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 ***May 12, 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. Minutes of the regular Planning & Zoning Commission meeting of April 28, 2026
   c. 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)
   d. Consider a request by Mandy Marmon, McAdams, for a Plat of Heritage Square Townhomes Phase 2, Lot 1, Block A, being 21.57 acres, located at South of 501 Houston Street, situated in the Robert Parks Survey, Abstract 851, an addition to the

City of Waxahachie (Property ID(s): 189345– Owner(s): Skanda Investments LLC, Masina Investments LLC, and MM Heritage Extension LLC (SUB-41-2026)

e. Consider a request by Alexander Rodriguez for a Plat of NH Waxahachie Addition, Lot 1, Block A, being 1.662 acres, located at 3075 N. US Highway 77, situated in the William B. Haynes Survey, Abstract No. 48, an addition to the City of Waxahachie (Property ID 185355) – Owner: NH Waxahachie LLC (SUB-44-2026)
f. Consider a request by Julie Menzies, for a Plat of the Menzies Addition, 1 residential lot and 1 nonresidential lot, being 1.428-acres, located at 113 Overhill Drive, situated in the William Dye Survey, Abstract 296, an addition to the City of Waxahachie (Property ID 182308) – Owner: Julie & Don Menzies (SUB-45-2026)
g. Consider a request by Brian Landry, KFM Engineering & Design, for a Replat of the Kelly Bend Addition, to create Lots 1X, Block A & to dedicate 11.10 acres of Right-of-Way for the Kemp Ranch Addition Phase 1A, being 16.22 acres, located directly south of 300 Brookside Rd (Property ID 193823, 189323, 189326, 189336, 189333, 189248, 303651, & 303652) – Owner: Minto KR, LLC (SUB-47-2026)

5. ***Consider*** a request by Jasmine Martinez, CBG Surveying Texas, LLC, for a Replat of Lots 1-3, Block 183 of the New Town Heights Addition, to create Lot 1R, Block 183 of the NB Housing Investments Addition, one residential lot, being 0.23 acres at 1206 Wyatt Street, (Property ID 174823) – Owner(s): NB Housing Investments, LLC (SUB-38-2026)

6. ***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)

7. ***Consider*** recommendation of ZDC-24-2026

8. 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.

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

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.

The meeting was canceled due to inclement weather.

Respectfully submitted,

Amber Villarreal, City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-36-2026

MEETING DATE(S)

Planning & Zoning Commission: May 12, 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

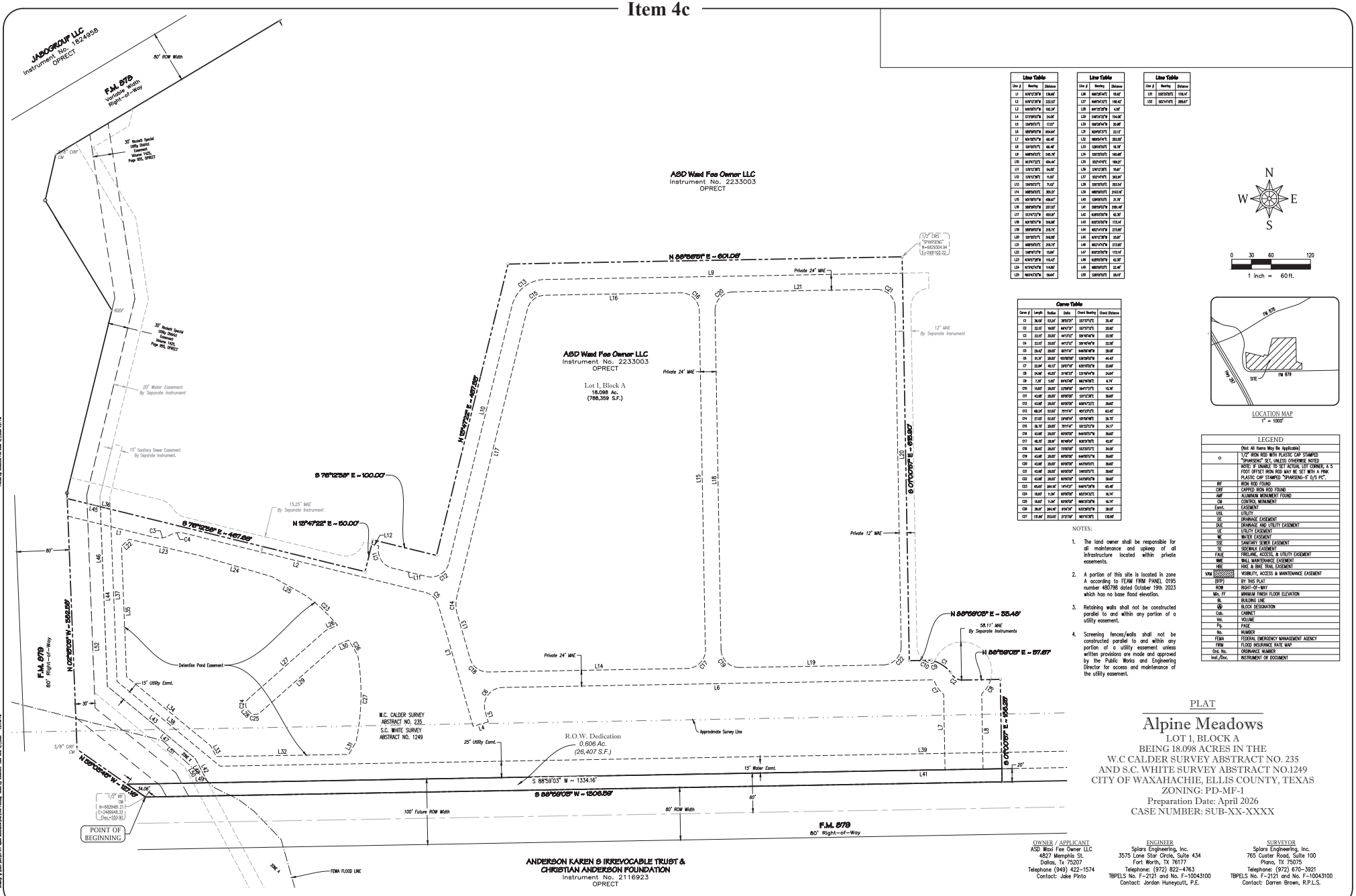
A plat shall not be filed with the Ellis County Clerk until:

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:
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Senior Director of Planning
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Line Table		
Line #	Bearing	Distance
L1	N76°12'38"W	138.66'
L2	N76°12'38"W	223.52'
L3	N65°05'54"W	192.74'
L4	S73°59'52"W	24.08'
L5	S14°00'37"E	17.57'
L6	S88°59'03"W	654.64'
L7	N01°00'57"W	68.48'
L8	S01°00'57"E	66.48'
L9	N88°59'03"E	545.78'
L10	N13°47'22"E	494.94'
L11	S76°12'38"E	94.00'
L12	S76°12'38"E	11.00'
L13	S14°00'37"E	71.02'
L14	N88°59'03"E	305.97'
L15	N01°00'57"W	498.67'
L16	S88°59'03"W	237.02'
L17	S13°47'22"W	403.81'
L18	N01°00'57"W	516.80'
L19	S88°59'03"W	218.75'
L20	S01°00'57"E	516.80'
L21	N88°59'03"E	218.75'
L22	S66°16'13"E	15.86'
L23	N76°12'38"W	110.43'
L24	N13°47'47"W	114.06'
L25	N65°47'38"W	58.64'

Line Table		
Line #	Bearing	Distance
L26	N66°28'44"E	19.82'
L27	N48°04'12"E	108.42'
L28	N41°25'38"W	4.00'
L29	S48°34'18"W	154.08'
L30	S66°28'44"W	20.98'
L31	N28°55'13"E	22.12'
L32	N89°04'47"E	202.00'
L33	S28°55'13"E	19.78'
L34	S52°20'00"E	165.68'
L35	S52°41'49"E	189.27'
L36	S76°12'38"E	15.67'
L37	S13°47'22"W	261.84'
L38	S52°41'49"E	203.54'
L39	N88°59'03"E	2143.19'
L40	S39°05'53"E	21.78'
L41	S88°59'03"W	2181.44'
L42	N28°55'13"E	42.38'
L43	N52°20'00"W	173.14'
L44	N52°41'49"W	273.85'
L45	N76°12'38"W	20.00'
L46	N52°41'49"W	273.85'
L47	N52°20'00"W	173.14'
L48	N28°55'13"E	42.38'
L49	N88°59'03"E	22.46'
L50	S39°05'53"E	28.03'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	36.09'	53.24'	38°50'39"	S57°37'10"E	35.40'
C2	22.51'	19.00'	67°51'31"	S57°37'10"E	21.22'
C3	23.51'	35.00'	38°29'22"	S51°46'44"W	23.07'
C4	23.51'	35.00'	38°29'22"	S89°16'06"W	23.07'
C5	29.42'	35.00'	48°09'48"	N49°06'48"W	28.55'
C6	51.31'	35.00'	100°50'58"	S36°26'53"W	44.93'
C7	22.84'	45.12'	29°00'18"	N20°01'02"W	22.60'
C8	24.96'	45.00'	31°46'47"	S31°46'44"W	24.64'
C9	7.39'	5.00'	84°42'48"	N82°36'06"E	6.74'
C10	11.83'	35.00'	19°22'00"	S84°47'23"E	11.78'
C11	43.68'	28.00'	89°22'00"	S31°12'38"E	39.68'
C12	43.68'	28.00'	89°22'00"	N58°47'22"E	39.68'
C13	48.54'	53.00'	70°17'47"	N01°52'01"E	45.55'
C14	27.05'	53.00'	29°14'31"	S35°39'48"E	26.75'
C15	36.70'	28.00'	75°05'41"	S51°21'21"W	34.13'
C16	43.68'	28.00'	89°22'00"	N44°05'57"W	39.68'
C17	46.35'	28.00'	94°48'04"	N36°36'58"E	41.24'
C18	28.62'	28.00'	73°00'00"	S51°33'57"E	26.69'
C19	43.68'	28.00'	89°22'00"	N49°05'57"W	39.68'
C20	43.68'	28.00'	89°22'00"	N40°16'03"E	39.68'
C21	43.68'	28.00'	89°22'00"	S48°43'57"E	39.68'
C22	43.68'	28.00'	89°22'00"	S41°16'03"W	39.68'
C23	65.65'	264.16'	14°14'21"	N44°47'28"E	65.48'
C24	16.83'	11.00'	87°37'00"	N01°34'23"E	15.24'
C25	16.83'	11.00'	87°37'00"	N85°25'28"W	15.24'
C26	28.01'	264.16'	6°04'24"	N33°38'32"W	28.00'
C27	139.86'	353.00'	22°42'19"	N01°41'38"E	138.96'

LOCATION MAP
1" = 1000'

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 480796 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.

LEGEND	
	(Not All Items May Be Applicable)
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARGENG" 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 "SPARGENG- 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
##	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

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

ENGINEER
Splars 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
Splars 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

Plotted by: Valentina Plot Date: 4/7/2026 1:27 PM
Drawing: g:\2025 Jobs\25-017 alpine meadows\CAD\Final Platting Sheet by Valentina - Sheet Plan 4/7/2026 1:27:06 PM

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. 2233003 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 FM879, a variable width right-of-way, with the east line of Palmer Boyce Road;

THENCE N 55°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 "SPIARSENG" set;

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

S 76°12'38.05" E, 467.69 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 13°47'21.95" E, 50.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 76°12'38.05" E, 100.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 13°47'21.95" E, 457.53 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 88°56'50.95" E, 601.06 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 01°00'57.05" E, 615.90 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

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

along a non-tangent curve to the right having a radius of 53.240 feet, a central angle of 38°50'31.20", a tangent length of 18.77 feet, the long chord of which bears S 57°37'11.78" E for a distance of 35.402 feet with a radial line in of S 12°57'32.55" W and a radial line out of N 51°48'03.90" E for an arc length of 36.09 feet to to a 1/2" iron rod with plastic cap stamped "SPIARSENG" 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°46'33.50" E and a radial line out of S 01°00'57.05" E for an arc length of 22.15 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 88°59'02.95" E, 57.67 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 01°00'57.05" E, 156.25 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" 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 788,359 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
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

darren.brown@
spiarsengineering.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) 822-4763
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.

April, 2026 SEI Job No. 25-017

Plotted by: Valentina Plot Date: 4/7/2026 1:27 PM
Drawing: g:\2025 Jobs\25-017 alpine meadows\CAD\Final Platting - Street Dwg Waxahachie - Sheet Name: 4/7/2026 1:27:08 PM

Planning & Zoning Department
Plat Staff Report

Case: SUB-41-2026

MEETING DATE(S)

Planning & Zoning Commission: May 12, 2026

CAPTION

Consider request by Mandy Marmon, McAdams, for a **Replat** of Heritage Square Townhomes Phase 2, Lot 1, Block A , being 5.968 acres, located at South of 501 Houston Street, situated in the Robert Parks Survey, Abstract 851, an addition to the City of Waxahachie (Property ID(s): 189345– Owner(s): Skanda Investments LLC, Masina Investments LLC, and MM Heritage Extension LLC (SUB-41-2026)

RECOMMENDED MOTION

*"I move to approve SUB-41-2026 for a **Replat** of Lot 1, Block A of the Heritage Square Townhomes Phase 2 Addition, subject to the staff report, authorizing the Planning & Zoning Commission to sign the associated documents accordingly."*

APPLICANT REQUEST

The Applicant is requesting to plat the subject property into one (1) lot for multifamily use.

CASE INFORMATION

Applicant:	Mandy Marmon, McAdams
Property Owner(s):	Skanda Invesvements LLC, Masina Investments LLC, and MM Heritage Extension LLC
Site Acreage:	5.968 acres
Number of Lots:	1 lot
Number of Dwelling Units:	59 units
Park Land Dedication:	The property owner shall pay the cash in lieu of park land dedication of $23,600.00 is due prior to the recordation of this replat
Adequate Public Facilities:	Public facilities are available to the subject property

SUBJECT PROPERTY

General Location:	South of 501 Houston Street
Parcel ID Number(s):	189345
Current Zoning:	Planned Development – Multifamily – 1 (PD-MF-1)
Existing Use:	The subject property is currently undeveloped
Platting History:	Part of the subject property was platted as Lot 2A of the Snider Addition (0.09 acres) while the majority of the subject property has not been platted

Site Aerial:



PLANNING ANALYSIS

The Applicant requests to replat Lot 2A of the Snider Addition and an unplatted tract of land of 5.873 acres into one lot for multifamily use. The subject property is located south of 501 Houston Street. This application request coincides with the Planned Development (PD) that was approved by City Council on October 20, 2025 for a multifamily development consisting a total of fifty-nine (59) units (ZDC-174-2024).

As part of the review of the Replat Application, Staff identified technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance and need to be corrected. These technical items are required to be corrected prior to the filing of the Replat. The correction of each item has been identified as a condition of approval in the Staff Recommendation section below.

RECOMMENDATION

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

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, the plat shall be accompanied by a tax certificate in accordance with State law.
2. Per Section 2.4.c.2 and 2.4.c.3 of the Waxahachie Subdivision Ordinance, accurate street names are required on the plat. Please revise HOUSTON COURT to "HOUSTON STREET".
3. Per Section 2.4.c.4 of the Subdivision Ordinance, please show all existing and proposed easements on the plat. Please remove all building setbacks, private alleys, and buffers from the plat.
4. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, please provide the recording information of the Mutual Access Easement (with the tract located to the north) prior to the recording of this plat.
5. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, please show where the 15’ utility easement terminates. It should terminate perpendicular to a property line.
6. Per Section 2.4.c.23 of the City of Waxahachie Subdivision, the Plat Name shall match the Owner's Certificate. Also, the correct title block must be provided.
    a. Add “(ORDINANCE NO. 3680)” to the zoning.

Conditions (continued):

b. Add:

REPLAT
HERITAGE SQUARE TOWNHOMES PHASE 2
LOT 1, BLOCK A
5.968 ACRES
ZONED: PD-MF-1 (ORDINANCE NO. 3680)
Being 5.968 acres of land located in the Robert Parks Survey, Abstract No. 851 and
Lot 2A in the Snider Addition
City of Waxahachie, Ellis County, Texas
1 NON-RESIDENTIAL LOT
SUB-41-2026
(UPDATED DATE)

7. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, please update the info to reflect the individual(s) who will be signing this plat.
8. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, the approving body will be the Planning and Zoning Commission. Please remove the approval block for City Council.
9. Per Section 2.4.c.25.vi.b of the Waxahachie Ordinance, the Surveyor's Certificate does not require to be notarized. Please remove.
10. Per Section 2.4.f of the Waxahachie Subdivision Ordinance, an Access Easement would be required to be dedicated for the proposed Fire Lane. The linework showing the parallel parking is not needed. Please update and resubmit.
11. Per Section 2.4.f of the Waxahachie Subdivision Ordinance, add a note that identifies which properties the Access Easement serves and any maintenance requirements. Include the following statement, "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."
12. Per Section 2.5.h.i.4 of the Waxahachie Subdivision Ordinance, please show all easements and rights-of-way adjacent to the plat.
13. Per Section 3.10.a.7 of the Subdivision Ordinance, provide a draiange easement for the detention pond area and add the following language as a note on the plat for 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."
14. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised 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:

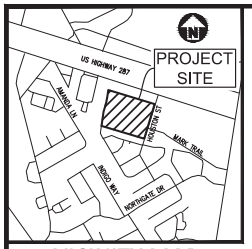
1. The Applicant has paid the recording fee of $74.00.
2. The Applicant has submitted original copies of the tax certificate(s).
3. The Applicant has paid $23,600.00 for Park Land Dedication fee.

STAFF CONTACT INFORMATION

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

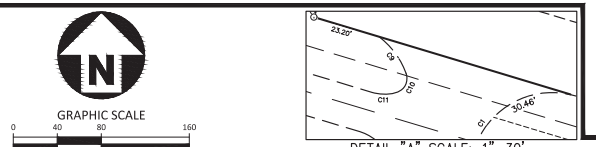
Reviewed by:
Trenton Robertson, AICP
Director of Planning
trenton.robertson@waxahachie.com

Item 4d

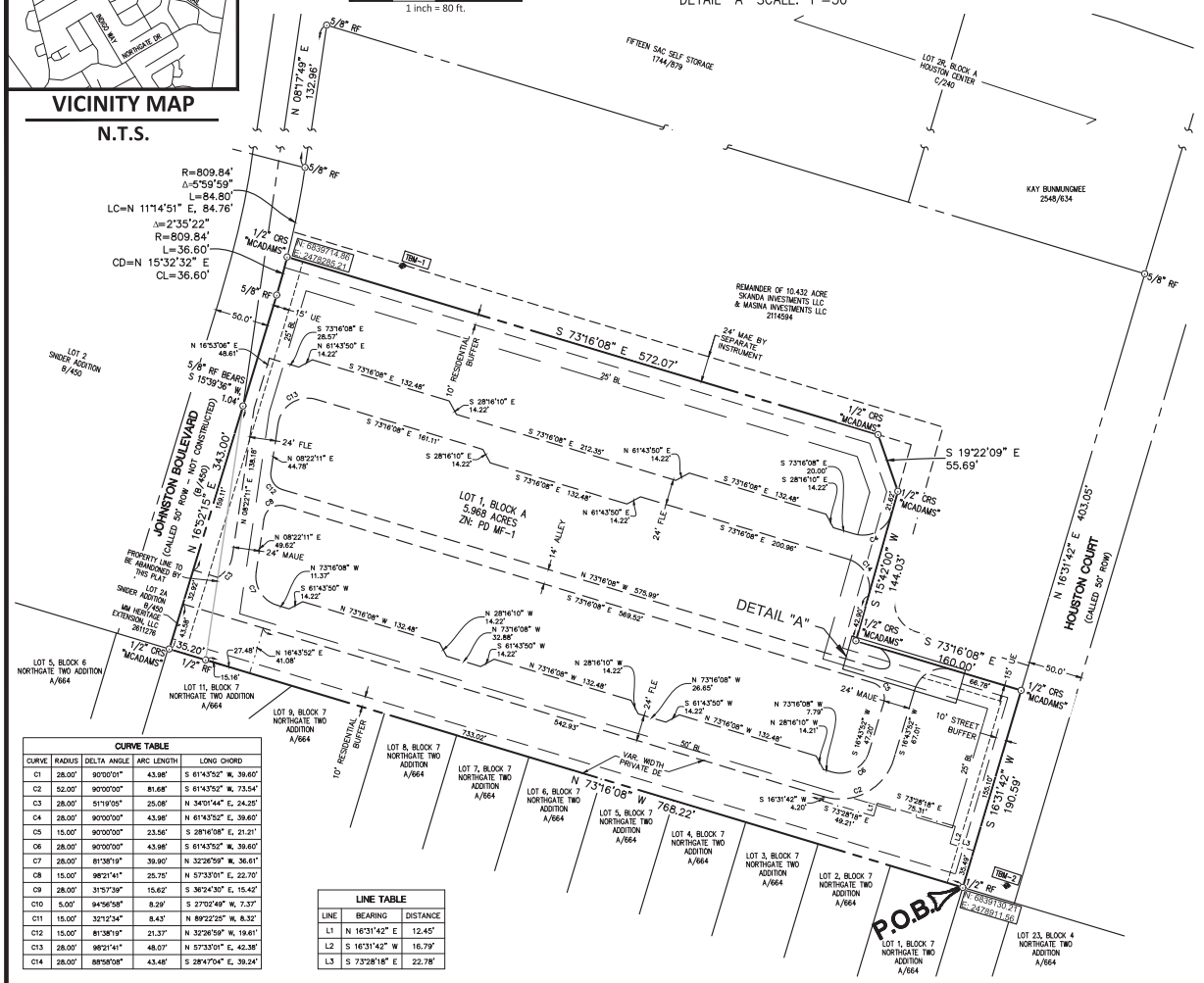


VICINITY MAP

N.T.S.



DETAIL "A" SCALE: 1"=30'



CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	28.00'	90°00'01"	43.98'	S 61°43'52" W, 39.60'
C2	52.00'	90°00'00"	81.68'	S 61°43'52" W, 73.54'
C3	28.00'	51°19'05"	25.08'	N 34°01'44" E, 24.25'
C4	28.00'	90°00'00"	43.98'	N 61°43'52" E, 39.60'
C5	15.00'	90°00'00"	23.56'	S 28°16'08" E, 21.21'
C6	28.00'	90°00'00"	43.98'	S 61°43'52" W, 39.60'
C7	28.00'	81°38'19"	39.90'	N 32°26'59" W, 36.61'
C8	15.00'	98°21'41"	25.75'	N 57°33'01" E, 22.70'
C9	28.00'	31°57'39"	15.62'	S 36°24'30" E, 15.42'
C10	5.00'	94°56'58"	8.29'	S 27°02'49" W, 7.37'
C11	15.00'	32°12'34"	8.43'	N 89°22'25" W, 8.32'
C12	15.00'	81°38'19"	21.37'	N 32°26'59" W, 19.61'
C13	28.00'	98°21'41"	48.07'	N 57°33'01" E, 42.38'
C14	28.00'	88°58'08"	43.48'	S 28°47'04" E, 39.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°31'42" E	12.45'
L2	S 16°31'42" W	16.79'
L3	S 73°28'18" E	22.78'

LOCAL CONTROL

TBM-1: "+" IN BOX N: 6839706.79 E: 2478392.20 ELEV: 638.35'

TBM-2: "+" IN BOX N: 6839131.77 E: 2478952.51 ELEV: 632.50'

LEGEND

BL = BUILDING LINE
RF = REBAR FOUND
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
FLE = FIRE LANE EASEMENT
MAE = MUTUAL ACCESS EASEMENT
P.O.B. = POINT OF BEGINNING
TBM = TEMPORARY BENCHMARK
MAUE = MUTUAL ACCESS, UTILITY EASEMENT

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83. Coordinates shown hereon are grid coordinates.

2. According to Community/Panel No. 48139C0190 G, effective October 19, 2023, of the FLOOD INSURANCE RATE MAP for Ellis County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

This flood statement shall not create liability on the part of the surveyor.

3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

4. Fieldwork completed on July 11th, 2024.

That I, James Stowell, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6513 4/14/26

James Stowell, RPLS
Texas Registration No. 6513

STATE OF TEXAS :
COUNTY OF ELLIS :

Before me, a Notary Public in and for the State of Texas, on this day personally appeared James Stowell, Owner, 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 _____, _____.

Notary Public in and for the State of Texas

My commission expires the _____ day of _____, _____.

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By:		
	Chairperson	Date
	Attest	Date

APPROVED BY: City Council City of Waxahachie

By:		
	Mayor	Date
	Attest	Date

Owner's Certificate

STATE OF TEXAS :
COUNTY OF ELLIS :

WHEREAS, Skanda Investments LLC, Masina Investments LLC, are the Owners of a tract of land situated in Robert Parks Survey, Abstract No. 851, Ellis County, Texas and being out of a 10.432 acre tract conveyed to them by deed recorded in Instrument Number 2114594, and MM Heritage Extension LLC is the Owner of Lot 2A, Snider Addition, conveyed to them by deed recorded in Instrument Number 2851176, and being more particularly described as follows:

BEING all that certain lot, tract, or parcel of land situated in the Robert Parks Survey, Abstract Number 851, Ellis County, Texas, and being part of that certain called 10.43 acres tract of land, described in deed to Skanda Investments, LLC, and Masina Investments, LLC, recorded in Instrument Number 2114594, Deed Records, Ellis County, Texas, and being all of Lot 2A, Snider Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet B, Slide 450, Plat Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the southeast corner of said 10.43 acre tract, and being in the west line of Houston Street (called 50' right-of-way), and being the northeast corner of Lot 1, Block 7, Northgate Two Addition, an addition to the City of Waxahachie, according to the plat thereof, recorded in Cabinet A, Slide 664, Plat Records, Ellis County, Texas;

THENCE N 73°16'08" W, with the south line of said 10.43 acre tract, and the north line of said Block 7, a distance of 733.02 feet passing a 1/2" rebar found at the southwest corner of said 10.43 acre tract, and being the southeast corner said Lot 2A, a total distance of 768.22 feet to a 1"x2" capped rebar set stamped "MCADAMS";

THENCE N 16°52'15" E, with the west line of said Lot 2A and west line of the said 10.43 acre tract, passing at a distance of 235.61 feet the most northerly corner of the aforementioned Lot 2A, from which a 5/8" rebar found bears S 15°39'36" W, a distance of 1.04 feet, and continuing along said course a total distance 343.00 feet to a 5/8" rebar found;

THENCE Northeasterly with the arc of a curve to the left, having a radius of 809.84 feet, a central angle of 02°35'22", an arc length of 36.60 feet and whose chord bears N 15°32'32" E, a distance of 36.60 feet to a 1/2" capped rebar set stamped "MCADAMS", from which a 5/8" rebar found bears Northeasterly continuing with said arc, an arc length of 84.80 feet, a central angle of 05°59'59", and whose chord bears N 11°14'51" E, a distance of 84.76 feet;

THENCE S 73°16'08" E, a distance of 572.07 feet to a 1/2" capped rebar set stamped "MCADAMS";

THENCE S 19°22'09" E, a distance of 55.69 feet to a 1/2" capped rebar set stamped "MCADAMS";

THENCE S 15°42'00" W, a distance of 144.03 feet to a 1/2" capped rebar set stamped "MCADAMS";

THENCE S 73°16'08" E, a distance of 160.00 feet to a 1/2" capped rebar stamped "MCADAMS" in the west line of said Houston Street, and being in the east line of said 10.43 acre tract, from which a 5/8" rebar found at the northeast corner thereof bears N 16°31'42" E, a distance of 403.05 feet;

THENCE S 16°31'42" W, with the east line of said 10.43 acre tract, and the west line of said Houston Street, a distance of 190.59 feet to the POINT OF BEGINNING, and containing approximately 5.968 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as HERITAGE SQUARE PHASE 2 ADDITION, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other Improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape Improvements may be placed in the Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other Improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, ready meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 20____.

BY:

_____
Authorized Signature of Owner

_____
Printed Name and Title

STATE OF TEXAS :
COUNTY OF ELLIS :

Before me, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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_____
_____, _____.

_____
Notary Public in and for the State of Texas

My commission expires the _____ day of _____, _____.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as HERITAGE SQUARE PHASE 2 ADDITION, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other Improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape Improvements may be placed in the Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other Improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, ready meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 20____.

BY:

_____
Authorized Signature of Owner

_____
Printed Name and Title

STATE OF TEXAS :
COUNTY OF ELLIS :

Before me, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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_____
_____, _____.

_____
Notary Public in and for the State of Texas

My commission expires the _____ day of _____, _____.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as HERITAGE SQUARE PHASE 2 ADDITION, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other Improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape Improvements may be placed in the Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other Improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, ready meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 20____.

BY:

_____
Authorized Signature of Owner

_____
Printed Name and Title

STATE OF TEXAS :
COUNTY OF ELLIS :

Before me, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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_____
_____, _____.

_____
Notary Public in and for the State of Texas

My commission expires the _____ day of _____, _____.

FINAL PLAT
HERITAGE SQUARE TOWNHOMES PHASE 2

LOT 1, BLOCK A
5.968 ACRES
ZONED: PD MF-1
ROBERT PARKS SURVEY, ABSTRACT NO. 851
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

CLIENT	SURVEYOR
WRIGHT GROUP ARCHITECTS	JAMES STOWELL, RPLS
1430 S BROADWAY ST	4400 STATE HIGHWAY 121, SUITE 800
CARROLLTON, TX 75006	LEWISVILLE, TX 75056
CONTACT: BANJAMIN FORD	EMAIL: jstowell@mcadamsco.com

PLAN INFORMATION	
PROJECT NO.	WGA24001
CHECKED BY	JS
DRAWN BY	SC
SCALE	1"=80'
DATE	8.26.2025

MCADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
phone 972. 436. 9712
fax 972. 436. 9715
TBPLS FIRM #
PE:19762 RPLS: 10194440
www.mcadamsco.com

Z:\Drive\Projects\WGA\WGA24001\02-Geomatics\Survey\Plats\WGA24001 HERITAGE SQUARE PH. 2 FP.dwg, 4/14/2026 1:38:09 PM, Shannon Cain

Planning & Zoning Department

Plat Staff Report

Case: SUB-44-2026

MEETING DATE(S)

Planning & Zoning Commission: May 12, 2026

CAPTION

Present a request by Alexander Rodriguez for a **Plat** of NH Waxahachie Addition, Lot 1, Block A, being 1.662 acres, located at 3075 N. US Highway 77, situated in the William B. Haynes Survey, Abstract No. 48, an addition to the City of Waxahachie (Property ID 185355) – Owner: NH Waxahachie LLC (SUB-44-2026)

RECOMMENDED MOTION

"I move to approve SUB-44-2026, a Plat of the NH Waxahachie Addition, Lot 1, Block A, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

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

CASE INFORMATION

Applicant:	Alexander Rodriguez
Property Owner(s):	NH Waxahachie LLC
Site Acreage:	1.662 acres
Number of Lots:	1 lot
Number of Dwelling Units:	0 units
Park Land Dedication:	The cash in lieu of park land dedication for this case is estimated at $997.20 ($600.00 per acre for non-residential lots).
Adequate Public Facilities:	Adequate public facilities are available to the subject property

SUBJECT PROPERTY

General Location:	3075 N. US Highway 77
Parcel ID Number(s):	185355
Current Zoning:	PD-C (Ordinance 3699)
Existing Use:	Warehouse
Platting History:	The subject property is not currently platted.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into a commercial lot as part of the NH Waxahachie Addition. The subject property is located in a Planned Development Commercial (PD-C) zoning district and the proposed plat complies with the lot size and dimension requirements of the district. The plat includes dedication of a drainage easement for the existing open channel drainage infrastructure on the property.

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 with the motion and conditions noted below.

Conditions:

1. 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-44-2026", please revise accordingly.
2. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, The location and width of all streets, alleys and easements, existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted for all new streets (street name approval is required at the time the plat is approved); Please remove the building lines from the plat.
3. Per Section 2.4.c.1 of the Waxahachie Subdivision Ordinance, an accurate vicinity map is required on the plat. Please note S Central Blvd is not a valid street name in Ellis County. Please include additional roads on the vicinity map, and correct S Central Blvd.
4. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, GPS coordinates shall be provided for survey monuments on the plat exhibit. Please provide coordinates (northing, easting) for the POB and one additional corner of the property boundary.
5. Per Section 2.4.c.12 of the Waxahachie Subdivision Ordinance, floodplain information must be correctly referenced on the plat. Complete the floodplain note with the current FIRM information.

Conditions (Continued):

6. Per Section 2.4.c.20 and 3.1.a of the Waxahachie Subdivision Ordinance: Label the existing ROW width. It is not clear which line is the ROW boundary.
7. Per Section 2.4.c.12 of the Waxahachie Subdivision Ordinance, floodplain information must be correctly referenced on the plat. Complete the floodplain note with the current FIRM information.
8. Per Appendix C, V, Section 3.3 of the City's Subdivision ordinance: A 15ft utility easement is required along the road frontage.
9. Section 3.1 - US Highway 77 is on the City's thoroughfare plan as a 120ft ROW. Ensure 60 ft is dedicated from the center line of the road.
10. Section 2.4.24 provide minimum finished floor elevation. Refer to the City's Manual for the Design of Storm Drainage Systems section 3.3.f for requirements.
11. Section 3.3.b, provide a drainage easement for the open channel. Refer to the City's Manual for the Design of Storm Drainage Systems section 3.3.g for easement requirements.
12. Per Section 3.10.a.4 & 3.10.a.5 of the subdivision ordinance, provide a drainage easement for the channel and include the following conditions on the plat.
    "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."
13. According to sections 5.6 and 5.7, fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

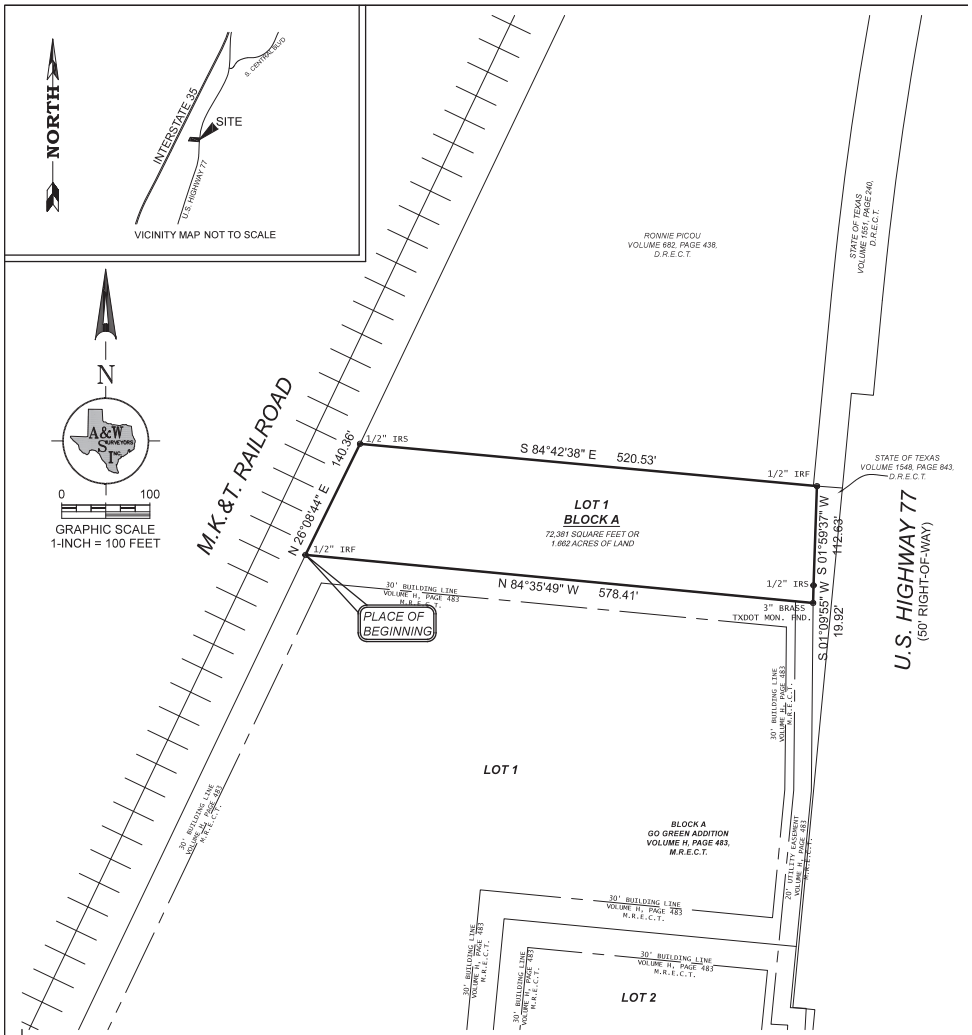
A plat shall not be filed with the Ellis County Clerk until:

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

STAFF CONTACT INFORMATION

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

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



ON-SITE SEWAGE FACILITY STATEMENT

This plat has been approved by the Department of Development of Ellis County, Texas for on-site sewage disposal facilities and meets or exceeds the minimum requirements established by TCEQ and the Ellis County Septic Order, pending any and all information as may be required by the Ellis County Department of Development.

_____ _____
Department of Development Director Approval Date:

FLOODPLAIN STATEMENT:

No portion of this plat is within FEMA's 100-year floodplain as defined by the Flood Insurance Rate Map Number _____, published by FEMA and dated _____.

GENERAL NOTES

1) A drainage / utility easement (DUE) is only required, as necessary, to show any existing / future easements or drainage easements to help with the flow of water or placement of easements.
2) Ellis County will not be responsible for the maintenance of drainage easements or detention areas
3) All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

STATE OF TEXAS
COUNTY OF ELLIS

Certificate of approval by the Commissioners' Court of Ellis County, Texas:
Approved this date, the _____ day of _____, 2026,

_____
Todd Little, County Judge

_____ _____
Randy Stinson Lane Grayson
Commissioner, Precinct No. 1 Commissioner, Precinct No. 2

_____ _____
Louis Ponder Kyle Butler
Commissioner, Precinct No. 3 Commissioner, Precinct No. 4

ATTEST:

_____
Krystal Valdez, County Clerk

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown.
5. Ellis County is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Ellis County's use thereof.
7. Ellis County and/or public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. Ellis County and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by Ellis County.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Ellis County, Texas.

WITNESS, BY MY HAND, THIS THE _____ DAY OF _____, 20____ .

_____
AUTHORIZED PROPERTY OWNER'S SIGNATURE

NOTARY STATEMENT

STATE OF TEXAS
COUNTY OF

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026 .

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

STATE OF TEXAS
COUNTY OF ELLIS

That We, NH Waxahachie, LLC., being the owners of that certain tract of land hereinafter described as follows:

WHEREAS, Marcus Channing Morris is the Owner of a tract of land situated in the WILLIAM B. HAYNES SURVEY, ABSTRACT NO. 486, Ellis County, Texas, and being out of a 1.662 acre tract of land described in deed to NH Waxahachie, LLC., as recorded in Instrument No. 2524474, Deed Records of Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner on the Southeast right-of-way line of M.K.&T. Railroad, being the Northwest corner of Lot 1, Block A, Go Green Addition, an addition to the City of Waxahachie, Ellis County, Texas, and being the Southwest corner of said tract described herein;

THENCE North 26°08'44" East, a distance of 140.36' to a 1/2" iron rod set for corner being the Southwest corner of a tract of land described in deed to Ronnie Picou, as recorded in Volume 682, Page 438, Deed Records, Ellis County, Texas;

THENCE South 84°42'38" East, along the South line of said Picou tract, a distance of 520.53' to a 1/2" iron rod found for corner on the South line of a tract of land described in deed to State of Texas, as recorded in Volume 1551, Page 240, Deed Records of Ellis County, Texas, and being on the West line of a tract of land described in deed to State of Texas, as recorded in Volume 1548, Page 843, Deed Records of Ellis County, Texas, said point being on the present West right-of-way line of U.S. Highway 77;

THENCE South 01°59'37" West, a distance of 112.63' to a 1/2" iron rod set for corner;

THENCE South 01°09'55" West, a distance of 19.92' to a 3" brass TxDot monument found for corner being the Northeast corner of said Lot 1, of said Go Green Addition;

THENCE North 84°35'49" West, along the North line of said Go Green Addition, a distance of 578.41' to the PLACE OF BEGINNING or containing 72,381 square feet or 1.662 acres of land.

STATE OF TEXAS
COUNTY OF ELLIS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, John S. Turner, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

_____
John S. Turner
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed.

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

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 3705 N. Highway 77, Waxahachie, TX 75165 ~

Owner: NH Waxahachie, LLC.,
~ 4350 Beltway Dr., Addison, TX 75001 ~

Job No. 25-1738	Drawn by: KW	Date:01/13/2026	Revised:

"A professional company operating in your best interest"

FINAL PLAT

NH WAXAHACHIE ADDITION

LOT 1, BLOCK A

1.662 ACRES OF LAND
ONE NON-RESIDENTIAL LOT
CASE NO.
PREPERATION DATE: 01/13/2026

Planning & Zoning Department

Plat Staff Report

Case: SUB-45-2026

MEETING DATE(S)

Planning & Zoning Commission: May 12, 2026

CAPTION

Present a request by Julie Menzies, for a **Plat** of the Menzies Addition, 1 residential lot and 1 nonresidential lot, being 1.428-acres, located at 113 Overhill Drive, situated in the William Dye Survey, Abstract 296, an addition to the City of Waxahachie (Property ID 182308) – Owner: Julie & Don Menzies (SUB-45-2026)

RECOMMENDED MOTION

"I move to approve SUB-45-2026, a Plat of the Menzies 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 subject property into 1 residential lot and 1 nonresidential lot.

CASE INFORMATION

Applicant:	Julie & Don Menzies
Property Owner(s):	Julie & Don Menzies
Site Acreage:	1.428 acres
Number of Lots:	2 lots
Number of Dwelling Units:	1 dwelling unit.
Park Land Dedication:	The cash in lieu of park land dedication for this case is estimated at **$1,000.00** (1 Dwelling Unit at $400 per dwelling unit & $600 per acre of land dedicated to nonresidential development.
Adequate Public Facilities:	Adequate public water facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	113 Overhill Drive
Parcel ID Number(s):	182308
Current Zoning:	Single-Family-2 (SF-2) & General Retail (GR)
Existing Use:	Single Family Residence
Platting History:	The subject property is not currently platted.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into 1 residential and 1 nonresidential lot as part of the Menzies Addition. The subject property is currently zoned Single-Family-2 (SF-2) and General Retail (GR). The zoning boundary between the SF-2 and GR districts is generally located along the dividing line between the two proposed lots. The proposed lots adhere to the lot size and dimension requirements of the current zoning at this location.

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.

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.3 of the Waxahachie Subdivision Ordinance, the plat shall be drawn to scale. Please verify the accuracy of the scale and revise accordingly.
3. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements need to be shown on the plat, not build lines. Please revise.
4. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements and build lines need to be shown on the plat, not site improvements. Remove site improvements from the lots on the plat.
5. Per Section 2.4.c.15 of the Waxahachie Subdivision Ordinance, the plat shall be submitted in a legible format. There are two Point of Beginnings. Please verify the correct Point of Beginning and remove the second.
6. Per Section 2.4.c.15 of the Waxahachie Subdivision Ordinance, the plat shall be submitted in a legible format. Please ensure all elements in the plat are legible in subsequent submittals.

Conditions (continued):

7. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, GPS coordinates shall be provided for survey monuments on the plat exhibit. Please provide coordinates (northing, easting) for the POB and one additional corner of the property boundary.
8. 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-45-2026", revise accordingly.
9. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please provide the correct zoning on the plat.
10. Per Section 2.4.c.25.vi.c of the Waxahachie Subdivision Ordinance, only the Planning and Zoning Commission Approval Block is needed due to the fact that the Planning and Zoning Commission is the approval body for this plat. Please remove.
11. Per Section 5.1 of the Waxahachie Subdivision ordinance, the public sanitary sewer line must be extended to serve Lot 2 prior to acceptance.
12. Per Sections 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.
13. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.
14. Per Appendix C, V, Section 3.3 of the City's Subdivision ordinance: A 15ft utility easement is required along the road frontage.

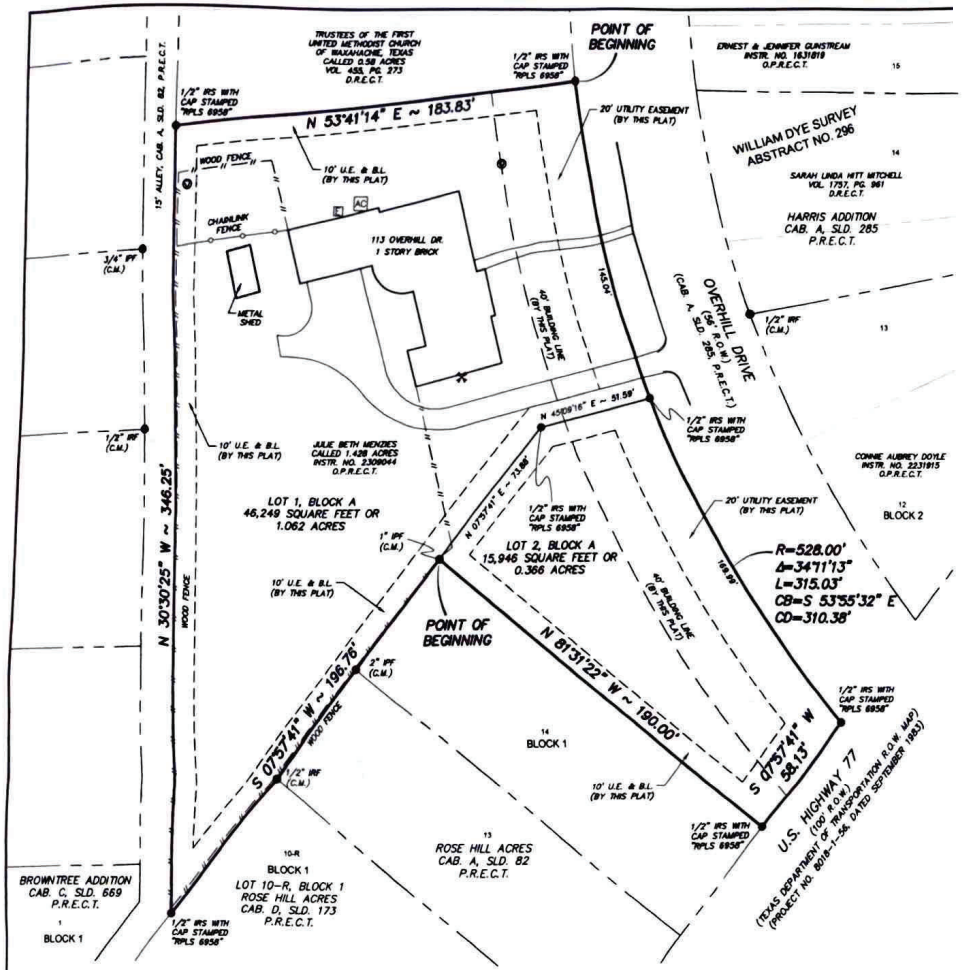
ATTACHED EXHIBITS

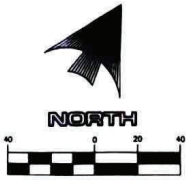
1. Plat

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





GENERAL NOTES:

1. Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).
2. This property lies in Zone X according to Flood Insurance Rate Map No. 48139C0190G, dated October 19, 2023 as published by FEMA. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."
3. City of Waxahachie shall not be responsible for the maintenance of drainage easements or detention areas.

APPROVED BY: Planning and Zoning Commission, City of Waxahachie

By: _____ _____
Chairperson Date

_____
Attest

APPROVED BY: City Council

STATE OF TEXAS
COUNTY OF ELLIS
Certificate of approval by the City Council of tis City of Waxahachie, Texas:

Approved this date, the _____ day of _____ 2025,

_____
David Hill, Mayor

ATTEST:

_____

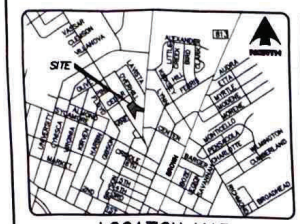
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David S. Griffin, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

Dated this the _____ day of _____ 2025.

_____
David S. Griffin, Texas R.P.L.S. No. 6958
Registered Professional Land Surveyor
Griffin Land Surveying
903 W. Ennis Ave., Suite 1
Ennis, Texas 75119
(903) 600-1072
TBPELS Firm No. 101948-13



ABBREVIATION LEGEND

O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS
D.R.E.C.T.	DEED RECORDS OF ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS OF ELLIS COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
IRF	IRON ROD FOUND
CM	CONTROLLING MONUMENT

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 David S. Griffin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/her executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS Julie Beth Menzies is the owner of a tract of land situated in the William Dye Survey, Abstract Number 296 in the City of Waxahachie, Ellis County, Texas, being all of a called 1.428 acre tract of land described in the Texas Warranty Deed with Vendor's Lien to Julie Beth Menzies recorded in Instrument Number 2309044 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RPLS 6958" set in the southwesterly curving line of Overhill Drive, a 56 feet wide Right of Way as shown on the plat of Harris Addition, an addition to the City of Waxahachie, in Ellis County Texas, according to the plat thereof recorded in Cabinet A, Slide 285 of the Plat Records of Ellis County, Texas (P.R.E.C.T.), for the north corner of said 1.428 acre tract, the east corner of a called 0.58 acre tract described in the deed to Trustees of the First United Methodist Church of Waxahachie, Texas recorded in Volume 455, Page 273 of the Deed Records of Ellis County, Texas (D.R.E.C.T.), and the beginning of a curve to the left;

THENCE in a southeasterly direction, along the southwesterly curving line of said Overhill Drive, the northeasterly line of said 1.428 acre tract, and said curve to the left, having a radius of 528.00 feet, a central angle of 34 degrees 11 minutes 13 seconds, a chord distance of 310.38 feet which bears South 53 degrees 55 minutes 32 seconds East, and an arc length of 315.03 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set at the intersection of the southwesterly line of said Overhill Drive with the northwest line of U.S. Highway 77, a 100 foot wide Right of Way as shown on the Texas Department of Transportation Right of Way Map, Project Number 8018-1-56, dated September 1983;

THENCE South 07 degrees 37 minutes 41 seconds West, along the southeast line of said 1.428 acre tract and the northwesterly line of said U.S. Highway 77, a distance of 58.13 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" for a southeast corner of said 1.428 acre tract and the east corner of said Lot 14, Block 1 of Rose Hill Acres, an addition to the City of Waxahachie, in Ellis County Texas, according to the plat thereof recorded in Cabinet A, Slide 82, P.R.E.C.T.;

THENCE North 81 degrees 31 minutes 22 seconds West, along the common line of said 1.428 acre tract and said Lot 14, Block 1, a distance of 190.00 feet to a 1 inch iron pipe found for an ell corner of said 1.428 acre tract and the northwest corner of said Lot 1, Block 14;

THENCE South 07 degrees 37 minutes 41 seconds West, along and the southeast line of said 1.428 acre tract and the northwest line of said Rose Hill Acres, a distance of 196.76 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" in the northeast line of a 15 foot wide Alley as shown on said Rose Hill Acres for the south corner of said 1.428 acre tract;

THENCE North 30 degrees 30 minutes 25 seconds West, along the southwest line of said 1.428 acre tract and the northeast line of said 15 foot wide Alley, a distance of 346.25 feet for the west corner of said 1.428 acre tract and the south corner of the aforementioned 0.58 acre tract;

THENCE North 53 degrees 41 minutes 14 seconds East, along the common line of said 1.428 acre tract and said 0.58 acre tract, a distance of 183.83 feet to the POINT OF BEGINNING and containing 62,195 square feet or 1.428 acres of land, more or less.

OWNERS'S DEDICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Julie Beth Menzies, acting herein by and through her duly authorized officers, do hereby adopt this plat designating the herein above described property as LOTS 1 & 2, BLOCK A, MENZIES ADDITION, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements. If approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, our hand, this the _____ day of _____ 2025.

BY:

_____
Julie Beth Menzies

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 Julie Beth Menzies, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/her executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

OWNER:
JULIE BETH MENZIES
113 OVERHILL DRIVE
WAXAHACHIE, TEXAS 75165
(214) 212-1021

GRIFFIN LAND SURVEYING
903 W. Ennis Ave., Ste. 1
Ennis, TX 75119
903.600.1072 • www.glsurveying.com
TBPELS Firm No. 101948-13

PLAT
MENZIES ADDITION
LOTS 1 & 2, BLOCK A
BEING 1.428 ACRES IN THE WILLIAM DYE SURVEY, ABSTRACT NO. 296

CITY OF WAXAHACHIE
2 RESIDENTIAL LOTS

CASE NO. XXX-XXX
MARCH, 2025 GLS JOB NO. 2411284
SHEET 1 OF 1

Planning & Zoning Department

Plat Staff Report

Case: SUB-47-2026

MEETING DATE(S)
Planning & Zoning Commission: May 12, 2026

CAPTION
Present a request by Brian Landry, KFM Engineering & Design, for a **Replat** of the Kelly Bend Addition, to create Lots 1X, Block A & to dedicate 11.10 acres of Right-of-Way for the Kemp Ranch Addition Phase 1A, being 16.22 acres, located directly south of 300 Brookside Rd (Property ID 193823, 189323, 189326, 189336, 189333, 189248, 303651, & 303652) – Owner: Minto KR, LLC (SUB-47-2026)

RECOMMENDED MOTION
"I move to disapprove SUB-47-2026, a Replat of the Kelly Bend Addition, Lot 1X, Block A.

APPLICANT REQUEST
The applicant requests to replat the subject property into one (1) non-residential lot, dedicate 11.10 acres of right-of-way, and abandon portions of existing ROW as part of the initial phase of the Kemp Ranch development.

CASE INFORMATION

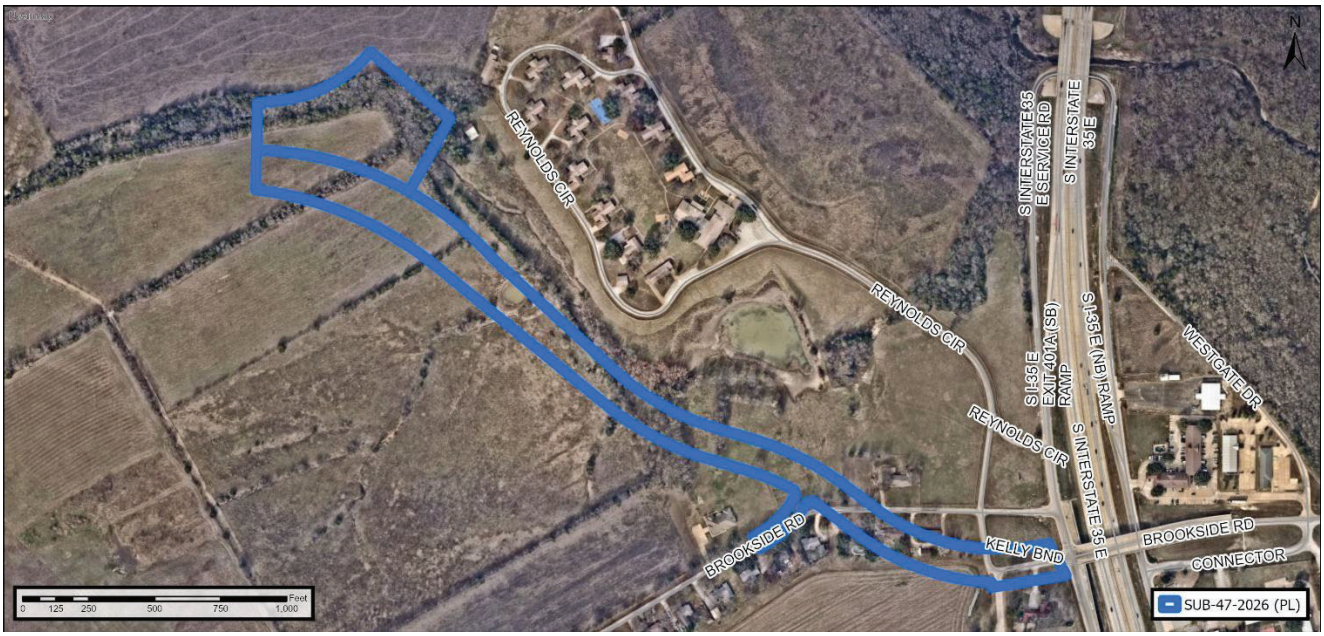
Applicant:	Brian Landry, KFM Engineering & Design
Property Owner(s):	Minto KR, LLC
Site Acreage:	16.22 acres
Number of Lots:	1 non-residential lot
Number of Dwelling Units:	0 Units
Park Land Dedication:	The Associated Planned Development and Development Agreement indicate the Park Land Dedication fees are not required so long as the park & open space plan is adhered to.
Adequate Public Facilities:	Adequate public facilities will be extended by the property owner to serve the subject property.

SUBJECT PROPERTY

General Location:	Directly south of 300 Brookside Road
Parcel ID Number(s):	193823, 189323, 189326, 189336, 189333, 303651, & 303652
Current Zoning:	Planned Developed (PD) – Ordinance 3704
Existing Use:	The subject property is currently undeveloped. Due to the nature of the plat, the houses that are in the area in which right-of-way will be dedicated will have to be demolished.

Platting History: A Plat for the Kelly Bend Addition was filed for a portion of subject property on July 20, 2022.

Site Aerial:



PLANNING ANALYSIS

A Replat Application is required by the Waxahachie Subdivision Ordinance in instances where a property owner wishes to change the configuration of existing lots or right-of-way (ROW). The primary purpose of the proposed replat is to install Master Infrastructure by dedicating 11.10 acres of Right-of-way to create a thoroughfare for Phase 1A of the construction for the Kemp Ranch Subdivision. In addition to the proposed dedication of right-of-way, the applicant is also proposing 1-nonresidential lot with this replat. Please discuss the abandonment of existing ROW as well.

As part of the review of the Replat application, staff identified multiple items, including technical errors, that conflict with the requirements of the Waxahachie Subdivision Ordinance. Each of these items have been identified as reason of disapproval 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 disapproval of the Replat request due to the reasons noted below.

Reasons for Disapproval:

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 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificates for the subject property (dated within 90 days of your filing date) showing that no delinquent taxes exist against the property is required to be provided at the time of Plat filing.
3. Per Section 2.4.c.1 of the Waxahachie Subdivision Ordinance, an accurate location (vicinity) map is required. Please note that the label for Brookside is pointing to a private driveway. Please adjust the label to the correct location. Likewise, please include additional street labels on the vicinity map. This comment applies to subsequent pages.

Reasons for Disapproval (continued):

4. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, corporate boundaries shall be included on the plat. Please include the Waxahachie city limits on the plat.
5. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, accurate bearings and distances for the property boundary are required. There are numerous inconsistencies between the bearings and distances on the plat exhibit and legal description. Please verify all bearings and distances on the plat and legal description and update accordingly.
6. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, accurate bearings and distances for the property boundary are required. The curve data is missing for this portion of the property boundary. Please include the curve information or reference to the curve table.
7. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, accurate bearings and distances for the property boundary are required. The curve data is missing for this portion of the property boundary. Please include the curve information or reference to the curve table.
8. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, existing roads are required to be shown on the plat. Please note that this is a portion of Kelly Bend. Please update accordingly.
9. Per section 2.4.c.3 of the Waxahachie Subdivision Ordinance, The name, location and recording information of all adjoining subdivisions (or property owners of unplatted property) shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail. Only existing adjacent subdivisions must be shown on the plat. However, in the event that these future subdivisions are recorded before this plat is recorded, those adjacent subdivisions must be shown with the correct recording information.
10. Per section 2.4.c.3 of the Waxahachie Subdivision Ordinance, the accurate owner's information of adjacent lots need to be shown and the plat needs to be demonstrated in a legible format. Please ensure that the adjacent lots accurately reflects the adjacent property owner's information. Please revise.
11. Per Section 2.4.c.3 and 3.a.g.1 of the Waxahachie Subdivision, existing roads shall be drawn and labeled on the plat; and new roads shall be a continuation or an appropriate projection of existing streets from or into surrounds areas. Please verify if this portion of Brookside Road is prescriptive or dedicated ROW and update accordingly.
12. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, existing roads are required to be shown on the plat. Please note that this is a portion of Kelly Bnd. Please update accordingly.
13. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, the filing information of platted lots are required. Please include the plat recording information (Cabinet, Slide).
14. Per section 2.4.c.3 of the Waxahachie Subdivision Ordinance, the accurate owner's information of adjacent lots need to be shown and the plat needs to be demonstrated in a legible format. Please ensure that the adjacent lots accurately reflects the current property owner's information. Please revise.
15. Per section 2.4.c.4 of the Waxahachie Subdivision Ordinance, all lots need to be abide by the current zoning. There's currently a PD Amendment request going before the Planning & Zoning Commission and City Council that, if approved, would re-designate this lot as a "mixed use" lot and not an X lot. This needs to be correctly demonstrated on the plat as a "mixed use" lot in the event that the zoning amendment is approved by City Council. If in the event that the Zoning Amendment is not granted by City Council, this will remain as an X lot.
16. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, all easements need to be correctly shown. It appears that this easement is not correctly shown. Please revise the line work and correctly show the easements. Please revise accordingly.
17. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements and build lines need to be shown on the plat, not topography. Please remove.

Reasons for Disapproval (continued):

18. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the actual width of this ROW needs to be shown.
19. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, correct acreage for each lot is required on the plat. Please include the acreage of the HOA lot here.
20. Per Section 2.4.c.15 of the Waxahachie Subdivision Ordinance, all plats shall be submitted in legible format. A general notes section must be included with a plat. Please revise.
21. Per Section 2.4.c.15 of the Waxahachie Subdivision Ordinance, all plats shall be submitted in legible format. The correct legal description must be shown. Please ensure no there are no blanks and that the legal description is fully detailed and accurate.
22. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, GPS coordinates shall be provided for survey monuments on the plat exhibit. Please provide coordinates (northing, easting) for the POB and one additional corner of the property boundary.
23. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, space is required to be reserved for the placement of recording information by the Ellis County Clerk. Reserve a 12"x1.5" blank box in the top right hand corner.
24. 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-47-2026”, revise accordingly.
25. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please indicate "Replat" instead of "Final Plat."
26. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct phase of this plat needs to be detailed in the title block. Please revise.
27. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please provide the correct zoning on the plat ("Planned Developed" PD)
28. Per Section 2.4.c.25.vi of the Waxahachie Subdivision Ordinance, the name and title of the signatory needs to be provided.
29. Per Section 3.1.g.1 of the Waxahachie Subdivision Ordinance, new roads shall be a continuation or an appropriate projection of existing streets from or into surrounding areas. The proposed ROW is a continuation of KELLY BEND which was dedicated by a separate plat. Please clarify whether you are in control of the adjacent property where Kelly Bend continues. If you are, these instruments will need to be abandoned or vacated.
30. Per Section 3.a.g.1 of the Waxahachie Subdivision, new roads shall be a continuation or an appropriate projection of existing streets from or into surrounds areas. Brookside Road is currently a discontinuous street across Interstate 35. The configuration of the roadways in this plat prevent Brookside from being made continuous in the future. This portion of Brookside Rd will need to be renamed to prevent routing issues for emergency services. Please contact the City Secretary to initiate the road name change process.
31. Per Section 3.a.g.1 of the Waxahachie Subdivision, new roads shall be a continuation or an appropriate projection of existing streets from or into surrounds areas. Brookside Road is currently a discontinuous street across Interstate 35. The configuration of the roadways in this plat prevent Brookside from being made continuous in the future. This portion of Brookside Rd will need to be renamed to prevent routing issues for emergency services. Please contact the City Secretary to initiate the road name change process.

32. Per Section 3.1.g.1 of the Waxahachie Subdivision Ordinance, the arrangement of such streets within a subdivision shall provide for the continuation or appropriate projection of existing streets from or into surrounding areas. This Plat proposal will result in Brookside Road being discontinuous; which conflicts with the requirements of the Wxahachie Subdivision Ordinance. If the owner wishes to proceed with the current plat proposal, the property owner must initiate a petition to change the name of Brookside Road east of I35E and receive approval of said name change prior to the approval of this Plat. Resolution 1169 can be referenced for the street name change procedure.
33. Per Section 3.1.c.6.a of the Subdivision Ordinance, provide a right-of-way corner clip that complies with the exhibit shown on Page 11 of the City's Thoroughfare Standards & Pavement Design Methods manual.
34. Per section C-III-3.3 of the Waxahachie subdivision ordinance, a 15ft utility easement is required along the road frontage.
35. Per Section 3.1.c.7 of the Subdivision Ordinance, provide the necessary right-of-way for a left turn lane at the intersection of the Exist. Brookside Rd. and Street A.
36. Per Section 4.2.a of the Waxahachie Subdivision Ordinance, the most recent FEMA FIRM is required to be referenced. Revise to reflect the October 2023 Ellis County PMR.
37. Per Sections 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.
38. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Replat

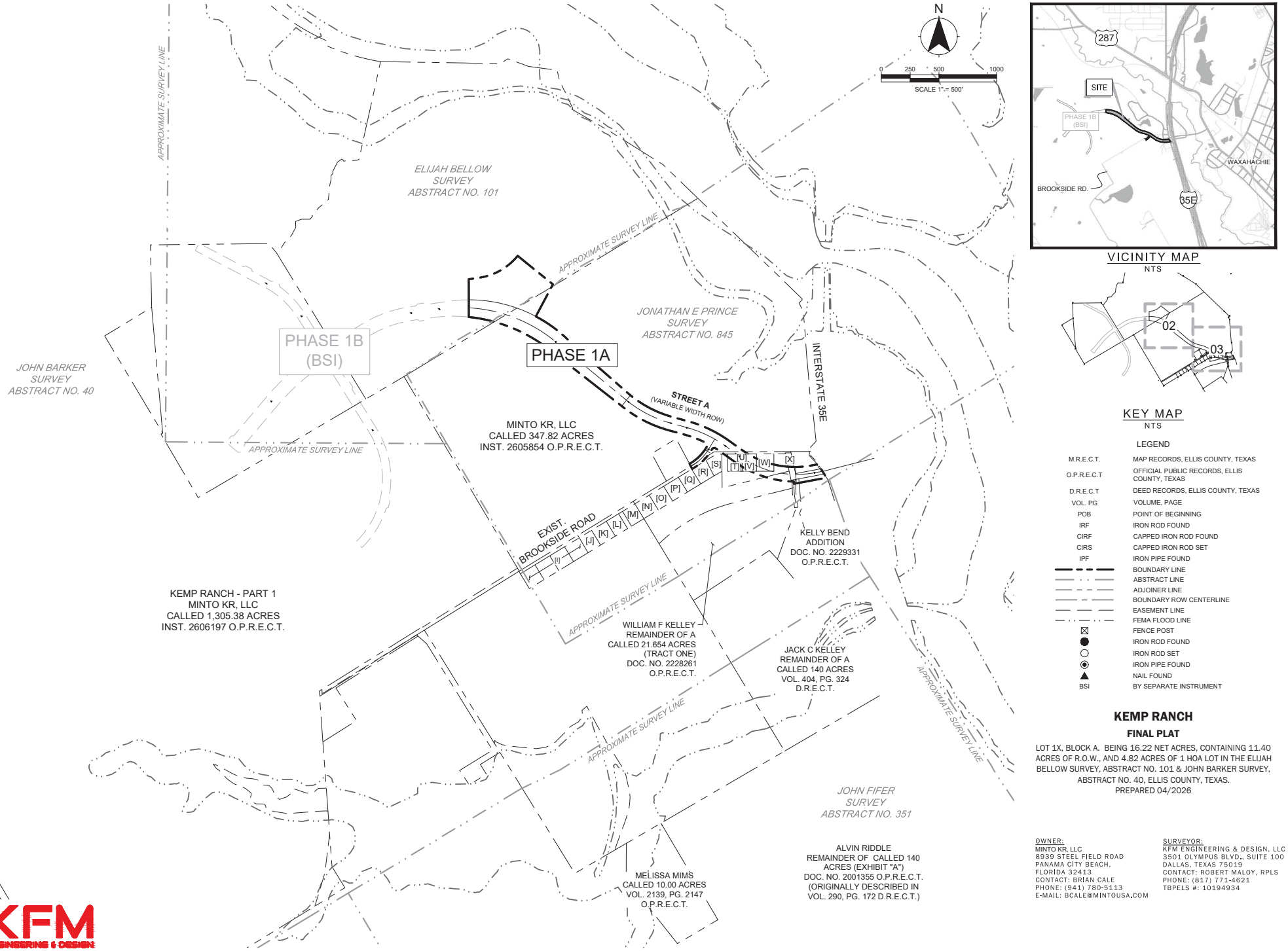
APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised 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.

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



VICINITY MAP
NTS

KEY MAP
NTS

LEGEND

M.R.E.C.T.	MAP RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
D.R.E.C.T	DEED RECORDS, ELLIS COUNTY, TEXAS
VOL. PG	VOLUME, PAGE
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IPF	IRON PIPE FOUND
	BOUNDARY LINE
	ABSTRACT LINE
	ADJOINER LINE
	BOUNDARY ROW CENTERLINE
	EASEMENT LINE
	FEMA FLOOD LINE
	FENCE POST
	IRON ROD FOUND
	IRON ROD SET
	IRON PIPE FOUND
	NAIL FOUND
BSI	BY SEPARATE INSTRUMENT

KEMP RANCH

FINAL PLAT

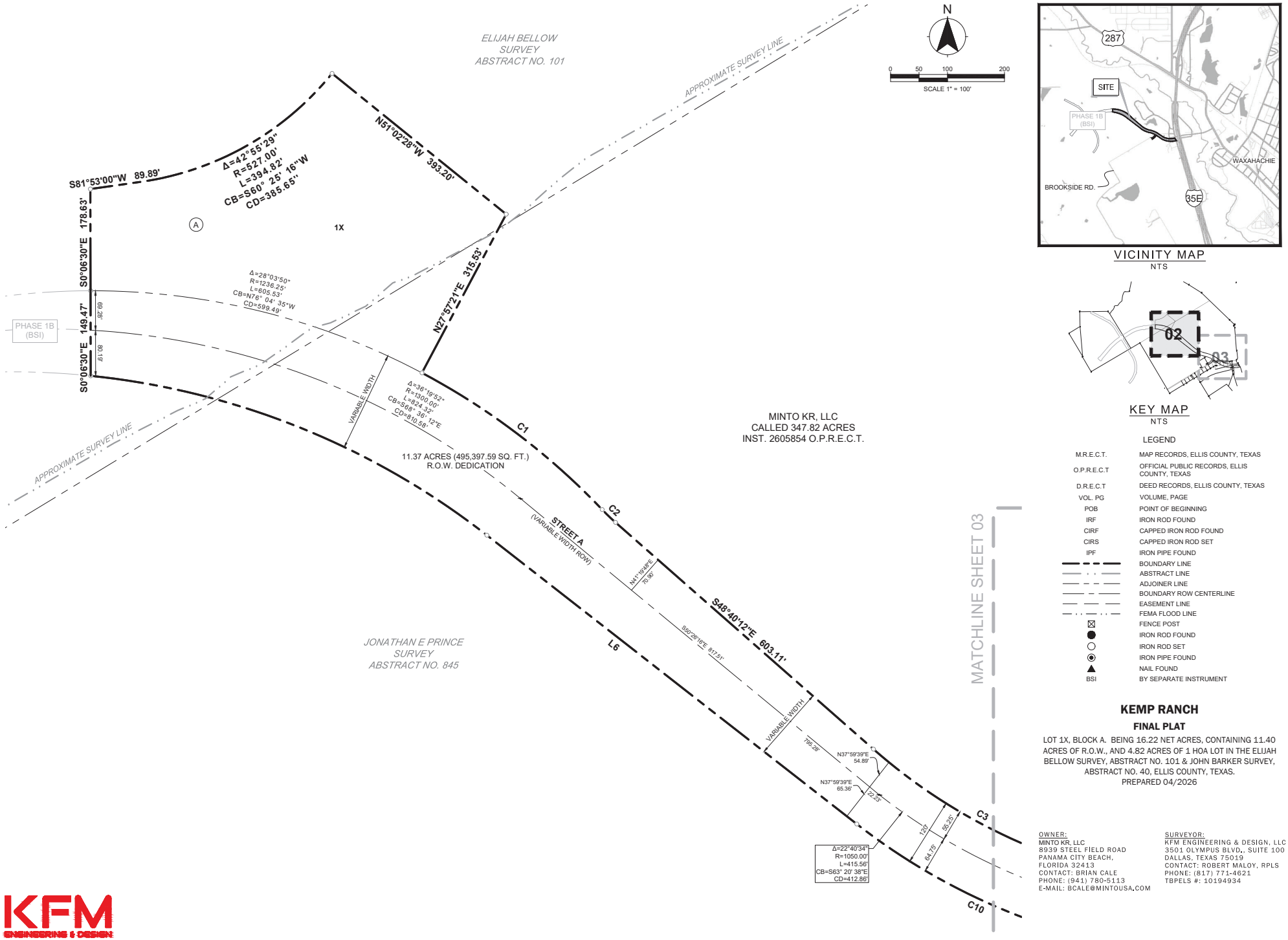
LOT 1X, BLOCK A. BEING 16.22 NET ACRES, CONTAINING 11.40 ACRES OF R.O.W., AND 4.82 ACRES OF 1 HOA LOT IN THE ELIJAH BELLOW SURVEY, ABSTRACT NO. 101 & JOHN BARKER SURVEY, ABSTRACT NO. 40, ELLIS COUNTY, TEXAS.
PREPARED 04/2026

OWNER:
MINTO KR, LLC
8939 STEEL FIELD ROAD
PANAMA CITY BEACH,
FLORIDA 32413
CONTACT: BRIAN CALE
PHONE: (941) 780-5113
E-MAIL: BCALE@MINTOUSA.COM

SURVEYOR:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT MALOY, RPLS
PHONE: (817) 771-4621
TBPELS #: 10194934

KFM ENGINEERING & DESIGN

PROJECT NO. KFM26XX



VICINITY MAP
NTS

KEY MAP
NTS

LEGEND

M.R.E.C.T.	MAP RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
D.R.E.C.T	DEED RECORDS, ELLIS COUNTY, TEXAS
VOL. PG	VOLUME, PAGE
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IPF	IRON PIPE FOUND
	BOUNDARY LINE
	ABSTRACT LINE
	ADJOINER LINE
	BOUNDARY ROW CENTERLINE
	EASEMENT LINE
	FEMA FLOOD LINE
	FENCE POST
	IRON ROD FOUND
	IRON ROD SET
	IRON PIPE FOUND
	NAIL FOUND
BSI	BY SEPARATE INSTRUMENT

KEMP RANCH

FINAL PLAT

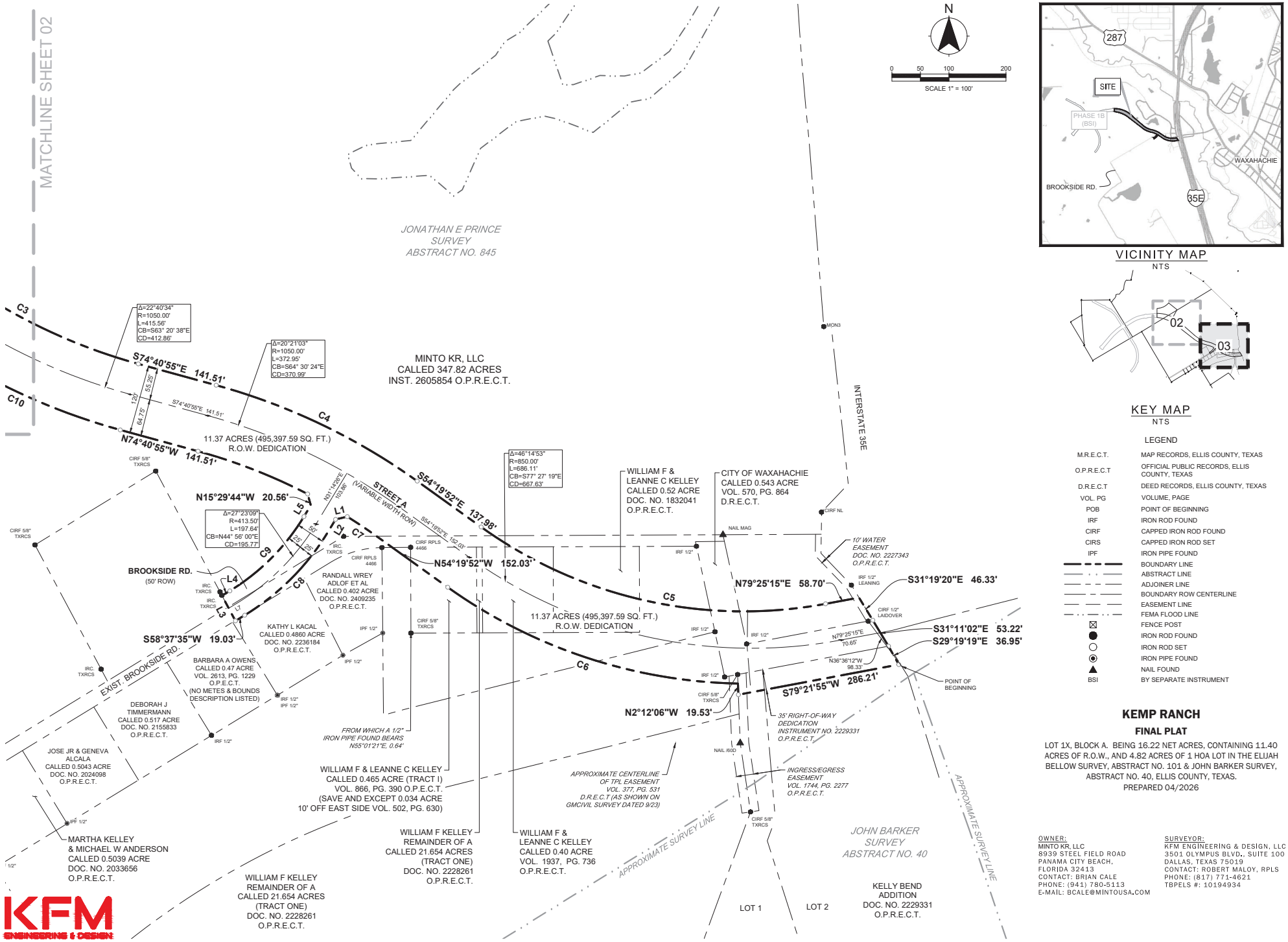
LOT 1X, BLOCK A. BEING 16.22 NET ACRES, CONTAINING 11.40 ACRES OF R.O.W., AND 4.82 ACRES OF 1 HOA LOT IN THE ELIJAH BELLOW SURVEY, ABSTRACT NO. 101 & JOHN BARKER SURVEY, ABSTRACT NO. 40, ELLIS COUNTY, TEXAS.
PREPARED 04/2026

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KEMP RANCH

FINAL PLAT

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PROJECT NO. KFM26XX

OWNER'S CERTIFICATE:

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS, MINTO KR, LLC IS THE OWNER OF A 16.22 ACRES TRACT OF LAND SITUATED IN THE ELIJAH BELLOW SURVEY, ABSTRACT NO. 101 & JOHN BARKER SURVEY, ABSTRACT NO. 40, ELLIS COUNTY, TEXAS.

BEING A TRACT OF LAND OUT OF THE JONATHAN E PRINCE SURVEY, ABSTRACT NO. 845 AND THE ELIJAH BELLOW SURVEY, ABSTRACT NO. 101, AND BEING A PORTION OF LOT 1 & 2, KELLY BEND ADDITION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2229331, OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (O.P.R.E.C.T.), A PORTION OF A CALLED 0.543 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CITY OF WAXAHACHIE, RECORDED IN VOLUME 570, PAGE 864, DEED RECORDS OF ELLIS COUNTY, TEXAS (D.R.E.C.T.), A PORTION OF A CALLED 21.654 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE TO WILLIAM F. KELLEY, RECORDED IN DOCUMENT NO. 2228261 O.P.R.E.C.T., A PORTION OF A CALLED 0.52 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WILLIAM F & LEANNE C KELLEY, RECORDED IN 1832041 O.P.R.E.C.T., A PORTION OF A CALLED 0.40 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WILLIAM & LEANNE C KELLEY, RECORDED IN VOLUME 1937, PAGE 736 O.P.R.E.C.T., A PORTION OF A 0.465 ACRE TRACT OF LAND DESCRIBED (TRACT 1), RECORDED IN VOLUME 866, PAGE 390, O.P.R.E.C.T., SAVE AND EXCEPT A 0.034 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO VOLUME 502, PAGE 630, D.R.E.C.T., A PORTION OF BROOKSIDE DRIVE, A PUBLIC R.O.W. DESCRIBED IN VOLUME, PAGE , D.R.E.C.T., A PORTION OF A CALLED 130 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO UNITED PRESBYTERIAN HOMES OF THE SYNOD OF TEXAS, RECORDED IN VOLUME 460, PAGE 200, D.R.E.C.T., AND BEING A PORTION OF A 0.784 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WALTON TEXAS LP & WALTON TX DALLAS KEMP RANCH LP 1, RECORDED IN DOCUMENT NO. 2326832, O.P.R.E.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE S 79°25'15" W, CROSSING THROUGH SAID LOT 2, AND LOT 1, SAID KELLEY BEND ADDITION, THROUGH SAID 21.654 ACRE TRACT, THROUGH SAID 0.40 ACRE TRACT A DISTANCE OF 286.21 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KFM" (HEREIN REFERRED TO AS CAPPED IRON ROD SET);

THENCE N 02°12'57" W, CROSSING THROUGH SAID 0.465 ACRE TRACT, SAID 21.654 ACRE TRACT, AND SAID BROOKSIDE DRIVE, A DISTANCE OF 19.53 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;

THENCE CROSSING THROUGH SAID BROOKSIDE DRIVE AND SAID 130 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

1. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 908.75 FEET, A DELTA ANGLE OF 34° 28' 04", AND A CHORD WHICH BEARS N 71°33'54" E A DISTANCE OF 538.48 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
2. N 54°19'52" W, A DISTANCE OF 149.37 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
3. ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 985.25 FEET, A DELTA ANGLE OF 03° 40' 58", AND A CHORD WHICH BEARS N 56°10'21" W A DISTANCE OF 63.32 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
4. S 76°23'43" W A DISTANCE OF 21.16 FEET TO A CAPPED IRON ROD SET;
5. S 31°14'26" W A DISTANCE OF 24.46 FEET TO A CAPPED IRON ROD SET;
6. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 438.500 FEET, A DELTA ANGLE OF 27° 23' 09", AND A CHORD WHICH BEARS S 44°56'00" W A DISTANCE OF 207.60 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY IN THE NORTH LINE OF A CALLED 0.4860 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KATHY L KACAL, RECORDED IN DOCUMENT NO. 2236184, O.P.R.E.C.T., SAME BEING THE SOUTH LINE OF SAID BROOKSIDE DRIVE;
7. S 58°37'35" W, WITH THE NORTH LINE OF SAID 0.4860 ACRE TRACT, SAME BEING THE SOUTH LINE OF BROOKSIDE DRIVE, A DISTANCE OF 19.02 FEET TO A CAPPED IRON ROD SET;

THENCE, CROSSING THROUGH SAID 130 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1. N 27°59'46" W, A DISTANCE OF 50.09 FEET TO CAPPED IRON ROD SET;
2. N 58°37'35" E, A DISTANCE OF 16.08 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
3. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 388.50 FEET, A DELTA ANGLE OF 27° 23' 09", AND A CHORD WHICH BEARS N 44°56'00" E A DISTANCE OF 183.93 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
4. N 31°14'26" E, A DISTANCE OF 23.08 FEET TO A CAPPED IRON ROD SET;
5. N 15°29'44" W A DISTANCE OF 20.56 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
6. ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 985.25 FEET, A DELTA ANGLE OF 12° 00' 51", AND A CHORD WHICH BEARS N 68°40'30" W A DISTANCE OF 206.22 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
7. N 74°40'55 W A DISTANCE OF 141.507 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
8. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 1114.75 FEET, A DELTA ANGLE OF 22° 40' 34", AND A CHORD WHICH BEARS N 63°20'38" W A DISTANCE OF 438.32 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
9. N 52°00'21" W, A DISTANCE OF 824.107 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
10. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1354.25 FEET, A DELTA ANGLE OF 32° 08' 20", AND A CHORD WHICH BEARS N 68°04'31" W A DISTANCE OF 749.72 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
11. N 00°06'30" W" A DISTANCE OF 149.47 FEET TO A CAPPED IRON ROD SET;
12. N 00°06'30" W A DISTANCE OF 178.63 FEET TO A CAPPED IRON ROD SET;
13. N 81°53'00" E, A DISTANCE OF 89.89 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
14. ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 527.00 FEET, A DELTA ANGLE OF 42° 55' 29", AND A CHORD WHICH BEARS N 60°25'16" E A DISTANCE OF 385.64 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
15. S 51°02'28" E, A DISTANCE OF 393.20 FEET TO A CAPPED IRON ROD SET;
16. S 27°57'21" W, A DISTANCE OF 315.53 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
17. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 1236.25 FEET, A DELTA ANGLE OF 18° 29' 17", AND A CHORD WHICH BEARS S 52°48'01" E A DISTANCE OF 397.18 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
18. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 363.75 FEET, A DELTA ANGLE OF 05° 06' 49", AND A CHORD WHICH BEARS S 46°06'47" E A DISTANCE OF 32.45 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
19. S 48°40'12" E, A DISTANCE OF 603.11 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
20. ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 994.75 FEET, A DELTA ANGLE OF 26° 00' 44", AND A CHORD WHICH BEARS S 61°40'33" E A DISTANCE OF 447.75 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
21. S 74°40'55" E A DISTANCE OF 141.51 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
22. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 1105.25 FEET, A DELTA ANGLE OF 20° 21' 03", AND A CHORD WHICH BEARS S 64°30'24" E A DISTANCE OF 390.51 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
23. S 54°19'52" E, A DISTANCE OF 137.98 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;

THENCE CROSSING THROUGH SAID BROOKSIDE DRIVE, SAID 0.40 ACRE TRACT, SAID 0.52 ACRE TRACT, SAID 21.654 CRE TRACT, SAID 0.543 ACRE TRACT TO THE CITY OF WAXAHACHIE, AND THROUGH SAID 0.784 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1. ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 788.75 FEET, A DELTA ANGLE OF 46° 14' 53", AND A CHORD WHICH BEARS S 77°27'19" E A DISTANCE OF 619.52 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
2. N 79°25'15" E, A DISTANCE OF 58.70 FEET TO A CAPPED IRON ROD SET IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF IH 35 THE FOLLOWING COURSES AND DISTANCES:

1. S 31°19'20" E, A DISTANCE OF 46.33 FEET TO A CAPPED IRON ROD SET;
2. S 31°11'02" E, A DISTANCE OF 53.22 FEET TO A CAPPED IRON ROD SET;
3. S 29°19'19" E, A DISTANCE OF 36.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.251 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MINTO COMMUNITIES - USA ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS _____, AN ADDITION TO THE CITY OF WAXAHACHIE, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF WAXAHACHIE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WAXAHACHIE'S USE THEREOF. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WAXAHACHIE, TEXAS

WITNESS, MY HAND, THIS THE _____ DAY OF , 20___.

BY:

_____

BRIAN CALE

MINTO KR, LLC

STATE OF TEXAS §

COUNTRTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, OWNER, 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 _____, 20___.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____

MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WAXAHACHIE.

PRELIMINARY
FOR REVIEW PURPOSES ONLY

ROBERT GLEN MALOY, RPLS DATE:
TEXAS REGISTRATION NO. 6028
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019

APPROVAL BLOCK:

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY _____
CHAIRPERSON DATE

_____
ATTEST DATE

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	398.9	1236.25	18.49	S52° 48' 01"E	397.18
C2	32.5	363.75	5.11	S46° 06' 47"E	32.45
C3	451.6	994.75	26.01	S61° 40' 33"E	447.74
C4	392.6	1105.25	20.35	S64° 30' 24"E	390.51
C5	636.7	788.75	46.25	S77° 27' 19"E	619.52
C6	544.0	908.75	34.30	N71° 38' 57"W	535.94
C7	63.3	985.25	3.68	N56° 10' 21"W	63.32
C8	209.6	438.50	27.39	S44° 56' 00"W	207.60
C9	185.7	388.50	27.39	N44° 56' 00"E	183.93
C10	441.2	1114.75	22.68	N63° 20' 38"W	438.32

LINE TABLE

LINE #	LENGTH	BEARING
L1	21.16	S76° 23' 43"W
L2	24.46	S31° 14' 26"W
L3	50.09	N27° 59' 46"W
L4	16.08	N58° 37' 35"E
L5	23.08	N31° 14' 26"E
L6	824.11	N52° 00' 21"W
L7	17.55	N58° 37' 35"E

KEMP RANCH

FINAL PLAT

LOT 1X, BLOCK A. BEING 16.22 NET ACRES, CONTAINING 11.40 ACRES OF R.O.W., AND 4.82 ACRES OF 1 HOA LOT IN THE ELIJAH BELLOW SURVEY, ABSTRACT NO. 101 & JOHN BARKER SURVEY, ABSTRACT NO. 40, ELLIS COUNTY, TEXAS.
PREPARED 04/2026

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KFM ENGINEERING & DESIGN

PROJECT NO. KFM26XX

Planning & Zoning Department
Plat Staff Report

Case: SUB-38-2026

MEETING DATE(S)

Planning & Zoning Commission: May 12, 2026
City Council: June 1, 2026

CAPTION

Consider a request by Jasmine Martinez, CBG Surveying Texas, LLC, for a **Replat** of Lots 1-3, Block 183 of the New Town Heights Addition, to create Lot 1R, Block 183 of the NB Housing Investments Addition, one residential lot, being 0.23 acres at 1206 Wyatt Street, (Property ID 174823) – Owner(s): NB Housing Investments, LLC (SUB-38-2026)

RECOMMENDED MOTION

*"I move to recommend approval SUB-38-2026 for a **Replat** of Lots 1-3, Block 183 of the New Town Heights Addition and the associated Petition of Relief Waiver requests, subject to the staff report, authorizing the Mayor to sign the associated documents accordingly."*

APPLICANT REQUEST

The applicant is requesting to replat the subject property into one (1) lot for residential use. Also, the applicant is requesting *Petition of Relief Waivers* from Appendix C – III. Subdivision Design Standards – Section 3.1.c.6 – Streets and Section 3.3.a – Easements.

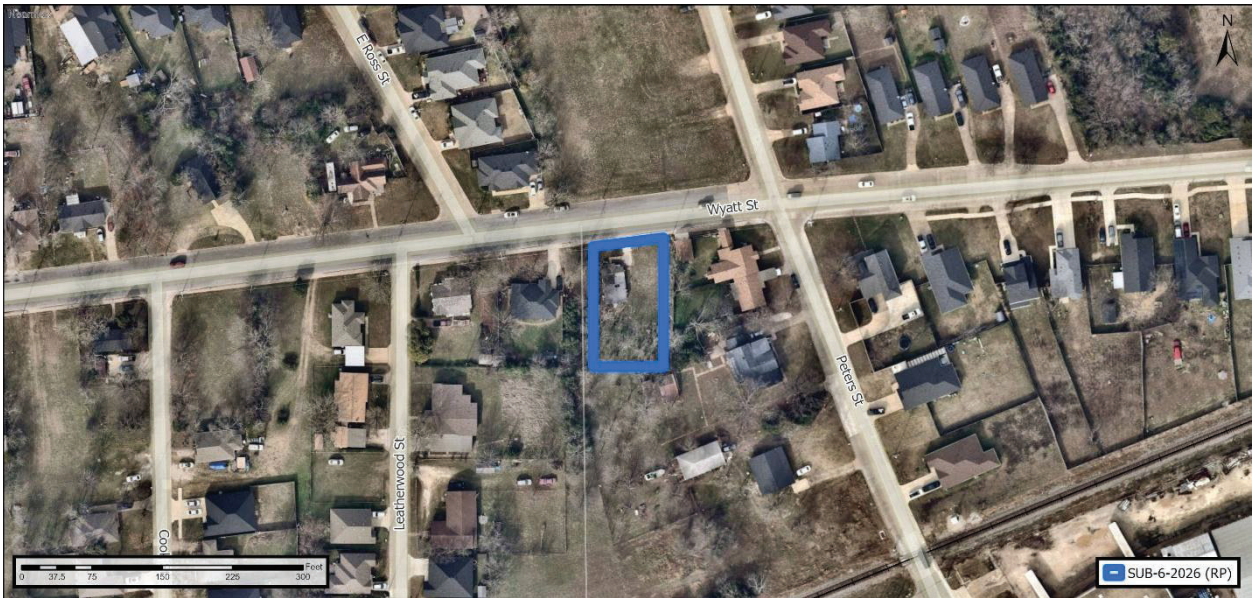
CASE INFORMATION

Applicant:	Jasmine Martinez, CBG Surveying Texas, LLC
Property Owner(s):	NB Housing Investments, LLC
Site Acreage:	0.23 acres
Number of Lots:	1 lot
Number of Dwelling Units:	1 units
Park Land Dedication:	Not applicable; subject property has been developed
Adequate Public Facilities:	Adequate facilities are available to the subject property

SUBJECT PROPERTY

General Location:	1206 Wyatt Street
Parcel ID Number(s):	174823
Current Zoning:	Single Family-3 (SF-3)
Existing Use:	Single family residence
Platting History:	The subject property was previously platted as Lots 1-3, Block 183 of the New Town Heights Addition.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to replat the subject property into one (1) lot for residential use. The property is currently served by City's water and sewer. Wyatt Street is designated as a Minor Collector with a sixty-foot (60') right-of-way (R.O.W.); therefore, the applicant proposes to dedicate two and one-half (2.5) feet of additional R.O.W., for a total of thirty (30) feet of dedication from the centerline of the ROW, representing the portion required to be dedicated by the property owner. Additionally, the applicant proposes to dedicate a fifteen-foot (15') utility easement along Wyatt Street.

The applicant is requesting relief from Section 3.1.c.6 and Section 3.3.a of the Waxahachie Subdivision Ordinance due to the presence of an existing structure that the property owner does not intend to demolish. However, the owner does plan to expand the structure's footprint toward the east and south.

Specifically, the applicant requests relief from Appendix C – III, Subdivision Design Standards, Section 3.1.c.6 (Streets) to reduce the required right-of-way dedication from twelve (12) feet to five (5) feet. Rodriguez Street was originally platted as a thirty-foot (30') R.O.W. in the New Town Heights Addition and was later identified as a fifty-four-foot (54') R.O.W. Minor Street during the replatting of the Wyatt-Peters Addition in 2019 to align with the City of Waxahachie 2016 Thoroughfare Plan. Currently, Rodriguez Street remains an unimproved R.O.W. and is not included in the City's five-year Capital Improvement Projects (CIP) Plan.

In addition, the applicant is requesting relief from Appendix C – III, Subdivision Design Standards, Section 3.3.a (Easements) along the western property boundary, which runs parallel to Rodriguez Street, to reduce the required utility easement from fifteen (15) feet to five (5) feet. This request is necessary due to the existing structure encroaching into the required utility easement established by the Waxahachie Subdivision Ordinance.

RECOMMENDATION

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

Conditions:

1. Per Section 2.4.c.4 of the Subdivision Ordinance, please show all existing and proposed easements on the plat. Please remove all existing structures from this replat.
2. Per Section 2.6.j of the Waxahachie Subdivision Ordinance, the title shall identify the plat application number as "SUB-38-2026".
3. Per Section 3.3.a of the Subdivision Ordinance, a 15' utility easement is required to be dedicated along all right-of-way.
4. Per Section 3.1.c.6 of the Waxahachie Subdivision Ordinance, dedication of right-of-way is required along Rodriguez St. in relation to the planned width. Right-of-way dedication is expected to align with the right-of-way dedication on the south side of the property.

ATTACHED EXHIBITS

1. Petition of Relief Waiver Request
2. Replat

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
   a. If comments were not satisfied, then 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 $107.00.
2. The Applicant has submitted original copies of the tax certificate(s).

STAFF CONTACT INFORMATION

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

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

CBG SURVEYING TEXAS, LLC

DFW-HOUSTON-EAST TEXAS

MAIN OFFICE
1413 E. IH-30 #7 Garland, Texas 75043
PH 214-349-9485 / FAX 214-349-2216

Variance Request Letter

CITY OF WAXAHACHIE CITY PLAN COMMISSION (CPC)

CASE # SUB-38-2026 / NB HOUSING INVESTMENTS (REPLAT)

DATE: April 24TH, 2026

We are requesting a variance to the following comments for the Plat Project with Case # Sub-38-2026 located at 1206 Wyatt Stret, Waxahachie, Texas.

1. In accordance with Section 3.1.c.6 of the Waxahachie Subdivision Ordinance, dedication of right-of-way is required along Rodriguez St. in relation to the planned width. Right-of-way dedication is expected to align with the right-of-way dedication on the south side of the property.

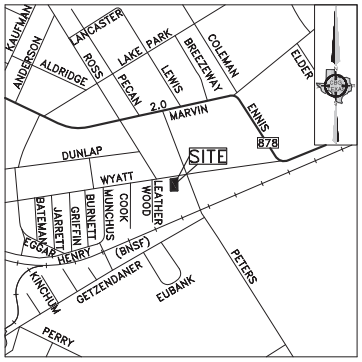
   The alignment of the Dedication of the South side of the Property being 27' form the centerline of Rodriguez Street (an unimproved street) would make it to where the Existing One Story Frame building would encroach into the said right-of-way dedication. We are requesting to be 20' form the said center line.

2. Per Section 3.3.a of the Waxahachie Subdivision Ordinance, a 15' utility easement is required to be dedicated with this replat.

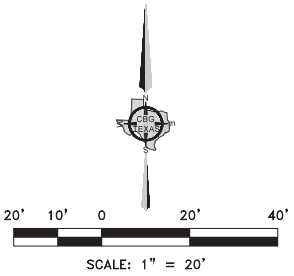
   The 15' utility easement required to be dedicated along the East line of said Rodriguez Street (an unimproved street) would make it to where the Existing One Story Frame building would encroach into the said 15' utility easement. We are requesting the 15' utility easement be change to a 5' utility easement from the new right-of-dedication of 20' from centerline of said Rodriguez.

If you have any questions or comments, please contact our offices at 214-349-9485, or Fax 214-349-2216.

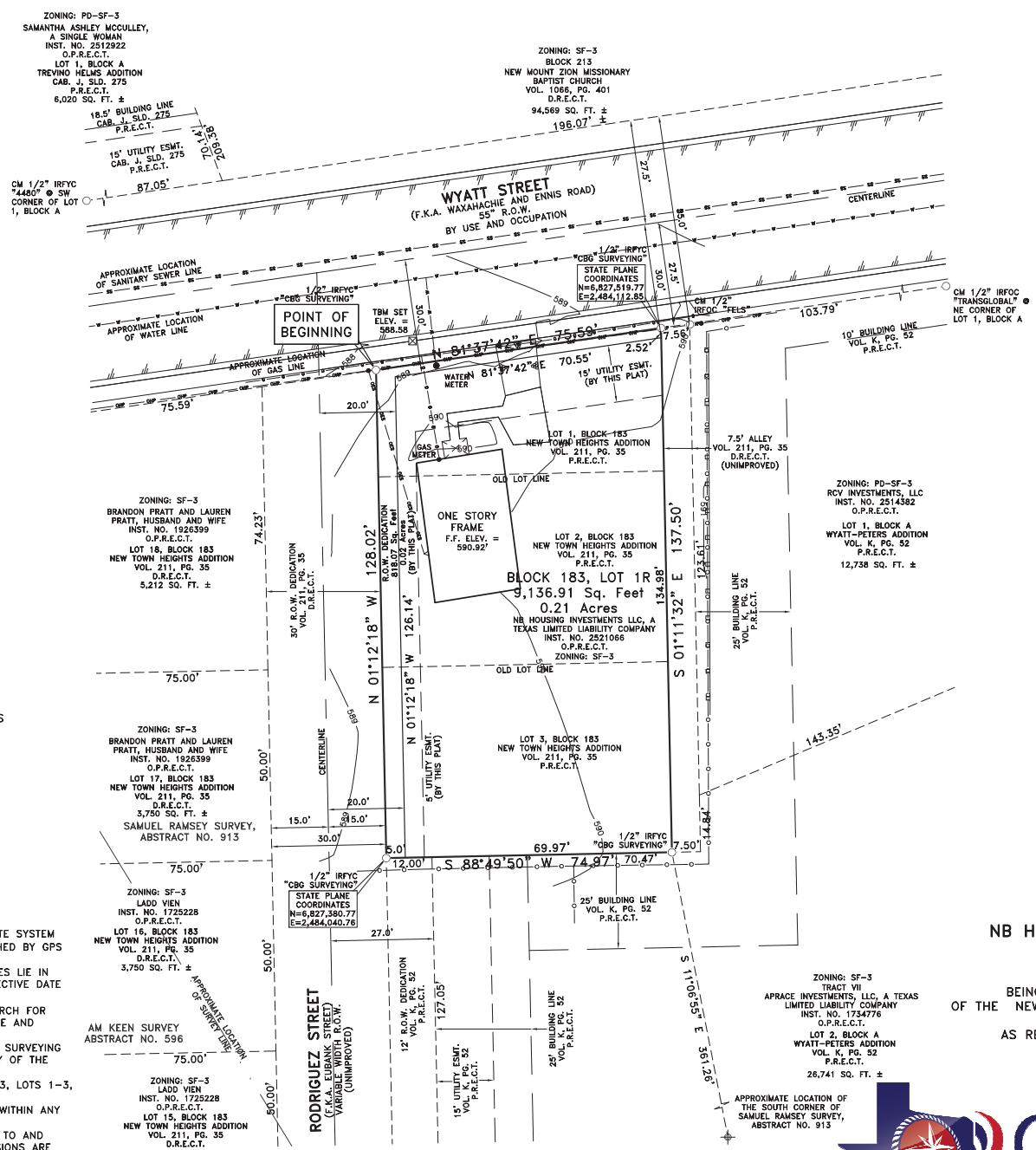
Bryan Connally R.P.L.S. No. 5513
BryanC@cbgtxllc.com



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 20'



LEGEND

D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
CM	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
F.K.A.	FORMERLY KNOWN AS
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SLD.	SLIDE
IRF	IRON ROD FOUND
YC	YELLOW CAP
ESMT.	EASEMENT

GENERAL NOTES:

1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
2) ACCORDING TO THE F.I.R.M. NO. 48139C0190G, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD ZONE. EFFECTIVE DATE 10/19/2023.
3) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
5) THE PURPOSE OF THIS PLAT IF TO CREATE 1 LOT FROM BLOCK 183, LOTS 1-3, NEW TOWN HEIGHTS ADDITION. FOR DEVELOPMENT.
6) RETAINING WALLS SHALL NOT BE CONSTRUCTED PARALLEL TO AND WITHIN ANY PORTION OF A UTILITY EASEMENT.
7) 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.
8) PER TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH GF NO.: 782501450, WITH AN EFFECTIVE DATE OF JUNE 11, 2025 THE PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 211, PG. 35, DEED RECORDS, ELLIS COUNTY, TEXAS.

OWNER: NB HOUSING INVESTMENTS, LLC
AGENT: NESTOR BAHENA
610 EWING ROAD
FERRIS, TEXAS, 75125
PHONE: 214-429-5240
EMAIL: BAHENA.NESTOR@YAHOO.COM

SHEET 1 OF 2
REPLAT
NB HOUSING INVESTMENTS ADDITION
BLOCK 183, LOT 1R
0.23 ACRES / 9,954.98 SQ.FT.

BEING A REPLAT OF BLOCK 183, LOTS 1-3 OF THE NEW TOWN HEIGHTS ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, TEXAS AS RECORDED IN VOL. 211, PG. 35, P.R.E.C.T.

SUB-6-2026
ZONING: SINGLE FAMILY-3 (SF-3)
DATE: 02/09/2026

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=20' / DATE: 02/09/2026 / JOB NO. 1891 / DRAWN BY: JLA

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS NB Housing Investments, LLC, is the owner of a 9,954.98 square foot tract of land situated in the Samuel Ramsey Survey, Abstract Number 913, Ellis County, Texas, same being Lots 1–3, Block 183, New Heights Addition, an Addition to the City of Waxahachie, Ellis County, Texas, according to the Plat thereof recorded in Volume 211, Page 35, Plat Records, Ellis County, Texas, same being a tract of land conveyed to NB Housing Investment LLC, a Texas limited liability company, by General Warranty Deed, recorded in Instrument Number 2521066, Official Public Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being in the intersection of the East right–of–way line of Rodriguez Street (a variable width right–of–way) and the South right–of–way line of Wyatt Street (a 55 foot right–of–way);

THENCE North 81 degrees 37 minutes 42 seconds East, along the South right–of–way line of said Wyatt Street, a distance of 75.59 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being the Northwest corner of a 7.5 foot wide alley recorded in Volume 211, Page 35, Deed Records, Ellis County, Texas;

THENCE South 01 degree 11 minutes 32 seconds East, along the West right–of–way line of said 7.5 foot wide alley, a distance of 137.50 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being Southwest corner of said 7.5 foot wide alley, same being along the a North line of Lot 2, Block A, Wyatt–Peters Addition, an Addition to the City of Waxahachie, Ellis County, Texas, according to the Plat thereof recorded in Volume K, Page 52, Plat Records, Ellis County, Texas;

THENCE South 88 degrees 49 minutes 50 seconds West, along a North line of said Lot 2, Block A, of said Wyatt–Peters Addition, a distance of 74.97 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being along an East right–of–way line of said Rodriguez Street;

THENCE North 01 degree 12 minutes 18 seconds West, along an East line of said Rodriguez Street, a distance of 128.02 feet to the POINT OF BEGINNING and containing 9,954.98 square feet and or 0.23 acres of land.

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connally, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

RELEASED FOR REVIEW ON 02/23/2026, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Bryan Connally
Registered Professional Land Surveyor 5513

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 Bryan Connally, 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 _____, 20__.

_____
Notary Public in and for the State of Texas

_____
;My Commission Expires On:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That NB Housing Investments, LLC, acting herein by and through its duly authorized agent, Nestor Bahena, do hereby adopt this plat designating the herein above described property as NB HOUSING INVESTMENTS ADDITION, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 20__.
BY:

_____
NB Housing Investments, LLC (Owner)
Nestor Bahena (Agent)

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 Nestor Bahena, 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 _____, 20__.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

GENERAL NOTES:
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OWNER: NB HOUSING INVESTMENTS, LLC
AGENT: NESTOR BAHENA
610 EWING ROAD
FERRIS, TEXAS, 75125
PHONE: 214–429–5240
EMAIL: BAHENA.NESTOR@YAHOO.COM

SHEET 2 OF 2
REPLAT
NB HOUSING INVESTMENTS ADDITION
BLOCK 183, LOT 1R
0.23 ACRES / 9,954.98 SQ.FT.

BEING A REPLAT OF BLOCK 183, LOTS 1–3
OF THE NEW TOWN HEIGHTS ADDITION, AN ADDITION TO THE
CITY OF WAXAHACHIE, TEXAS
AS RECORDED IN VOL. 211, PG. 35, P.R.E.C.T.

SUB–6–2026
ZONING: SINGLE FAMILY–3 (SF–3)
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SCALE: 1"=20' / DATE: 02/09/2026 / JOB NO. 1891 / DRAWN BY: JLA

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-24-2026

MEETING DATE(S)

Planning & Zoning Commission: April 14, 2026
City Council: May 4, 2026

CAPTION

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 & Walton Texas LP (ZDC-24-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-24-2026, a Planned Development Amendment request for Ordinance 3704, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The requests to amend the Kemp Ranch Planned Development (Ordinance 3704) to accommodate a relocation of the Welcome Center.

CASE INFORMATION

Applicant:	Dutch Neuweiler, Minto Communities Texas, LLC
Property Owner(s):	Minto KR, LLC & Walton Texas LP
Site Acreage:	3,169.6 acres
Current Zoning:	Planned Development (PD) – Ordinance 3704
Requested Zoning:	Planned Development (PD) with amended Welcome Center location.

SUBJECT PROPERTY

General Location:	300 Brookside Road
Parcel ID Number(s):	179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652
Existing Uses:	Agriculture, Presbyterian Children's Homes and Services, and four (4) Single Family Residences

Development History: On January 26, 2026, City Council approved Ordinance 3704, the Kemp Ranch Planned Development (PD) proposal by Minto Communities. This ordinance covers approximately 3,169 acres of property and establishes development regulations for Traditional Residential, Active Adult, Flex Residential, Multi-Family Residential, and Mixed-Use Districts. In total, the PD includes a maximum of 11,880 single family homes, 1,390 multi-family dwelling units and 133.1 acres of mixed-use property.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	N/A (ETJ)	Single Family Residences & Agriculture
East	General Retail (GR) & Interstate 35E	Waxahachie Fire Station #4 and Interstate 35E
South	N/A (ETJ)	Single Family Residences & Agriculture
West	Future Development (FD) & ETJ	Single Family Residences & Agriculture

Future Land Use Plan (FLUP): Residential Neighborhood, Mixed Use Neighborhood, and Regional Commercial

FLUP Descriptions:

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

Mixed Use Neighborhood: 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.

FLUP Descriptions (continued): <u>*Regional Commercial:*</u> These places are first identified by their principal focus on auto-oriented traffic. Logically placed near high traffic intersections, these spaces bring people from many surrounding neighborhoods. Typical uses will include regional businesses including but not limited to restaurants, retail, gas stations, and offices. To create a more sustainable development, care should be given to make the experience for users pleasant once they exit their vehicle. A focus on adding spaces for public gathering and pedestrian shading to encourage people to walk from one establishment to another and interact with other patrons should be a priority of future development in the Regional Commercial Placetype. Though the size of a regional commercial node is flexible based on local context, generally these are about a half mile in diameter.

Thoroughfare Plan: The subject property is accessible via Interstate 35E, FM 1446, FM 875 and Lone Elm Road. The 2026 Waxahachie Thoroughfare Plan identifies multiple Major Arterial and Major Collector thoroughfares crossing through the subject property consistent with this PD Amendment.

Site Image:



<u>PLANNING ANALYSIS</u>

The proposes amend the Kemp Ranch Planned Development (Ordinance 3704) to accommodate a relocation of the Welcome Center. The Welcome Center was originally proposed to be located within the Mixed-Use District directly adjacent to I35E. However, after advancing further into the development process, the Applicant has determined that it would be more beneficial for their marketing and development plans to locate the Welcome Center further into the interior of the site. The Welcome Center is initially intended to serve as the landing point near the model home area for buyers and builders interested in the development. Once build-out of the residential portion of the development is completed, the Welcome Center is intended to transition to a standard commercial structure within the Mixed-Use District.

Planning Analysis (continued):

The new proposed location for the Welcome Center is identified as a portion of a Linear Park under the current zoning. The new location is directly adjacent to the Traditional Residential District; which will make visits by guests to the model home area more efficient. Due to the intended future use of the Welcome Center structure, it is necessary for the underlying zoning of the Welcome Center tact to be the Mixed-Use District. Additionally, the relocation of the Welcome Center triggers a need to replace the lost portion of the Linear Park (approximately 5-acres) elsewhere on the subject property. To account for these impacts stemming from the Welcome Center relocation, the Applicant has provided an amended Concept Plan and Open Space & Trail Plan. Net total acreages for Park/Open Space and the Mixed-Use District are proposed to remain unchanged. Additionally, due to references to the Welcome Center in originally approved exhibits, the Applicant has provided an amended Thoroughfare Exhibit, Screening Plan, Signage Plan, Phasing Plan, and Waxahachie Midlothian Trail Reserve Conveyance exhibit with this application.

Open Space & Trail Plan (Exhibit F):

To account for the approximately 5-acres lost from the Linear Trail along the future Brookside Road addition, the Applicant has proposed to add an approximately 5-acre Linear Trail that extends west from I35E between the Mixed-Use District and the Waxahachie Regional Park/Trail. The additional Linear Park ensures the total acreage of "Linear Parks" provided within the development as a whole remains unchanged from the original Planned Development requirement. The additional Linear Park is proposed to extend for approximately 2,800' and is approximately 80' in width.

While the addition of a Linear Park to preserve minimum acreage requirements is necessary, Staff has concern with the functionality of the additional park specifically related to its proposed location and dimensions. As noted above, the Linear Park is proposed adjacent and parallel to the Waxahachie Regional Park/Trail; which varies in width from 350' to 650' in this area along Waxahachie Creek. The Regional Park/Trail is proposed to include the Hike & Bike trail extension and will likely be completed prior to the proposed Linear Park since completion of this portion of the Regional Park is tied to the initial phase of development for the Traditional Residential district.

The conceptual proposal for the additional Linear Park as a separate, parallel park to the Regional Park/Trail is unlikely to deliver an equivalent or beneficial replacement to the Linear Park required by the existing zoning. The functionality of 80' Linear Park directly adjacent to the Regional Park is questionable due to the fact that the Regional Park is already required to have additional trails extending to and from the primary Hike & Bike Trail. Furthermore, the development of the Linear Park in this location may result in disrupted access to the Regional Park during construction.

Recommended Revisions to the Open Space & Trail Plan (Exhibit F):

To alleviate concerns regarding the additional Linear Park's location and functionality, Staff recommends that Exhibit F be revised to locate the additional Linear Park to an area between the Traditional Residential district and the Mixed-Use district. Placing the additional Linear Park in this area would provide a connection from the Welcome Center and the remaining portion of the original Linear Park to the Regional Park/Trail along Waxahachie Creek. A Linear Park in this location would serve as additional justification for the PD Amendment by providing a north-south connection to the Regional Park/Trail that does not exist in the current zoning. This alternative Linear Park would need to be approximately 1,100' to connect the Welcome Center to the Regional Park/Trail. In order to maintain a 5-acre minimum size, the alternative Linear Park would need to be approximately 200' wide. In addition to a beneficial increase in trail connectivity, this alternative Linear Park would result in the added benefit of a buffer between single-family homes and the adjacent Mixed-Use district.

Recommended Revisions to the Open Space & Trail Plan (Exhibit F) continued:
Staff requested that the Applicant provide a revised Open Space & Trail Plan utilizing this alternative design during the course of the review of the PD Amendment application. The Applicant has acknowledged Staff concerns and recommendations; but has requested to proceed with the proposal for the Linear Park adjacent to the Regional Park/Trail.

PUBLIC NOTIFICATIONS
To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 142 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPNSES
Staff has received one (1) letter of support and two (2) letters of opposition to the proposed PD Amendment.

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

Conditions:
1. The Kemp Ranch Development Agreement shall be required to be amended within thirty (30) days of approval of this PD Amendment. The Applicant shall provide a signed and notarized copy of the Development Agreement with final revised exhibits for filing.
2. Exhibit F shall be revised to relocate the additional Linear Park area between the Traditional Residential (TR) and Mixed-Use (MU) districts. The revised location shall connect the Welcome Center to the Waxahachie Regional Trail Park and shall be a minimum of five (5) acres in total size.

ATTACHED EXHIBITS
1. Public Notification Responses
2. Exhibit B – Concept Plan
3. Exhibit D – Thoroughfare Exhibit
4. Exhibit F – Open Space & Trail Plan (With Staff Comment)
5. Exhibit G – Screening Plan
6. Exhibit I – Signage Plan
7. Exhibit P – Phasing Plan
8. Development Agreement Exhibit N – Midlothian Waxahachie Trail Reserve Conveyance

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.

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

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

Item 6&7

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-24-2026

FRAZIER JEFFREY L & JEANETTE M
PO BOX 557
WAXAHACHIE, TX 75168-0557

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 14, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 4, 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 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)

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-24-2026 **City Reference: 179476**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *April 3, 2026* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments:

Signature

3-31-26
Date

Jeffrey Frazier Owner
Printed Name and Title

1770 FM 1446, Waxahachie, TX 75167
Address

Case Number: ZDC-24-2026 **Item 6&7** **City Reference:** 252894

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *April 3, 2026* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

RECEIVED APR 01 2026

☐ SUPPORT ☒ OPPOSE

Comments:

Jose Martinez
Signature

4/1/2026
Date

Jose F. Martinez
Printed Name and Title

620 W. 7th St. Dallas, TX 75208
Address

Item 6&7

RECEIVED APR 0 1 2026

April 1, 2026

Dear Planning & Zoning Commission and City Council,

I am writing to express my opposition to Case No. ZDC-24-2026 regarding the proposed amendment to the Planned Development located near 300 Brookside Road in Waxahachie, Texas.

As a property owner at 281 Lone Elm Rd, I am directly impacted by this proposed change. My primary concern is the potential increase in traffic along Lone Elm Road, which is already a narrow and developing roadway. Additional traffic generated by the relocation or modification of the Welcome Center and associated development could significantly affect safety, increase congestion, and reduce the quality of life for nearby residents.

Furthermore, this amendment may contribute to increased noise, reduced privacy, and a shift away from the current residential character of the area. These changes could negatively impact property values for homeowners like myself who rely on the stability and quiet nature of this neighborhood.

I respectfully request that the Planning & Zoning Commission and City Council reconsider this amendment or, at a minimum, provide detailed traffic studies, infrastructure plans, and mitigation strategies before moving forward.

Thank you for your time and consideration.

Sincerely,
Jose & Maria Martinez
281 Lone Elm Rd.
Waxahachie, TX 75167

Case Number: ZDC-24-2026 **Item 6&7** **City Reference:** 180734

RECEIVED APR 07 2026

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *April 3, 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 do not want this development!!?
Don't the people have any say anymore!!?

Gary Pohlman
Signature

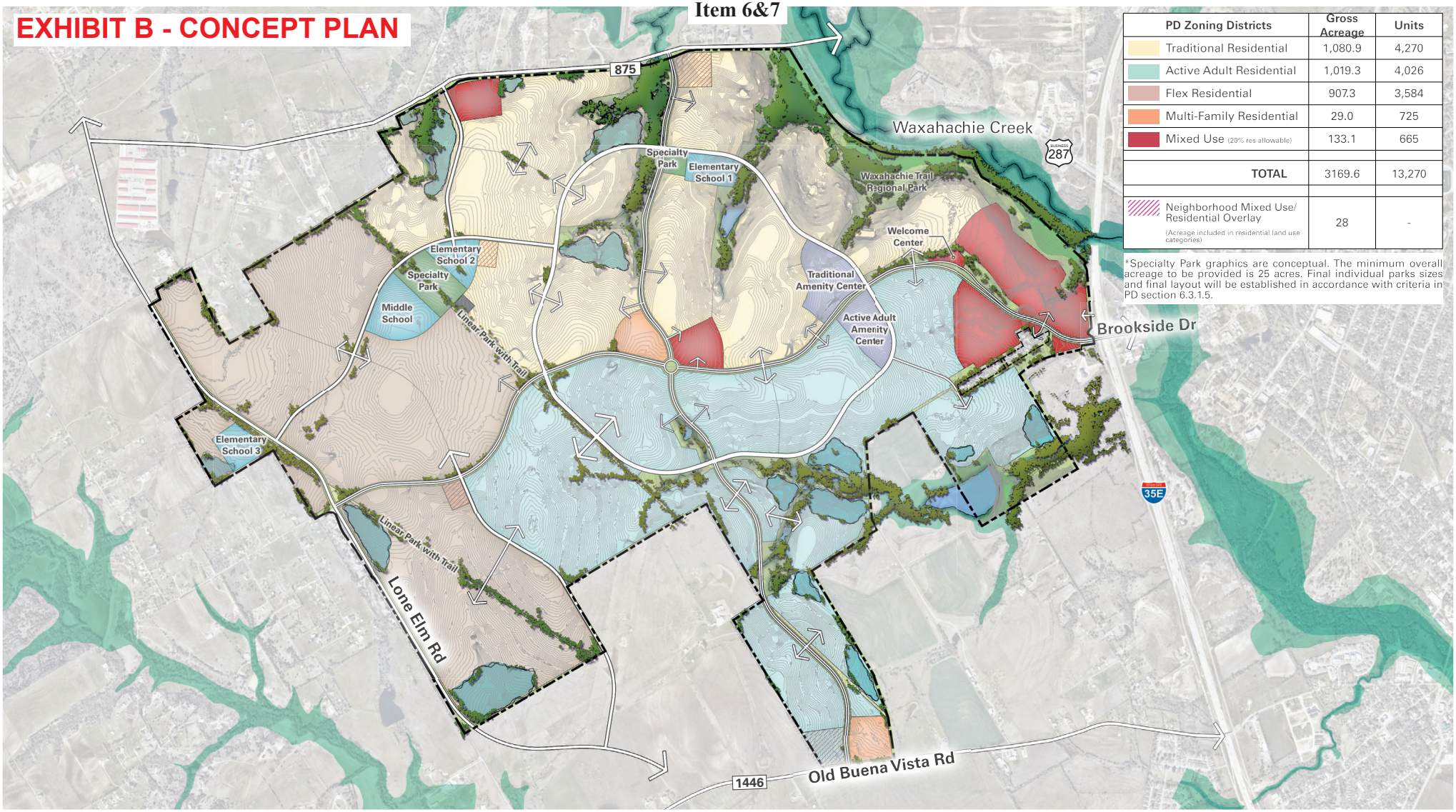
3/30/26
Date

Gary Pohlman-owner
Printed Name and Title

1045 Lone Elm Rd.
Address Wax, TX 75167

Item 6&7

EXHIBIT B - CONCEPT PLAN



PD Zoning Districts	Gross Acreage	Units
Traditional Residential	1,080.9	4,270
Active Adult Residential	1,019.3	4,026
Flex Residential	907.3	3,584
Multi-Family Residential	29.0	725
Mixed Use (20% res allowable)	133.1	665
TOTAL	3169.6	13,270
Neighborhood Mixed Use/ Residential Overlay (Acreage included in residential land use categories)	28	-

*Specialty Park graphics are conceptual. The minimum overall acreage to be provided is 25 acres. Final individual parks sizes and final layout will be established in accordance with criteria in PD section 6.3.1.5.

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Kemp Tract

Exhibit B - Concept Plan

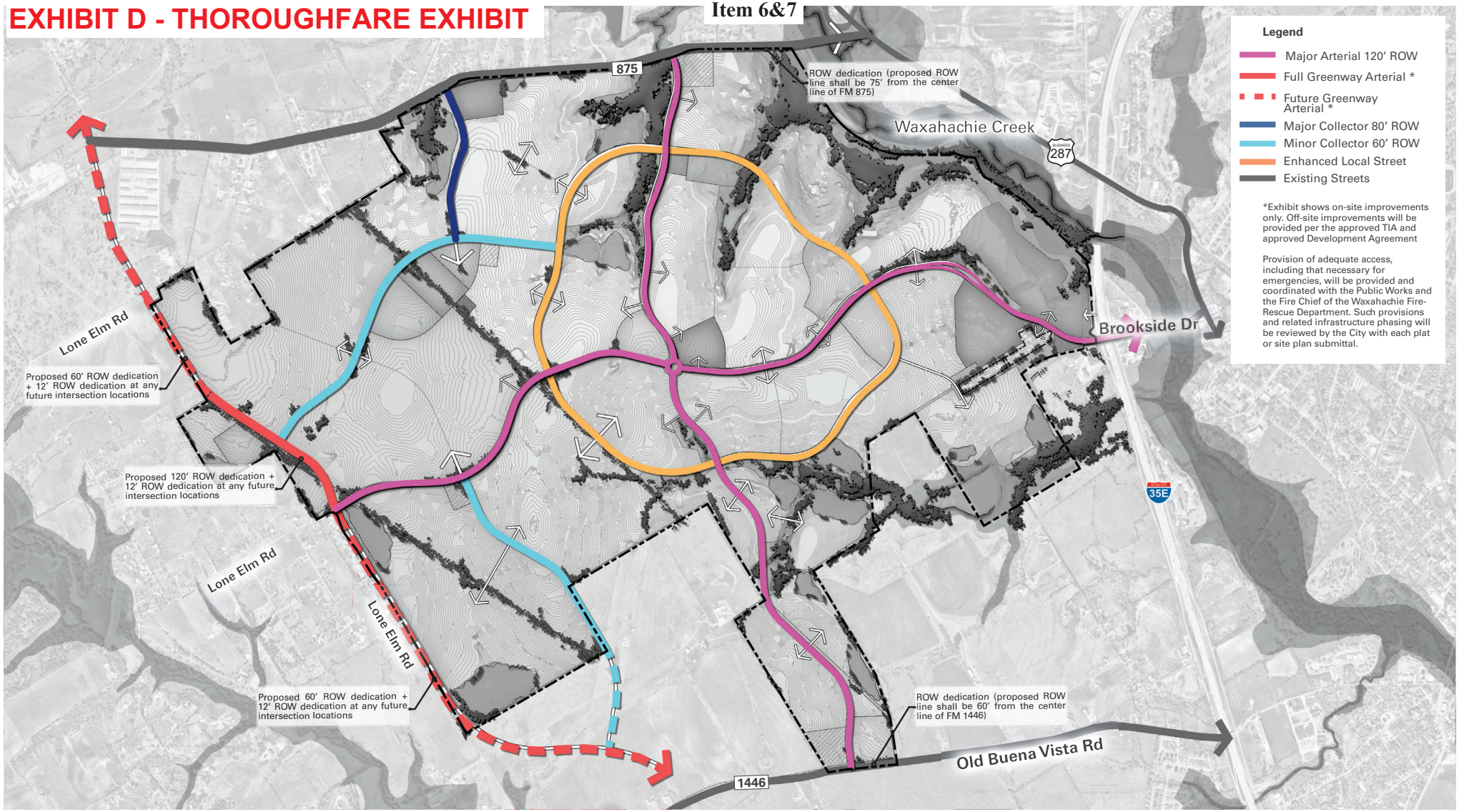
Waxahachie, Texas
03/19/2026

TBG
3232 e cesar chavez st
bldg 1, suite 100
austin, tx 78702

[512] 327 1011
tbgpartners.com

0 400' 800' 1600'

EXHIBIT D - THOROUGHFARE EXHIBIT



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Exhibit D - Thoroughfare Exhibit

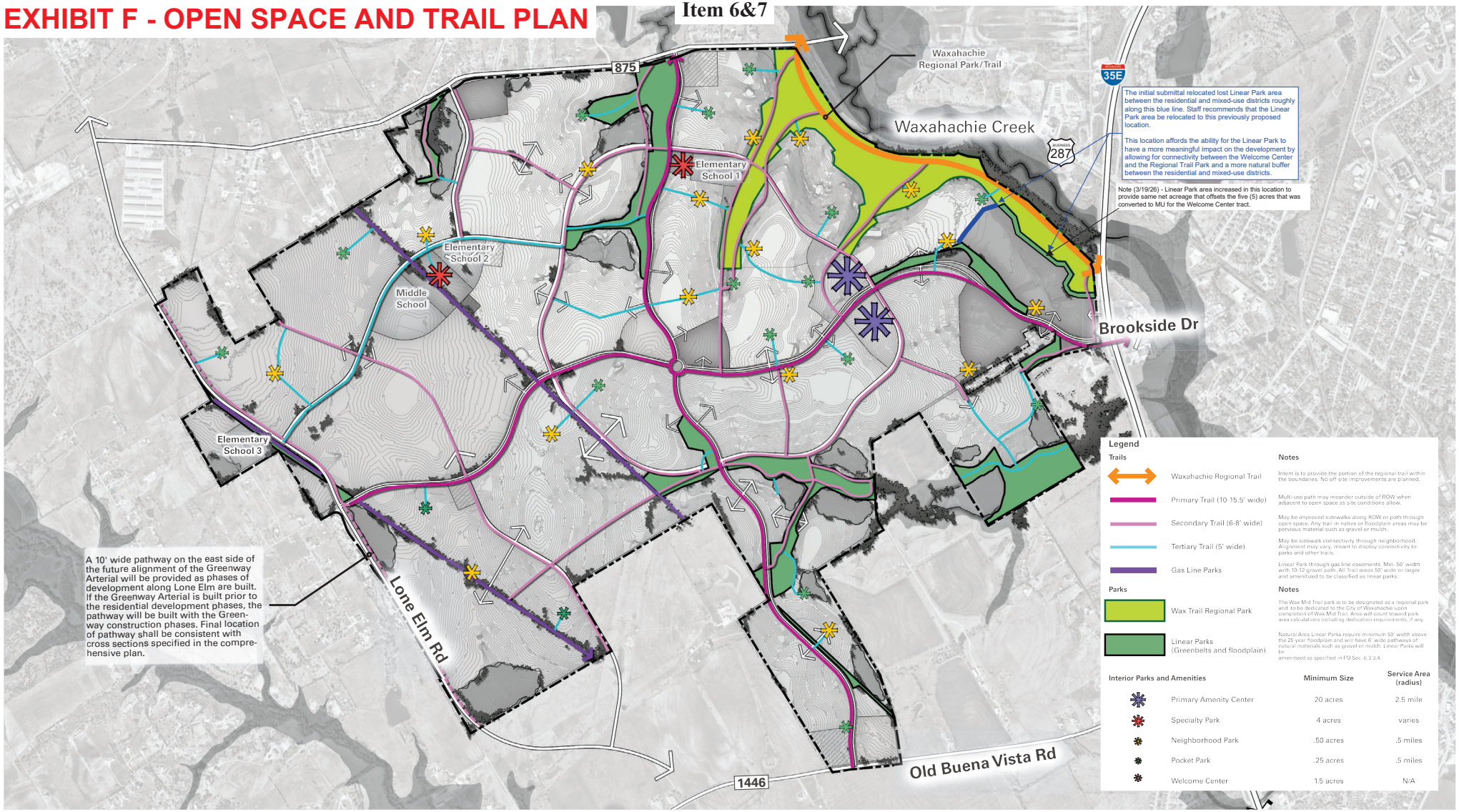
Waxahachie, Texas
03/19/2026

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austin, tx 78702

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EXHIBIT F - OPEN SPACE AND TRAIL PLAN



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Exhibit F - Open Space and Trail Plan
Page 1

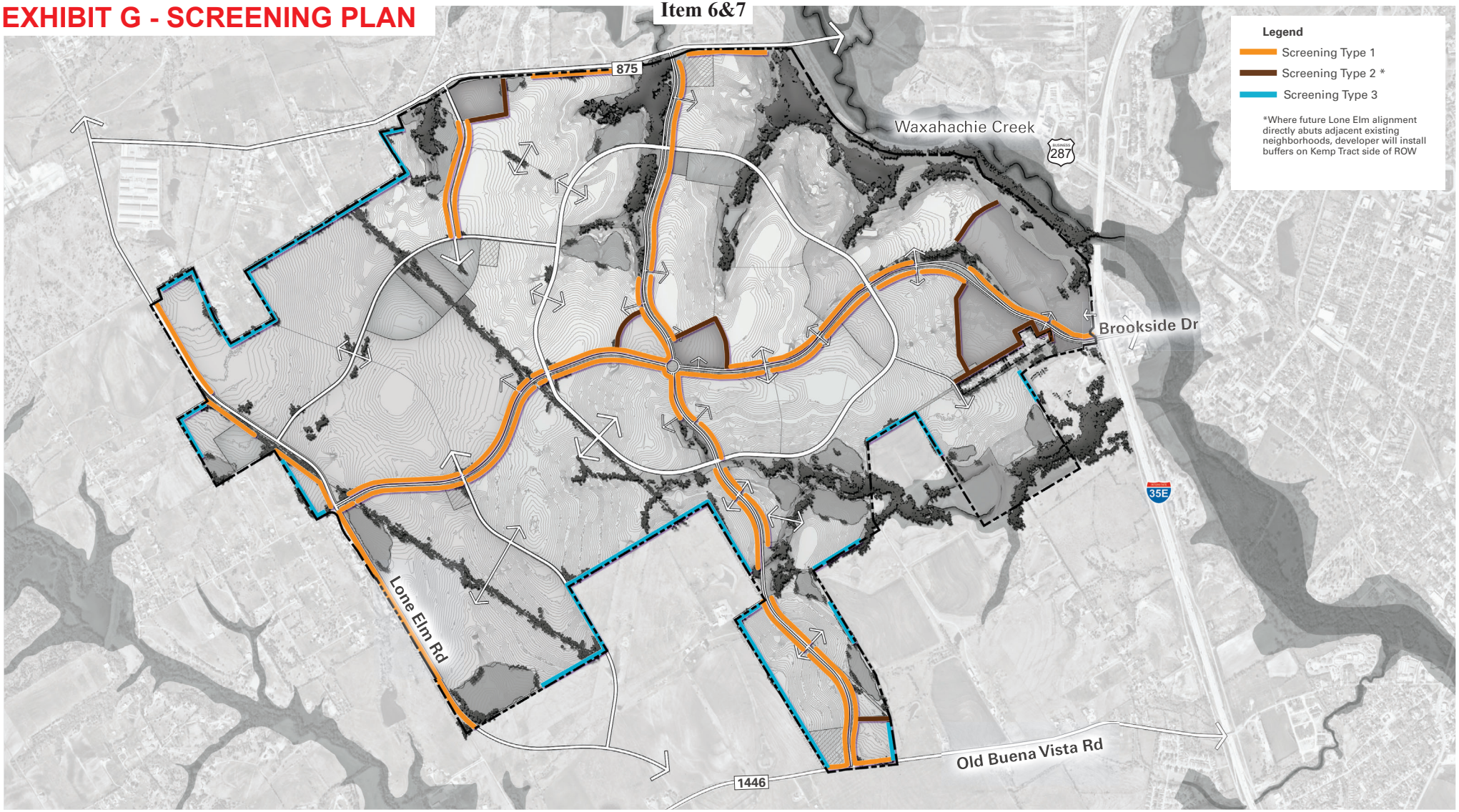
Waxahachie, Texas
03/19/2026

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EXHIBIT G - SCREENING PLAN



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Exhibit G - Screening Plan
Page 1

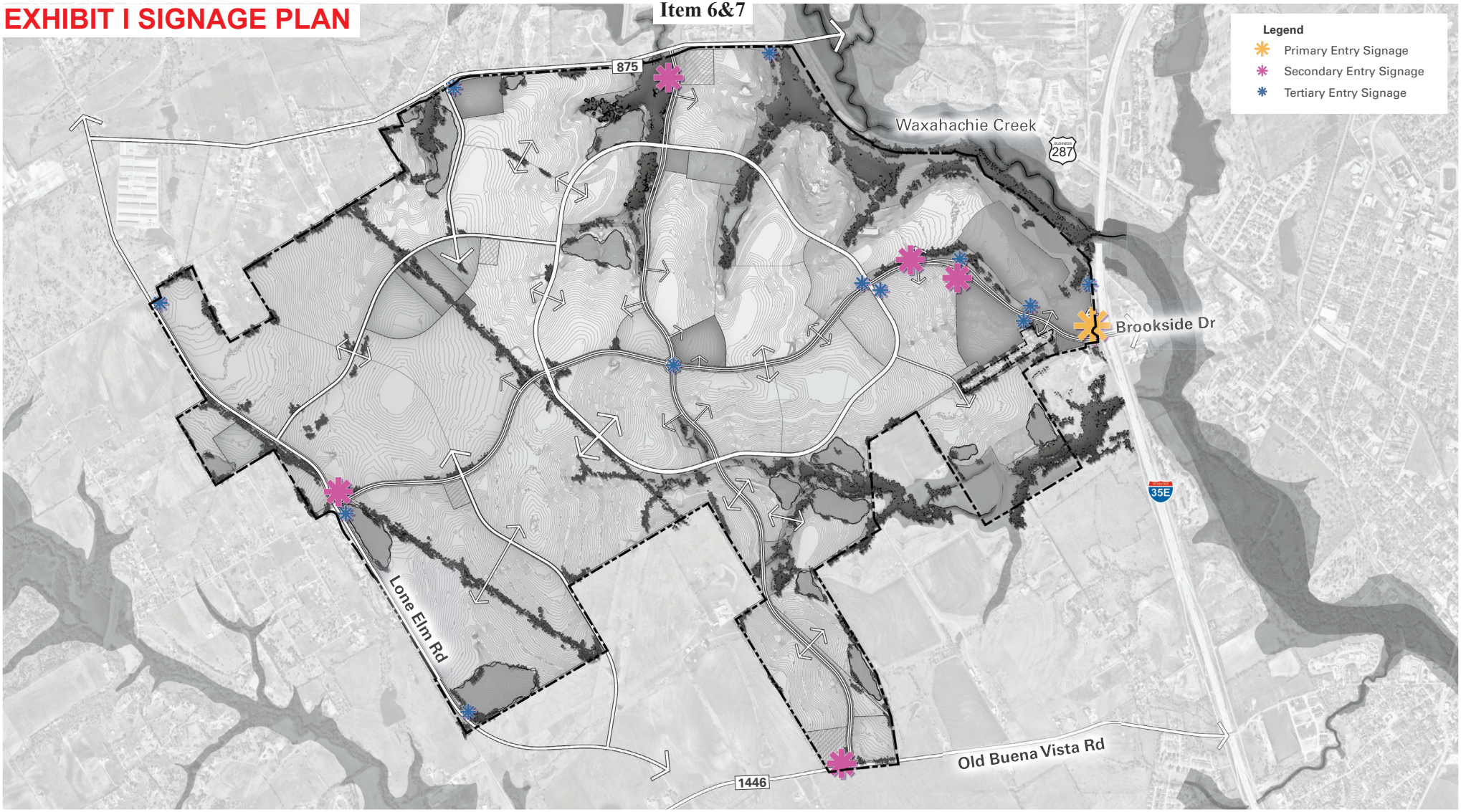
Waxahachie, Texas
03/19/2026

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austin, tx 78702

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EXHIBIT I SIGNAGE PLAN



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Exhibit I - Signage Plan
Page 1

Waxahachie, Texas
03/19/2026

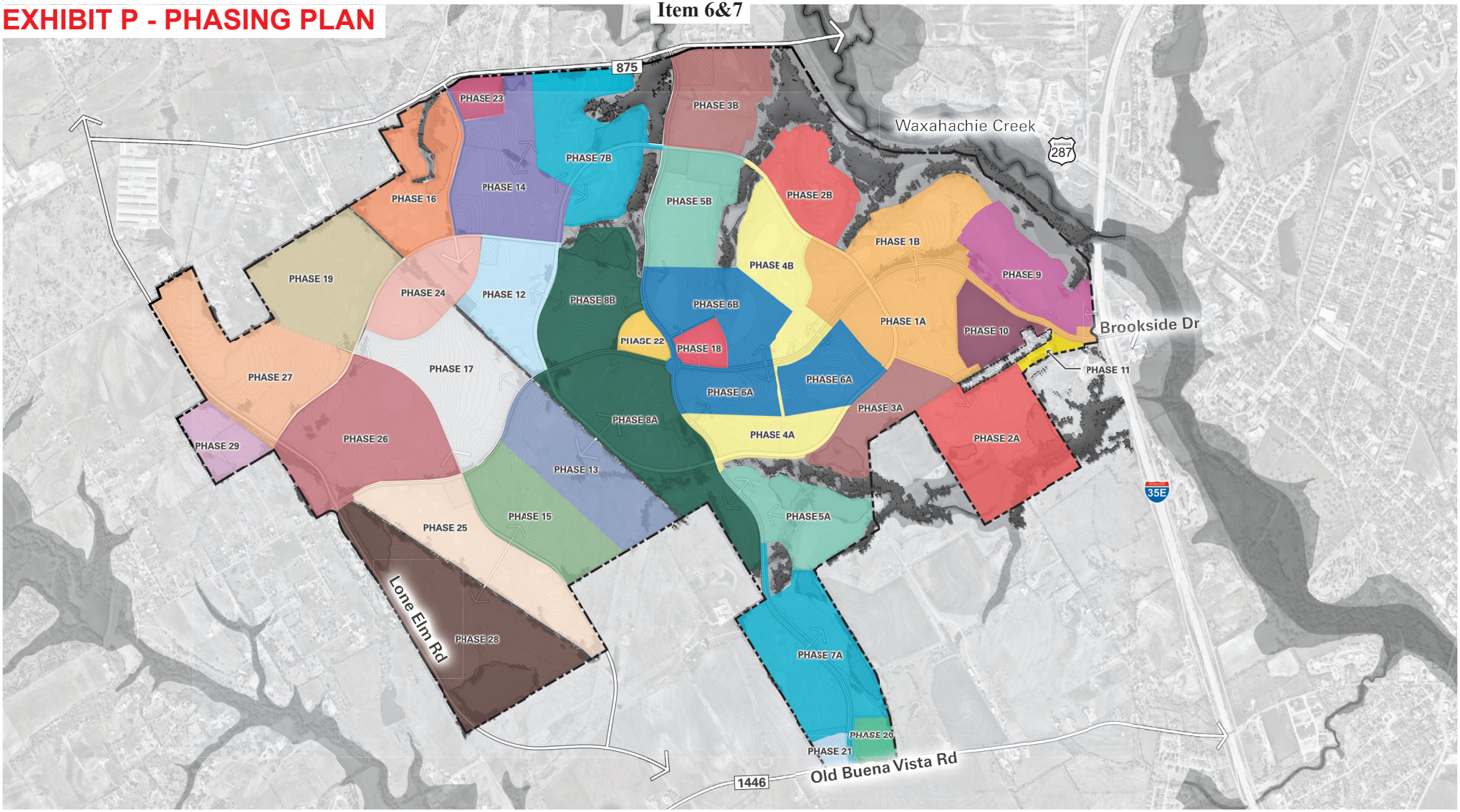
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austin, tx 78702

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The information shown is based on the best information available and is subject to change without notice.

0 400' 800' 1600'

EXHIBIT P - PHASING PLAN



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Exhibit P - Phasing Plans

Waxahachie, Texas
03/19/2026

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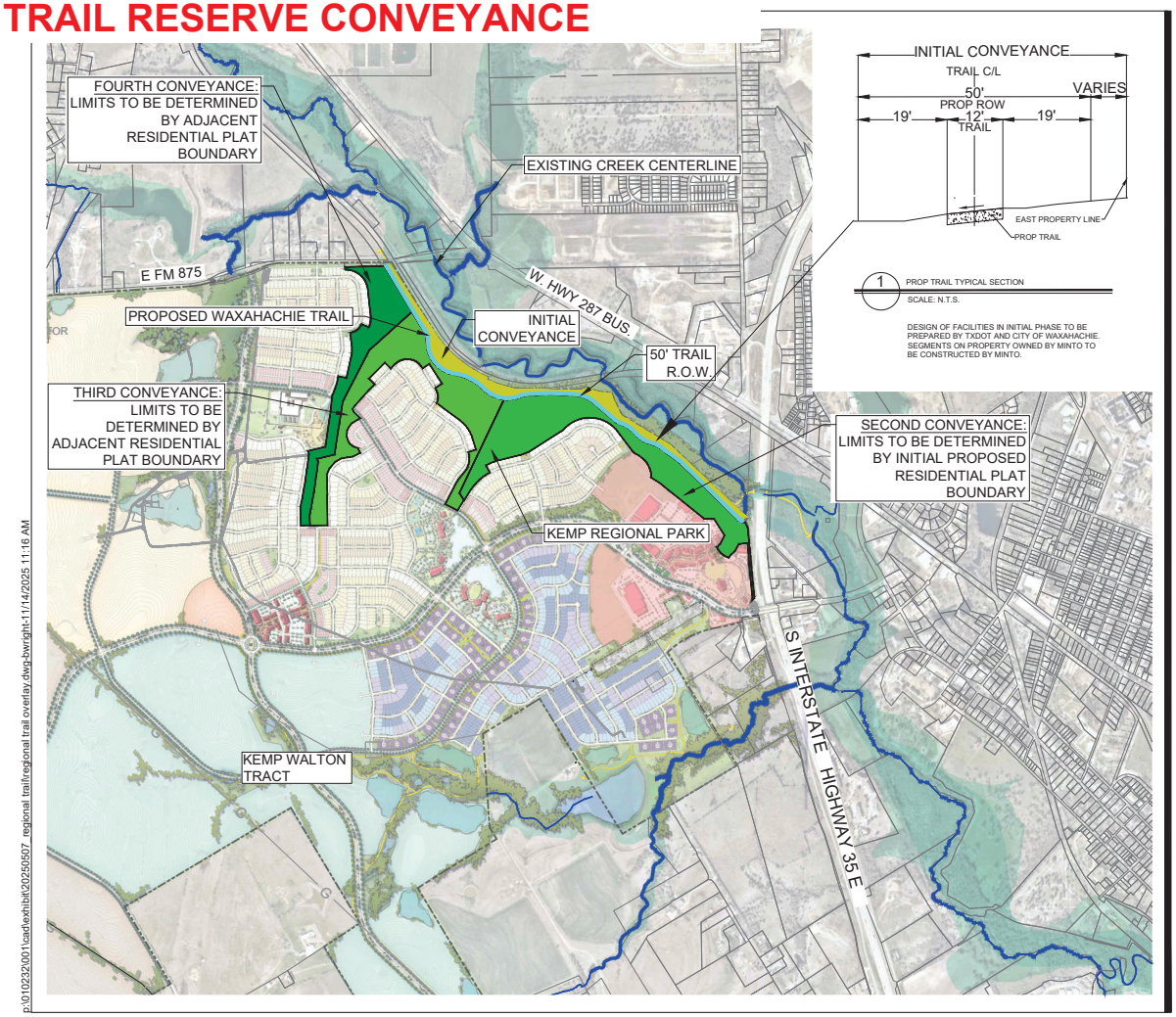
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Phasing shown as of 11/06/2025. Phasing exhibit will be updated as development proceeds.

0 400' 800' 1600'

DEVELOPMENT AGREEMENT EXHIBIT N - MIDLOTHIAN WAXAHACHIE TRAIL RESERVE CONVEYANCE

Item 6&7



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KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

PROJECT
KEMP TRACT

CLIENT
MINTO TEXAS LLC

N
0 1000 2000
1"=2000'

PROJECT NUMBER:
010232001

DATE:
2025/11/14

SHEET:

minto TBG KFM

Kemp Tract

Exhibit N - Waxahachie-Midlothian Trail Reserve Conveyance

Waxahachie, Texas
03/19/2026

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