A G E N D A

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on ***Tuesday, April 28, 2026 at 7:00 p.m***.

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

1. Call to Order

2. Invocation

3. ***Public Comments***: Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. ***Speakers must observe the three (3) minute time limit.***

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

4. ***Consent Agenda***

   All matters listed under Item 4, Consent Agenda, are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Planning & Zoning Commissioner to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

   a. Minutes of the regular Planning & Zoning Commission meeting of April 14, 2026
   b. Consider a request by Brandon Tolentino, Spairs Engineering, for a Plat of the Alpine Meadows Addition, Lot 1, Block A, being 18.098 acres, located directly south of 1850 FM 878, situated in the W.C. Calder Survey, Abstract No. 235 and the S.C. White Survey Abstract No. 1249, an addition to the City of Waxahachie (Property ID 290675) – Owners: ASD Waxi Fee Owner, LLC (SUB-36-2026)

5. ***Consider*** a request by Chad Adams, Oakhull Investments, for an Amended Plat to change the spelling of "Axle" Drive to "Axel" Drive of the Hightower Club Addition, located

directly north of 135 Lakeshore Drive (Property ID 182009 – Owner(s): Hightower Club Waxahachie LP (SUB-29-2026)

6. ***Public Hearing*** on a request by Melvin Barnes, for a Specific Use Permit (SUP) for an Accessory Dwelling Unit use within a Single Family-2 zoning district located at 732 N. Gibson St (Property ID 174210) - Owner: William T. Marth & Susan Marth (ZDC-4-2026)

7. ***Consider*** approval of ZDC-4-2026

8. ***Public Hearing*** on a request by Jennifer Smolka for a Specific Use Permit (SUP) for a Short-Term Rental (STR) use within a Single-family-2 (SF-2) zoning district located at 116 San Jacinto CT (Property ID 174917) - Owner: Smolka Holdings LLC Series D (ZDC-21-2026)

9. ***Consider*** approval of ZDC-21-2026

10. Adjourn

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

ACCESSIBILITY STATEMENT

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

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

Planning and Zoning Commission
April 14, 2026

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Tuesday, April 14, 2026 at 7:00 p.m.

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

1. Call to Order

Chair Wendy Johnson called the meeting to order.

2. Invocation

Jimmy Poarch gave the invocation.

3. Public Comments

None.

4. Consent Agenda

a. Minutes of the regular Planning & Zoning Commission meeting of March 24, 2026

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

5. Public Hearing on a request by Josh Yusten, Evolution Homes, for a Zoning Change from a PD-23-SF-1 zoning district to Planned Development Single Family-1 (PD-SF-1) zoning district located at 101 Waterfront Drive (Property ID 175089) – Owner(s): JRM-REI LLC (ZDC-9-2026)

Senior Planner Oanh Vu presented the Item and applicant Jacob Johnson requested approval. The subject property is currently developed with a primary structure totaling 1,792 square feet and an accessory structure of approximately 340 square feet, situated on approximately 0.26 acres (11,761 square feet). According to the Ellis County Appraisal District (ECAD), the existing primary

structure was constructed in 1970 and the existing accessory structure was constructed in 1980. A second accessory structure previously existed directly behind the primary structure; however, it has since been demolished by the property owner during the submittal process of this PD application. City records and ECAD do not indicate when this second structure was originally constructed.

Currently, the remaining accessory structure and a portion of the primary structure encroach into City owned property associated with Lake Waxahachie. As a result, the property owner is proposing to redevelop the lot with the intent to comply with the standards of PD-23-SF-1 to the greatest extent possible. However, additional exceptions are being requested, which the property owner seeks to address through the establishment of a new PD.

The applicant proposes to demolish all existing structures due to encroachments into City property and to construct a new dwelling within the subject property boundaries.

The proposed development does not meet certain requirements of the PD-23-SF-1 zoning district, including standards related to lot area, lot width, lot depth, and yard setbacks. Therefore, the applicant is requesting approval of a PD-SF-1 designation to allow for the construction of a single-family dwelling unit totaling 2,412 square feet.

Staff recommends approval of the PD application request given that the property owner intends to demolish all structures that are located outside of the subject property boundaries and have worked with staff to ensure that the future development remains entirely within those boundaries and consistent with the development pattern of the surrounding area.

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. At the time of the staff report, staff received no letters in support or opposition to this request.

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

There being no others to speak for or against ZDC-9-2026, Chair Johnson closed the Public Hearing at approximately 7:10 p.m.

6. Consider approval of ZDC-9-2026

Action:
Ryan Simpson moved to recommend approval of ZDC-9-2026, a Zoning Change from a PD-23-SF-1 to Planned Development – Single Family-1 (PD-SF-1), subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Jenny Bridges and carried unanimously (5-0).

7. Public Hearing on a request by David McDill, Davis & McDill for a Replat of part of Lot 2, Block 175, Town Addition, to create Lots 2R-A, 2R-B, and 2R-C, Block 175, of the Town Addition, 3 Residential Lots, being 0.679 acres, located at 305 Frieson

Street, (Property ID 171328, 171339, & 171340) – Owner: Scott Ronald and Kimberly R. (SUB-27-2026)

Planner David Jones presented the Item and applicant Ronald Scott requested approval. The applicant requests to replat the subject property into three new residential lots. The subject property is located in the Single-Family-3 (SF-3) zoning district and the proposed replat contains two lots that comply with the lot size and dimension requirements of the SF-3 zoning district and one lot that does not meet minimum standards. The applicant has filed a Petition for Hardship Waiver to eliminate the typical right-of-way (ROW) and utility easement dedication requirements along Frierson Street and partially along Young Street and to eliminate the minimum lot size requirement. This request has been made due to the location of existing homes on the subject property. 15' utility easements and 25' of right-of-way would be required along both Frierson and Young Street. Complying strictly with the typical dedication requirements would necessitate the demolition of both existing homes. Five (5) to eight (8) feet of ROW dedication and Utility Easements would be required along Frierson Street while fourteen (14) feet of ROW dedication and utility easements would be required along a portion of Young Street. In lieu of the typical requirements, the applicant proposes to dedicate a utility easement up to the existing structures and proposes not to dedicate any ROW. Staff has requested that the applicant dedicate the proper ROW and Utility Easement on the portions of Young Street that do not have structures.

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

Chair Johnson opened the Public Hearing at approximately 7:15 p.m.

There being no others to speak for or against SUB-27-2026, Chair Johnson closed the Public Hearing at approximately 7:15 p.m.

8. Consider approval of SUB-27-2026

Action:
Jimmy Poarch moved to recommend approval of SUB-27-2026, a Replat of the Town Addition, Lots 2R-A, 2R-B, and 2RC, Block 175, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Terry Connor and carried unanimously (5-0).

9. Public Hearing on a request by Dutch Neuweiler, Minto Communities Texas, LLC, for an Amendment to Ordinance No. 3704, to revise the location of the Welcome Center and update associated Exhibits within the approved Planned Development, located at 300 Brookside Road (Property ID's 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652) – Owners: Minto KR, LLC (ZDC-24-2026)

Chair Johnson announced that the applicant has requested to continue case number ZDC-24-2026 from the April 14, 2026 Planning and Zoning Commission meeting to the May 12, 2026 Planning and Zoning Commission Meeting.

Action:
Ryan Simpson moved to continue ZDC-24-2026 to the May 12, 2026 Planning and Zoning Commission Meeting. Motion was seconded by Jimmy Poarch and carried unanimously (5-0).

10. Consider recommendation of ZDC-24-2026

No action taken.

11. Public Hearing on a request by William Dahlstrom, Jackson Walker LLP, to amend the adopted Waxahachie Comprehensive Plan, solely to amend the Thoroughfare Plan for the Kemp Ranch property.

Planning Manager Zack King presented the Item and applicant Brian Cale requested approval. As part of the Kemp Ranch PD (Ordinance 3704), City Council approved a Thoroughfare Exhibit that identified the roadways necessary to serve the proposed development of the subject property. The exhibit identified right-of-way (ROW) that it will be necessary for the developer to dedicated and roadway sections that it will be necessary for the developer to construct to ensure proper traffic flow. However, the exhibit did not directly align with thoroughfare layout required by the adopted 2024 Waxahachie Thoroughfare Plan. Due to this, the developer is required to amend the adopted Waxahachie Thoroughfare Plan in order to receive impact fee credits for constructing the Collector and Arterial roadways identified on the exhibit.

The applicant proposes three (3) specific amendments to the Waxahachie Thoroughfare Plan to align it with the proposed location for Collector and Arterial Roadways from the Kemp Ranch PD. These amendments are proposed only on the Kemp Ranch property and do not include changes to the Waxahachie Thoroughfare Plan outside the boundaries of the subject property.

1. Realign the east-west 120’ Major Arterial roadway (Brookside Road) to align with the proposed route from the Kemp Ranch PD. The starting point at the existing Brookside Road Bridge and ending point at Lone Elm Road of this thoroughfare section are proposed to remain the same. Only the alignment through the subject property is adjusted.

2. Realign the north-south 120’ Major Arterial Roadway (unnamed) to align with the proposed route from the Kemp Ranch PD. The starting point of this thoroughfare section at FM 1446 and to remain the same. However, the alignment through the subject property and the ending point at FM 875 is adjusted. Additionally, the intersection of this Arterial Roadway and the east-west Major Arterial is now specifically proposed to be a roundabout.

3. Major Collector (80’) Thoroughfares identified in several locations on the 2024 Waxahachie Thoroughfare Plan are eliminated, with the exception of a single realigned section located near the northwest section of the subject property adjacent to FM 875. The realigned section is proposed to provide an additional connection to FM 875 from the interior of the subject property.

A notice was published in the Waxahachie Daily Light advertising the date, time, and location of the Public Hearings for this Thoroughfare Plan Amendment request.

Chair Johnson opened the Public Hearing at approximately 7:24 p.m.

Those who spoke in opposition:
Kathy Kacal, 405 Brookside Road, Waxahachie, Texas

There being no others to speak for or against the proposed Thoroughfare Plan amendment, Chair Johnson closed the Public Hearing at approximately 7:40 p.m.

12. Consider recommendation to amend the adopted Waxahachie Comprehensive Plan, solely to amend the Thoroughfare Plan for the Kemp Ranch property

Action:
Ryan Simpson moved to recommend approval of the proposed Thoroughfare Plan Amendment for the Kemp Ranch property. Motion was seconded by Jimmy Poarch and carried (4-1) with Jenny Bridges voting in opposition.

13. Adjourn

There being no further business, the meeting adjourned at 7:42 p.m.

Respectfully submitted,

David Jones, Planner

Planning & Zoning Department

Plat Staff Report

Case: SUB-36-2026

MEETING DATE(S)

Planning & Zoning Commission: April 28, 2026

CAPTION

Present a request by Brandon Tolentino, Spairs Engineering, for a **Plat** of the Alpine Meadows Addition, Lot 1, Block A, being 18.098 acres, located directly south of 1850 FM 878, situated in the W.C. Calder Survey, Abstract No. 235 and the S.C. White Survey Abstract No. 1249, an addition to the City of Waxahachie (Property ID 290675) – Owners: ASD Waxi Fee Owner, LLC (SUB-36-2026)

RECOMMENDED MOTION

"I move to approve SUB-36-2026, a Plat of the Alpine Meadows Addition, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

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

CASE INFORMATION

Applicant:	Brandon Tolentino, Spairs Engineering
Property Owner(s):	ASD Waxi Fee Owner, LLC
Site Acreage:	29.855 acres
Number of Lots:	1 lot
Number of Dwelling Units:	238 Units
Park Land Dedication:	The cash in lieu of park land dedication for this case is estimated at $95,200.00 ($400.00 per dwelling unit).
Adequate Public Facilities:	Adequate public facilities are available to the subject property via infrastructure extensions.

SUBJECT PROPERTY

General Location:	Directly south of 1850 FM 878
Parcel ID Number(s):	290675
Current Zoning:	PD-MF-1 (Planned Development-Multi-Family-1)
Existing Use:	The site is vacant.
Platting History:	The subject property has never been platted.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into one (1) residential lot of the Alpine Meadows Addition for multi-family development. The subject property is located in a Planned Development-Multi-Family-1 (PD-MF-1) zoning district and the proposed plat complies with the lot size and dimension requirements of the district. The plat includes a 0.606-acre right-of-way (ROW) dedication and 20' utility easement along FM 879. Utility, drainage, and mutual access easements are proposed to be dedicated as required by the Waxahachie Subdivision Ordinance.

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

RECOMMENDATION

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

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90-days of your filing date) will need to be provided with your plat at the time of filing.
2. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, all easements must be correctly shown.
3. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the actual width of this ROW needs to be shown. Confirm if there is indeed a ROW line on this side and adjust ROW width label accordingly.
4. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, all off-site easements must be executed and the recording information labeled on the plat. Please file the separate instruments and update the plat with the appropriate recording information. Please label off-site easement.
5. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, correct acreage for each lot is required on the plat. GIS calculated Lot 1 to be approximately 17.49 acres. Please verify the acreage of Lot 1 and update accordingly.

Conditions (continued):

6. Per Section 2.4.c.15 of the Waxahachie Subdivision Ordinance, all plats shall be submitted in legible format. The line work being proposed are all similar. Please provide unique line-work so that the proposed lots, easements, adjacent properties, ROW, ect can be differentiated.
7. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-36-2026", revise accordingly.
8. Per Section 3.1.c.10 of the Waxahachie Subdivision Ordinance, Where a subdivision is proposed to occur in phases, the subdivider, in conjunction with submission of the plat, shall provide a schedule of development. The schedule shall set forth the intended plan of development and dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision. The Council shall determine whether the proposed streets and street improvements are adequate pursuant to standards herein established and may require that a traffic impact analysis be submitted for the entire project or such phases as the Council determined to be necessary to adjudge whether the subdivision will be served by adequate streets and thoroughfares.
9. Per Section 3.10 of the Waxahachie Subdivision Ordinance, please include the following language pertaining to the drainage easement: "The Owner shall be solely responsible for the construction, maintenance, repair, and replacement of all drainage facilities and improvements located within the Drainage Easement(s) on the Property. All such facilities shall be constructed pursuant to City standards and maintained in good working order and in compliance with all applicable laws, ordinances, regulations, and approved drainage plans of the City of Waxahachie. In the event the Owner fails to adequately maintain the Drainage Easement or drainage improvements therein, the City may, after providing written notice and a reasonable opportunity to cure (not less than thirty (30) days), enter the Drainage Easement to perform necessary maintenance or repairs. The City may recover all costs incurred from the Owner, including through any lawful means, including but not limited to the filing of a lien against the Property pursuant to applicable law.
   Nothing in this document shall be construed as creating any obligation or duty on the part of the City to construct, maintain, or repair any improvements within the Easement Area. The City's rights are limited to inspection, regulation, and enforcement under applicable law."
10. Per Section 3.10.a of the Waxahachie Subdivision Ordinance, approval of the Stormwater Collection/Conveyance System is required. A drainage analysis showing no downstream flooding impacts due to Phase 1 development has yet to be provided. The drainage analysis is currently in review under the civil permit and still has significant unresolved comments. However, due to potential implications that the outcome of the analysis has on detention and storm network layout, we need our comments to be resolved prior to approval of the plat.
11. Per Section 4.4.d.1 of the Waxahachie Subdivision Ordinance, the Cash in Lieu if Park Land Dedication Fee must be paid with the Plat Application prior to plat filing.
12. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

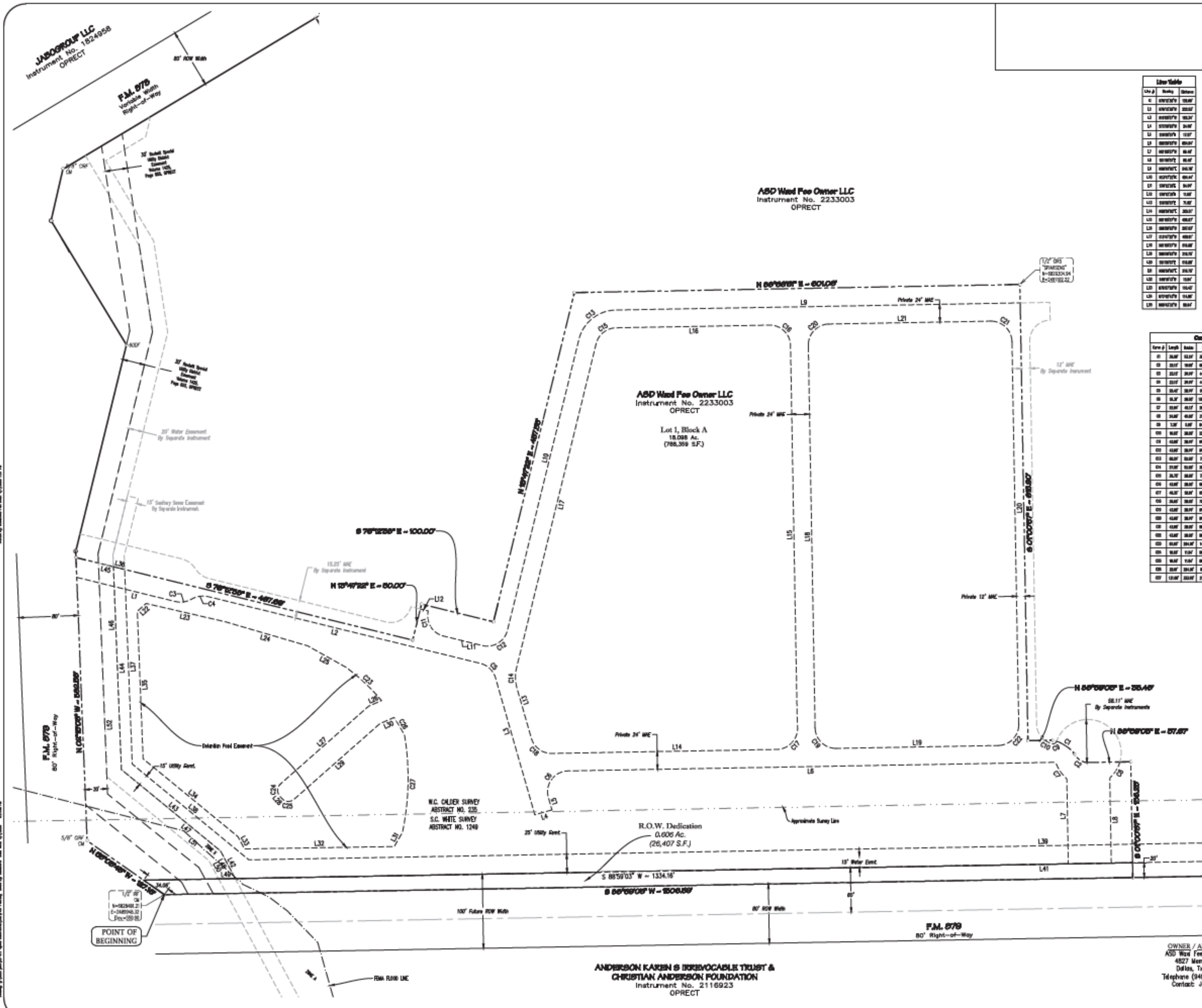
A plat shall not be filed with the Ellis County Clerk until:

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

STAFF CONTACT INFORMATION

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



Line Table		
Line #	Bearing	Distance
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
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L25	[illegible]	[illegible]

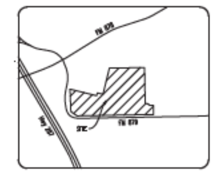
Line Table		
Line #	Bearing	Distance
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L47	[illegible]	[illegible]
L48	[illegible]	[illegible]
L49	[illegible]	[illegible]
L50	[illegible]	[illegible]

Line Table		
Line #	Bearing	Distance
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L52	[illegible]	[illegible]

N
W E
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0 30 60 120
1 inch = 60 ft.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
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C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



LOCATION MAP
1" = 1000'

LEGEND	
(Not All Items May Be Applicable)	
∘	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENG-5' O/S PC".
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UTIL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
(B)	BLOCK DESIGNATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT

NOTES:

1. The land owner shall be responsible for all maintenance and upkeep of all infrastructure located within private easements.
2. A portion of this site is located in zone A according to FEAM FIRM PANEL 0195 number 480798 dated October 19th 2023 which has no base flood elevation.
3. Retaining walls shall not be constructed parallel to and within any portion of a utility easement.
4. Screening fences/walls shall not be constructed parallel to and within any portion of a utility easement unless written provisions are made and approved by the Public Works and Engineering Director for access and maintenance of the utility easement.

PLAT

Alpine Meadows

LOT 1, BLOCK A
BEING 18.098 ACRES IN THE
W.C CALDER SURVEY ABSTRACT NO. 235
AND S.C. WHITE SURVEY ABSTRACT NO.1249
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
ZONING: PD-MF-1
Preparation Date: April 2026
CASE NUMBER: SUB-XX-XXXX

OWNER / APPLICANT
ASD Wad Fee Owner LLC
4827 Memphis St.
Dallas, Tx 75207
Telephone (949) 422-1574
Contact: Jake Pinto

ENGINEER
Spiars Engineering, Inc.
3575 Lone Star Circle, Suite 434
Fort Worth, TX 76177
Telephone: (972) 822-4763
TBPELS No. F-2121 and No. F-10043100
Contact: Jordan Huneycutt, P.E.

SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 670-3921
TBPELS No. F-2121 and No. F-10043100
Contact: Darren Brown, R.P.L.S.

Scale: 1"=60' April, 2026 SEI Job No. 25-017

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, ASD Waxi Fee Owner, LLC is the owner of a tract of land situated in the W.C. Calder Survey, Abstract No. 235, and the S.C. White Survey Abstract No. 1249, City of Waxahachie, Ellis County, Texas, and being part of a tract of land described in deed to ASD Waxi Fee Owner, LLC Recorded in Instrument No. 2203805 of The Official Public Record, Ellis County, Texas (O.P.R.E.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the south end of a corner clip being the intersection of the north line of Palmer Boyce Road, also known as FM878, a variable width right-of-way, with the east line of Palmer Boyce Road;

THENCE N 88°03'43.05" W, 127.16 feet along said corner clip to a 5/8" iron rod with plastic cap found for the north end thereof;

THENCE N 02°15'03.05" W, 382.58 feet along the east line of Palmer Boyce Road to a 1/2" iron rod with plastic cap stamped "SPARKENG" set;

THENCE through said ASD Waxi Fee Owner Tract, the following:

S 78°12'38.05" E, 467.89 feet to a 1/2" iron rod with plastic cap stamped "SPARKENG" set;

N 11°47'21.95" E, 50.00 feet to a 1/2" iron rod with plastic cap stamped "SPARKENG" set;

S 78°12'38.05" E, 100.00 feet to a 1/2" iron rod with plastic cap stamped "SPARKENG" set;

N 11°47'21.95" E, 457.53 feet to a 1/2" iron rod with plastic cap stamped "SPARKENG" set;

N 88°59'50.95" E, 601.06 feet to a 1/2" iron rod with plastic cap stamped "SPARKENG" set;

S 01°00'37.05" E, 815.90 feet to a 1/2" iron rod with plastic cap stamped "SPARKENG" set;

N 88°59'02.95" E, 33.480 feet to a 1/2" iron rod with plastic cap stamped "SPARKENG" set;

along a non-tangent curve to the right having a radius of 53.340 feet, a central angle of 35°51'31.20", a tangent length of 19.77 feet, the long chord of which bears S 57°37'11.78" E for a distance of 32.465 feet with a radial line in of S 12°57'33.55" W and a radial line out of N 51°48'53.00" E for an arc length of 26.80 feet to to a 1/2" iron rod with plastic cap stamped "SPARKENG" set;

along a non-tangent curve to the left having a radius of 19.00 feet, a central angle of 66°47'30.48", a tangent length of 12.53 feet, the long chord of which bears S 57°37'11.78" E for a distance of 20.92 feet with a radial line in of N 65°48'33.55" E and a radial line out of S 01°00'37.05" E for an arc length of 22.15 feet to a 1/2" iron rod with plastic cap stamped "SPARKENG" set;

N 88°59'02.95" E, 57.87 feet to a 1/2" iron rod with plastic cap stamped "SPARKENG" set;

S 01°00'37.05" E, 159.25 feet to a 1/2" iron rod with plastic cap stamped "SPARKENG" set on the north line of Palmer Boyce Road

THENCE S 88°59'02.95" W, 1306.59 feet to the POINT OF BEGINNING with the subject tract containing 786,359 square feet or 18.098 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, ASD Waxi Fee LLC Owner, do hereby adopt this plat designating the hereinabove described property as Lot 1 Block A ALPINE MEADOWS, an Addition to the City of Waxahachie, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2026.

ASD Waxi Fee Owner, LLC

By: _____
Jake Pinto, Vice President

By: _____

Title: _____

Name: _____

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Waxahachie, Texas.

Dated this the ____ day of _____, 2026.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE
_____
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS
DARREN K. BROWN
5252
REGISTERED
LAND SURVEYOR

Steven.brown@spiarseng.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

_____
Notary Public, State of Texas

ACCESS EASEMENT
The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Waxahachie, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

FIRE LANE EASEMENT
That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane, as shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS
The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

PLAT

Alpine Meadows

LOT 1, BLOCK A
BEING 18.098 ACRES IN THE
W.C. CALDER SURVEY ABSTRACT NO. 235
AND S.C. WHITE SURVEY ABSTRACT NO.1249
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
ZONING: PD-MF-1
Preparation Date: April 2026

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ _____
Chairperson Date

_____ _____
Attest Date

OWNER / APPLICANT
ASD Waxi Fee Owner LLC
4827 Memphis St.
Dallas, Tx 75207
Telephone (949) 422-1574
Contact: Jake Pinto

ENGINEER
Spiars Engineering, Inc.
3575 Lone Star Circle, Suite 434
Fort Worth, TX 76177
Telephone: (972) 822-4783
TBPELS No. F-2121 and No. F-10043100
Contact: Jordan Huneycutt, P.E.

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Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 670-3921
TBPELS No. F-2121 and No. F-10043100
Contact: Darren Brown, R.P.L.S.

April, 2026 SEI Job No. 25-017

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Planning & Zoning Department
Plat Staff Report

Case: SUB-29-2026

MEETING DATE(S)

Planning & Zoning Commission: April 28, 2026
City Council: May 4, 2026

CAPTION

Consider a request by Chad Adams, Oakhull Investments, for an **Amended Plat** to change the spelling of "Axle" Drive to "Axel" Drive of the Hightower Club Addition, located directly north of 135 Lakeshore Drive (Property ID 182009 – Owner(s): Hightower Club Waxahachie LP (SUB-29-2026)

RECOMMENDED MOTION

*"I move to recommend disapproval SUB-29-2026 for an **Amended Plat** to change the spelling of "Axle" Drive to "Axel" Drive of the Hightower Club Addition."*

APPLICANT REQUEST

The Applicant requests to Amend the Plat to change the spelling of "Axle" Drive to "Axel" Drive.

CASE INFORMATION

Applicant:	Chad Adams, Oakhull Investments
Property Owner(s):	Hightower Club Waxahachie LP
Site Acreage:	84.747 acres
Number of Lots:	72 lots
Number of Dwelling Units:	68 units
Park Land Dedication:	The park land dedication fee has been paid with the original plat application submittal (SUB-199-2024).
Adequate Public Facilities:	Adequate public facilities are available to the subject property from the City through infrastructure extension

SUBJECT PROPERTY

General Location:	North of 135 Lakeshore Drive
Parcel ID Number(s):	182009
Current Zoning:	PD-SF-1 (Ordinance Number 3514)
Existing Use:	Hightower Club subdivision
Platting History:	The subject property is platted as Hightower Club Addition.

Site Aerial:



PLANNING ANAYLSIS

The subject property received plat approval from the Planning & Zoning Commission on November 12, 2024. Following approval, the applicant proceeded with the installation of infrastructure to serve the proposed residential lots. All infrastructure has been constructed, inspected, approved, and accepted by the Public Works Department. Subsequently, the plat was recorded with Ellis County on February 19, 2026.

The applicant requests to change the street name from "Axle" Drive to "Axel" Drive through the Amended Plat approval process. Per Section 5.4 of the Waxahachie Subdivision Ordinance, street names must be submitted to the City for review and approval in accordance with established guidelines for street naming.

On April 1, 2026, the applicant submitted an Amended Plat application to the Planning & Zoning Department requesting the street name change from "Axle" Drive to "Axel" Drive. During the review of this request, staff identified concerns regarding the similarity between the existing and proposed street names. Changing the name from the commonly recognized spelling "Axle" to the less common "Axel" may create confusion and potential routing issues for emergency services, as the two names are phonetically identical and visually similar. Due to this, staff is unable to approve the request administratively.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends disapproval of the Amended Plat. However, should this Amended Plat application gets approved, Staff recommends adding the following conditions:

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, the plat shall be accompanied by a tax certificate in accordance with State law.

Conditions (continued):

2. Per Section 2.6.j of the Waxahachie Subdivision Ordinance, the title shall identify the document as:

AMENDED PLAT
HIGHTOWER CLUB
Lots 1-X, 2-4, 5-x & 6-19, Block A;
Lots 1-15,16-X, & 17-24, Block B;
Lots 1-4, & 5-X, Block C;
Lots 1-12, Block D; and
Lots 1-12, Block E

Reason for Amendment: Street Name Change

Zoning: PD-SF-1 (Ord. 3514)
68 Residential Lots
4 Non-Residential Lots
Case No: SUB-29-2026

3. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fee of $99.00 is required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Amended Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

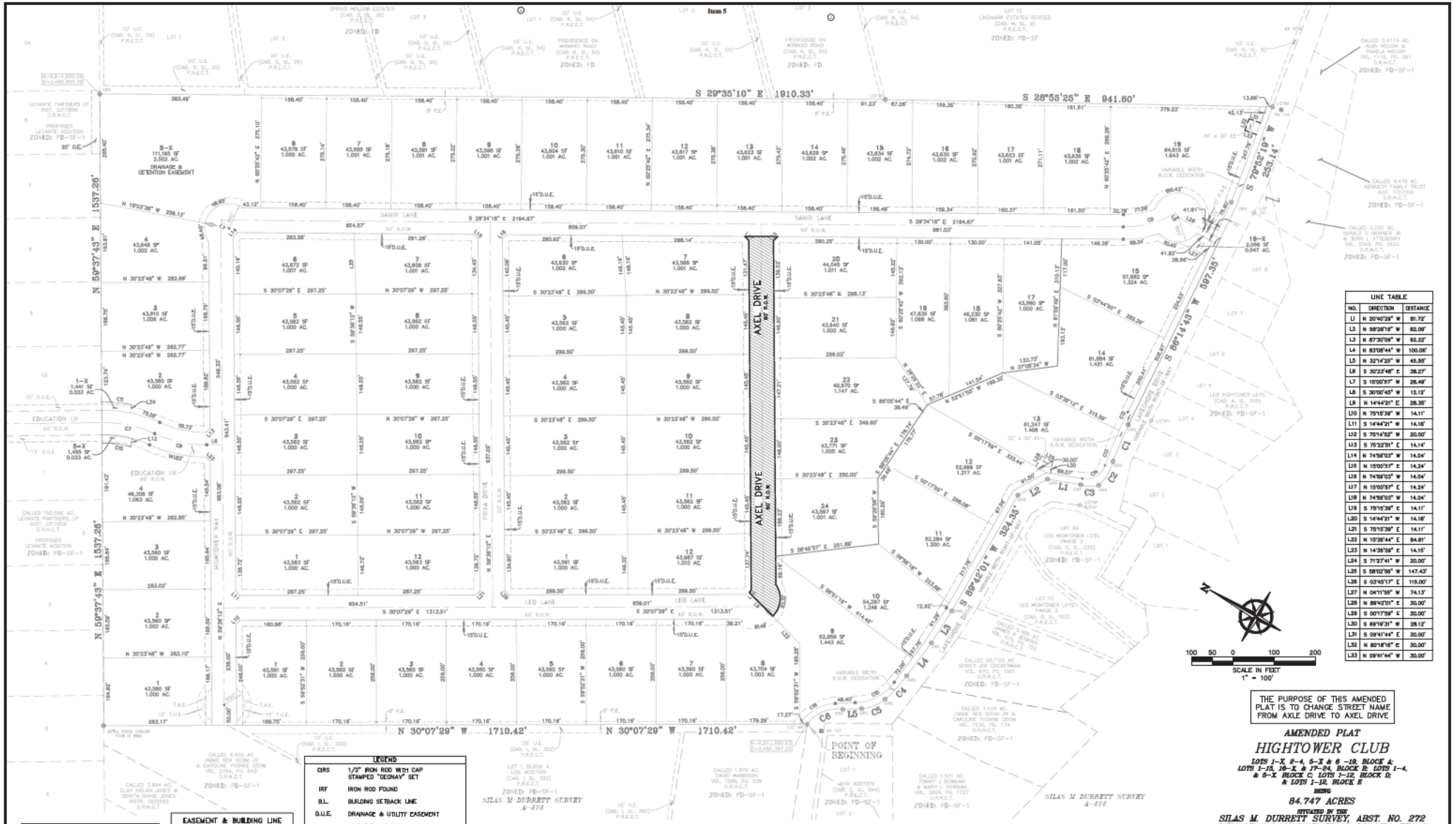
A plat shall not be filed with the Ellis County Clerk until:

1. The Applicant has paid the recording fee of $99.00.

STAFF CONTACT INFORMATION

Prepared by:
Oanh Vu
Senior Planner
oanh.vu@waxahachie.com

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

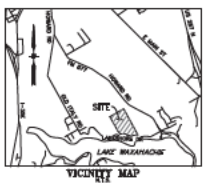


LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 20°40'29" W	81.72'
L2	N 58°28'19" W	82.09'
L3	N 87°30'09" W	92.22'
L4	N 83°08'44" W	100.06'
L5	N 32°14'25" W	45.55'
L6	S 30°23'48" E	38.27'
L7	S 15°00'57" W	28.49'
L8	S 30°00'45" W	12.12'
L9	N 14°44'21" E	28.35'
L10	N 75°15'39" W	14.11'
L11	S 14°44'21" W	14.18'
L12	S 75°14'52" W	20.00'
L13	S 75°22'51" E	14.14'
L14	N 74°59'03" W	14.04'
L15	N 15°00'57" E	14.24'
L16	N 74°59'03" W	14.04'
L17	N 15°00'57" E	14.24'
L18	N 74°59'03" W	14.04'
L19	S 75°15'39" E	14.11'
L20	S 14°44'21" W	14.18'
L21	S 75°15'39" E	14.11'
L22	N 15°36'44" E	94.81'
L23	N 14°36'56" E	14.15'
L24	S 71°27'41" W	20.00'
L25	S 58°02'56" W	147.43'
L26	S 03°45'17" E	115.00'
L27	N 04°11'56" W	74.13'
L28	N 89°42'01" E	30.00'
L29	S 00°17'59" E	30.00'
L30	S 89°18'31" W	28.12'
L31	S 09°41'44" E	30.00'
L32	N 85°18'16" E	30.00'
L33	N 09°41'44" W	30.00'

LEGEND	
CIRS	1/2" IRON ROD WITH CAP STAMPED "GEONAV" SET
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
D.U.E.	DRAINAGE & UTILITY EASEMENT
E.E.	ELECTRIC EASEMENT
T.A.E.	TEMPORARY ACCESS EASEMENT
T.U.E.	TEMPORARY UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FENCE EASEMENT
U.E.	UTILITY EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
	STREET NAME CHANGE

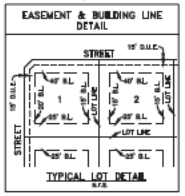
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	4°17'00"	1294.25'	48.40'	96.76'	S 82°44'17" W	96.74'
C2	31°40'54"	123.70'	35.10'	68.40'	N 88°46'48" W	67.53'
C3	39°24'42"	64.82'	23.22'	44.59'	N 27°44'08" W	43.71'
C4	13°39'20"	323.38'	38.71'	77.05'	N 77°10'56" W	76.87'
C5	35°57'23"	100.46'	32.60'	63.04'	N 51°56'15" W	62.01'
C6	82°11'44"	90.96'	54.87'	98.74'	N 52°33'52" W	93.96'
C7	25°15'08"	300.00'	67.20'	132.23'	N 18°05'54" W	131.15'
C8	24°55'28"	300.00'	66.30'	130.50'	S 17°56'04" E	129.46'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C9	30°24'57"	250.00'	67.96'	132.71'	S 44°48'47" E	131.16'
C10	16°02'34"	250.00'	35.23'	70.00'	N 22°48'25" W	69.77'
C11	12°08'07"	350.00'	37.20'	74.13'	S 24°36'23" E	73.99'
C12	2°11'03"	1309.00'	24.95'	49.90'	N 80°09'12" E	49.89'
C13	3°59'58"	1309.00'	45.71'	91.38'	N 82°03'41" E	91.36'
C14	79°15'50"	50.00'	41.41'	69.17'	S 60°18'24" E	63.79'
C15	50°54'19"	125.00'	59.50'	111.06'	S 57°41'35" E	107.44'
C16	56°27'53"	105.00'	56.38'	103.48'	S 60°28'22" E	99.34'



VICINITY MAP
N.T.S.

EASEMENT & BUILDING LINE DETAIL



TYPICAL LOT DETAIL
N.T.S.

THE PURPOSE OF THIS AMENDED PLAT IS TO CHANGE STREET NAME FROM AXLE DRIVE TO AXEL DRIVE

AMENDED PLAT

HIGHTOWER CLUB

LOTS 1–X, 8–4, 5–X & 6 –10, BLOCK A; LOTS 1–15, 16–X & 17–24, BLOCK B; LOTS 1–4, & 5–X, BLOCK C; LOTS 1–12, BLOCK D; & LOTS 1–12, BLOCK E

BEING

84.747 ACRES

SITUATED IN THE

SILAS M. DURRETT SURVEY, ABST. NO. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

ZONING: PD–SF–1
66 RESIDENTIAL LOTS
4 NON–RESIDENTIAL X–LOTS
CASE NO. SUB–199–2024

OWNER/DEVELOPER
HIGHTOWER CLUB WAXAHACHIE, LP
P.O. BOX 1145
MIDLOTHIAN, TX 76065
214–301–2089

LAND SURVEYOR
GEONAV, LLC
3410 MIDCOURT ROAD, SUITE 110
CARROLLTON, TEXAS, 75006
TBPLS FIRM NO. 10194205
(972) 243–2429

PETITT–ECD – ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194782
1600 N. COLLINS BLVD. SUITE 2300 RICHARDSON, TX 75080
201 WESCO CIR. SUITE 100 WYLIE, TX 75098
(972) 941–5400

DATE: 05\16\2025

WHEREAS, HIGHTOWER CLUB WAXAHACHIE, LP is the owner of 84.747 acres of land situated in the Silas M. Durrett Survey, Abstract No. 272, City of Waxahachie, Ellis County, Texas and being all of the Hightower Club Waxahachie, LP called 84.78–acre tract described in deed, as recorded in Instrument Number 2419382, Deed Records, Ellis County, Texas (DRECT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch iron rod found for the most easterly southeast corner of Lot 1, Block A of Lide Addition, an addition to the City of Waxahachie, as recorded in Cabinet I, Page 392 of the Plat Records of Ellis County, Texas (PRECT), said corner being on the occupied and apparent northerly right–of–way line of Lakeshore Drive (a variable width public right–of–way);

THENCE North 30 degrees 07 minutes 29 seconds West, departing said right–of–way line and partially along the northeasterly line of said Lide Addition and the southwesterly line of the herein described tract, a distance of 1,710.42 feet to a metal fence corner post in a tree found for corner on the southeast line of the Lavante Partners, LP called 150.596–acre tract of land described in deed, as recorded in Instrument Number 2217808, DRECT;

THENCE North 59 degrees 37 minutes 43 seconds East, along the southeast line of said 150.596–acre tract and the northerly line of the herein described tract, a distance of 1,537.26 feet to a 1/2–inch iron rod with a yellow plastic cap stamped GEONAV set (hereinafter referred to as "iron rod set") for the north corner of the herein described tract, and the west corner of Spring Hollow Estates, an addition to the City of Waxahachie, as recorded in Cabinet G, Page 29, PRECT;

THENCE South 29 degrees 35 minutes 10 seconds East, along the northeasterly line of the herein described tract and the southwesterly lines of said Spring Hollow Estates and Providence on Howard Road, an addition to the City of Waxahachie, as recorded in Cabinet K, Page 54, PRECT, a distance of 1,910.33 feet to a 1/2–inch iron pipe found for the south corner of said Providence on Howard Road and the west corner of Lindmark Estates Revised, an addition to the City of Waxahachie, as recorded in Cabinet H, Page 9, PRECT;

THENCE South 28 degrees 55 minutes 25 seconds East, along the northeasterly line of the herein described tract and the southwesterly line of said Lindmark Estate Revised, a distance of 941.60 feet to a 1/2–inch iron rod found for the southeast corner of said Lindmark Estates Revised and the southeast corner of the herein described tract, said corner being on the aforementioned northerly right–of–way line of Lakeshore Drive;

THENCE along the southerly line of the herein described tract and said northerly right–of–way line, the following fourteen (14) courses and distances:

1) South 79 degrees 52 minutes 19 seconds West, a distance of 253.14 feet to an iron rod set;
2) South 86 degrees 14 minutes 43 seconds West, a distance of 597.35 feet to an iron rod set at beginning of a non–tangent curve to the left having a radius of 1294.25 feet, whose chord bears South 82 degrees 44 minutes 17 seconds West, a distance of 96.74 feet;
3) Westerly, along said curve, through a central angle of 04 degrees 17 minutes 00 seconds, an arc distance of 96.76 feet to an iron rod set at the beginning of a non–tangent curve to the right having a radius of 123.70 feet, whose chord bears North 88 degrees 49 minutes 48 seconds West, a distance of 67.53 feet;
4) Westerly, along said curve, through a central angle of 31 degrees 40 minutes 54 seconds, an arc distance of 68.40 feet to an iron rod set at the beginning of a non–tangent curve to the right having a radius of 64.82 feet, whose chord bears North 27 degrees 44 minutes 06 seconds West, a distance of 43.71 feet;
5) Northwesterly, along said curve, through a central angle of 39 degrees 24 minutes 42 seconds, an arc distance of 44.59 feet to an iron rod set;
6) North 20 degrees 40 minutes 29 seconds West, a distance of 81.72 feet to an iron rod set;
7) North 58 degrees 28 minutes 19 seconds West, a distance of 82.09 feet to an iron rod set;
8) South 89 degrees 42 minutes 01 seconds West, a distance of 324.35 feet to an iron rod set;
9) North 87 degrees 30 minutes 09 seconds West, a distance of 92.22 feet to an iron rod set;
10) North 83 degrees 08 minutes 44 seconds West, a distance of 100.06 feet to an iron rod set at the beginning of a non–tangent curve to the right having a radius of 323.28 feet, whose chord bears North 77 degrees 10 minutes 56 seconds West, a distance of 76.87 feet;
11) Westerly, along said curve, through a central angle of 13 degrees 39 minutes 20 seconds, an arc distance of 77.05 feet to an iron rod set at the beginning of a non–tangent curve to the right having a radius of 100.46 feet, whose chord bears North 51 degrees 59 minutes 15 seconds West, a distance of 62.01 feet;
12) Westerly, along said curve, through a central angle of 35 degrees 57 minutes 23 seconds, an arc distance of 63.04 feet to an iron rod set;
13) North 32 degrees 14 minutes 25 seconds West, a distance of 45.55 feet to an iron rod set at the beginning of a non–tangent curve to the left having a radius of 90.96 feet, whose chord bears North 52 degree 33 minutes 52 seconds West, a distance of 93.96 feet;
14) Northerly, along said curve, through a central angle of 62 degrees 11 minutes 44 seconds, an arc distance of 98.74 feet to the POINT OF BEGINNING AND CONTAINING 3,691,563 square feet, or 84.747 acres of land, more or less.

LEGEND	
CIRS	1/2" IRON ROD WITH CAP STAMPED "GEONAV" SET
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
D.U.E.	DRAINAGE & UTILITY EASEMENT
E.E.	ELECTRIC EASEMENT
T.A.E.	TEMPORARY ACCESS EASEMENT
T.U.E.	TEMPORARY UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.E.	FENCE EASEMENT
U.E.	UTILITY EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
	STREET NAME CHANGE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HIGHTOWER CLUB WAXAHACHIE, LP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as HIGHTOWER CLUB, an addition to the city of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purpose indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use of particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall at all times have the full right of ingress and Egress to or from the respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective system without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the ___ day of _____, 2026.

FOR: HIGHTOWER CLUB WAXAHACHIE, LP

BY: _____
Name: Chad Adams
Title: Executive Officer

STATE OF TEXAS
COUNTY OF ELLIS

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

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

_____
Notary Public in and for the state of Texas
My Commission Expires on:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel C. Howard, hereby certify that this plat was prepared under my supervision from an actual and accurate survey of the land and that the corner monuments shown thereon as set will be properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

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

_____
JOEL C. HOWARD
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6267

STATE OF TEXAS
COUNTY OF ELLIS

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

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

_____
Notary Public in and for the State of Texas
My Commission Expires:

APPROVAL CERTIFICATE

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

By: _____ _____
Chairperson Date

By: _____ _____
Attest Date

Notes:

1. Basis of Bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
2. A 1/2–inch iron rod with cap stamped "RPLS 6267" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights–of–way wherever possible unless otherwise shown or noted in this drawing after the construction of this subdivision has been completed.
3. By graphical plotting, the parcel described hereon lies within Zone "X" (Area of Minimal Flood Hazard) as delineated on the Ellis County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48139C0330F, dated June 3, 2013, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
4. The Drainage Easements will be maintained by the Owners of the Lots that the Easements are situated in.
5. Building lines are not dedicated by plat. The approved PD Ordinance governs and establishes the building lines for this property.
6. The Homeowners Association shall be responsible for maintaining the open space lots. Homeowner Association lots are designated with –X suffix in the lot number.
7. The Temporary Access Easements and Temporary Utility Easements in Lot 1, Block B and Lot 1, Block C will be abandoned and/or vacated upon the extension offsite of Hightower Way after the pavement and public and franchise utility facilities are relocated.
8. Fences retaining walls, screening walls shall not be placed in utility easements.
9. The Detention Area (Lot 5–X) shall be maintained by the Homeowners Association.

THE PURPOSE OF THIS AMENDED PLAT IS TO CHANGE STREET NAME FROM AXLE DRIVE TO AXEL DRIVE

AMENDED PLAT

HIGHTOWER CLUB

LOTS 1–X, 2–4, 5–X & 6 –10, BLOCK A;
LOTS 1–15, 16–X & 17–24, BLOCK B; LOTS 1–4, & 5–X, BLOCK C; LOTS 1–12, BLOCK D; & LOTS 1–12, BLOCK E

BEING

84.747 ACRES

SITUATED IN THE

SILAS M. DURRETT SURVEY, ABST. NO. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

ZONING: PD–SF–1
66 RESIDENTIAL LOTS
4 NON–RESIDENTIAL X–LOTS
CASE NO. SUB–199–2024

OWNER/DEVELOPER
HIGHTOWER CLUB WAXAHACHIE, LP
P.O. BOX 1145
MIDLOTHIAN, TX 76065
214–301–2089

LAND SURVEYOR
GEONAV, LLC
3410 MIDCOURT ROAD, SUITE 110
CARROLLTON, TEXAS, 75006
TBPLS FIRM NO. 10194205
(972) 243–2429

PETITT–ECD – ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194782
1600 N. COLLINS BLVD. SUITE 2300 RICHARDSON, TX 75080
201 WORDCO CIR. SUITE 100 WYLIE, TX 75098
(972) 941–5400

DATE: 05\16\2026

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-4-2026

MEETING DATE(S)

Planning & Zoning Commission: April 28, 2026
City Council: May 18, 2026

CAPTION

Public Hearing on a request by Melvin Barnes, for a **Specific Use Permit (SUP)** for an **Accessory Dwelling Unit use** within a Single Family-2 zoning district located at 732 N. Gibson St (Property ID 174210) - Owner: William T. Marth & Susan Marth (ZDC-4-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-4-2026, a Specific Use Permit for an Accessory Dwelling Unit, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) to allow for the construction of an Accessory Dwelling Unit as an addition to an existing single-family residence.

CASE INFORMATION

Applicant: Melvin Barnes

Property Owner(s): William T. Marth & Susan Marth

Site Acreage: 0.298 acres

Current Zoning: Single Family-2 (SF-2)

Requested Zoning: SF-2 with a SUP for an Accessory Dwelling Unit

SUBJECT PROPERTY

General Location: 732 N. Gibson St

Parcel ID Number(s): 174210

Existing Use: Single Family Residence

Development History: The property is platted as Lot 19A and 20B, Block 6 of the Hillcrest Addition

Adjoining Zoning & Uses:

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

Future Land Use Plan: Mixed-Use Neighborhood

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

Thoroughfare Plan: The property is accessible via N. Gibson St.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to allow for an Accessory Dwelling Unit (ADU) as part of a 2,858 square foot addition to an existing 1,292 square foot single-family residence. The Waxahachie Zoning Ordinance requires approval of a SUP to allow for an Accessory Dwelling Unit use within a Single Family-2 (SF-2) zoning district. The proposed accessory dwelling unit is located to the rear of the primary home at 732 N. Gibson St and meets the minimum setback requirements for an accessory structure within the Infill Overlay District. The applicant is proposing an enclosed attached garage towards the rear of the addition, which will be accessible via a concrete drive facing the alley behind the existing lot. The proposed accessory dwelling unit will include one (1) bedroom, one (1) bathroom, a washer/dryer connection, a full kitchen, and an open living area. Access doors will be available from the Northwest side of the property. The applicant has previously mentioned to staff that this project will potentially be done in phases. This phased approach could leave the ADU detached from the primary structure for a period of time. Lastly, there are two lots currently situated on 732 N. Gibson. Due to the current lot configuration, and where the proposed addition will go, the proposed structure would cross under the proposed addition, and therefore would require a replat before a building permit can be issued.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 20 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

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

RECOMMENDATION

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

Conditions:

1. The accessory dwelling shall be 1,552 square feet in size. An amendment to this SUP shall be required in the event the accessory dwelling is proposed to expand beyond 1,552 square feet in size.
2. The subject property is required to be replatted into a single consolidated lot prior to the issuance of a building permit for the addition.
3. The accessory dwelling shall only be occupied by the property owner or non-paying guest of the property owner.
4. The accessory dwelling shall not be used as a short-term rental without a Specific Use Permit that has been approved by City Council.
5. The accessory dwelling shall not be used for commercial purposes
6. The accessory dwelling shall not be leased or sold separately from the primary residence and shall not be separately metered for electric, water, or wastewater services.
7. The subject property must be replatted into one contiguous lot prior to the approval and issuance of a Building Permit.
8. The property owner shall obtain all necessary permits from the city of Waxahachie's Building and Community Services Department before constructure the accessory dwelling.

ATTACHED EXHIBITS

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

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

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

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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-4-2026

RICKELS GEORGE R & DORINDA A
509 SYCAMORE ST
WAXAHACHIE, TX 75165-2411

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 28, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 18, 2026 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Melvin Barnes, for a **Specific Use Permit (SUP)** for an **Accessory Dwelling Unit use** within a Single Family-2 zoning district located at 732 N. Gibson St (Property ID 174210) - Owner: William T. Marth & Susan Marth (ZDC-4-2026)

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

Scan for additional information.

Case Number: ZDC-4-2026 **City Reference: 174204**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *April 17, 2026* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:
I could only support this if the owners also plan to clean up the existing property, which is a bit of an eyesore. If the addition is a reflection of the existing property, then no.

Signature Dorinda Rickels Date 4/12/2026

Dorinda Rickels
Printed Name and Title

509 Sycamore St.
Address

EXHIBIT A LOCATION MAP



EXHIBIT B OPERATIONAL PLAN

Items 6 & 7

OPERATIONAL PLAN FOR PROPOSED A.D.U.

Property Address: 732 N. Gibson Street, Waxahachie, TX

Project: Proposed Accessory Dwelling Unit (A.D.U.)

Applicant: Marth Family

Operational Plan for Proposed A.D.U. at 732 N. Gibson Street

The property owners are proposing an Accessory Dwelling Unit (A.D.U.) at 732 N. Gibson Street. The project will be completed in two phases: (1) construction of a new garage/shop structure, and (2) a future mother-in-law suite addition as shown on the submitted plans.

The A.D.U. is intended solely for private family use. It will not be leased, rented, used as a short-term rental, or operated for any commercial purpose. It will remain part of the primary residence and will not be separately metered, subdivided, or sold independently.

Utilities

Utilities for the A.D.U. — including water, wastewater, and electricity — will connect to the existing service lines for the primary residence. The A.D.U. will not be separately metered and will remain functionally tied to the main dwelling.

Use & Occupancy

The A.D.U. will be used only by family members or non-paying guests.

It will not be:

Rented long-term

Used as a short-term rental

Operated commercially

Sold separately from the main residence

The purpose of the A.D.U. is solely to meet the long-term residential needs of the Marth family.

EXHIBIT B OPERATIONAL PLAN

Items 6 & 7

Parking & Access

On-site parking will comply with City of Waxahachie requirements.

Access to the garage and future A.D.U. will be provided through the existing driveway or an approved access point on the property.

Construction Approach

All construction will comply with the 2021 International Residential Code and all applicable City of Waxahachie development regulations. Exterior materials and architectural elements will match or complement the main residence to maintain neighborhood character.

This A.D.U. is intended to support multigenerational living and provide long-term residential stability for the property owners. It is not intended to increase density, traffic, or activity beyond what is appropriate for the site.

Thank you,

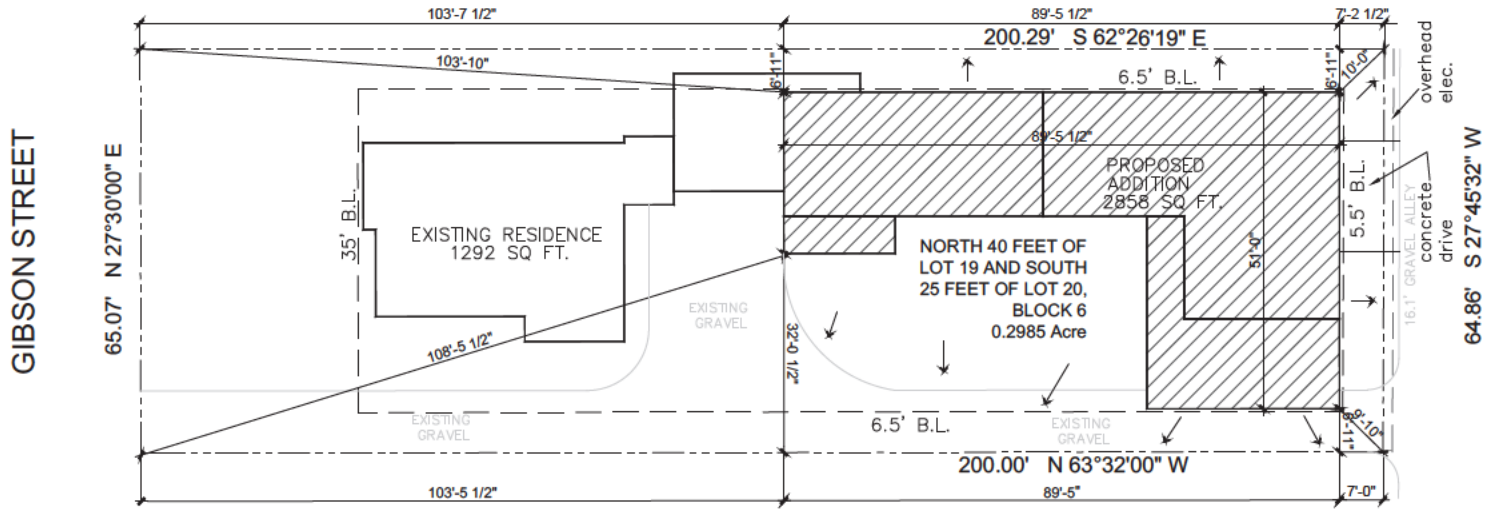
Marth Family

732 N. Gibson Street

Waxahachie, TX 75165

EXHIBIT C SITE PLAN

Items 6 & 7



1.0 | Site Plan

Scaled at 1:20 on 11" x 17"

S1.1

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY COMPLETE THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE BUILDER OR PERSON IN AUTHORITY FOR THE JOB. IF FOUND ANY ERRORS AND/OR OMISSIONS MUST BE CHECKED WITH THE DESIGNER BEFORE WORK AND CONSTRUCTION IS MADE. FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REQUIREMENTS THAT PRECEDENCE OVER ANY PART OF THESE DRAWINGS WHICH MAY CONFLICT WITH THESE AGENCIES RULES AND REGULATIONS AND MUST BE ADHERED TO BEFORE AND DURING THE CONSTRUCTION PROCESS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED BY THE CONTRACTOR AT THE JOB SITE. THESE PLANS AND THEIR USE ARE THE PROPERTY OF STUDIO E DESIGN GROUP AND MAY NOT BE REPRODUCED, ALTERED, COPIED FOR CONSTRUCTION OR REUSED WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. LIMIT OF DESIGNERS LIABILITY ARE NOT TO EXCEED THE PRICE PAID FOR THE PLANS.

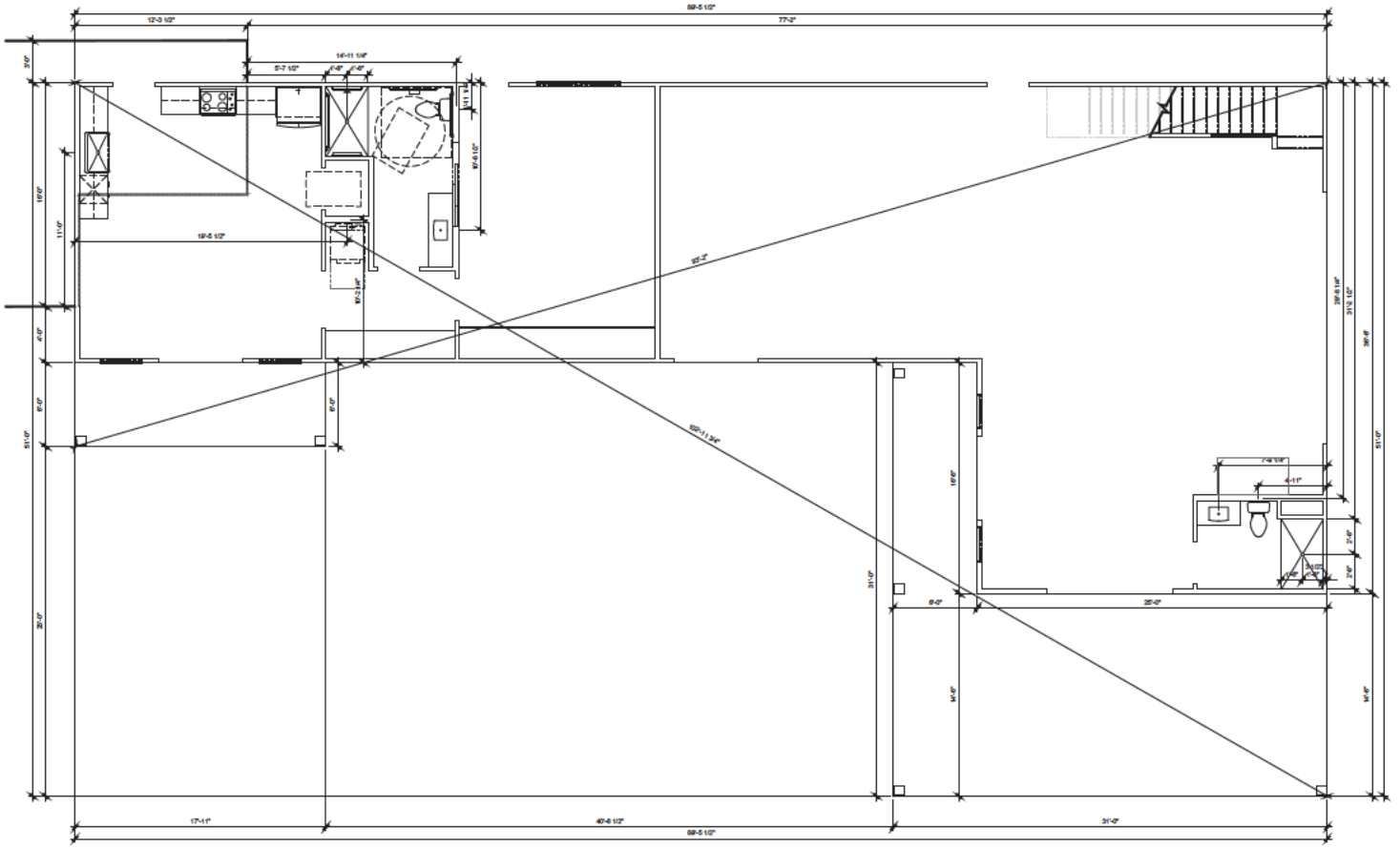
2026
CREATOR: R. Elam
DATE 2/12/26

Marth Residence
732 n. Gibson Street
N. 40' of Lot 19 & S. 25' of Lot 20 Block 6
City of Waxahachie, Ellis County, Texas

STUDIO E DESIGN GROUP
P.O. Box 1480
Midlothian, Texas 76065
972-351-0848
rich@thestudioEdesign.com

EXHIBIT D FLOORPLAN

Items 6 & 7



SCALE AS NOTED

24"X36" PRINTS ARE 1/4" = 1'-0"

*UNLESS SPECIFIED OTHERWISE

FP0.0

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY COMPLETE S-ADU STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE BUILDER OR PERSON IN AUTHORITY FOR THE JOB. IF FOUND ANY ERRORS AND/OR OMISSIONS MUST BE CHECKED WITH THE DESIGNER BEFORE WORK AND CONSTRUCTION IS MADE. FEDERAL, STATE, AND LOCAL CODES/ORDINANCES AND REQUIREMENTS TAKE PRECEDENCE OVER ANY PART OF S-ADU DRAWINGS WHICH MAY CONFLICT WITH THESE AGENCIES RULES AND REGULATIONS AND MUST BE ADHERED TO BEFORE AND DURING THE CONSTRUCTION PROCESS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED BY THE CONTRACTOR AT THE JOB SITE. THESE PLANS AND S-ADU USE ARE THE PROPERTY OF CHARLES RICH ENN, AND ARE TO NOT BE REPRODUCED, ALTERED, COPIED, USED FOR CONSTRUCTION OR REUSED WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. LIMIT OF DESIGNERS LIABILITY ARE NOT TO EXCEED THE PRICES PAID FOR THE PLANS.

2026

CREATOR: R. Ean

DATE 2/12/26

Marth Residence

732 n. Gibson Street

N. 40' of Lot 19 & S. 25' of Lot 20 Block 6

City of Waxahachie, Ellis County, Texas

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STUDIO E DESIGN GROUP

EXHIBIT D FLOORPLAN

Items 6 & 7

- The accessory structure shall not be used as a primary dwelling.
- The accessory structure shall not be used for commercial purposes.
- The accessory structure shall not be leased or sold separately from the primary residence.
- The accessory structure shall not be used as a short-term rental or separately metered from the primary structure.

SQUARE FOOTAGE	
1ST FLOOR	835
2ND FLOOR (STORAGE ONLY)	912
TOTAL CONDITIONED AREA	835
GARAGE/STORAGE	1367
COVERED PATIO (REAR)	549
COVERED PORCH (FRONT)	107
TOTAL UNDER ROOF	3770
SLAB AREA	2858

GENERAL FLOOR PLAN NOTES:

1st STORY

TYP. STUD WALLS ARE 2x4'S. DIMENSIONED 4". OTHERS AS DIMENSIONED. BRICK &/OR STONE VENEER IS 5 1/2".

***ALL PLUMBING WALLS TO BE A MIN. OF 2X6 U.N.O.

DOORS
REFER TO COMMUNITY SPECS OR CONTRACT DOCUMENTS FOR REQ. DOOR HEIGHTS.

WINDOWS
INSTALL ALL 1ST FLR. WINDOWS WITH HEADS AT 8'-0" A.F.F U.N.O.

SHOWERS
SHOWER HEAD TO BE INSTALLED @ 6'-0" MEASURED FROM PLATE

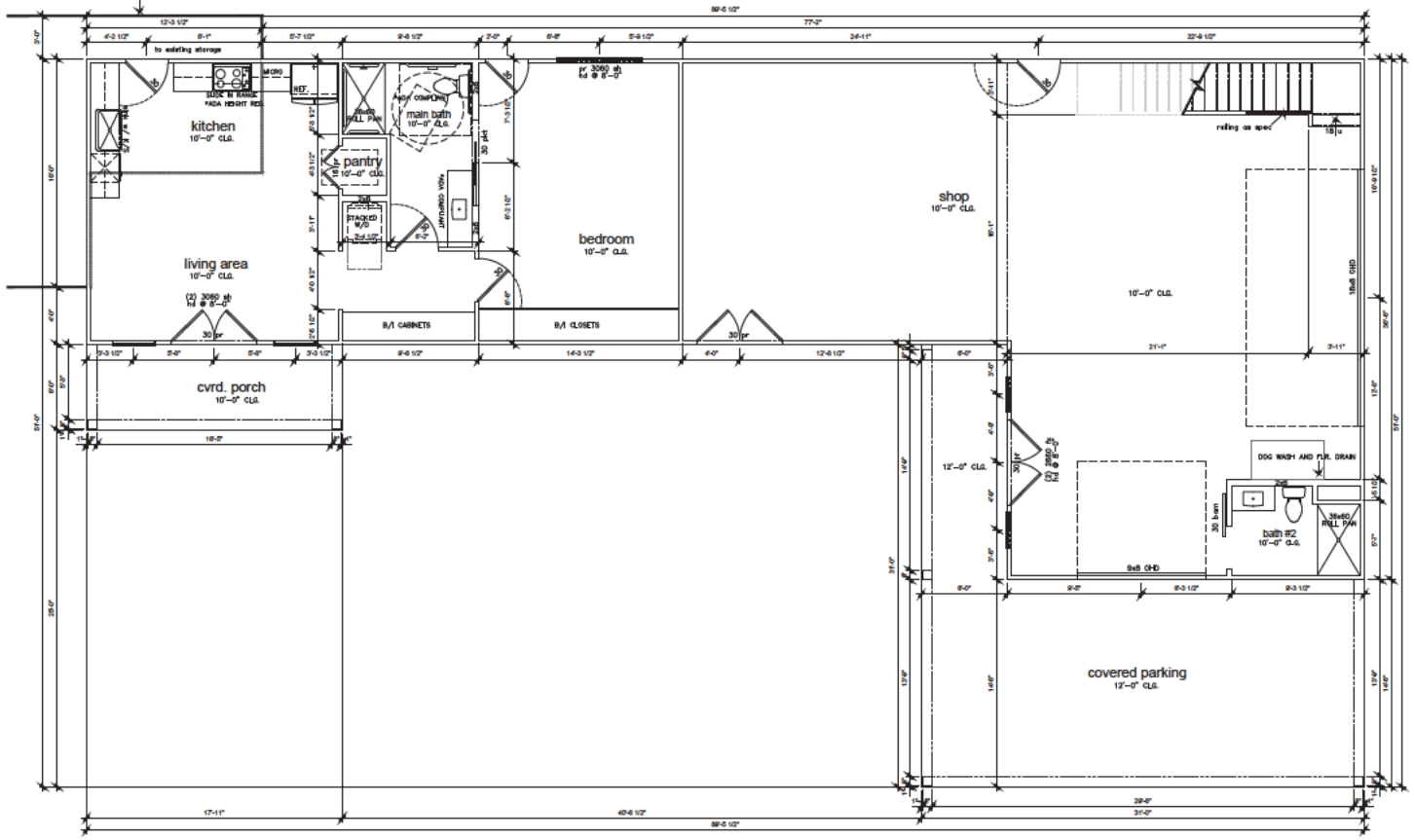
SHOWER CONTROLS
TO BE LOCATED WITHIN A 3'-0" RADIUS U.N.O.

TYP. 1ST F.F. EL. = 0'-0" (U.N.O.)

1 Floor Plan

*Additional plumbing to connect to existing plumbing

EXISTING SLAB FOOTPRINT



SCALE AS NOTED

24"X36" PRINTS ARE 1/4" = 1'-0"

*UNLESS SPECIFIED OTHERWISE

FP1.0

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2026
CREATOR: R. Ean
DATE 2/12/26

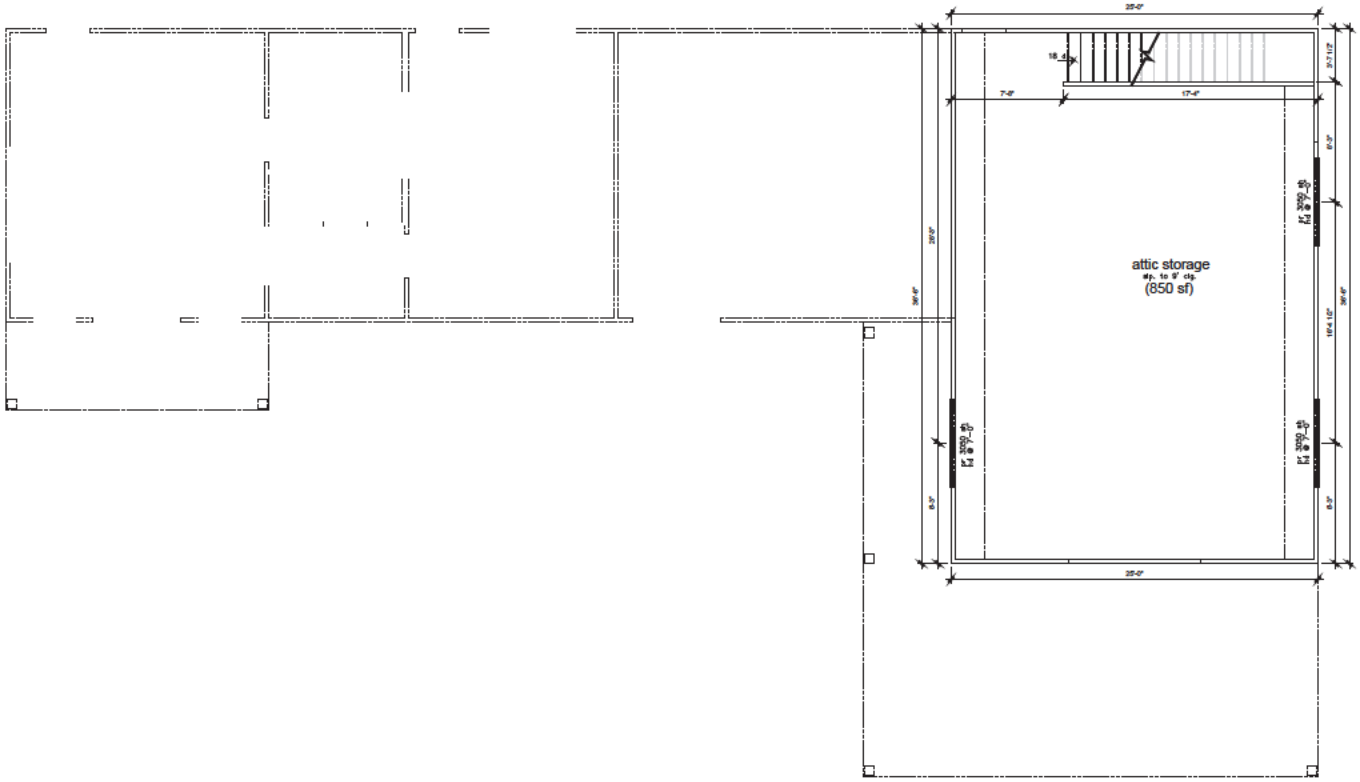
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STUDIO E DESIGN GROUP

EXHIBIT D FLOORPLAN

Items 6 & 7



2 | Floor Plan

SCALE AS NOTED

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*UNLESS SPECIFIED OTHERWISE

FP2.0

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2026

CREATOR: R. Ean

DATE 2/12/26

Marth Residence

732 n. Gibson Street

N. 40' of Lot 19 & S. 25' of Lot 20 Block 6

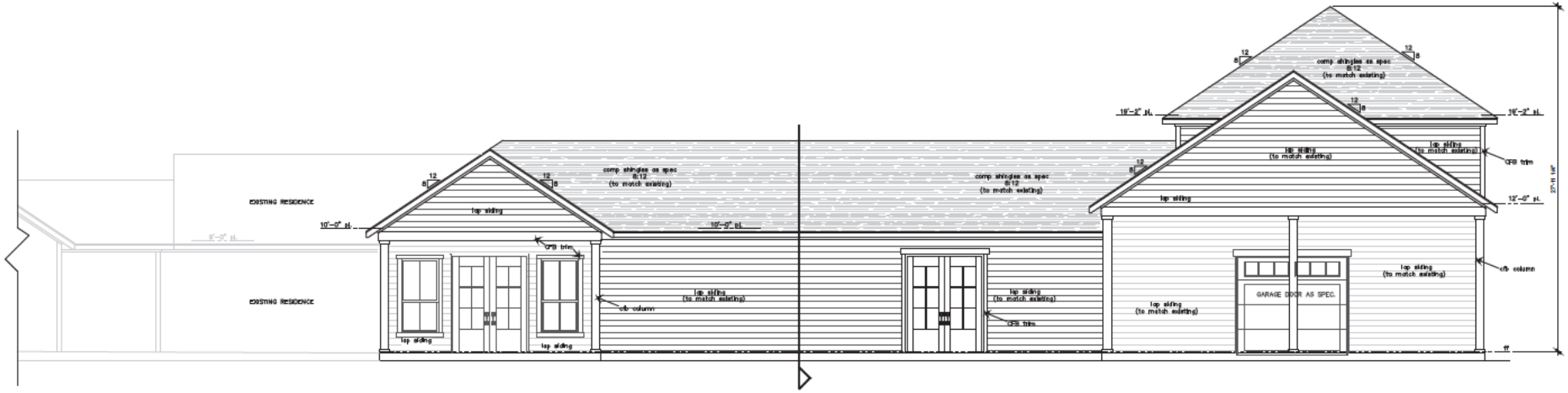
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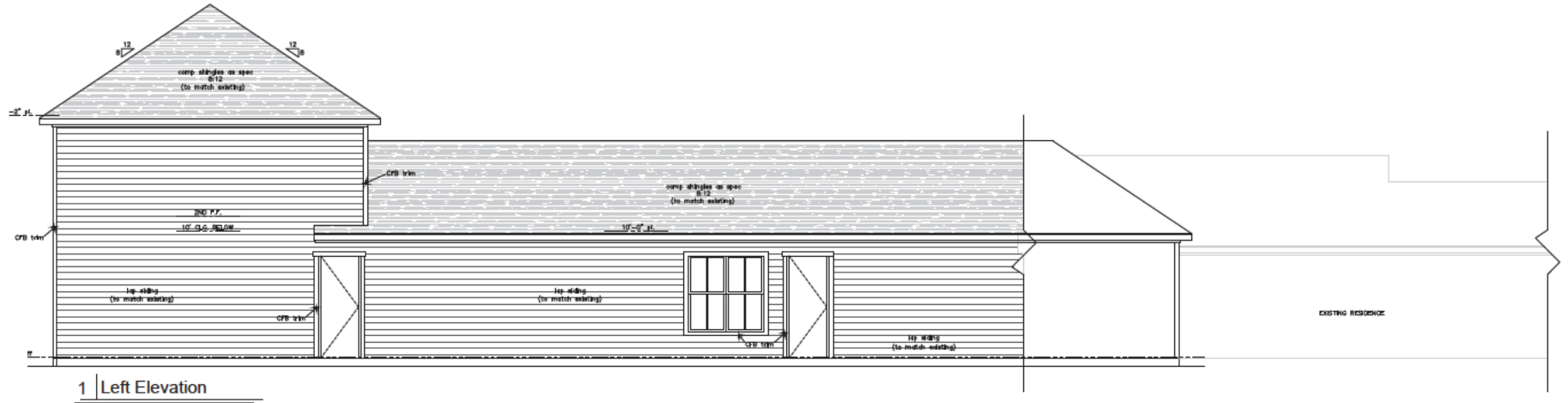
STUDIO E DESIGN GROUP

EXHIBIT E ELEVATION & FACADE PLAN

Items 6 & 7



1 | Right Elevation



1 | Left Elevation

SCALE AS NOTED

24"X36" PRINTS ARE 1/4" = 1'-0"

*UNLESS SPECIFIED OTHERWISE

ELEV1

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY COMPLETE 3-AS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE BUILDER OR PERSON IN AUTHORITY FOR THE JOB. IF FOUND ANY ERRORS AND/OR OMISSIONS MUST BE CHECKED WITH THE DESIGNER BEFORE WORK AND CONSTRUCTION IS MADE. FEDERAL, STATE, AND LOCAL CODES/ORDINANCES AND REQUIREMENTS TAKE PRECEDENCE OVER ANY PART OF 3-AS'S DRAWINGS WHICH MAY CONFLICT WITH THESE AGENCIES RULES AND REGULATIONS AND MUST BE ADHERED TO BEFORE AND DURING THE CONSTRUCTION PROCESS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED BY THE CONTRACTOR AT THE JOB SITE. THESE PLANS AND 3-AS® USE ARE THE PROPERTY OF CHARLES RICH ENN, AND ARE TO NOT BE REPRODUCED, ALTERED, COPIED, USED FOR CONSTRUCTION OR REUSED WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. LIMIT OF DESIGNERS LIABILITY ARE NOT TO EXCEED THE PRICES PAID FOR THE PLANS.

2026

CREATOR: R. Ean

DATE 2/12/26

Marth Residence

732 n. Gibson Street

N. 40' of Lot 19 & S. 25' of Lot 20 Block 6

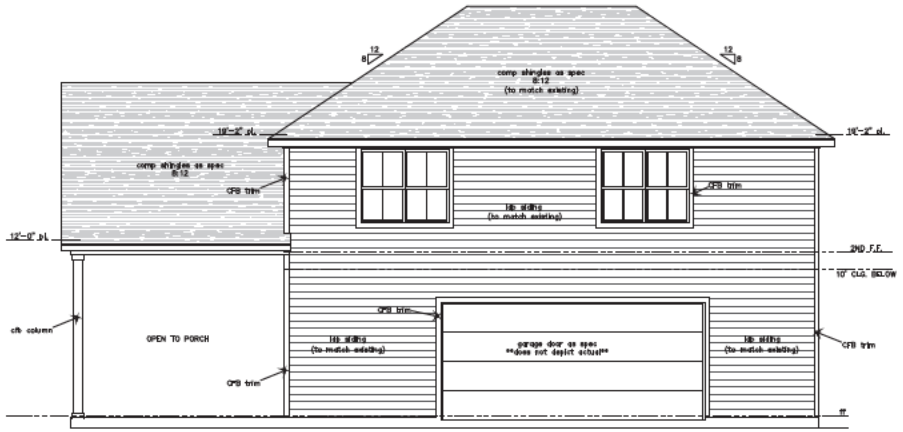
City of Waxahachie, Ellis County, Texas

P.O. Box 1480
Midlothian, Texas 76065
972-351-0848
rich@thestudioEdesign.com

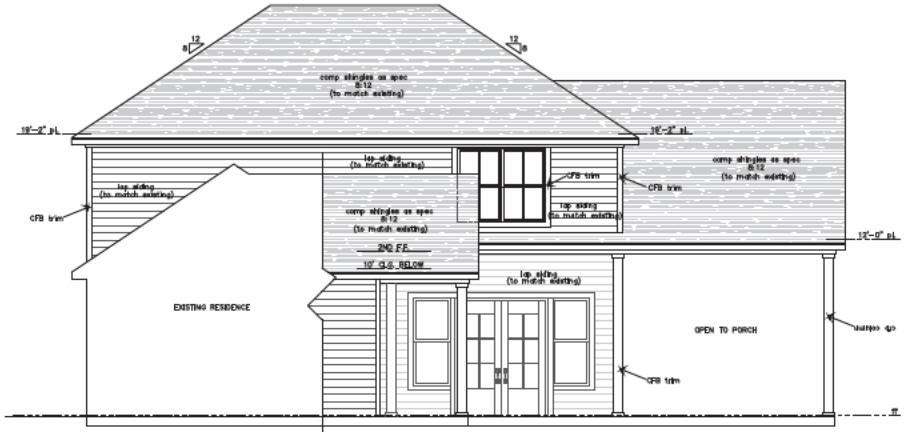
STUDIO E DESIGN GROUP

EXHIBIT E ELEVATION & FACADE PLAN

Items 6 & 7



1 Rear Elevation



1 Front Elevation

SCALE AS NOTED

24"X36" PRINTS ARE 1/4" = 1'-0"

*UNLESS SPECIFIED OTHERWISE

ELEV2

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY COMPLETE S-RES STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE BUILDER OR PERSON IN AUTHORITY FOR THE JOB. IF FOUND ANY ERRORS AND/OR OMISSIONS MUST BE CHECKED WITH THE DESIGNER BEFORE WORK AND CONSTRUCTION IS MADE. FEDERAL, STATE, AND LOCAL CODES/ORDINANCES AND REQUIREMENTS TAKE PRECEDENCE OVER ANY PART OF S-RES DRAWINGS WHICH MAY CONFLICT WITH THESE AGENCIES RULES AND REGULATIONS AND MUST BE ADHERED TO BEFORE AND DURING THE CONSTRUCTION PROCESS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED BY THE CONTRACTOR AT THE JOB SITE. THESE PLANS AND S-RES USE ARE THE PROPERTY OF CHARLES RICH ENN, AND ARE TO NOT BE REPRODUCED, ALTERED, COPIED, USED FOR CONSTRUCTION OR REUSED WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. LIMIT OF DESIGNERS LIABILITY ARE NOT TO EXCEED THE PRICES PAID FOR THE PLANS.

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STUDIO E DESIGN GROUP

EXHIBIT E ELEVATION & FACADE PLAN

Items 6 & 7



EXHIBIT E ELEVATION & FACADE PLAN

Items 6 & 7



EXHIBIT E ELEVATION & FACADE PLAN

Items 6 & 7



EXHIBIT E ELEVATION & FACADE PLAN

Items 6 & 7



Planning & Zoning Department

Zoning Staff Report

Case: ZDC-21-2026

MEETING DATE(S)

Planning & Zoning Commission: April 28, 2026
City Council: May 15, 2026

CAPTION

Public Hearing on a request by Jenifer Smolka, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-2 (SF-2) zoning district located at 116 San Jacinto Court (Property ID 174917) - Owner: Smolka Holdings LLC Series D (ZDC-21-2026)

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-21-2026, a Specific Use Permit (SUP) for Short-Term Rental use."*
- *"I move to recommend approval of ZDC-21-2026, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."*

APPLICANT REQUEST

The Applicants requests a Specific Use Permit for a Short-Term Rental use at 116 San Jacinto Court.

CASE INFORMATION

Applicant:	Jenifer Smolka
Property Owner(s):	Smolka Holdings LLC Series D
Site Acreage:	0.1690 acres
Current Zoning:	SF-2
Requested Zoning:	SF-2 with a Specific Use Permit (SUP) for Short-Term Rental use.

SUBJECT PROPERTY

General Location:	116 San Jacinto Court
Parcel ID Number(s):	174917
Existing Use:	Residential Use
Development History:	Lot 1 Block 4 of the Northgate #1 Addition

Adjoining Zoning & Uses:

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

Future Land Use Plan: Mixed Use Neighborhood

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

Thoroughfare Plan: The subject property is accessible via Dewberry Street.

Site Image:



PLANNING ANALYSIS

The Applicant requests a SUP for short-term rental use at 116 Jacinto Court due to its location within the SF-2 zoning district. The subject property consists of a primary structure being approximately 2,463 square feet in size with three (3) bedrooms and an attached 2-car garage. The garage will be accessible to guests and there is sufficient space in the driveway to accommodate three (3) cars.

Planning Analysis (continued):

Three (3) cars is the maximum number of allowed vehicles. There will be a maximum of 8 guests allowed. The subject property is situated on an approximately 0.1690 acres (7,361 square foot) lot. The applicant has not been operating the subject property as a short-term rental; therefore, they have not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls at this address. The applicant's local emergency contact is Kevin Smolka, 504 Lakewood Drive, Waxahachie, 75165, which is located approximately 9 miles from the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 34 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

At the time of the publishing this staff report, a total of zero (0) letters of support and six (6) letters of opposition were received by staff.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering a recommendation for approval:

Conditions:

1. The short-term rental operator shall complete the STR registration process with the City's vendor and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
2. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
3. The short-term rental operator shall allow a maximum occupancy of eight (8) guests per stay.
4. The short-term rental operator shall permit a maximum of five (5) vehicles to be parked on the subject property. Off-site and/or on-street parking is prohibited.
5. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
6. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

ATTACHED EXHIBITS

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

STAFF CONTACT INFORMATION

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

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

Case Number: ZDC-21-2026 **Items 8 & 9** **City Reference: 174992**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *April 17, 2026* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:

Dwayne Pope
Signature

4/13/26
Date

DWAYNE POPE
Printed Name and Title

124 BIG BEND
Address

Case Number: ZDC-21-2026 *City Reference: 174918*

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *April 17, 2026* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

RECEIVED APR 10 2026

Comments:

Signature

4/9/2026
Date

DR. RONNIE J. HASTINGS
Printed Name and Title

114 SAN JACINTO CT.
Address

Case Number: ZDC-21-2026 **City Reference: 174930**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *April 17, 2026* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:
I oppose the short term rental at 116 San Jacinto because I think it will increase crime + traffic. We already have 3 hotels close by the neighborhood. The house needs to be for families to live in, especially first time home buyers. It should not become a business location

Signature

4-10-26
Date

Rhonda Mabry
Printed Name and Title

203 San Jacinto
Address

Jones, David

From: Martha Wright <[redacted]>
Sent: Monday, April 13, 2026 2:31 PM
To: Planning
Subject: Case Number: ZDC-21-2026

[Some people who received this message don't often get email from mnwright107@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Sent from my iPhone
I do not support short term rentals in a quiet residential neighborhood. I do not want one near me EVER AGAIN.
My reasons based on my experience:
1. Safety of persons who live near the rental, especially children, teens, and the elderly 2. Undesirable renters tend to be destructive , loud, and rowdy, drug and alcohol users tend to create big problems 3. Property values may drop However, IF, the immediate neighbors ALL agree, and IF the property owner is local and will vet the renters and oversee each rental , then I say a very reluctant okay.
MRS. Martha Els
107 NOEL
WAXAHACHIE,TX
April 13, 2026

Jones, David

From: Jack Webb <[redacted]>
Sent: Saturday, April 11, 2026 10:04 AM
To: Planning
Subject: Case number ZDC-21-2026

Some people who received this message don't often get email from jackw3506@yahoo.com. Learn why this is important

Oppose
Jack Webb @ 202 Houston Street

4/11/26

Sent from Yahoo Mail for iPhone

Jones, David

From: Elaine Adams <[redacted]>
Sent: Friday, April 10, 2026 5:47 PM
To: Planning
Subject: Case #ZDC-21-2026, City Ref. 174852

Follow Up Flag: Follow up
Flag Status: Flagged

Some people who received this message don't often get email from baggley2@gmail.com. Learn why this is important

I OPPOSE the request for a Specific Use Permit for a short-term rental at 116 San Jacinto, Waxahachie Texas, Property ID 174917, Owner: Smolka Holdings LLC Series D. The reasons for my opposition are too much traffic and possible violence. Short term rentals should not be in residential areas. That's what motels are for. Thank you. Elaine Adams, 213 Northgate, Waxahachie, Texas.

EXHIBIT A - LOCATION MAP



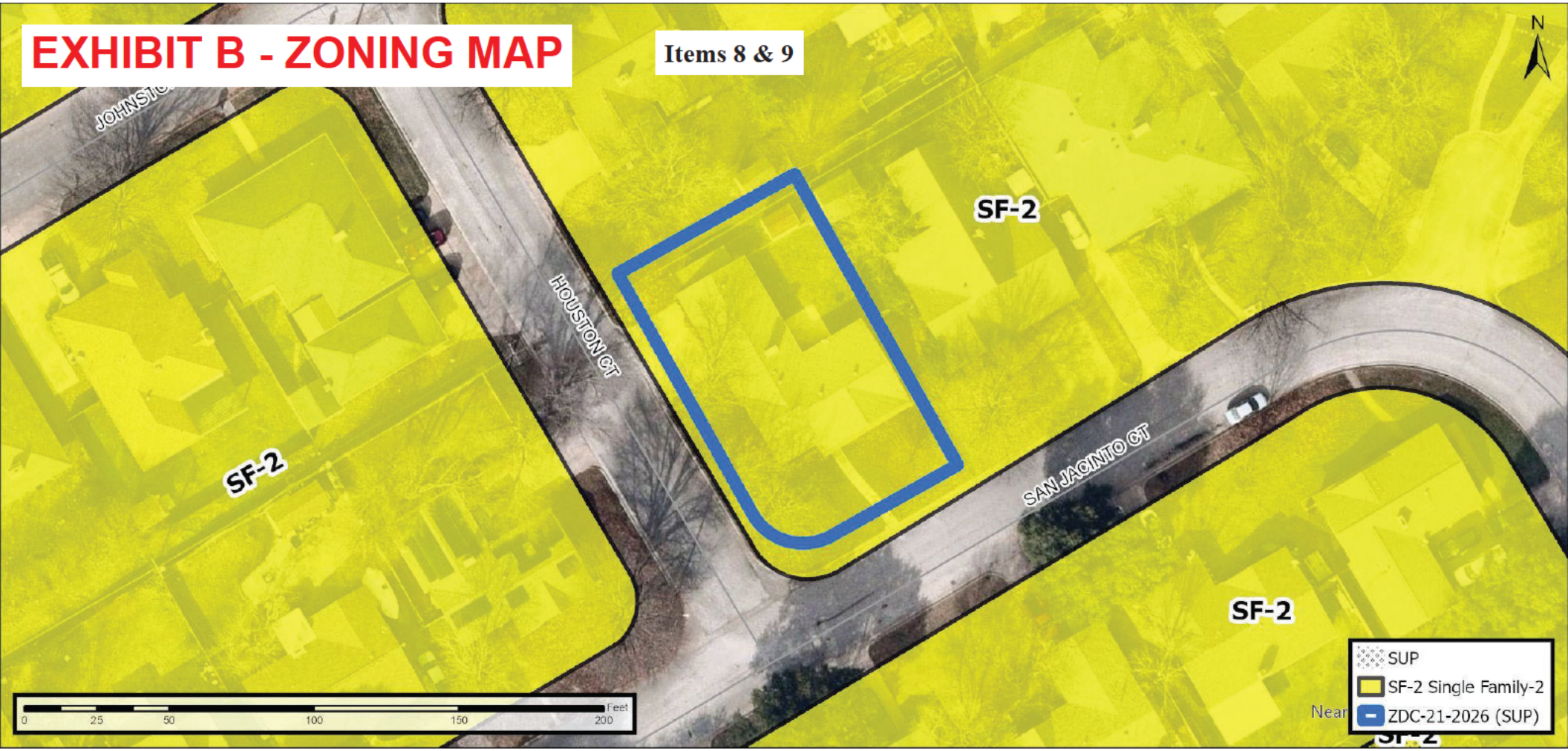
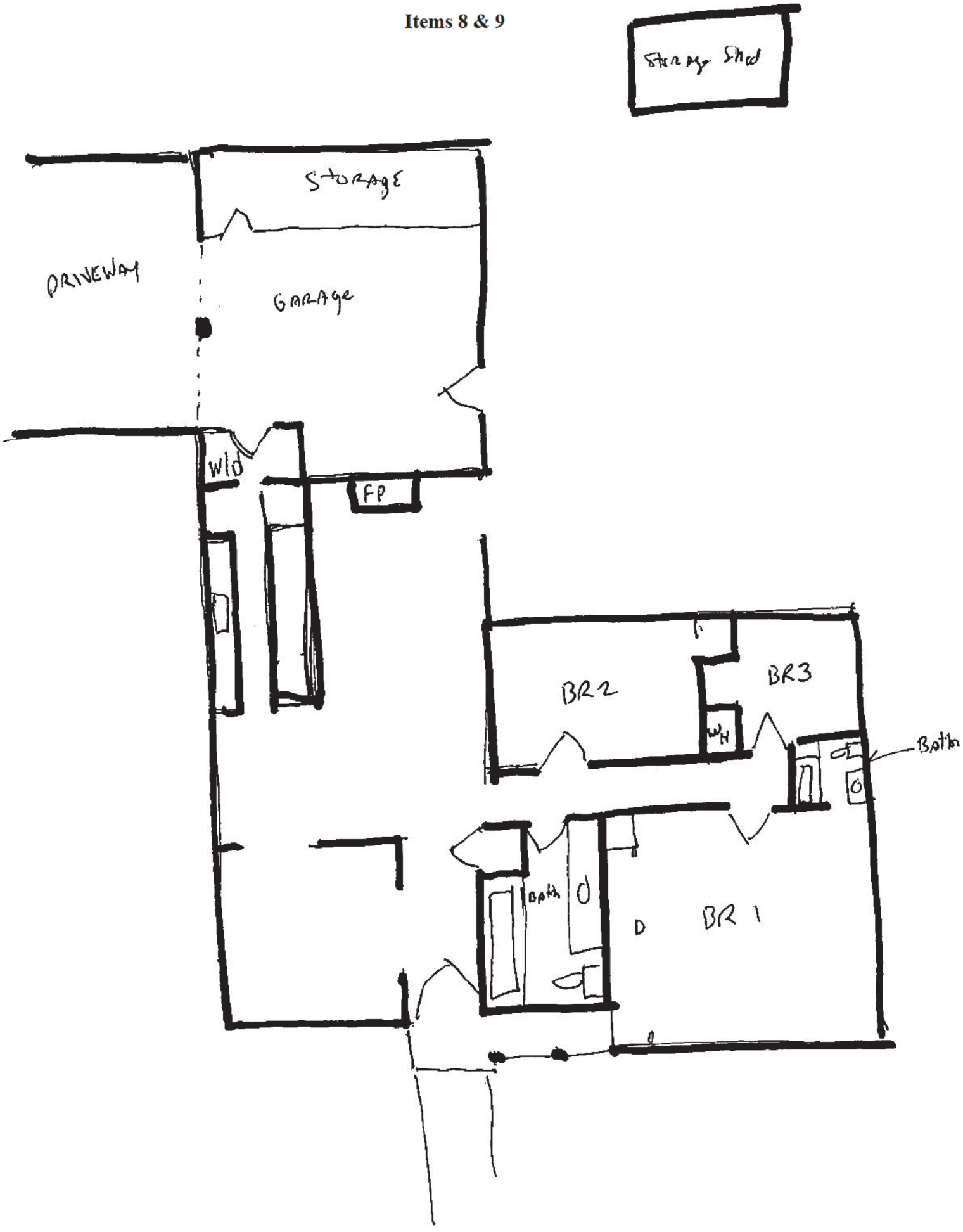

EXHIBIT B - ZONING MAP
Items 8 & 9
N
HOUSTON CT
SAN JACINTO CT
SF-2
SF-2
SF-2
SF-2
SUP
SF-2 Single Family-2
ZDC-21-2026 (SUP)
0
25
50
100
150
200
Feet

EXHIBIT C - FLOORPLAN/SITE PLAN

116 San Jacinto

Items 8 & 9



The San Jacinto House
Guest Rules

We're so glad to host you. To make sure everyone has a comfortable and enjoyable experience, please review and follow these house rules during your stay.

Check-In & Check-Out

- **Check-in:** After 3:00 PM
- **Check-out:** By 11:00 AM
- **Late check-out** must be approved in advance. Unapproved late departures may result in a fee.

Occupancy & Visitors

- Only registered guests (8) are allowed on the property overnight.
- No unregistered guests or parties/events allowed.
- Quiet hours are **10:00 PM – 8:00 AM**. Please respect neighbors and avoid loud music or gatherings.
- Maximum parking is for three (3) vehicles in **off-street** parking only. No parking in the public street.

Cleanliness & Housekeeping

- Please treat the home with respect and care.
- Clean up spills immediately to avoid stains.
- Place all trash in designated bins.
- Trash pick up is monday mornings. If you are staying on a sunday night, please place all trash in the containers by sundayevening or no later than 7:00 am Monday morning
- Before **checkout**, please:
  - Start the dishwasher (if used).
  - Place used towels in the bathroom or laundry area.
  - Remove food from the fridge.
  - Lock all doors and windows.
  - Put all trash in outdoor bins.

Smoking, Vaping & Candles

- **No smoking or vaping** allowed inside the house.
- No open flames or candles allowed indoors.

Kitchen Use

- Feel free to use the kitchen and cooking supplies.
- Please wash dishes after use or load the dishwasher. Three tabs are provided for each stay.
- Dispose of food waste properly with no grease or food down the drain. There is no disposal in the kitchen sink.

Laundry

- The washer and dryer are available for guest use. Three tabs are provided for each stay.
- Please do not overload machines.
- Clean lint trap after using the dryer.

Pets

- **No pets allowed** unless approved in advance with an additional cleaning fee.
- If approved, please clean up after your pet and keep them off furniture and beds.
- All animal waste to be removed from the yard in order to get a pet deposit returned.

Backyard & Outdoor Spaces

- Enjoy the serene backyard and grill area responsibly.
- Turn off outdoor lights and clean up after use.

Safety & Security

- Keep doors and windows locked when leaving.
- Do not tamper with smoke detectors, smart locks, wifi, or cameras.
- Report any damages or safety concerns immediately.
- There are security cameras for the front door and back door.

Damage & Breakages

- Accidents happen—please let us know right away.
- Significant damage, missing items, or excessive mess may result in additional charges.

Internet & Streaming

- Wi-Fi is provided for guest use. Password: **####**
- No illegal downloads or streaming of pirated content.
- We have a guest set up on the Roku device that will automatically log you up based on your departure date.

Miscellaneous

- No rearranging of furniture.
- Do not flush anything other than toilet paper down the toilet.

Emergency Contacts

- For urgent issues during your stay, contact us at: **Jennifer Smolka, 214-228-7988.**
- In case of emergency, dial **911.**

Thank You!

We truly appreciate you following these rules. It helps us provide a consistently great experience for all our guests. Enjoy your stay and feel free to reach out with any questions!