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 26, 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 May 12, 2026
   b. Consider a request by Brad Yates for a Replat of Northgate II Addition, Lot 24, Block 4, to create six (6) residential lots, being 0.425 acres, located West of 131 Mark Trail, an addition to the City of Waxahachie (Property ID: 174984) – Owner: Colonial Restoration Group, Inc (SUB-50-2026)

5. ***Public Hearing*** on a request by City of Waxahachie to rename a portion of Old Italy Road, beginning approximately 600 feet south along the western property boundary of the tract of land described as Tract 1 in deed to Blue Jacket Group LLC, recorded in Instrument No. 2242342, of the Official Public Records of Ellis County, Texas (OPRECT), to the beginning of Lake Shore Drive, should be, and is, renamed to be "Eastham Way"

6. ***Consider*** recommendation of renaming a portion of Old Italy Road to Eastham Way

7. ***Public Hearing*** on a request by Terry Weaver for a Zoning Change from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district, for a duplex use located at 525 Lake Park Avenue, (Property ID 171592) - Owner: Kotha Holdings Group LLC (ZDC-146-2025)

8. ***Consider*** recommendation of ZDC-146-2025

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

10. ***Consider*** recommendation of ZDC-4-2026

11. ***Public Hearing*** on a request by Jeremy Nelson, Westfall Engineering, for a Specific Use Permit (SUP) for a Unified Lot Sign for a Child Daycare Center within a General (GR) zoning district located at 1328 and 1332 Brown Street (Property ID(s): 295112 and 295113) Owner(s): Buffalo Creek Plaza LLC (ZDC-23-2026)

12. ***Consider*** recommendation of ZDC-23-2026

13. Adjourn

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

ACCESSIBILITY STATEMENT

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

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

Planning and Zoning Commission
May 12, 2026

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on May 12, 2026 at 7:00 p.m.

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

Vice Chair Jenny Bridges called the meeting to order at 7:00 p.m.

2. Invocation

Ryan Simpson gave the invocation.

3. Public Comments

None.

4. Consent Agenda

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) –

Vice Chair Bridges announced that Item g was withdrawn from the Consent Agenda.

Action:
Ryan Simpson moved to approve items A – F on the Consent Agenda subject to the conditions of the staff report. Motion was seconded by Terry Connor and carried unanimously (5-0).

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)

Senior Planner Oanh Vu presented the item and applicant Nestor Bahena requested approval. The applicant proposes to replat the subject property into one (1) lot for residential use. The property is currently served by the 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.

Action:
Ryan Simpson moved 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. Motion was seconded by Jimmy Poarch and carried unanimously (5-0).

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)

Planning Manager Zack King presented the Item and applicant Brian Cale requested approval. The applicant 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.

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.

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, 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.

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.

Vice Chair Bridges opened the Public Hearing at approximately 7:16 p.m.

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

There being no others to speak for or against ZDC-24-2026, Vice Chair Bridges closed the Public Hearing at approximately 7:24 p.m.

7. Consider recommendation of ZDC-24-2026

Action:
Ryan Simpson moved 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. Motion was seconded by Terry Connor and carried unanimously (5-0).

8. Adjourn

Councilman Patrick Souter congratulated Zack King on his new opportunity and announced that this would be his last meeting serving as the City Council liaison to the Planning & Zoning Commission. Councilman Souter thanked the Planning & Zoning Commission and City staff for their time, training, workshops, and dedication to the City.

There being no further business, the meeting adjourned at 7:32 p.m.

Respectfully submitted,

Oanh Vu, Senior Planner

Planning & Zoning Department
Plat Staff Report

Case: SUB-50-2026

MEETING DATE(S)
Planning & Zoning Commission: May 26, 2026

CAPTION
Consider request by Brad Yates for a **Replat** of Northgate II Addition, Lot 24, Block 4, to create six (6) residential lots, being 0.425 acres, located West of 131 Mark Trail, an addition to the City of Waxahachie (Property ID: 174984)– Owner: Colonial Restoration Group, Inc (SUB-50-2026)

RECOMMENDED MOTION
*"I move to approve SUB-50-2026 for a **Replat** of Lot 24, Block 24 of the Northgate II 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 six (6) lots for multifamily use.

CASE INFORMATION

Applicant:	Brad Yates
Property Owner(s):	Colonial Restoration Group, Inc.
Site Acreage:	0.425 acres
Number of Lots:	6 lots
Number of Dwelling Units:	6 units
Park Land Dedication:	N/A
Adequate Public Facilities:	Public facilities are available to the subject property

SUBJECT PROPERTY

General Location:	131 Mark Trail
Parcel ID Number(s):	174984
Current Zoning:	Planned Development – Multifamily – 2 (PD-MF-2)
Existing Use:	The subject property is currently undeveloped
Platting History:	The subject property was platted as Lot 24, Block 4 of the Northgate Addition

Site Aerial:



PLANNING ANALYSIS

The Applicant requests to replat Lot 24, Block 4 of the Northgate Addition a platted property of 0.425 acres into six lots for multifamily use. The subject property is located at 131 Mark Trail. This application request coincides with the Planned Development (PD) that was approved by City Council on Januay 20th, 2026 for a multifamily development consisting of six (6) townhomes (ZDC-120-2025).

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 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.
2. Per Section 2.4.c.1 of the Waxahachie Subdivision Ordinance, an accurate location (vicinity) map is required. "BOYD" and "RVG ALLEY ROAD" are incorrect. Please update to BRANDY and CHENAULT DR respectively. Please remove "HUNTER'S COVE DRIVE" because that is an unnamed private drive.
3. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, accurate bearings and distances for the property boundary are required. Please provide the units for this distance.
4. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, accurate bearings and distances for the property boundary are required. This bearing does not match the bearing provided in the legal description. Please revise accordingly.
5. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, accurate bearings and distances for the property boundary are required. Please include the bearing(s) and distance(s) of this boundary. This does not match the bearing provided on Sheet 1. Please revise accordingly.
6. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements need to be shown on the plat, not build lines (setbacks). Remove setback lines from the lots on the plat.
7. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, the proposed arrangement and square footage of lots (including lot and block numbers) and proposed need to be shown. Ensure that the square footage and acreage are consistent.

Conditions (continued):

8. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, the plat configuration must abide by the present zoning standards. The plat cannot be filled until the Development Agreement has been signed and recorded with Ellis County.
9. 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 one additional corner of the property boundary.
10. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-50-2026", revise accordingly.
11. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Add the zoning for this property to the title block.The zoning for this plat is PD-MF-2 (Planned Development Multi-Family-2).
12. Per Section 2.4.g, 2.4.j, and 2.5.i.4 of the Waxahachie Subdivision Ordinance, confirm location of public sewer line. Provide Sewer Easement as necessary.
13. Per Section 2.5.i.4 of the Waxahachie Subdivision Ordinance, provide a Pedestrian & Sidewalk Easement for the public walk on the property.
14. Per Sections 3.10.a.7 and 3.3.b of the Waxahachie Subdivision Ordinance, provide a Drainage Easement for the detention system. Add a note to the plat that states which properties are served by the access and drainage easements. The improvements within the access and drainage easements must be maintained by the property owners.
15. Per Section 4.3.d.1 of the Waxahachie Subdivision Ordinance, please slightly revise this note to clearly indicate the HOA is responsible for "The maintenance and operation of all common property".
16. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.
17. Per Appendix C, V, Section 3.3 of the Waxahachie Subdivision ordinance, a 15ft utility easement is required along the road frontage.

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

STAFF CONTACT INFORMATION

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

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, Colonial Restoration Group, Inc. is the Owner of Lot 24, Block 4 of Northgate II Addition, an addition to the City of Waxahachie, Texas, as recorded in Cabinet B, Slide 362 of the Plat Records of Ellis County, Texas (PRECT), said Lot 24, Block 4 as described in deed from 131 Mark Trail, LLC to Colonial Restoration Group, Inc., recorded in Instrument Number 2440646, Official Public Records, Ellis County, Texas and being more particularly described as follows:

FIELD NOTES FOR COLONIAL RESTORATION GROUP INC.
0.425 Acre
Job Number 225-0148

BEING a 0.425 acre tract in the Robert Parks Survey, Abstract Number 851, City of Waxahachie, Ellis County, Texas, and being all of Lot 24, Block 4, Northgate II Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet B, Slide 362, Plat Records, Ellis County, Texas (PRECT) and being the tract described in deed from 131 Mark Trail LLC, to Colonial Restoration Group Inc., recorded in Instrument Number 2440646, Official Public Records, Ellis County, Texas (OPRECT) and being more particularly described by its metes and bounds as follows:

BEGINNING at a point at the intersection of the easterly right of way line of Houston Street, a 50 foot wide public by usage, right of way, with the southerly right of way line of Mark Trail, a 50 foot wide public right of way described as 1.744 acre tract in Quitclaim Deed from Johnny Johnston to the City of Waxahachie, recorded in Volume 742, Page 252, Deed Records, Ellis County, Texas (DRECT), at the northwest corner of said Lot 24, Block 4, Northgate II Addition, a 5/8 inch steel rod with plastic cap stamped "TXRCS" found, having surface coordinate values of North (Y) = 6839270.00 feet and East (X) = 2479004.73 feet, based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites;

THENCE S 72°13'24" E, with the northerly line of said Lot 24 and said Mark Trail right of way line, 115.09 feet (Plat – S 72°05'24" E, 115.00 feet, to the common north corner of Lots 24 and 25, of said Block 4, Northgate II Addition, a 5/8 inch steel rod with plastic cap stamped "TXRCS" found;

THENCE S16°32'52" W, with the common line of said Lots 24 and 25, for 160.99 feet (Plat – 161.13 feet) to the common south corner of said Lots 24 and 25, the northerly line of Lot 22, Block 4, Northgate Two Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet B, Slide 249, PRECT, and the beginning of a non-tangent curve to the right, having a radius of 304.57 feet, a 5/8 inch steel rod found;

THENCE NORTHWESTERLY, with the southerly line of said Lot 24, the northerly line of said Lot 22, and the arc of said curve, having a central angle of 01°36'52" and a chord bearing and distance of N 74°41'15" W, 8.58 feet, an arc length of 8.58 feet to the end of said curve, a ½ inch steel rod found;

THENCE continuing with the southerly line of said Lot 24, the northerly line of said Lot 22, N 73°26'41" W, 30.19 feet to the common north corner of Lots 22 and 23, Block 4, Northgate Two Addition, recorded in Cabinet B, Slide 249, PRECT; a ½ inch steel rod found; and continuing with the southerly line of said Lot 24, the northerly line of said Lot 23, N 73°07'02" W, 76.00 feet to the common west corner of said Lots 24 and 23 and said Houston Street right of way line (Plat – N 71°59'51" W, 106.34 feet) a ½ inch steel rod found;

THENCE N 16°25'50" E, with the westerly line of said Lot 24 and said Houston Street right of way line, 161.18 (Plat – N 17°41'27" E, 161.07 feet) to the point of beginning and containing approximately 0.425 acre of land.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Colonial Restoration Group, Inc. does hereby adopt this plat designating the herein above described property as LOTS 24–AR, 24–BR, 24–CR, 24–DR, 24–ER and 24–FR, BLOCK 4, NORTHGATE II ADDITION (Being a Replat of Lot 24, Block 4 of Northgate II 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 _____, 2026.

BY:

_____
Brad Yates
Colonial Restoration Group, Inc.

STATE OF TEXAS §
COUNTY OF ELLIS §

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

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

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

SURVEYOR'S CERTIFICATE

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

PRELIMINARY, THIS DOCUMENT NOT TO BE RECORDED FOR ANY PURPOSES

_____ _____
Stuart G. Hamilton Date
Registered Professional Land Surveyor
Number 4480

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ _____
Chairperson

_____ _____
Attest Date

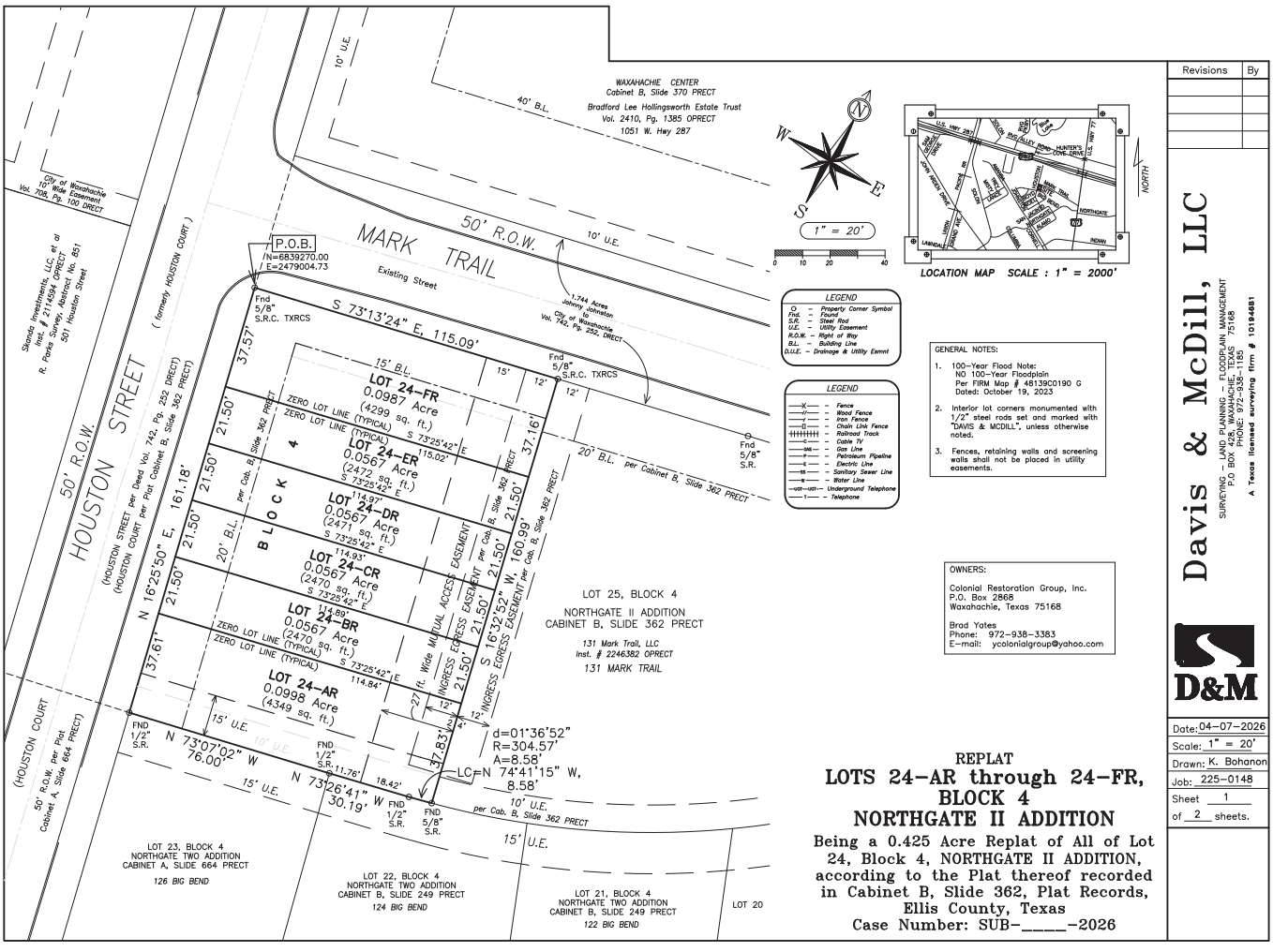
Revisions	By

Davis & McDill, LLC
SURVEYING – LAND PLANNING – FLOODPLAIN MANAGEMENT
P.O BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185
A Texas licensed surveying firm # 10194881

D&M

Date: 04-07-2026
Drawn: K. Bohanon
Job: 225-0148
Sheet 2 of 2 sheets.

REPLAT
LOTS 24–AR through 24–FR, BLOCK 4 NORTHGATE II ADDITION
Being a 0.425 Acre Replat of All of Lot 24, Block 4, NORTHGATE II ADDITION, according to the Plat thereof recorded in Cabinet B, Slide 362, Plat Records, Ellis County, Texas
Case Number: SUB-_____-2026



Revisions	By

Davis & McDill, LLC
SURVEYING – LAND PLANNING – FLOODPLAIN MANAGEMENT
P.O BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185
A Texas licensed surveying firm # 10194881

D&M

Date: 04-07-2026
Scale: 1" = 20'
Drawn: K. Bohanon
Job: 225-0148
Sheet 1 of 2 sheets.

REPLAT
LOTS 24–AR through 24–FR, BLOCK 4 NORTHGATE II ADDITION
Being a 0.425 Acre Replat of All of Lot 24, Block 4, NORTHGATE II ADDITION, according to the Plat thereof recorded in Cabinet B, Slide 362, Plat Records, Ellis County, Texas
Case Number: SUB-_____-2026

Memorandum

To: Planning and Zoning Commission

From: Trenton Robertson, Director of Planning

Thru: Ricky Boyd, City Manager

Date: May 26, 2026

Re: Consider Recommendation to Rename a Portion of Old Italy Road to Eastham Way

---

Recommended Motion: "I move to recommend approval of the Ordinance to rename a portion of Old Italy Road to Eastham Way within the City of Waxahachie and authorize the Mayor and/or City Manager to execute all necessary documents."

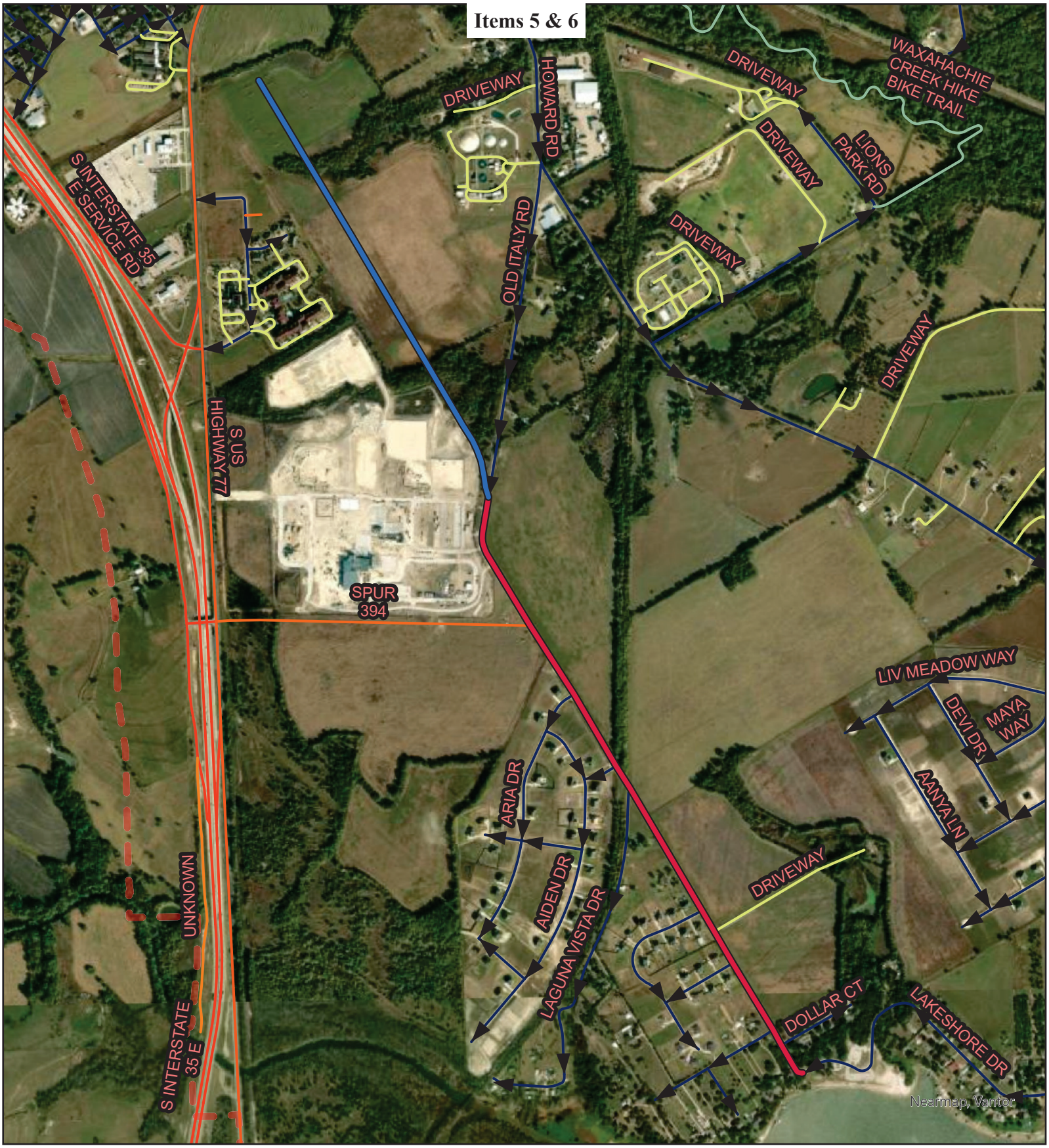
Item Description: Consider proposed Ordinance to rename a portion of Old Italy Road to Eastham Way.

Item Summary: The City of Waxahachie Public Works Department identified a portion of Old Italy Road that necessitated a name change during the design process for a new thoroughfare adjacent to Waxahachie Creek High School.

City Council has proposed to rename the portion of Old Italy Road, approximately 600 feet south along the western property boundary of the tract of land recorded in Instrument No. 2242342, of the Official Public Records of Ellis County, Texas, to the beginning of Lake Shore Drive, to "Eastham Way".

City staff sent letters to all property owners adjacent to the portion of Old Italy Road being renamed, but no responses have been received.

Fiscal Impact: Replace seven (7) street name signs, which will be funded with current Street Maintenance funds.



Road Name Change Exhibit A

Change From Old Italy Rd to Eastham Way

Future Eastham Way Extension

City Limits

Items 5 & 6

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE NAME OF PART OF OLD ITALY ROAD TO "EASTHAM WAY", AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Waxahachie is building a new section of road to be named EASTHAM WAY, and the City Council finds that the public interest will be best served by renaming a portion of Old Italy Road to Eastham Way;

WHEREAS, the City Council does hereby determine that said name change is desirable, to honor a citizen of the City of Waxahachie;

NOW, THEREFORE,

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

That Old Italy Road, beginning approximately 600 feet south along the western property boundary of the tract of land described as Tract 1 in deed to Blue Jacket Group LLC, recorded in Instrument No. 2242342, of the Official Public Records of Ellis County, Texas (OPRECT), to the beginning of Lake Shore Drive, should be, and is, renamed to be "Eastham Way", and is to be designated on future maps and literature as shown in Exhibit A.

This ordinance is to be effective 30 days after passage and publication.

PASSED, APPROVED, AND ADOPTED on this _____ day of _____, 2026.

_____
MAYOR

ATTEST:

_____
City Secretary

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-146-2025

MEETING DATE(S)

Planning & Zoning Commission: May 26, 2026
City Council: June 15, 2026

CAPTION

Public Hearing on a request by Terry Weaver for a Zoning Change from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district, for a duplex use located at 525 Lake Park Avenue, (Property ID 171592) - Owner: Kotha Holdings Group LLC (ZDC-146-2025)

RECOMMENDED MOTION

"I move to recommend denial of ZDC-146-2025, a Zoning Change from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district."

APPLICANT REQUEST

The applicant requests to rezone approximately 7.09-acres of an existing 8.122-acre tract at 525 Lake Park Avenue from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district to allow for the development of 7 duplexes.

CASE INFORMATION

Applicant:	Terry Weaver
Property Owner(s):	Kotha Holdings Group LLC
Site Acreage:	7.09 acres
Current Zoning:	Single Family-2 (SF-2)
Requested Zoning:	Two-Family (2F)

SUBJECT PROPERTY

General Location:	525 Lake Park Avenue
Parcel ID Number(s):	171592
Existing Use:	A single family residence currently exists on the subject property.
Development History:	The subject property is currently platted as portions of Blocks 245 and 246 of the Town Addition.

Adjoining Zoning & Uses:

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

Future Land Use Plan: Mixed Use Neighborhood

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

Thoroughfare Plan: The subject property is accessible via Lake Park Avenue

Site Image:



PLANNING ANALYSIS

The applicant proposes to rezone approximately 7.09-acres of an existing 8.122-acre tract at 525 Lake Park Avenue from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district to allow for the development of 7 duplexes.

Planning Analysis (continued):

As a straight zoning change request, this proposal does not include any specific site plan or development standards to demonstrate how the subject property may develop. Instead, development of the subject property is proposed to follow the standards established by the 2F zoning district, as described by the Waxahachie Zoning Ordinance. The standards of the existing Waxahachie Zoning Ordinance would permit duplexes to be developed on lots a minimum of 9,000 square feet in size with a minimum front setback of 25' and side setback of 6'. Additionally, each dwelling unit is required to be a minimum of 900 square feet and to provide a minimum of two (2) paved parking spaces behind the front setback line. Structures developed under the base 2F zoning district would not be required to use any specific exterior construction materials, such as brick or stone; but would be subject to the architectural design requirements of Section 5.01 of the Waxahachie Zoning Ordinance.

While no specific site plan is tied to this zoning change request, the applicant has provided a conceptual Replat to demonstrate what a feasible duplex development could look like on the subject property. This supporting document is attached to this report as the "Conceptual Subdivision" exhibit. The exhibit demonstrates that a new street ending in a cul-de-sac would be necessary to provide access to the interior of the site due to the property's unique shape. The exhibit identifies seven (7) lots that could be feasibly front the new street, with each lot containing a duplex structure with two dwelling units. These are shown as lots 4-10 in the conceptual exhibit. Lots 1-3 in the exhibit are located on the portion of the subject property that is proposed to remain as a Single-Family-2 zoning district and would be developed with typical single-family homes. The Applicant has noted that if this request is approved, they are likely to utilize a layout similar to this conceptual subdivision when developing the property. However, it is important to note that if the zoning change is approved, more than seven (7) duplex structures could feasibly be developed on the subject property.

STAFF CONCERNS

Staff has concern that the proposed straight 2F zoning request is inappropriate for subject property due to inconsistency with the current zoning and established land use of the surrounding area (single-family). All property within an approximately ½ mile radius of the subject property is currently zoned single family, with the exception of the Hope Health clinic on Coleman Street. Introducing a 2F zoning district on the subject property without appropriate design standards is likely to lead development that is incompatible with the adjacent neighborhood.

With this in mind, Staff recommends that the request be revised to include development standards that more closely align with the existing conditions of the surrounding area. Specifically, provisions that require each dwelling unit to be situated on an individually platted, fee simple lot and provisions that require approval of elevation/façade plans for each duplex by the Planning & Zoning Commission are recommended. These provisions would allow the development to be more closely aligned with the existing neighborhood by allowing for owner-occupancy of the duplexes and by ensuring the design of the duplexes is consistent with adjacent homes. These recommendations could be implemented directly as conditions added to approval of the zoning change request or by transitioning the request to a Planned Development application.

APPLICANT RESPONSE TO CONCERNS

The Applicant has acknowledged Staff concerns and has requested to proceed to the Planning & Zoning Commission and City Council for consideration of the straight zoning change request. The Applicant has noted that a straight zoning request is preferable due to the flexibility it provides to the property owner. However, the Applicant has also noted that they are willing to consider and address any potential concerns that the Planning & Zoning Commission and City Council may have with the straight zoning request.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 38 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received one (1) letter of support and one (1) letter of opposition to the Zoning Change request.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends denial of the Zoning Change request.

However, if the Commission chooses to make a recommendation of approval for the Zoning Change request, staff recommends that the conditions listed below be added to the motion.

Conditions:

1. Each duplex unit shall be situated on a single platted lot such that each lot only includes a single dwelling unit. Interior property lines between units may have a 0' side setback and may cross through the duplex structures.
2. Prior to development of the subject property, the Owner shall be required to Replat the subject property. The Replat for the subject property shall be filed prior to the issuance of Building Permits for the subject property.
3. Prior to development of the subject property, the Owner shall be required to receive approval of a Site Plan application by the Planning & Zoning Commission and City Council. The Site Plan shall include a detailed elevation/façade plan for each duplex structure. Approval of the Site Plan application, including the elevation/façade plan sheets, shall be at the sole discretion of the Planning & Zoning Commission and City Council.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Existing Survey
3. Conceptual Subdivision

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 conditions of approval.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
   a. If conditions 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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-146-2025

<><><>

PINE GROVE PROPERTIES LLC
3000 NE MAIN ST
ENNIS, TX 75119

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 26, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 15, 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 Terry Weaver for a **Zoning Change** from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district, for a duplex use located at 525 Lake Park Avenue, (Property ID 171592) - Owner: Kotha Holdings Group LLC (ZDC-146-2025)

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

Scan for additional information.

Case Number: ZDC-146-2025 **City Reference: 171599**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *May 15, 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

5/11/2026
Date

Dana Kotha, Pine Grove Properties
Printed Name and Title

[redacted] 525 Lake Park
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-146-2025
<><><>

DUKE NANCY GAIL
144 BROOKSTONE DR
WAXAHACHIE, TX 75165-6149

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 26, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 15, 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:

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Scan for additional information.

Case Number: ZDC-146-2025 **City Reference: 174528**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *May 15, 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:
Traffic and roadway capacity concerns make the Lake Park area more appropriate for single-family housing than duplex development.

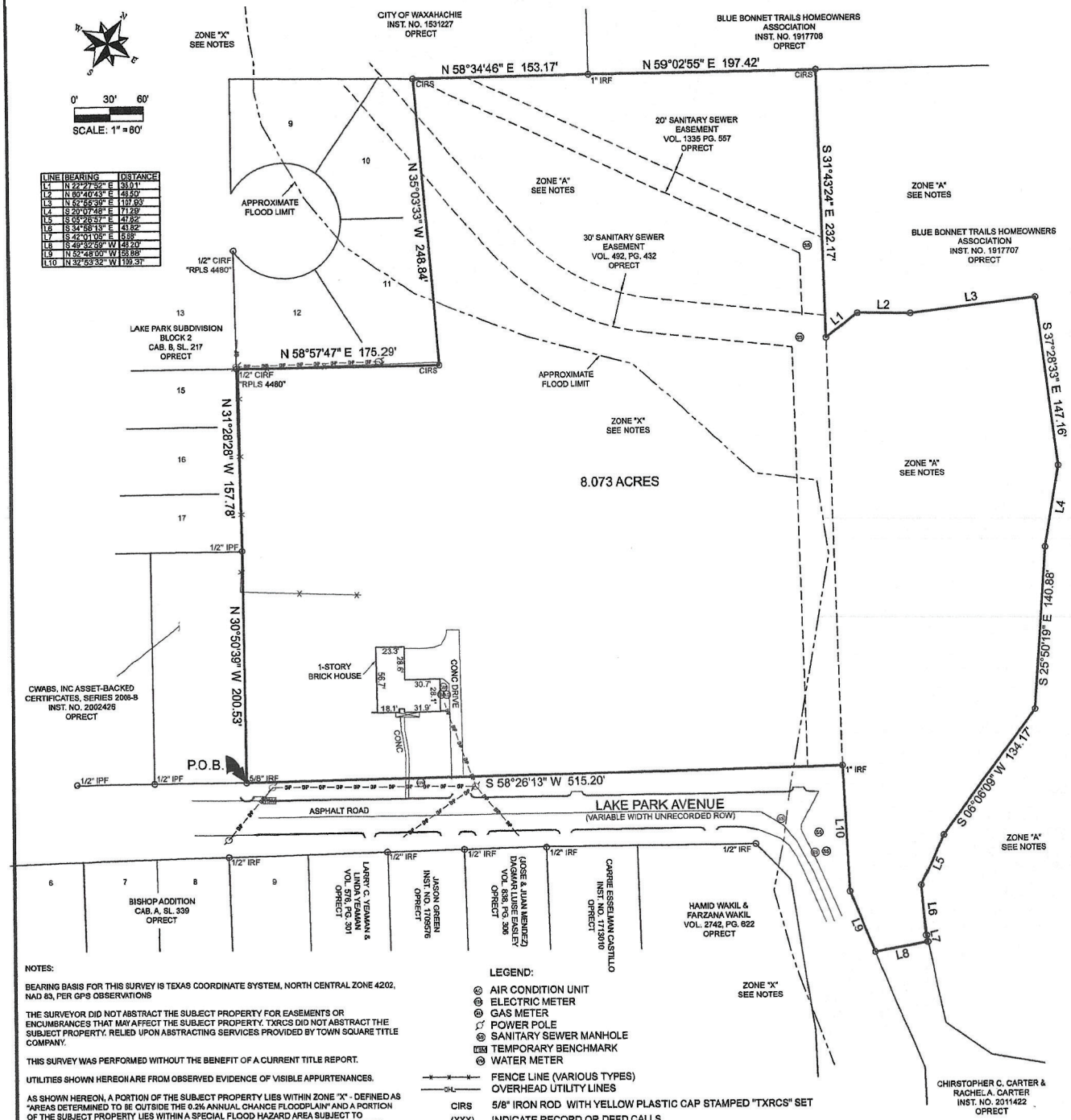
Nancy Duke Eberlen
Signature

May 14, 2026
Date

Nancy Duke Eberlen / owner 115 Jolly Way
Printed Name and Title

115 Jolly Way
Address

Existing Survey



LINE	BEARING	DISTANCE
L1	N 22°27'52" E	35.01'
L2	N 60°40'43" E	46.50'
L3	N 52°55'39" E	107.93'
L4	S 20°07'48" E	71.29'
L5	S 05°26'57" E	47.62'
L6	S 34°58'13" E	43.82'
L7	S 42°01'05" E	5.68'
L8	S 49°32'59" W	46.20'
L9	N 52°48'00" W	56.88'
L10	N 32°53'32" W	109.37'

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE B.B. DAVIS SURVEY, ABSTRACT NO. 290, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACTS 1, 2, AND 3 IN DEED TO FM 1446, LLC, RECORDED IN VOLUME 2578, PAGE 1889, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID FM 1446 TRACT, THE COMMON SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CWABS, INC ASSET-BACKED CERTIFICATES, SERIES 2006-B, RECORDED IN INSTRUMENT NO. 2002426, OPRECT AND IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF LAKE PARK AVENUE (A VARIABLE WIDTH UNRECORDED ROW);

THENCE N 30°50'39" W, ALONG A WEST LINE OF SAID FM 1446 TRACT AND THE COMMON EAST LINE OF SAID CWABS TRACT, A DISTANCE OF 200.53 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID CWABS TRACT AND THE COMMON SOUTHEAST CORNER OF LAKE PARK SUBDIVISION, BLOCK 2, RECORDED IN CABINET B, SLIDE 217, OPRECT;

THENCE N 31°28'28" W, ALONG A WEST LINE OF SAID FM 1446 TRACT AND A COMMON EAST LINE OF SAID LAKE PARK SUBDIVISION, A DISTANCE OF 157.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4480" FOUND FOR ELL CORNER OF SAID FM 1446 TRACT AND A COMMON INTERIOR ELL CORNER OF SAID LAKE PARK SUBDIVISION;

THENCE N 58°57'47" E, ALONG A NORTH LINE OF SAID FM 1446 AND A COMMON SOUTH LINE OF SAID LAKE PARK SUBDIVISION, A DISTANCE OF 175.29 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR AN INTERIOR ELL CORNER OF SAID FM 1446 TRACT AND A COMMON ELL CORNER OF SAID LAKE PARK SUBDIVISION;

THENCE N 35°03'33" W, ALONG A WEST LINE OF SAID FM 1446 TRACT AND A COMMON EAST LINE OF SAID LAKE PARK SUBDIVISION, A DISTANCE OF 248.84 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID FM 1446 TRACT, THE COMMON NORTHEAST CORNER OF SAID LAKE PARK SUBDIVISION AND IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF WAXAHACHIE, RECORDED IN INSTRUMENT NO. 1531227, OPRECT;

THENCE N 58°34'46" E, ALONG A NORTH LINE OF SAID FM 1446 TRACT AND THE COMMON SOUTH LINE OF SAID WAXAHACHIE TRACT, A DISTANCE OF 153.17 FEET TO A 1" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID WAXAHACHIE TRACT AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BLUE BONNET TRAILS HOMEOWNERS ASSOCIATION, RECORDED IN INSTRUMENT NO. 1917708, OPRECT;

THENCE N 59°02'55" E, ALONG A NORTH LINE OF SAID FM 1446 TRACT AND THE COMMON SOUTH LINE OF SAID BLUE BONNET TRACT, A DISTANCE OF 197.42 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID FM 1446 TRACT, THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BLUE BONNET TRAILS HOMEOWNERS ASSOCIATION, RECORDED IN INSTRUMENT NO. 1917707, OPRECT AND IN THE SOUTH LINE OF SAID BLUE BONNET TRACT;

THENCE S 31°43'24" E, ALONG THE EAST LINE OF SAID FM 1446 AND THE COMMON WEST LINE OF SAID BLUE BONNET TRAILS TRACT, A DISTANCE OF 232.17 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF MUSTANG CREEK;

THENCE ALONG THE EAST LINE OF SAID FM 1446, THE COMMON WEST LINE OF SAID BLUE BONNET TRAILS TRACT AND THE APPROXIMATE CENTERLINE OF SAID MUSTANG CREEK, AS FOLLOWS:

N 22°27'52" E, A DISTANCE OF 35.01 FEET TO A POINT FOR CORNER;

N 60°40'43" E, A DISTANCE OF 46.50 FEET TO A POINT FOR CORNER;

N 52°55'39" E, A DISTANCE OF 107.93 FEET TO A POINT FOR CORNER;

S 37°28'33" E, A DISTANCE OF 147.16 FEET TO A POINT FOR CORNER;

S 20°07'48" E, A DISTANCE OF 71.29 FEET TO A POINT FOR CORNER;

S 25°50'19" E, A DISTANCE OF 140.88 FEET TO A POINT FOR CORNER;

S 06°06'09" W, A DISTANCE OF 134.17 FEET TO A POINT FOR CORNER;

S 05°26'57" E, A DISTANCE OF 47.62 FEET TO A POINT FOR CORNER;

S 34°58'13" E, A DISTANCE OF 43.82 FEET TO A POINT FOR CORNER;

S 42°01'05" E, A DISTANCE OF 5.68 FEET TO A POINT FOR A NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CHRISTOPHER C. CARTER AND RACHEL A. CARTER, RECORDED IN INSTRUMENT NO. 2011422, OPRECT;

THENCE S 49°32'59" W, ALONG THE NORTH LINE OF SAID CARTER TRACT, A DISTANCE OF 46.20 FEET TO THE SOUTHEAST CORNER OF SAID FM 1446 TRACT AND THE COMMON NORTHEAST CORNER OF SAID CARTER TRACT AND IN WEST LINE OF SAID FM 1445 TRACT AND THE COMMON EAST ROW LINE OF SAID LAKE PARK AVENUE;

THENCE N 52°48'00" W, ALONG A WEST LINE OF SAID FM 1446 TRACT AND THE COMMON EAST LINE OF SAID LAKE PARK AVENUE, A DISTANCE OF 56.88 FEET TO 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE N 32°53'32" W, ALONG A WEST LINE OF SAID FM 1446 TRACT AND THE COMMON EAST ROW LINE OF SAID LAKE PARK AVENUE, A DISTANCE OF 109.37 FEET TO A 1" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID FM 1446 TRACT AND IN THE NORTH ROW LINE OF SAID LAKE PARK AVENUE;

THENCE S 58°26'13" W, ALONG THE SOUTH LINE OF SAID FM 1446 TRACT AND THE NORTH ROW LINE OF SAID LAKE PARK AVENUE, A DISTANCE OF 515.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.037 ACRES OF LAND MORE OR LESS.

I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEY PER THE DESCRIPTION SHOWN HEREON. THE SIZE LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644
DATED: 01/22/2021

STATE OF TEXAS · REGISTERED · TIMOTHY L. JACKSON · 5644 · PROFESSIONAL LAND SURVEYOR

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY. TXRCS DID NOT ABSTRACT THE SUBJECT PROPERTY. RELIED UPON ABSTRACTING SERVICES PROVIDED BY TOWN SQUARE TITLE COMPANY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

AS SHOWN HEREON, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE "A" - DEFINED AS "NO BASED FLOOD ELEVATIONS DETERMINED", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0190F DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND:

- AC AIR CONDITION UNIT
- EM ELECTRIC METER
- GM GAS METER
- PP POWER POLE
- SS SANITARY SEWER MANHOLE
- TBM TEMPORARY BENCHMARK
- WM WATER METER
- FENCE LINE (VARIOUS TYPES)
- OHL OVERHEAD UTILITY LINES
- CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
- (XXX) INDICATE RECORD OR DEED CALLS

PROJECT NO. 1696

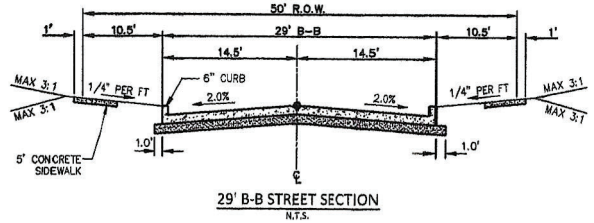
LAND TITLE SURVEY
8.073 ACRES
SITUATED IN THE
B.B. DAVIS SURVEY
ABSTRACT NO. 290
ELLIS COUNTY, TEXAS

TEXAS REALITY CAPTURE & SURVEYING, LLC
P.O. BOX 253
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194309

Conceptual Subdivision

#	Length	Radius	Delta	Length	Chord Bearing
C1	73.65	485.00	008°42'05"	73.58	S26° 48' 47"E
C2	12.39	9.00	078°54'07"	11.44	N33° 31' 51"E
C3	303.82	59.00	295°02'54"	63.36	S38° 23' 45"E
C4	5.68	9.00	036°08'47"	5.58	N88° 56' 42"W
C5	3.40	9.00	021°40'23"	3.38	S62° 08' 43"W
C6	114.24	51.00	128°20'38"	91.81	N64° 31' 09"W
C7	3.65	9.00	023°13'26"	3.62	N11° 57' 33"W
C8	57.64	435.00	007°35'33"	57.60	N27° 22' 03"W
C9	72.87	460.00	009°04'37"	72.80	S26° 37' 31"E
C10	50.40	34.00	084°55'53"	45.91	S64° 33' 09"E
C11	15.19	485.00	001°47'42"	15.19	N24° 46' 13"W
C13	25.11	435.00	003°18'28"	25.11	N26° 23' 06"W
C15	52.46	80.00	037°34'25"	51.53	N74° 36' 22"E
C16	13.12	20.00	037°34'25"	12.88	S74° 36' 22"W
C20	53.87	59.00	052°19'02"	52.02	N20° 14' 18"E
C21	123.42	59.00	119°51'28"	102.12	S73° 40' 27"E
C22	59.89	59.00	058°09'26"	57.35	S15° 20' 00"W
C23	66.84	59.00	064°42'58"	63.15	S76° 46' 13"W
C24	26.76	51.00	030°03'46"	26.45	S66° 20' 25"W
C25	56.31	51.00	063°15'46"	53.49	N66° 59' 49"W
C26	31.17	51.00	035°01'06"	30.69	N17° 51' 23"W

Line Table		
Line	Length	Direction
L1	10.09	S13° 50' 11"W
L2	82.86	S31° 09' 49"E
L3	16.84	S64° 33' 09"E
L4	41.58	N72° 58' 55"E
L5	60.58	S72° 58' 55"W
L6	82.86	N31° 09' 49"W
L7	10.09	N76° 09' 49"W
L8	90.00	S31° 09' 49"E
L9	20.91	N17° 01' 05"W
L10	15.00	S31° 29' 12"E
L11	191.46	S58° 50' 11"W
L12	104.23	S56° 03' 30"W
L13	102.17	N56° 03' 30"E
L14	191.74	N58° 50' 11"E
L15	54.48	S79° 10' 50"E
L16	92.87	N55° 49' 10"E
L17	20.00	N34° 10' 50"W
L18	56.32	N55° 49' 10"E
L19	118.86	S86° 36' 25"E
L20	60.07	S6° 05' 25"W
L21	116.04	N86° 36' 25"W
L22	56.32	S55° 49' 10"W
L23	20.00	N34° 10' 50"W
L24	101.15	S55° 49' 10"W
L25	47.58	N79° 10' 50"W



29' B-B STREET SECTION
N.T.S.

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0190F DATED JUNE 3, 2013.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA OR ADJACENT PROPERTY OWNERS.
7. OPEN SPACE LOT 11X SHALL BE MAINTAINED BY THE HOA. IF LOT 11X IS NOT MAINTAINED BY THE HOA, THE ADJACENT PROPERTY OWNERS FROM THIS SUBDIVISION WILL BE RESPONSIBLE FOR THE MAINTENANCE.
8. THE PRIVATE STORM LINES SHALL BE MAINTAINED BY THE PROPERTY OWNER.

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk, PE

Owner/Applicant:
FM 1446, LLC Series 17
200A North Rogers Street
Waxahachie, TX 75165
Contact: John Wray

LEGEND

- • Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ◉ 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
SWE	Sidewalk Easement
VAM	Visibility Easement
D.R.E.C.T.	= Deed Records of Ellis County, Texas

SCALE 1" = 60'

REPLAT
LAKE PARK ESTATES

8.122 ACRES
LOTS 1-10, 11X, BLOCK 1
10 SINGLE FAMILY LOTS
1 OPEN SPACE LOT
OUT OF THE
B.B. DAVIS SURVEY, ABSTRACT NO. 290
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
ZONED: SINGLE FAMILY-2 (SF-2)
SUB-69-2022
11 May 2023

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-4-2026

MEETING DATE(S)

Planning & Zoning Commission: May 26, 2026
City Council: June 1, 2026

CAPTION

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

RECOMMENDED MOTION

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

APPLICANT REQUEST

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

CASE INFORMATION

Applicant: Melvin Barnes

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

Site Acreage: 0.298 acres

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

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

SUBJECT PROPERTY

General Location: 732 N. Gibson St

Parcel ID Number(s): 174210

Existing Use: Single Family Residence

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

Adjoining Zoning & Uses:

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

Future Land Use Plan: Mixed-Use Neighborhood

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

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

Site Image:



PLANNING ANALYSIS

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

PUBLIC NOTIFICATIONS

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

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

RECOMMENDATION

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

Conditions:

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

ATTACHED EXHIBITS

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

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

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

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

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

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

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

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

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

Scan for additional information.

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

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

☐ SUPPORT ☒ OPPOSE

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

Signature Dorinda Rickels Date 4/12/2026

Dorinda Rickels
Printed Name and Title

509 Sycamore St.
Address

EXHIBIT A LOCATION MAP



EXHIBIT B OPERATIONAL PLAN

Items 9 & 10

OPERATIONAL PLAN FOR PROPOSED A.D.U.

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

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

Applicant: Marth Family

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

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

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

Utilities

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

Use & Occupancy

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

It will not be:

Rented long-term

Used as a short-term rental

Operated commercially

Sold separately from the main residence

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

EXHIBIT B OPERATIONAL PLAN

Items 9 & 10

Parking & Access

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

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

Construction Approach

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

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

Thank you,

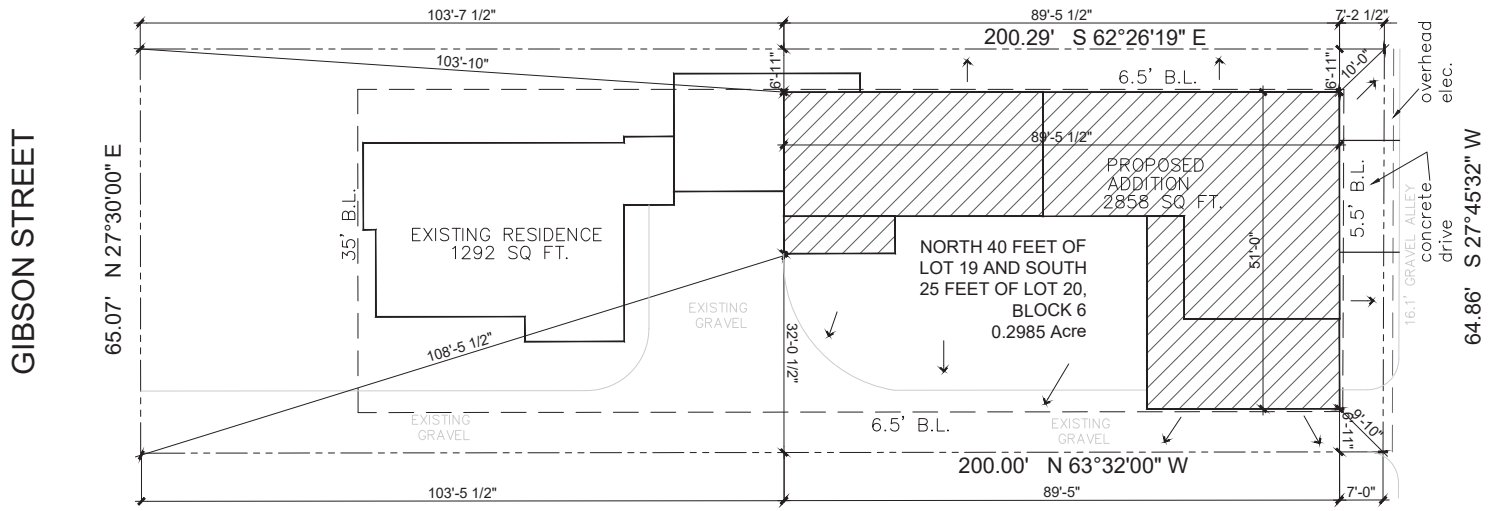
Marth Family

732 N. Gibson Street

Waxahachie, TX 75165

EXHIBIT C SITE PLAN

Items 9 & 10



1.0 | Site Plan

Scaled at 1:20 on 11" x 17"

S1.1

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

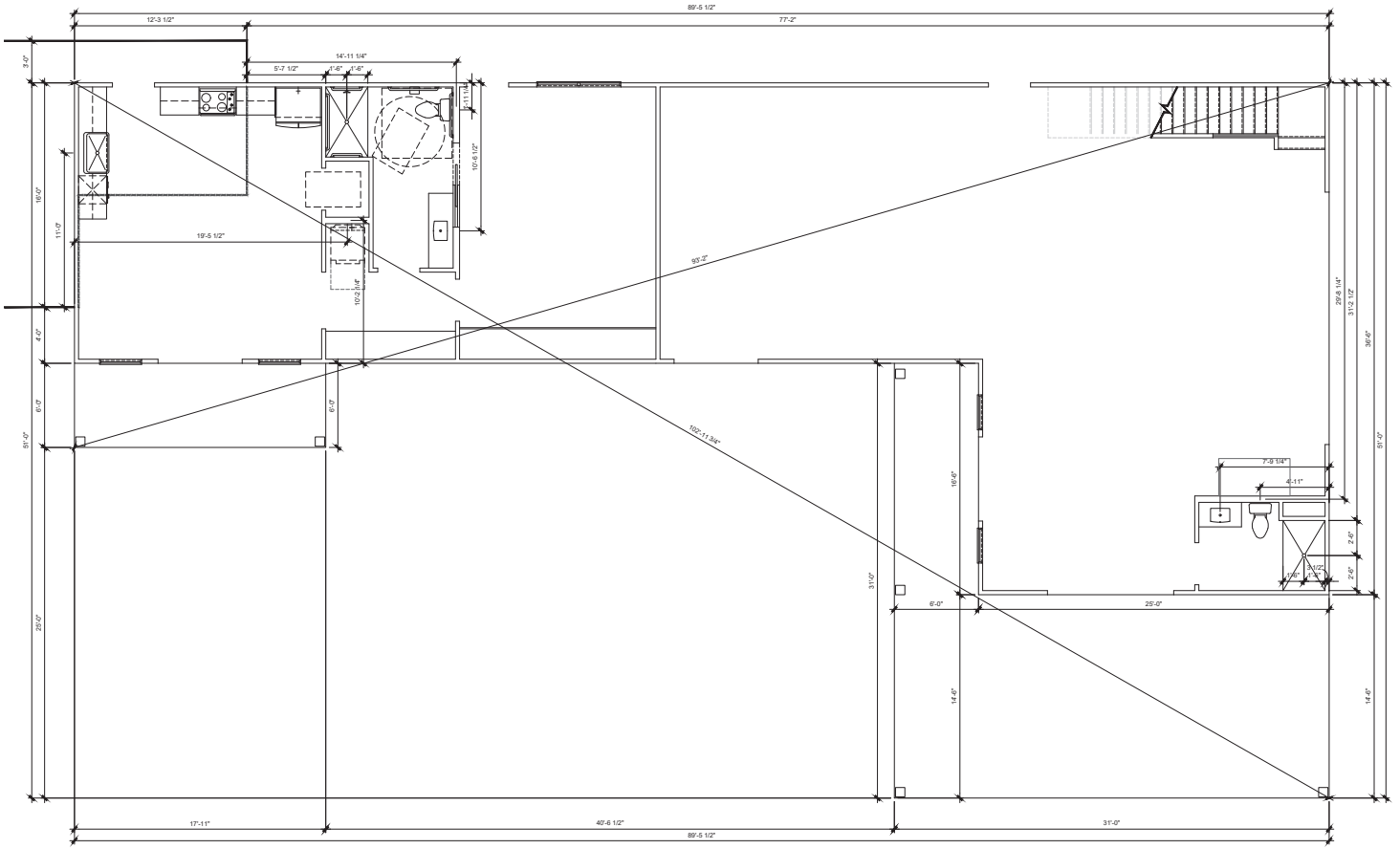
2026
CREATOR: R. Ean
DATE 2/12/26

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

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

EXHIBIT D FLOORPLAN

Items 9 & 10



SCALE AS NOTED

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

*UNLESS SPECIFIED OTHERWISE

FP0.0

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2026

CREATOR: R. Ean

DATE 2/12/26

Marth Residence

732 n. Gibson Street

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

City of Waxahachie, Ellis County, Texas

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STUDIO E DESIGN GROUP

Items 9 & 10

EXHIBIT D FLOORPLAN

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

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

GENERAL FLOOR PLAN NOTES:

1st STORY

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

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

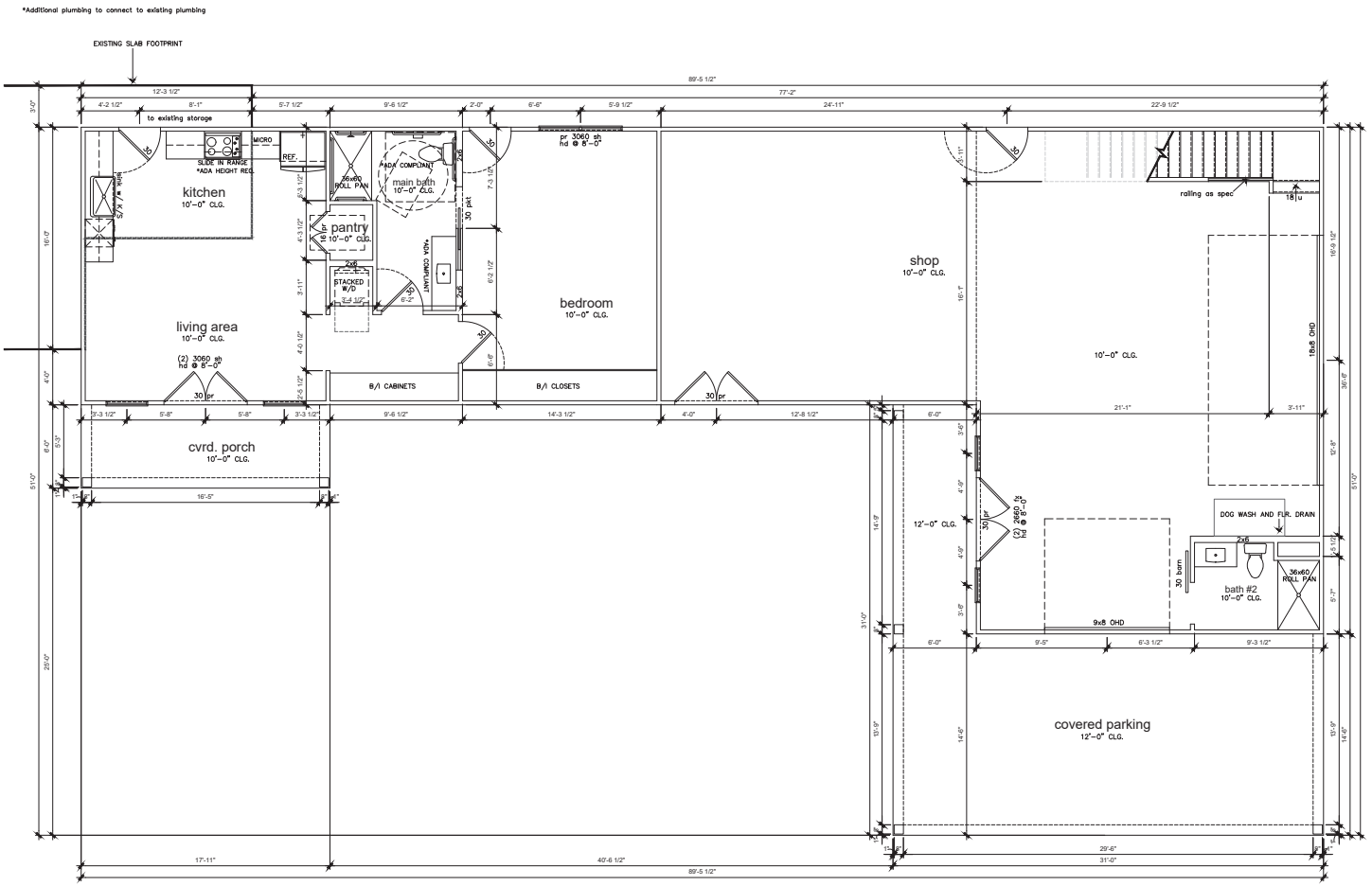
DOORS
REFER TO COMMUNITY SPECS OR CONTRACT DOCUMENTS FOR REQ. DOOR HEIGHTS.

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

SHOWERS
SHOWER HEAD TO BE INSTALLED @ 6'-8" MEASURED FROM PLATE

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

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



1 Floor Plan

SCALE AS NOTED

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FP1.0

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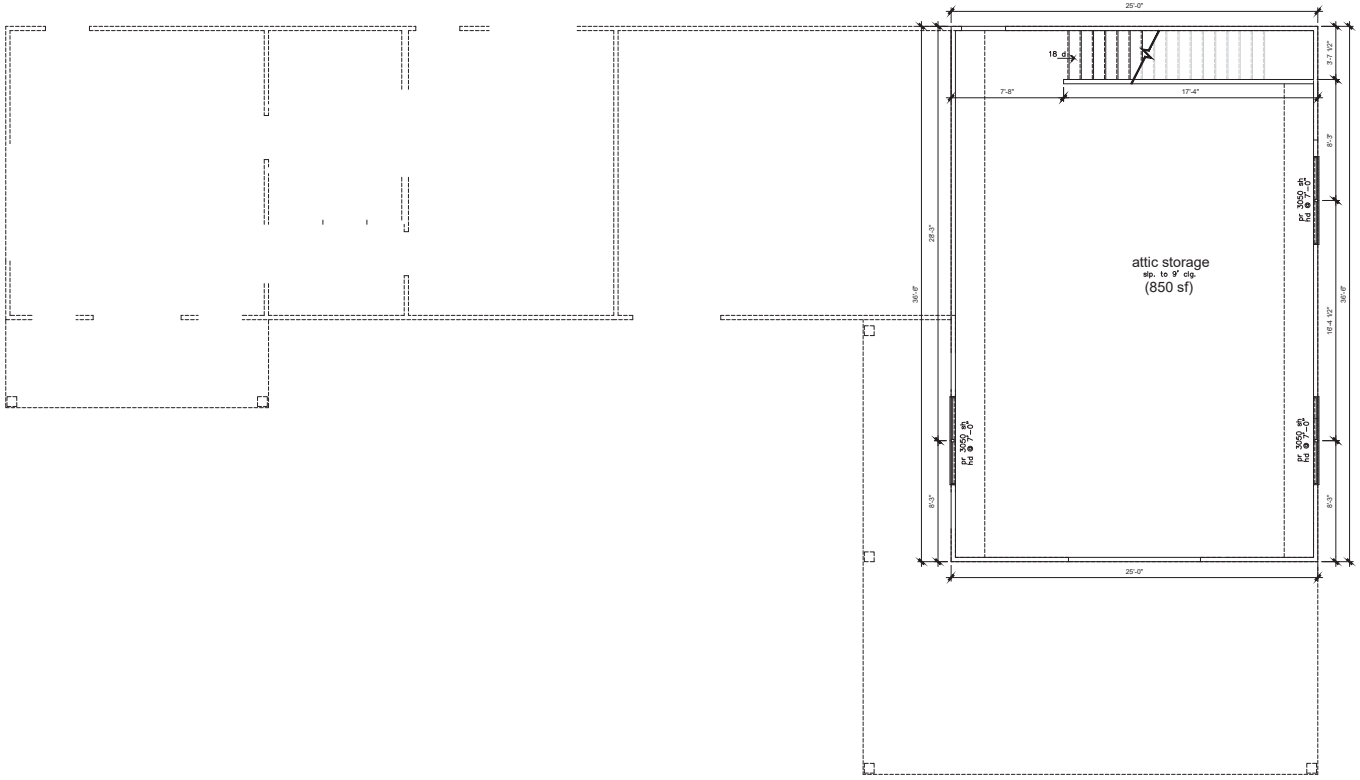
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Items 9 & 10

EXHIBIT D FLOORPLAN



2 | Floor Plan

SCALE AS NOTED

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

*UNLESS SPECIFIED OTHERWISE

FP2.0

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2026

CREATOR: R. Ean

DATE 2/12/26

Marth Residence

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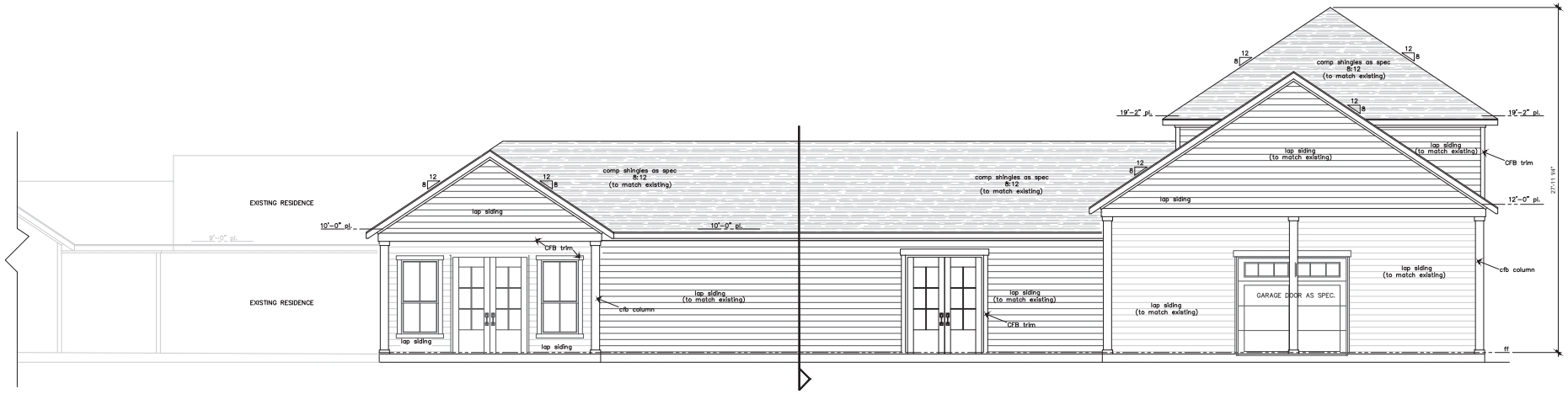
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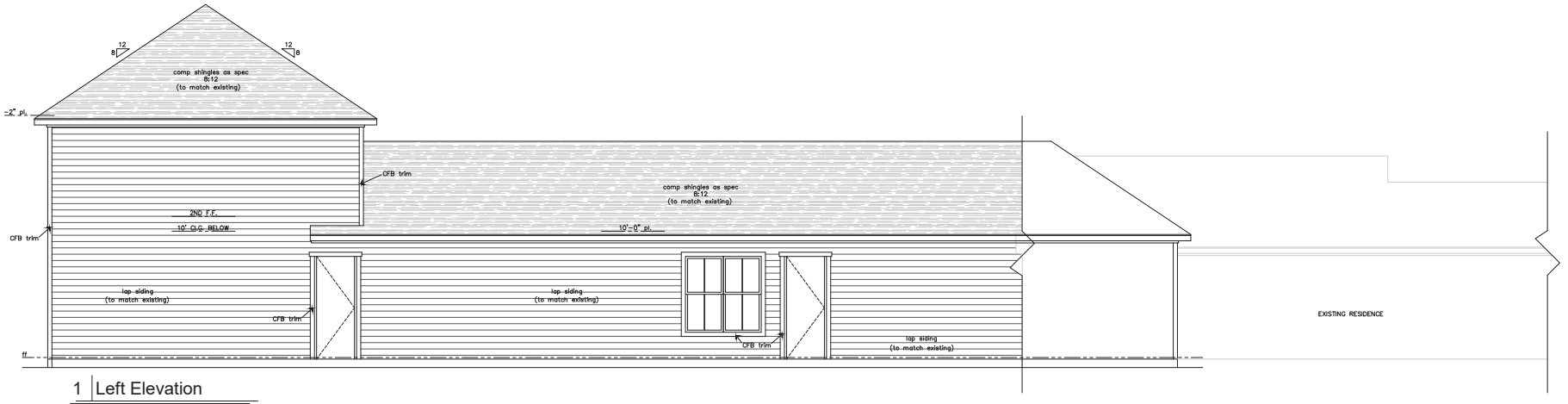
STUDIO E DESIGN GROUP

Items 9 & 10

EXHIBIT E ELEVATION & FACADE PLAN



1 Right Elevation



1 Left Elevation

SCALE AS NOTED

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ELEV1

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2026

CREATOR: R. Ean

DATE 2/12/26

Marth Residence

732 n. Gibson Street

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

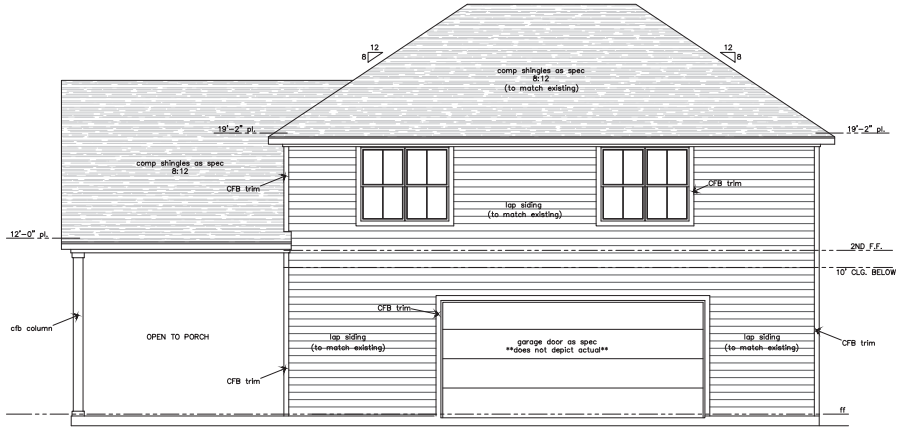
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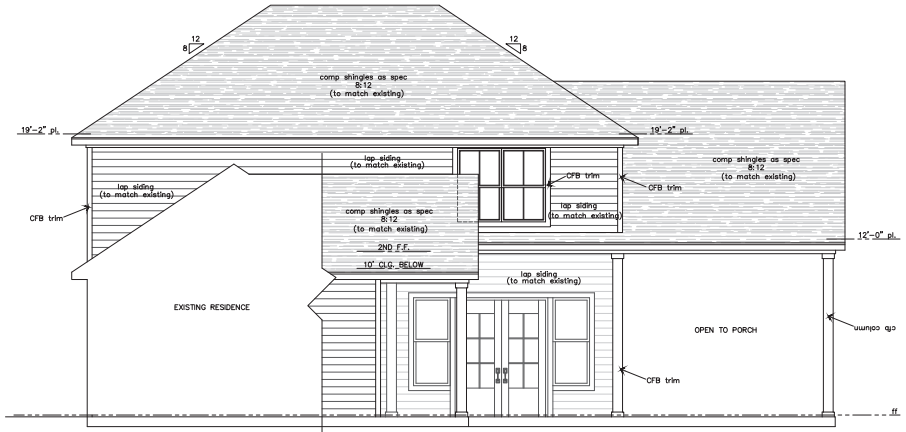
STUDIO E DESIGN GROUP

Items 9 & 10

EXHIBIT E ELEVATION & FACADE PLAN



1 Rear Elevation



1 Front Elevation

SCALE AS NOTED

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*UNLESS SPECIFIED OTHERWISE

ELEV2

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

2026

CREATOR: R. Ean

DATE 2/12/26

Marth Residence

732 n. Gibson Street

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

City of Waxahachie, Ellis County, Texas

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

STUDIO E DESIGN GROUP

EXHIBIT E ELEVATION & FACADE PLAN

Items 9 & 10



EXHIBIT E ELEVATION & FACADE PLAN

Items 9 & 10



EXHIBIT E ELEVATION & FACADE PLAN

Items 9 & 10



EXHIBIT E ELEVATION & FACADE PLAN

Items 9 & 10



Planning & Zoning Department
Zoning Staff Report

Case: ZDC-23-2026

MEETING DATE(S)

Planning & Zoning Commission: May 26, 2026
City Council: June 15, 2026

CAPTION

Public Hearing on a request by Jeremy Nelson, Westfall Engineering, for a **Specific Use Permit (SUP)** for a **Unified Lot Sign** use for a Child Daycare Center within a General (GR) zoning district located at 1328 and 1332 Brown Street (Property ID(s): 295112 and 295113) Owner(s): Buffalo Creek Plaza LLC (ZDC-23-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-23-2026, for a Specific Use Permit of a Unified Lot Sign use for a Child Daycare Center (The Learning Experience), subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The Applicant requests a Specific Use Permit (SUP) to allow for the construction of a Unified Lot Sign for a Child Daycare Center use at 1328 and 1332 Brown Street.

CASE INFORMATION

Applicant: Jeremy Nelson, Westfall Engineering

Property Owner(s): Buffalo Creek Plaza, LLC

Site Acreage: 2.16 acres

Current Zoning: General Retail (GR)

Requested Zoning: GR with a SUP for a Unified Lot Sign use

SUBJECT PROPERTY

General Location: 1328 and 1332 Brown Street

Parcel ID Number(s): 295112 and 295113

Development History: The subject property was platted as Lots 1 and 2, Block A of the Buffalo Creek Addition in 2022.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	GR w/ SUP for Convenience Store w/ Gasoline Sales (Ord No. 3363) and Pole Sign (Ord. No. 3386	QuikTrip (QT)
East	GR	Undeveloped Land
South	GR	LoneStar Bariatrics
West	GR and PD-44- GR	Buffalo Creek Assisted Living and Memory Care

Future Land Use Plan: Mixed-Use Neighborhood

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

Thoroughfare Plan: The primary access to the subject property is from Indian Drive (80' Major Collector).

Site Image:



PLANNING ANALYSIS

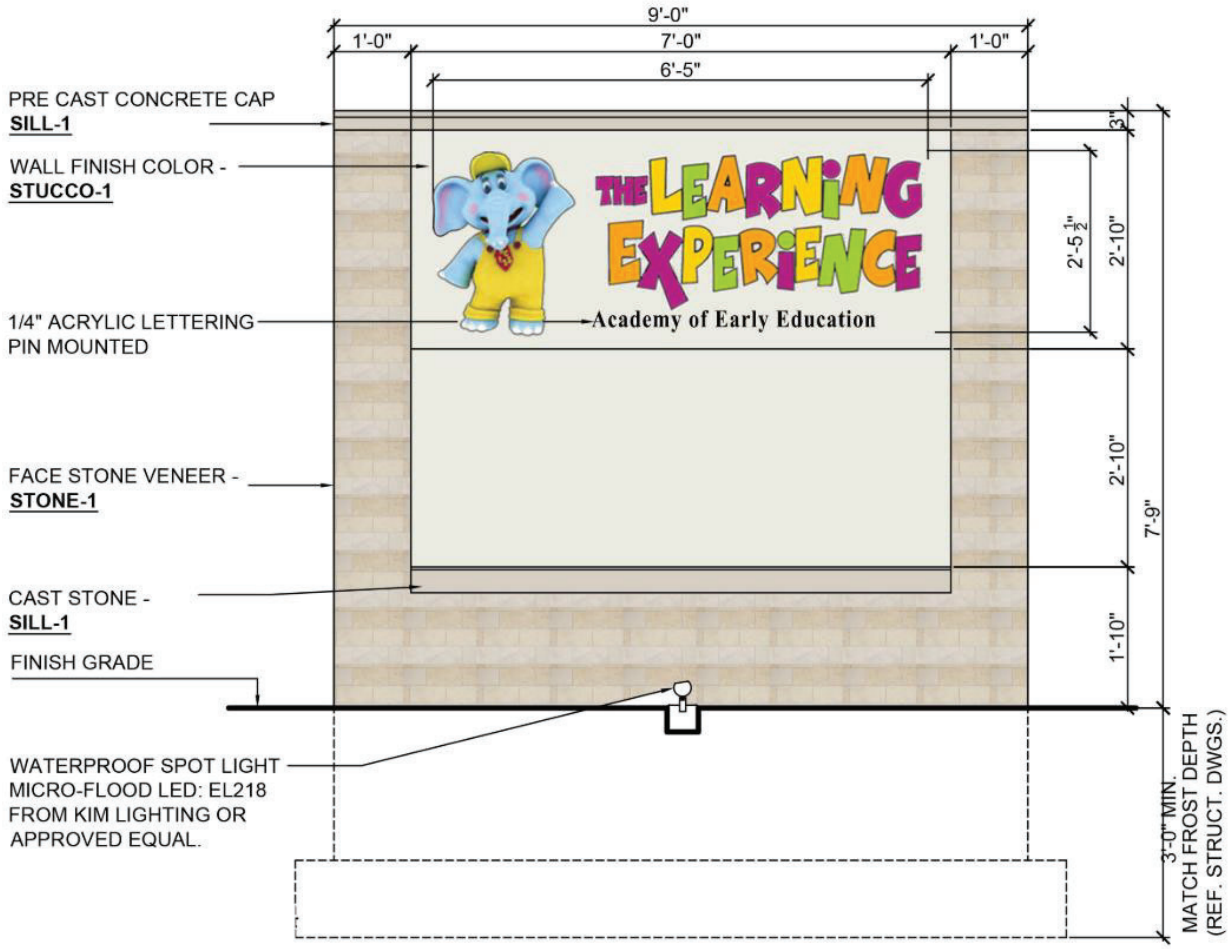
The Applicant requests approval of a Specific Use Permit (SUP) for a Unified Lot Sign associated with a Child Daycare Center (The Learning Experience) to be located on Lot 2 (1332 Brown Street). The Waxahachie Zoning Ordinance requires a SUP for a Unified Lot Sign to be approved by the City Council.

As part of the SUP request, the Applicant also seeks deviations from Section 5.01.b.iv.7.b.v, Exterior Construction Requirements, pertaining to the provision of a minimum of 30% glazing per elevation, and Section 5.08.d.ii.24.24, Sign Regulations, regarding the maximum permitted wall sign area.

Proposed Use:

The Applicant proposes to develop a Child Daycare Center (The Learning Experience) on Lot 1 (1328 Brown Street), with a Unified Lot Sign to be installed on the adjacent property, Lot 2 (1332 Brown Street), which has frontage along Indian Drive and Brown Street. The proposed sign location is necessary because neither lot has direct access or frontage along Brown Street. Therefore, the Applicant seeks approval of an off-site Unified Lot Sign within the General Retail (GR) zoning district; which is only permitted by SUP. The proposed sign location complies with the setback requirements established by the Waxahachie Zoning Ordinance.

The proposed Unified Lot Sign will have an overall height of seven feet, nine inches (7'-9"), a width of nine feet (9'-0"), and a total sign area of approximately 69.75 square feet. The unified lot sign is proposed to be constructed of stone and stucco materials designed to complement the architectural style and exterior building materials of The Learning Experience. Additionally, the sign includes tenant panels intended to serve occupants of both Lots 1 and 2.



Deviation Requests:

The Applicant requests a deviation from Section 5.01.b.iv.7.b.v of the Waxahachie Zoning Ordinance to decrease the minimum requirement amount of glazing from 30% to the proposed amounts listed below:

- North Elevation 17.6%
- East Elevation 21.8%
- South Elevation 10.2%
- West Elevation 16.3%

The request for the deviation is based on national childcare safety standards, which discourage the use of glass due to child safety concerns, potential mold and moisture issues, and increased long-term maintenance requirements, while also supporting an improved architectural design.

The Applicant also requests relief from Section 5.08.d.ii.24 of the Waxahachie Zoning Ordinance to exceed the maximum wall sign allowance of one (1) square foot per one (1) linear foot of building frontage due to the orientation of the building on the site. The rear elevation of the building faces west toward Brown Street, while the front elevation faces east. Based on the development proposal, a total of 115 square feet of wall signage is permitted by the Waxahachie Sign Regulations.

To ensure visibility and identification of the business from both directions, the Applicant proposes to install wall signage on the front and rear elevations of the building. Each proposed wall sign is 115 square feet in size and would individually comply with the Waxahachie Zoning Ordinance if only one sign were installed; however, the Applicant is proposing a total of two (2) wall signs. Additionally, the Applicant proposes decorative signage elements on the columns located along the front elevation of the building.

Concluding Summary

Staff supports the requested deviation from the Sign Regulations of the City of Waxahachie Zoning Ordinance, as alternative design that can provide adequate site visibility to the subject property while remaining generally consistent with the intent of the ordinance, provided the Applicant complies with the minimum glazing requirements.

Staff's support for the signage deviation is contingent upon compliance with the building design and glazing requirements, as the proposed structure is intended to remain on site in perpetuity and should complement and enhance the surrounding development pattern. While signage on the structure may change as future tenants come and go, the building itself will remain. Accordingly, staff seeks to maintain a high-quality architectural appearance and ensure the structure retains long-term adaptability for future commercial occupancy.

PUBLIC NOTIFICATIONS

To comply with State law under Local Government Code Chapter 211 and the City's public hearing notice requirements, nine (9) notices were mailed to property owners within 200 feet of the subject property. Additionally, notice of the public hearing was published in the Waxahachie Daily Light, and a sign was posted on the property in a visible location. As of the publication date of this staff report, Staff has received four (4) letters of support and 0 letters in opposition.

RECOMMENDATION

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

Conditions:

1. A mutually agreed upon Development Agreement shall be required for the development to be executed within thirty (30) calendar days.
2. The Applicant shall meet the minimum requirement of 30% glazing per elevation.
3. All proposed lighting fixtures shall be equipped with shield to prevent light pollution that could create a nuisance to adjacent properties.
4. The Property Owner shall provide a permanent irrigation system for all required landscape areas shown on the Landscape Plan and maintain the required landscaping at all times.
5. The Applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.

ATTACHED EXHIBITS

1. Property Owner Notice Response(s)
2. SUP and Exception Requests Letter
3. Exhibit A – Location Map
4. Exhibit B – Building Materials/Elevations
5. Exhibit C – Site Plan
6. Exhibit D – Landscape Plan
7. Exhibit E – Signage and Details Plan
8. Exhibit F – Floorplan
9. Exhibit G – Photometric Plan

STAFF CONTACT INFORMATION

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

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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-23-2026

<>

BUFFALO CREEK PLAZA LLC
440 GINGERBREAD LN
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 26, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 15, 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 Jeremy Nelson, Westfall Engineering, for a **Specific Use Permit (SUP)** for a Unified Lot Sign for a Child Daycare Center within a General (GR) zoning district located at 1328 and 1332 Brown Street (Property ID(s): 295112 and 295113) Owner(s): Buffalo Creek Plaza LLC (ZDC-23-2026)

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-23-2026 **City Reference: 295113**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *May 15, 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 think this can be good use for this property.

Joe Rust
Signature

5/8/26
Date

Joe Rust, Owner
Printed Name and Title

440 Gingerbread Ln
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-23-2026

BUFFALO CREEK PLAZA LLC
440 GINGERBREAD LN
WAXAHACHIE, TX 75165

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Scan for additional information.

Case Number: ZDC-23-2026 **City Reference: 295119**

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☒ SUPPORT ☐ OPPOSE

Comments: I think this is a good use for this property.

Joe Rust
Signature

5/8/26
Date

Joe Rust Owner
Print Name & Title

440 Gingerbread Ln
Address

Items 11 & 12

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-23-2026

<><><>

BUFFALO CREEK PLAZA LLC
440 GINGERBREAD LN
WAXAHACHIE, TX 75165

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Scan for additional information.

Case Number: ZDC-23-2026 **City Reference: 295112**

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☒ SUPPORT ☐ OPPOSE

Comments: I think this will be a good use for this property.

Joe Rust
Signature

5/18/26
Date

Joe Rust, Owner
Printed Name and Title

440 Gingerbread Ln.
Address

Items 11 & 12

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-23-2026

<>

INDIAN DRIVE HOLDINGS LLC
200 N ELM ST
WAXAHACHIE, TX 75165

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Scan for additional information.

Case Number: ZDC-23-2026 **City Reference: 278239**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *May 15, 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.

[X] SUPPORT [ ] OPPOSE

Comments:

Signature

Date

Printed Name and Title

Address

WESTFALL ENGINEERING

May 7, 2026

City of Waxahachie – Planning & Zoning
Ms. Oanh Vu
Senior Planner
408 South Rogers Street
Waxahachie, TX 75168

Re: Request to Transition Site Plan Application (SP-23-2026) to SUP & Variance Request

Dear Ms. Vu,

I am writing to formally request that the current Site Plan application for **Buffalo Creek Addition, Lot 1 (Case No. SP-23-2026)** be transitioned to a **Specific Use Permit (SUP)** application. Following recent discussions with City staff, it has been determined that an SUP is the appropriate mechanism to request the variances needed for a proposed monument sign that will serve both **Lot 1 and Lot 2**, as well as an increase in the total amount of signage square footage allowed.

As part of this SUP request, we are seeking approval for the following variances:

1. **Shared Unified Lot Sign** Approval of a monument sign to function as a **Unified Lot Sign** serving both Lot 1 (TLE) and the future user on Lot 2 within the Buffalo Creek Addition. This shared configuration is necessary due to site constraints and the coordinated signage approach planned for the development.

2. **Increase in Total Signage Area Allowed** per Section 5.08.d.ii.24 of the City of Waxahachie Zoning Ordinance. A variance to increase the maximum amount of signage from one (1) square foot of sign area for each lineal foot of building frontage for a single tenant building to 262 SF total in order to accommodate the Child Daycare Center and ensure adequate visibility for the site.

3. **Decrease in the amount of Glazing Required** per Section 5.01.b.iv.7.b.v of the City of Waxahachie Zoning Ordinance. A variance to decrease the minimum amount of glazing from 30% to amounts listed below for each elevation:
    a. East Elevation - reduction from 30% to 21.8%
    b. North Elevation - reduction from 30% to 17.6%
    c. South Elevation - reduction from 30% to 10.2%
    d. West Elevation - reduction from 30% to 16.3%
    e.

    The request to reduce glazing from under Section 5.01.iv.7.v is justified because it aligns with national childcare safety standards, prevents mold and moisture issues associated with spandrel glass, improves architectural design by prioritizing child safety, and avoids increased long-term maintenance burdens.

Thank you for your consideration. Please feel free to contact me if further clarification is needed.

Sincerely,

Jeremy B. Nelson, PE

Jeremy B. Nelson, PE
Civil Engineer
Westfall Engineering
817-271-4028
jnelson@westfalleng.com

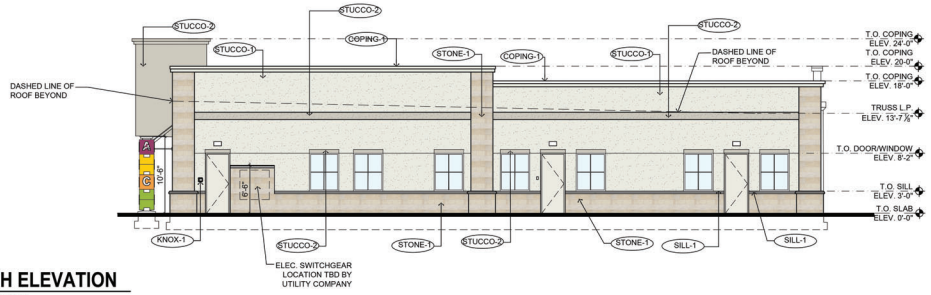

Items 11 & 12
INDIAN DR
INDIAN DR
BROWN ST
PROFESSIONA
N
EXHIBIT A - LOCATION MAP
0
50
100
200
300
400
Feet
SP-23-2026 (SP)

EXHIBIT B - BUILDING MATERIALS/ELEVATIONS

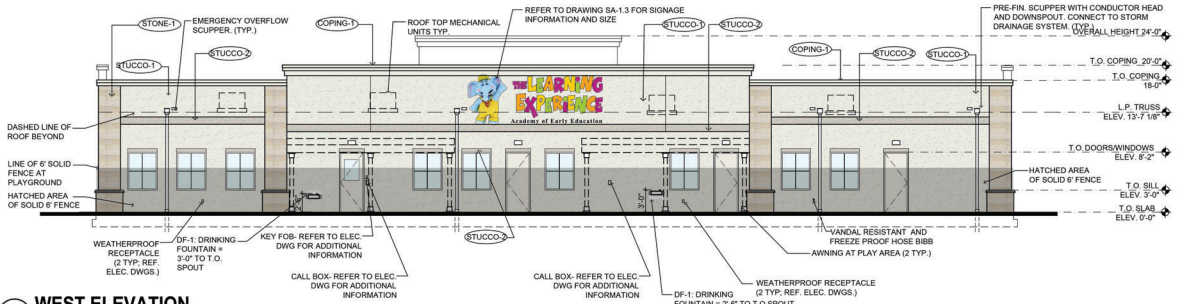
2025.V25.03 PROTOTYPE



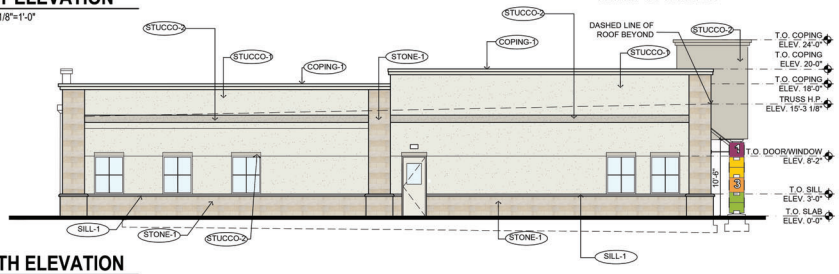
1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

GENERAL NOTES:
1. HOSE BIBB IN PLAYGROUND TO BE LOCATED AT PERPENDICULAR INTERIOR WALL.
2. DRINKING FOUNTAINS IN PLAYGROUND TO BE LOCATED AT PERPENDICULAR WALL.
3. SEE P-200 FOR HOSE BIBB SPEC A1321.
4. ADDRESS IDENTIFICATION SHALL BE PROVIDED AND COMPLY WITH IFC

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	WHITE
DOOR	-	PER DOOR SCHEDULE	SW 7008 ALABASTER
FIXED WINDOW	PLY GEM	SILVER LINE V1 SERIES PER WINDOW SCHEDULE	WHITE
STONE-1	ROCK MATERIALS	FULL SIZE STONE	TEXAS CREAM
SILL-1	MODERN PRECAST	3 3/4"Hx6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	MATCH STONE COLOR
STUCCO-1	DRYVIT		COLOR:ALABASTER SW7008
STUCCO-2	DRYVIT		COLOR: USEFUL GRAY SW7050
COPING	BERRIDGE (OR EQUAL)	SHEET METAL TRIM	DARK BRONZE
AWNING-1	-	CUSTOM ALUMINUM	SW POWDURA COLOR: GOLDEN CORN PYS9-C0000
AWNING-1 BRACKETS	-	CUSTOM ALUMINUM	SW POWDURA COLOR: GRAY SHELL PAS9-C0000
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 1 BELOW)

FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

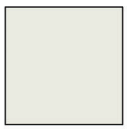
TRANSPARENCY CALCULATIONS

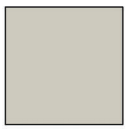
	FACADE AREA	TRANSPARENCY	REQUIRED	PROVIDED
EAST	1,690 SQ. FT.	368 SQ. FT	30.0%	21.8%
NORTH	1,204 SQ. FT.	212 SQ. FT	30.0%	17.6%
SOUTH	1,204 SQ. FT.	124 SQ. FT	30.0%	10.2%
WEST	1,690 SQ. FT.	276 SQ. FT	30.0%	16.3%

MATERIAL CALCULATIONS

	STUCCO	STONE
EAST	76%	24%
NORTH	74%	26%
SOUTH	74%	26%
WEST	89%	11%

NOTE:
1. NO CMU, EIFS, SPLIT FACE BLOCK, OR CONCRETE BLOCK ARE PRESENT ON THE EXTERIOR. PLEASE SEE FINISH SCHEDULE FOR MATERIALS TO BE USED.


STUCCO-1


STUCCO-2


STONE-1

This document contains confidential and proprietary information belonging to The Learning Experience ("Disclosing Party"). The information herein is provided solely to allow the receiving party to obtain budgeting and pricing from a general contractor. It does not represent the intended design, specifications or plans for any future project the receiving party may pursue. The document shall not be used for construction purposes or considered representative of any future project. Any unauthorized use, disclosure, copying, or distribution is expressly prohibited and may result in legal action. Receipt of this document does not grant any rights to the information contained herein. The receiving party agrees to keep all information confidential and not to disclose it to any third party without the express written consent of Disclosing Party, except (i) their employees, officers, and directors of the receiving party who have a significant need to access this information; or (ii) if required by law, regulation, or legal process, provided the receiving party promptly notifies the Disclosing Party to allow seeking a protective order or other remedy. Unauthorized disclosure, copying, or distribution is expressly prohibited and may result in legal action.

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
1 Harrison Street, Suite 201
LIVINGSTON, NEW JERSEY 07039
PH. 973.994.4666
FAX. 973.994.4668
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

BROWN ST & INDIAN DRIVE
WAXAHACHIE, TEXAS
TLE SITE ID: 1TX0246

THE LEARNING EXPERIENCE
Academy of Early Education

REVISION

NO.	DATE	DESCRIPTION

ISSUE

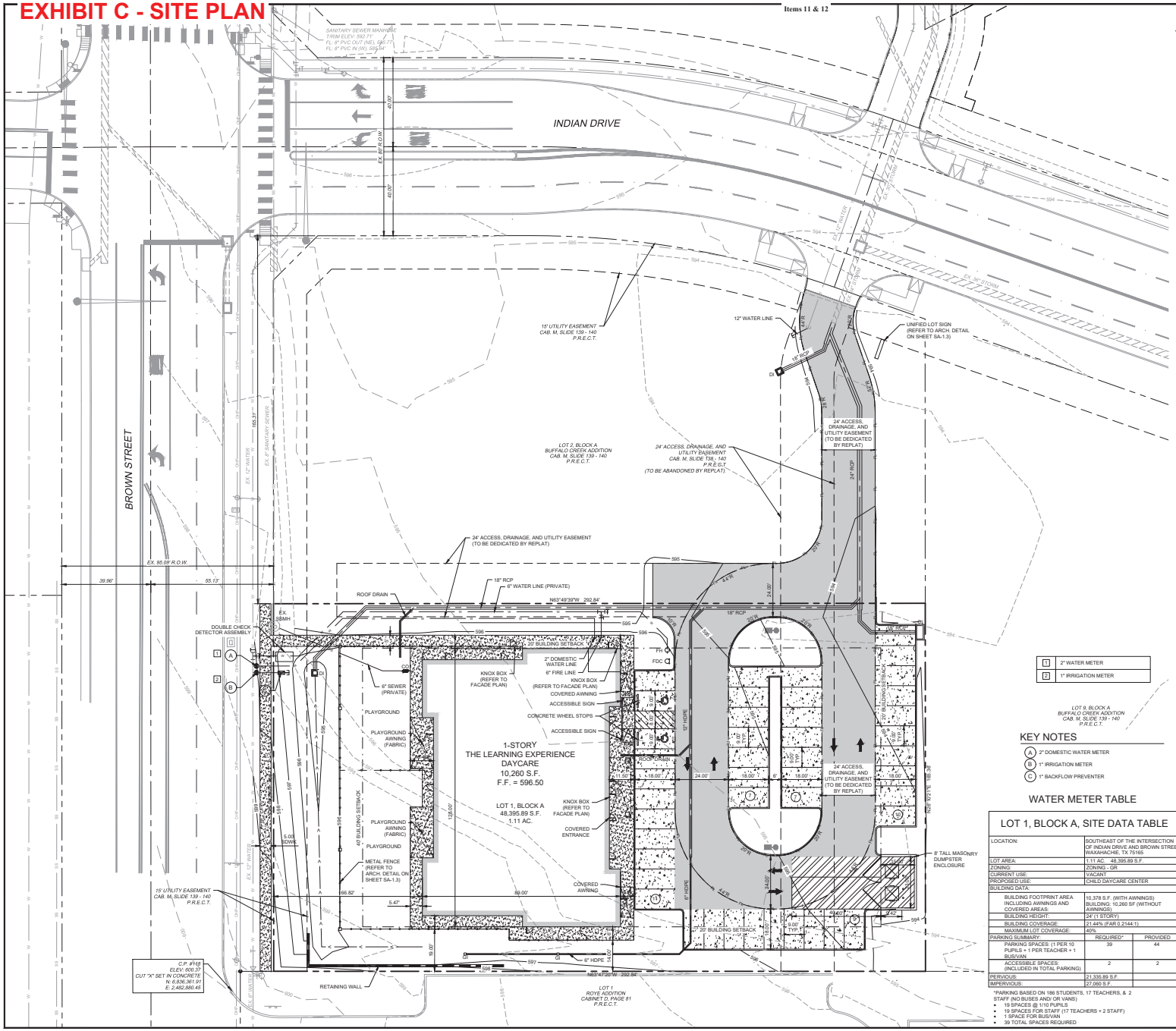
NO.	DATE	DESCRIPTION
1	4/24/2026	PLANNING SUBMISSION
2	5/5/2026	PLANNING SUBMISSION

25-1970
PROJECT NUMBER
HJ
DRAWN BY
CS
APPROVED BY

EXTERIOR ELEVATIONS

SA-1.2

EXHIBIT C - SITE PLAN



KEY NOTES

- (A) 2" DOMESTIC WATER METER
- (B) 1" IRRIGATION METER
- (C) 1" BACKFLOW PREVENTER

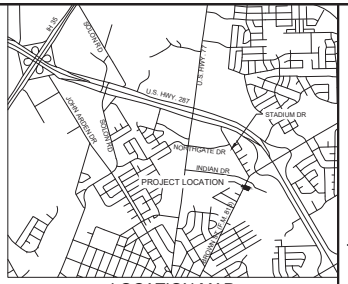
WATER METER TABLE

1	2" WATER METER
2	1" IRRIGATION METER

LOT 1, BLOCK A, SITE DATA TABLE

LOCATION:	SOUTHEAST OF THE INTERSECTION OF INDIAN DRIVE AND BROWN STREET WAXAHACHIE, TX 75165	
LOT AREA:	1.11 AC. 48,395.89 S.F.	
ZONING:	ZONING - GR	
CURRENT USE:	VACANT	
PROPOSED USE:	CHILD DAYCARE CENTER	
BUILDING DATA:		
BUILDING FOOTPRINT AREA INCLUDING AWNINGS AND COVERED AREAS:	10,378 S.F. (WITH AWNINGS) BUILDING: 10,260 SF (WITHOUT AWNINGS)	
BUILDING HEIGHT:	24' (1 STORY)	
BUILDING COVERAGE:	21.44% (FAR 0.2144:1)	
MAXIMUM LOT COVERAGE:	40%	
PARKING SUMMARY:	REQUIRED*	PROVIDED
PARKING SPACES: (1 PER 10 PUPILS + 1 PER TEACHER + 1 BUS/VAN	39	44
ACCESSIBLE SPACES: (INCLUDED IN TOTAL PARKING)	2	2
PERVIOUS:	21,335.89 S.F.	
IMPERVIOUS:	27,060 S.F.	

*PARKING BASED ON 186 STUDENTS, 17 TEACHERS, & 2 STAFF (NO BUSES AND/ OR VANS)
- 19 SPACES @ 1/10 PUPILS
- 19 SPACES FOR STAFF (17 TEACHERS + 2 STAFF)
- 1 SPACE FOR BUS/VAN
- 39 TOTAL SPACES REQUIRED



LOCATION MAP

N.T.S.

GRAPHIC SCALE
1" = 20'

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FIRE LANE
- EXISTING OVERHEAD POWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- DUMPSTER CONCRETE PAVEMENT
- FIRE LANE CONCRETE PAVEMENT
- STANDARD CONCRETE PAVEMENT
- SIDEWALK CONCRETE PAVEMENT
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- PROPOSED TRANSFORMER LOCATION
- NUMBER OF PARKING SPACES PER ROW
- LIGHT POLE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING SAN. SWR. MANHOLE
- EXISTING SIGN
- CO CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- CI CURB INLET
- DI DROP INLET
- GI GRATE INLET
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- RCP REINFORCED CONCRETE PIPE

SITE NOTES

1. ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.

FLOOD NOTE

ACCORDING TO FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 48139C0190G, DATED OCTOBER 19, 2023, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ELLIS COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

SITE PLAN
BUFFALO CREEK ADDITION
LOT 1, BLOCK A

EXISTING ZONING: GR
IN THE J.B. ANN ADAMS SURVEY, ABST. NO. 5 AND
JOHN GOOCH SURVEY, ABST. NO. 393
1.11 ACRES
CASE NO. SP-23-2026
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

PREPARED: MAY 8, 2026

OWNER / DEVELOPER:
DESERT OWL REALTY, LLC
2214 COSTA DEL SOL
WESTLAKE, TEXAS 76262
CONTACT: JACOB SACKS

SURVEYOR:
360 SURVEYING
P.O. BOX 776
HALLSVILLE, TX 75650
CONTACT: BRET READ
TEL: (903) 387-2577

ENGINEER:
WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE 400-206, ALLEN, TX 75002
TBPE FIRM REG. #19101
CONTACT: JEREMY NELSON, PE
TEL: (817) 271-4028

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE 400-206, ALLEN, TX 75002
PHONE NO. (214) 846-9397
TBPE FIRM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF JEREMY NELSON, P.E. 138740 ON 05/08/2026. IT IS NOT TO BE USED FOR CONSTRUCTION.

THE LEARNING EXPERIENCE
LOT 1, BLOCK A, BUFFALO CREEK ADDITION
BROWN STREET AND INDIAN DRIVE
CITY OF WAXAHACHIE, TEXAS

SITE PLAN

No.	DATE	REVISIONS
1	03/03/26	FIRST SUBMITTAL TO CITY
2	03/27/26	UPDATE TO CITY COMMENTS
3	04/17/26	UPDATE TO CITY COMMENTS
4	05/08/26	UPDATE TO CITY COMMENTS

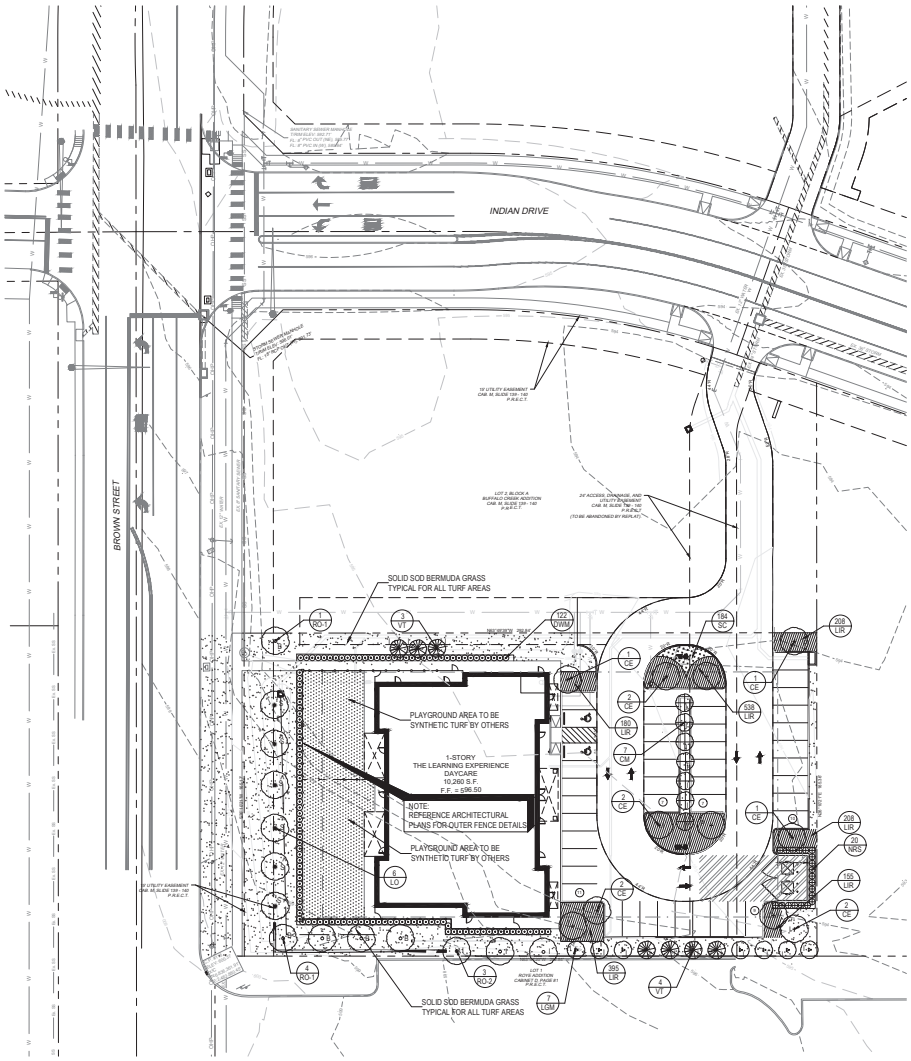
DATE
05/08/2026

PROJECT NO.
P2501028

SHEET NO.
1 OF 1

EXHIBIT D - LANDSCAPE PLAN

Items 11 & 12



01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60

DWM - DWARF WAX MYRTLE
NRS - NELLIE R. STEVENS
CM - CREPE MYRTLE
VT - VITEX
LGM - LITTLE GEM MAGNOLIA
CE - CEDAR ELM
RO - RED OAK
LO - LIVE OAK

GROUNDCOVER LEGEND

LIR-LIRIOPE
SC -SEASONAL COLOR
SOLID BERMUDAGRASS
SYNTHETIC TURF

TREE LEGEND

B BUFFER YARD TREE
I INTERIOR TREE
P PARKING TREE
S STREET TREE

LANDSCAPE TABULATIONS:

INTERIOR LANDSCAPE AREA
REQUIREMENT: 50% OF THE BUILDING SQUARE FOOTAGE SHALL BE LANDSCAPE AREA.
TOTAL BUILDING:
10,378 SF (WITH AWNNINGS); BUILDING: 10,260 SF (WITHOUT AWNNINGS)

REQUIRED	PROVIDED
5,130 S.F. (50%)	17,540 S.F.

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

REQUIRED	PROVIDED
11 CANOPY TREES	11 CANOPY TREES

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

REQUIRED	PROVIDED
21 TREES	21 TREES

SHRUBS: 1 SHRUB PER 70 S.F.

REQUIRED	PROVIDED
74 SHRUBS	122 SHRUBS

GROUNDCOVER: 15% OF REQUIRED AREA.

REQUIRED	PROVIDED
770 SF	1,684 SF

SEASONAL COLOR: 2% OF REQUIRED AREA.

REQUIRED	PROVIDED
103 SF/POTS	184 SF/POTS

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

44 PARKING SPACES BETWEEN STRUCTURE AND PUBLIC PARKING SPACES PROVIDED. (NOTE: ORNAMENTAL TREES ARE LOCATED IN THE REAR OF SITE)
13 S.F. * 44 = 572 S.F.
TOTAL: 572 S.F.

TOTAL PARKING SPACES = 44

REQUIRED	PROVIDED
572 S.F.	2,367 S.F.
3 CANOPY TREES	4 CANOPY TREES
12 SHRUBS	20 SHRUBS

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

BUFFER TREES: 1 PER 40 L.F.

REQUIRED:	PROVIDED:
(5) 4" CANOPY TREES	(5) 4" CANOPY TREES

11,704 S.F. STREET YARD)

REQUIRED:	PROVIDED:
1,755 SF (15%)	10,075 SF (86%)

BROWN STREET: 165 LF

1 CANOPY TREE 30 L.F.

REQUIRED:	PROVIDED:
6 CANOPY TREES	6 CANOPY TREES

TOTALS REQUIRED
CANOPY TREES: 25
ORNAMENTAL TREES: 21
SHRUBS: 86

PLANT MATERIAL SCHEDULE:

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	11	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 12' ht., 6' spread min., 5' clear trunk
LO	6	Live Oak	*Quercus virginiana*	3" cal.	Container, 12' ht., 6' spread min., 5' clear trunk
RO-1	5	Red Oak Shumard	*Quercus shumardii*	4" cal.	Container, 14' ht., 7' spread min., 5' clear trunk
RO-2	3	Red Oak Shumard	*Quercus shumardii*	3" cal.	Container, 12' ht., 6' spread min., 5' clear trunk
ORNAMENTAL TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LGM	7	Little Gem Magnolia	*Magnolia grandiflora 'Little Gem'*	3" cal.	container, 6" ht., 4" spread, full to base
VT	7	Vitex	*Vitex agnus-castus*	3" cal.	container, 6' ht., 3 trunks, tree form
CM	7	Crepe Myrtle	*Lagerstromia indica*	3" cal.	container, 6' ht., 3 trunks, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	123	Dwarf Wax Myrtle	*Myrica Cerifera*	7 gal.	container, 36" ht., 24" spread
NRS	20	Nellie R. Stevens Holly	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 36" ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	1,684 sf	Liriope	*Liriope muscari*	4" pots	containers full, well rooted, 12" o.c.
SC	184 sf	Seasonal Color	*Selection by Owner*	4" pots	containers full, well rooted, 12 o.c.
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod refer to notes

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

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

SOLID SOD NOTES

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

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. THE PROPERTY OWNER SHALL PROVIDE A PERMANENT IRRIGATION SYSTEM FOR ALL REQUIRED LANDSCAPE AREAS SHOWN ON THE LANDSCAPE PLAN AND MUST MAINTAIN THE REQUIRED LANDSCAPING IN HEALTHY LIVING CONDITIONS AT ALL TIMES.

LANDSCAPE NOTES:

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

ALL TREES SHALL BE PLANTED A MINIMUM OF FIVE (5) FEET FROM UTILITY LINE(S).

ALL TREES SHALL NOT BE PLANTED WITHIN AN EASEMENT AND THE FLOODPLAIN.

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

05.05.2026

THE LEARNING EXPERIENCE
BROWN STREET
ELLIS COUNTY CITY OF WAXAHACHIE, TEXAS

ISSUE:
FOR APPROVAL 03.03.2026
CITY COMMENTS 03.26.2026
CITY COMMENTS 04.24.2026
CITY COMMENTS 05.05.2026

DATE:
05.05.2026

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.1

EXHIBIT D - LANDSCAPE PLAN

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

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

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

1.3 REFERENCE STANDARDS

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

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

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

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

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

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

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

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

JOB CONDITIONS

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

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

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

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

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

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

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

1.7 QUALITY ASSURANCE

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

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

C. Selection of Plant Material:

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

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

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

A. Delivery:

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

PART 2 - PRODUCTS

2.1 PLANTS

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

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

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

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

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

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

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

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

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

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

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

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

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

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

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

2.3 MISCELLANEOUS MATERIALS

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

B. Staking Material for Shade Trees:

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

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

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

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

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

B. All planting areas shall be conditioned as follows:

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

C. Grass Areas:

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

3.2 INSTALLATION

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

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

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

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

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

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

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

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

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

J. Do not wrap trees.

K. Do not over prune.

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

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

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

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

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

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

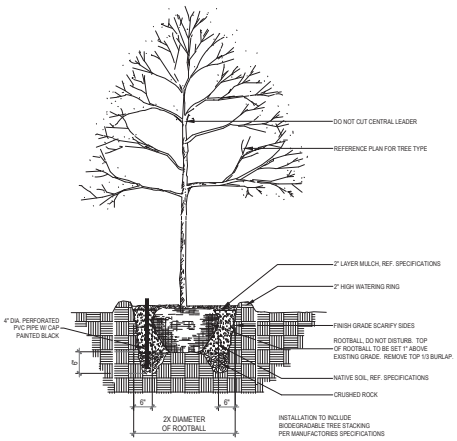
Q. Steel Curbing Installation:

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

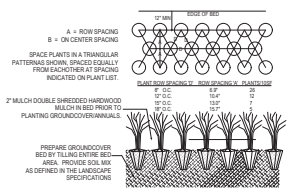
3.3 CLEANUP AND ACCEPTANCE

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

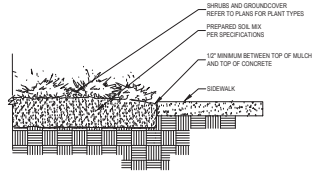
END OF SECTION



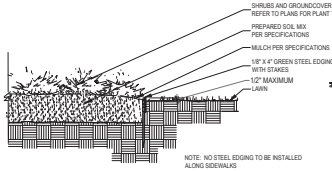
01 TREE PLANTING DETAIL
NOT TO SCALE



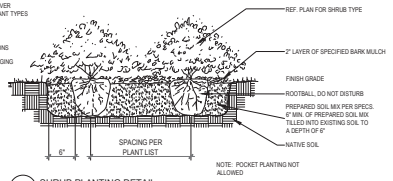
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



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



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

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

05.05.2026

THE LEARNING EXPERIENCE
BROWN STREET
ELLIS COUNTY CITY OF WAXAHACHIE, TEXAS

ISSUE:
FOR APPROVAL 02.11.2026

DATE:
05.05.2026

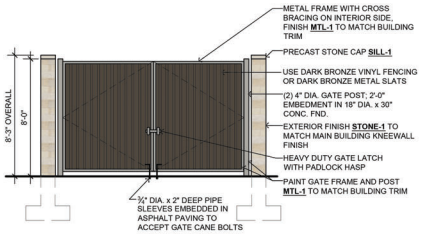
SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.2

2025.V25.03 PROTOTYPE

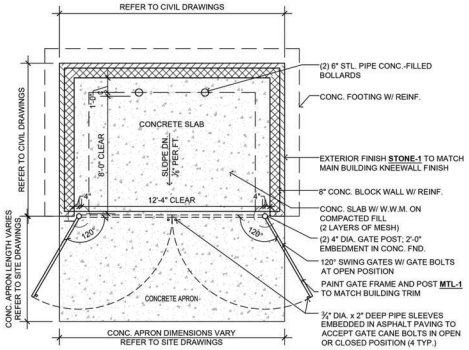
EXHIBIT E - SIGNAGE AND DETAILS PLAN



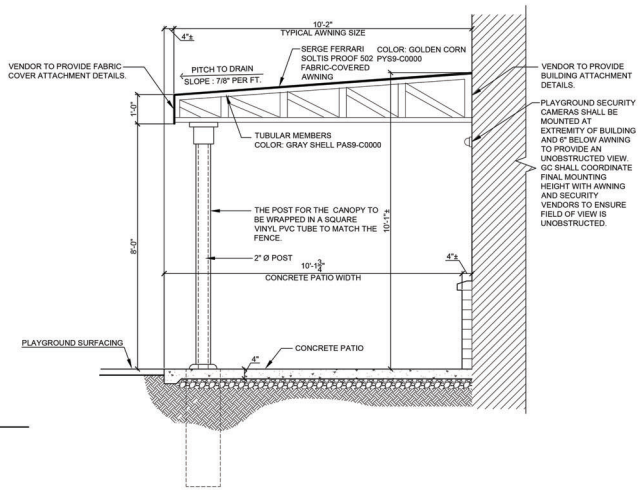
8 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
LABEL	**MANUFACTURER**	**SIZE / TYPE**	**FINISH / COLOR**
STONE-1	ROCK MATERIALS	FULL SIZE STONE	TEXAS CREAM
SILL-1	MODERN PRECAST	3 3/4"Hx6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
STUCCO-1		3 COAT CEMENTITIOUS SYSTEM	SAND PEBBLE FINISH COLOR: ALABASTER SW7008
MTL-1		CUSTOM ALUMINUM	SW POWDURA COLOR: GRAY SHELL PAS9-C0000

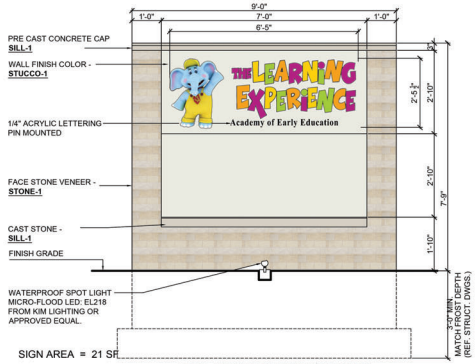
FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.



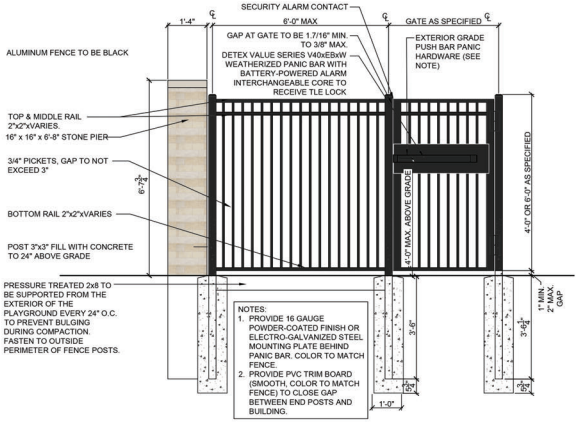
7 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



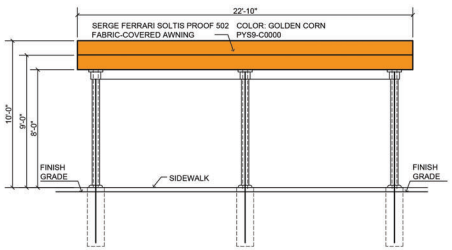
5 PLAYGROUND AWNING DETAIL
SCALE: 1/2"=1'-0"



2 MONUMENT SIGNAGE ELEVATION
SCALE: 1/2"=1'-0"

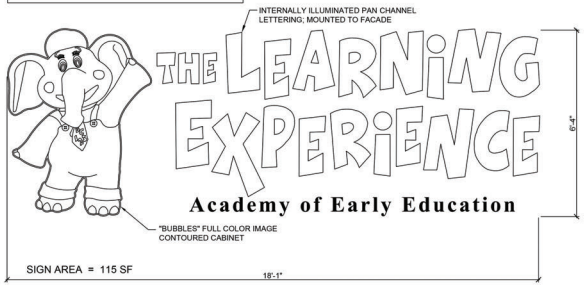


6 FENCE DETAIL
SCALE: 1/2"=1'-0"



4 PLAYGROUND AWNING DETAIL
SCALE: 1/2"=1'-0"

NOTE:
1. LETTERS PROJECT 4" FROM FACE OF BUILDING.
2. DEVELOPER, OWNER, GENERAL CONTRACTOR, AND SIGNAGE VENDOR TO CONFIRM MAXIMUM ALLOWABLE SIGNAGE AREA AS DICTATED BY LOCAL AUTHORITY HAVING JURISDICTION. SIGN SIZE SHALL BE MAXIMUM ALLOWED AND MUST RECEIVE FINAL THE LEARNING EXPERIENCE CORPORATE APPROVAL PRIOR ORDERING.



1 BUILDING MOUNTED SIGNAGE ELEVATION DETAIL
SCALE: 1/2"=1'-0"

1. GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, CONSTRUCTION SEQUENCE AND PROCEDURES. GENERAL CONTRACTOR IS ALSO RESPONSIBLE FOR ALL JOB SITE SAFETY.
2. GENERAL CONTRACTOR MUST PROVIDE AND INSTALL ALL PRODUCTS EXACTLY AND STRICTLY PER DOCUMENTS TO BE SUBMITTED TO THE ARCHITECT AND THE LICENSING/OPENING FOR APPROVAL. ANY DEVIATIONS FROM APPROVED PLANS WILL BE REPLACED AT THE EXPENSE OF THE GENERAL CONTRACTOR.
3. VISUAL REPRESENTATION AND NOT VALUE AND ALL REQUESTS TO DEVIATE FROM THE PLANS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL IN WRITING BEFORE THE LEARNING EXPERIENCE IS NOTIFIED.

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
1 Executive Blvd, Suite 201
LIVINGSTON, NEW JERSEY 07039
PH: 973-994-1666
FAX: 973-994-1668
Architecture
Engineering
Interior Design
Implementation Services

BROWN ST & INDIAN DRIVE
WAXAHACHIE, TEXAS
TLE SITE ID: 11TX0246

THE LEARNING EXPERIENCE
Academy of Early Education

REVISION			
NO.	DATE	DESCRIPTION	

ISSUE			
NO.	DATE	DESCRIPTION	
1	4/24/2025	PLANNING SUBMISSION	
2	5/5/2026	PLANNING SUBMISSION	

25-1970
PROJECT NUMBER
CS
DRAWN BY
CS
APPROVED BY

SITE DETAILS

SA-1.3

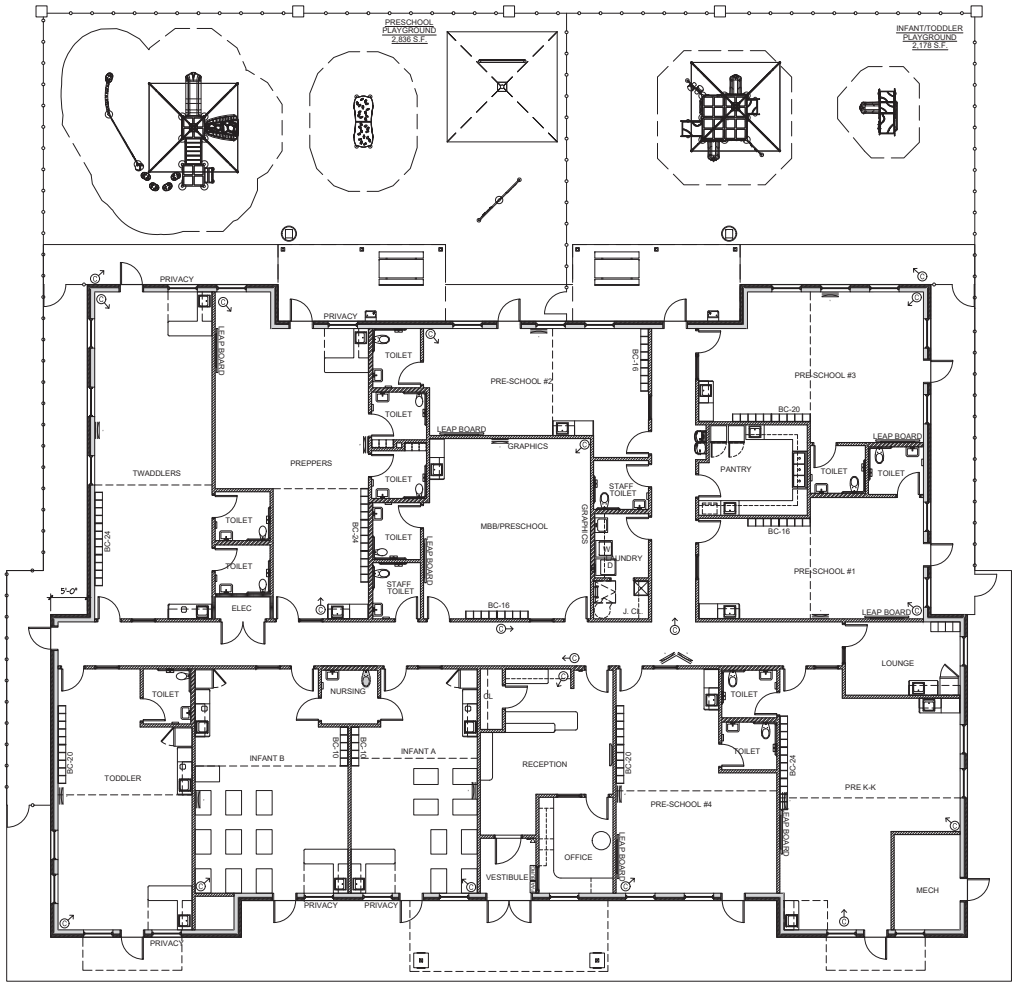
This document contains confidential and proprietary information belonging to The Learning Experience ("Disclosing Party"). The information herein is provided solely to allow the receiving party to obtain bidding and pricing from a general contractor. It does not represent the intended design, specifications or plans for any future project. The receiving party may not, without the prior written consent of the Disclosing Party, except (i) to its employees, officers, and directors of the receiving party who have a legitimate need to know the information for the purpose of preparing a bid, and (ii) as required by law, regulation, or legal process, provided the receiving party promptly notifies the Disclosing Party to allow seeking a protective order or other remedy. Unauthorized disclosure, copying, or distribution is expressly prohibited and may result in legal action.

EXHIBIT F - FLOORPLAN

2025.V25.03 PROTOTYPE

LICENSING CALCULATION CHART
The Learning Experience - Waxahachie, Texas

ROOM NUMBER	ROOM NAME	AGE GROUP	NUMBER OF CHILDREN	NUMBER OF TEACHERS	TEACHER RATIO	STATE REQ'D S.F. (30 S.F. PER CHILD)	NET S.F.* (30 S.F. PER CHILD)	ACTUAL S.F. (30 S.F. PER CHILD)	RATIO CHILD PER S.F. per TLE
--	INFANT A	6 WK - 11 MO.	8	2	1/4	440	440	494	1/55
--	INFANT B	12 MO. - 17 MO.	10	2	1/5	550	551	605	1/55
--	TODDLER	18 MO. - 23 MO.	18	2	1/9	540	540	594	1/30
--	TWADDLERS	24 MO. - 30 MO.	22	2	1/11	660	664	713	1/30
--	PREPPERS	30 MO. - 36 MO.	22	2	1/11	660	677	725	1/30
--	PRE-SCHOOL #1	3 - 4 YEARS	15	1	1/15	450	451	463	1/30
--	PRE-SCHOOL #2	3 - 4 YEARS	15	1	1/15	450	452	464	1/30
--	PRE-SCHOOL #3	4 - 5 YEARS	18	1	1/18	540	541	553	1/30
--	PRE-SCHOOL #4	4 - 5 YEARS	18	1	1/18	540	546	558	1/30
--	PRE K-K	5 - 6 YEARS	22	1	1/22	660	661	681	1/30
--	MBB/PRESCHOOL	VARIES	18	2	VARIES	540	540	552	1/30
* CALCULATED LESS BUILT-IN ITEMS FIRST FLOOR 9,995 S.F. PLAY AREA 5,014 S.F.		TOTALS:	186	17					
			+ 2 ADMIN. STAFF						
			TOTAL	205					



1 **PROPOSED FLOOR PLAN**
SCALE: 1/8"=1'-0"

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BROWN ST & INDIAN DRIVE
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TLE SITE ID : 1TX0246

THE LEARNING EXPERIENCE
Academy of Early Education

REVISION

NO.	DATE	DESCRIPTION

ISSUE

NO.	DATE	DESCRIPTION
1	4/24/2026	PLANNING SUBMISSION

25-1970
PROJECT NUMBER
CS
DRAWN BY
CS
APPROVED BY

PROPOSED FLOOR PLAN

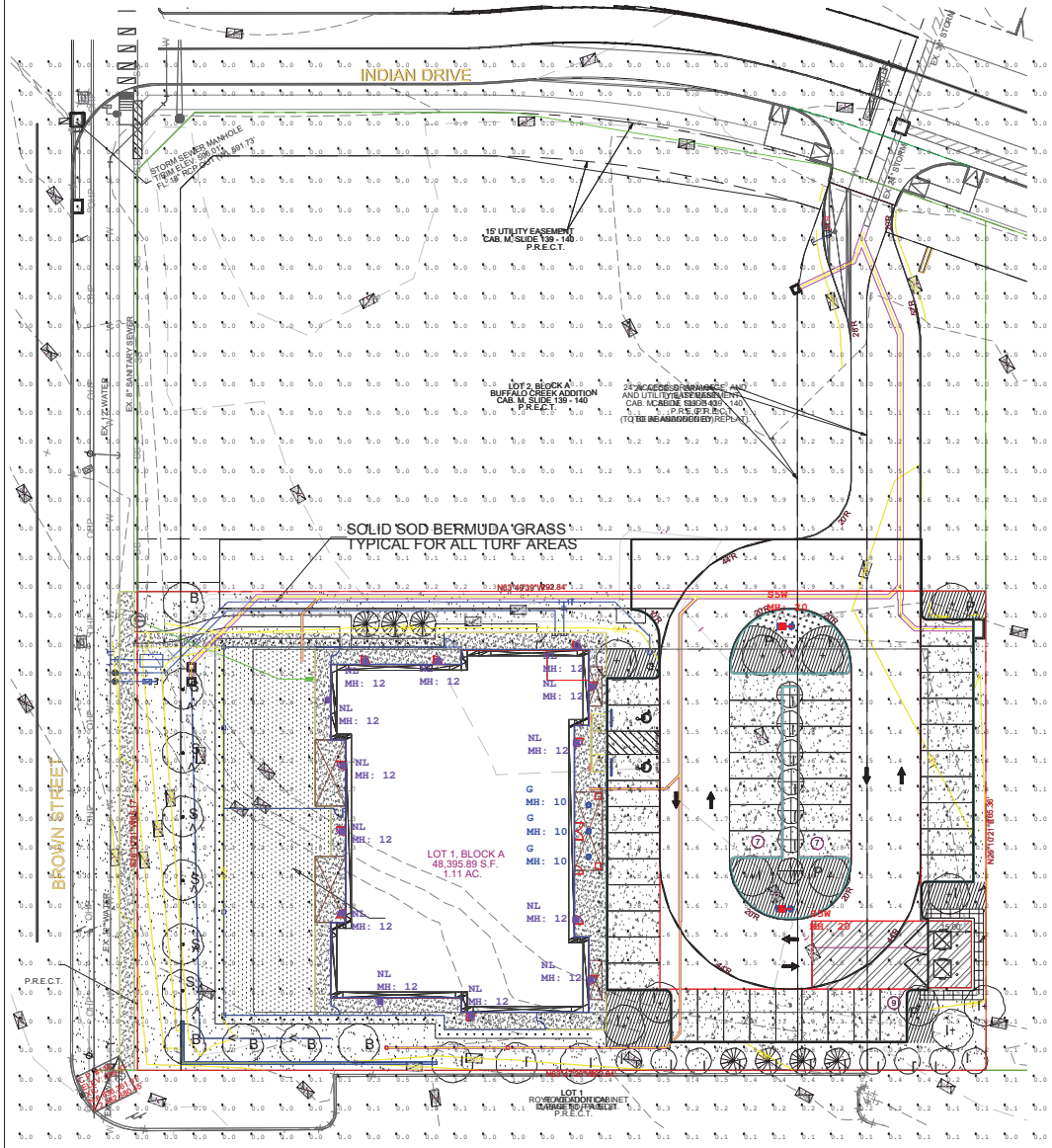
SA-1.1

EXHIBIT G - PHOTOMETRIC PLAN

Items 11 & 12

Luminaire Schedule

Symbol	Qty	Tag	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number	[MANUFAC]	Mounting Height	BUG Rating
	3	G	Single	0.950	3712	31.4	PVNTR-13-30-4K8-UNV	Hubbell	10	B1-U3-G1
	2	S5W	Single	0.950	24953	161	SLM-LED-24L-SIL-5W-UNV-DIM-40-70CRI-BRZ	LSI INDUSTRIES, INC.	20	B5-U0-G3
	13	NL	Single	0.920	9554	65	WPFS-S-L-C-U-D-WP-EM (65W; 4000K CCT)	TGS	12	B3-U0-G2



Calculation Summary (Footcandles calculated at 50,000k Hours @ 25°C)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	0.87	18.0	0.0	N.A.	N.A.
Paved Parking	Fc	2.44	7.3	0.5	4.88	14.60

Fixture Mounting Height: 20' AFG (17' Pole + 3.0' Base)

Pole Schedule
(2) LSI-4SQ-B3-S11G-17-S-BRZ-LAB (24' X 4" X 11ga STEEL SQUARE POLE, Single) - 3.0' Concrete Base
(2) AB KIT 122609 - (4SQ S11G Anchor Bolts (Galvanized))

Proposed poles meet 130 MPH sustained winds.

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

Lighting and switchgear are part of a nationally specified and managed program for the developer, owned by CED National Accounts. Please contact David Rash for pricing and general questions (david.rash@ced.com)

General Design Notes:
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used.
Many factors will impact the actual performance of lighting in the constructed space, including:
- accuracy of the .ies photometric data files supplied by the manufacturers
- actual finish reflectance values in the constructed environment
- final luminaire placement including obstructions and installation quality
The photometric report has been calculated per customer design criteria, while accounting for energy codes that may impact desired levels.
Any calculations that conflict with either should be brought to CED's attention ASAP for correction.

Informational: All proposed lighting fixtures shall be equipped with shield to prevent light pollution that could create a nuisance to adjacent properties.

CED NATIONAL ACCOUNTS
Lighting • Energy • Design
SPECIALISTS
3117 Buda Lane, Fort Worth, TX 76135
www.CEDNationalAccounts.com

Illumination results shown on this lighting design are based on project parameters provided to CED National Accounts used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name: The Learning Experience - Indian Dr. & Brown St. Waxahachie, TX - EXT

RC: CED-FT-26-0025 | Footcandles calculated at grade | Filename: TLE - Waxahachie, TX - R2.AGI

Layout By:
Collin Witherow
Ben Kerstens, LC
Date:4/26/2026

Scale 1" = 20'
ARCH D (24"x36")
0 40 80