the proposed landscaping for the site. The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. Notably, the applicant has clustered required landscaping along the eastern property line to provide a 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.

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.

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.

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 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

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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.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 30 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received two (2) letters of support and zero (0) letters of opposition for the PD request.

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

There being no others to speak for or against ZDC-173-2025, Chair Johnson closed the Public Hearing at approximately 7:32 p.m.

12. Consider recommendation of ZDC-173-2025

Action:

Jenny Bridges moved 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. Motion was seconded by Chad Hicks and carried unanimously (7-0).

13. Adjourn

There being no further business, the meeting adjourned at 7:34 p.m.

Respectfully submitted,

David Jones, Planner

Planning & Zoning Department

Plat Staff Report

Case: SUB-15-2026



MEETING DATE(S)

Planning & Zoning Commission: March 24, 2026

CAPTION

Present a request by Richard Keenan, Ovilla Builders Inc for a Replat of RGV PLAZA, lots 4R-1A and 4R-1B, Block B, being 2.389 acres, located at 141-151 RGV Parkway, situated in the Robert Parks Survey, Abstract 851, an addition to the City of Waxahachie (Property IDs 238271, 259297) – Owner: Maqbul Property Services & Management INC (SUB-15-2026)

RECOMMENDED MOTION

"I move to approve SUB-15-2026, a Plat of the RGV PLAZA, lots 4R-1A and 4R-1B, Block B, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to replat the property from one (1) lot into two (2) commercial lots.

CASE INFORMATION

<i>Applicant:</i>	Richard Keenan, Ovilla Builders Inc.
<i>Property Owner(s):</i>	Maqbul Property Services & Management INC
<i>Site Acreage:</i>	2.389 acres
<i>Number of Lots:</i>	2 lots
<i>Number of Units:</i>	0 units
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property

SUBJECT PROPERTY

<i>General Location:</i>	141 and 151 RVG Parkway
<i>Parcel ID Number(s):</i>	238271, 259297
<i>Current Zoning:</i>	PD-1-C
<i>Existing Use:</i>	Commercial uses
<i>Platting History:</i>	The subject property was previously platted as Lots 4R-A and 4R-B, Block B of the RGV Plaza.

Site Aerial:



STAFF CONCERNS

The applicant proposes to replat the subject property from one (1) lot into two (2) commercial lots. The subject property is located in the Planned Development-1-Commercial (PD-C-1) zoning district and the proposed replat complies with the lot size and dimension requirements of the district. The replat includes a 20' utility easement along the north property boundary, a 25' utility easement along RGV Parkway, and a 15' utility easement along the western border.

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

RECOMMENDATION

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

Conditions:

1. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, The location and width of all streets, alleys and easements, existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted for all new streets (street name approval is required at the time the plat is approved)
2. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-15-2025", please revise accordingly.
3. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

Conditions (Continued):

4. Per section 2.3.b of the Waxahachie Subdivision Ordinance, At the time the developer files a plat application with the Planning Director, he shall also file a certificate showing that all taxes have been paid on the property to be subdivided, and that no delinquent taxes exist against the property in accordance with Section 1.14.
5. Per Section 2.4.f of the Subdivision Ordinance, add a note that states "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.
6. Per Section 3.3.e of the Subdivision Ordinance, note any restrictions for the Parking Easement or reference the recorded document that contains the restrictions.
7. Per Section 3.3.e of the Subdivision Ordinance, note any restrictions for the Private Drainage Easement or reference the recorded document that contains the restrictions, and name the property it serves in a note.
8. Per Section 3.3.e of the Subdivision Ordinance, clarify this easement will be a Private Waterline Easement and name the Property that it serves and any restrictions in a note.
9. Per Section 3.3.e of the Subdivision Ordinance, provide the necessary Access Easement(s).

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:

David Jones

Planner

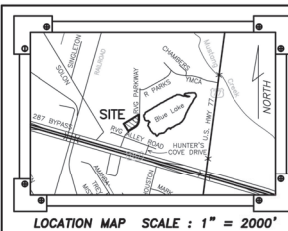
david.jones@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com



- GENERAL NOTES:**
1. **100-Year Flood Note:**
NO 100-Year Floodplain
Per FIRM Map # 48139C0190 G
Dated: October 19, 2023
 2. Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.
 3. Fences, retaining walls and screening walls shall not be placed in utility easements.

LEGEND	
○	Property Corner Symbol
—	Found
S.R.C.	Steel Rod Capped
S.R.	Steel Rod
S.P.	Steel Pipe
U.E.	Utility Easement
P/P	Utility Pole
R.O.W.	Right of Way
P.O.B.	Point of Beginning
C/L	Centerline
BL	Building Line
W/L	Water Line
W/M	Water Meter
M/H	Sewer Manhole
C/D	Cleanout
F/H	Fire Hydrant
D.U.E.	Drainage & Utility Exmt

OWNERS:
MAQBUL PROPERTY SERVICES
& MANAGEMENT INC
617 Killamey
Richardson, Texas 75081
Attn.: Dr. Amir Kahn
214-603-5557

LOT 1R, BLOCK 1
DART ADDITION
Cabinet C, Slide 303 PRECT
(DARTCO OF TEXAS LTD
Vol. 2604, Pg. 1470
OPRECT)

(Maqbul Property Services
& Management, Inc.
Inst. 1730547 OPRECT)

Existing Lot 4B-14

**LOT 4R-1AR-
BLOCK B
1.164 ACRES**
Existing Lot 4R-1A
Cabinet P, Slide 59:
PRECT
(Moqbul Property Services
& Management, Inc.
Inst. 1828171 OPRECT)

LOT 4R-1AR-2,
BLOCK B
1.224 ACRE

LOT 3,
BLOCK B
RVG PLAZA
Cabinet H,
Slides 328 &
329 PRECT
(CHVLPL Corp
Inst. 2434144 OPRECT)

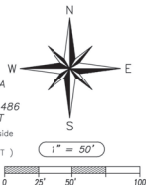
REPLAT
LOT 4R-1A & LOT 4R-1B
BLOCK B
RVG PLAZA

Being a 2.389 Acres Replat of All of
Lot 4R-1A, Block B, RVG PLAZA,
according to the Replat thereof
recorded in Cabinet P, Slide 594, Plat
Records, Ellis County, Texas
Case Number: SUB-###-2026

APPROVED BY: Planning and Zoning Commission City of Waxahatchie

By: _____
Chairperson

Attest _____ Date _____



Item 4b

LOT 4R BLOCK A
BLUE LAKE VILLAS
CABINET E, SLIDE
1368 PRECT

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, MAGBOL Property Services & Management, Inc. is the Owner of a block of land situated in the Robert Parks Survey, Abstract Number 851, Ellis County, Texas and being Lot 4R-1A, Block B, RVG PLAZA, an addition to the City of Waco, Texas, as recorded in Cabinet P, Slide 594, Plat Records of Ellis County, Texas (PRECT), and being the tract (Lot 4R-1A) described in deed from ADEM1 Family Limited Partnership Ltd to Magbol Property Services and Management Inc., recorded in Instrument Number 171902Z and the tract (Lot 4R-1D) described in deed from Sturges Park Properties, L.P. to Magbol Property Services and Management Inc., recorded in Instrument Number 173054Z of Official Public Records, Ellis County, Texas and being more particularly described as follows:

BEGINNING at a point on the northwest right of way line of RVC Parkway, a 60 foot public Right of Way defined by Final Plat of RVC Plaza, on addition to the City of Washoehire, recorded in Cabinet N, Side 328, Plat 14-89-01, and on the southeast line of the Joseph Benson Survey, Abstract Number 104 and of Lot R-1, Block 1, Dart Addition, recorded in Cabinet N, Side 328, Plat 14-89-01, and on the southeast corner of a 30' Easement for Road Purposes, defined by said Dart Addition Plat, a 3/4 inch steel rod found, having surface coordinate values of North (Y) = 6841628.41 feet and East (X) = 2478635.22 feet, based on the Texas State Plane System, North American Datum of 1983 and on obtained from observations of Global Positioning System (GPS) data, and

THENCE S 03°30'30" E, with the east line of said Lot 4R-8 and said Parkway right of way line, 167.06 feet (Plat = 14-89-01) to the southeast corner of said Lot 4R-8, and continuing on a non-tangent curve to the right having a radius of 220.0 feet, of a 3/8 inch steel rod with plastic cap, and

THENCE SOUTHWESTERLY with the with the east line of said Lot 4R-B, said Parkway right of way line and the arc of said curve, having a Central Angle of 57°55'16" and a Chord of 213.28 feet with a Chord bearing of S 28°29'50" W, passing at an Arc length of 37.36 feet the southeast corner of said Lot 4R-B and the eastern most northeast corner a 1/2 inch steel rod found, continuing in all, an Arc length of 222.66 feet to the end of said curve, a 1/2 inch steel rod found;

THENCE S 57°25'09" W (Plat - S 58°38'43" W), with the southeast line of said Lot 4R-A and the northwest right of way line of 236.27 feet to the southwest corner of said Lot 4R-A and the southeast corner of Lot 3, Block B, RVG Plaza, recorded in Cabinet H, Slide 328, PRECT, a 1/2 inch steel rod found;

THENCE N 32°31'14" W, with the common line of said Lot 4R-A and said Lot 3, for 244.83 feet (Same as Plat) to the northwest corner of said Lot 4R-A, Block B, RVG Plaza, the northeast corner of said Lot 3, Block B, RVG Plaza and on the southeast line of said Lot 1R, Block 1, Dart Addition, a $\frac{1}{8}$ inch steel rod found

THENCE N 57°26'00" E, with the common line of said Lot 4R-A, Block B, RVG Plaza and of said Lot 1R, Block 1, Dart Addition, 511.13 feet (Plat - N 58°35'57" E, 511.13 feet) to the point of beginning and containing approximately 2.389 acres of land.

Bearings herein are based on the Texas Coordinate System of 1983, Texas North Central Zone per GPS observations.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

[illegible]

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

WITNESS, my hand, this the _____ day of _____, 2026
BY:

Amir Kahn
Managing Agent
MAQBUL Property Services & Management, Inc.

STATE OF TEXAS §
COUNTY OF ELLIS §

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

Given under my hand and seal of office, this _____ day of _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S CERTIFICATE

This is to certify that I, Stuart G. Hamilton, a Registered Public Land Surveyor of the State of Texas, have platted the subdivision hereon from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

Stuart G. Hamilton
Registered Professional
Number 4480

Revisions	By
Davis & McDill, LLC SURVEYING — LAND PLANNING — FLOODPLAIN MANAGEMENT P.O. BOX 4826, WAXAHACH, TEXAS 75168 PHONE: 972-335-1136 FAX: 972-335-1135 A Texas licensed surveying firm # 10194651  D&M	
Date: 2-13-2026 Scale: 1" = 50' Drawn: D. McDill Job: 225-0121 Sheet 1 of 1 sheets.	

Planning & Zoning Department

Plat Staff Report

Case: SUB-19-2026



MEETING DATE(S)

Planning & Zoning Commission:

March 24, 2026

CAPTION

Consider a request by Kelly Dlabaj, for a **Replat** of Lot 6, Lot 7 & the HOA Amenity Lot, Block 1 of the Haley's Place Addition, to create Lot 6R & Lot 7R of the Haley's Place Addition, being 0.370 acres, located at 304 & 300 Haley Drive (Property IDs 314068 & 276717)– Owners: Kelly Dlabaj & Adrian Tijerina and Carlos Leal (SUB-19-2026)

RECOMMENDED MOTION

*"I move to approve SUB-19-2026 for a **Replat** of the Haley's Place Addition, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The Applicant requests to Replat Lot 6, Lot 7, & the HOA Amenity lot, Block 1 t of the Haley's Place Addition to creat Lot 6R & 7R.

CASE INFORMATION

Applicant:

Kelly Dlabaj

Property Owner(s):

Kelly Dlabaj & Adrian Tijerina and Carlos Leal

Site Acreage:

0.370 acres

Number of Lots:

2 lots

Number of Dwelling Units:

2 units

Park Land Dedication:

N/A

Adequate Public Facilities:

Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:

300 & 304 Haley Drive

Parcel ID Number(s):

314068 & 276717

Current Zoning:

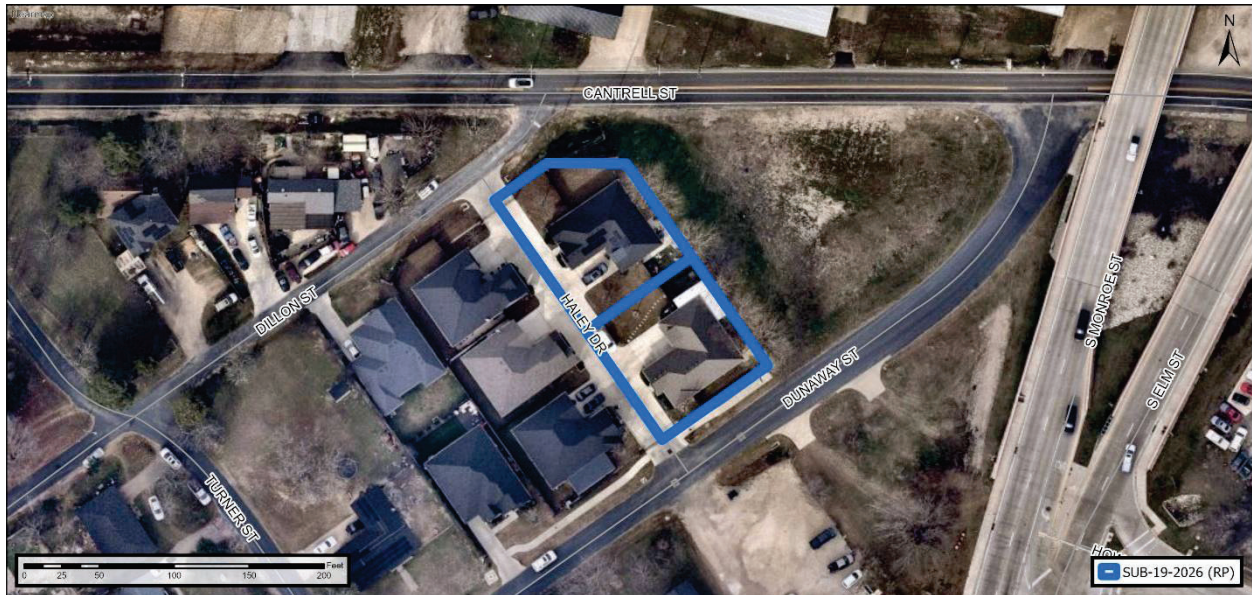
Planned Development-Single Family-3 (PD-SF-3)

Existing Use:

Single-Family Residential

Platting History:

The subject property is platted as Lot 6, Lot 7, & an HOA Amenity Lot, Block 1 of the Haley's Place Addition in 2019

Site Aerial:**PLANNING ANALYSIS**

The subject property consists of Lot 6, Lot 7, and HOA Amenity Lot of the Haley's Place Addition. The Applicant proposes to reconfigure these lots and eliminate the HOA Amenity Lot to create Lots 6R & Lots 7R of the Haley's Place Addition through the replatting process. The subject property is located within a Planned Development-Single Family-3 zoning district and does adhere to current lot dimensions and size requirements under the current zoning. The zoning for the property was recently amended to allow for the elimination of the HOA Amenity Lot.

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

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Replat, subject to the following conditions.

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90-days of your filing date) will need to be provided with your plat at the time of filing.
2. Per Section 2.4.c.1 of the Waxahachie Subdivision Ordinance, an accurate location (vicinity) map is required. The road label N HIGHWAY 77 is incorrect. Please change N to S.
3. Per section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only recorded easements need to be shown on this plat. Please revise.
4. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the location and width of all streets need to be shown. Please revise to show the width of Haley Drive.
5. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-19-2026", revise accordingly.
6. 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.

Conditions Continued:

7. Per Sections 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.
8. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised **Item 4c** 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 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. The Applicant has paid the recording fee of \$103.00.
2. The Applicant has received a letter of acceptance from the Public Works Department confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley

Planner

Caleb.Ensley@waxahachie.com

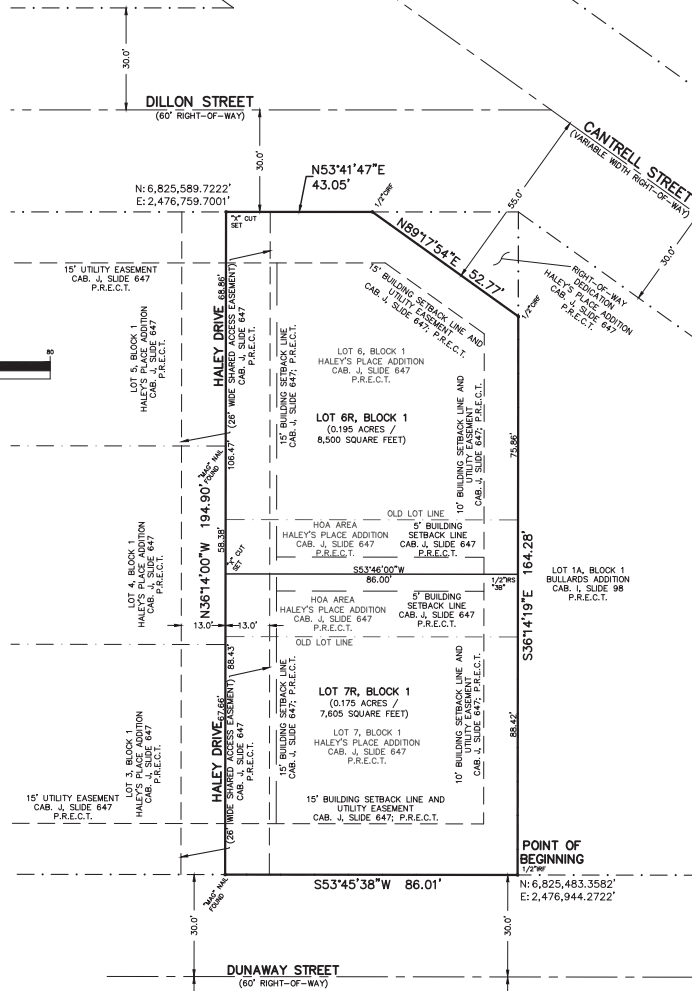
Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

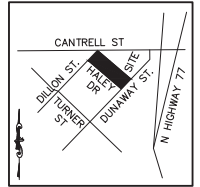
trenton.robertson@waxahachie.com

Item 4c



LEGEND

ORS	CAPPED IRON ROD SET
ORF	CAPPED IRON ROD FOUND
SF	ZONING DESIGNATION (SINGLE FAMILY)
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
CAB.	CABINET
PG.	PAGE
D.R.E.C.T.	DEED RECORDS ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS ELLIS COUNTY, TEXAS
R.P.R.E.C.T.	REAL PUBLIC RECORDS ELLIS COUNTY, TEXAS



LOCATION MAP
"NOT TO SCALE"

GENERAL NOTES:

1. ALL CORNERS ARE A ONE-HALF INCH IRON ROD SET WITH CAP STAMPED "3B" UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).

CASE NUMBER SUB-____-____ REPLAT LOTS 6R AND 7R, BLOCK 1 HALEY'S PLACE ADDITION

2 RESIDENTIAL LOTS
ZONED: PD-SF-3

BEING A 0.370 ACRE TRACT OF LAND BEING A PART OF THE EW ROGERS SURVEY, ABSTRACT NO. 896 AND BEING A REPLAT OF LOTS 6, 7 AND THE HOA LOT, BLOCK 1, HALEY'S PLACE ADDITION;

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

KELLY DLABAJ
ADRIAN TIERINA **OWNER/DEVELOPER**
300 Haley Drive
Waxahachie, Texas 75165-2175
Contact: Kelly Dlabaj (214) 289-8948

CARLOS LEAL **OWNER**
304 Haley Drive
Waxahachie, Texas 75165-2175

3B LAND SURVEYING, INC **SURVEYOR**
656 Bacok Rd
Ennis, Texas 75119 (972) 825-7949
TBPLS No. 10194480

Dated: November 18, 2025

Sheet 1 of 2

FLOOD STATEMENT: According to Community Panel No. 48139C01900, dated October 19, 2023, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplains), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Item 4c

STATE OF TEXAS §
COUNTY OF ELLIS §

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

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

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

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

SURVEY CERTIFICATION

THAT I, Edward Scott Bacak, R.P.L.S. do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon, as set, were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Waxahachie.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

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



STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Edward Scott Bacak, known to me to be the person whose name is subscribed to the consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Ennis, Ellis County, Texas, This ____ day of _____, 2025.

Notary Public in and for the State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

THAT We, **Kelly Diabaj, Adrian Tijerina and Carlos Leal**, do hereby adopt this plat designating the herein above described property as Lots 6R and 7R, Block 1, Haleys Place Addition, an addition to the City of Waxahachie, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements, as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Waxahachie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility, 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 building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Waxahachie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the ____ day of _____, 2025.

By:

Kelly Diabaj
(OWNER LOT 7R)

Adrian Tijerina
(OWNER LOT 7R)

Carlos Leal
(OWNER LOT 6R)

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Kelly Diabaj, known to me to be the persons whose name is subscribed to the consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Waxahachie, Ellis County, Texas, This ____ day of _____, 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Adrian Tijerina, known to me to be the persons whose name is subscribed to the consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Waxahachie, Ellis County, Texas, This ____ day of _____, 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Carlos Leal, known to me to be the persons whose name is subscribed to the consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Waxahachie, Ellis County, Texas, This ____ day of _____, 2025.

Notary Public in and for the State of Texas

APPROVED BY:
Planning and Zoning Commission City of Waxahachie

By: _____ Date _____
Chairperson

Attest _____ Date _____

APPROVED BY: City Council

BY: _____ Date _____
Mayor

Attest _____ Date _____

CASE NUMBER SUB-____-____
REPLAT

LOTS 6R AND 7R, BLOCK 1
HALEYS PLACE ADDITION

2 RESIDENTIAL LOTS
ZONED: PD-SF-3

BEING A 0.370 ACRE TRACT OF LAND BEING A PART OF
THE EW ROGERS SURVEY, ABSTRACT NO. 896 AND
BEING A REPLAT OF
LOTS 6, 7 AND THE HOA LOT, BLOCK 1,
HALEYS PLACE ADDITION;

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

KELLY DLABAJ
ADRIAN TIJERINA
Waxahachie, Texas 75165-2175
Contact: Kelly Diabaj

OWNER/DEVELOPER
(214) 289-8948

CARLOS LEAL
304 Haley Drive
Waxahachie, Texas 75165-2175

OWNER

3B LAND SURVEYING, INC
656 Bacak Rd
Ennis, Texas 75119
TBPLS No. 10194480

SURVEYOR
(972) 825-7949

Dated: November 18, 2025

Sheet 2 of 2

Drawing: C:\Users\EdwardBacak\OneDrive - 3B Land Surveying, Inc\Projects\JL4001\JL4001-plat.dwg Saved By: EdwardBacak Save Time: 11/17/2025 6:28 PM

Planning & Zoning Department

Plat Staff Report

Case: SUB-6-2026



MEETING DATE(S)

Planning & Zoning Commission: March 24, 2026

CAPTION

Consider request by Kailey Massey, for a **Plat** of Garden Valley Crossing Addition, Lots 1 & 2, Block 1, being 4.084 acres, located at the northwest corner of Broadhead Road and Garden Valley Parkway, situated in the John B. Adams & Ann Adams Survey, Abstract No. 5, an addition to the City of Waxahachie (Property ID: 242234 – Owner: WP Legacy LTD and Darwood Broadhead Partners, LP (SUB-26-2026)

RECOMMENDED MOTION

*"I move to approve SUB-26-2026 for a **Plat** of Block 1, Lots 1 and 2 of the Garden Valley Crossing Addition to create two (2) nonresidential use lots, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The Applicant requests to Plat Block 1, Lots 1 and 2 of the Garden Valley Crossing Addition to create two (2) lots for nonresidential use.

CASE INFORMATION

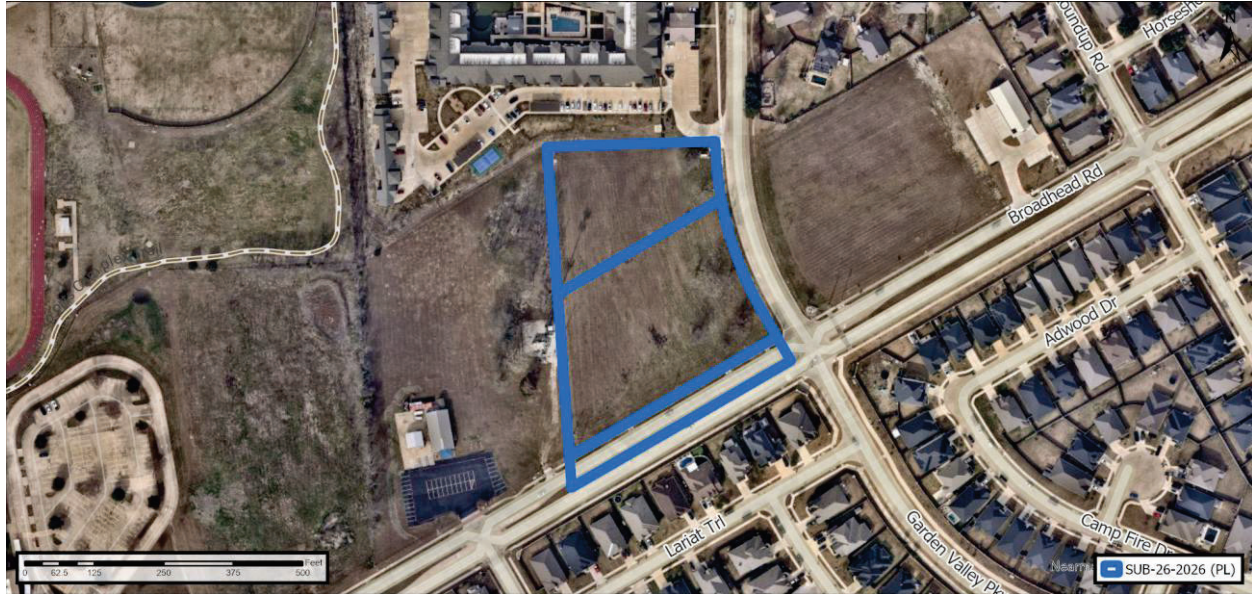
<i>Applicant:</i>	Kailey Massey, Darwood Broadhead Partners LP
<i>Property Owner(s):</i>	WP Legacy LTD and Darwood Broadhead Partners LP
<i>Site Acreage:</i>	4.084 acres
<i>Number of Lots:</i>	2 lots
<i>Number of Dwelling Units:</i>	0 units
<i>Park Land Dedication:</i>	The applicant is responsible for a cash payment in lieu of park dedication at a rate of \$600.00 per acre, for a total amount of \$2,450.40. This payment must be submitted prior to the recording of the plat.
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property by extension of water & sewer lines.

SUBJECT PROPERTY

<i>General Location:</i>	Northwest corner of Broadhead Road & Garden Valley Parkway
<i>Parcel ID Number(s):</i>	242234
<i>Current Zoning:</i>	Planned Development District – Neighborhood Services (PD-NS)
<i>Existing Use:</i>	Undeveloped

Platting History:

The subject property is currently unplatted

Site Aerial:**PLANNING ANALYSIS**

The subject property consists of one (1) unplatted tract of land proposed to be subdivided into two (2) nonresidential lots through the platting process. The right-of-way (ROW) for the existing paved Broadhead Road, located along the subject property, has never been formally dedicated. Therefore, the property owner is dedicating their half of the required right-of-way (ROW) along Broadhead Road, totaling fifty (50) feet. Broadhead Road is designated as a Minor Arterial with a planned one-hundred-foot (100') right-of-way according to the City of Waxahachie Thoroughfare Plan.

In addition, the property owner is dedicating utility easements as required by the Waxahachie Subdivision Ordinance along Broadhead Road and Garden Valley Parkway. The property owner is also dedicating a sidewalk easement to allow for the construction of a public sidewalk along Broadhead Road, providing a safe pedestrian pathway, as required by the Garden Valley Crossing Development Agreement.

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

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Plat, subject to the following conditions.

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, the plat shall be accompanied by a tax certificate in accordance with State law.
2. Per Section 2.2 of the Waxahachie Subdivision Ordinance, the Planning & Zoning Commission takes action of this plat application. if you are seeking a relief from the Waxahachie Subdivision Ordinance, then the City Council will take action of this plat application. If you are not seeking relief, please remove the approval block for City Council.

Conditions (continued):

3. Per Section 2.4.c.1 of the Waxahachie Subdivision Ordinance, an accurate location (vicinity) map is required. Palmetto Rd and Palmer-Boyce Rd are incorrect. Please update PALMETTO RD to FM 878 and PALMER BOYCE RD to FM 879, and provide the correct spelling for PARK PLACE BLVD.
4. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, please update the info to reflect the individuals who will be signing this plat.
5. Per Section 2.4.c.25.vi.(f), please add the following note to the plat:
"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. The Sidewalk & Pedestrian 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 pedestrian use and access 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. The City of Waxahachie shall have the right to reconstruct, operate, place, lay, alter, substitute, relocate, replace, inspect, protect, repair, and remove sidewalk pedestrian ingress/egress access purposes, the sidewalk."
6. Per Section 2.6.j of the Waxahachie Subdivision Ordinance, the title shall identify the document as:
Plat
Garden Valley Crossing
Lots 1 and 2, Block 1

Being 4.084 acres situated in the John B. Adams and Ann Adams Survey, Abstract No. 5
City of Waxahachie, Ellis County, Texas

SUB-26-2026

ZONING: PD-NS (Ord. 3687)

7. Per Section 3.1.c.6.a of the Waxahachie Subdivision Ordinance, provide a right-of-way corner clip that complies with the exhibit shown on Page 11 of the City's Thoroughfare Standards & Pavement Design Methods manual.
8. Informational: Per Section 3.3 of the Waxahachie Subdivision Ordinance, a drainage easement may be needed to convey stormwater to the private drain on to The Hamilton property to the north of Lot 2.
9. Per Section 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Please add this to the notes and Owner's Certificate.
10. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fee of \$74.00 is required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then applicant will be notified to make corrections.
 - b. If all comments satisfied, 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. The Applicant has received a letter of acceptance from the Public Works Department confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu

Senior Planner

oanh.vu@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-181-2025



MEETING DATE(S)

Planning & Zoning Commission:

March 24, 2025

City Council:

April 6, 2025

CAPTION

Public Hearing on a request by Priya Acharya, for a **Specific Use Permit (SUP)** for a **Drive-Through Establishment (Frost Bank)** use within a General Retail (GR) zoning district located directly east of 2181 N US Highway 77 (Property ID 312998) - Owner: Waxahachie Hedgewood 1, LLC (ZDC-181-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-181-2025, a Specific Use Permit (SUP) for a Drive-Through Establishment (Frost Bank), subject to the conditions 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) to allow for a Drive-Through Establishment (Frost Bank) use within a General Retail (GR) zoning district located directly east of 2181 N US Highway 77.

CASE INFORMATION

Applicant:

Priya Acharya

Property Owner(s):

Waxahachie Hedgewood 1, LLC

Site Acreage:

1.512 acres

Current Zoning:

General Retail (GR)

Requested Zoning:

General Retail (GR) with SUP for a Drive-Through Establishment

SUBJECT PROPERTY

General Location:

Directly East of 2181 N US Highway 77

Parcel ID Number(s):

189379

Existing Use:

The subject property is currently undeveloped.

Development History:

In July of 2025, the property was platted as a portion of Lot 2, Block A of the BJ's Wholesale Membership Club Subdivision (SUB-22-2025).

Adjoining Zoning & Uses:

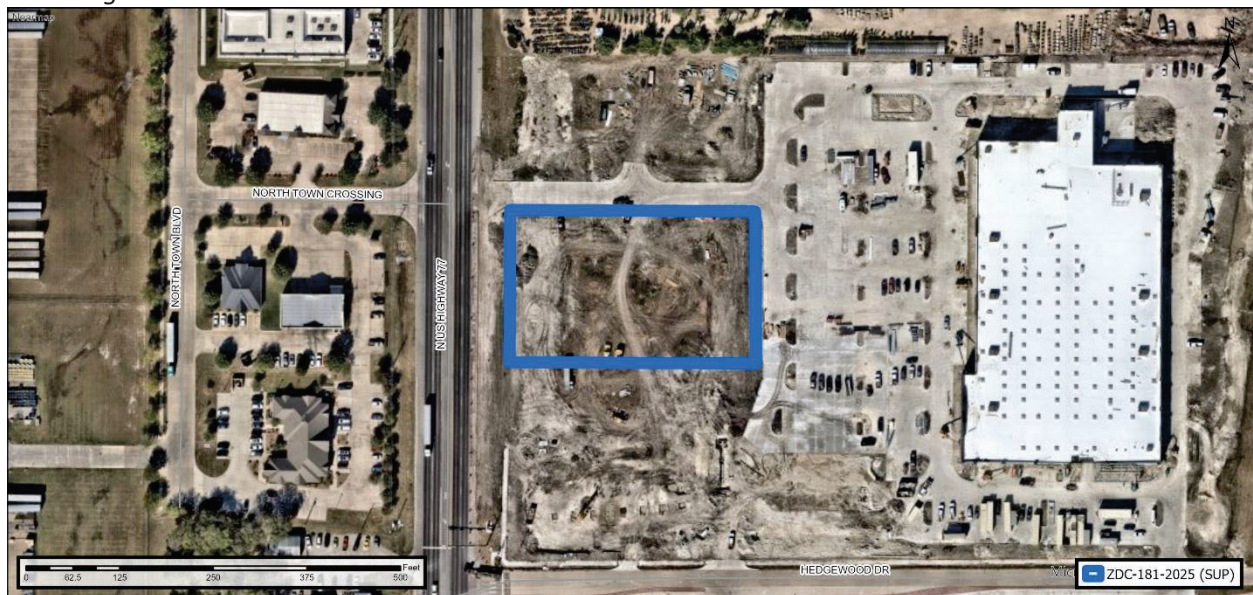
Direction	Zoning	Current Use
North	GR	Undeveloped Lot
East	PD-GR	BJ's Wholesale
South	PD-GR	BJ's Wholesale
West	PD-GR	Kwik Kar

Future Land Use Plan: Local Commercial

Comprehensive Plan: 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.

Thoroughfare Plan: The subject property will be accessible via N US Highway 77.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to allow for the development of a Drive-Through Establishment use (Frost Bank) as part of a proposed bank directly east of 2181 N US Highway 77. The subject property is situated in a General Retail (GR) zoning district. The Waxahachie Zoning Ordinance requires that a SUP be approved to allow for Drive-Through Establishment land uses within a General Retail (GR) zoning district. The site design does meet the minimum setback requirements of the General Retail Zoning (GR) District.

Proposed Use

The applicant proposes a Specific Use Permit (SUP) for a Drive-Through Establishment use (Frost Bank) as part of a proposed Bank with a drive-through service east of 2181 N US Highway 77. The proposed bank is a total of 5,473 square feet in size. The applicant has noted that the typical hours of operation of the business will be Monday through Friday from 9:00 am to 5:00 pm and Saturday from 9:00 am to 1:00 pm; with the bank being closed on Sundays. A total of seventeen (17) employees are expected at this location. It is important to note that a Bank (Frost) land use without a drive-through is permitted within the General Retail (GR) zoning district by right.

The proposed site plan includes four (4) drive-through lanes with sufficient stacking for twenty (20) vehicles in total (five per lane). The drive-through lanes are designed to run adjacent to the eastern portion of the proposed structure. There is also a dedicated bypass lane adjacent to the drive-through aisles.

A total of twenty-eight (28) parking spaces are required for the proposed drive-through establishment (Frost). The applicant has exceeded the minimum parking requirement and has designed the site to include forty-one (41) parking spaces. The parking provided for the site is more than sufficient to support this particular use.

Access & Circulation

BJ's Wholesale has constructed private drive aisles acting as driveway connections for both N US Highway 77 and Hedgewood Drive. Frost Bank will utilize these drive aisles for access purposes. These drive aisles have been placed in mutual access easements via the recorded plat for the subject property.

Elevation/Façade

The applicant has provided two Elevation/Façade options as part of this SUP proposal. Option A and B feature both masonry exterior construction materials for facades. These masonry materials are primarily made up of Stone, Stucco-Shaker Beige, Stucco-Buckhorn, and Silver Metal Panels. The exterior construction materials are proposed to be painted with a mixed earth tone pallet with silver accents; which are Frost Bank's typical brand color. Option A proposes a stucco material that is smooth. Whereas Option B exhibits a more patterned stucco material. Both exhibit options meet the articulation requirements of the Waxahachie Zoning Ordinance. Exhibit B can be referenced for additional details regarding the proposed elevations.

Landscaping

The landscaping proposed with this SUP meets the requirements of the Waxahachie Zoning Ordinance.

Signage

The applicant proposes to install wall and monument sign that adheres to the typical height and size requirements of the Waxahachie Zoning Ordinance. Additionally, the monument sign will be located outside of all easements on the site. The overall design of the proposed signage can be referenced in Exhibit F.

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, 6 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

Staff has received zero (0) letters of support and zero (0) letters of opposition 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. A mutually agreed upon Development Agreement shall be required for the development. The Development Agreement shall be executed within 30-days of approval by City Council.
2. The property owner shall provide a permanent irrigation system for all required landscape areas shown on the Landscape Plan (Exhibit D) and shall maintain the required landscaping at all times.
3. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.
4. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in the development shall conform with the Elevation/Façade Plan (Exhibit B).

ATTACHED EXHIBITS

1. Location Map – Exhibit A
2. Building Materials/Elevations – Exhibit B
3. Detailed Site Plan – Exhibit C
4. Landscape Plan – Exhibit D
5. Signage Plan – Exhibit E
6. Photometric Plan-Exhibit F
7. Dumpster Enclosure Detail -Exhibit G
8. Operational Plan

APPLICANT REQUIREMENTS

1. If approved by the 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

EXHIBIT A LOCATION MAP



Item 5&6

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**FROST BANK
WAXAHACHIE
WAXAHACHIE, TEXAS**

Item 5&6

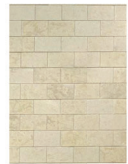
EXHIBIT B BUILDING MATERIALS/ELEVATIONS



OPTION 'A'



SILVER METAL PANELS



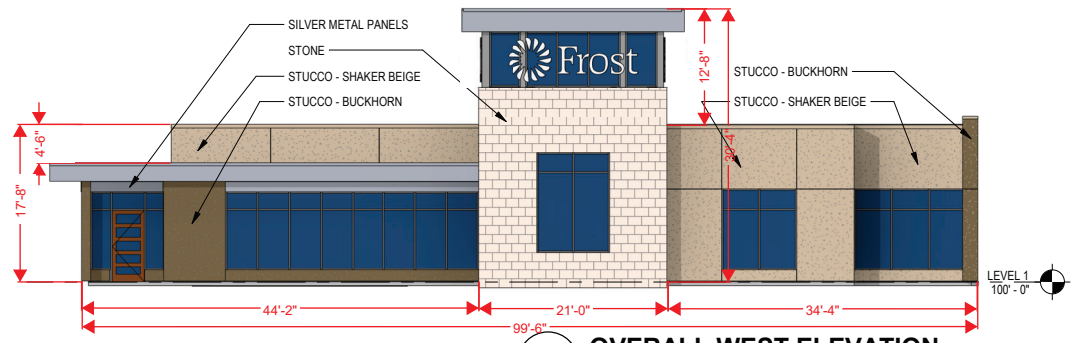
STONE



STUCCO - SHAKER BEIGE

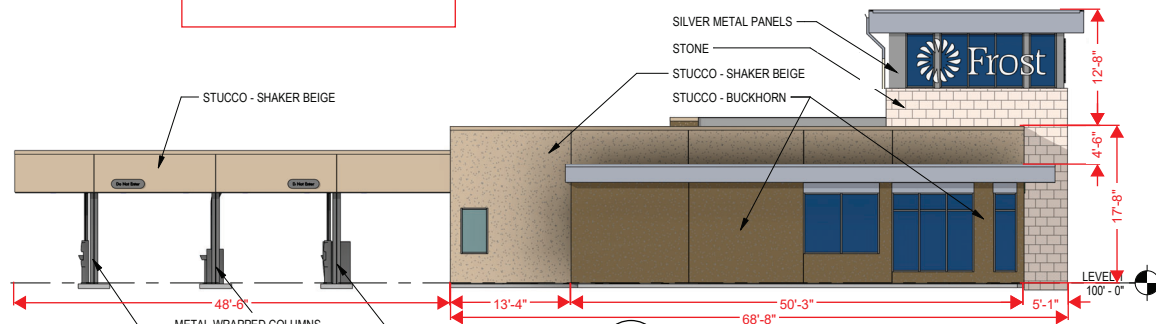


STUCCO - BUCKHORN



1 OVERALL WEST ELEVATION
3/32" = 1'-0"

No rooftop equipment is part of this design.



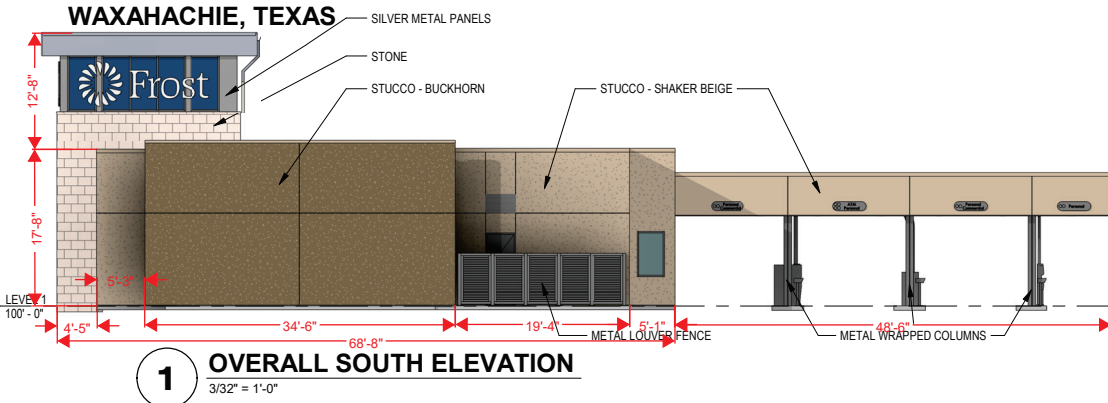
2 OVERALL NORTH ELEVATION
3/32" = 1'-0"

This Building Information Model and the information contained herein are provided by Grace Design Studios for the purposes of coordination and design only. The use of this model for any purpose other than its intended use is done so at the risk of the user. The model may be used by the contractor to gain a greater understanding of the relationships between systems and the design intent, but the model does not supersede the construction documents. The contractor is not entitled to rely upon quantity takeoffs generated from the model. Grace Design Studios retains ownership of all designs, model elements, and other digital data contained herein, which may not be used without the prior written consent of Grace Design Studios.

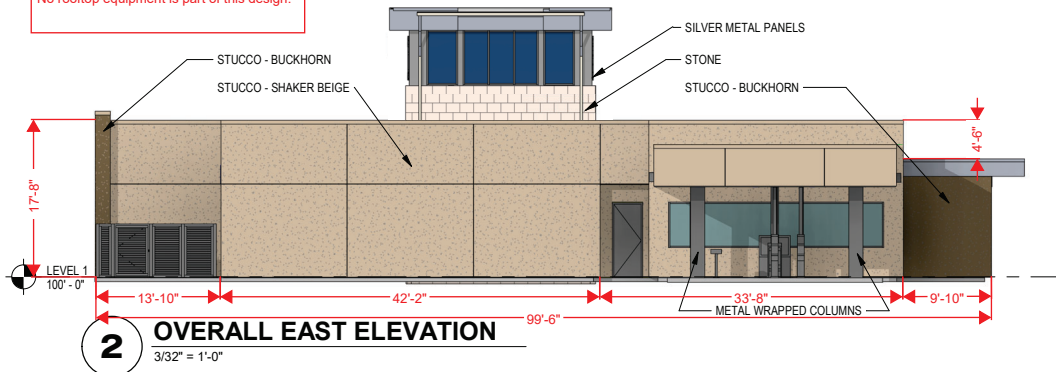
Item 5&6

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FROST BANK
WAXAHACHIE
WAXAHACHIE, TEXAS

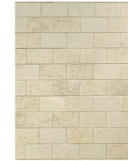
OPTION 'A'



No rooftop equipment is part of this design.



SILVER METAL PANELS



STONE



STUCCO - SHAKER BEIGE



STUCCO - BUCKHORN

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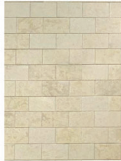
Item 5&6

2025141
FROST BANK
WAXAHACHIE
WAXAHACHIE, TEXAS

OPTION 'B'



SILVER METAL PANELS



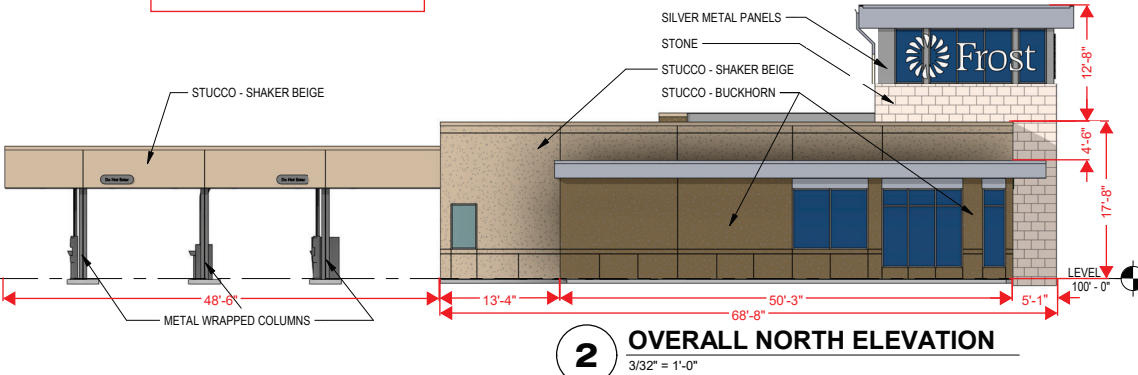
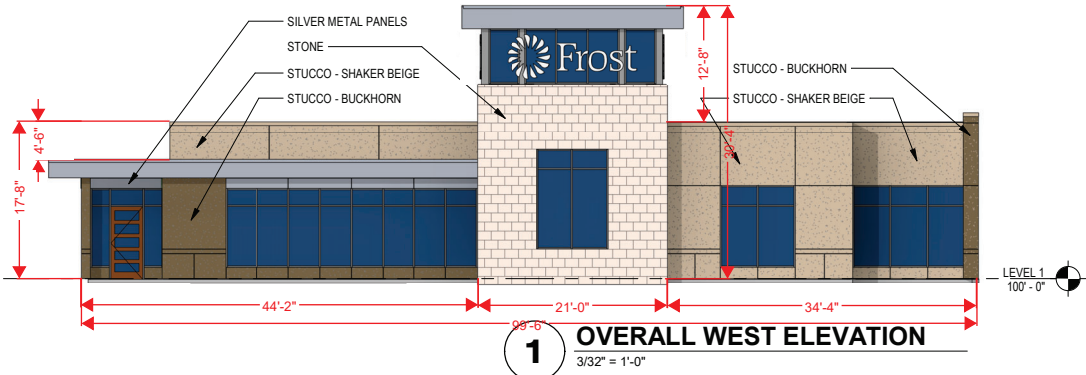
STONE



STUCCO - SHAKER BEIGE



STUCCO - BUCKHORN

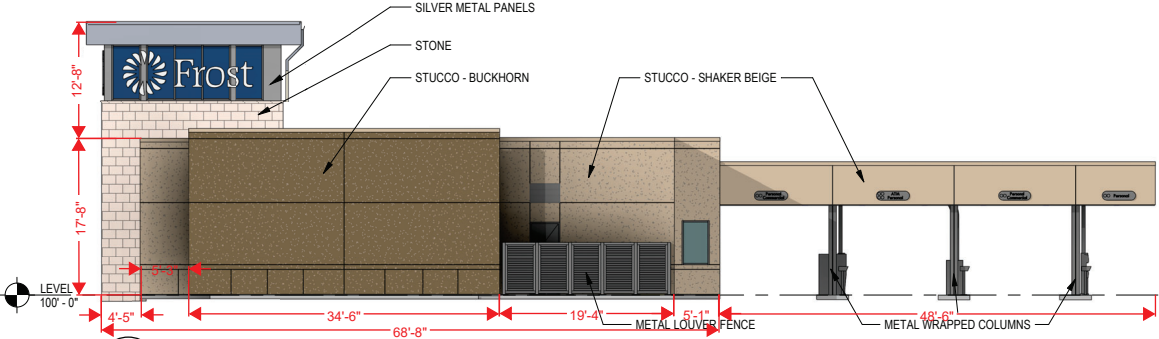


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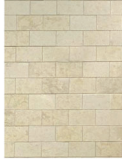
Item 5&6

2025141
FROST BANK
WAXAHACHIE
WAXAHACHIE, TEXAS

OPTION 'B'



SILVER METAL PANELS



STONE

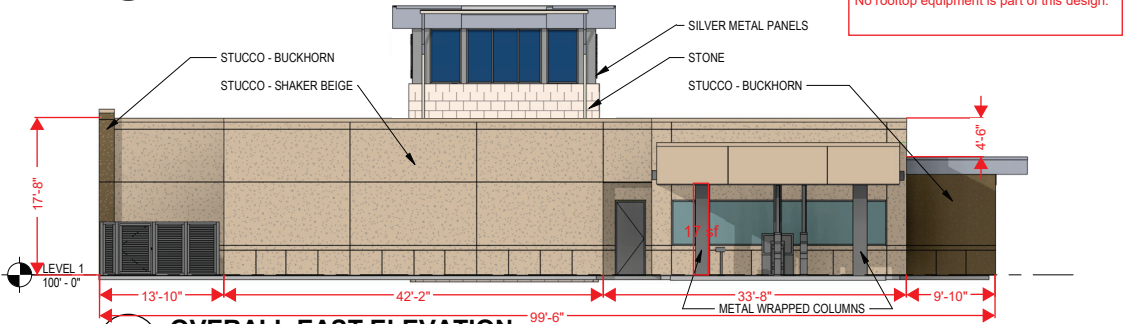


STUCCO - SHAKER BEIGE



STUCCO - BUCKHORN

1 OVERALL SOUTH ELEVATION
3/32" = 1'-0"



2 OVERALL EAST ELEVATION
3/32" = 1'-0"

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Frost Bank - Waxahachie
1/14/2026

Item 5&6
Exterior Construction
Options A and B



Building Material Percentages		
West Elevation		
Material	sf	%
Masonry		
Stone	383	29.6%
Stucco - Shaker Beige	540	41.7%
Stucco - Buckhorn	166	12.8%
Sub-total Masonry	1089	84.1%
Other		
Metal	206	15.9%
Sub-total Other	206	15.9%
Total	1295	100%

Building Material Percentages		
North Elevation		
Material	sf	%
Masonry		
Stone	169	11.4%
Stucco - Shaker Beige	670	45.1%
Stucco - Buckhorn	392	26.4%
Sub-total Masonry	1231	82.9%
Other		
Metal	254	17.1%
Sub-total Other	254	17.1%
Total	1485	100%

Building Material Percentages		
South Elevation		
Material	sf	%
Masonry		
Stone	154	11.1%
Stucco - Shaker Beige	607	43.8%
Stucco - Buckhorn	624	45.1%
Sub-total Masonry	1385	100.0%
Other		
Metal	115	8.3%
Sub-total Other		8.3%
Total	1385	108%

Building Material Percentages		
East Elevation		
Material	sf	%
Masonry		
Stone	88	5.1%
Stucco - Shaker Beige	1354	79.0%
Stucco - Buckhorn	142	8.3%
Sub-total Masonry	1584	92.4%
Other		
Metal	131	7.6%
Sub-total Other	131	7.6%
Total	1715	100%

Articulation Calculations				
West Elevation				
Maximum Dimension Between Articulations	Bldg Ht	Factor	Max Dim	
Allowed	17'-8"	3	53'-0"	
Provided			44'-2"	OK
Minimum Articulation Length Required	17'-8"	25.0%	4'-5"	
Length Provided (Smallest)			21'-0"	OK
Articulation Off-set				
Horizontal and Vertical Off-set Minimum	17'-8"	25.0%	4'-5"	
Horizontal Provided			4'-5"	OK
Vertical Provided			4'-6"	OK
Total Building Length			99'-6"	

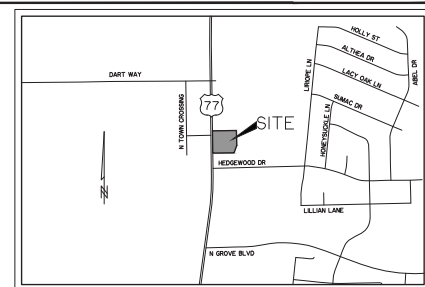
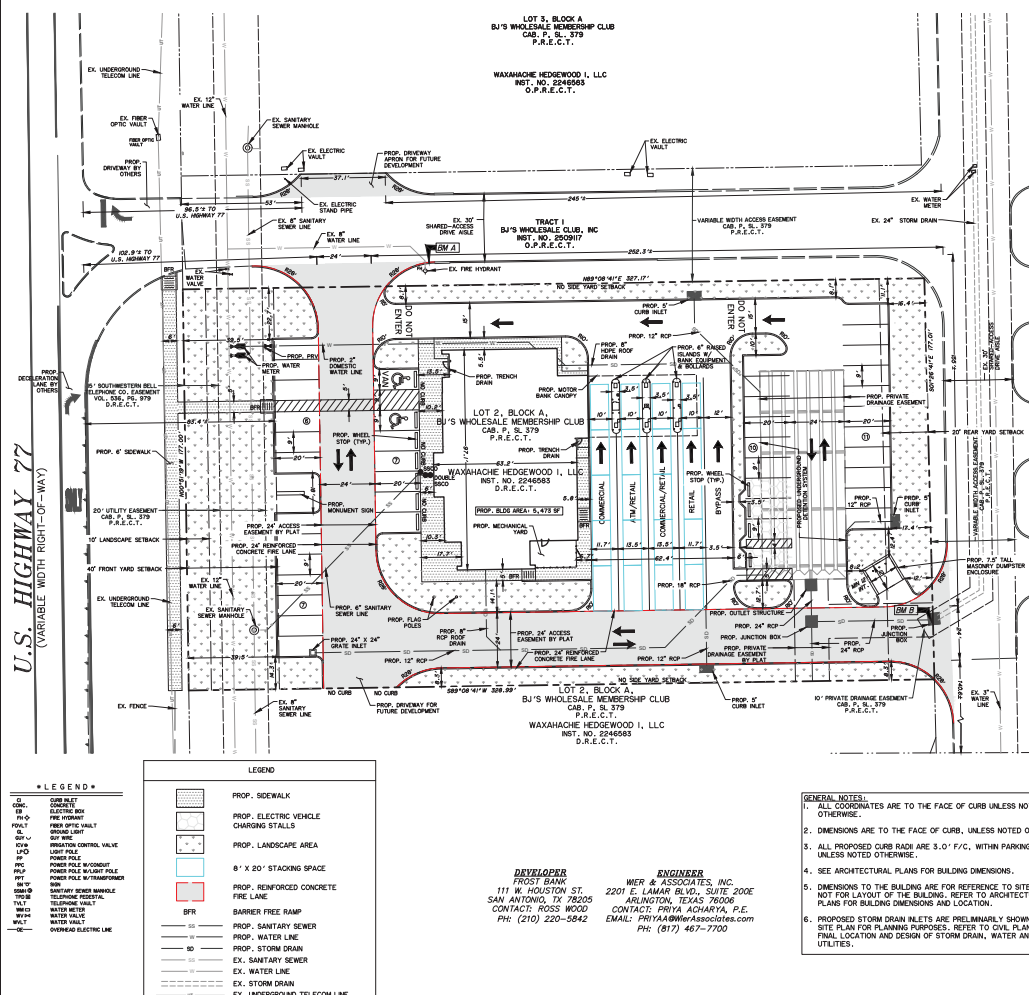
Articulation Calculations				
North Elevation				
Maximum Dimension Between Articulations	Bldg Ht	Factor	Max Dim	
Allowed	17'-8"	3	53'-0"	
Provided			50'-3"	OK
Minimum Articulation Length Required	17'-8"	25.0%	4'-5"	
Length Provided (Smallest)			5'-1"	OK
Articulation Off-set				
Horizontal and Vertical Off-set Minimum	17'-8"	25.0%	4'-5"	
Horizontal Provided			9'-10"	OK
Vertical Provided			4'-6"	OK
Total Building Length			117'-2"	

Articulation Calculations				
South Elevation				
Maximum Dimension Between Articulations	Bldg Ht	Factor	Max Dim	
Allowed	17'-8"	3	53'-0"	
Provided			48'-6"	OK
Minimum Articulation Length Required	17'-8"	25.0%	4'-5"	
Length Provided (Smallest)			4'-5"	OK
Articulation Off-set				
Horizontal and Vertical Off-set Minimum	17'-8"	25.0%	4'-5"	
Horizontal Provided (Smallest)			13'-9"	
Vertical Provided			12'-8"	OK
Total Building Length			117'-2"	

Articulation Calculations				
East Elevation				
Maximum Dimension Between Articulations	Bldg Ht	Factor	Max Dim	
Allowed	17'-8"	3	53'-0"	
Provided			42'-2"	OK
Minimum Articulation Length Required	17'-8"	25.0%	4'-5"	
Length Provided (Smallest)			9'-10"	OK
Articulation Off-set				
Horizontal and Vertical Off-set Minimum	17'-8"	25.0%	4'-5"	
Horizontal Provided (Smallest)			5'-0"	OK
Vertical Provided			4'-6"	OK
Total Building Length			99'-6"	

EXHIBIT C DETAILED SITE PLAN

-Item 5&6



VICINITY MAP
NOT TO SCALE

SITE DATA	
ZONING	GENERAL RETAIL (GR I)
LOT INFO	A PORTION OF LOT 2, BLOCK A OF THE WHOLESALE MEMBERSHIP CLUB
PROPOSED LOT AREA	1,533 AC (156,060 SF)
PROPOSED USE	BANK WITH DRIVE-THROUGH SERVICE
PROPOSED BUILDING AREA	5,475 SF
BUILDING HEIGHT	1 STORY (27'-1" MAX HEIGHT)
LOT COVERAGE	9.43%
AREA OF IMPERVIOUS SURFACE	43,484 SF / 75.3
MINIMUM REQUIRED PARKING	1524/200 SF = 39
PROVIDED PARKING	STANDARD (19'x60') 59 HANDICAP ACCESSIBLE 3 TOTAL 41
VEHICLE STACK IN DRIVE-THRU AT DRIVE-THRU WINDOW	20

*** BENCHMARKS ***

BM_A = "X" CUT ON THE SOUTH CURB
LINE OF AN ACCESS DRIVE +/520 FEET
NORTH OF THE CENTERLINE OF HEDGEWOOD
DR AND +/195 FEET EAST OF THE
CENTERLINE OF U.S. HWY 77.
ELEVATION = 632.85 FT.

BM_B = "X" CUT ON THE SOUTHWEST
CORNER OF A DROP INLET +/350 FEET
NORTH OF THE CENTERLINE OF HEDGEWOOD
DR AND +/415 FEET EAST OF THE
CENTERLINE OF U.S. HWY 77.
ELEVATION = 624.64 FT.

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAP NO. 48139C0180G, EFFECTIVE DATE OCTOBER 19, 2023, THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD ZONE OR A SPECIAL FLOOD HAZARD AREA. THIS DETERMINATION IS BASED ON THE GRAPHIC REPRESENTATION OF THE ZONES AS SCALED FROM THE REFERENCED FEMA FLOOD MAP AND IS NOT NECESSARILY AN INDICATION AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL ACTUALLY EXPERIENCE FLOODING.

**SPECIFIC USE PERMIT FOR:
FROST BANK WAXAHACHIE
A PORTION OF LOT 2, BLOCK A
BJ'S WHOLESALE MEMBERSHIP
CLUB ADDITION**

BEING 1.33 ACRES OUT OF 2.25 ACRES OF LAND LOCATED IN THE
JAMES STARRETT SURVEY,
ABSTRACT NO. 1024
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

ZONING: "GR" GENERAL RETAIL
CASE # ZDC-181-2025
SUBMITTAL DATE: 12/17/2025

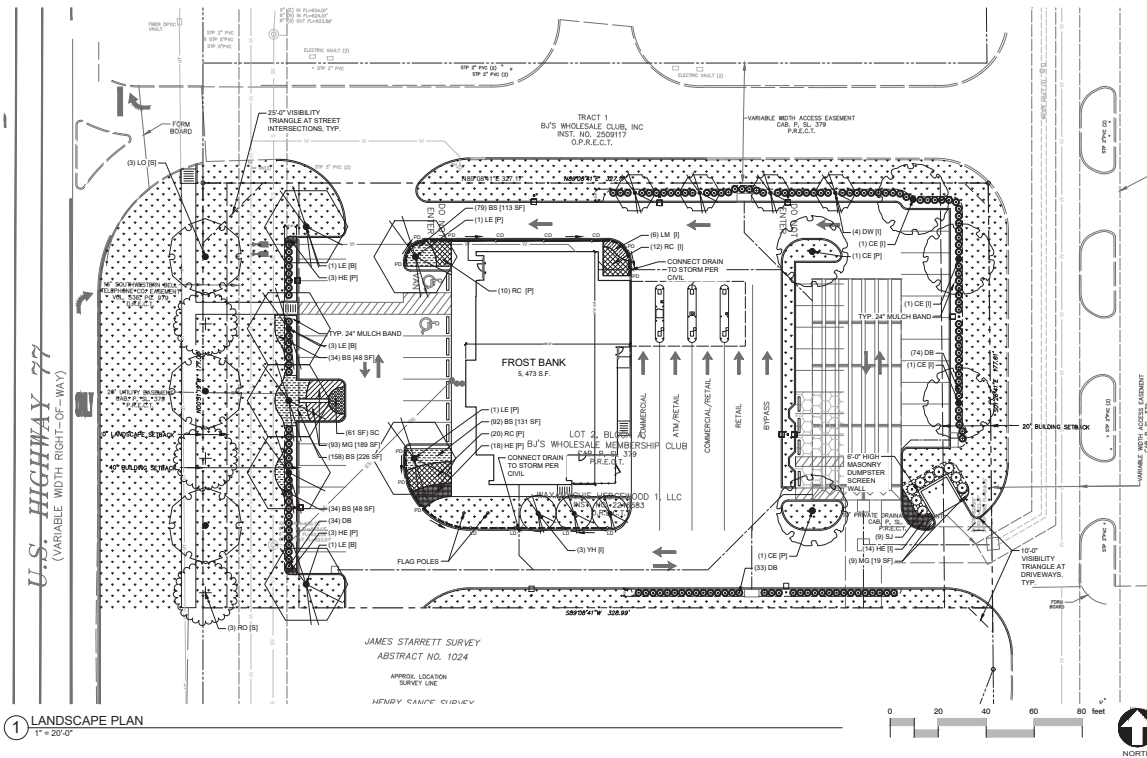
WMA PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200C ARLINGTON, TEXAS 76006
5151 HEADQUARTERS DR., SUITE 115 PLANO, TEXAS 75024
Texas Firm Registration No. F-2776 www.WierAssociates.com (817)-467-7700

DATE: 3/17/2026

GENERAL NOTES:

1. ALL COORDINATES ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
2. DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
3. ALL PROPOSED CURB RADI ARE 3.0' F/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
4. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
5. DIMENSIONS TO THE BUILDING ARE FOR REFERENCE TO SITE WORK AND NOT FOR LAYOUT OF THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LOCATION.
6. PROPOSED STORM DRAIN INLETS ARE PRELIMINARILY SHOWN WITH THIS SITE PLAN FOR PLANNING PURPOSES. REFER TO CIVIL PLANS FOR FINALIZATION AND DESIGN OF STORM DRAIN, WATER AND SEWER UTILITIES.

Item 5&6



LEGEND		
TREES	CODE	COMMON NAME
(1) LE	LE	EXISTING TREE
(2) LE	LE	LACEBARK ELM 4" CALIPER
(3) RO	RO	SHAWNEE RED OAK 4" CALIPER
(4) CE	CE	CEAR ELM 4" CALIPER
(5) LO	LO	LIVE OAK 4" CALIPER
(6) DW	DW	DESBERT WILLOW 2" CALIPER
(7) YH	YH	YALPON HOLLY 2" CALIPER
SHRUBS PERENNIALS	CODE	COMMON NAME
(8) HE	HE	HEPERALOE 5 GAL
(9) RC	RC	ROSE CREEK ABELIA 1 GAL
(10) DB	DB	DWARF BURFORD HOLLY / COMPACT TEXAS SAGE 2" HEIGHT
(11) SJ	SJ	SPARTAN JUNIPER 3" HEIGHT
(12) LM	LM	LINDHEIMER MULHY 1 GAL
(13) BS	BS	BERKELEY SEDGE 1 GAL
(14) MO	MO	MEXICAN FEATHER GRASS 1 GAL
(15) SC	SC	SEASONAL COLOR 4" POTS
LAWN	CODE	COMMON NAME
(16) SD	SD	BERNALDGRASS SOLID SOD
(17) SE	SE	BERNALDGRASS SEED
(18) ED	ED	LANDSCAPE EDDING
(19) NPS	NPS	* NATIVE PLANT SPECIES
(20) P	P	LANDSCAPE SUBDRAINS (SLOTTED IN BEDS AND SOD UNDER PAVING) WITH CLEANOUT (COLLECTOR DRAIN (PD) AND LAWN DRAIN (REF. LANDSCAPE SUBDRAIN NOTE)
(21) T	T	PARKING LOT TREE / SHRUB INTERIOR TREE / SHRUB BUFFER TREE STREET TREE

NOTE: REFER TO THE PLANT AND MATERIAL SCHEDULE ON SHEET L3-1 FOR A DETAILED LISTING OF PLANT SPECIES, INCLUDING COMMON NAME, BOTANICAL NAME, SIZE, HEIGHT, REFER TO LANDSCAPE REQUIREMENTS SCHEDULE ON SHEET L3-1 FOR THE TOTAL SQUARE FOOTAGE OF GROUND COVER AND SEASONAL COLOR.

NOTE: SOLID SOD OR HYDRATED BERNALDGRASS ALL TURFED AREAS CAUSED BY CONSTRUCTION, INCLUDING AREAS OF EROSION, STORMWATER, STORMWATER, PARKING, GRADING, AND CONSTRUCTION LIMITS SHOWN ON DRAWINGS AND QUANTITIES IN PLANT SCHEDULE MAY BE ADJUSTED AT NO ADDITIONAL COST TO THE OWNER TO FOR ADDITIONAL AREAS DISTURBED BY CONSTRUCTION FORCES DURING CONSTRUCTION.

EXISTING TREE NOTE: THERE ARE NO EXISTING TREES ON THE SUBJECT SITE WITHIN THE CONSTRUCTION AREA. THERE ARE EXISTING TREES ALONG THE NORTH PROPERTY LINE PROTECTED BY THE DEVELOPER DURING THE CONSTRUCTION OF THE DETENTION BASIN. THESE TREES AND OFFSITE TREES ADJACENT TO CONSTRUCTION SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION.

CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT EXISTING TREES ON ADJACENT PROPERTIES AND SHALL REPLACE, IN KIND, ANY TREES, LANDSCAPE, OR IRRIGATION DAMAGED BY HE FORCED DURING THE EXECUTION OF THIS CONTRACT. DO NOT PAIR, DRIVE, STAKE MATERIALS OR OTHERWISE PLACE ANYTHING UNDER EXISTING TREES TO REMAIN, INCLUDING TREES NOT SHOWN. WHETHER OR NOT TREE PROTECTION FENCING IS SHOWN, ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH THE UTMOST IMPORTANCE AND PROVIDED WITH TREE CARE AS DIRECTED BY AN ISA CERTIFIED, EXPERIENCED ARBORIST. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

LANDSCAPE SUBDRAIN NOTE: SUBDRAINS IN PLANT BEDS AND ADJACENT BEDS SLOTTED ADS IN 1/2" PIPE IN BEDS AT 0.5% SLOPE WITH SOLID PVC CONNECTION TO STORM DRAIN LINES SHOWN BY CIVIL. PROVIDE CLEANOUTS OR FLANISER DRAINS 20" ON CENTER AS SHOWN, REF. DETAILS & SPEC. SECT. 33.41.4 FOR MATERIALS.

LANDSCAPE MAINTENANCE REQUIREMENTS: THE PROPERTY OWNER, TENDRY OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOULING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS THAT ARE NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

IRRIGATION REQUIREMENTS: UNDERGROUND AUTOMATIC IRRIGATION WILL BE PROVIDED TO ALL ORNAMENTAL PLANTINGS. SYSTEM WILL BE DESIGNED AND INSTALLED ACCORDING TO ALL TULSA STATE, INCLUDING REQUIREMENTS, PROVIDING FOR 100% COVERAGE OF ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE MAINLINE AND MAIN SENSOR.

IRRIGATION PERMIT: ALL BACKFLOW INSTALLATIONS AND CONNECTIONS TO CITY WATER LINES MUST BE PERMITTED SEPARATELY BY THE CITY INSPECTION STAFF.

CCD Landscape Architects Inc.
3808 ROGER ROAD
SAN ANTONIO, TX 78251
CONTACT: ROS WOOD
ros.wood@ccdlandscape.com
210.220.5842

LANDSCAPE ARCHITECT

REGISTERED PROFESSIONAL
STATE OF TEXAS
NO. 12536

OWNER / ARCHITECT:
FROST BANK
3808 ROGER ROAD
SAN ANTONIO, TX 78251
CONTACT: ROS WOOD
ros.wood@ccdlandscape.com
210.220.5842

FROST BANK FINANCIAL CENTER
A PORTION OF LOT 5, BLOCK A
BUS WHOLESALE MEMBERSHIP CLUB ADDITION
CAB P. & S. 379 P.R.E.C.T.
NORTH U.S. HIGHWAY 77, WAXAHACHIE, TX

Drawn: 02-02-2025
Scale: 1"=20'-0"

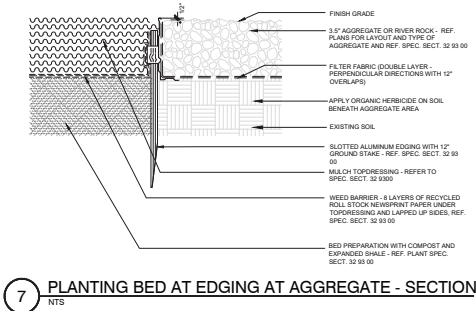
Project No: 22536

LANDSCAPE PLAN

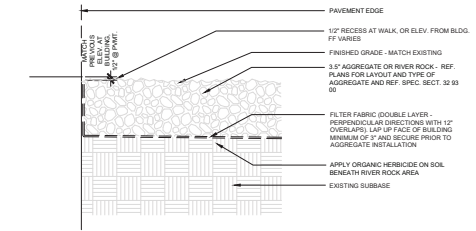
L3-1
SHEET
2 OF 5

"GR" GENERAL RETAIL ZONING
CASE #ZDC-181-2025

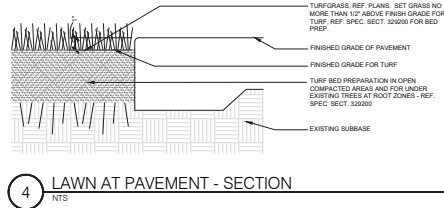
Item 5&6



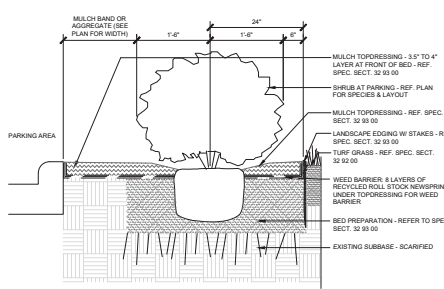
7 PLANTING BED AT EDGING AT AGGREGATE - SECTION
NTS



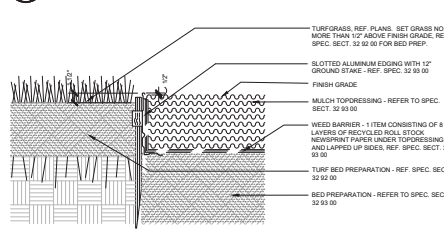
8 AGGREGATE AT BUILDING OR PAVING - SECTION
NTS



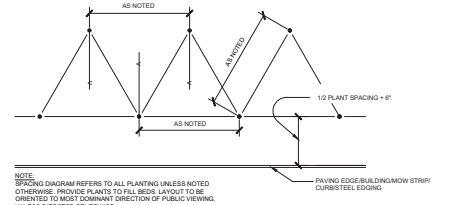
4 LAWN AT PAVEMENT - SECTION
NTS



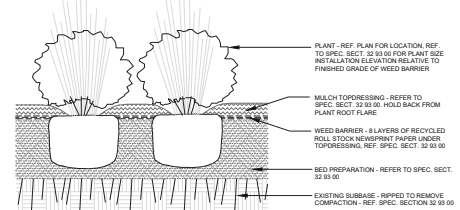
5 SHRUB PLANTING AT PARKING - SECTION
NTS



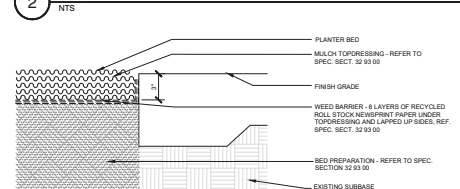
6 TURF AT EDGING AT PLANTER BED - SECTION
NTS



1 TRIANGULAR SPACING - PLAN
NTS



2 PLANTING BED - SECTION
NTS



3 PLANTER BED AT PAVEMENT - SECTION
NTS



OWNER / ARCHITECT:
FROST BANK
3808 ROGER ROAD
SAN ANTONIO, TX 78251
CONTACT: ROSA WOOD
rosawood@frostbank.com
210-220-5962

FROST BANK FINANCIAL CENTER
A PORTION OF LOT 3, BLOCK A
BUS WHOLESALE MEMBERSHIP CLUB ADDITION
CAB. P. S. 379, P. R. E. C. T.
NORTH U.S. HIGHWAY 77, WAXAHACHIE, TX

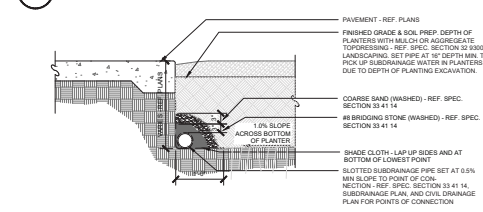
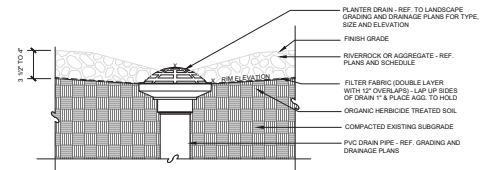
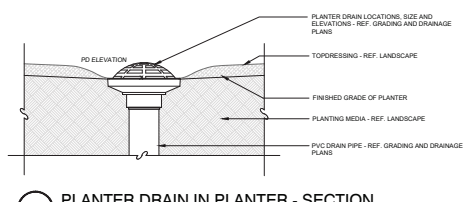
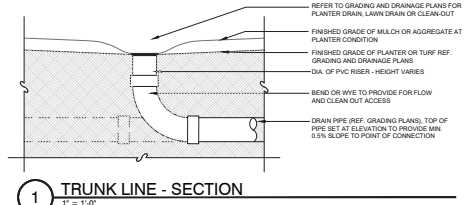
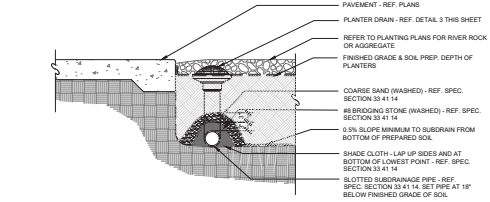
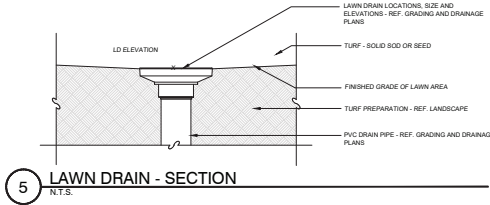
Revisions:	Date:	By:	For:
	02-02-2025		

LANDSCAPE
DETAILS

"GR" GENERAL RETAIL ZONING
CASE #ZDC-181-2025

L3-3
SHEET
4 OF 5

Item 5&6



"GR" GENERAL RETAIL ZONING
CASE #ZDC-181-2025



OWNER / ARCHITECT:
FROST BANK
3808 ROGER ROAD
SAN ANTONIO, TX 78251
CONTACT: ROBERT WOOD
rwood@ccslandscape.com
210-220-5862

FROST BANK FINANCIAL CENTER
A PORTION OF LOT 3, BLOCK A
BUS WHOLESALE MEMBERSHIP CLUB ADDITION
CAB. P. & S. 379 P. REC.T.
NORTH U.S. HIGHWAY 77, WAXAHACHIE, TX

Revisions:	
Drawn: 02-02-2025	
Scale:	
Project No: 22536	

LANDSCAPE
DETAILS

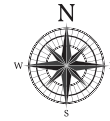
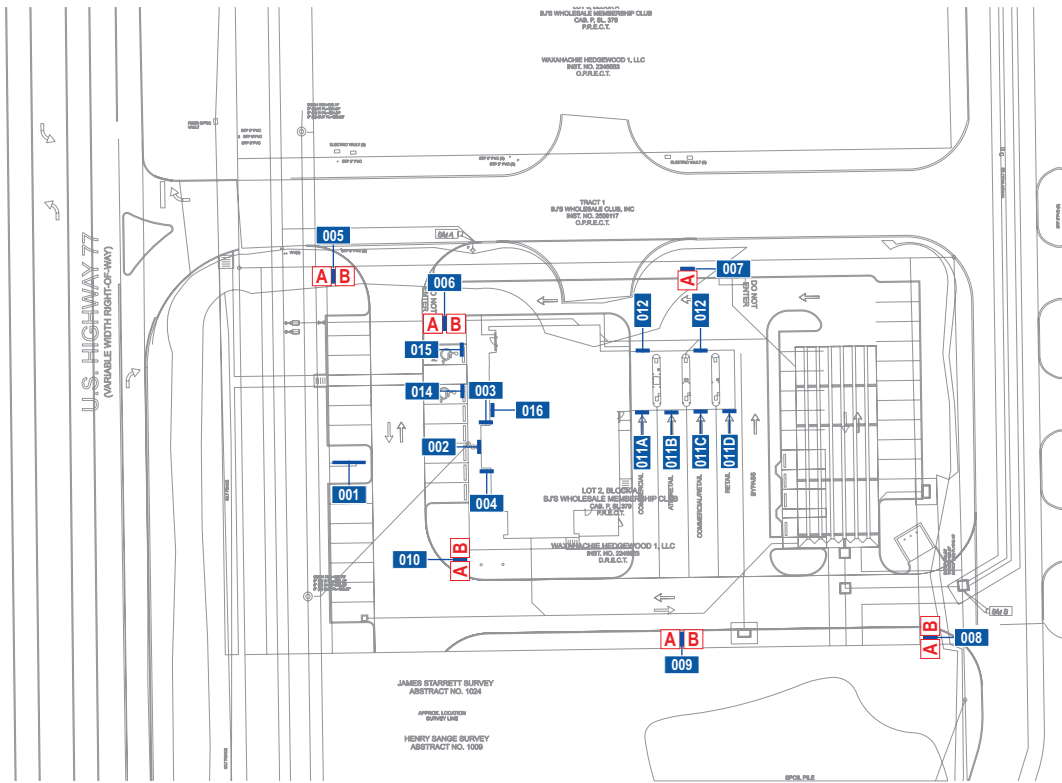
L3-4
SHEET
5 OF 5

SITE MAP

Item 5&6

SSC SIGNS & LIGHTING

SIGN SCHEDULE			
LOCATION	SIGN TYPE	QTY	ITEM DESCRIPTION
001	MS.75	1	MONUMENT SIGN
002	ICL.30.MRW	1	ILLUMINATED CHANNEL LETTERS - MULLION RACEWAY
003	ICL.30.MRW	1	ILLUMINATED CHANNEL LETTERS - MULLION RACEWAY
004	ICL.30.MRW	1	ILLUMINATED CHANNEL LETTERS - MULLION RACEWAY
005	DS.01	1	DIRECTIONAL SIGNAGE- W/ LOGO
006	DS.01	1	DIRECTIONAL SIGNAGE
007	DS.01	1	DIRECTIONAL SIGNAGE
008	DS.01	1	DIRECTIONAL SIGNAGE- W/ LOGO
009	DS.01	1	DIRECTIONAL SIGNAGE- W/ LOGO
010	DS.01	1	DIRECTIONAL SIGNAGE
011	LD.01	4	LANE DESIGNATORS
012	LD.01	2	LANE DESIGNATORS - DNE
013	DSS.01	4	DEPOSIT SLIP STANDS
014	F-PS.01	1	RESERVED-PANEL
015	F-PS.01	1	RESERVED-VAN-PANEL
016	WC.01	6	WINDOW CLINGS
017	RS.01	1	TYPE B - RESTROOM SIGN
018	RS.02	1	TYPE C - RESTROOM SIGN



APPROVAL DATE -
APPROVED BY -

CLIENT NAME: Frost Bank ADDRESS: NEC of US Hwy 77 / Hedgewood Dr Waxahatchie, TX US 75165 SUB NAME/SITE NAME: Waxahatchie ACCT. REP: ZS DESIGNER: KY PROJECT MANAGER: DATE: 12/11/25 PAGE NUMBER: 2 OF 17 OPPORTUNITY NUMBER: OP015452-4 SALES ORDER NUMBER: SO#

SSC SIGNS & LIGHTING 888-929-1669 CORPORATE OFFICE: 2090 Mcgee Ln, Lewisville, TX 75077 FLORIDA OFFICE: 547 Ocoee Business Parkway, Ocoee, FL 34761 SSCSIGNS.COM UL# E482998-20160315

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2023 and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown are as close as printing will allow. Always follow written specifications. All rights reserved: It may not be reproduced in any manner without prior consent.

a.j. brauer stone

CREAM LIMESTONE

Technical Data Sheet



Cream is medium density, tight grain limestone with soft warm tones that make it highly versatile in design possibilities. It is available in architectural and flatwork formats as well as interior and exterior veneer

SOURCE: Texas Limestone

Applications

Chopped
Thin Veneer
Tile

Mosaics
Moldings
Architectural Elements

Considerations



Freeze Thaw



Medium Traffic



Low Variation

Technical Data

ASTM 97 Density	ASTM 97 Absorption	ASTM C170 Compressive Strength	ASTM C880 Flexural Strength	ASTM 353 Abrasion Resistance
138.8 lbs/ft ³	6.2%	5357 lbs/in ²	307 lbs/ft ²	low

Care and Maintenance:

- High acid sensitivity is a property of limestone. Care must be taken in the presence of acidic foods and cleaning products.
- Low abrasion resistance is inherent in most limestones. Light scratching will occur with exposure to abrasives. A patina will result over time. It is recommended to use mats at entrances in flooring applications.
- This limestone has a low to moderate absorption rate. It is recommended to seal this material prior to use. Sealers allow for additional time to clean up the spill, before it has time to result in a stain

www.ajbrauer.com

4386 CR 305 PO Box 39 Jarrell, TX 76537

AHI Supply, LP.

PO Box 2789
Alvin, Tx 77512
(281) 331-0088
(800) 873-5794
www.AHI-Supply.com

OCR: Please ensure on-site mix and used for mock-up is consistent with on-site mix and sand that will be used for the building.

(Spectrum Cement Division)

To: Spawglass Contractors

Date: 8/26/2025

Attention:

From: Rick Stone Masonry, Inc.

Subject: Material that we are submitting for your approval

Project: Frost Bank Sawyer Ranch

Spectrum Portland & Lime Cement (Type N)*

Product information:

This Portland Cement & Lime Cement is manufactured by our Spectrum Cement Division of Buda, Texas. There are several colors available (see below) of this product which is a Portland and Lime Proportion Cement, representing the cementitious component of an ASTM C 270-00 mortar. Each 70 pound bag of this cement is to be mixed with masonry sand meeting ASTM C144 at a ratio of no less than 2 1/4 & no more than 3 times the volume of the cementitious material¹.

AHI suggests that the project Engineer and/or Architect, masonry contractor and all other appropriate parties review this product & submittal and determine its acceptability prior to the initiation of the project. AHI asserts that the materials and blending of Spectrum Colored Portland & Lime Cement (Type N) are proper, but does not warrant for the adherence to the mortar specification, as the product is not sanded.

Should you require information on the ASTM Specifications controlling our product, samples of our product, Material Safety Data Sheets, references or if we may be of service to you in any way, please contact us.

***Applies to the following gray, white and colored mortars-Gray, White, Stone Buff, Almond, Eldridge Buff, Pan Am Red and UT Tan**

Thank you for the opportunity of furnishing this quality product on your important project!

¹ The Portland Cement conforms to ASTM C 150 Type I. The hydrated lime used in this product conforms to ASTM C207.
² Each 70 pound bag of this colored Portland Cement and Lime Mortar Cement (Type N) is a blend of the equivalent by weight of 1 bag of Type I Portland Cement and 1 bag of Hydrated lime. This mix proportion is typical of a field mixed mortar.

CLIENT NAME

ADDRESS

SUB NAME/SITE NAME

ACCT. REP.

DESIGNER

PROJECT MANAGER

DATE

PAGE NUMBER

OPPORTUNITY NUMBER

SALES ORDER NUMBER

Frost Bank

NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX US 75165

Waxahachie

ZS

KY

-

12/11/25

3 OF 17

OP015452-4

SO#

SSC SIGNS & LIGHTING 888-929-1669 CORPORATE OFFICE: 2090 Mcgee Ln, Lewisville, TX 75077 FLORIDA OFFICE: 547 Ocoee Business Parkway, Ocoee, FL 34761 SSCSIGNS.COM UL# E442998-20160315

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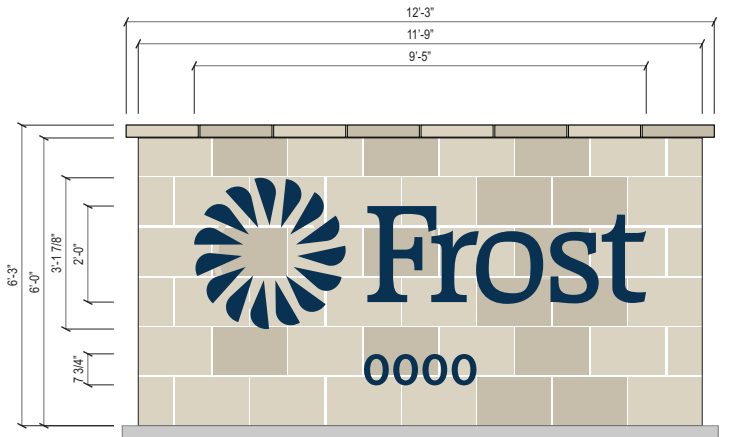
MONUMENT SIGN

Item 5&6

SSC SIGNS & LIGHTING

SPECIFICATIONS

1. ALAMO STONE IVORY AJ BRAUER STONE
2. CONCRETE PAD
3. ILLUMINATED CHANNEL LETTERS WITH MODIFIED LOGO
4. 8" ADDRESS NUMBERS ROUTED USING 1/2" FCO ACRYLIC, PAINTED TO MATCH PMS540C.



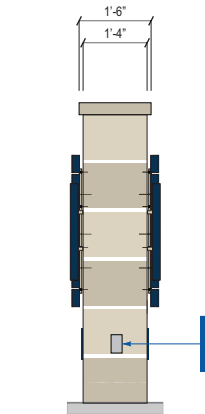
FRONT VIEW

75 SQ. FT.

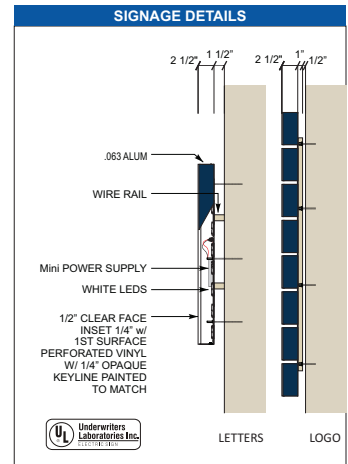
001 MS.75 - MONUMENT SIGN

SCALE: 1/2" = 1'-0"

QTY: 1



SIDE VIEW

J-BOX INSET
IN STONE

- V1 - VINYL- 3M SCOTCHCAL 3635-210 PMS540C
- V2 - VINYL- 3M SCOTCHCAL 7725-197 LIGHT NAVY
- V3 - DIFFUSER - 70% WHITE
- P1 - PAINT TO MATCH PMS 540C - BLUE
- P2 - PAINT WIREWAY TO MATCH SW6106 KLIM BEIGE



TYPICAL NIGHT VIEW

SCALE: NTS

APPROVAL DATE -
APPROVED BY -

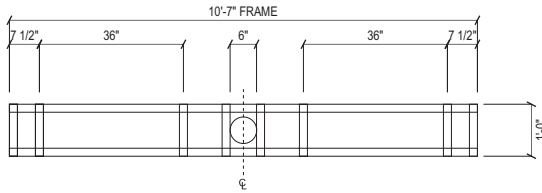
CLIENT NAME	ADDRESS	SUB NAME/SITE NAME	ACCT. REP	DESIGNER	PROJECT MANAGER	DATE	PAGE NUMBER	OPPORTUNITY NUMBER	SALES ORDER NUMBER
Frost Bank	NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX US 75165	Waxahachie	ZS	KY	-	12/11/25	4 OF 17	OP015452-4	SO#

SSC SIGNS & LIGHTING 888-929-1669 CORPORATE OFFICE: 2090 Mcgee Ln, Lewisville, TX 75077 FLORIDA OFFICE: 547 Ocoee Business Parkway, Ocoee, FL 34761 SSCSIGNS.COM UL# E442998-20160315

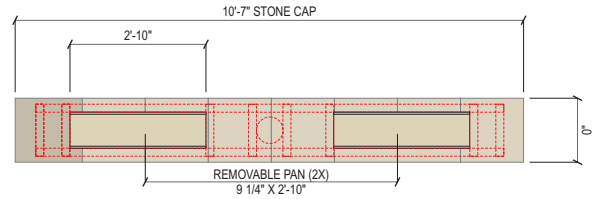
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TYPICAL MONUMENT SIGN - DETAILS

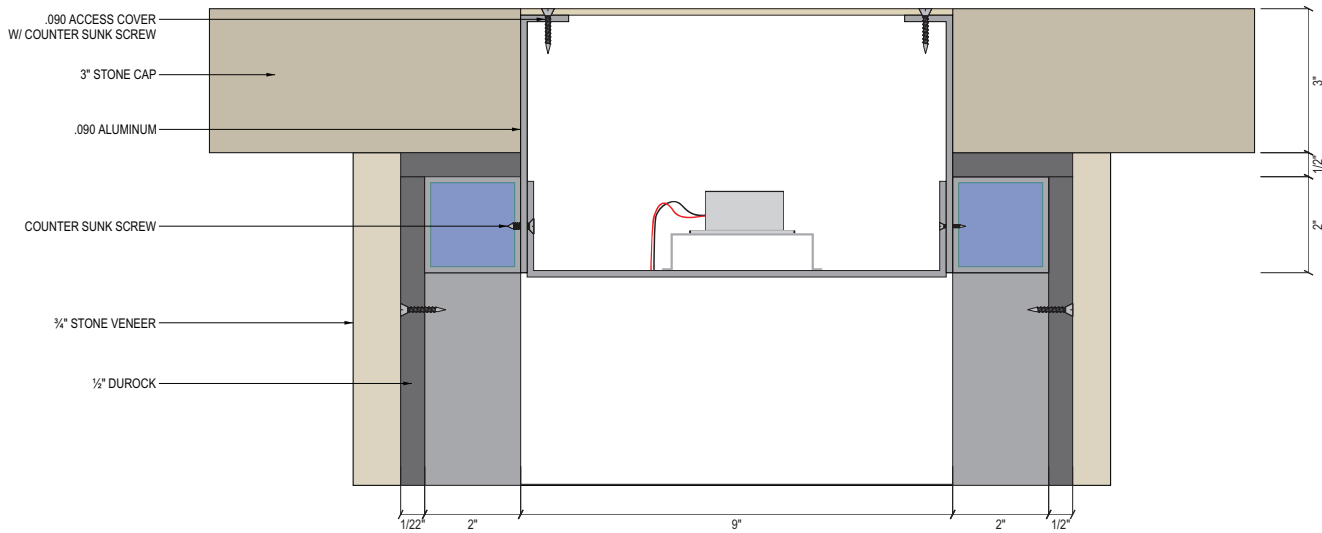
Item 5&6

SSC SIGNS & LIGHTING

MS.96 - TOP - FRAME DETAIL
SCALE: 1/2" = 1'-0"



MS.96 - TOP - ELEVATION
SCALE: 1/2" = 1'-0"



SCALE: HALF SIZE

APPROVAL DATE -
APPROVED BY -

CLIENT NAME

ADDRESS

SUB NAME/SITE NAME

ACCT. REP

DESIGNER

PROJECT MANAGER

DATE

PAGE NUMBER

OPPORTUNITY NUMBER

SALES ORDER NUMBER

Frost Bank

NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX US 75165

Waxahachie

ZS

KY

-

12/11/25

5 OF 17

OP015452-4

SO#

SSC SIGNS & LIGHTING 888-929-1669 **CORPORATE OFFICE: 2090 Mcgee Ln, Lewisville, TX 75077** **FLORIDA OFFICE: 547 Ocoee Business Parkway, Ocoee, FL 34761** **SSCSIGNS.COM** UL# E482998-20160315

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ILLUMINATED CHANNEL LETTERS

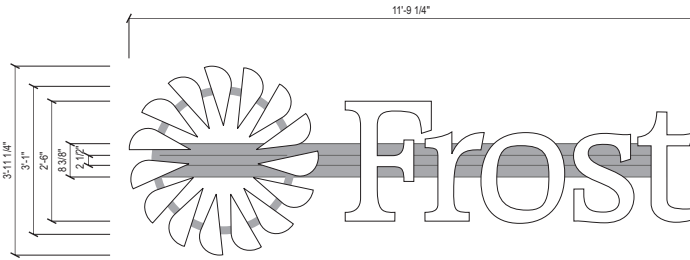
Item 5&6

SSC SIGNS & LIGHTING

SPECIFICATIONS

LOGO AND LETTERS:

FACE MATERIAL: 1/2" CLEAR ACRYLIC
 FACE FINISH: FIRST SURFACE WHITE TRANSLUCENT VINYL
 W/ WHITE DIFFUSER VINYL SECOND SURFACE
 RETURN MATERIAL: .063 ALUMINUM
 RETURN FINISH: PAINT TO MATCH AKZO NOBEL 422A2
 RETURN DEPTH: 2 1/2"
 SPACED OFF WALL: 3"X3" RACEWAY & 3/8" THK PLATE W/ 3/8"
 THRU BOLTS.
 BACK MATERIAL: .090 ALUMINUM
 INTERNAL ILLUMINATION: WHITE LED'S



002

ICL.30.MRW - ILLUMINATED CHANNEL LETTERS - MULLION RACEWAY

SCALE: 1/2" = 1'-0"

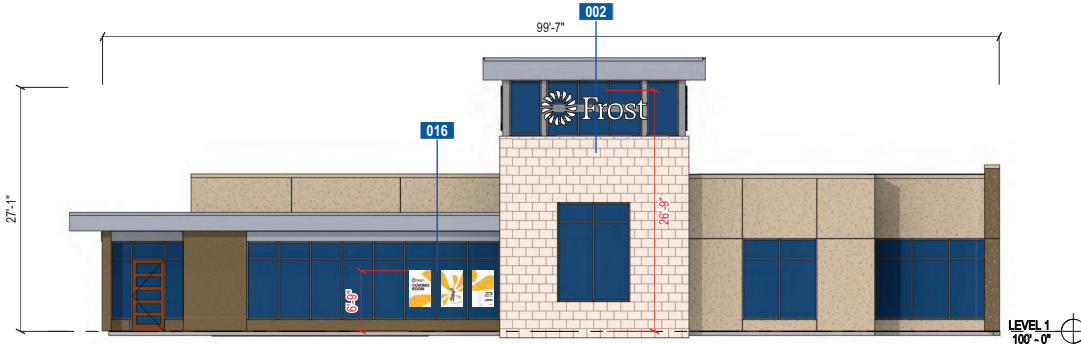
33 SQ. FT.

QTY: 1



TYPICAL NIGHT VIEW

SCALE: NTS



WEST ELEVATION

SCALE: 3/32" = 1'-0"

- P1 - PAINT TO MATCH AKZO NOBEL 422A2
- P2 - PAINT WIREWAY TO MATCH FROST BRUSHED ALUMINUM MIX #31 MP82278
- V1 - DIFFUSER - 70% WHITE
- V2 - WHITE TRANSLUCENT VINYL

APPROVAL DATE -
 APPROVED BY -

CLIENT NAME: Frost Bank ADDRESS: NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX US 75165 SUB NAME/SITE NAME: Waxahachie ACCT. REP: ZS DESIGNER: KY PROJECT MANAGER: - DATE: 12/11/25 PAGE NUMBER: 6 OF 17 OPPORTUNITY NUMBER: OP015452-4 SALES ORDER NUMBER: SO#

SSC SIGNS & LIGHTING 888-929-1669 CORPORATE OFFICE: 2090 McGee Ln, Lewisville, TX 75077 FLORIDA OFFICE: 547 Ocoee Business Parkway, Ocoee, FL 34761 SSCSIGNS.COM UL# E442998-20160315

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ILLUMINATED CHANNEL LETTERS

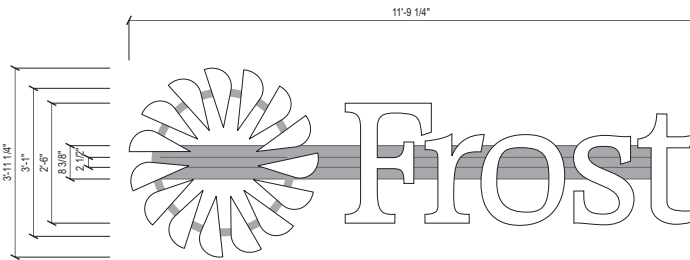
Item 5&6

SSC SIGNS & LIGHTING

SPECIFICATIONS

LOGO AND LETTERS:

FACE MATERIAL: 1/2" CLEAR ACRYLIC
 FACE FINISH: FIRST SURFACE WHITE TRANSLUCENT VINYL
 W/ WHITE DIFFUSER VINYL SECOND SURFACE
 RETURN MATERIAL: .063 ALUMINUM
 RETURN FINISH: PAINT TO MATCH AKZO NOBEL 422A2
 RETURN DEPTH: 2 1/2"
 SPACED OFF WALL: 3"X3" RACEWAY & 3/8" THK PLATE W/ 3/8"
 THRU BOLTS.
 BACK MATERIAL: .090 ALUMINUM
 INTERNAL ILLUMINATION: WHITE LED'S



003

ICL.30.MRW - ILLUMINATED CHANNEL LETTERS - MULLION RACEWAY

SCALE: 1/2" = 1'-0"

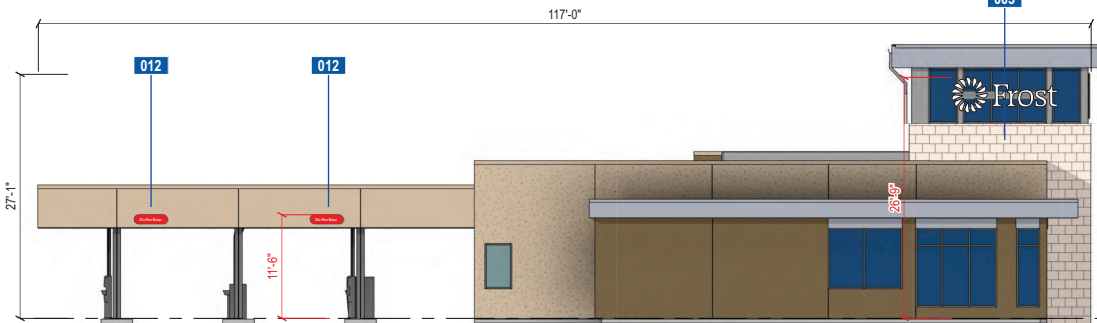
33 SQ. FT.

QTY: 1



TYPICAL NIGHT VIEW

SCALE: NTS



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

- P1 - PAINT TO MATCH AKZO NOBEL 422A2
- P2 - PAINT WIREWAY TO MATCH FROST BRUSHED ALUMINUM MIX #31 MP82278
- V1 - DIFFUSER - 70% WHITE
- V2 - WHITE TRANSLUCENT VINYL



APPROVAL DATE -
 APPROVED BY -

CLIENT NAME

ADDRESS

SUB NAME/SITE NAME

ACCT. REP

DESIGNER

PROJECT MANAGER

DATE

PAGE NUMBER

OPPORTUNITY NUMBER

SALES ORDER NUMBER

Frost Bank

NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX US 75165

Waxahachie

ZS

KY

-

12/11/25

7 OF 17

OP015452-4

SO#

SSC SIGNS & LIGHTING 888-929-1669 CORPORATE OFFICE: 2090 Mcgee Ln, Lewisville, TX 75077 FLORIDA OFFICE: 547 Ocoee Business Parkway, Ocoee, FL 34761 SSCSIGNS.COM UL# E482998-20160315

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ILLUMINATED CHANNEL LETTERS

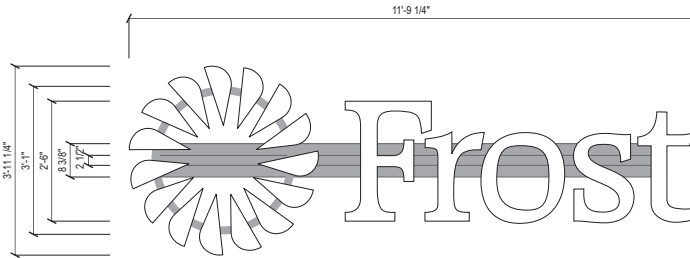
Item 5&6

SSC SIGNS & LIGHTING

SPECIFICATIONS

LOGO AND LETTERS:

FACE MATERIAL: 1/2" CLEAR ACRYLIC
 FACE FINISH: FIRST SURFACE WHITE TRANSLUCENT VINYL
 W/ WHITE DIFFUSER VINYL SECOND SURFACE
 RETURN MATERIAL: .063 ALUMINUM
 RETURN FINISH: PAINT TO MATCH AKZO NOBEL 422A2
 RETURN DEPTH: 2 1/2"
 SPACED OFF WALL: 3"X3" RACEWAY & 3/8" THK PLATE W/ 3/8"
 THRU BOLTS.
 BACK MATERIAL: .090 ALUMINUM
 INTERNAL ILLUMINATION: WHITE LED'S



004

ICL.30.MRW - ILLUMINATED CHANNEL LETTERS - MULLION RACEWAY

SCALE: 1/2" = 1'-0"

33 SQ. FT.

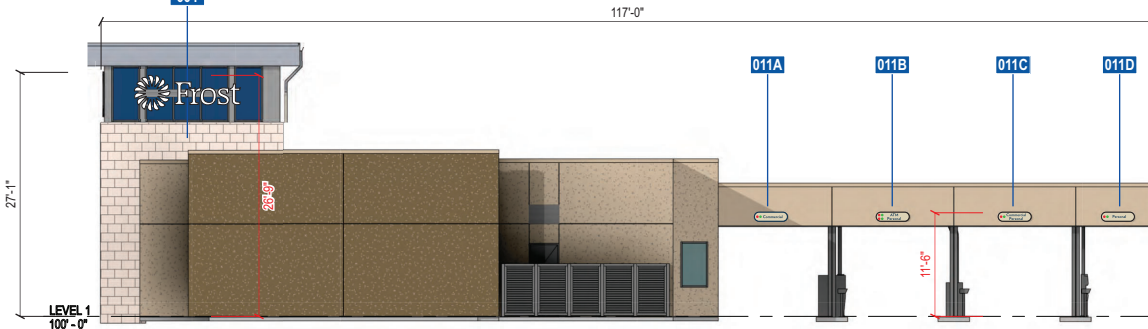
QTY: 1



TYPICAL NIGHT VIEW

SCALE: NTS

004



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

- P1 - PAINT TO MATCH AKZO NOBEL 422A2
- P2 - PAINT WIREWAY TO MATCH FROST BRUSHED ALUMINUM MIX #31 MP82278
- V1 - DIFFUSER - 70% WHITE
- V2 - WHITE TRANSLUCENT VINYL

APPROVAL DATE -
 APPROVED BY -

CLIENT NAME

ADDRESS

SUB NAME/SITE NAME

ACCT. REP

DESIGNER

PROJECT MANAGER

DATE

PAGE NUMBER

OPPORTUNITY NUMBER

SALES ORDER NUMBER

Frost Bank

NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX US 75165

Waxahachie

ZS

KY

-

12/11/25

8 OF 17

OP015452-4

SO#

SSC SIGNS & LIGHTING 888-929-1669 CORPORATE OFFICE: 2090 Mcgee Ln, Lewisville, TX 75077 FLORIDA OFFICE: 547 Ocoee Business Parkway, Ocoee, FL 34761 **SSCSIGNS.COM** UL# E482998-20160315

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DIRECTIONAL SIGNAGE

Item 5&6



SPECIFICATIONS

1. FABRICATED ALUMINUM CABINET W/ EMS 24-63-215 SIGN FRAME & EMS 24-63-216 SIGN RETAINER. BASE REVEAL TRIM TO BE .125" ALUMINUM. CABINET TO BE PAINTED AKZO NOBEL COLORMAP 422A2.

2. 1/2" PUSHED THRU ACRYLIC PAINTED TO MATCH PMS 540C BLUE.

FONT: VERLAG BOLD

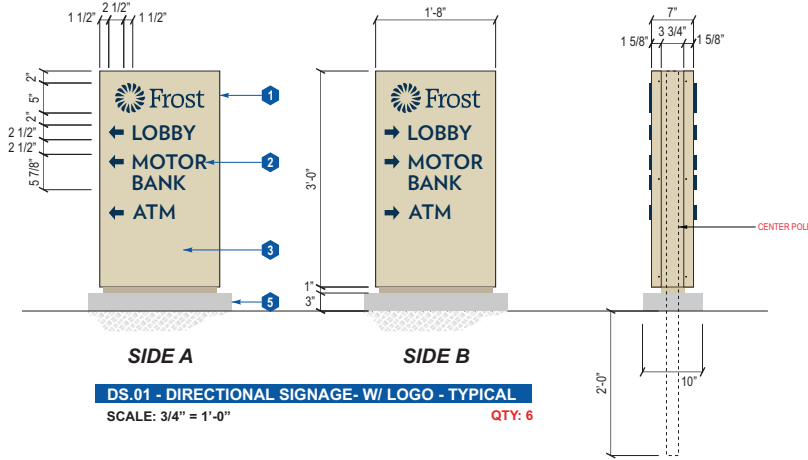
3. .125 ROUTED ALUMINUM FACES PAINTED AKZO NOBEL COLORMAP 422A2

4. "STOP SIGN"/"DO NOT ENTER" DIGITAL PRINTED TO 3M REFLECTIVE.

5. NEW CONCRETE PAD

6. CENTER POST IS 2" X 2" X 70" ALUMINUM SQ. TUBE

*CABINET TO BE SCREWED TO CENTER POLE



SEE MESSAGE LAYOUTS ON NEXT PAGE

V1	VINYL - DG REFLECTIVE SHEETING 4090DS
V1	VINYL - DG RED REFLECTIVE SHEETING
P1	PAINT TO MATCH PMS 540C - BLUE
P2	PAINT TO MATCH AKZO NOBEL 422A2

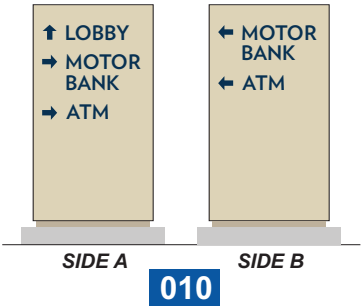
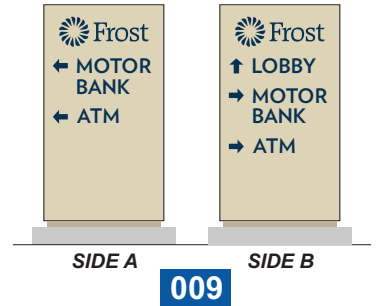
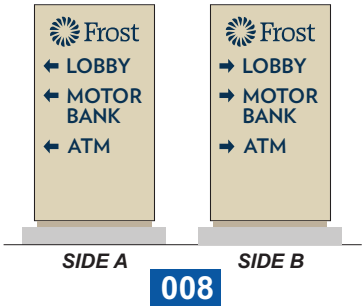
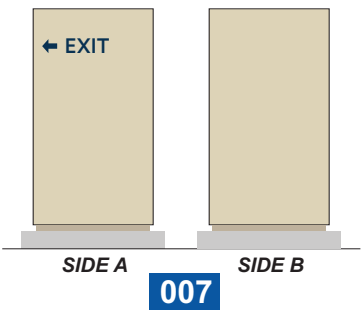
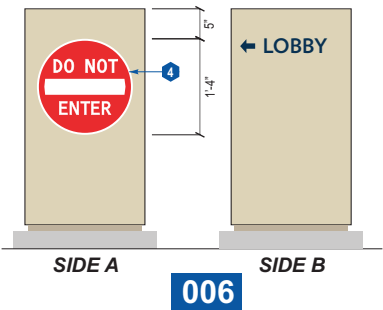
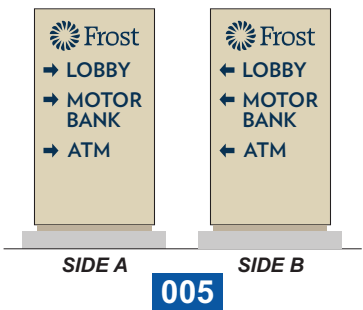
APPROVAL DATE -
APPROVED BY -

CLIENT NAME: Frost Bank ADDRESS: NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX US 75165 SUB NAME/SITE NAME: Waxahachie ACCT. REP: ZS DESIGNER: KY PROJECT MANAGER: - DATE: 12/11/25 PAGE NUMBER: 9 OF 17 OPPORTUNITY NUMBER: OP015452-4 SALES ORDER NUMBER: SO#

SSC SIGNS & LIGHTING 888-929-1669 CORPORATE OFFICE: 2090 Mcgee Ln, Lewisville, TX 75077 FLORIDA OFFICE: 547 Ocoee Business Parkway, Ocoee, FL 34761 SSCSIGNS.COM UL# E462998-20160315

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2023 and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown are as close as printing will allow. Always follow written specifications. All rights reserved. It may not be reproduced in any manner without prior consent.

SCALE: 3/4" = 1'-0"



APPROVAL DATE -
APPROVED BY -

LANE DESIGNATOR

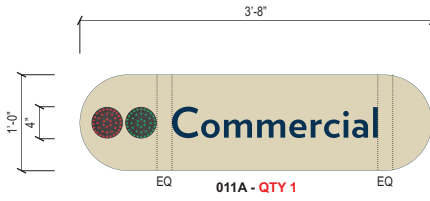
Item 5&6

SSC SIGNS & LIGHTING

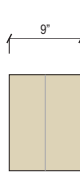
SPECIFICATIONS

1. ALUMINUM SIGN CABINET PAINTED AKZO NOBEL COLORMAP 422A2 BEIGE
2. ROUTED ALUMINUM FACE PAINTED AKZO NOBEL COLORMAP 422A2 BEIGE. BACKED UP WHITE PLEX COPY W/ APPLIED 3M SCOTCHCAL 3635-210 PMS540C
3. I SIGNS RED & GREEN LED LIGHT INDICATORS
4. FLUSH MOUNTED TO FASCIA

FONT: VERLAG BOLD



FRONT VIEW



END VIEW



ALTERNATIVE LAYOUT

SCALE: NTS



TYPICAL NIGHT VIEW

SCALE: NTS

011 LD.01 - LANE DESIGNATORS

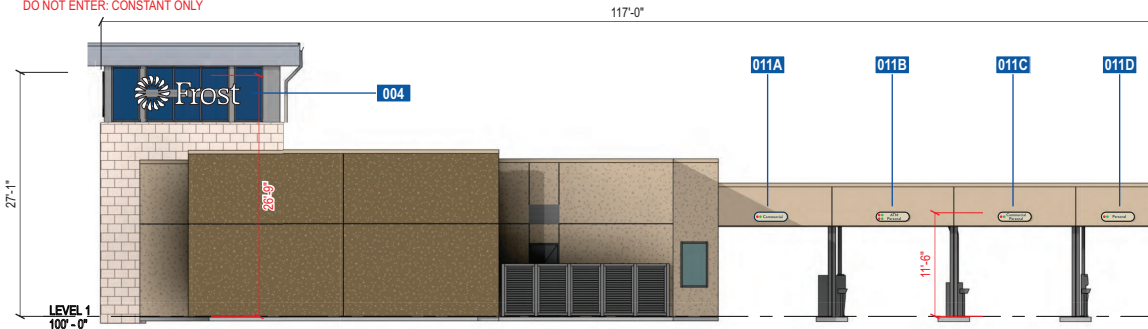
SCALE: 1" = 1'-0"

QTY: 4

EACH LANE SIGN WILL NEED A RED/GREEN LIGHT SWITCH AND A CONSTANT HOT FOR THE "COPY" ILLUMINATION. THE CONSTANT HOT IS EITHER OFF OF THE OTHER CANOPY LIGHTS THAT ARE CONTROLLED BY A TIMER, OR PHOTOCELL.

IN THE CASE OF LANE 2, THE ATM/PERSONAL, HAS TWO SETS OF LIGHTS. IT WILL NEED RED/GREEN SWITCH, ANOTHER RED/GREEN SWITCH, AND A CONSTANT FOR ILLUMINATION.

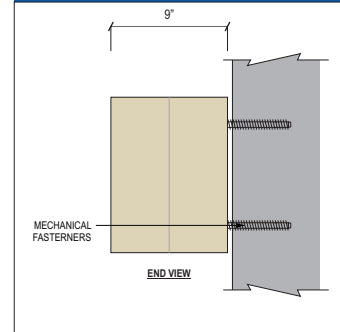
COMMERCIAL PERSONAL: RED/GREEN SWITCH; CONSTANT
ATM/ PERSONAL: RED/GREEN SWITCH; RED/GREEN SWITCH; CONSTANT
ATM: RED/GREEN SWITCH; CONSTANT
PERSONAL: RED/GREEN SWITCH; CONSTANT
COMMERCIAL: RED/GREEN SWITCH; CONSTANT
DO NOT ENTER: CONSTANT ONLY



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

MOUNTING DETAILS



V1 - VINYL- 3M SCOTCHCAL 3635-210 PMS540C

P1 - PAINT TO MATCH AKZO NOBEL 422A2

APPROVAL DATE -

APPROVED BY -

CLIENT NAME

ADDRESS

SUB NAME/SITE NAME

ACCT. REP

DESIGNER

PROJECT MANAGER

DATE

PAGE NUMBER

OPPORTUNITY NUMBER

SALES ORDER NUMBER

Frost Bank NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX US 75165

Waxahachie

ZS

KY

-

12/11/25

11 OF 17

OP015452-4

SO#

SSC SIGNS & LIGHTING 888-929-1669 CORPORATE OFFICE: 2090 Mcgee Ln, Lewisville, TX 75077 FLORIDA OFFICE: 547 Ocoee Business Parkway, Ocoee, FL 34761 SSCSIGNS.COM UL# E482998-20160315

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LANE DESIGNATOR

Item 5&6

SSC SIGNS & LIGHTING

SPECIFICATIONS

1. ALUMINUM SIGN CABINET PAINTED AKZO NOBEL COLORMAP 422A2 BEIGE
2. ROUTED ALUMINUM FACE PAINTED TO MATCH CARDINAL RED. BACKED UP WHITE PLEX COPY W/ APPLIED PERF VINYL TO MATCH WHITE

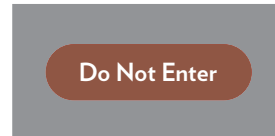
FONT: VERLAG BOLD

3.2"x 2" ALUMINUM TUBE ABLE TO BE CUT IN FIELD TO FIT FOR INSTALLATION WITH MOUNTED TO CABINET WITH 1 1/4" ALUMINUM PIPE WITH MECHANICAL FASTENERS



FRONT VIEW

END VIEW



TYPICAL NIGHT VIEW

SCALE: NTS

012 LD.01 - LANE DESIGNATORS

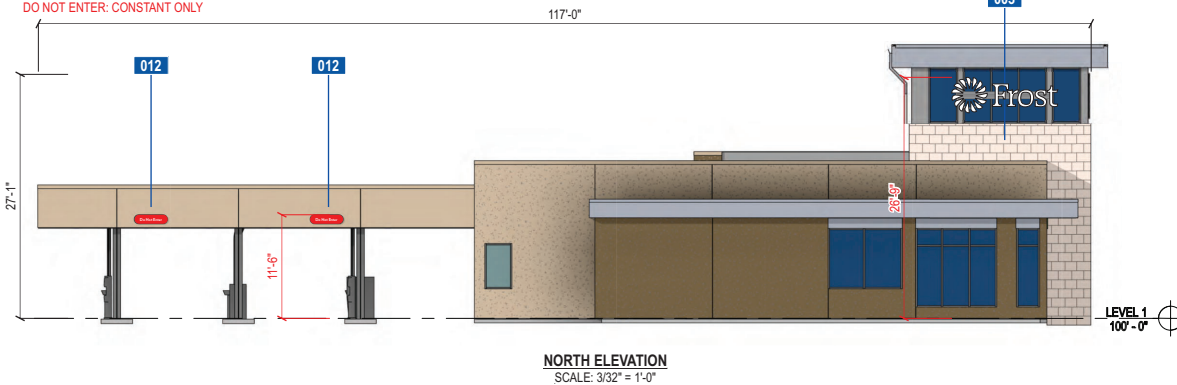
SCALE: 1" = 1'-0"

QTY: 2

EACH LANE SIGN WILL NEED A RED/GREEN LIGHT SWITCH AND A CONSTANT HOT FOR THE "COPY" ILLUMINATION. THE CONSTANT HOT IS EITHER OFF OF THE OTHER CANOPY LIGHTS THAT ARE CONTROLLED BY A TIMER, OR PHOTOCELL.

IN THE CASE OF LANE 2, THE ATM/PERSONAL, HAS TWO SETS OF LIGHTS. IT WILL NEED RED/GREEN SWITCH, ANOTHER RED/GREEN SWITCH, AND A CONSTANT FOR ILLUMINATION.

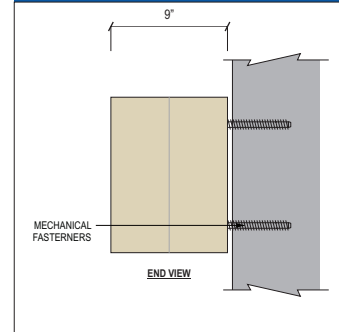
COMMERCIAL PERSONAL: RED/GREEN SWITCH; CONSTANT
ATM/ PERSONAL: RED/GREEN SWITCH; RED/GREEN SWITCH; CONSTANT
ATM: RED/GREEN SWITCH; CONSTANT
PERSONAL: RED/GREEN SWITCH; CONSTANT
COMMERCIAL: RED/GREEN SWITCH; CONSTANT
DO NOT ENTER: CONSTANT ONLY



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

MOUNTING DETAILS



- P1 - PAINT TO MATCH AKZO NOBEL 422A2
- P2 - PAINT TO MATCH CARDINAL RED
- V1 - VINYL- 3M SCOTCHCAL 7725-10 WHITE

APPROVAL DATE -
APPROVED BY -

CLIENT NAME: Frost Bank ADDRESS: NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX US 75165 SUB NAME/SITE NAME: Waxahachie ACCT. REP: ZS DESIGNER: KY PROJECT MANAGER: - DATE: 12/11/25 PAGE NUMBER: 12 OF 17 OPPORTUNITY NUMBER: OP015452-4 SALES ORDER NUMBER: SO#

SSC SIGNS & LIGHTING 888-929-1669 CORPORATE OFFICE: 2090 Mcgee Ln, Lewisville, TX 75077 FLORIDA OFFICE: 547 Ocoee Business Parkway, Ocoee, FL 34761 SSCSIGNS.COM UL# E482998-20160315

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DEPOSIT SLIP STANDS

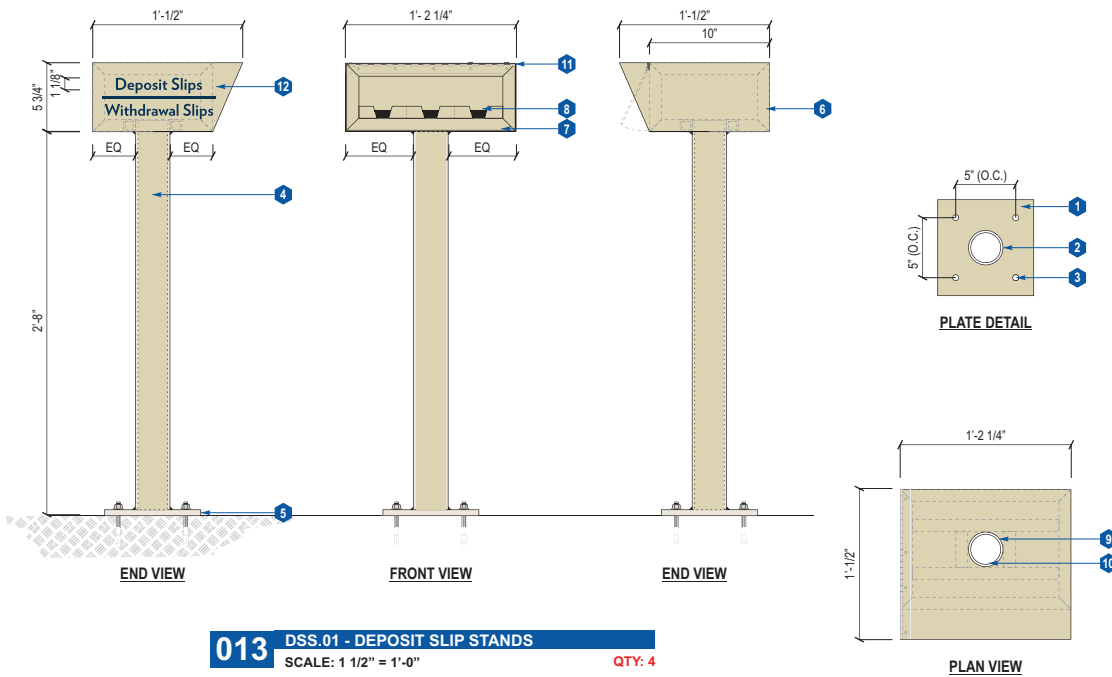
Item 5&6



SPECIFICATIONS

1. 1/2"X8"X8" ALUM PLATE
2. 1/2" HOLES FOR 3/8" HARDWARE
3. 2 1/2" SCH. 40 ALUM. PIPE (2 7/8" X 4.469 X .203). POWDERCOATED FROST BEIGE
4. 2 1/2" SCH. 40 ALUM. PIPE (2 7/8" X 4.469 X .203). POWDER COATED FROST BEIGE
5. 3/4" HILTI KWICK-BOLT III STAINLESS STEEL (4 PLCS REQ'D) SEE PLATE DETAIL
6. 1"X 1/4" ALUM. SQ TUBE INNER FRAME. POWDER COATED FROST BEIGE (SHOWN BY DOTTED GRAY LINES)
7. 1/4" BREAK FORMED ALUM. SKIN AROUND BANKING SLIP BOX. POWDER COATED FROST BEIGE
8. .080"X 4" SIDE TRAY FOR BANKING SLIPS (3 TOTAL TRAYS REQ'D WITH ALUMINUM SPACER.)
9. 2 1/2" SCH. 40 ALUM PIPE (2 7/8" X 2.469 X .203). POWDER COATED FROST BEIGE.
10. PIPE TO INNER TUBE FRAME
11. 1/8" CLEAR LEXAN DOOR WITH .050 LEAF X 1 1/2" PIANO HINGE. POWDER COATED FROST BEIGE (MCMASTER-CARR 15665A247) SPRING LOADED
12. FIRST SURFACE APPLIED 3M 7725-197 LIGHT NAVY VINYL.

FONT: VERLAG BOLD



013 DSS.01 - DEPOSIT SLIP STANDS

SCALE: 1 1/2" = 1'-0"

QTY: 4

V1 - VINYL- 3M 7725-197 LIGHT NAVY

P1 - PAINT TO MATCH AKZO NOBEL 422A2

 APPROVAL DATE -
 APPROVED BY -

CLIENT NAME	ADDRESS	SUB NAME/SITE NAME	ACCT. REP.	DESIGNER	PROJECT MANAGER	DATE	PAGE NUMBER	OPPORTUNITY NUMBER	SALES ORDER NUMBER
Frost Bank	NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX US 75165	Waxahachie	ZS	KY	-	12/11/25	13 OF 17	OP015452-4	SO#

SSC SIGNS & LIGHTING 888-929-1669 CORPORATE OFFICE: 2090 McGee Ln, Lewisville, TX 75077 FLORIDA OFFICE: 547 Ocoee Business Parkway, Ocoee, FL 34761 SSCSIGNS.COM UL# E442998-20160315

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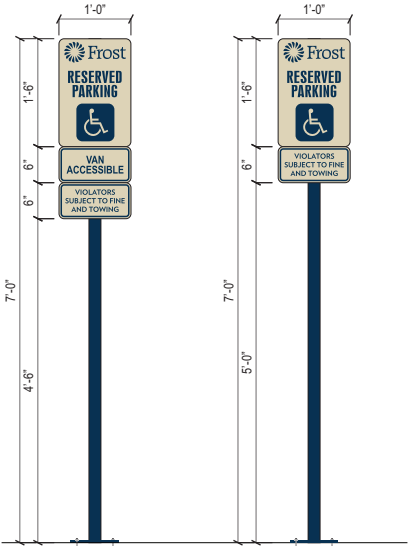
PARKING SIGNAGE

Item 5&6



SPECIFICATIONS

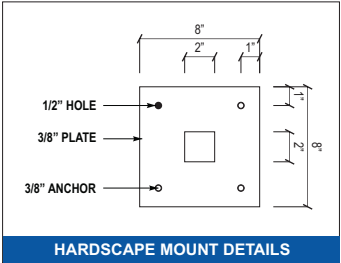
1. .080 ALUMINUM PANEL FINISHED IN AKO COLORMAP 422A2 BEIGE WILL BE MOUNTED TO 1" ANGLE USING STRUCTURAL ADHESIVE. BRACKET WILL BE MOUNTED TO USING MECHANICAL FASTENERS
2. 3M 7725-197 LIGHT NAVY VINYL GRAPHICS.
3. 2" X 2" X 1/8" ALUMINUM SQ TUBE SUPPORT PAINTED TO MATCH PMS 540C BLUE.



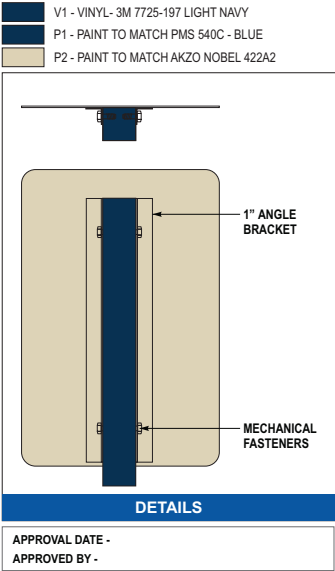
HARDSCAPE MOUNT



PANEL LAYOUT



HARDSCAPE MOUNT DETAILS



DETAILS

APPROVAL DATE -
APPROVED BY -

014 F-PS.01-RESERVED-PANEL
SCALE: 3/4" = 1'-0" QTY: 1

015 F-PS.01-RESERVED-VAN-PANEL
SCALE: 3/4" = 1'-0" QTY: 1

WINDOW CLINGS

Item 5&6

SSC SIGNS & LIGHTING

SPECIFICATIONS

1. DIGITALLY PRINTED WINDOW CLINGS MOUNTED TO THE FIRST SURFACE OF GLASS.

*GRAPHIC WILL REPLACE EXISTING "COMING SOON" GRAPHIC AFTER GRAND OPENING.

*GRAPHIC WILL BE REPLACED AFTER OPENING.

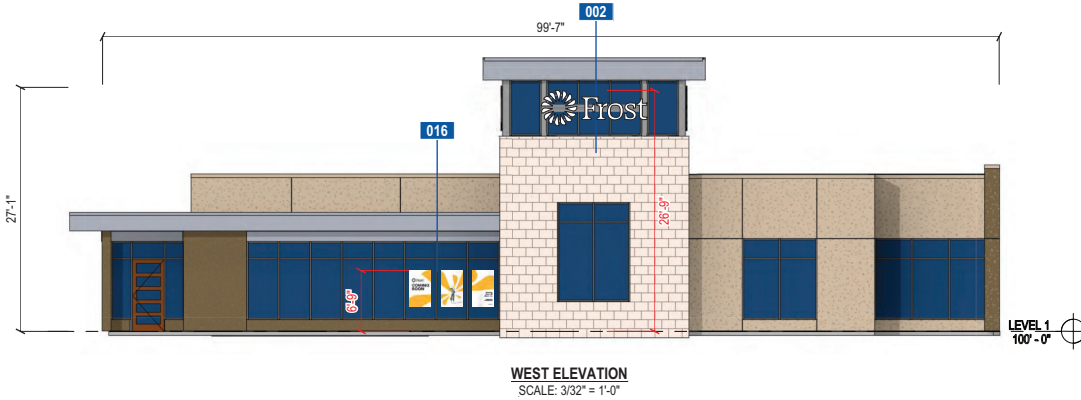


16A COMING-SOON-ABOUTYOU-WC
SCALE: 1/2" = 1'-0"

QTY: 3

16B OPEN-WC
SCALE: 1/2" = 1'-0"

QTY: 3

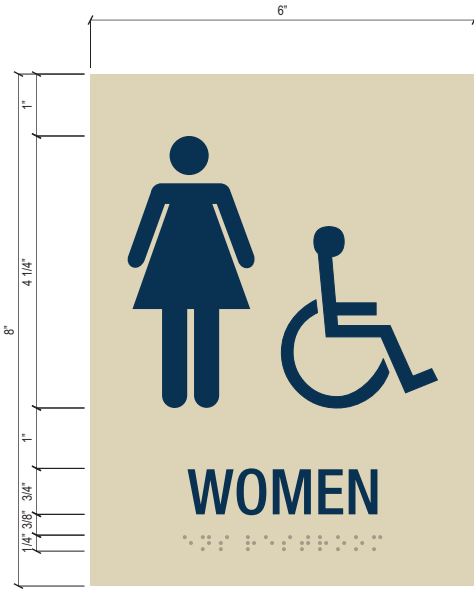


WEST ELEVATION
SCALE: 3/32" = 1'-0"

APPROVAL DATE -
APPROVED BY -

SPECIFICATIONS

1. 1/8" THK ROWMARK NON-GLARE MATERIAL TO MATCH SANDALWOOD 3X1-218
 2. 1/32" THK TACTILE CHARCTERS & MESSAGE TO BE ROWMARK NON-GLARE MARINE BLUE 3X1-502.
 3. ADA COMPLIANT RASTERIZE BRAILLE COLOR MATCH ROWMARK NON-GLARE SANDALWOOD 3X1-218
 4. MOUNTED TO WALL WITH ADHESIVE AND DOUBLE SIDED TAPE
- FONT: HELVETICA NEUE 55

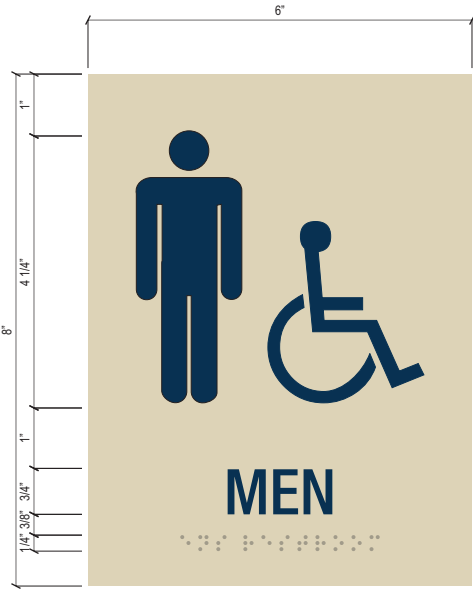


017

RS.01 - TYPE B - RESTROOM SIGN

SCALE: 1:1.5

QTY: 1



018

RS.02 - TYPE C - RESTROOM SIGN

SCALE: 1:1.5

QTY: 1

ROWMARK - SANDALWOOD 3X1-218

ROWMARK - MARINE BLUE 3X1-502

APPROVAL DATE -
APPROVED BY -

CLIENT NAME: Frost Bank ADDRESS: NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX US 75165 SUB NAME/SITE NAME: Waxahachie ACCT. REP: ZS DESIGNER: KY PROJECT MANAGER: - DATE: 12/11/25 PAGE NUMBER: 16 OF 17 OPPORTUNITY NUMBER: OP015452-4 SALES ORDER NUMBER: SO#

SSC SIGNS&LIGHTING 888-929-1669 CORPORATE OFFICE: 2090 Mcgee Ln, Lewisville, TX 75077 FLORIDA OFFICE: 547 Ocoee Business Parkway, Ocoee, FL 34761 SSCSIGNS.COM UL# E482998-20160315

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Item 5&6

CLIENT, MANUFACTURING, AND INSTALLATION NOTES FOR ALL DESIGNS



CLIENT NOTES:

- 1) CLIENT TO PROVIDE VECTOR ARTWORK INCLUDING CORRECT FONTS.
- 2) CLIENT TO PROVIDE ALL COLORS FOR SIGNS WITHIN DESIGN INCLUDING RACEWAY COLORS. COLORS TO BE PROVIDED ARE TO BE IN A SHERWIN WILLIAMS OR PANTONE / PMS COLORS. CMYK COLORS ARE NOT USABLE.
- 3) CLIENT TO APPROVE AND INITIAL DESIGNS THEN RETURN TO SSC SIGNS & LIGHTING ONCE APPROVED.
- 4) CLIENT TO PROVIDE ELECTRICAL TO ALL ILLUMINATED SIGNS. ELECTRICAL TO BE WITHIN 5'-0" OF SIGNAGE PRIOR TO INSTALL DATE.
- 5) ALL ELECTRICAL SCOPE TO BE INSTALLED BY TENANT CONTRACTOR

MANUFACTURING NOTES:

- 1) IF SIGN NEEDS TO BE PERMITTED, MANUFACTURING WILL START AS SOON AS PERMITS ARE APPROVED BY CITY.
- 2) MANUFACTURING TO SUPPLY ALL NEEDED HARDWARE AND ELECTRICAL COMPONENTS NEEDED FOR INSTALLATION OF SIGN.
- 3) A MINIMUM OF 6'-0" WHIPS FROM THE BACK OF EACH CHANNEL LETTERS FOR INSTALLATION WHEN NEEDED.

INSTALLATION NOTES:

- 1) INSTALLER TO INSPECT SIGN UPON RECEIPT AND REPORT ANY ISSUES OR DAMAGED ITEMS. INSTALLER WILL BE HELD LIABLE FOR ANY DAMAGES OR ISSUES REPORTED AFTER DAY SIGN IS RECEIVED.
- 2) INSTALLER TO VERIFY WITH CLIENT THAT SIGN IS BEING INSTALLED IN CORRECT LOCATION.
- 3) INSTALLER TO VERIFY ALL SERVICE IS COMPLETE PRIOR TO LEAVING THE SITE FOR THAT DAY AND/OR NIGHT INCLUDING COMPLETION PHOTOS OF SIGNS INSTALLED AND ILLUMINATED.
- 4) INSTALLER TO CLEAN UP ALL TRASH AND DEBRIS. ALSO, CLEAN ALL SIGNS AS NEEDED INCLUDING FACES.

CLIENT SUPPLIED ARTWORK

FOR THE FASTEST, MOST ACCURATE SERVICE AND BEST ART REPRODUCTION, WE REQUIRE VECTOR-BASED .EPS FILE ORIGINALLY CREATED IN A PROGRAM LIKE COREL DRAW (.CDR) OR ILLUSTRATOR (.AI). CONVERT ALL TEXT TO OUTLINES OR INCLUDE ANY FONTS BEFORE SENDING THE ART TO US. SAVING A JPG, PNG, TIFF, BMP OR GIF FILE(S) AS AN EPS WILL NOT CONVERT YOUR IMAGE INTO VECTOR-READY ARTWORK. UNFORTUNATELY WE CAN'T USE THE FOLLOWING: POWERPOINT PRESENTATIONS (.PPT) GRAPHICS FROM WEBSITES (.GIF AND .JPG) MICROSOFT WORD (.DOC) MICROSOFT PUBLISHER FILES (.PUB) (DXF) DRAWING EXCHANGE FORMAT OR DWG CAD (COMPUTER-AIDED DESIGN) PROGRAMS

APPROVAL DATE -
APPROVED BY -

CLIENT NAME	ADDRESS	SUB NAME/SITE NAME	ACCT. REP	DESIGNER	PROJECT MANAGER	DATE	PAGE NUMBER	OPPORTUNITY NUMBER	SALES ORDER NUMBER
Frost Bank	NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX 75165	Waxahachie	ZS	KY	-	12/11/25	17 OF 17	OP015452-4	SO#

SSC SIGNS & LIGHTING 888-929-1669 CORPORATE OFFICE: 2090 Mcgee Ln, Lewisville, TX 75077 FLORIDA OFFICE: 547 Ocoee Business Parkway, Ocoee, FL 34761 **SSCSIGNS.COM** UL# E482998-20160315

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Item 5&6



Statistics				
Description	Symbol	Avg	Max	Min
ATM 5' ZONE	+	19.5 fc	22.2 fc	13.9 fc
ATM 60' ZONE	+	7.0 fc	20.3 fc	3.0 fc
PROPERTY LINE	+	0.8 fc	4.6 fc	0.1 fc
SITE	+	1.8 fc	8.1 fc	0.1 fc
20' ZONE BEYOND SITE	+	0.4 fc	3.7 fc	0.0 fc



FROST WAXAHACHIE
NEC OF U.S. HWY 77 & HEDGWOOD DR
WAXAHACHIE, TX

Drawn By: DAJ
Checked By: HAS
Revisions:

SUP

SITE PHOTOMETRICS

Date: 01/16/2026

Project No.: FB-2525

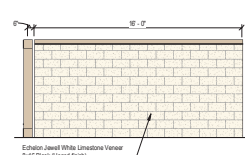
EPM1

Sheet

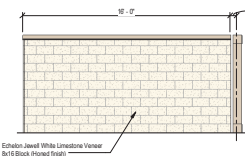
EXHIBIT G DUMPSTER ENCLOSURE DETAIL

000000
FROST BANK
WAXAHACHIE
WAXAHACHIE, TEXAS

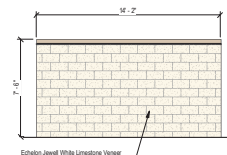
Item 5&6



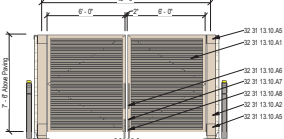
6 DUMPSTER ELEVATION
1/4" = 1'-0"



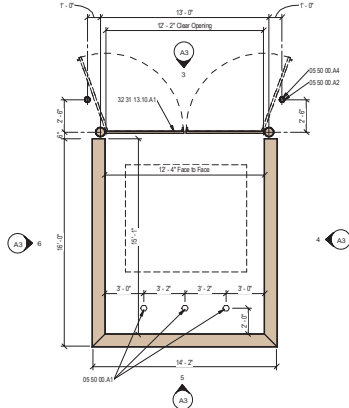
4 DUMPSTER ELEVATION
1/4" = 1'-0"



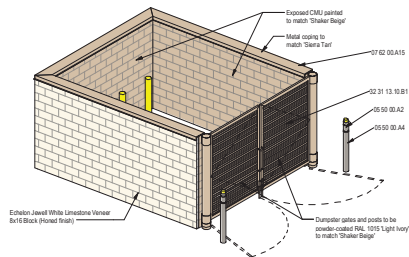
5 DUMPSTER ELEVATION
1/4" = 1'-0"



3 DUMPSTER ELEVATION
1/4" = 1'-0"



2 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



1 DUMPSTER ENCLOSURE - 3D VIEW

KEYNOTES

- 05 00 00 A1 8" diameter concrete lined steel pipe in/out
- 05 00 00 A2 4" diameter concrete lined steel pipe in/out
- 05 00 00 A4 Ballast chains cover: Post Guard Ballast Cover (0.5% SPS), Canadian Grey, with reflective white top
- 07 02 00 A15 Prefinished steel metal coping
- 32 31 13 10 A1 Sheet metal dumpster gable, pre-painted to match Benjamin Moore HC-45 Shaker Beige
- 32 31 13 10 A2 8" diameter concrete lined steel pipe support, pre-painted to match Benjamin Moore HC-45 Shaker Beige
- 32 31 13 10 A6 Steel color, welded to pipe support, finish to match
- 32 31 13 10 A8 1" diameter steel pipe, welded to frame, finish to match
- 32 31 13 10 A4 1" diameter steel pipe with 1-1/2" deep sleeve in concrete pad at Closed and Open positions, finish to match
- 32 31 13 10 A8 Steel plate for pipe stop (each gable), finish to match
- 32 31 13 10 B1 Aluminum insulated fence panel, powdercoat to match Benjamin Moore HC-45 Shaker Beige

This Building Information Model and the information contained herein are provided by Grace Design Studios for the purposes of coordination and design only. The use of this model for any purpose other than its intended use is done so at the risk of the user. The model may be used by the contractor to gain a greater understanding of the relationships between systems and the design intent, but the model does not supersede the construction documents. The contractor is not entitled to rely upon quantity takeoffs generated from the model. Grace Design Studios retains ownership of all designs, model elements, and other digital data contained herein, which may not be used without the prior written consent of Grace Design Studios.

FROST BANK WAXAHACHIE

Near the NE Corner of Hedgewood Drive and U.S. Highway 77
Waxahachie, TX

Specific Use Permit (SUP) for Drive-Thru Use – **Narrative**

Summary

On behalf of Frost Bank, please find included an SUP package for a proposed Frost Bank with drive-thru services near the northeast corner of Hedgewood Drive and U.S. Highway 77. The proposed Frost Bank development is located within a portion of platted Lot 2, Block A of BJ's Wholesale Membership; as part of a separate future application, we will propose to replat Lot 2 to subdivide it into two lots.

The proposed use is a bank with drive-through service. Based on the building's gross floor area of 5,473 square feet, we calculate that 28 parking stalls are required. The site plan proposes 43 parking stalls.

The hours of operation for this proposed Frost Bank are expected to be 9:00am to 5:00pm Monday through Friday, 9:00am to 1:00pm Saturdays; the bank will be closed on Sundays. The bank expects to have a total of 17 employees.

Compatibility

The existing site is zoned GR – General Retail. The proposed site is compatible with the existing zoning districts at the intersection of Hedgewood Drive and U.S. Highway 77: the surrounding properties also zoned GR – General Retail, and PD-GR (Planned Development-General Retail) per ordinance number 3588. Banks are a permitted use with the GR zoning district. Additionally, a bank with drive-through service appears to be under construction approximately 1,200± feet South of the proposed Frost Bank.

Variances Requested

We are requesting a variance to the City of Waxahachie's Development Code Sec. 5.01 – Exterior Requirements Zoning Regulation:

- Option A is the Frost standard and maintains a consistent brand image. This is the preferred set of elevations. Two variances are requested for this design:
 - To maintain the brand standard, we respectfully request a variance from *Sec 5.01(iv)7)a) All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle, and top.*
 - The front/entrance elevation meets the window and glazing percentage requirement. The side and rear elevations do not. Due to security requirements for the bank's operations windows are not present in certain areas of the bank and we respectfully request a variance from *Sec 5.01(iv)7)b)v) Windows and glazing shall be a minimum of thirty (30) percent and up to a maximum of seventy (70) percent of each building elevation.*
- Option B is the Frost standard with modifications to the detailing of the façade to create a base, middle, and top. One variance is requested for this design:
 - The front/entrance elevation meets the window and glazing percentage requirement. The side and rear elevations do not. Due to security requirements for the bank's operations windows are not present in certain areas of the bank and we respectfully request a

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variance from Sec 5.01(iv)7)b)v) Windows and glazing shall be a minimum of thirty (30) percent and up to a maximum of seventy (70) percent of each building elevation.

Please refer to the exterior elevations Options A and B, and Exterior Elevation Memo, included as a part of this SUP submittal, for more information.

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-13-2026



MEETING DATE(S)

Planning & Zoning Commission:

March 24th, 2026

City Council:

April 20th, 2026

CAPTION

Public Hearing on a request by Tiffany Novotny, for a **Specific Use Permit (SUP)** for a Tattoo Shop use within a Commercial (C) zoning district located at 201 Ferris Ave, Suite 4 (Property ID 170985) - Owner: Lynne Lee (ZDC-13-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-13-2026, a Specific Use Permit for a Tattoo or Body Piercing Shop use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The Applicant requests approval of a SUP for a Tattoo or Body Piercing Shop use in Suite 4 of 201 Ferris Avenue.

CASE INFORMATION

Applicant:

Tiffany Novotny, Velvet Ink Bar Eclectic

Property Owner(s):

Lynne Lee

Site Acreage:

0.91 acres

Current Zoning:

Commercial (C)

Requested Zoning:

Commercial (C) with a SUP for a Tattoo or Body Piercing Shop use

SUBJECT PROPERTY

General Location:

201 Ferris Ave, Suite 4

Parcel ID Number(s):

170985

Existing Use:

Multi-tenant commercial use

Development History:

The subject property is currently platted as Lots 1B and 2 Block 68 of the Town Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	C	Warehouse
East	GR	Multi-tenant Retail
South	GR	Office
West	C	Book Store

Future Land Use Plan:

Downtown

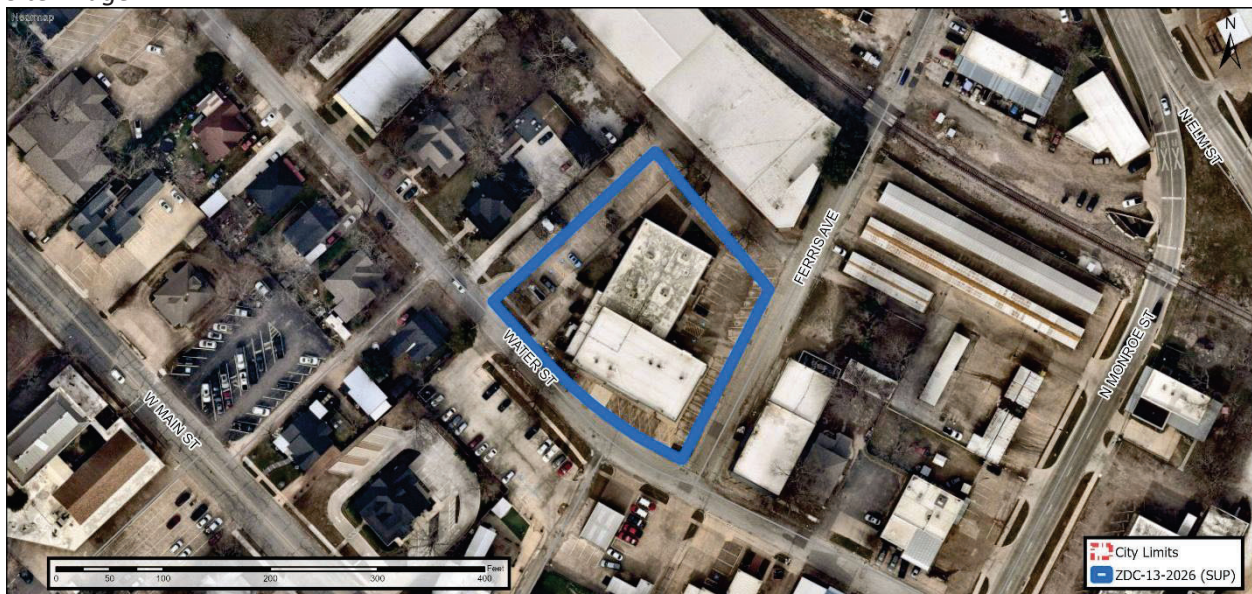
Comprehensive Plan:

It is most appropriate to think of the Downtown placetype as a modification of the mixed-use neighborhood placetype. Waxahachie benefits from an attractive historic core and this placetype serves to preserve and allow for incremental improvement of that area. The core of Downtown is ripe for quality vertical mixed-use development. New single family homes are generally discouraged here as denser housing types are desired in downtown to provide more patrons to support the abundance of local businesses downtown. Attached and stacked housing is appropriate, since the downtown core is predominantly developed, denser housing will most likely occur on the fringes or edges of downtown. Active rooftops, sidewalk cafes, and parklets are an opportunity to further activate the downtown core.

Thoroughfare Plan:

The subject property is accessible from Water Street and Ferris Ave.

Site Image:



PLANNING ANALYSIS

The Applicant proposes a Specific Use Permit (SUP) for Tattoo Shop use at 201 Ferris Ave, Suite 4. The shop will be located within a suite of Gloss Salon. The use of a Tattoo or Body Piercing Shop requires an approved SUP by City Council per the City of Waxahachie's Zoning Ordinance. The tattoo shop will be appointment only and follow the similar hours of operation to the salon. The studio will be open on Sundays from 12pm-4pm, Tuesday-Saturday from 10am-6pm and closed on Mondays. The applicant is proposing to have only one tattoo chair within the suite. There will be a waiting area outside the room as well as seating in the salon. The proposed SUP will allow the applicant to offer tattoo services while the applicant will specialize in Fine-Line tattoos.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 26 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 no letters in support and 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 SUP shall remain with the applicant for this specific location only and will not transfer to another Tattoo or Body Piercing Shop business. The SUP shall not transfer to another business or property owner.
2. The applicant shall amend the SUP in the event that the applicant wishes to expand the use to more than one (1) chair or outside of Suite 4 at 201 Ferris Avenue.
3. The applicant shall obtain all necessary building permits from the City of Waxahachie Building & Community Services Department prior to operating at the subject property.
4. All exterior signage shall require a sign permit from the Building & Community Services Department prior to the installation of any exterior signs.
5. The business shall not operate outside of salon hours.

ATTACHED EXHIBITS

1. Exhibit A – Location Map
2. Exhibit B – Floorplan
3. Exhibit C – Operational Plan

STAFF CONTACT INFORMATION

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Planner

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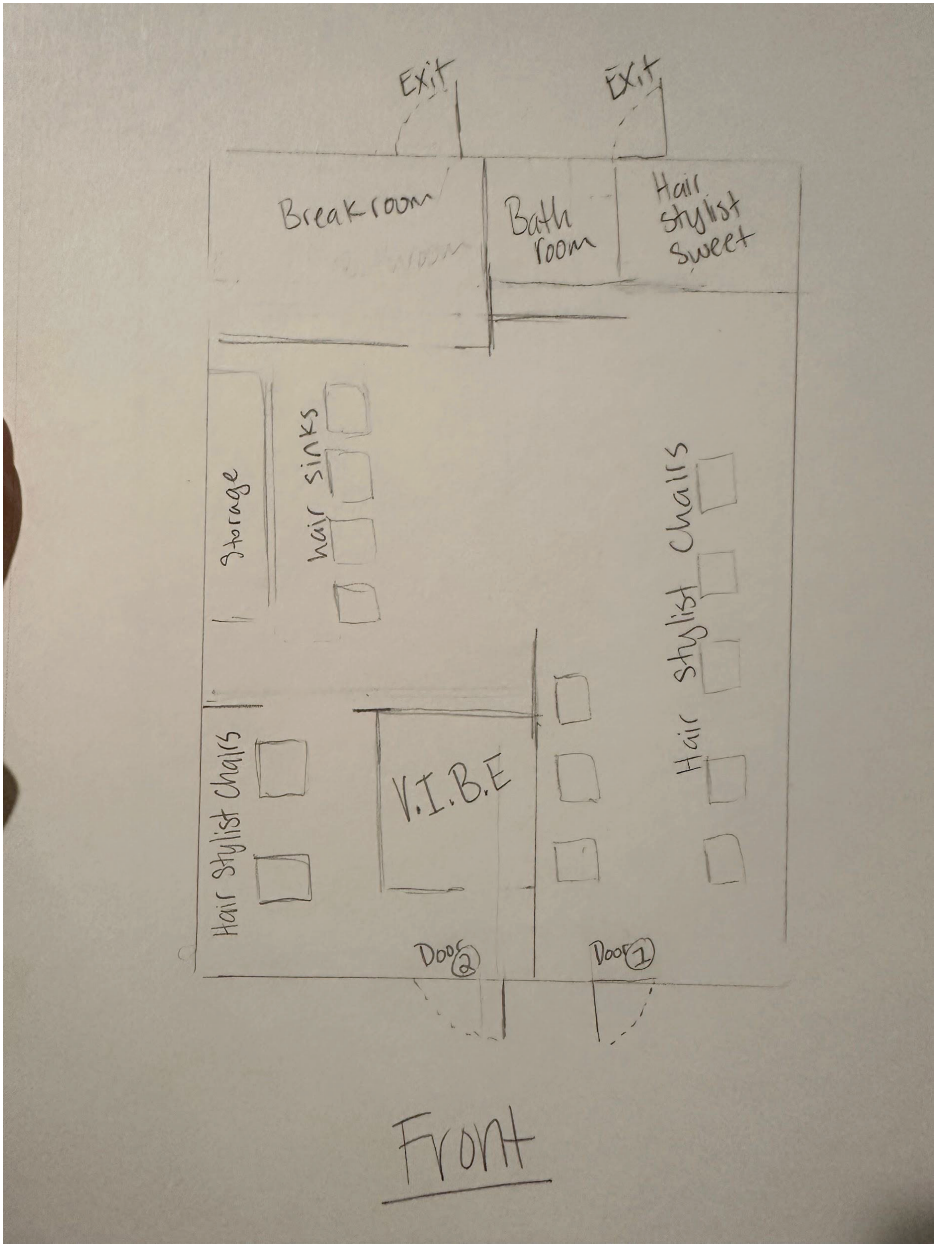
Reviewed by:

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Planning & Zoning Department
SUP and site plan application
Velvet Ink Bar Eclectic
@velvet.ink.bar.eclectic
02/11/2026

Velvet Ink Bar Eclectic (V.I.B.E. for short) will specialize only in fine line tattoos.

Fine line tattoos are a new popular style of tattoo that are very delicate and detailed, which are very different from traditional bold lined, full scale colorful tattoos. My studio will cater to the female demographic who prefer dainty minimalist tattoos. This studio will be managed by appointment only, so the experience is tailored to each individual's needs. V.I.B.E. will be a calming and welcoming environment. I also am in the process of learning to do cosmetic tattoos and will soon offer permanent makeup, such as eyebrows, lips, eyeliner, and blush.

My plan is to work from a private suite room at Gloss Hair Salon. I have spoken with Jordan Cunningham, the owner of Gloss Hair Salon, and we believe that a private fine line studio would be a complementary use, as it aligns well with the clientele served by both businesses. Our hours will be similar working mid morning to early evening. My hours are listed below in the operational chart.

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Operational details

Area/Feature	Description
Enterance/Exit Door	Clients will enter from one of the salon doors
Waiting chair	I will have 1 waiting chair outside the room, and one inside the room. There are also extra waiting couches and chairs on the salon side.
Workstation	Tattoo chair, artist stools (2), tray, cabinets for storage, large mirror, lights
Handwashing sink	Installing a plumbless sink & salon sinks
Sharps container	Will be mounted to the wall above the workstation and will be disposed of at Medpro Waste in Mansfield.
Waste storage	I have a touchless trash can with a lid
Cabinets/ counter space	I will have closed cabinets to store single use supplies, disinfection supplies, and will have a printer to print stencils
Disinfection area	Sanitizer, medical grade surface disinfection will be wall mounted as well.
Hours of operation	Hours will be similar to the hair salon, and I will be appointment only. Appointments last anywhere from 30 mins, to two hours depending on size of tattoo Sun- 12PM- 4PM Monday - Saturday 10AM to 6PM Monday- Closed