

# **A G E N D A**

A regular meeting of the Mayor and City Council 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 *April 20, 2026 at 7:00 p.m.*

Council Members Present: Billie Wallace, Mayor, Council Member Place 4  
Patrick Souter, Mayor Pro Tem, Council Member Place 2  
Tres Atkins, Council Member Place 1  
Chris Wright, Council Member Place 3  
Travis Smith, Council Member Place 5

1. Call to Order
2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance
4. ***Announcements/Presentations***
  - a. Introduce Honorary Council Member
  - b. Present Keep Waxahachie Beautiful Committee Pride in Neighborhood (PIN) Award

5. ***Public Comments:*** Persons may address the City Council on any issues. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Council 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.*

6. ***Consent Agenda***

All matters listed under Item 6, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Mayor/City Manager 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 City Council.

- a. Minutes of the City Council meeting of April 6, 2026
- b. Construction Contract for the New High School Road Project in the amount of \$6,468,970
- c. Construction Material Testing Professional Service Agreement for the New High School Road Project in the amount of \$118,755

- d. Event application for Meet Hachie event to be held on June 6, 2026 at Railyard Park
- e. Event application for Corpus Christi Procession to be held on June 7, 2026
  
- 7. **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)
  
- 8. **Consider** proposed Ordinance approving ZDC-181-2025
  
- 9. **Consider** Development Agreement for ZDC-181-2025
  
- 10. **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)
  
- 11. **Consider** proposed Ordinance approving ZDC-13-2026
  
- 12. **Consider** proposed Ordinance amending Section 2-16, "Summary of Policy," of Article II, "Ethics," of Chapter 2, "Administration," of the Code of Ordinances, by adding a new subsection (d), "No Use of Prestige of Position for Political Purpose
  
- 13. **Convene** into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including the appointment, evaluation, duties or dismissal of any member of a City board or commission, as permitted by Texas Government Code Section 551.074; to consult with City Attorney regarding legal issues associated with City Code and Charter provisions and consultation with City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto
  
- 14. **Reconvene** and take any necessary action
  
- 15. Comments by Mayor, City Council, City Attorney and City Management
  
- 16. Adjourn

**The City Council 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

City Council  
April 6, 2026

(lea)

A regular meeting of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Monday, April 6, 2026 at 7:00 p.m.

Council Members Present: Billie Wallace, Mayor, Council Member Place 4  
Patrick Souter, Mayor Pro Tem, Council Member Place 2  
Tres Atkins, Council Member Place 1  
Chris Wright, Council Member Place 3  
Travis Smith, Council Member Place 5

Others Present: Ricky Boyd, City Manager  
Albert Lawrence, Deputy City Manager  
Shon Brooks, Assistant City Manager  
Terry Welch, City Attorney  
Amber Villarreal, City Secretary

**1. Call to Order**

Mayor Billie Wallace called the meeting to order.

**2. Invocation**

**3. Pledge of Allegiance and Texas Pledge of Allegiance**

Mayor Pro Tem Patrick Souter gave the invocation. Mayor Wallace led the Pledge of Allegiance and the Texas Pledge of Allegiance.

**4. Announcements/Presentations**

- a. Introduce Honorary Council Member
- b. Present Proclamation proclaiming April as “Keep Waxahachie Beautiful Month”

Council Member Chris Wright introduced Wendell Paul Cooke as the April Honorary Council Member. Mr. Cooke was born in 1928 in Ellis County, Texas, growing up in a large, deeply rooted local family. In 1944, he and his brother founded The Cooke Brothers Bluegrass Band, one of Texas’s earliest bluegrass groups. The band became a long-standing family tradition, performing for over 80 years, earning awards, and appearing on major shows, including one hosted by Bill Monroe.

Alongside his music career, Wendell worked as a farmer before spending 40 years with the Texas State Highway Department, contributing to the design and inspection of major highways and local roads in Ellis County. He married Marva Atkeisson in 1954, and they raised four daughters together.

Wendell has also been active in his church, serving as an elder and participating in mission work in Romania for decades. Now living in Waxahachie, he and Marva enjoy time with their large, multigenerational family and remain active in their community.

Mayor Wallace read a proclamation recognizing April as “Keep Waxahachie Beautiful Month.”

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## 5. Public Comments

Michael Myers, 115 Hummingbird Lane, Ovilla, Texas, a Democratic candidate for Texas House District 10 running against Brian Harrison, introduced himself and announced upcoming campaigning in Ellis County. He emphasized growing Democratic momentum in Texas and said that, if elected, he would prioritize local control, support city leadership, and represent constituents' views directly in his voting decisions.

Ariana Gilbreath, 215 San Jacinto, Waxahachie, Texas, requested to add safer, local family entertainment options, noting limited choices and the need to travel elsewhere for activities.

Linda Needham, 112 Gayleh Lane, Waxahachie, Texas, raised concerns about ongoing sewage issues at her daughter's home, where repeated backups require frequent City intervention. She urged the City to implement a permanent fix, address overgrown maintenance areas, and ensure proper upkeep, noting the problem has persisted for years and is affecting her family's health and quality of life.

## 6. Consent Agenda

- a. Minutes of the City Council meeting of March 16, 2026
- b. Event application for 9<sup>th</sup> Annual Cops and Kids Picnic to be held April 18, 2026 at Getzendaner Park
- c. Event application for Police Memorial to be held May 15, 2026 at Pocket Park
- d. Event application for Marvel Super Series to be held June 12, 2026 at the Waxahachie Sports Complex
- e. Event application for Youth Work Fastpitch Classic to be held July 10, 2026 at the Waxahachie Sports Complex
- f. Event application for DFW Youth World Baseball Classic to be held July 31, 2026 at the Waxahachie Sports Complex
- g. Event application for Armed Forces Brawl to be held December 11, 2026 at the Waxahachie Sports Complex
- h. Appointment to the Mid-Way Regional Airport Joint Airport Board to fill an unexpired term
- i. Contract award to Binswinger Glass for Exterior Glass Door Replacement Project in the amount of \$209,600
- j. Professional Design Services Contract for City Hall Renovations and Addition in the amount of \$587,600.00
- k. Contract for Island Renovations throughout the Sports Complex in the amount of \$119,500.00
- l. Supplemental appropriation in the amount of \$74,708.50 for TIFMAS Deployment overtime reimbursement
- m. Supplemental appropriation in the amount of \$3,527.03 for TIFMAS Deployment travel reimbursement
- n. Downtown Building Improvement Program Grant Application for 203–207 S. College Street
- o. Tri-party Agreement allowing the assignment of the Development Agreement from WJSG to Industrial VI

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- p. Construction Manager at Risk (CMAR) contract for the City Facilities Remodel and Expansion Projects at 820 Ferris Avenue & 401 S. Rogers Street in the amount of \$1,250,499.00

**Action:**

*Chris Wright moved to approve all items on the Consent Agenda and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

7. **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)**

Trenton Robertson, Planning Director, presented the Item and applicant Lance Cooper requested approval. 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

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proposes to dedicate approximately ten (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 to 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 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.

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

Mayor Wallace opened the Public Hearing at approximately 7:31 p.m.

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

Council Member Travis Smith and staff discussed the outdated parking requirement of 387 spaces for a new gym, noting it caused significant delays and hindrance. Staff explained the high number was intended to accommodate peak usage, but both Council and the developer agreed it often results in overparking and underutilized spaces. Alternatives, such as optional parking, trail-side outdoor areas, and operational adjustments, were considered, but Mr. Cooper noted removing spaces could create spillover issues. Councilman Smith emphasized that rigid parking mandates represent government overreach, wasted months of staff and developer time, and highlighted the need for a future ordinance to modernize parking requirements. Mr. Robertson explained staff is working on updated parking requirements to bring to City Council for consideration.

**8. Consider proposed Ordinance approving ZDC-173-2025**

**ORDINANCE NO. 3715**

**AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM A PLANNED DEVELOPMENT-42-COMMERICAL (PD-42-C) TO PLANNED DEVELOPMENT – COMMERICAL (PD-C) LOCATED AT 170 BESSIE COLEMAN BLVD IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 17.783 ACRES KNOWN AS PART OF ABSTRACT NO. 629 OF THE H LEVY SURVEY, PROPERTY ID: 223131, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Action:**

*Travis Smith moved to approve 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, with the addition of the option to exclude the additional parking spots near the trail, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Tres Atkins and carried unanimously (5-0).*

**9. Consider Development Agreement for ZDC-173-2025**

**Action:**

*Travis Smith moved to approve the Development Agreement for ZDC-173-2025. Motion was seconded by Tres Atkins and carried unanimously (5-0).*

**10. 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**

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**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)**

Mr. Robertson 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 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 for 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. Staff has received zero (0) letters of opposition and one (1) letter of support for the SUP request.

Mayor Wallace opened the Public Hearing at approximately 7:44 p.m.

There being no others to speak for or against ZDC-3-2026, Mayor Wallace closed the Public Hearing at approximately 7:44 p.m.

Councilman Smith and staff discussed ways to reduce redundant approvals for projects that already meet City requirements. Staff explained they are working on amendments to allow certain developments to be approved administratively, reserving Council review for special exceptions. This would streamline the process, reduce unnecessary meetings, and empower staff to handle routine approvals efficiently. Councilman Wright also noted the importance of aligning future changes with upcoming state legislative actions to avoid repeated revisions.

**11. Consider proposed Ordinance approving ZDC-3-2026**

**ORDINANCE NO. 3716**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE EXCEEDING SEVEN HUNDRED (700) SQUARE FEET USE WITHIN THE SINGLE-FAMILY-1 (SF-1) & PLANNED DEVELOPMENT-23-SINGLE-FAMILY-1 (PD-23-SF-1) ZONING DISTRICT, LOCATED AT 162 ARIA**

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**DRIVE, BEING PROPERTY ID 300448, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 19, BLOCK A OF THE TUSCAN ESTATES SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Action:**

*Travis Smith moved to approve 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 Patrick Souter and carried unanimously (5-0).*

**12. 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)**

Mr. Robertson 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 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.

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

Mayor Wallace opened the Public Hearing at approximately 7:47 p.m.

There being no others to speak for or against ZDC-8-2026, Mayor Wallace closed the Public Hearing at approximately 7:47 p.m.

**13. Consider proposed Ordinance approving ZDC-8-2026**

**ORDINANCE NO. 3717**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE +700 SQUARE FEET USE WITHIN A SINGLE FAMILY-1 (SF-1) ZONING DISTRICT, LOCATED AT 120 PARADISE COVE, BEING PROPERTY ID 295591, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 13, BLOCK A IN THE LAKEWAY ESTATES SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

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**Action:**

*Tres Atkins moved to approve 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 Travis Smith and carried unanimously (5-0).*

**14. Second reading of proposed Ordinance approving the Oncor Electric Delivery Company LLC Franchise Agreement**

Dustin Deel, Director of Administrative Services, presented the Item. Oncor Electric Delivery Company, LLC has submitted a proposed franchise utility agreement ordinance to the City of Waxahachie. The agreement authorizes Oncor to continue utilizing the City's public rights-of-way to construct, operate, and maintain electric transmission and distribution facilities necessary to provide electric service to residents and businesses within the city.

The proposed ordinance renews the City's electric franchise relationship with Oncor for a twenty (20) year term, consistent with the term of the prior franchise agreement. The ordinance reflects standard franchise provisions used by municipalities throughout Texas, is generally consistent with previously approved franchise agreements, and has been reviewed by the City Attorney.

The agreement establishes the rights and responsibilities of both the City and Oncor, including operational standards, restoration requirements, indemnification provisions, and franchise fee obligations.

In accordance with the City Charter, the franchise utility agreement ordinance must be publicly read at two City Council meetings and published in the City's newspaper of record four consecutive times prior to adoption. This item represents the second reading and final adoption will be scheduled for the April 6, 2026 City Council meeting.

The franchise utility agreement provides ongoing franchise fee revenue to the City based on electric service within the city limits. Franchise fees are deposited into the General Fund. During the prior fiscal year, franchise revenues totaled \$2,240,310.67.

Second reading of proposed Ordinance by Mayor Wallace:

**AN ORDINANCE GRANTING TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS SUCCESSORS AND ASSIGNS, AN ELECTRIC POWER FRANCHISE TO USE THE PRESENT AND FUTURE STREETS, ALLEYS, HIGHWAYS, PUBLIC UTILITY EASEMENTS, PUBLIC WAYS AND PUBLIC PROPERTY OF THE CITY OF WAXAHACHIE, TEXAS, PROVIDING FOR COMPENSATION THEREFOR, PROVIDING FOR AN EFFECTIVE DATE AND A TERM OF SAID FRANCHISE, PROVIDING FOR WRITTEN ACCEPTANCE OF THIS FRANCHISE, PROVIDING FOR THE REPEAL OF ALL EXISTING FRANCHISE ORDINANCES TO ONCOR ELECTRIC DELIVERY**

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**COMPANY LLC, ITS PREDECESSORS AND ASSIGNS, AND FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC.**

15. **Consider proposed Ordinance approving the Oncor Electric Delivery Company LLC Franchise Agreement**

**ORDINANCE NO. 3718**

**AN ORDINANCE GRANTING TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS SUCCESSORS AND ASSIGNS, AN ELECTRIC POWER FRANCHISE TO USE THE PRESENT AND FUTURE STREETS, ALLEYS, HIGHWAYS, PUBLIC UTILITY EASEMENTS, PUBLIC WAYS AND PUBLIC PROPERTY OF THE CITY OF WAXAHACHIE, TEXAS, PROVIDING FOR COMPENSATION THEREFOR, PROVIDING FOR AN EFFECTIVE DATE AND A TERM OF SAID FRANCHISE, PROVIDING FOR WRITTEN ACCEPTANCE OF THIS FRANCHISE, PROVIDING FOR THE REPEAL OF ALL EXISTING FRANCHISE ORDINANCES TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS PREDECESSORS AND ASSIGNS, AND FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC.**

**Action:**

*Travis Smith moved to approve the renewal of the Franchise Utility Agreement Ordinance with Oncor Electric Delivery Company LLC. Motion was seconded by Tres Atkins and carried unanimously (5-0).*

16. **Consider service contract for pressure pavement preservation in the amount of \$1,183,852.00**

Justin Stoker, Director of Public Works and Engineering, presented the Item. The application of Pressure Pave - Modified Aggregate Quick Set Systems will protect and extend the pavement's life. This sole-source product is a cost-effective solution that pressure-injects a crack sealant into pavement while simultaneously applying a durable thin asphalt overlay. The project includes the following asphalt streets:

1.	Briar Ln	from	River Oaks Blvd	to	Deerwood Ln
2.	Bryn Mawr Ln	from	River Oaks Blvd	to	Driftwood Ln
3.	Chevy Chase Ln	from	River Oaks Blvd	to	Deerwood Ln
4.	Deerwood Ln	from	Tanglewood Ln	to	Chevy Chase Ln
5.	Driftwood Ln	from	River Oaks Blvd	to	Tanglewood Ln
6.	River Oaks Blvd	from	Post Oak Dr	to	Farley St
7.	Tanglewood Ln	from	River Oaks Blvd	to	Driftwood Ln
8.	Drexel Dr	from	Randle Ct	to	Lexington Dr
9.	Fordyce Cir	from	Drexel Dr	to	East CDS
10.	Lexington Dr	from	Peter St	to	Vermont St
11.	Peter St	from	Park School House Rd	to	Graham St
12.	Vermont St	from	Lexington Dr	to	1500 Vermont St

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13.	Patrick St	from	Railroad Tracks	to	W Marvin St
14.	Sycamore St	from	E University Ave	to	Ferris Ave
15.	W Madison St	from	Patterson St	to	Monroe St
16.	Jackson St	from	Madison St	to	Jefferson St
17.	Franklin St	from	Jackson St	to	College St
18.	Indian Dr	from	Hwy 77	to	Brown St

This product will protect and extend the life of roads in medium to good condition.

This is an approved project with a budget of \$800,000 in the FY2026 Streets Operating Fund. The contract with Donelson Construction Company, LLC is for \$743,618. However, city staff requests to maximize the \$800,000 budget by utilizing a contingency of \$56,382, allowing the addition of other road segments as budget permits. This will take advantage of cost savings realized while the contractor is already mobilized.

**Action:**

*Tres Atkins moved to approve a service contract with Donelson Construction Company, LLC, in the amount of \$743,618 for Pressure Pave asphalt preservation, and an additional contingency of \$56,382 and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

**17. Consider Waxahachie Cultural Arts & Heritage Commission Application Process and Compliance Form**

Rhyan Phillips, Chair of the Waxahachie Cultural Arts & Heritage Commission, requested approval of the proposed formal application process for nonprofit organizations to apply for a portion of the 25% of Hotel-Motel Tax revenue designated for arts and historic preservation. The Commission has used the statutory guidelines governing hotel-motel tax expenditures as a framework. Additionally, the Commission has created an annual compliance reporting form that funding recipients will be required to complete, detailing how awarded funds were utilized.

**Action:**

*Travis Smith moved to approve the Waxahachie Cultural Arts & Heritage Commission application process and compliance form. Motion was seconded by Tres Atkins and carried unanimously (5-0).*

**18. Convene into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including the appointment, evaluation, duties or dismissal of any member of a City board or commission, as permitted by Texas Government Code Section 551.074; to consult with City Attorney regarding legal issues associated with City Code and Charter provisions and consultation with City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto**

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Mayor Wallace announced at 8:03 p.m. the City Council would convene into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including the appointment, evaluation, duties or dismissal of any member of a City board or commission, as permitted by Texas Government Code Section 551.074; to consult with City Attorney regarding legal issues associated with City Code and Charter provisions and consultation with City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto.

**19. Reconvene and take any necessary action**

The meeting reconvened at 9:36 p.m.

No action taken.

**20. Comments by Mayor, City Council, City Attorney and City Management**

This item was discussed before Executive Session.

Council Member Travis Smith noted City Council has heard from Michael Myers, as well as Matt Authier and Jon Garrett during their campaigns, but Brian Harrison has not attended or engaged here to date. Mr. Smith welcomed Mr. Harrison's participation.

Council Member Tres Atkins thanked Councilman Wright for recognizing the Cooke family, noting their longstanding presence in the community and fond memories of their bluegrass music.

City Manager Ricky Boyd recognized the Keep Waxahachie Beautiful Committee for their achievements and thanked them for their efforts. Mr. Boyd reminded everyone about the upcoming election, noting that early voting begins April 20<sup>th</sup>, with Election Day on May 2nd, and encouraged participation in the Council race and related propositions.

Council Member Chris Wright expressed his appreciation to participants who participated during public comments and noted his intention to allow citizens to speak during public hearings without prior registration. Mr. Wright congratulated recent national award recipients and recognized the Fire and Police Officers of the Year honored by the Rotary Club. He announced that the Rotary Club of Waxahachie will host the Carry the Load event in Ellis County on Saturday, May 23rd. The event will take place along Brown Street to honor veterans and first responders.

Mayor Pro Tem Patrick Souter recognized the upcoming Carry the Load event, praising the Rotary Club for bringing it to Waxahachie after years of effort. Mr. Souter also expressed gratitude to members of city boards and commissions, including the Keep Waxahachie Beautiful Committee and the Waxahachie Cultural Arts & Heritage Commission, recognizing their dedication, hard work, and passion in projects that enhance the city's beauty.

Mayor Billie Wallace recognized David Bailey for his 35 years of outstanding service to the city and thanked all City staff and first responders for their professionalism, dedication, and commitment to keeping the community strong.

(6a)

**21. Adjourn**

There being no further business, the meeting adjourned at 9:36 p.m.

Respectfully submitted,  
Amber Villarreal, City Secretary

(ub)



## Memorandum

To: Honorable Mayor and City Council

From: James Gaertner, P.E., CFM, Director of Capital Engineering

Thru: Ricky Boyd, City Manager 

Date: April 20, 2026

Re: Consider Construction Contract for the New High School Road Project

---

**Recommended Motion:** "I move to award the construction contract to Glenn Thurman Inc. in the amount of \$6,468,970, and an additional contingency of \$323,400 for the construction of the New High School Road Project and authorize the City Manager to execute all necessary documents."

**Item Description:** Consider the construction contract award to Glenn Thurman Inc. for the New High School Road Project

**Item Summary:** The proposed New High School Road Project consists of 1.3 miles of 4-lane undivided concrete roadway. The road will include a turning lane adjacent to the proposed high school and will connect to the proposed TxDOT SPUR 394. Additionally, the project will include a traffic signal at Matthews Street and US-77 on the North end of the project.

The City received eight (8) bids for this project as summarized below.

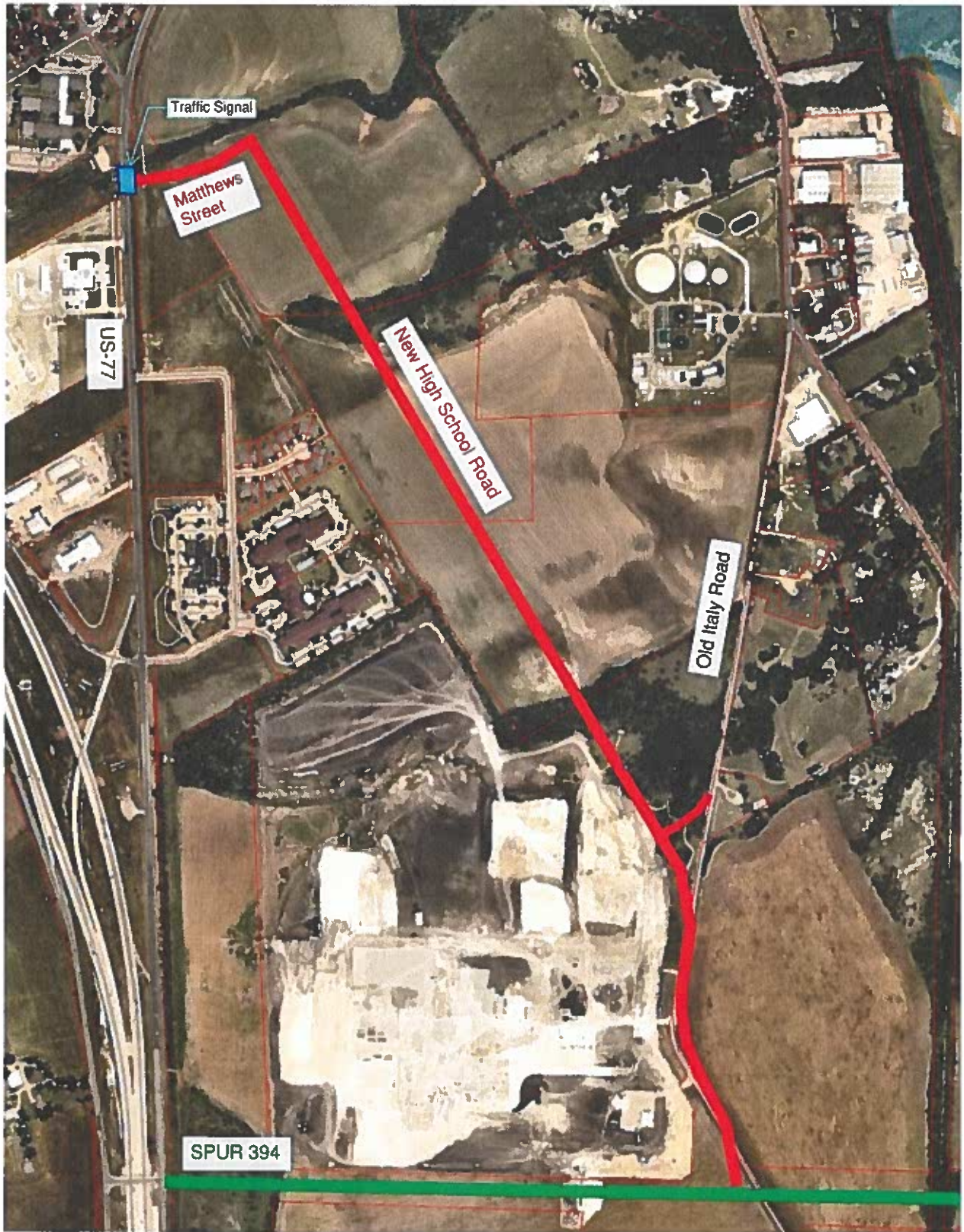
Bidder	Total Bid
Glenn Thurman Inc.	\$6,468,970.00
PaveCon Public Works LP	\$6,695,693.60
McMahon Contracting, LP	\$7,092,579.40
Mario Sinacola & Sons Excavation, Inc.	\$7,435,933.80
Jackson Construction, LTD.	\$7,739,870.50
Texas Sterling Construction Co.	\$8,120,457.30
Ed Bell Construction Company	\$8,179,857.55
JR West Texas Concrete, LLC	\$8,748,355.81

(6b)

Kimley Horn, the engineer of record, reviewed the bids and contacted the contractor's references. Kimley Horn and City staff recommends Glenn Thurman Inc. to be awarded the contract for this project.

**Fiscal Impact:** The total construction contract with Glenn Thurman, Inc. is \$6,468,970. City staff is requesting a contingency amount of \$323,400, bringing the total project authorization to \$6,792,370. Funding for the project includes \$2,592,245 from Roadway Impact Fee Service Area 6 Funds, and \$4,200,125 from the Streets FY 2024 Bond. The current balance in Roadway Impact Fee Service Area 6 as of September 30, 2025, is \$2,592,245. Utilization of the full remaining balance in Service Area 6 will facilitate the planned combination of Impact Fee Service Areas 6 and 7, consistent with the Impact Fee Report approved by City Council in August 2025.

(6h)




(UC)



## Memorandum

To: Honorable Mayor and City Council

From: James Gaertner, P.E., CFM, Director of Capital Engineering

Thru: Ricky Boyd, City Manager 

Date: April 20, 2026

Re: Consider Construction Material Testing Professional Service Agreement for the New High School Road Project

---

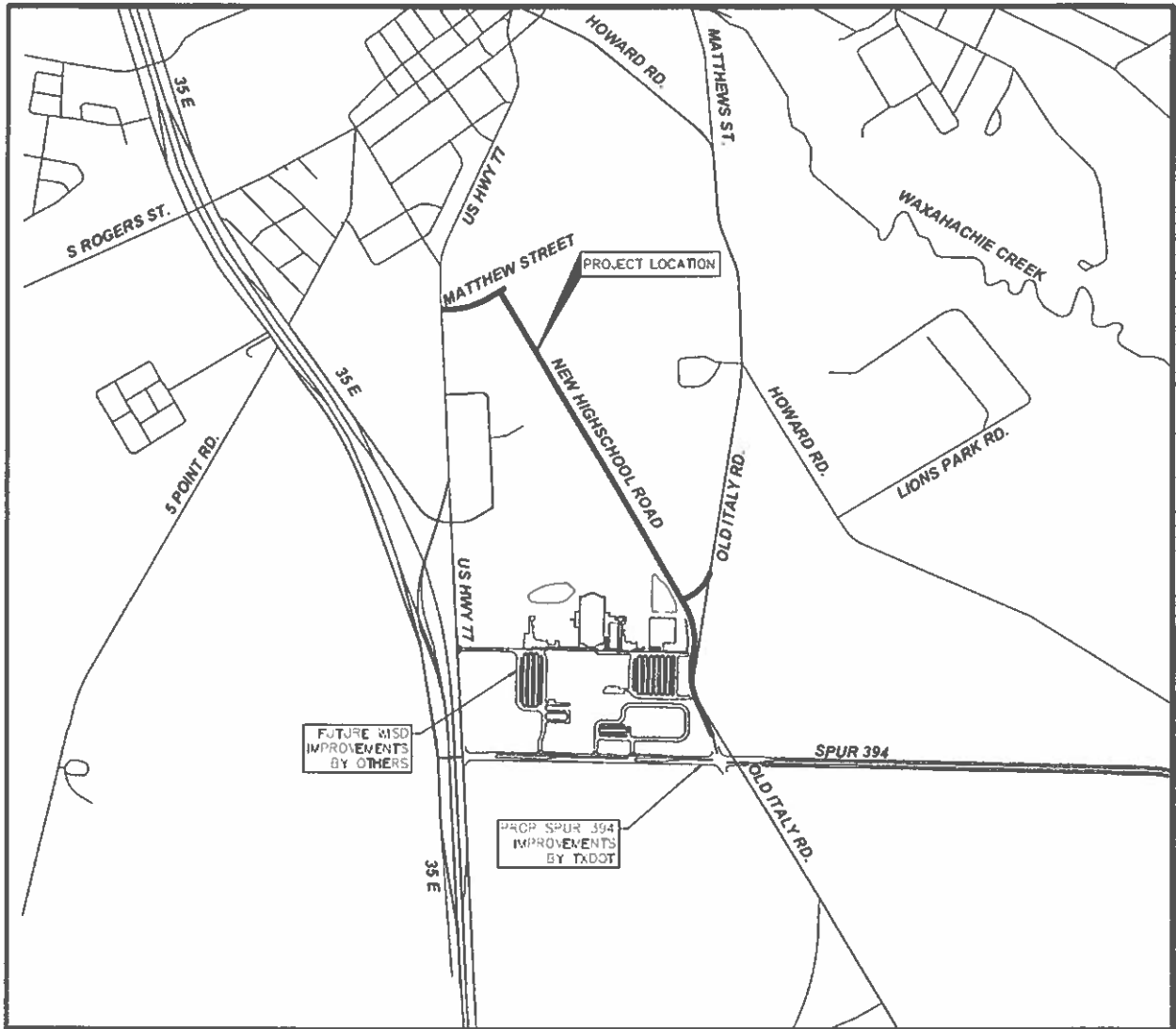
**Recommended Motion:** "I move to approve the construction contract with UES Professional Solutions 44, LLC, for the construction material testing professional service agreement for the New High School Road Project for \$118,755 and authorize the City Manager to execute all necessary documents."

**Item Description:** Consider the construction material testing professional service agreement with UES Professional Solutions 44, LLC for the New High School Road Project

**Item Summary:** The material testing contract with UES Professional Solutions 44, LLC is for the proposed 1.3 mile long New High School Road Project. The construction material testing services and related quality control services include: testing of earthwork, utility trench compaction, mechanical lime stabilization compaction, concrete strength testing, and hot mix asphalt concrete testing.

**Fiscal Impact:** The material testing contract with UES Professional Solutions 44, LLC is for \$118,755, it is within the project budget, and it will be funded from Streets FY 2024 Bond.

(6c)





City of Waxahachie  
City Secretary's Office  
6/6/2026/6/2026

(led)

Special Event Application

Meet Hachie

Date of Submission: 3/31/2026

**Applicant Information**

Applicant name: **Adrian Cooper**

Host organization name: **Waxahachie Youth Sports "Hachie Sports"**

Are you representing the host organization? **Yes**

Will you be the on-site point of contact during the event? **Yes**

Cell phone number:

Email:

Mailing Address: **1980 N US Hwy 77 Suite 140-402 Waxahachie, TX 75165**

**About the Event**

Event name: **Meet Hachie**

Will the event be held at Railyard Park? **Yes**

- **I understand I must contact Danielle Guinn, Recreation Manager, to coordinate event details.**

Will the event be held in Downtown Waxahachie?

Event location:

Anticipated attendance: **250**

Description of event: **An annual season kickoff party designed to welcome back returners and welcome newcomers to meet our organization as we celebrate the season to come. Open to the community with a DJ, food trucks, raffles, bounce houses, registrations, and just an overall fun-filled family environment. (The mission of Waxahachie Youth Sports (Hachie Sports) is to empower youth through accessible, high-quality athletic programs that promote character, teamwork, leadership, and healthy living. We are dedicated to providing safe, inclusive, and development-focused sports opportunities that build confidence, teach life skills, and strengthen our community.)**

	Date(s)	Start Time	End Time
Event date	6/6/2026	12 noon	2:30pm
Event set-up	6/6/2026	11am	
Event breakdown	6/6/2026		3pm

This event is **Free and open to the general public**

Registration / admission information:

How many times has this event been hosted before? **10**

Best description of the event: **Charitable youth sports party**

Event activities include: **Announcement / Speeches;information / Literature distribution;DJ / Recorded music;Food - sampled, served, or sold;Street closure, not sure, will lean on your professional recommendation;**



City of Waxahachie  
City Secretary's Office  
6/6/2026/6/6/2026

(led)

Special Event Application  
Meet Hachie

Will the parade or procession take place on any TxDOT- maintained roads?  
Please indicate the distance of the Run/Walk:

### Food / Beverage

Will the event offer food / beverage (sampled, served, sold)? **Yes**

- **I understand that all food and drink vendors are required to obtain a health permit at least five days prior to the event. Permits must be visibly displayed on-site at all times for consumer awareness. Health permits will not be approved until the event has received approval.**

Will the event require any food preparation on site? **Yes**

Will alcohol be present, served, or sold? **No**

Have you made arrangements for private security or off-duty officers for security services?

Please provide contact name and phone number for security services:

### Street Closures

Does the event propose closing, blocking, or using City streets and / or parking lots? **Yes**

Please list all streets, intersections, and parking lots that apply: **I would like to defer this answer to your expertise**

Street closings to begin at **NA**

Will any businesses be impacted by the proposed road closure? **No**

### Equipment

Does the proposed event require portable toilet facilities? **Yes**

- **I understand that I am responsible for arranging portable toilet facilities for my proposed event.**

Are you requesting to use City-owned equipment? (barricades, cones, and / or other) **Yes**

Please indicate the type (cones / barricades / other) of equipment and how many you are requesting:

**I'd like to defer this answer to your expertise**

Where should the equipment be dropped off and picked up? **on site if needed**

When (date and time) will the equipment be set-up? **6/6/2026 if needed**

When (date and time) will the equipment be removed? **6/6/2026 if needed**

### Waste Management Plan

Describe how trash and waste will be managed before, during, and after the event. Please include the location of trash containers on your submitted site map. **we will clean up afterwards**

- **I understand the waste management requirements.**

### Temporary Tents & Structures

Will the event have a tent(s) larger than 400 square feet? **No**



City of Waxahachie  
City Secretary's Office  
6/6/2026/6/2026

(led)

Special Event Application  
Meet Hachie

## Electrical Services

Will your event need electrical services? **Yes**

How will electrical services be provided? **Franchise utilities;**

Explain services in detail: **not sure how to answer question 46... but our dj will need electrical**

## Site Map Requirement

A detailed site map must be submitted as part of the special event application. The map should accurately depict the layout of the event area and include the following (as applicable):

- Location of all streets, sidewalks, and property boundaries
- Placement of tents, stages, booths, food vendors, and merchandise vendors
- Placement of barricades and / or cones
- Entry and exit points
- Emergency access routes
- First aid stations and fire extinguishers
- Portable restrooms and handwashing stations
- Electrical hookups and generators
- Trash receptacles
- Parking areas
- Any other temporary structures or equipment

The site map must be legible, to scale, and clearly labeled. It should ensure compliance with all safety and accessibility regulations.

- **I understand my application is not considered complete until I email a detailed site map to [danielle.guinn@waxahachie.com](mailto:danielle.guinn@waxahachie.com).**

## Insurance Requirement

The Applicant/Organization assumes all risks associated with the approved event and is solely responsible for any damage, injury, or loss, of any kind or nature, to persons or property, arising directly or indirectly from or in connection with the event or the Applicant's operations. The Applicant agrees to defend, indemnify, and hold harmless the City of Waxahachie, its officers, agents, employees, and representatives from any penalties, fines, or liabilities arising from violations of laws, ordinances, or regulations related to the event. The Applicant further agrees to hold the City, its officers, agents, employees, and representatives harmless from any and all claims, lawsuits, damages, injuries, or losses resulting directly or indirectly from the approved activities or the Applicant's operations, including those caused by the negligence or intentional misconduct of the Applicant or its officers, agents, or employees.

By submitting this application, the Applicant waives any and all claims against the City, its officers,



City of Waxahachie  
City Secretary's Office  
6/6/2026/6/2026

(led)

Special Event Application

Meet Hachie

agents, employees, and representatives arising from or related to the revocation or cancellation of the event permit.

- I acknowledge and fully agree to the terms outlined in the Hold Harmless Clause.

### Application Agreement

By submitting the Special Event Application, the applicant / organization has thoroughly read, understands, and agrees to all conditions outlined on this application.

- Date of Submission: 3/31/2026

(6d)







City of Waxahachie  
City Secretary's Office  
6/7/20266/7/2026

(we)  
Special Event Application  
Corpus Christi Procession

Please provide contact name and phone number for security services:

### Street Closures

Does the event propose closing, blocking, or using City streets and / or parking lots? **Yes**

Please list all streets, intersections, and parking lots that apply: **Kaufman St. between the church and MLK, MLK Jr Blvd from Kaufman to College, College St from MLK to Marvin, Marvin Ave from College to the church**

Street closings to begin at **June 7, 2026, from 1:00pm to 4pm**

Will any businesses be impacted by the proposed road closure? **No**

### Equipment

Does the proposed event require portable toilet facilities? **No**

Are you requesting to use City-owned equipment? (barricades, cones, and / or other) **No**

Please indicate the type (cones / barricades / other) of equipment and how many you are requesting:

Where should the equipment be dropped off and picked up?

When (date and time) will the equipment be set-up?

When (date and time) will the equipment be removed?

### Waste Management Plan

Describe how trash and waste will be managed before, during, and after the event. Please include the location of trash containers on your submitted site map. **no trash should be disposed; our Knights of Columbus crew will make sure no trash is left along the procession**

- **I understand the waste management requirements.**

### Temporary Tents & Structures

Will the event have a tent(s) larger than 400 square feet? **No**

### Electrical Services

Will your event need electrical services? **No**

How will electrical services be provided?

Explain services in detail:

### Site Map Requirement

A detailed site map must be submitted as part of the special event application. The map should accurately depict the layout of the event area and include the following (as applicable):

- Location of all streets, sidewalks, and property boundaries
- Placement of tents, stages, booths, food vendors, and merchandise vendors
- Placement of barricades and / or cones



City of Waxahachie  
City Secretary's Office  
6/7/20266/7/2026

(b)(c)  
Special Event Application  
Corpus Christi Procession

- Entry and exit points
- Emergency access routes
- First aid stations and fire extinguishers
- Portable restrooms and handwashing stations
- Electrical hookups and generators
- Trash receptacles
- Parking areas
- Any other temporary structures or equipment

The site map must be legible, to scale, and clearly labeled. It should ensure compliance with all safety and accessibility regulations.

- **I understand my application is not considered complete until I email a detailed site map to [danielle.guinn@waxahachie.com](mailto:danielle.guinn@waxahachie.com).**

### Insurance Requirement

The Applicant/Organization assumes all risks associated with the approved event and is solely responsible for any damage, injury, or loss, of any kind or nature, to persons or property, arising directly or indirectly from or in connection with the event or the Applicant's operations. The Applicant agrees to defend, indemnify, and hold harmless the City of Waxahachie, its officers, agents, employees, and representatives from any penalties, fines, or liabilities arising from violations of laws, ordinances, or regulations related to the event. The Applicant further agrees to hold the City, its officers, agents, employees, and representatives harmless from any and all claims, lawsuits, damages, injuries, or losses resulting directly or indirectly from the approved activities or the Applicant's operations, including those caused by the negligence or intentional misconduct of the Applicant or its officers, agents, or employees.

By submitting this application, the Applicant waives any and all claims against the City, its officers, agents, employees, and representatives arising from or related to the revocation or cancellation of the event permit.

- **I acknowledge and fully agree to the terms outlined in the Hold Harmless Clause.**

### Application Agreement

By submitting the Special Event Application, the applicant / organization has thoroughly read, understands, and agrees to all conditions outlined on this application.

- **Date of Submission: 3/26/2026**



(lee)



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**RE: Special Event Application Approval Request - Corpus Christi Procession**

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**From** Joe Wiser <JWiser@waxahachiepd.org>  
**Date** Fri 4/10/2026 4:14 PM  
**To** Guinn, Danielle <danielle.guinn@waxahachie.com>  
**Cc** Chance Huckabee <chuckabee@waxahachiepd.org>

There is no other permit required for this event. The PD has provided an officer to escort the procession in preceding years. I will have Sgt. Huckabee speak with the applicants in order to assess if there is a need to increase the number of officers.

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**From:** Guinn, Danielle  
**Sent:** Friday, April 10, 2026 12:32 PM  
**Cc:** Barnes, Bradley <bradley.barnes@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Davis, Morgan <morgan.davis@waxahachie.com>; Safford, Scott <SSafford@waxahachiefire.org>; Brown, Marcus <MBrown@waxahachiefire.org>; Marcus Brown <mbrown@waxahachiepd.org>; Joe Wiser <JWiser@waxahachiepd.org>; Jordan, Me'Lony <mjordan@waxahachie.com>; Muniz, Vanessa <vanessa.muniz@waxahachie.com>; Watson, Jason <jason.watson@waxahachie.com>; Deel, Dustin <dustin.deel@waxahachie.com>; Megan Womack <megan.womack@waxahachiepd.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Robertson, Trenton <trenton.robertson@waxahachie.com>; Boyd, Ricky <rboyd@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>  
**Subject:** Special Event Application Approval Request - Corpus Christi Procession

Good Morning Everyone,

Attached, please find the event application and site map for "Corpus Christi Procession" scheduled for June 7, 2026. I am not familiar with this event, but they mentioned they have had it 2-4 times, so I am guessing some of you may be familiar. I do not know anything besides what is contained in this email and the application/map except that they are aware they need a permit from TxDOT.

Please review the attached application and advise if there are any questions, concerns, or operational considerations that should be addressed as we move forward with planning. In your responses, please include any additional documentation, permitting, etc. that you feel the applicant would need as right now they have not been instructed to get anything else except a permit from TxDot.

**Event Description:** The Body of Jesus Christ will be carried through the streets. Those in attendance will watch from the sides or follow along, praying. Also, from the client: "We are putting together the permits for the Corpus Christi procession for St. Joseph Catholic Church this May. Last year, the escorting officer told us we needed an additional permit to the permit we have had previously for the two altar stops. What additional permits should we apply for to make sure everything is in order? These stops are less than 10 minutes each, so they are within the bounds of the permits from the TxDOT side."

**Event Name:** Corpus Christi Procession  
**Event Organizer:** Reverend James Yamauchi (St. Joseph Catholic Church)  
**Event Date:** Sunday, June 7, 2026  
**Event Time:** 1:00pm - 4:00pm

**Anticipated Attendance: 1-100**  
**Proposed Event Components:**

(see)

- Parade/Procession
- Speeches/Announcements

**City Services Requested:**

- Street Closures (1pm - 4pm):
  - Kaufman St. between the church and MLK
  - MLK Jr Blvd from Kaufman to College
  - College St from MLK to Marvin
  - Marvin Ave from College to the church

**Items Needing Approval:**

- Parade/Procession/Street Closures - approval required by Police, Fire, EM, Streets, Council

**Mandatory Responses/Acknowledgements:**

- Waxahachie Police Department
- Waxahachie Fire Rescue Department
- Emergency Management Department
- Streets Department
- Building & Community Services

Thank you for your time and consideration.



**WAXAHACHIE**  
PARKS & RECREATION

**Danielle K. Guinn**

*Recreation Manager*

Parks & Recreation Department

City of Waxahachie

(c) 214-463-7815

(o) 469-309-4327

[Visit Waxahachie | Event Calendar](#)

(6e)

 Outlook

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**RE: Special Event Application Approval Request - Corpus Christi Procession**

---

**From** Massey, Matt <mmassey@waxahachie.com>

**Date** Mon 4/13/2026 7:22 AM

**To** Guinn, Danielle <danielle.guinn@waxahachie.com>

**Cc** Barnes, Bradley <bradley.barnes@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Davis, Morgan <morgan.davis@waxahachie.com>; Safford, Scott <SSafford@waxahachiefire.org>; Brown, Marcus <MBrown@waxahachiefire.org>; Marcus Brown <mbrown@waxahachiepd.org>; Joe Wiser <JWiser@waxahachiepd.org>; Jordan, Me'Lony <mjordan@waxahachie.com>; Muniz, Vanessa <vanessa.muniz@waxahachie.com>; Watson, Jason <jason.watson@waxahachie.com>; Deel, Dustin <dustin.deel@waxahachie.com>; Megan Womack <megan.womack@waxahachiepd.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Robertson, Trenton <trenton.robertson@waxahachie.com>; Boyd, Ricky <rboyd@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>

Historically this event was led by police and fire to block traffic and prevent having street closures.



**Matt Massey**  
*Street Operations Manager*  
City of Waxahachie  
O: 469-309-4312  
[mmassey@waxahachie.com](mailto:mmassey@waxahachie.com)

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**From:** Guinn, Danielle <danielle.guinn@waxahachie.com>

**Sent:** Friday, April 10, 2026 12:32 PM

**Cc:** Barnes, Bradley <bradley.barnes@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Davis, Morgan <morgan.davis@waxahachie.com>; Safford, Scott <SSafford@waxahachiefire.org>; Brown, Marcus <MBrown@waxahachiefire.org>; Marcus Brown <mbrown@waxahachiepd.org>; Joe Wiser <JWiser@waxahachiepd.org>; Jordan, Me'Lony <mjordan@waxahachie.com>; Muniz, Vanessa <vanessa.muniz@waxahachie.com>; Watson, Jason <jason.watson@waxahachie.com>; Deel, Dustin <dustin.deel@waxahachie.com>; Megan Womack <megan.womack@waxahachiepd.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Robertson, Trenton <trenton.robertson@waxahachie.com>; Boyd, Ricky <rboyd@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>

**Subject:** Special Event Application Approval Request - Corpus Christi Procession

Good Morning Everyone,

Attached, please find the event application and site map for "Corpus Christi Procession" scheduled for June 7, 2026. I am not familiar with this event, but they mentioned they have had

(ue)

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**RE: Special Event Application Approval Request - Corpus Christi Procession**

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**From** Megan Womack <megan.womack@waxahachiepd.org>

**Date** Mon 4/13/2026 9:19 AM

**To** Massey, Matt <mmassey@waxahachie.com>; Guinn, Danielle <danielle.guinn@waxahachie.com>

**Cc** Barnes, Bradley <bradley.barnes@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Davis, Morgan <morgan.davis@waxahachie.com>; Safford, Scott <SSafford@waxahachiefire.org>; Brown, Marcus <MBrown@waxahachiefire.org>; Marcus Brown <mbrown@waxahachiepd.org>; Joe Wiser <JWiser@waxahachiepd.org>; Jordan, Me'Lony <mjordan@waxahachie.com>; Muniz, Vanessa <vanessa.muniz@waxahachie.com>; Watson, Jason <jason.watson@waxahachie.com>; Deel, Dustin <dustin.deel@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Robertson, Trenton <trenton.robertson@waxahachie.com>; Boyd, Ricky <rboyd@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>

EM has no additional comments.



**Megan Womack**  
**Emergency Management Specialist**  
[Megan.womack@waxahachiepd.org](mailto:Megan.womack@waxahachiepd.org)  
630 Farley Street  
Waxahachie, TX 75165  
Office (469) 309-4418

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**From:** Massey, Matt <mmassey@waxahachie.com>

**Sent:** Monday, April 13, 2026 7:23 AM

**To:** Guinn, Danielle <danielle.guinn@waxahachie.com>

**Cc:** Barnes, Bradley <bradley.barnes@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Davis, Morgan <morgan.davis@waxahachie.com>; Safford, Scott <SSafford@waxahachiefire.org>; Brown, Marcus <MBrown@waxahachiefire.org>; Marcus Brown <mbrown@waxahachiepd.org>; Joe Wiser <JWiser@waxahachiepd.org>; Jordan, Me'Lony <mjordan@waxahachie.com>; Muniz, Vanessa <vanessa.muniz@waxahachie.com>; Watson, Jason <jason.watson@waxahachie.com>; Deel, Dustin <dustin.deel@waxahachie.com>; Megan Womack <megan.womack@waxahachiepd.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Robertson, Trenton <trenton.robertson@waxahachie.com>; Boyd, Ricky <rboyd@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>

**Subject:** RE: Special Event Application Approval Request - Corpus Christi Procession

Historically this event was led by police and fire to block traffic and prevent having street closures.

# Planning & Zoning Department (7)

## Zoning Staff Report

Case: ZDC-181-2025



### MEETING DATE(S)

Planning & Zoning Commission: March 24, 2025  
City Council: April 20, 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 approve 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."*

### ACTION SINCE THE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on March 24, 2026, the Commission voted 6-0 to recommend approval of case number ZDC-181-2025, subject to the initial conditions of the staff report.

### 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).

(7)

**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. Development Agreement
2. SUP Ordinance
3. Location Map – Exhibit A
4. Building Materials/Elevations – Exhibit B
5. Detailed Site Plan – Exhibit C
6. Landscape Plan – Exhibit D
7. Signage Plan – Exhibit E
8. Photometric Plan - Exhibit F
9. Dumpster Enclosure Detail - Exhibit G
10. 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**

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Planner

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Senior Director of Planning

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A DRIVE-THROUGH ESTABLISHMENT (FROST BANK) USE WITHIN A GENERAL RETAIL (GR) ZONING DISTRICT, LOCATED DIRECTLY EAST OF 2181 N US HIGHWAY 77, BEING PROPERTY ID 312998, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 2, BLOCK A IN THE BJ'S WHOLESALE MEMBERSHIP CLUB SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

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

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

**WHEREAS**, the described property is classified in said ordinance and any amendments thereto as GR; and

**WHEREAS**, a proper application for a SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-181-2025. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

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

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

**NOW, THEREFORE**, this property is rezoned from GR to GR, with a SUP in order to permit a Drive-Through Establishment (Frost Bank) use on the following property: Lot 2, Block A of the BJ's Wholesale Membership Club subdivision, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B.

**SPECIFIC USE PERMIT**

**Purpose and Intent**

The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Zoning Ordinance.

Specific Use Permit

**FOR OPERATION OF A SPECIFIC USE PERMIT FOR A DRIVE-THROUGH ESTABLISHMENT (FROST BANK) USE WITHIN A GENERAL RETAIL (GR) ZONING DISTRICT;** the following standards and conditions are hereby established as part of this ordinance:

1. A mutually agreed upon Development Agreement will be required for the property. The Development Agreement shall be executed within 30-days of approval by City Council.
2. The development shall conform as approved by the City Council under case number ZDC-181-2025.
3. The development shall adhere to the City Council approved in Exhibit A- Location Map, Exhibit B – Building Materials/Elevations, Exhibit C – Detailed Site Plan, Exhibit D – Landscape Plan, Exhibit E – Signage Plan, Exhibit F – Photometric Plan, and Exhibit G – Dumpster Enclosure Detail
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).
5. The Property Owner shall provide a permanent irrigation system(s) for all required landscape areas shown on Exhibit D - Landscape Plan and maintain or cause to be maintained the required landscaping at all times.
6. All improvements within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
7. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
8. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance (Ordinance No. TBD) or the Development Agreement, shall conform to those requirements and/or standards prescribed in Exhibit B – Building Materials/Elevations, Exhibit C – Detailed Site Plan, Exhibit D – Landscape Plan, Exhibit E – Signage Plan, Exhibit F – Photometric Plan, and Exhibit G – Dumpster Enclosure Detail. Where regulations are not specified in Exhibits B, C, D, E, F, G in this Zoning Ordinance (Ordinance No. TBD) or the Development Agreement, the regulations of the General Retail (GR) zoning district and the City of Waxahachie Zoning Ordinance shall apply to this development.
9. City Council shall have the right to review the Specific Use Permit at any point, if needed.

(8)

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or cease to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to re-establish the use.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

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

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

**PASSED, APPROVED AND ADOPTED** on this 20<sup>th</sup> day of April, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary

(8)

# EXHIBIT A LOCATION MAP



(8)

EXHIBIT B BUILDING MATERIALS/ELEVATIONS



00000  
FROST BANK  
WAXAHACHIE  
WAXAHACHIE, TEXAS

OPTION 'A'



SILVER METAL PANELS



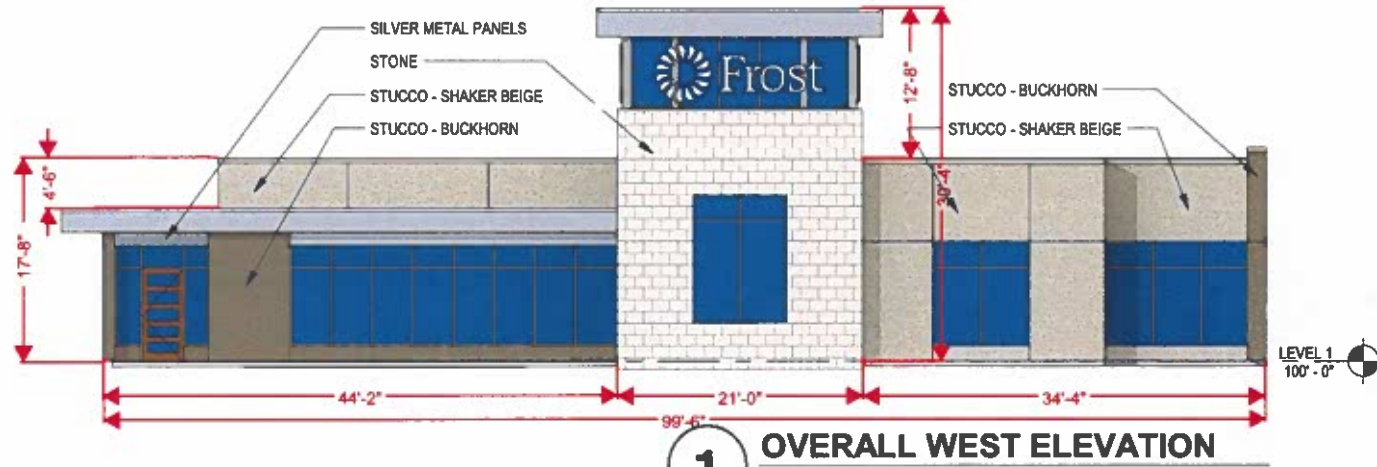
STONE



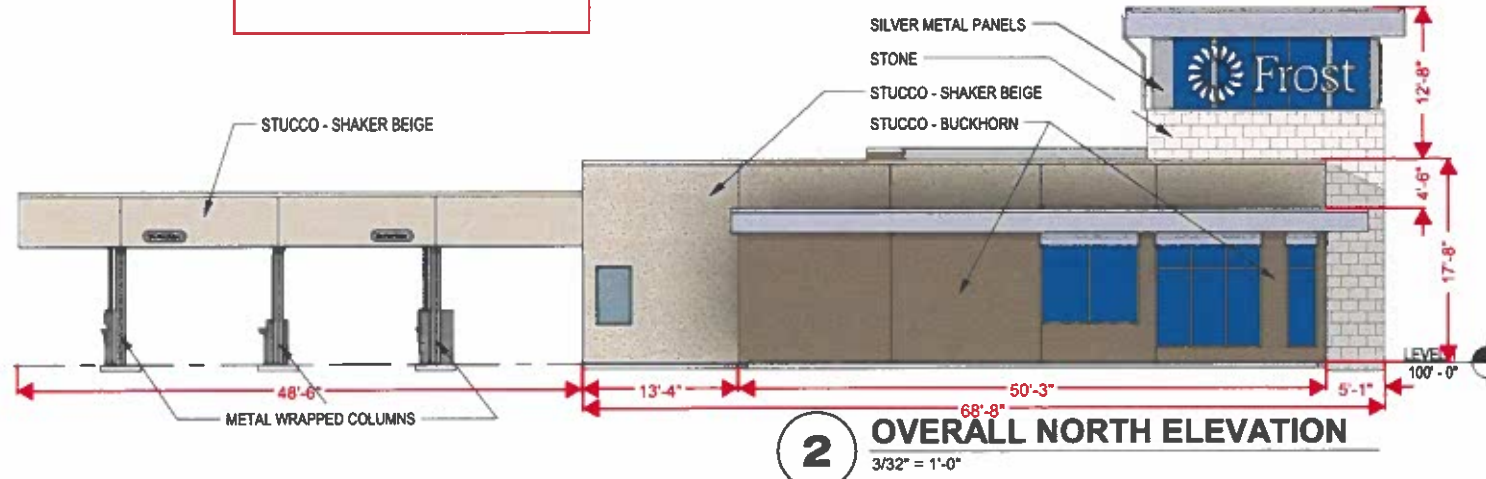
STUCCO - SHAKER BEIGE



STUCCO - BUCKHORN



No rooftop equipment is part of this design.

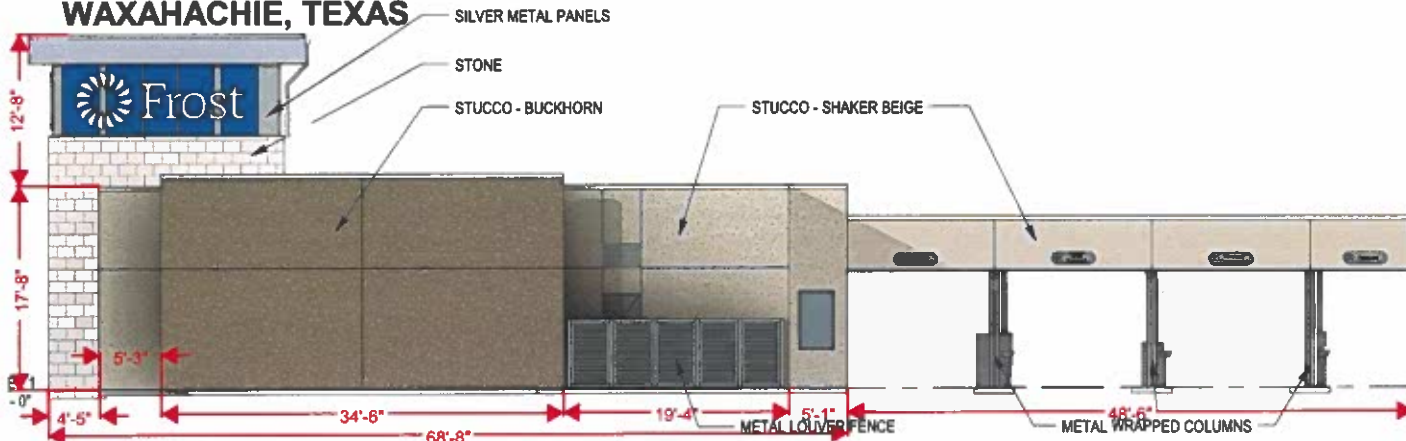


This Building Information Model and the information contained herein are provided by Grace Design Studios for the purposes of coordination and design only. The use of this model for any purpose other than its intended use is done so at the risk of the user. The model may be used by the contractor to 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.

(8)

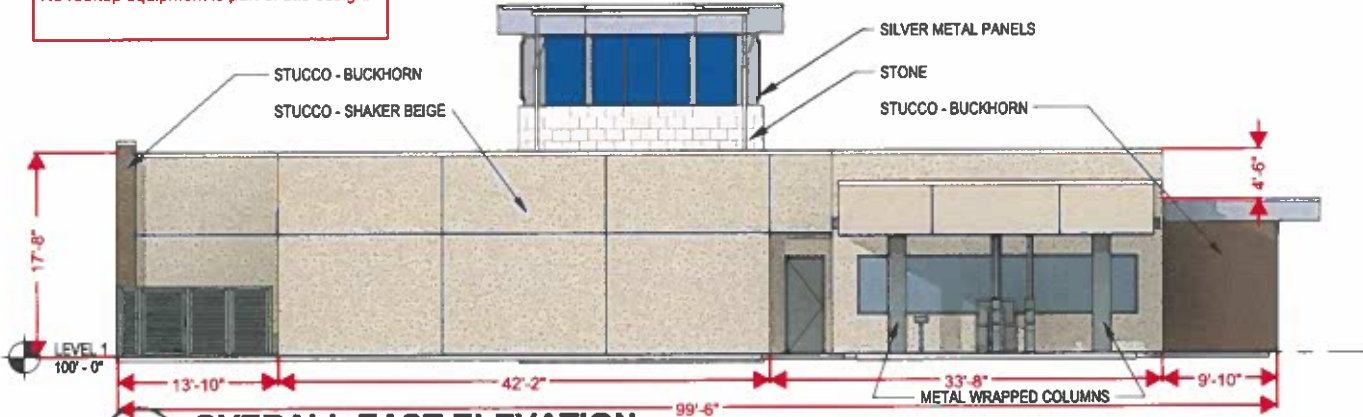
00000  
**FROST BANK  
WAXAHACHIE  
WAXAHACHIE, TEXAS**

**OPTION 'A'**



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

No rooftop equipment is part of this design.



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

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2025141  
FROST BANK  
WAXAHACHIE  
WAXAHACHIE, TEXAS



OPTION 'B'



SILVER METAL PANELS



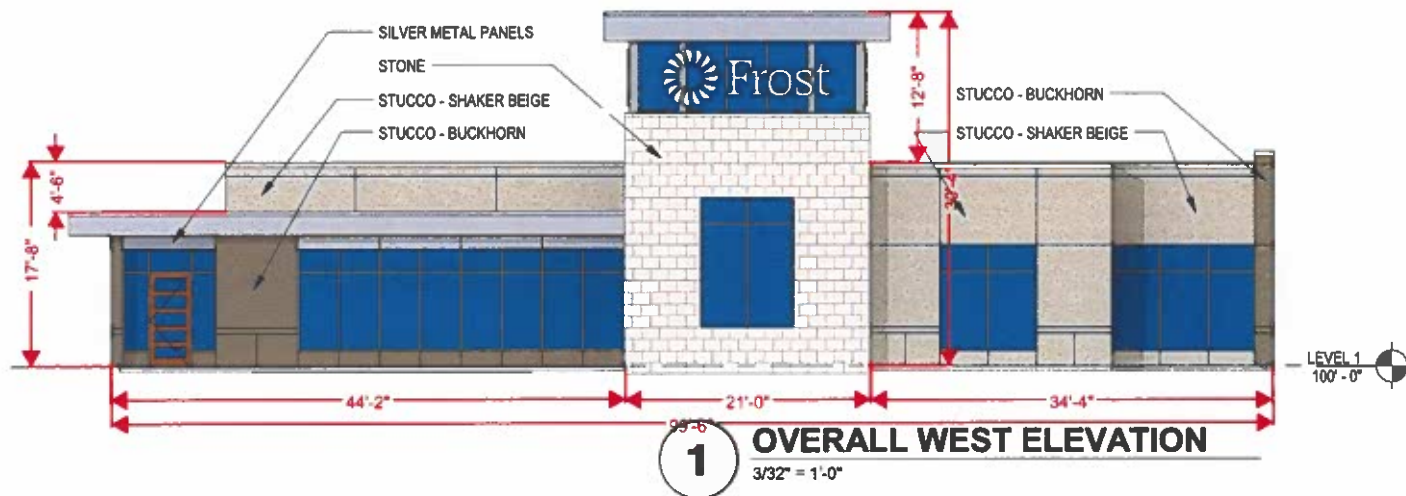
STONE



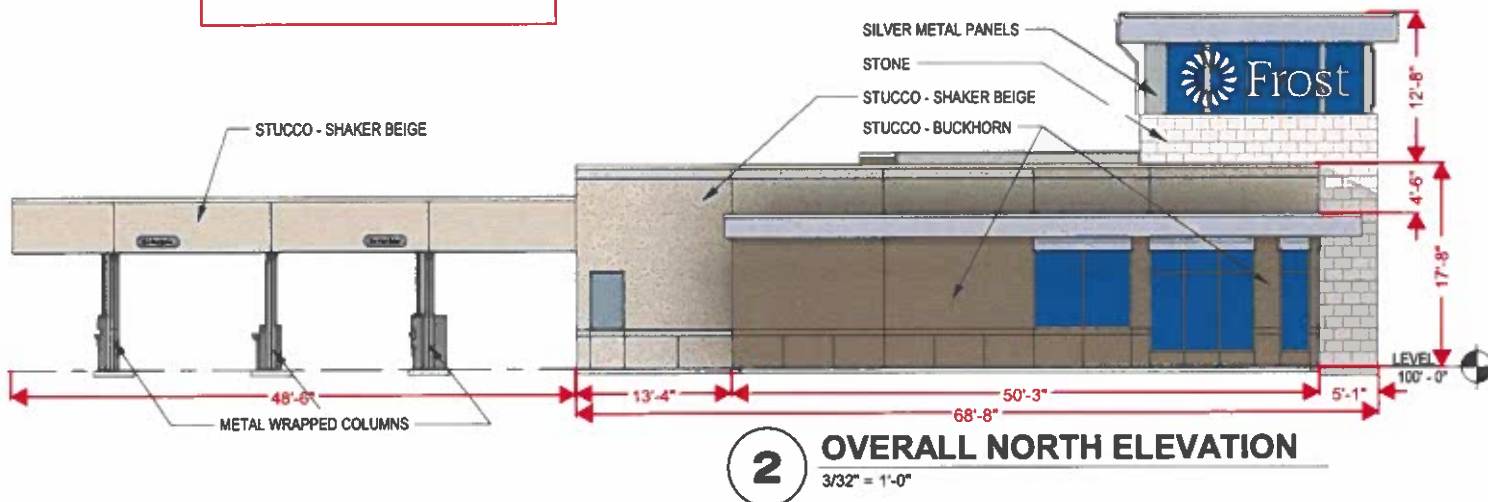
STUCCO - SHAKER BEIGE



STUCCO - BUCKHORN



No rooftop equipment is part of this design.

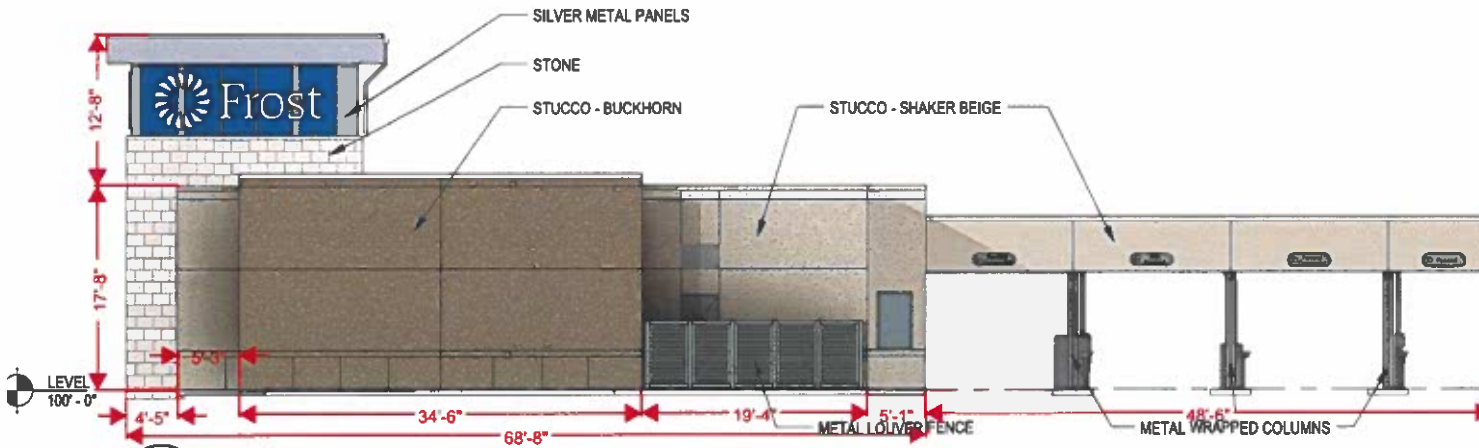


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2025141  
FROST BANK  
WAXAHACHIE  
WAXAHACHIE, TEXAS

OPTION 'B'



SILVER METAL PANELS



STONE



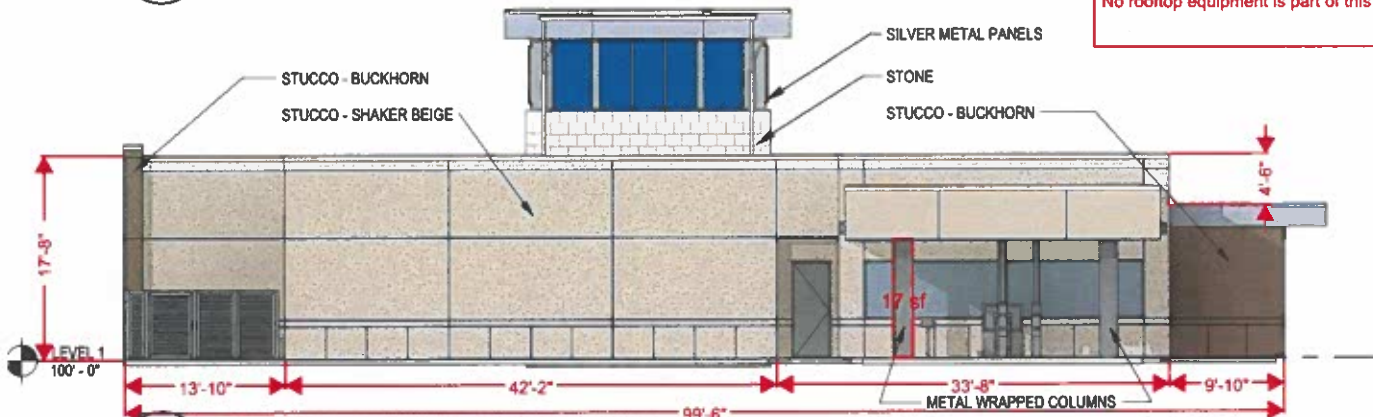
STUCCO - SHAKER BEIGE



STUCCO - BUCKHORN

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

No rooftop equipment is part of this design.



**2** OVERALL EAST 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.

(8)

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%

(8)

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

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

(8)

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"	

(8)

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 D LANDSCAPE PLAN

(8)

TREES	CODE	COMMON NAME (BOTANICAL NAME)	CONT	CAL	SIZE	REMARKS	QTY
◆ NATIVE PLANTING							
LE		LACED BARK ELM / ULMUS PARVIFLORA (CANOPY TREE)	CONT/BB	4" CAL. MIN	12'-15H X 6'-8" W MIN	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES MATCHED CANOPIES	7
NO		SHUMARD RED OAK / QUERCUS SHUMARDII (CANOPY TREE)	CONT/BB	4" CAL. MIN	12'-15H X 6'-8" W MIN	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES MATCHED CANOPIES	3
CE		CELANO ELM / ULMUS CRASSIFOLIA (CANOPY TREE)	CONT/BB	4" CAL. MIN	12'-15H X 6'-8" W MIN	NURSERY GROWN, FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES, MATCHED CANOPIES	5
LO		LIVE OAK / QUERCUS VIRGINIANA (CANOPY TREE)	CONT/BB	4" CAL. MIN	12'-15H X 6'-8" W MIN	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES MATCHED CANOPIES	3
OW		DESERT WILLOW / CHILIPSA LINEARIS (UNDERSTORY TREE)	CONT/BB	2" CAL. MIN	6'-8" H X 3'-4" W MIN	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, MULTITRUNK, 3-6 CANE TREE FORM, NO CROSSING BRANCHES MATCHED CANOPIES	4
YH		YAUPOH HOLLY / ILEX VOMITORIA (UNDERSTORY TREE)	CONT/BB	2" CAL. MIN	6'-8" H X 2'-4" W MIN	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, MULTITRUNK, 3-6 CANE TREE FORM, NO CROSSING BRANCHES MATCHED CANOPIES, MALE ONLY	3

SHRUBS AND PERENNIALS	CODE	COMMON NAME (BOTANICAL NAME)	SIZE	REMARKS	SPACING	QTY
HE		HEPERALOE RED YUCCA / HESPERALOE PARVIFLORA (SHRUB)	5 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 30" O.C., 0.14 PLANTS / SF, MIN 15-IN-HI AT TIME OF PLANTING	44
RC		ROSE CREEK ABELEA / ABELIA X GRANDIFLORA ROSE CREEK (SHRUB)	5 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 30" O.C., 0.12 PLANTS / SF, MIN 15-IN-HI AT TIME OF PLANTING	42
DB		DWARF BURFORD HOLLY / ILEX CORNUTA 'BURFORD' AND COMPACT TEXAS SAGE / LEUCOPHYLLUM FULTONENSE 'COMPACTUM' (SCREENING SHRUBS)	3" MIH HEIGHT	FULL TO BASE, HEAVILY ROOTED	LINEAR SPACING AT 30" O.C., MIN 24-IN-HI AT TIME OF PLANTING PLANTED IN ALTERNATING GROUPS OF 8	140
SI		SPARTAN JUNPER / JUNIPERUS CHINENSIS 'SPARTAN' (SCREENING SHRUBS)	3" MIH HEIGHT	FULL TO BASE, HEAVILY ROOTED	LINEAR SPACING AT 48" O.C., MIN 26-IN-HI AT TIME OF PLANTING	6
LM		LINDHEMER MULY / MUEhlenBERGIA LINDHEMERI (ORNAMENTAL GRASS COUNTED AS SHRUB)	8 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 30" O.C., 0.12 PLANTS / SF, MIN 18-IN-HI AT TIME OF PLANTING	6
BS		BERRYFLY BEDDIE / CAREX DRYLLA (GROUNDCOVER)	1 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 18" O.C., 0.30 PLANTS / SF, MIN 10" HI AT TIME OF PLANTING	387
MP		MEXICAN FEATHER GRASS / HABBELLA (STPA) TEJUSSIMA (GROUNDCOVER)	1 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 18" O.C., 0.46 PLANTS / SF, MIN 10" HI AT TIME OF PLANTING	102
BC		SEASONAL COLOR / SPECIES VARIES BASED ON SEASON (SEASONAL COVER)	4" POT	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING VARIES BASED ON SPECIES, MIN 6" HI AT TIME OF PLANTING * QUANTITY VARIES BY SPACING	-

NOTE: QUANTITIES ARE APPROXIMATE, FIELD VERIFY. ALL DISTURBED AREAS TO BE GRADED AND SOIL PREPARED PER SPECIFICATIONS. SAMPLES / SUBMITTALS TO BE PROVIDED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

LAWN	CODE	COMMON NAME (BOTANICAL NAME)	CONT	REMARKS	QTY
	800	BERMUDA GRASS / CYNODON DACTYLON 'TIFFANY 419'	800	SOLID SOG ALL ONSITE AREAS DISTURBED BY CONSTRUCTION, REF. SPEC 32 8200	FIELD VERIFY

NOTE: QUANTITIES ARE APPROXIMATE, FIELD VERIFY FOR ACCURACY. ALL PLANTING BEDS TO BE PREPARED PER SPECIFICATIONS. SAMPLES / SUBMITTALS TO BE PROVIDED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

LANDSCAPE EDGING	ITEM	DEPTH	REMARKS	QTY
LANDSCAPE EDGING		BETWEEN AGG & TURF, PLANTING & TURF, OR AGG & PLANTING; PERMALOC FLO SERIES ALUMINUM EDGING, REF. SPEC 32 9300		FIELD VERIFY
MULCH - TOPDRESSING		3" DEPTH	RUSTIC CUT HARDWOOD OR APPROVED EQUIVALENT, COMPACTED DEPTH, REF. SPEC 32 8300	FIELD VERIFY
MANUFACTURED TOPSOIL		2" DEPTH	MANUFACTURED TOPSOIL, SUPPLIED BY SOIL BUILDING SYSTEMS OR APPROVED EQ., REF. SPEC 32 8200 AND 32 8300	FIELD VERIFY
COMPOST - PLANTING BEDS		3" DEPTH	ORGANIC, WELL-DECOMPOSED, REF. SPEC 32 8300	FIELD VERIFY
WEED BARRIER - NEWSPRINT		8 LAYERS	1 ITEM, 8 LAYERS OF NEWSPRINT AT PLANTING BEDS, REF. DETAILS AND SPEC 32 8300	FIELD VERIFY
EXPANDED SHALE		3" DEPTH	PLANTING BEDS, SUPPLIED BY SOIL BUILDING SYSTEMS OR APPROVED EQUIV., REF. SPEC 32 8200	FIELD VERIFY
ORGANIC BIOLOGICAL FERTILIZER			REF. SPEC 32 8200 FOR MATERIAL AND APPLICATION RATE	FIELD VERIFY
FILTER FABRIC		2 LAYERS	2 LAYERS BENEATH AGGREGATE, REF. SPEC 32 83 00	FIELD VERIFY

LAWN / TURF GRASS: NOTE - FIELD VERIFY ALL QUANTITIES. ALL DISTURBED AREAS TO BE GRADED, REFER TO DETAILS AND SPEC'S	ITEM	DEPTH	REMARKS	QTY
TOPSOIL - LAWN / TURF GRASS		1 1/2" DEPTH AT TURF/LAWN AREAS - REF. SPEC 32 8300		FIELD VERIFY
COMPOST - LAWN / TURF GRASS		1/2" DEPTH AT TURF/LAWN AREAS - ORGANIC, WELL-DECOMPOSED, REF. DETAILS AND SPEC'S SUPPLIED BY SOIL SYSTEMS OR APPROVED EQUIV., REF. SPEC 32 8300		FIELD VERIFY
ORGANIC BIOLOGICAL FERTILIZER			REF. SPEC 32 8200 FOR MATERIAL AND APPLICATION RATE	FIELD VERIFY

**TREE ROOT SYSTEM DEVELOPMENT**

- ALL NAMED CULTIVARS WILL BE OWN ROOT CLONES. NO GRAFTED OR BUD-GRAFTED TREES WILL BE ACCEPTED.
- 100% MECHANICALLY ROOT-PRUNED AT LEAST ONCE AND TRANSPLANTED AT MINIMUM OF 3 TIMES DURING THE FIRST 3 YEARS OF THE TREE'S LIFE.
- THE TREES WILL HAVE BEEN GROWN IN HEAVY SOIL, NOT LOOSE SOIL, AND IRRIGATED WITH DRIP IRRIGATION.
- THE TRUNK FLARE MUST BE ABOVE GROUND AND VISIBLE AT NURSERY BEFORE SHIPPING AND AFTER TRANSPLANTING INTO THE LANDSCAPE. THE TREE SHALL HAVE NO CIRCLING OR GRIDLING ROOTS AT BASE OF TRUNK. IF THE ROOT FLARE IS NOT VISIBLE THEN MANUALLY CLEAR OFF SOILS TO REVEAL TOP OF NATURAL ROOT TAPER WHERE IT TRANSITIONS TO HORIZONTAL. REMOVE CIRCLING/GRIDLING ROOTS TO CLEAR TRUNK AND TO EXPOSE TOP OF ROOT BALL ELEVATION.
- THE ROOT BALLS WILL HAVE BEEN HEELED IN FOR AT LEAST 30 DAYS AND HAVE A FRESH FLUSH OF NEW ROOT GROWTH AT THE EDGES OF THE CONTAINER.
- MULTI-TRUNK TREES SHALL BE FROM ONE ROOT BASE, NO MULTIPLE PLANTED TREES TO CREATE A FALSE MULTI-TRUNK.

**TREE CANOPY DEVELOPMENT:**

- TREES WILL HAVE A STRONG CENTRAL LEADER TO THE TOP OF THE CANOPY. THE TIP OF THE LEADER ON THE MAIN TRUNK MUST BE INTACT AND ITS TERMINAL BUD MUST BE THE HIGHEST PART OF THE TREE.
- NO BRANCH CAN HAVE A DIAMETER GREATER THAN 2/3 THE TRUNK DIAMETER MEASURED DIRECTLY ABOVE THE BRANCH CROTCH. THE TREE WILL HAVE NO LIGNUMS OR CO-DOMINANT BRANCHES.
- THE TREE CROWN MUST BE STRUCTURALLY UNIFORM. BRANCHES WILL BE EVENLY DISTRIBUTED AROUND THE TRUNK. THE CROWN WILL BE FULL OF FOLIAGE WHICH IS EVENLY DISTRIBUTED AROUND THE TREE. CANOPY WILL NOT HAVE BEEN TIPPED OR SHEARED.

## GENERAL NOTES

- VERIFY SITE INFORMATION INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURBS AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK. INCLUDED ON THESE DRAWINGS. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON THE CIVIL DRAWINGS. CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS.
- EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERSTAND WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SITE UTILITIES PRIOR TO BEGINNING EXCAVATION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL, RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT HIS OWNERS' EXPENSE TO THE OWNER.
- BASE PREPARATION INCLUDING THE LOCATION OF PROPERTY LINES, EASEMENTS, EXISTING BUILDINGS, ROADS, AND CURBS HAVE BEEN TAKEN FROM THE SURVEY AND CIVIL ENGINEER'S DRAWINGS. SURVEY HAS BEEN PROVIDED BY OTHERS. ENGINEERS, ARCHITECTS, AND LANDSCAPE ARCHITECTS ARE NOT RESPONSIBLE FOR INFORMATION PROVIDED BY OTHERS. FOR ADDITIONAL INFORMATION REFER TO CIVIL ENGINEERING DRAWINGS.
- CARE SHALL BE TAKEN TO PRESERVE AND PROTECT FULLY THE EXISTING BUILDINGS, PAVEMENTS, TREES, PLANTING, AND IRRIGATION TO REMAIN. RESTORE DAMAGED ITEMS TO ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITIES AND THE GENERAL CONTRACTOR TO REQUEST LOCATION OF EXISTING AND NEWLY-INSTALLED UNDERGROUND UTILITIES. HAND-DRAWN AS NECESSARY TO CORRECT LOCATIONS PRIOR TO EXCAVATION.
- PROTECT EXISTING TREES TO REMAIN. REFER TO TREE PROTECTION DRAWINGS AND SPECIFICATION SECTION 314038 FOR TREE PROTECTION MEASURES.

## LANDSCAPE GRADING AND DRAINAGE NOTES

- ANY EXISTING AND/OR ON-SITE CONDITIONS WHICH VARY FROM THOSE SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES IN ALL AREAS.
- REFER TO THE GENERAL CONDITIONS AND THE TECHNICAL SPECIFICATIONS SECTIONS FOR THE PLACEMENT, COMPACTION, GRADING, AND TESTING OF ALL FILL MATERIAL.
- REFER TO CIVIL DRAWINGS FOR SUBSURFACE DRAIN SYSTEM AND CONNECTION TO SEWER LINES.
- THE CONTRACTOR SHALL REQUEST A REVIEW FOR INSPECTION OF FINAL IN-PLACE GRADING A MINIMUM OF 48 HOURS IN ADVANCE OF REPAIRING ANY SUBSEQUENT WORK UNLESS OTHERWISE NOTED ON THIS SHEET. FINAL GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING AND REMEDIATING STRUCTURAL FILL OR LINE-STABILIZED SUBGRADE PLACED BY OTHERS DURING CONSTRUCTION THAT IS IN CONFLICT WITH PLANTINGS AND REPLACING IT WITH SPECIFIED PLANT BED SOILS.
- DO NOT BLOCK WEEPS IN MASONRY WORK WITH EARTH, MULCH OR WITH PAVING.

## LANDSCAPE REQUIREMENTS SCHEDULE

ITEM	REQUIREMENTS	REQUIRED	PROVIDED
INTERIOR LANDSCAPE AREA REQUIREMENTS	AREA REQUIREMENTS ZONED: 10% MINIMUM PERCENTAGE - OR 10% MINIMUM AREA OF LARGEST FLOOR OF BUILDING - 1175 SF REQUIRED: 1175 SF PLANTING REQUIREMENTS 1. LAYERS: 10" MIN. - 2" TOP, 8" MIN. - 1" TOP 2. LAYERS: 10" MIN. - 2" TOP, 8" MIN. - 1" TOP 3. LAYERS: 10" MIN. - 2" TOP, 8" MIN. - 1" TOP 4. LAYERS: 10" MIN. - 2" TOP, 8" MIN. - 1" TOP 5. LAYERS: 10" MIN. - 2" TOP, 8" MIN. - 1" TOP 6. LAYERS: 10" MIN. - 2" TOP, 8" MIN. - 1" TOP 7. LAYERS: 10" MIN. - 2" TOP, 8" MIN. - 1" TOP 8. LAYERS: 10" MIN. - 2" TOP, 8" MIN. - 1" TOP 9. LAYERS: 10" MIN. - 2" TOP, 8" MIN. - 1" TOP 10. LAYERS: 10" MIN. - 2" TOP, 8" MIN. - 1" TOP	1248 SF	1248 SF
LANDSCAPE BUFFER	1. STREET FRONTAGE BY 10.000' BUFFER 2. STREET FRONTAGE BY 10.000' BUFFER 3. STREET FRONTAGE BY 10.000' BUFFER 4. STREET FRONTAGE BY 10.000' BUFFER 5. STREET FRONTAGE BY 10.000' BUFFER 6. STREET FRONTAGE BY 10.000' BUFFER 7. STREET FRONTAGE BY 10.000' BUFFER 8. STREET FRONTAGE BY 10.000' BUFFER 9. STREET FRONTAGE BY 10.000' BUFFER 10. STREET FRONTAGE BY 10.000' BUFFER	10.000'	10.000'
SCREENING	1. SCREENING BY 10.000' BUFFER 2. SCREENING BY 10.000' BUFFER 3. SCREENING BY 10.000' BUFFER 4. SCREENING BY 10.000' BUFFER 5. SCREENING BY 10.000' BUFFER 6. SCREENING BY 10.000' BUFFER 7. SCREENING BY 10.000' BUFFER 8. SCREENING BY 10.000' BUFFER 9. SCREENING BY 10.000' BUFFER 10. SCREENING BY 10.000' BUFFER	10.000'	10.000'
VEGETATION	1. VEGETATION BY 10.000' BUFFER 2. VEGETATION BY 10.000' BUFFER 3. VEGETATION BY 10.000' BUFFER 4. VEGETATION BY 10.000' BUFFER 5. VEGETATION BY 10.000' BUFFER 6. VEGETATION BY 10.000' BUFFER 7. VEGETATION BY 10.000' BUFFER 8. VEGETATION BY 10.000' BUFFER 9. VEGETATION BY 10.000' BUFFER 10. VEGETATION BY 10.000' BUFFER	10.000'	10.000'

## LANDSCAPE PLANTING NOTES

- FINAL GRADING SHALL BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING OR PLANTING LAYOUT.
- TREES ARE TO BE CENTERED IN EACH TREE OPENING. CONTRACTOR SHALL STAKE OUT ALL TREE LOCATIONS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST TREES TO EXACT LOCATION IN FIELD.
- UNLESS OTHERWISE NOTED ON THE PLAN, ALL PROPOSED TREE LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL STAKE OUT ALL INFORMAL TREE LOCATIONS IN THE FIELD UNLESS COLORED PLACES FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST TREES TO EXACT LOCATION IN FIELD.
- SHRUB BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PREPARATION. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS ALL SHRUBS AS NOTED IN THE DRAWINGS.
- FINISH GRADE OF SHRUB BEDS SHALL BE THREE AND ONE HALF (3 1/2) INCHES BELOW ADJACENT PAVEMENT OR CURB WHERE 6 LAYERS NEWSPRINT ROLL STOCK. MULCH TOPDRESSING IS TO BE APPLIED UNLESS OTHERWISE NOTED. REFER TO SPECIFICATION 32338.
- UNLESS OTHERWISE INDICATED, ALL SHRUB BEDS SHALL BE TOP-DRESSED WITH 6 LAYERS NEWSPRINT ROLL STOCK AND A MULCH LAYER AS DETAILS. CONTRACTOR SHALL PROVIDE SAMPLES OF MULCH TO THE OWNER'S REPRESENTATIVE ALONG WITH SPECIFIC TEST DATA PER THE REQUIREMENTS OF THE SPECIFICATION 32338.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY, CHARACTER, AND SIZE IF DAMAGED, DETERIORED, OR REMOVED.
- CONTRACTOR SHALL MEET OR EXCEED ALL MINIMUM SIZES LISTED IN PLANT SCHEDULE INCLUDING CONTAINER SIZE.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING, REMOVAL, OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL PLANTER LEAVE-OUTS.
- PLANT NEWLY PLANTED TREES TO PROVIDE SEVEN (7) FOOT CLEAR CANOPY ABOVE THE ELEVATION OF THE SIDEWALK. REMOVE ANY DAMAGED OR WEAK BRANCHES TO THE NEAREST FORK. PRUNE AND REMOVE LIMBS PER THE SPECIFICATIONS.
- FINISH MULCH GRADES OF ALL TREE BANKS SHALL BE (10") BELOW ADJACENT PAVEMENT ELEVATION. IN AREAS WHERE A 1" LAYER OF MULCH IS TO BE APPLIED, FINISH SOIL GRADES SHALL BE 1" BELOW ADJACENT PAVEMENT OR CURB.
- CONTRACTOR SHALL PATCH ALL AREAS OF DISTURBED LAND WITH SOIL 800 OR SEEDING - REF. PLANS. NEW SOIL SHALL BE BOUND TO EXISTING TURF.
- REFER TO SHEETS ARI-403 - ARI-404 FOR ALL PLANTING DETAILS.
- REFER TO THIS SHEET FOR PLANT SCHEDULE.
- REFER TO SPECIFICATION SECTION 325130 - LANDSCAPE MAINTENANCE FOR MAINTENANCE REQUIREMENTS.
- REPLACE DEAD PLANTS WITHIN 7 DAYS AFTER DETERMINATION OF CONDITION.



OWNER/APPLICANT:  
FROST BANK  
3838 ROBERT ROAD  
SAN ANTONIO, TX 78281  
CONTACT: ROSS WOOD  
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210.520.3542

FROST BANK FINANCIAL CENTER  
A PORTION OF LOT 2, BLOCK A,  
S/B WHOLESALE MEMBERSHIP CLUB ADDITION  
C&P - 31.379, P.F. E.C.T.  
NORTH U.S. HIGHWAY 77, WAXAHACHIE, TX

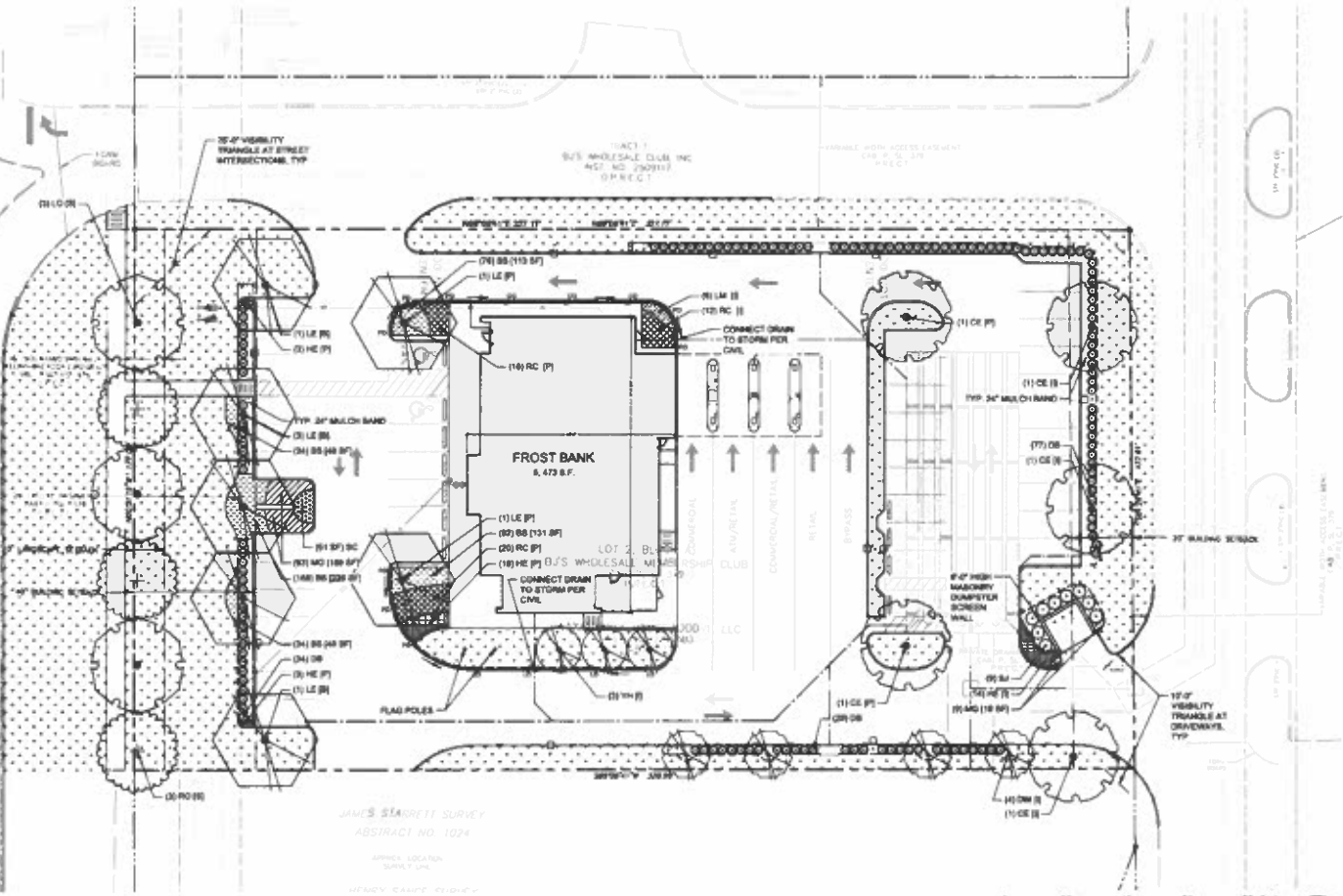
Date	Scale	Project No.
04-10-2026		22536

LANDSCAPE SCHEDULES AND NOTES

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

(8)

U.S. HIGHWAY 77  
(VARIABLE WIDTH RIGHT-OF-WAY)



LEGEND

TREES	CODE	COMMON NAME
	EX	EXISTING TREE
	LE	LACEBARK OLM 4' CALIPER
	RO	REDWOOD RED OAK 4' CALIPER
	CE	CELANO OLM 4' CALIPER
	LO	LIVE OAK 4' CALIPER
	OW	DESERT WILLOW 2' CALIPER
	HY	YAUPOIN HOLLY 2' CALIPER
SHRUBS / PERENNIALS	CODE	COMMON NAME
	HE	HEMPERALDE 3 GAL
	RC	ROSE CREEK ABELIA 5 GAL
	GB	GRAND BURNING HOLLY / COMPACT TEXAS SAGE 24" HEIGHT
	BJ	BOWTIE JASMINE 36" HEIGHT
	LP	LINDSEY HALEY 3 GAL
	BB	BERKELEY BEDGE 1 GAL
	MP	MEXICAN FEATHER GRASS 1 GAL
	SC	SEASONAL COLOR 4" POT
LANDS	CODE	COMMON NAME
	BSO	BORNASIAGRASS SOLID SOG
	BRD	BORNASIAGRASS BEDD
		LANDSCAPE EDGING
		* NATIVE PLANT SPECIES
		LANDSCAPE SUBDRAINS (LOCATED IN BEDS AND SOLID UNDER PAVING) WITH CLEANOUT (COLLECTOR) DRAIN (P), AND LAWN DRAIN. REF. LANDSCAPE SUBDRAIN NOTE.
	PI	PARKING LOT TREE / SHRUB
	RI	INTERIOR TREE / SHRUB
	RE	SUPPER TREE / STREET TREE

NOTE: REFER TO THE PLANT AND MATERIAL SCHEDULE ON SHEET L3-2 FOR A DETAILED LISTING OF PLANT SPECIES, INCLUDING COMMON NAME, BOTANICAL NAME, SIZE, HEIGHT. REFER TO LANDSCAPE REQUIREMENTS SCHEDULE ON SHEET L3-4 FOR THE TOTAL SQUARE FOOTAGE OF GRASS COVER AND SEASONAL COLOR.

1 LANDSCAPE PLAN  
1" = 32'-0"

JAMES SHARRETT SURVEY  
ABSTRACT NO. 1024  
APPROX. LOCATION  
SOUTH 1/4 SEC.  
T19N R10E S10E

NOTE: SOLID SOG OR HYDRATED BERNASIAGRASS ALL COLORED AREAS OBTAINED BY CONSTRUCTION INCLUDING AREAS OF DEMOLITION, STAGING, MATERIAL STORAGE, PAVING, GRADING, AND CONSTRUCTION LIMITS SHOWN ON DRAWINGS AND QUANTITIES BY PLANT SCHEDULE MAY BE NECESSARY TO BE ADJUSTED AT NO ADDITIONAL COST TO THE OWNER TO FOR ADDITIONAL AREAS OBTAINED BY CONTRACTOR'S CHANGES DURING CONSTRUCTION.

LANDSCAPE SUBDRAIN NOTE: SUBDRAINS IN PLANT BEDS AND ADJACENT TO SOLID SOG, LOCATED PER 10-11 PER IN SOG AT 1/8" SLOPE WITH SOLID PVC CONNECTION TO STORM DRAIN LINES SHOWN BY CIVIL. PROVIDE CLEANOUTS OR PLANTING CHAINS 30" ON CENTER AS SHOWN. REF. DETAILS & SPEC. SECT. 10-11 FOR MATERIALS.

EXISTING TREES 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 DEVELOPMENT. THESE TREES AND OFFICE 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 HIS WORK DURING THE EXECUTION OF THIS CONTRACT. DO NOT REMOVE, DAMAGE, OR REMOVE 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, DOMESTIC AMERICAN REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

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

IRRIGATION REQUIREMENTS: UNDERGROUND AUTOMATIC IRRIGATION SHALL BE PROVIDED TO ALL ORNAMENTAL PLANTINGS. SYSTEMS WILL BE DESIGNED AND INSTALLED ACCORDING TO ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS, PROVIDING FOR 100% COVERAGE OF ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FROST AND SALT TOLERANT IRRIGATION PERMIT. ALL BACKFLOW PREVENTIONS AND CONNECTIONS TO CITY WATER LINES MUST BE PERMITTED SEPARATELY BY THE CITY INSPECTION DEPARTMENT.



OWNER / APPLICANT:  
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3838 ROGER ROAD  
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CONTACT: BOSS WOOD  
FROM: 409-598-8888  
WWW: WWW.BOSSESTATE.COM  
214-255-8842

FROST BANK FINANCIAL CENTER  
A PORTION OF LOT 2, BLOCK A,  
BUS WHOLESALE MEMBERSHIP CLUB ADDITION  
CASE 17-18, 218, 7716 C.T.  
NORTH U.S. HIGHWAY 77, WAXAHACHIE, TX

Revisions			
Date:	04-19-2024	Scale:	
Project No.:	25038		

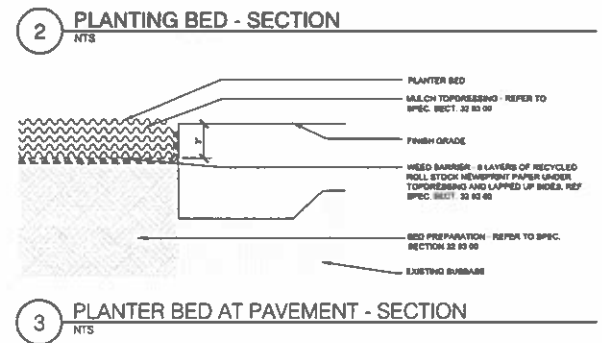
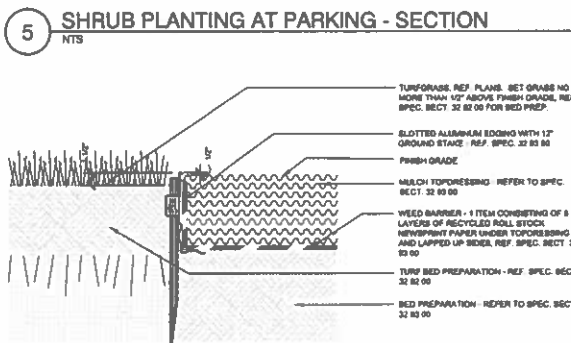
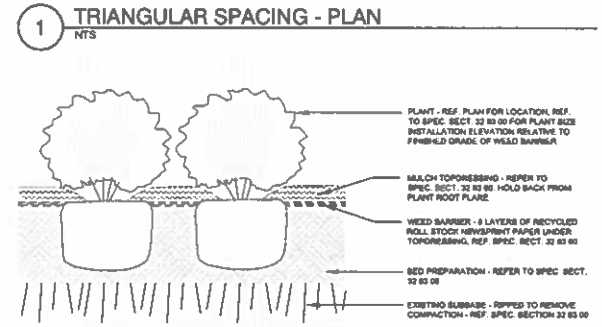
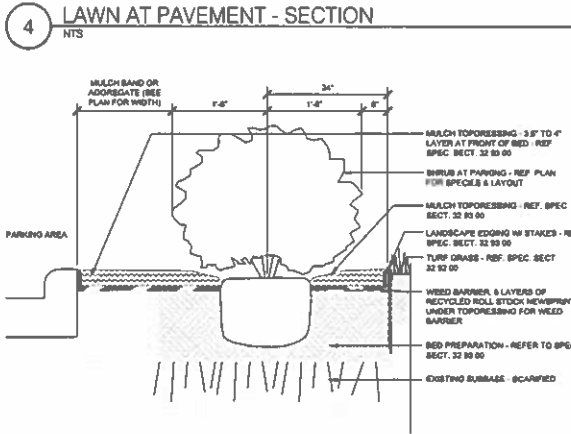
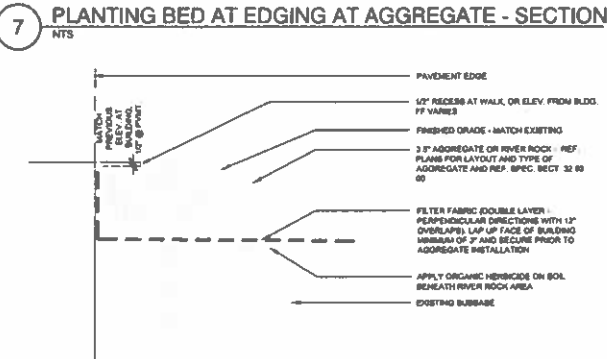
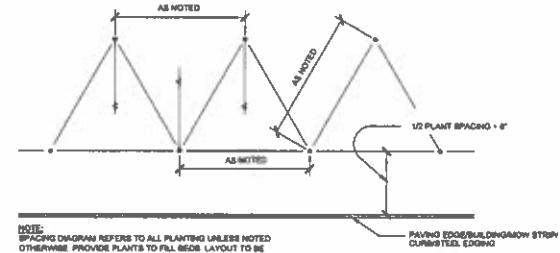
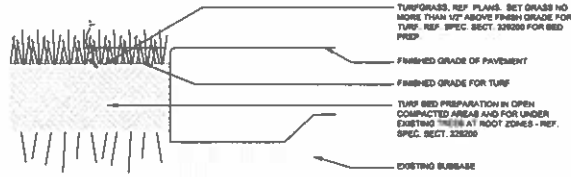
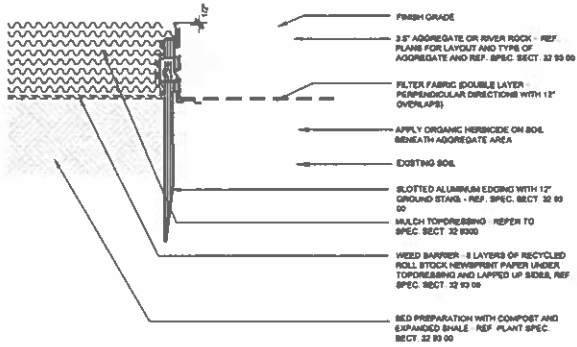
LANDSCAPE PLAN

L3-1  
SHEET  
2 OF 5

\*GR\* GENERAL RETAIL ZONING  
CASE #ZDC-161-2025



(8)



OWNER / APPLICANT:  
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210-250-5842

FROST BANK FINANCIAL CENTER  
A PORTION OF LOT 2, BLOCK A,  
B-15 WHOLESALE MEMBERSHIP CLUB ADDITION  
C&T P. 31, ST. 37A, P.R.E. CT.  
NORTH U.S. HIGHWAY 77, WAXAHACHIE, TX

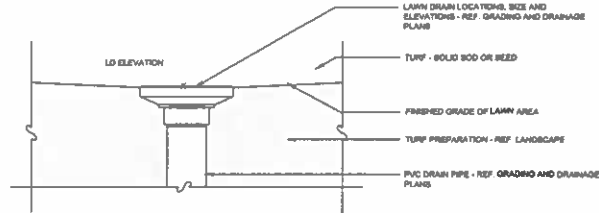
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LANDSCAPE DETAILS

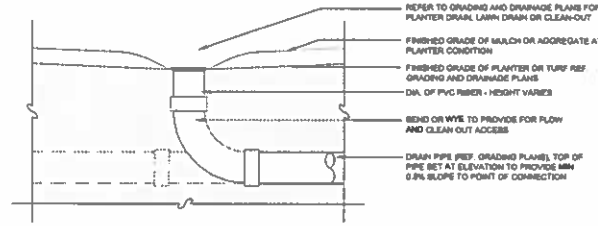
L3-3  
SHEET  
4 OF 5

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

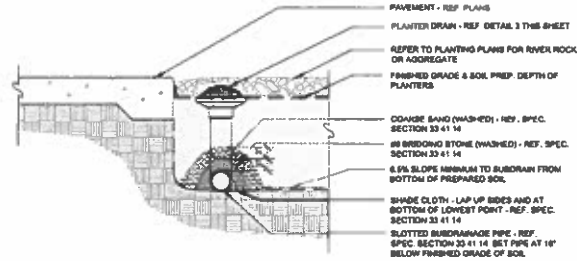
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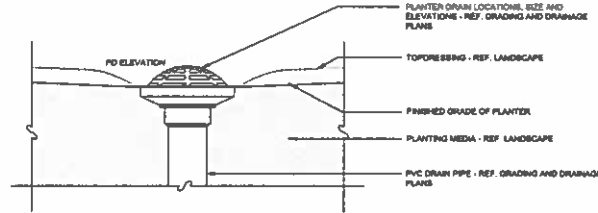
5 LAWN DRAIN - SECTION  
N.T.S.



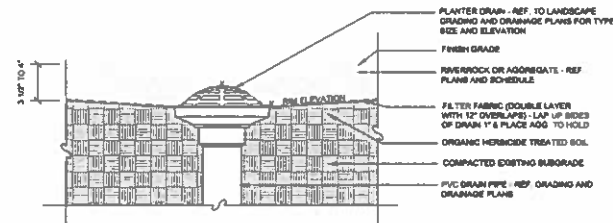
1 TRUNK LINE - SECTION  
1" = 1'-0"



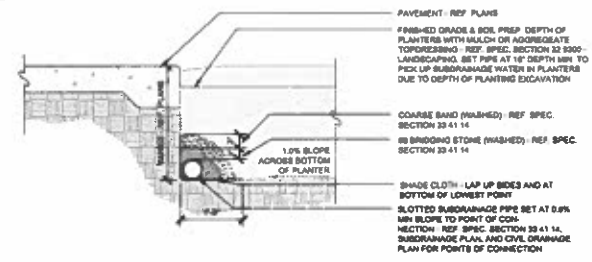
6 PLANTER WITH AGGREGATE AT DRAINAGE - SECTION  
1" = 1'-0"



2 PLANTER DRAIN IN PLANTER - SECTION  
N.T.S.



3 AGGREGATE AT ATRIUM DRAIN - SECTION  
N.T.S.



4 SUBDRAINAGE AT EDGES OF PLANTERS - SECTION  
1" = 1'-0"



OWNER / APPLICANT:  
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FROST BANK FINANCIAL CENTER  
A PORTION OF LOT 2, BLOCK A,  
CABLE MEMBERSHIP CLUB ADDITION  
C&S T, C, 979, F & E C1.  
NORTH U.S. HIGHWAY 77, WAXAHACHIE, TX

Revisions	
Date: 04-10-2025	
Scale	
Project No: 22508	

LANDSCAPE DETAILS

L3-4  
SHEET  
5 OF 5



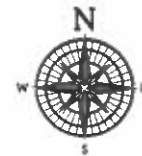
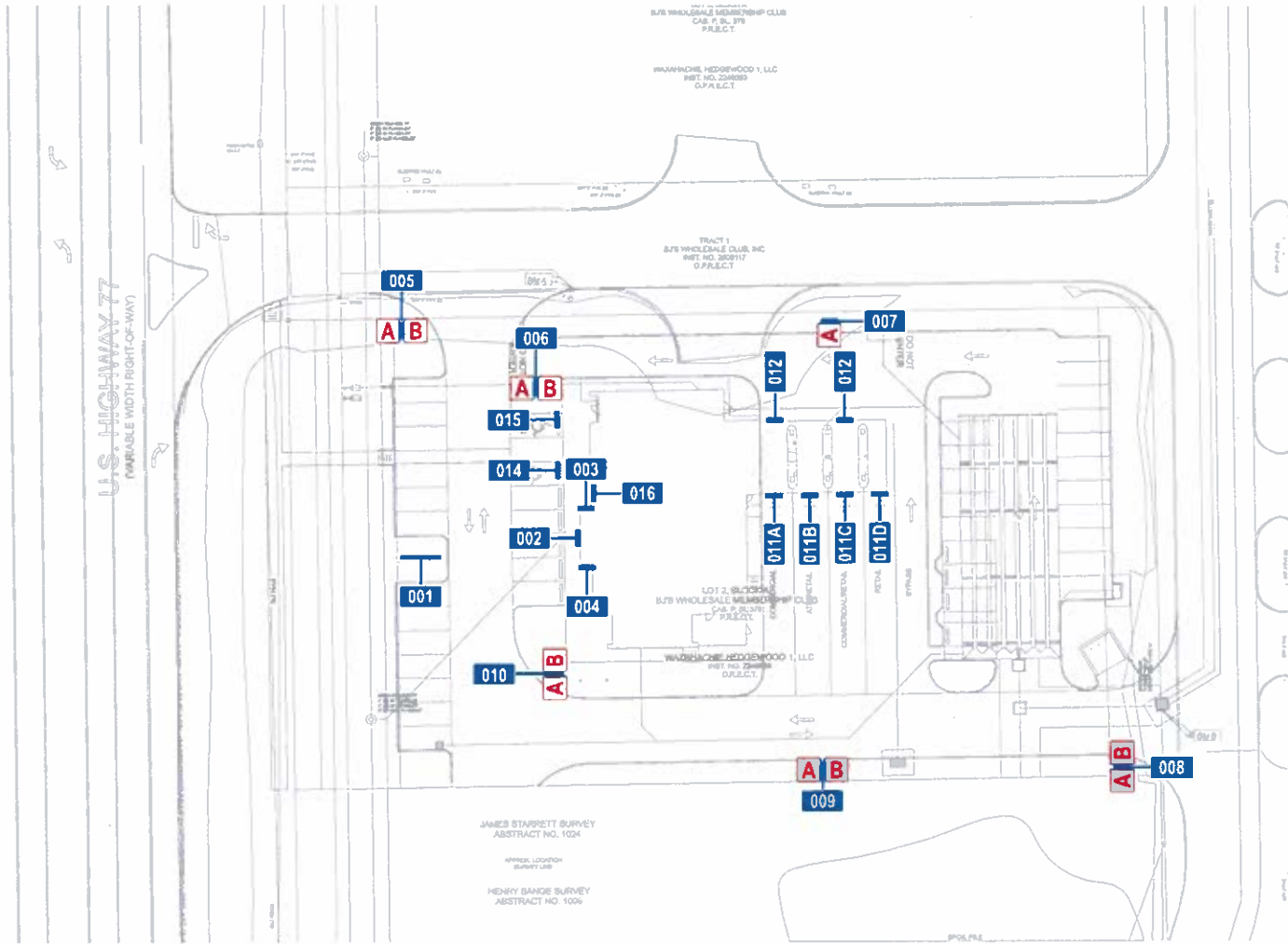
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SITE MAP

# 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 Waxahachie, TX US 75165 SITE NAME/SITE NAME: Waxahachie ACCT. REP: ZS DESIGNER: KY PROJECT MANAGER: DATE: 12/11/25 PAGE NUMBER: 2 OF 17 OPPORTUNITY NUMBER: OP015452-4 BILL # 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# E482990-2016031

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. If may not be reproduced in any manner without prior consent.

(8)

FOR ALL MONUMENT SIGNS

SSC SIGNS & LIGHTING

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

Icons for Freeze/Thaw, Medium Traffic, and Low Variation.

Technical Data

Table with 5 columns: ASTM 97 Density (138.8 lbs/ft³), ASTM 97 Absorption (6.2%), ASTM C170 Compressive Strength (5357 lbs/in²), ASTM C880 Flexural Strength (307 lbs/ft²), ASTM 353 Abrasion Resistance (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 sand 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: 07/26/2025
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 the Spectrum Cement Division of Bull's Head, Texas. There are several units available (see below) of this product which is a Portland and Lime (Spectrum) Cement, representing the cement/lime component of an ASTM C 270-90 mortar. Each 70 pound bag of this cement is to be mixed with masonry sand meeting ASTM C144 at a ratio of at least 2 1/2 to one (2 1/2 times the volume of the cement/lime mortar).

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 mixtures of Spectrum Colored Portland & Lime Cement (Type N) are proper, but does not warrant for the adherence to the stated specifications, as the product is not tested.

Should you require information on the ASTM specifications describing our product, samples of our product, Material Safety Data Sheets, requirements or if you may be able to assist 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!

\* The Portland Cement conforms to ASTM C 150 Type I. The hydrated lime used in this product conforms to ASTM C 207.
† 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.

Table with columns: CLIENT NAME, ADDRESS, SUB MARKET NAME, ACCT. REP., DESIGNER, PROJECT MANAGER, DATE, PAGE NUMBER, QUANTITY NUMBER, SALES OFFICE NUMBER. Values include Frost Bank, NEC of US Hwy 77, Waxahachie, TX, etc.

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# E482993-2016031

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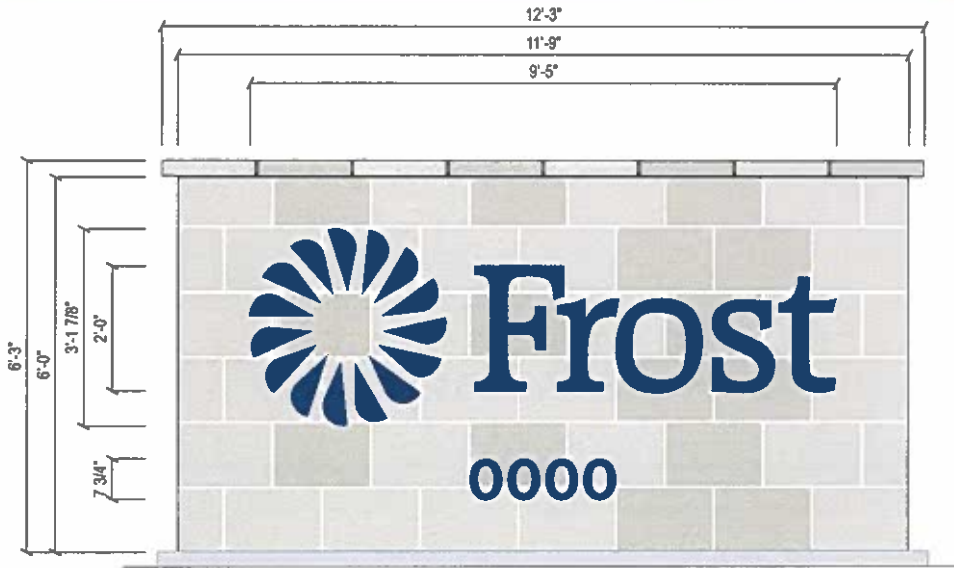
(8)

MONUMENT SIGN

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" FCC ACRYLIC. PAINTED TO MATCH PMS540C.



DISCONNECT SWITCH TO BE PLACED AWAY FROM STREET SIDE.

FRONT VIEW

SIDE VIEW  
J-BOX INSET  
IN STONE

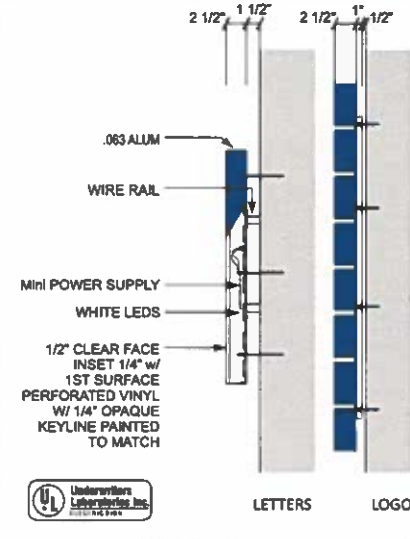
75 SQ. FT.

001 MS.75 - MONUMENT SIGN  
SCALE: 1/2" = 1'-0" QTY: 1



TYPICAL NIGHT VIEW  
SCALE: NTS

SIGNAGE DETAILS



- 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 KILIM BEIGE

APPROVAL DATE -  
APPROVED BY -

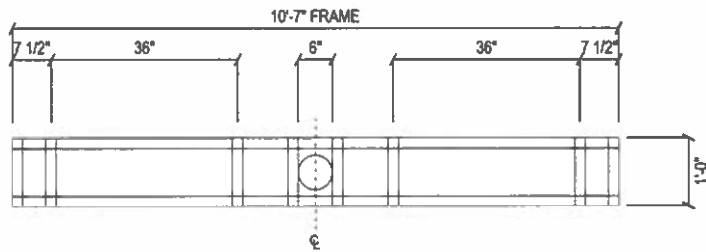
CLIENT NAME	ADDRESS	SUB MARKETING NAME	ACCT. REP	DESIGNER	PROJECT MANAGER	DATE	PAGE NUMBER	OPPORTUNITY NUMBER	SALES ORDER NUMBER
Frost Bank	NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX US 75165	Waxahachie	ZS	KY	-	12/11/25	4 OF 17	OP015452-4	SO#

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# E482998-2016031

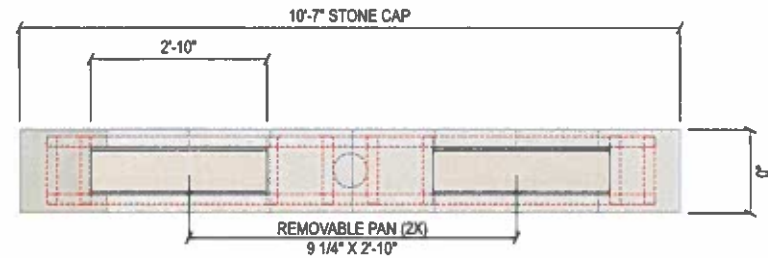
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2023 and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field 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.

(8)

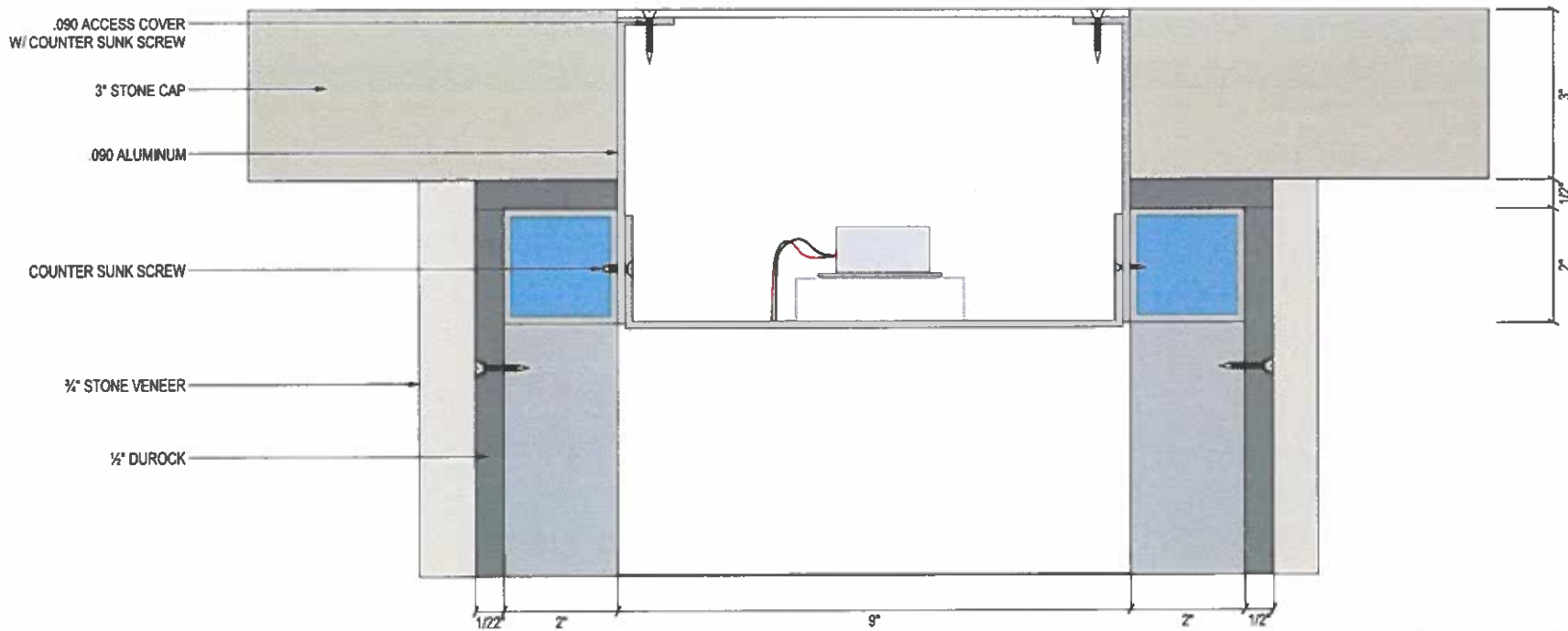
TYPICAL MONUMENT SIGN - DETAILS



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: Frost Bank ADDRESS: NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX US 75165 BUS NAME/STREET NAME: Waxahachie ACCT. REP: ZS DESIGNER: KY PROJECT MANAGER: DATE: 12/11/25 PAGE NUMBER: 5 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# E482998-2016031

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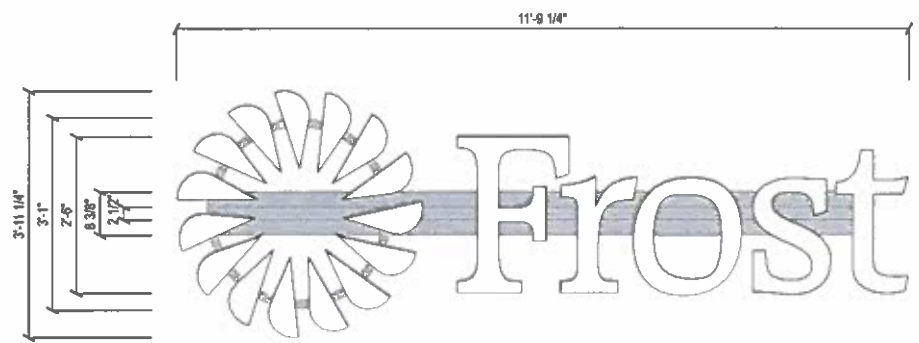
(8)

ILLUMINATED CHANNEL LETTERS

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 **33 SQ. FT.**  
 SCALE: 1/2" = 1'-0" **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	ADDRESS	BUS NAME/TYPE	ACT. 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	6 OF 17	OP015452-4	SO#

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.

(8)

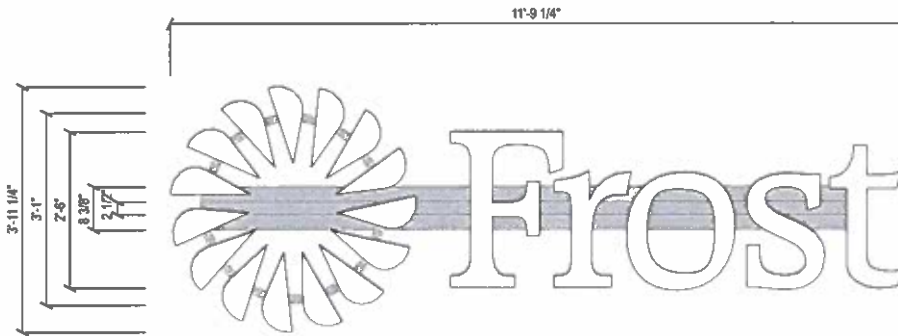
ILLUMINATED CHANNEL LETTERS

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



33 SQ. FT.

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

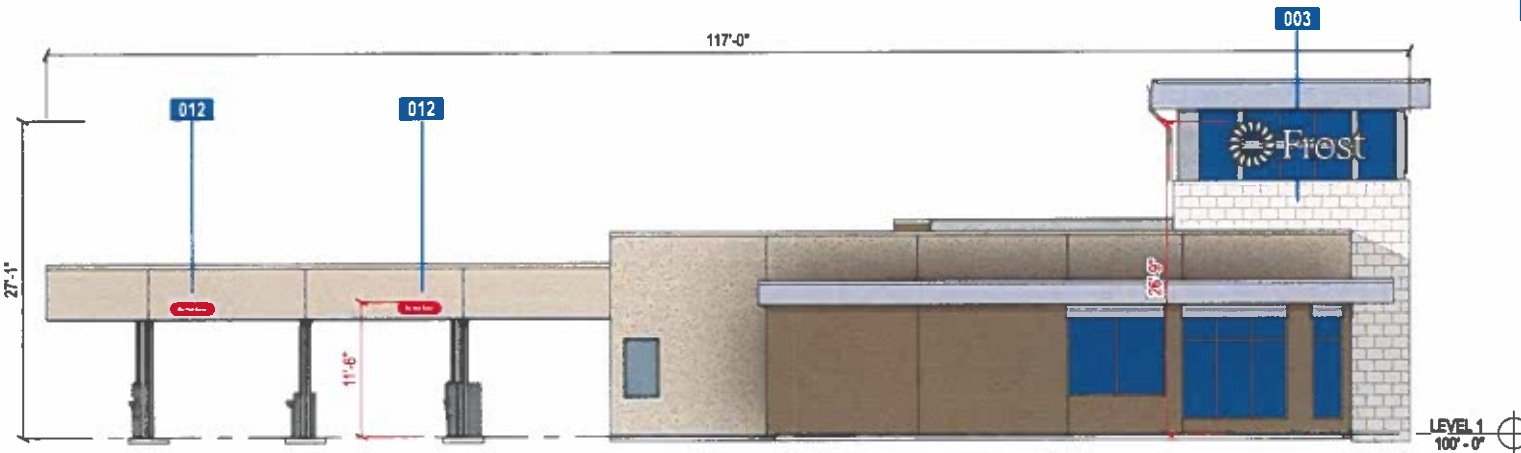
SCALE: 1/2" = 1'-0"

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/WRITE 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# E482998-2016031

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(8)

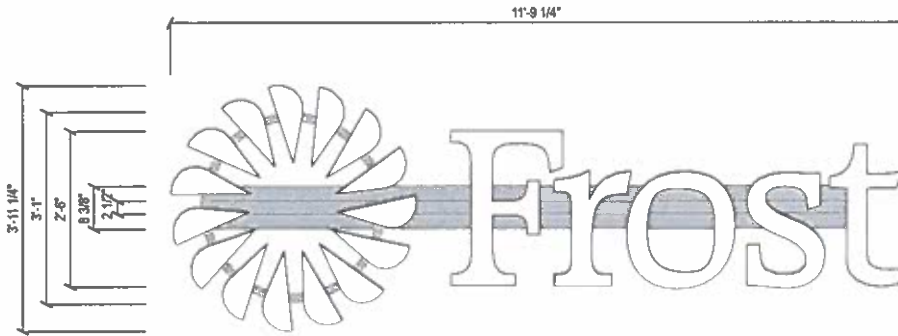
ILLUMINATED CHANNEL LETTERS

SSC SIGNS & LIGHTING

SPECIFICATIONS

LOGO AND LETTERS:

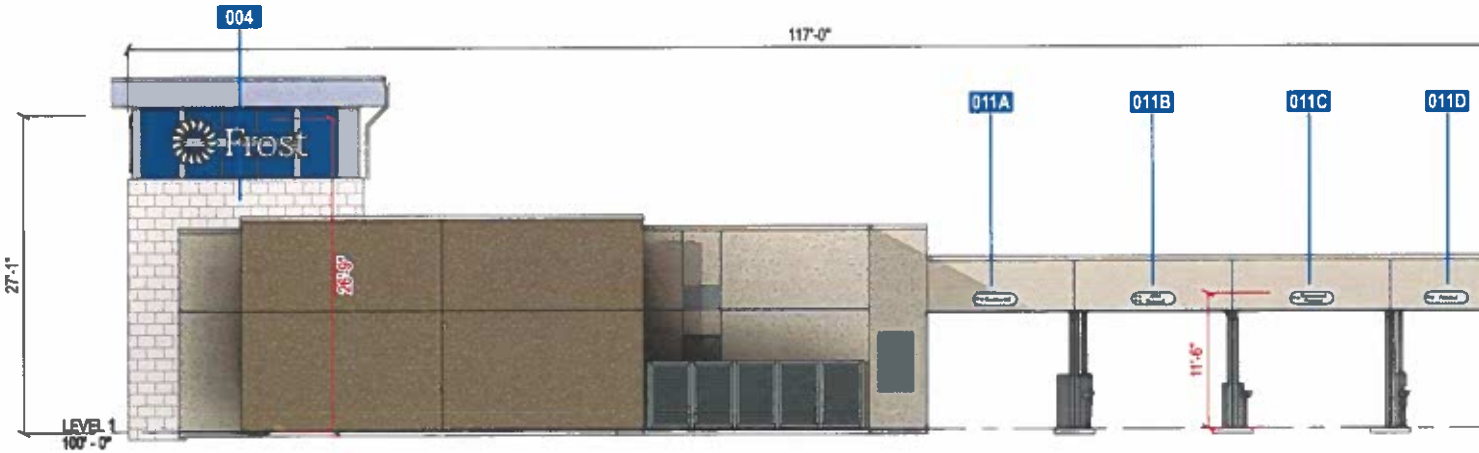
FACE MATERIAL: 1/2" CLEAR ACRYLIC  
 FACE FINISH: FIRST SURFACE WHITE TRANSLUCENT VINYL  
 W/ WHITE DIFFUSER VINYL SECOND SURFACE  
 RETURN MATERIAL: .063 ALUMINUM  
 RETURN FINISH: PAINT TO MATCH AKZO NOBEL 422A2  
 RETURN DEPTH: 2 1/2"  
 SPACED OFF WALL: 3"X3" RACEWAY & 3/8" THK PLATE W/ 3/8"  
 THRU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



**004** ICL.30.MRW - ILLUMINATED CHANNEL LETTERS - MULLION RACEWAY **33 SQ FT.**  
 SCALE: 1/2" = 1'-0" **QTY: 1**



TYPICAL NIGHT VIEW  
 SCALE: NTS



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

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

APPROVAL DATE -  
 APPROVED BY -

CLIENT NAME	ADDRESS	SUB CONTRACTOR NAME	ACCT. REP.	ORDERER	PROJECT MANAGER	DATE	PAGE NUMBER	OPPORTUNITY NUMBER	SAL. CR. 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 ULF E482990-2018031

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(8)

DIRECTIONAL SIGNAGE

SSC SIGNS & LIGHTING

SPECIFICATIONS

1. FABRICATED ALUMINUM CABINET W/ EMS 24-83-215 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

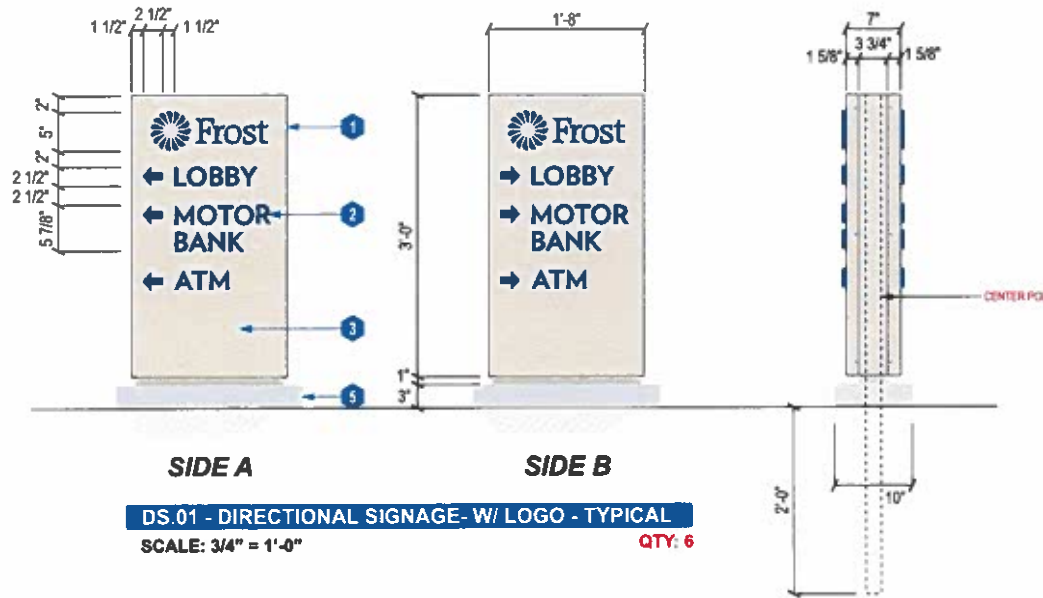
3. .125 ROUTED ALUMINUM FACES PAINTED AKZO NOBEL COLORMAP 422A2

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



DS-01 - DIRECTIONAL SIGNAGE- W/ LOGO - TYPICAL  
SCALE: 3/4" = 1'-0" QTY: 6

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 -

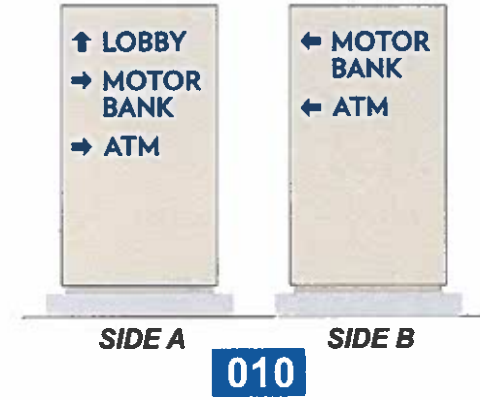
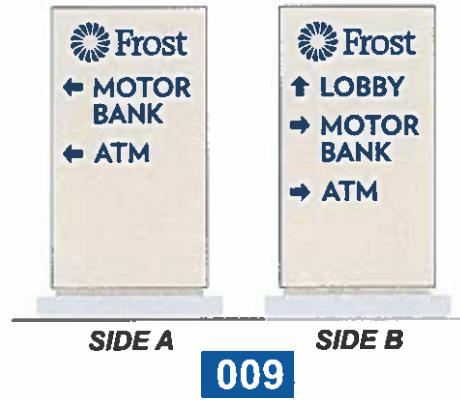
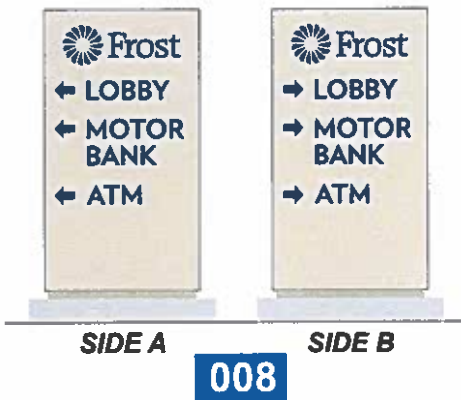
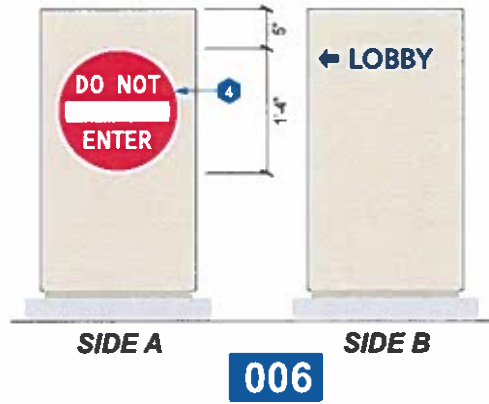
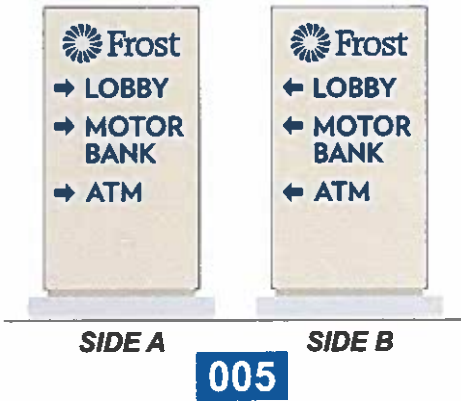
CLIENT NAME	ADDRESS	BUS NAME/SITE NAME	ACCT REP	DEFORMER	PROJECT MANAGER	DATE	PAGE NUMBER	OPPORTUNITY NUMBER	SALES ORDER NUMBER
Frost Bank	NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX US 75165	Waxahachie	ZS	KY	-	12/11/25	9 OF 17	OP015452-4	SO#

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(8)

DIRECTIONAL SIGNAGE - MESSAGE LAYOUTS

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



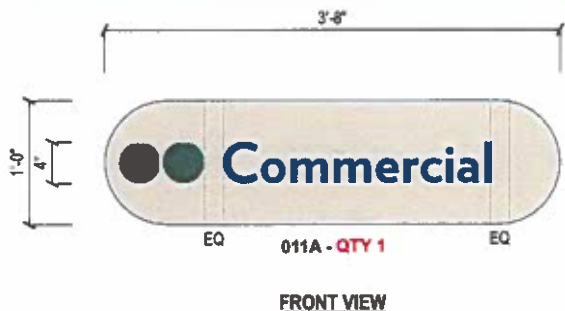
APPROVAL DATE - \_\_\_\_\_  
 APPROVED BY - \_\_\_\_\_

CLIENT NAME	ADDRESS	SUB NAME/SITE NAME	ACCT. REP.	DESIGNER	PROJECT NUMBER	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	10 OF 17	OP015452-4	SO#

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(8)

### LANE DESIGNATOR



#### ALTERNATIVE LAYOUT SCALE: NTS



SCALE: NTS

## SSC SIGNS & LIGHTING

### SPECIFICATIONS

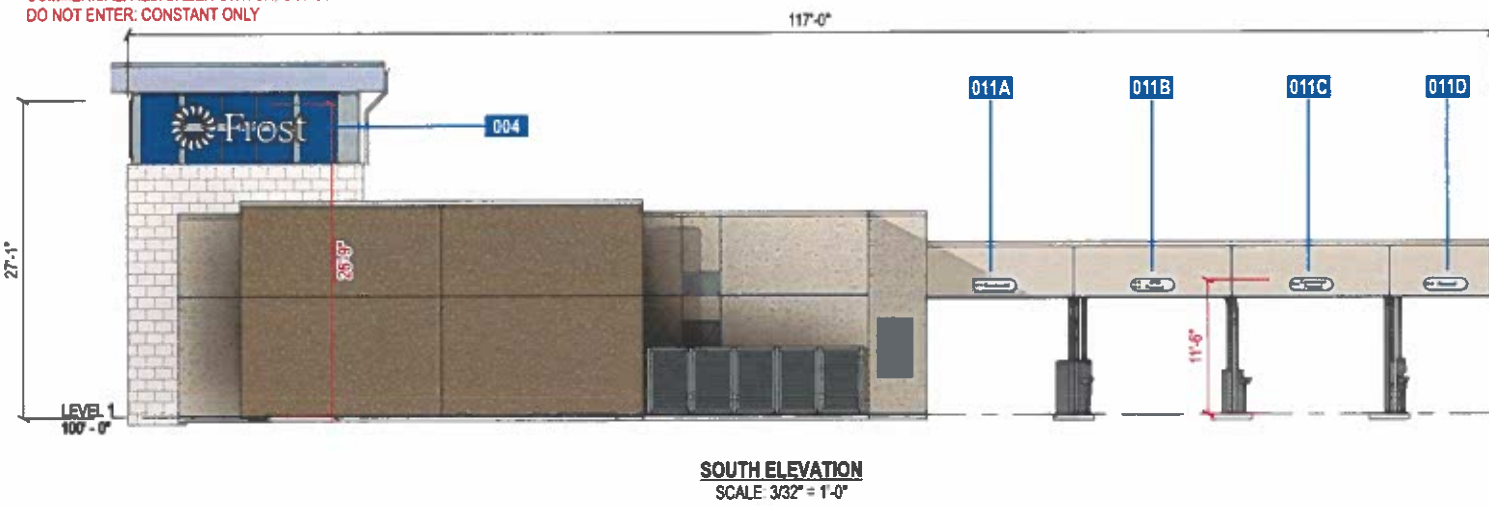
1. ALUMINUM SIGN CABINET PAINTED AKZO NOBEL COLORMAP 422A2 BEIGE
  2. ROUTED ALUMINUM FACE PAINTED AKZO NOBEL COLORMAP 422A2 BEIGE. BACKED UP WHITE PLEX COPY W/ APPLIED 3M SCOTCHCAL 3635-210 PMS540C
  3. 1 SIGNS RED & GREEN LED LIGHT INDICATORS
  4. FLUSH MOUNTED TO FASCIA
- FONT: VERLAG BOLD

### 011 LD.01 - LANE DESIGNATORS SCALE: 1" = 1'-0" QTY: 4

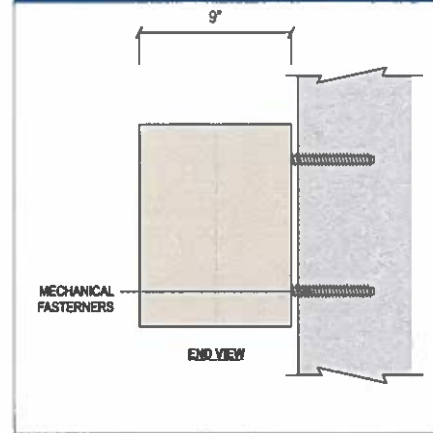
EACH LANE SIGN WILL NEED A RED/GREEN LIGHT SWITCH AND A CONSTANT HOT FOR THE "COPY" ILLUMINATION. THE CONSTANT HOT IS EITHER OFF OF THE OTHER CANOPY LIGHTS THAT ARE CONTROLLED BY A TIMER, OR PHOTOCELL.

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



### MOUNTING DETAILS



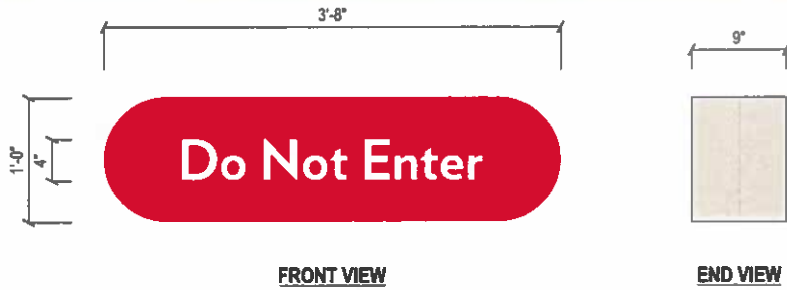
- V1 - VINYL- 3M SCOTCHCAL 3635-210 PMS540C
  - P1 - PAINT TO MATCH AKZO NOBEL 422A2
- APPROVAL DATE -  
APPROVED BY -

CLIENT NAME	ADDRESS	SUBS NAME/ITS 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#

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.

(8)

LANE DESIGNATOR



SCALE: NTS

SSC SIGNS & LIGHTING

SPECIFICATIONS

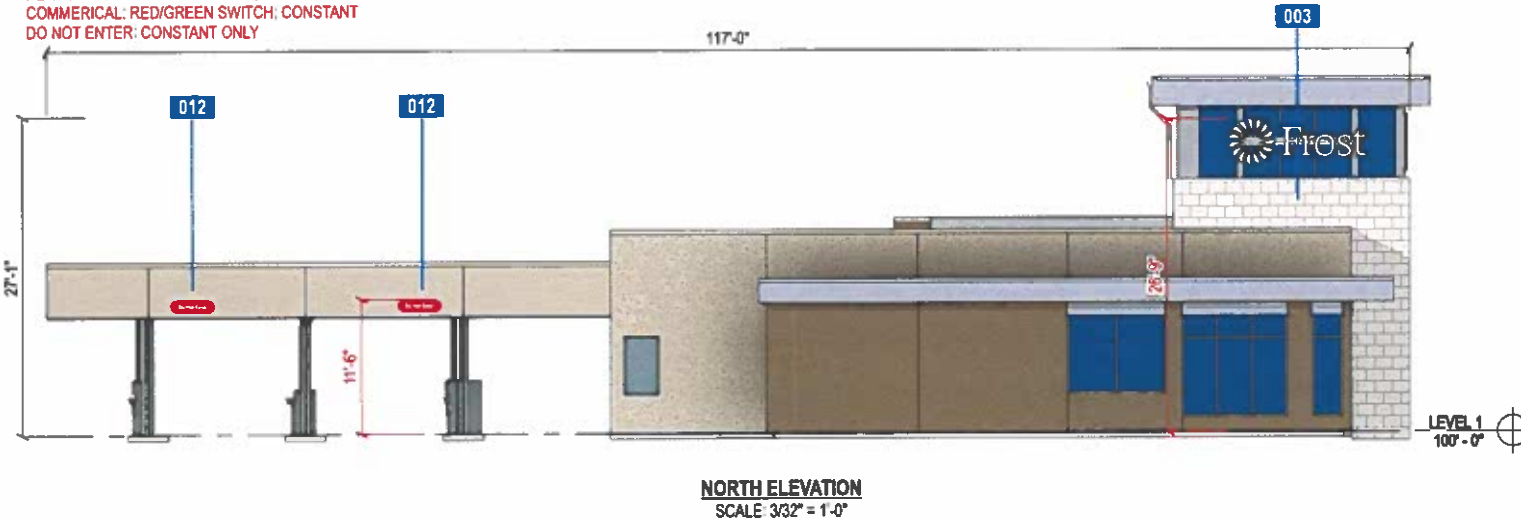
- 1. ALUMINUM SIGN CABINET PAINTED AKZO NOBEL COLORMAP 422A2 BEIGE
  - 2. ROUTED ALUMINUM FACE PAINTED TO MATCH CARDINAL RED. BACKED UP WHITE PLEX COPY W/ APPLIED PERF VINYL TO MATCH WHITE
- FONT: VERLAG BOLD
- 3.2"x 2" ALUMINUM TUBE ABLE TO BE CUT IN FIELD TO FIT FOR INSTALLATION WITH MOUNTED TO CABINET WITH 1 1/4" ALUMINUM PIPE WITH MECHANICAL FASTENERS

012 LD.01 - LANE DESIGNATORS SCALE: 1" = 1'-0" QTY: 2

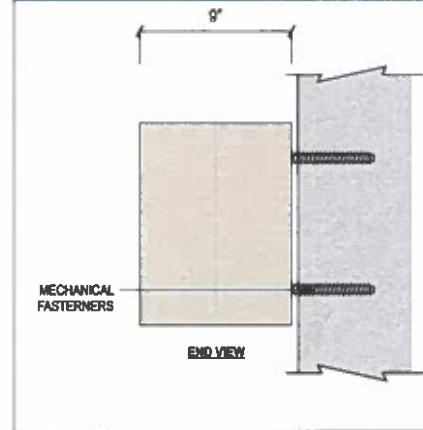
EACH LANE SIGN WILL NEED A RED/GREEN LIGHT SWITCH AND A CONSTANT HOT FOR THE "COPY" ILLUMINATION. THE CONSTANT HOT IS EITHER OFF OF THE OTHER CANOPY LIGHTS THAT ARE CONTROLLED BY A TIMER, OR PHOTOCCELL.

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



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	ADDRESS	SUBMITTER NAME	ASCT. REP.	DESIGNER	PROJECT MANAGER	DATE	PAGE NUMBER	QUANTITY NUMBER	SALES ORDER NUMBER
Frost Bank	NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX US 75165	Waxahachie	ZS	KY	-	12/11/25	12 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# E482990-2016031

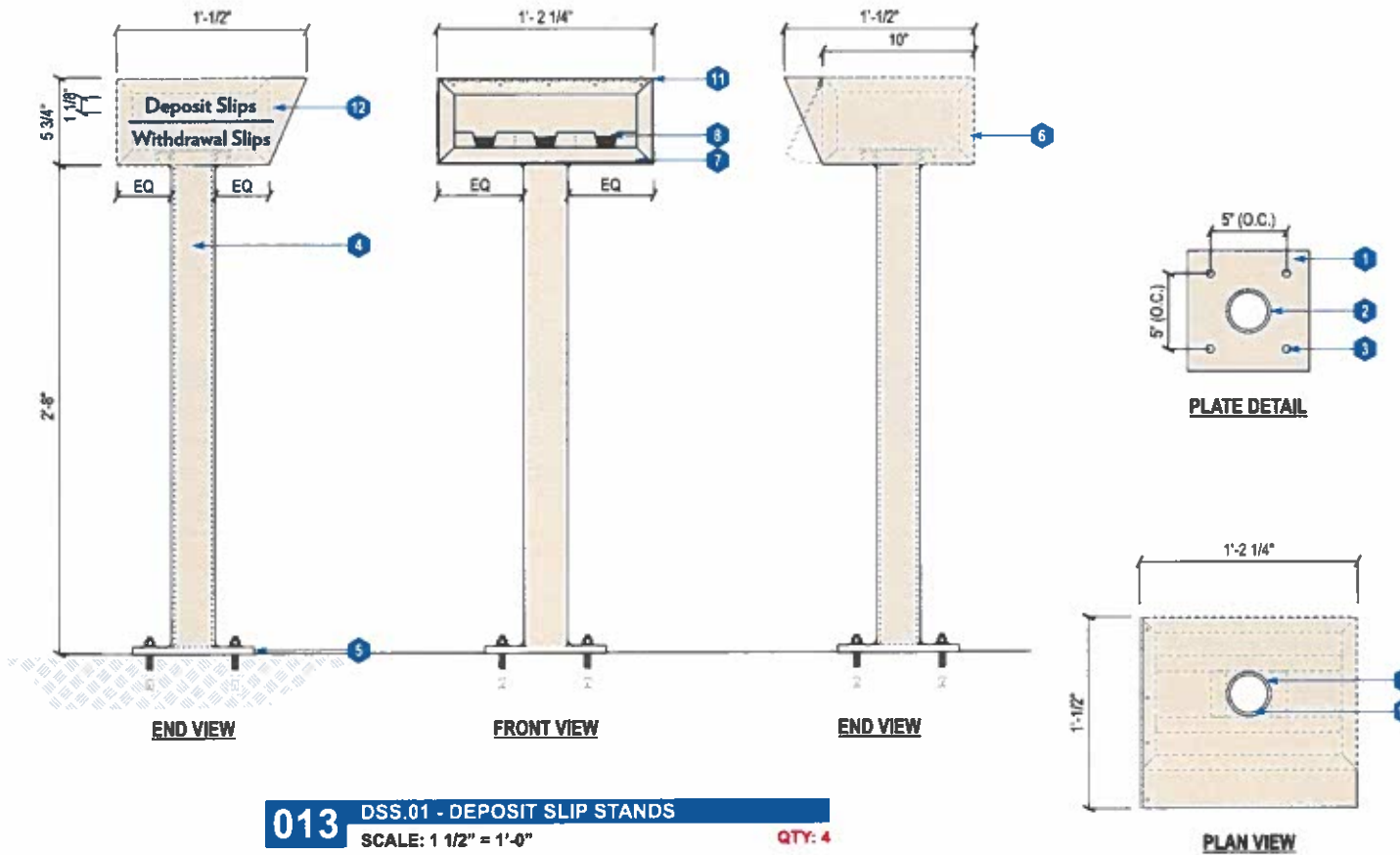
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2023 and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field 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.

(8)

DEPOSIT SLIP STANDS

SSC SIGNS & LIGHTING

SPECIFICATIONS



- 1. 1/2"X8"X8" ALUM PLATE
- FONT: VERLAG BOLD
- 2. 1/2" HOLES FOR 3/4" HARDWARE
- 3. 2 1/2" SCH. 40 ALUM. PIPE (2 1/2" X 4.469 X .203). POWDERCOATED FROST BEIGE
- 4. 2 1/2" SCH. 40 ALUM. PIPE (2 1/2" X 4.469 X .203). POWDER COATED FROST BEIGE
- 5. 3/4" MILTI KWICK-BOLT III STAINLESS STEEL (4 PLCS REQ'D) SEE PLATE DETAIL
- 6. 1"X 1/4" ALUM. SQ TUBE INNER FRAME. POWDEF 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 1/2" 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: Frost Bank ADDRESS: NEC of US Hwy 77 / Hedgewood Dr Waxahachie, TX US 75165 BUS NAME/STREET NAME: Waxahachie ACCT B/P: ZS DENOVER: KY PROJECT MANAGER: DATE: 12/11/25 PAGE NUMBER: 13 OF 17 OPPORTUNITY NUMBER: 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# E482980-2016031

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.

(8)

PARKING SIGNAGE

SSC SIGNS & LIGHTING

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.

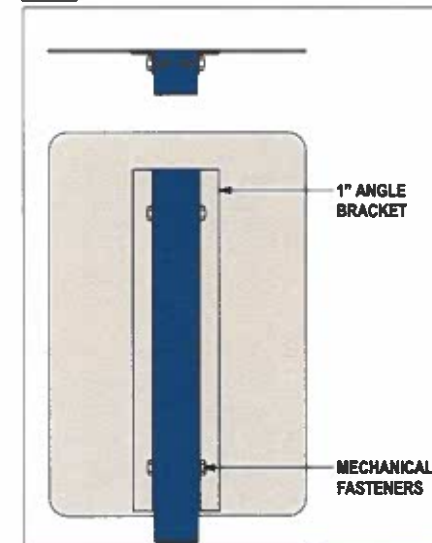
- V1 - VINYL- 3M 7725-197 LIGHT NAVY
- P1 - PAINT TO MATCH PMS 540C - BLUE
- P2 - PAINT TO MATCH AKZO NOBEL 422A2



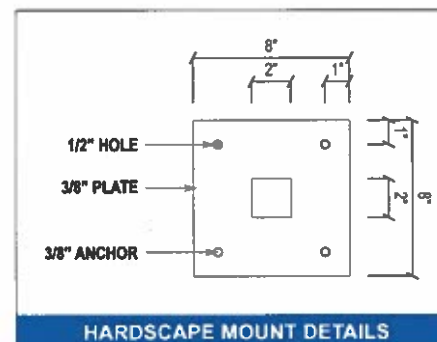
HARDSCAPE MOUNT



PANEL LAYOUT



DETAILS



HARDSCAPE MOUNT 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

(8)

WINDOW CLINGS

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.

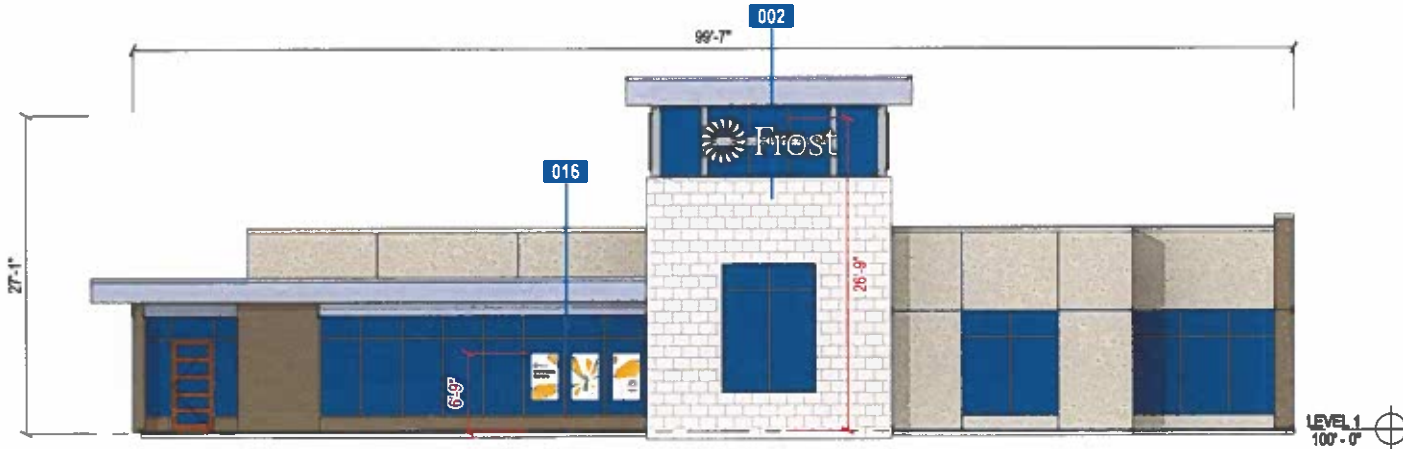


16A COMING-SOON-ABOUTYOU-WC  
SCALE: 1/2" = 1'-0"

QTY: 3

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

QTY: 3



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

APPROVAL DATE -  
APPROVED BY -

CUSTOMER NAME	ADDRESS	CITY/STATE/ZIP	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	15 OF 17	OP015452-4	SO#

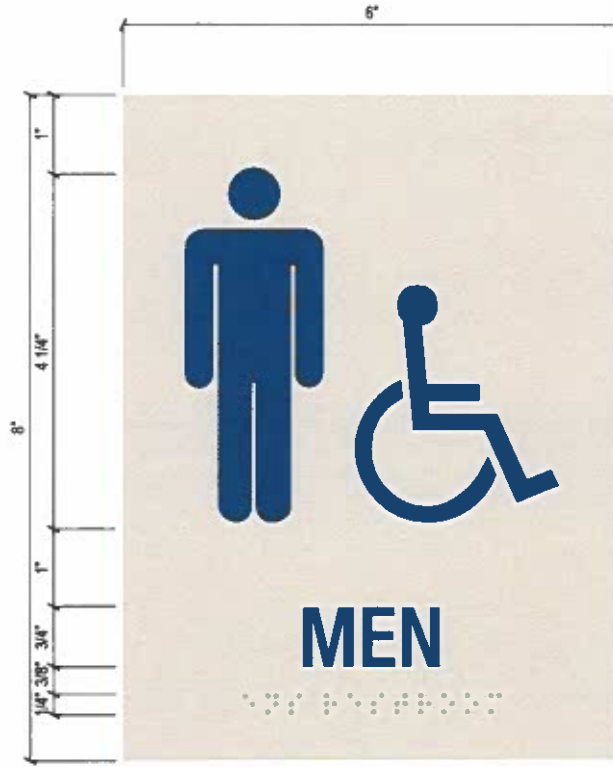
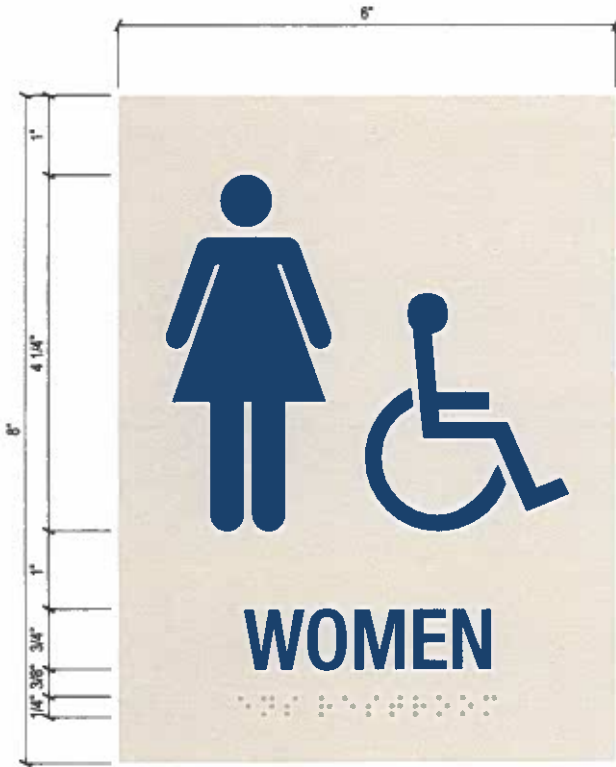
(8)

ADA RESTROOM SIGNAGE

SSC SIGNS & LIGHTING

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	ADDRESS	SUB-SUBSIDIARY NAME	ACCT. REP.	DESIGNER	PROJECT NUMBER	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	16 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# E482990-2016631

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.

(8)

# 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

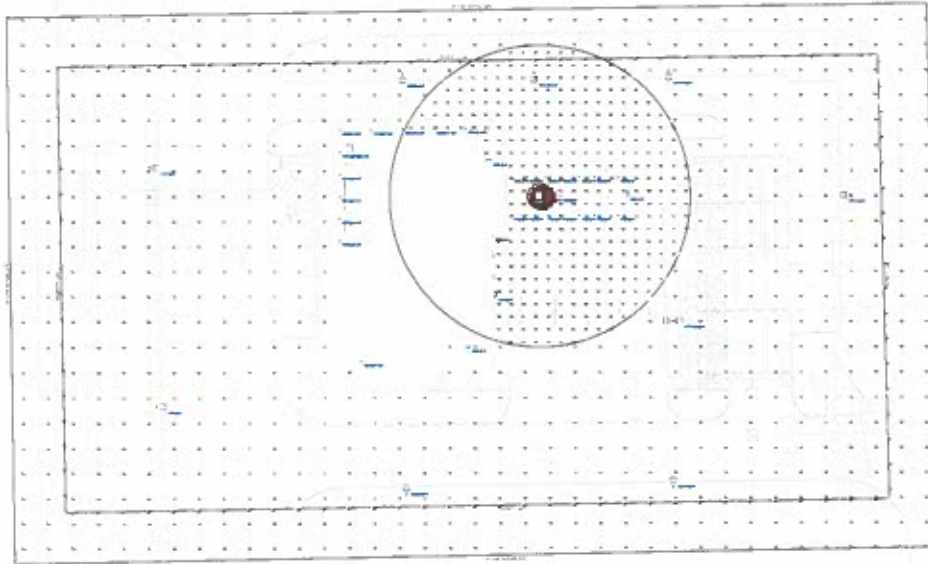
FOR THE FASTEST, MOST ACCURATE SERVICE AND BEST ART REPRODUCTION, WE REQUIRE VECTOR-BASED .EPS FILE ORIGINALLY CREATED IN A PROGRAM LIKE COREL DRAW (.CDR) OR ILLUSTRATOR (.AI). CONVERT ALL TEXT TO OUTLINES OR INCLUDE ANY FONTS BEFORE SENDING THE ART TO US. SAVING A JPG, PNG, TIFF, BMP OR GIF FILE(S) 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	SUBS/RAPIDITE 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	17 OF 17	OP015452-4	SO#

# EXHIBIT F PHOTOMETRIC PLAN

(F)



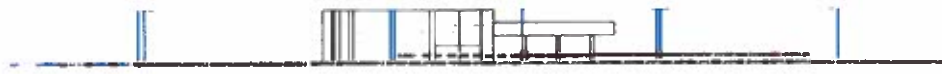
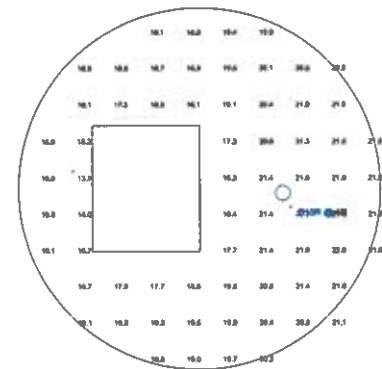
0112 HIGHWAY 77  
100' 0" 100' 0" 100' 0" 100' 0"

- GENERAL NOTES**
1. CONSULT THE ENGINEER'S DESIGN AND SPECIFICATIONS FOR LIGHTING FIXTURES AND LUMINAIRE DATA.
  2. ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY AUTOMATIC DARKNESS SENSORS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUMINANCE REQUIREMENTS OF THE ILLUMINANCE CODE OF PRACTICE.
  3. CONSULT THE ENGINEER'S DESIGN AND SPECIFICATIONS FOR LIGHTING FIXTURES AND LUMINAIRE DATA.
  4. CONSULT THE ENGINEER'S DESIGN AND SPECIFICATIONS FOR LIGHTING FIXTURES AND LUMINAIRE DATA.
  5. CONSULT THE ENGINEER'S DESIGN AND SPECIFICATIONS FOR LIGHTING FIXTURES AND LUMINAIRE DATA.
  6. CONSULT THE ENGINEER'S DESIGN AND SPECIFICATIONS FOR LIGHTING FIXTURES AND LUMINAIRE DATA.
  7. CONSULT THE ENGINEER'S DESIGN AND SPECIFICATIONS FOR LIGHTING FIXTURES AND LUMINAIRE DATA.
  8. CONSULT THE ENGINEER'S DESIGN AND SPECIFICATIONS FOR LIGHTING FIXTURES AND LUMINAIRE DATA.
  9. CONSULT THE ENGINEER'S DESIGN AND SPECIFICATIONS FOR LIGHTING FIXTURES AND LUMINAIRE DATA.
  10. CONSULT THE ENGINEER'S DESIGN AND SPECIFICATIONS FOR LIGHTING FIXTURES AND LUMINAIRE DATA.

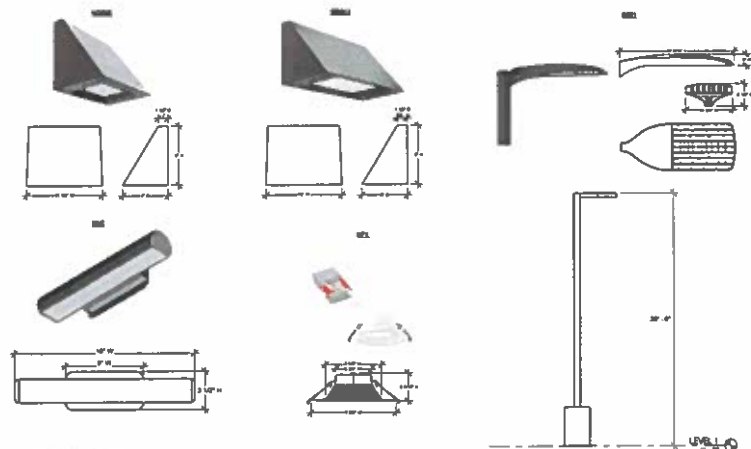
Quantity	Symbol	Quantity	Description	Notes	Manufacturer	Model	Beam Angle	Height	Mounting
1	○	1	ATH 5' ZONE	ATH 5' ZONE	ATH 5' ZONE	ATH 5' ZONE	ATH 5' ZONE	ATH 5' ZONE	ATH 5' ZONE
1	□	1	ATH 60' ZONE	ATH 60' ZONE	ATH 60' ZONE	ATH 60' ZONE	ATH 60' ZONE	ATH 60' ZONE	ATH 60' ZONE
1	+	1	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE
1	+	1	SITE	SITE	SITE	SITE	SITE	SITE	SITE
1	+	1	20' ZONE BEYOND SITE	20' ZONE BEYOND SITE	20' ZONE BEYOND SITE	20' ZONE BEYOND SITE	20' ZONE BEYOND SITE	20' ZONE BEYOND SITE	20' ZONE BEYOND SITE

**Statistics**

Description	Symbol	Avg	Max	Min
ATH 5' ZONE	+	19.5 fc	22.2 fc	13.9 fc
ATH 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



1 SITE PLAN - PHOTOMETRIC  
1/2" = 1'-0"



2 EXTERIOR FIXTURE DETAIL  
1/2" = 1'-0"

2 SITE PLAN - PHOTOMETRIC - DEVELOPMENT  
1/2" = 1'-0"



**BIG STATE ELECTRIC LTD.**

8822 Ann Street  
San Antonio, TX 78217  
Phone: 214-349-1111  
Fax: 214-349-1112



DATE: 01/16/2026

**DISCLAIMER**  
The undersigned hereby certifies that the above information was prepared by the undersigned or under the direct supervision and control of the undersigned and that the undersigned is a duly licensed Professional Engineer in the State of Texas.

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

Drawn By: DAJ  
Checked By: HAS

Revisions:

**SUP**  
SITE PHOTOMETRIC

Date: 01/16/2026  
Project No.: FB-2525

**EPM1**

Sheet:

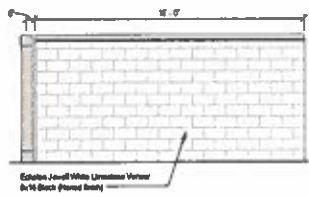
# EXHIBIT G DUMPSTER ENCLOSURE DETAIL

00000  
FROST BANK  
WAXAHACHIE  
WAXAHACHIE, TEXAS

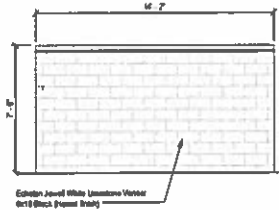


### KEYNOTES

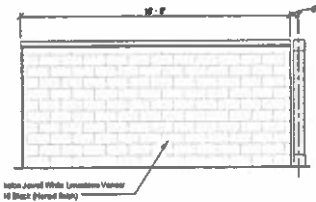
- 05 05 05.A1 12" diameter concrete flat steel pipe support
- 05 05 05.A2 4" diameter concrete flat steel pipe support
- 05 50 05.A4 Exposed CMU corner: Post Casted Solid Core (4, 5, 6, 8, 10, 12) Concrete Core with adhesive white finish
- 07 02 05.A15 Polished sheet metal coping
- 22 31 13 10.A5 Sheet metal dumpster grommet, predrilled to the Benjamin Moore HC-45 Shiner Beige
- 22 31 13 10.A2 6" diameter concrete-filled steel pipe support (see detail to match Benjamin Moore HC-45 Shiner Beige)
- 22 31 13 10.A6 Steel collar, or steel to pipe support, finish to match
- 22 31 13 10.A7 7" diameter steel pipe, welded to frame, finish to match
- 22 31 13 10.A8 7" diameter steel pipe with 1/2" deep sleeve of concrete set in Cast and Open corners, finish to match
- 22 31 13 10.A9 Steel pipe for cover strip (each pipe), finish to match
- 22 31 13 10.B1 Aluminum lowered lintel panel, predrilled to match Benjamin Moore HC-45 Shiner Beige



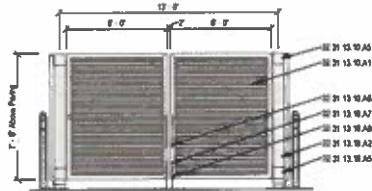
6 DUMPSTER ELEVATION  
14'0" x 1'0"



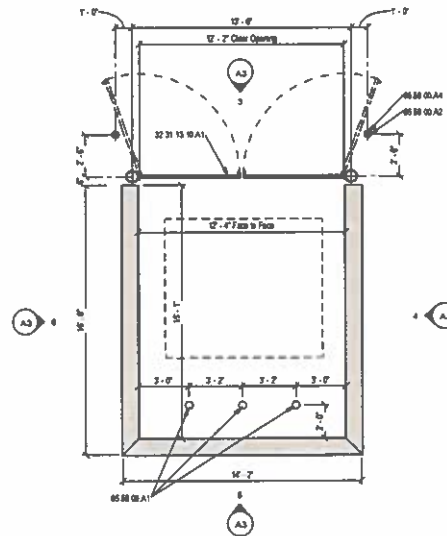
5 DUMPSTER ELEVATION  
14'0" x 1'0"



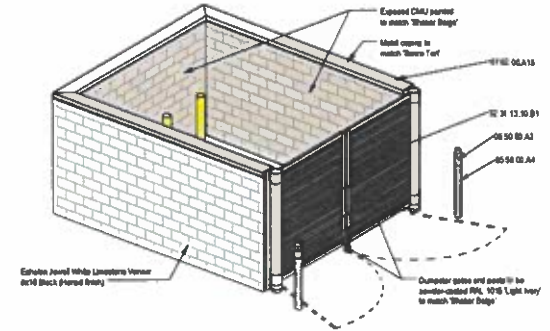
4 DUMPSTER ELEVATION  
14'0" x 1'0"



3 DUMPSTER ELEVATION  
14'0" x 1'0"



2 DUMPSTER ENCLOSURE PLAN  
14'0" x 1'0"



1 DUMPSTER ENCLOSURE - 3D VIEW

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

Frost Bank Waxahachie

SUP Narrative

1 of 2

(8)

*variance from Sec 5.01(iv)7b)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.

(9)

STATE OF TEXAS           §           DEVELOPMENT AGREEMENT FOR  
  §           FROST BANK  
COUNTY OF ELLIS       §

**THIS DEVELOPMENT AGREEMENT** ("Agreement") is entered into by and between the City of Waxahachie, Texas ("City"), and Waxahachie Hedgewood 1 LLC ("Owner") (individually, a "Party" and collectively, the "Parties") to be effective (the "Effective Date") on the latest date executed by a Party.

**WHEREAS**, the City is a home-rule municipal corporation, located in Ellis County, Texas, organized and existing under the laws of the State of Texas; and

**WHEREAS**, Developer is developing in the City of Waxahachie on approximately 1.512 acres of land generally located directly east of 2181 N US Highway 77, Parcel Number 312998 in the City (the "Property"), and a legal description and depiction of the Property is attached hereto as Exhibit A and incorporated by reference; and

**WHEREAS**, the foregoing Property was rezoned by the City Council on or about April 20, 2026, when the City Council approved a Specific Use Permit for the Property, contained in Ordinance No. \_\_\_\_\_, and this Agreement seeks to incorporate, in part, the negotiated and agreed upon development standards contained in the underlying zoning ordinance, as may be amended, and/or this Development Agreement, to recognize Developer's reasonable investment-backed expectations in the Development, as may be amended, and as more fully described herein.

**NOW, THEREFORE**, in consideration of the foregoing premises, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties to this Agreement agree as follows:

1. **Development Standards.** For any structure built on the Property following the Effective Date, it shall comply with the elevations and building materials requirements contained in Exhibit B, attached hereto and incorporated herein. The Parties agree and acknowledge that the provisions of this Paragraph shall apply to any structure constructed subsequent to the execution of this Agreement. Nothing in this Agreement shall be deemed to modify or otherwise amend any zoning regulation duly adopted by the City, previously or in the future.

2. **Covenant Running with the Land.** The terms, conditions, rights, obligations, benefits, covenants and restrictions of the provisions of this Agreement shall be deemed covenants running with the land, and shall be binding upon and inure to the benefit of the Developer and its heirs, representatives, successors and assigns. This Agreement shall be deemed to be incorporated into each deed and conveyance of the Property or any portion thereof hereafter made by any other Developers of the Property, regardless of whether this Agreement is expressly referenced therein.

(9)

3. **Applicability of City Ordinances.** Developer shall develop the Property, and construct all structures on the Property, in accordance with all applicable City ordinances and building/construction codes. Further, Developer shall plat the Property prior to the submission of any applications for any building permit.

4. **Rough Proportionality.** Developer hereby agrees that any land or property donated and/or dedicated to the City pursuant to this Agreement, including but not limited to any dedication of right-of-way along N US Highway 77, whether in fee simple or otherwise, including any easements (as may be reflected in any Plat), including any utility and/or access easements, relative to any development on the Property is roughly proportional to the need for such land and Developer hereby waives any claim therefor that it may have. Developer further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the development referenced herein. Both Developer and the City further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the provision of roadway services to the Property.

5. **Exactions/Infrastructure Costs.** Both the City and Developer have been represented by legal counsel in the negotiation of this Agreement and been advised or each has had the opportunity to have legal counsel review this Agreement and advise them, regarding Developer's and the City's rights under Texas and federal law. Developer and the City hereby waive any requirement that the other retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code and any exemptions from impact fees under current or future law; however, notwithstanding the foregoing and to the extent permitted by law, Developer hereby releases the City from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

6. **Default.** No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in

accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages.

7. **Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Ellis County, Texas.

8. **Notice.** Any notices required or permitted to be given hereunder (each, a "Notice") shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the City:           The City of Waxahachie  
                                  408 S. Rogers Street  
                                  Waxahachie, Texas 75165  
                                  Attention: City Manager

If to Developer:       \_\_\_\_\_

                                  \_\_\_\_\_

                                  \_\_\_\_\_

                                  Attention: \_\_\_\_\_

9. **Prevailing Party.** In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

10. **Entire Agreement.** This Agreement contains the entire agreement between the Parties hereto with respect to development of the Property and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

11. **Savings/Severability.** In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

12. **Binding Agreement.** A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein, including without limitation a scanned copy sent via electronic mail by either Party.

13. **Authority to Execute.** This Agreement shall become a binding obligation on the Parties upon execution by all Parties hereto. The City warrants and represents

(9)

that the individual executing this Agreement on behalf of the City has full authority to execute this Agreement and bind the City to the same. Developer warrants and represents that the individual executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. The City Council hereby authorizes the City Manager of the City to execute this Agreement on behalf of the City.

**14. Filing in Deed Records.** This Agreement, and any and all subsequent amendments to this Agreement, shall be filed in the deed records of Ellis County, Texas.

**15. Mediation.** In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to nonbinding mediation.

**16. Notification of Sale or Transfer; Assignment of Agreement.** Except with respect to a sale or transfer to a related entity of Developer, Developer shall notify the City in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the City, but upon written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will become an Developer of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement. Except with respect to a sale or transfer to a related entity of Developer, a copy of each assignment shall be provided to the City within ten (10) business days after execution. Provided that the successor Developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement and/or the building has been constructed on the Property as provided in this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon such transfer. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

**17. Sovereign Immunity.** The Parties agree that the City has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

**18. Effect of Recitals.** The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent

(9)

of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

19. **Consideration.** This Agreement is executed by the parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

20. **Counterparts.** This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original.

21. **Amendment.** This Agreement shall not be modified or amended except in writing signed by the Parties. A copy of each amendment to this Agreement, when fully executed and recorded, shall be provided to each Party, Assignee and successor Developer of all or any part of the Property; however, the failure to provide such copies shall not affect the validity of any amendment.

22. **Waiver of Texas Government Code § 3000.001 et seq.** With respect to any structures or improvements constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005, as amended.

23. **Miscellaneous Drafting Provisions.** This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

**IN WITNESS WHEREOF**, the parties hereto have caused this document to be executed as of the date referenced herein.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

(9)

**CITY:**

**THE CITY OF WAXAHACHIE, TEXAS**

By: \_\_\_\_\_

Name: Ricky Boyd

Title: City Manager

**STATE OF TEXAS        )**

**)**

**COUNTY OF ELLIS        )**

This instrument was acknowledged before me on the \_\_\_ day of \_\_\_\_\_, 202\_\_, by Ricky Boyd, City Manager of the City of Waxahachie, Texas, on behalf of the City of Waxahachie, Texas.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_



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**EXHIBIT A**

**(Property Legal Description)**

Property Description: Ellis County Appraisal District Parcel Number 312998.

(9)

**EXHIBIT B**

**(Building Materials/Elevations)**

# Planning & Zoning Department (10)

## Zoning Staff Report



**Case: ZDC-13-2026**

### MEETING DATE(S)

*Planning & Zoning Commission:* March 24<sup>th</sup>, 2026  
*City Council:* April 20<sup>th</sup>, 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 approve 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."*

### ACTION SINCE THE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on March 10, 2026, the Commission voted 6-0 to recommend approval of case number ZDC-13-2026, subject to the conditions of the staff report and an amended condition allowing the use to operate on Sundays from 1:00pm to 5:00pm by appointment only.

### 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.

(10)

**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 1pm to 5pm, 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. (10)

### **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 studio shall be open Tuesday-Saturday from 10am to 5pm and on Sundays from 1pm to 5pm.

### **ATTACHED EXHIBITS**

1. Specific Use Permit Ordinance
2. Exhibit A – Location Map
3. Exhibit B – Floorplan
4. Exhibit C – Operational Plan

### **STAFF CONTACT INFORMATION**

#### ***Prepared by:***

David Jones

Planner

[david.jones@waxahachie.com](mailto:david.jones@waxahachie.com)

#### ***Reviewed by:***

Trenton Robertson, AICP

Senior Director of Planning

[trenton.robertson@waxahachie.com](mailto:trenton.robertson@waxahachie.com)

(11)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A TATTOO OR BODY PIERCING SHOP USE WITHIN A COMMERCIAL (C) ZONING DISTRICT, LOCATED AT 201 FERRIS AVENUE, SUITE 4 BEING PROPERTY ID 170985, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOTS 1B AND LOT 2, BLOCK 68 IN THE TOWN ADDITION SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

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

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

**WHEREAS**, the described property is classified in said ordinance and any amendments thereto as C; and

**WHEREAS**, a proper application for a SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-13-2026. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

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

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

**NOW, THEREFORE**, this property is rezoned from C to C, with a SUP in order to permit Tattoo or Body Shop Piercing Shop use on the following property: 201 Ferris Avenue, Suite 4, which is shown on Exhibit A, in accordance with the Floorplan attached as Exhibit B, and the Operation Plan attached as Exhibit C.

### **SPECIFIC USE PERMIT**

#### **Purpose and Intent**

The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Zoning Ordinance.

Specific Use Permit

**FOR OPERATION OF A SPECIFIC USE PERMIT FOR A TATTOO OR BODY PIERCING SHOP USE IN A COMMERCIAL (C) ZONING DISTRICT;** the following standards and conditions are hereby established as part of this ordinance:

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. An amendment to the SUP will be required in the event that the property owner wishes to expand the Tattoo Shop use or to more than 1 chair or beyond the building at 201 Ferris Avenue, Suite 4, identified in the Floor Plan – Exhibit B.
3. The studio shall be open Tuesday-Saturday from 10am to 5pm and on Sundays from 1pm to 5pm.
4. All exterior signage shall require a sign permit from Building & Community Services Department.
5. The development shall adhere to the City Council approved in Exhibit A – Location Map, Exhibit B – Floorplan, and Exhibit C – Operational Plan.
6. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance, shall conform to those requirements and/or standards prescribed in Exhibit B – Floorplan and Exhibit C – Operational Plan. Where regulations are not specified in Exhibits B or C, or this Zoning Ordinance, the regulations of the General Retail (GR) Zoning District and the City of Waxahachie Zoning Ordinance shall apply to this development.
7. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
8. City Council shall have the right to review the Specific Use Permit at any point, necessary.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or cease to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to re-establish the use.

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

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

**PASSED, APPROVED AND ADOPTED** on this 20<sup>th</sup> day of April, 2026.

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MAYOR

ATTEST:

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City Secretary

(11)



(11)

### Site Plan

Currently, there is someone that does Botox out of this suite, but she is moving out. My set up will be very similar to this but I will have a plumless sink in there, and no rug. There is also a second entrance to the Gloss Hair Salon that my clients can use, which allows my clients to walk right into my suite ( drawing of floor plan and suite pictures below). There is also a sliding door if privacy is needed.



## Operational details

Area/Feature	Description
Entrance/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	<p>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</p> <p>Sun- 12PM- 4PM  Monday - Tuesday - Saturday 10AM to 6PM  Monday- Closed</p>

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## Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Ricky Boyd, City Manager *RB*

Date: April 20, 2026

Re: Consider proposed Ordinance amending the Code of Ordinances of the City of Waxahachie, Texas, by adding a new Article X, "Rules of Procedure," to Chapter 2, "Administration"

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**Recommended Motion:** "I move to approve an ordinance amending Section 2-16, "Summary of Policy," of Article II, "Ethics," of Chapter 2, "Administration," of the Code of Ordinances, by adding a new subsection (d), "No Use of Prestige of Position for Political Purpose" as presented."

**Item Description:** Consider proposed ordinance amending Section 2-16, "Summary of Policy," of Article II, "Ethics," of Chapter 2, "Administration," of the Code of Ordinances, by adding a new subsection (d), "No Use of Prestige of Position for Political Purpose"; making findings; providing cumulative/repealer clauses; providing a severability clause; declaring an emergency; and providing for an effective date.

**Item Summary:** The City Attorney drafted the proposed ordinance updating the City of Waxahachie's ethics rules to prohibit city officials from using their position for political purposes.

Key change:

Adds a new rule stating that City Representatives (officials, council members, etc.) cannot use the prestige or influence of their position to:

- Support or oppose a political candidate

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- Support a political party
- Engage in political activity that conflicts with the City's nonpartisan stance

Officials are still encouraged to participate in democracy as private citizens, including registering to vote and voting in elections.

CITY OF WAXAHACHIE, TEXAS

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, AMENDING SECTION 2-16, "SUMMARY OF POLICY," OF ARTICLE II, "ETHICS," OF CHAPTER 2, "ADMINISTRATION," OF THE CODE OF ORDINANCES OF THE CITY OF WAXAHACHIE, TEXAS, BY ADDING A NEW SUBSECTION (d), "NO USE OF PRESTIGE OF POSITION FOR POLITICAL PURPOSE"; MAKING FINDINGS; PROVIDING CUMULATIVE/REPEALER CLAUSES; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY; PROVIDING A PENALTY; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Waxahachie, Texas ("City"), is a home-rule municipality under the laws of the State of Texas and is duly incorporated; and

**WHEREAS**, the City's Ethics Policy, found in Chapter 2 of the Code of Ordinances, does not address the use of the prestige of a City Representative's position for political purposes; and

**WHEREAS**, the City Council has determined that it is in the best interests of the City that a City Representative's position should not be utilized to advocate on behalf of any candidate for office or political party, or engage in any political activity which does not maintain the nonpartisan policy of the City; and

**WHEREAS**, the City Council has determined that the amendments are in the best interest of the health, safety, and welfare of the citizens of the City of Waxahachie.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, THAT:**

**SECTION 1**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2**

From and after the effective date of this Ordinance, Section 2-16, "Summary of Policy," of Article II, "Ethics," of Chapter 2, "Administration," of the Code of Ordinances of the City of Waxahachie, Texas, is hereby amended by adding a new Subsection (d) to read as follows:

**"Sec. 2-16. Summary of Policy.**

\* \* \*

(d) No City Representative shall use the prestige of their position on behalf of any candidate for office or political party, or engage in any political activity which does not maintain the nonpartisan policy of the City; provided, however, that all City Representatives are encouraged to register and vote as they may choose in all local, state and national elections."

**SECTION 3**

This Ordinance shall be cumulative of all other ordinances of the City of Waxahachie and shall not repeal any of the provisions of such ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

**SECTION 4**

If any section, chapter, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 5**

Any violation of this Ordinance shall be subject to Section 2-18, "Enforcement," Article II, "Ethics," of Chapter 2, "Administration," of the Code of Ordinances of the City of Waxahachie, Texas.

**SECTION 6**

A public emergency is found to exist which affects the health, safety, property or the general welfare, in that standards and regulations for the use and development of property must be brought into conformity with state law and therefore, this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and City Charter in such cases provide.

**DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2026.**

\_\_\_\_\_  
Billie Wallace, Mayor

**ATTEST:**

\_\_\_\_\_  
Amber Villarreal, City Secretary