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 ***June 9, 2026 at 7:00 p.m***.

Commission Members:
Wendy Johnson, Chair
Jenny Bridges, Vice Chair
Terry Connor
Ryan Simpson
Jimmy Poarch
Bart Underwood
Twyla U. Williams

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 26, 2026
   b. Minutes of the City Council and Planning & Zoning Commission Joint Work Session of May 26, 2026

5. ***Public Hearing*** on a request by Gina McLean, Nationwide Construction for a Specific Use Permit (SUP) for a Noxious Use within a Light Industrial-2 (LI-2) zoning district located at 4740 North Interstate 35E (Property ID 188456) – Owner(s): Nutrenare-Ag Inc (ZDC-183-2025)

6. ***Consider*** approval of ZDC-183-2025

7. ***Public Hearing*** on a request by Stephanie Gienger, Kimley-Horn, for a Zoning Change to Amend Ordinance No. 3587 for the Woodland Cottages at Waxahachie to change the construction material of the masonry screening wall located at 2797 John Arden Drive (Property IDs 275156 and 313224) – Owner(s): Woodland Cottage Waxahachie LP (ZDC-52-2026)

8. ***Consider*** approval of ZDC-52-2026

9. ***Public Hearing*** on a request by Tu-Hai Ngo, for a Specific Use Permit (SUP) for an Accessory Structure of 700+ sq ft use within a Single Family-1 (SF-1) zoning district located at 5025 April Lane (Property ID 207630) – Owner(s): Tien Ngo (ZDC-53-2026)

10. ***Consider*** approval of ZDC-53-2026

11. Adjourn

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

ACCESSIBILITY STATEMENT

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

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

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on May 26, 2026 at 7:00 p.m.

Members Present:	Wendy Johnson, Chair Jenny Bridges, Vice Chair Terry Connor Ryan Simpson Jimmy Poarch Bart Underwood
Others Present:	Shon Brooks, Assistant City Manager Trenton Robertson, Director of Planning

1. Call to Order

Chair Wendy Johnson called the meeting to order at 7:00 p.m.

2. Invocation

Jimmy Poarch gave the invocation.

3. Public Comments

None.

4. Consent Agenda

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)

Action:
Bart Underwood moved to approve the Consent Agenda subject to the conditions of the staff report. Motion was seconded by Terry Connor and carried unanimously (6-0).

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"

Director of Planning Trenton Robertson presented the Item. 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.

Chair Johnson opened the Public Hearing at approximately 7:04 p.m.

There being no others to speak for or against the case, Chair Johnson closed the Public Hearing at approximately 7:04 p.m.

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

Action:
Jenny Bridges moved to recommend approval of the Ordinance to rename a portion of Old Italy Road to Eastham Way within the city of Waxahachie authorizing the Mayor and/or City Manager to execute all necessary documents. Motion was seconded by Terry Connor and carried unanimously (6-0).

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)

Mr. Robertson presented the Item and applicant Terry Weaver requested approval. 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.

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 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.

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.

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. Staff has received two (2) letters of support and one (1) letter of opposition to the Zoning Change request.

Chair Johnson opened the Public Hearing at approximately 7:17 p.m.

Those who spoke in opposition:
Dottie McClary, 530 Lake Park Avenue, Waxahachie, Texas

There being no others to speak for or against ZDC-146-2025, Chair Johnson closed the Public Hearing at approximately 7:19 p.m.

8. Consider recommendation of ZDC-146-2025

Action:
Ryan Simpson moved to recommend approval of ZDC-146-2025, a Zoning Change from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district, subject to the conditions of the staff report. Motion was seconded by Jenny Bridges and carried 5-1 with Jimmy Poarch voting in opposition.

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)

Mr. Robertson presented the Item and applicants Geovany Barnes requested approval. 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.

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

Chair Johnson opened the Public Hearing at approximately 7:33 p.m.

There being no others to speak for or against ZDC-4-2026, Chair Johnson closed the Public Hearing at approximately 7:33 p.m.

10. Consider recommendation of ZDC-4-2026

Action:
Ryan Simpson moved to continue ZDC-4-2026, a Specific Use Permit for an Accessory Dwelling Unit to the July 28, 2026 Planning & Zoning Commission meeting. Motion was seconded by Jenny Bridges and carried unanimously (6-0).

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)

Senior Planner Oanh Vu presented the Item and applicant Jeremy Nelson requested approval. 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.

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 offsite 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.

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.

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.

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. As of the publication date of this staff report, staff has received four (4) letters of support and zero (0) letters of opposition.

Chair Johnson opened the Public Hearing at approximately 7:56 p.m.

There being no others to speak for or against ZDC-23-2026, Chair Johnson closed the Public Hearing at approximately 7:56 p.m.

12. Consider recommendation of ZDC-23-2026

Action:
Jenny Bridges moved 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 and to provide a minimum of 20% average of glazing for the structure, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Jimmy Poarch and carried unanimously (6-0).

13. Adjourn

There being no further business, the meeting adjourned at 7:59 p.m.

Respectfully submitted,

Oanh Vu, Senior Planner

A Joint Work Session of the Mayor and City Council and Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms C and D, Waxahachie, Texas, on May 26, 2026 at 4:00 p.m.

Council Members Present:	Billie Wallace, Mayor, Place 4 Chris Wright, Council Member Place 3
Council Members Absent:	Travis Smith, Mayor Pro Tem, Council Member Place 5 Tres Atkins, Council Member Place 1 Patrick Souter, Council Member Place 2
Commission Members Present:	Wendy Johnson, Chair Jenny Bridges, Vice Chair Terry Connor Ryan Simpson Jimmy Poarch Bart Underwood
Others Present:	Ricky Boyd, City Manager Shon Brooks, Assistant City Manager Trenton Robertson, Director of Planning and Zoning Jami Bonner, Assistant City Secretary

1. Call to Order

Chair Wendy Johnson called the Planning & Zoning Commission meeting to order.

A quorum of Council Members was not present.

2. Review and discuss various text amendments to the Zoning Ordinance and receive direction from the Planning & Zoning Commission and City Council

Trenton Robertson, Director of Planning and Zoning, explained that the purpose of the work session was to provide staff with direction on potential zoning text amendments. They stated that updates to the ordinances are intended to ensure consistency with state law and to improve efficiency for both the City and the community.

Mr. Robertson explained that, following departmental restructuring, Downtown Development now falls under the Planning Department. He noted that staff has identified potential updates to the land use table for the Central Area (CA) zoning district, which includes downtown Waxahachie.

He stated that while downtown has strong potential for growth and revitalization, some uses currently permitted by right may not align with the long-term vision for the area. He specifically noted that bail bond agencies and pawn shops are currently allowed by right; while legitimate businesses, they may not represent the highest and best use for downtown development.

Mr. Robertson also addressed tattoo and body piercing shops within the CA district and asked whether the City Council and Planning and Zoning Commission desired to remove the use from downtown. Council Member Chris Wright stated that he does not believe a Specific Use Permit (SUP) should be

required for these uses in commercial or industrial areas. Mr. Robertson expressed concern regarding commercial properties adjacent to residential areas, noting that nearby residents may have concerns if such uses locate without prior notification.

Mayor Wallace stated she preferred to continue using the SUP process for bail bond agencies, pawn shops, and tattoo and body piercing shops to help evaluate and manage the density of these uses. The consensus of the group was to remove bail bond agencies, pawn shops, and tattoo and body piercing shops from the CA zoning district.

Mr. Robertson presented proposed text amendments to the accessory structure regulations, including a checklist and criteria allowing administrative approval if minimum standards are met. Requests that deviate from the checklist would require a SUP. The checklist includes minimum square footage, setback requirements, design standards, and confirmation that the structure will not be used as an accessory dwelling unit. He noted that all accessory dwelling units would continue to require a SUP.

Chair Wendy Johnson asked what enforcement action would occur if an applicant failed to follow the checklist. Mr. Robertson stated staff would first work with the applicant to achieve compliance with the code. However, if a structure is built without a permit or does not meet requirements, enforcement action—including potential legal remedies and removal—may be necessary, though staff's goal is to avoid demolition whenever possible.

Mr. Robertson also presented amendments related to off-street parking aimed at improving the use of parking lots through enhanced landscaping standards, updated regulations, and expanded options for administrative approval or review by the Planning and Zoning Commission and City Council. He noted the changes are intended to encourage redevelopment rather than demolition of existing structures.

Mr. Robertson presented a proposed ordinance addressing commercial drone delivery hubs and pickup points. He noted that while the City does not regulate drones in flight, it could possibly regulate ground-based operations. The proposed ordinance defines terms including commercial drone delivery hubs, pickup points, staging areas, and unmanned aircraft systems. He added that while drone activity is not currently widespread in Waxahachie, growth is anticipated and regulations are recommended in advance.

Finally, Mr. Robertson explained that the State of Texas has adopted legislation limiting local regulation of mobile food vendors, effective July 1, 2026. He presented amendments to Chapter 24, Article VI regarding mobile vendors to establish definitions and regulate operational impacts, including traffic circulation, pedestrian access, parking, fire safety, sanitation, and compatibility with surrounding uses. The proposed framework would require a local operational permit addressing zoning compliance, site impacts, emergency access, sanitation, nuisance conditions, and land use compatibility.

3. Adjourn

There being no further business, the meeting adjourned at 4:58 p.m.

Respectfully submitted,
Jami Bonner, Assistant City Secretary

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-183-2025

MEETING DATE(S)

Planning & Zoning Commission: June 9, 2026
City Council: July 6, 2026

CAPTION

Public Hearing on a request by Gina McLean, Nationwide Construction for a Specific Use Permit (SUP) for a Noxious Use within a Light Industrial-2 (LI-2) zoning district located at 4740 North Interstate 35E (Property ID 188456 & 188457) – Owner(s): Nutrenare-Ag Inc & Martindale Enterprise Group Inc (ZDC-183-2025)

RECOMMENDED MOTION

"I move to recommend denial of ZDC-183-2025, a Specific Use Permit for a Noxious Use at 4740 North Interstate 35E."

APPLICANT REQUEST

The Applicant requests an approval of a SUP to expand their noxious use by adding additional chemicals to their inventory list.

CASE INFORMATION

Applicant: Gina McLean, Nationwide Construction

Property Owner(s): Nutrenare-AG Inc & Martindale Enterprise Group Inc

Site Acreage: 44.67 acres

Current Zoning: Light Industrial-2 (LI-2)

Requested Zoning: Light Industrial-2 (LI-2) with a SUP for a Noxious Use

SUBJECT PROPERTY

General Location: 4740 North Interstate 35E

Parcel ID Number(s): 188456 & 188457

Existing Use: A Nutrenare-AG facility currently occupies the subject property.

Development History: 4740 North Interstate 35E (Parcel ID: 188456) is currently platted as Lot 1, Block A of the Cosmocel Addition in 2015, and Parcel ID: 188457 is currently not a platted lot.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	HI	Vacant
East	C w/ SUP for Self-Storage facility	Vacant
South	HI	DFW Tank Cleaning
West	LI-2, FD w/ SUP for Trailer, Truck Sales or Rental	Ervin Trailer Center

Future Land Use Plan: Industrial

Comprehensive Plan: Industrial uses vary from the technology industry to manufacturing. The designated locations for heavier industrial uses are intended to keep them away from residential categories. These are located along roadways that have adequate capacity to serve the larger industrial vehicles. Required parking is encouraged to be placed behind structures to keep these areas more readily able to redevelop into more urban places over time. When uses are abutting a residential property, a separation should be provided such as a landscape buffer, deeper setback, and/or a screening wall.

Thoroughfare Plan: The subject property is accessible from the Interstate 35E frontage road

Site Image:



PLANNING ANALYSIS

The Applicant requests approval of a SUP to expand its noxious use by adding additional chemicals to its inventory list. Currently, the property owner does not have an approved SUP for noxious use. This request is intended to address both the existing use and the proposed expansion of the inventory list. A noxious use requires approval of a SUP by the City Council in order to legally operate on the property.

STAFF CONCERNS

Despite the proposed site improvements meeting or exceeding all applicable City code requirements necessary to accommodate the proposed use of the subject property, staff remains concerned about the potential risks associated with the use and the possibility of long-term impacts to the community in the event of an emergency or disaster.

The subject property is located in close proximity to densely populated residential and commercial areas to the north, as well as critical transportation corridors including Interstate 35, U.S. Highway 77, and the BNSF railroad. In addition, the property is directly adjacent to South Grove Creek and is partially located within a FEMA-designated floodplain.

Given the volatility of the chemicals proposed to be stored onsite, a natural disaster or emergency event, such as a fire affecting the facility, could result in significant environmental damage, disruptions to regional transportation infrastructure, or the evacuation of nearby areas. Staff believe these potential impacts could have substantial negative consequences for the surrounding community.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 11 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Day Light and a sign was visibly posted at the property. Staff has received zero (0) letters of support and zero (0) letters of opposition to the 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 denial of the SUP request.

However, if the Commission chooses to recommend approval of the SUP request, staff recommends that the conditions below be added to the motion.

Conditions:

1. This SUP shall apply only to the applicant, the subject property, and the current inventory list submitted with this SUP application.
2. The applicant shall amend the SUP prior to expanding operations or adding chemicals or materials beyond the inventory list currently provided.
3. Any change to the use, storage methods, quantities, or handling of hazardous or noxious materials shall require review and approval by the City.
4. The applicant shall comply with all applicable federal, state, and local regulations related to the storage, handling, and disposal of hazardous or noxious materials.
5. The applicant shall maintain all required fire suppression, spill containment, and emergency response measures in accordance with Fire Department and applicable regulatory standards at all times.
6. The applicant shall provide updated emergency contact information and site emergency response plans to the City and Fire Department annually or upon any significant operational change.
7. The applicant shall obtain all required building permits and approvals from the City of Waxahachie Building & Community Services Department prior to operating with any additional inventory at the subject property.

ATTACHED EXHIBITS

1. Exhibit A – Location Map
2. Exhibit B – Building Materials/Elevations Plan
3. Exhibit C – Site Plan
4. Exhibit D – Landscape Plan
5. Exhibit E – Floorplan
6. Exhibit F – Hazard Mitigation Plan Draft
7. Exhibit G – Products List Details
8. Exhibit H – Operational 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:
Oanh Vu
Senior Planner
oanh.vu@waxahachie.com

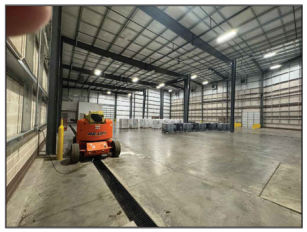
Reviewed by:
Trenton Robertson, AICP
Senior Director of Planning
trenton.robertson@waxahachie.com


Items 5 & 6
EXHIBIT A - LOCATION MAP
Feet
0
187.5
375
750
1,125
1,500
City Limits
ZDC-183-2025 (SUP)
N I-35 E (SB) EXIT
N I-35 E EXIT 405 (NB) RAMP
N INTERSTATE 35 E
N INTERSTATE 35 E SERVICE RD
N I-35 E (NB) RAMP
N I-35 E (NB) 404 RAMP
AUSTIN RD
AMELIA LN
LUNA DR
LAYLA DR
MILANA DR
ALI DR
ENTERPRISE PKWY
ASPEN WAY
VENTURE WAY
CORPORATE PKWY
N US HIGHWAY 77
INDUSTRIAL DR
SHIELDS PKWY
MUSHROOM RD

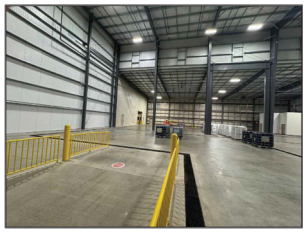
EXHIBIT B - BUILDING MATERIALS/ELEVATIONS PLAN



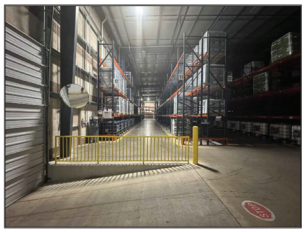
13 Exterior Production
SCALE: NTS



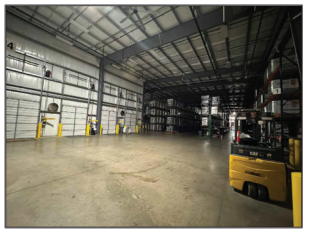
12 Interior Production (2)
SCALE: NTS



11 Interior Production (1)
SCALE: NTS



10 Interior Warehouse (2)
SCALE: NTS



9 Interior Warehouse (1)
SCALE: NTS



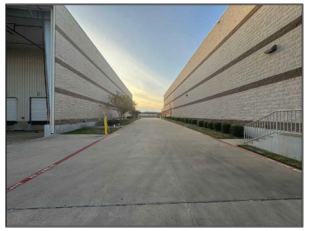
8 South Side - Mech. Room
SCALE: NTS



7 South Side - Production
SCALE: NTS



6 South Side - Dock
SCALE: NTS



5 East View - Access
SCALE: NTS



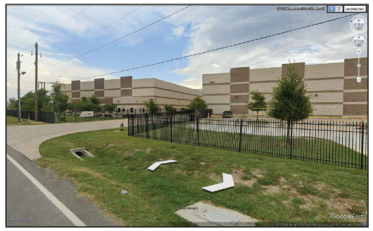
4 South East Corner
SCALE: NTS



3 South Side - Production
SCALE: NTS



2 South Side - Office
SCALE: NTS



1 Street View
SCALE: NTS

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NUTRENARE-AG

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Waxahachie, TX 75165
pedro.goya@cosmocel.rovensa.com
aurelio.martinez@cosmocel.rovensa.com



Vicinity Map

PLAN

RovensaNext
4740 N. Service Road I-35 E.
Waxahachie, TX
ZDC -183-2025
Specific Use Permit - Noxious

DATE ISSUED:
04/30/2026

REVISIONS:

SHEET CONTENTS:
Existing Exterior And Interior Elevations

SHEET NUMBER:
EX-C

EXHIBIT C - SITE PLAN



1 SITE PLAN
SCALE: 1" = 100'-0"

SITE SUMMARY:

- Current Zoning" - LI-2
- Proposed Use: Noxious
- Total Site Acreage : 45.259 acres
- Total Building Sq. Ft. - 95,482 Sq. Ft.
- Maximum building height - 35'-4" (tallest parapet)

PARKING CALCULATIONS:

Section 35 - Off-street parking requirements:

44. Office Space -	EXISTING	1:300 sq. ft. Floor Area = (5,398/300) =	18 spaces
29. Industrial Light -	EXISTING	1:1000 sq. ft. Floor Area = (20,594/1000) =	21 spaces
29. Industrial Light -	EXISTING	1:1000 sq. ft. Floor Area = (1,976/1000) =	2 spaces
60. Warehouse: -	EXISTING	1:5000 sq. ft. Floor Area = ((18,067+1,012 covered porch)/5000) =	4 spaces
60. Warehouse: -	EXISTING	1:1000 sq. ft. Floor Area = ((27,501(-1,760 covered porch)/1000) =	28 spaces
Total Parking Spaces Required:			73 spaces
Total Existing Parking Spaces Provided:		64 Spaces + 2 HC + 1 HC Van Accessible Space	67 spaces
		EMPLOYEE COUNT - 10 WITH ADDITION OF 4 FOR NEW PRODUCT LINE.	

Area of impervious surface: BUILDINGS: = 92,707 sq. ft. impervious (Existing)
PAVING AREAS: = 83,411 sq. ft. impervious (Existing)
PAVING AREAS: = 25,480 sq. ft. impervious (nEW)

TOTAL IMPERVIOUS AREA: = 201,509 ± sq. ft. impervious / 1,971,827± sq.ft. land = 10%

FLOODPLAIN NOTE FROM FINAL PLAT:

A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA MAP #48139C0095D

ZONE AE.

Lot Info and Owner Address

LEGAL DESCRIPTION:

ADDRESS: 4740 INTERSTATE 35 EAST
WAXAHACHIE, TX 75165

COUNTY: ELLIS

ADDITION OR SURVEY: LOT 1, BLOCK A
COSMOCEL ADDITION
ELBERT C. NEWTON SURVEY, ABST. 790
& JOHN SHAVER SURVEY, ABST. 1000
1,155,603± SQ. FT. (ACRES) 26.529

ZONING: LI-2

ADDITION OR SURVEY: (replat to include the adjacent property proposed)
ELBERT C. NEWTON SURVEY, ABST. 790
816,224 ± SQ. FT. (ACRES) 18.73

ZONING: HI

OWNER / ADDRESS:
NUTRENARE-AG INC
ABAD VILLA / PEDRO GOYA
4740 INTERSTATE 35 EAST
WAXAHACHIE, TX 75165
PHONE: 972-723-7881

ADJACENT PROPERTY:
North: Martindale Enterprise Group Inc.
Zone: HI
East: Ledbetter Real Estate LTD
Zone: C
South : ABPC LLC
Zone: HI
West: I-35

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aurelio.martinez@cosmocel.rovensa.com



PLAN

Vicinity Map

RovensaNext
4740 N. Service Road I-35 E.
Waxahachie, TX
ZDC -183-2025
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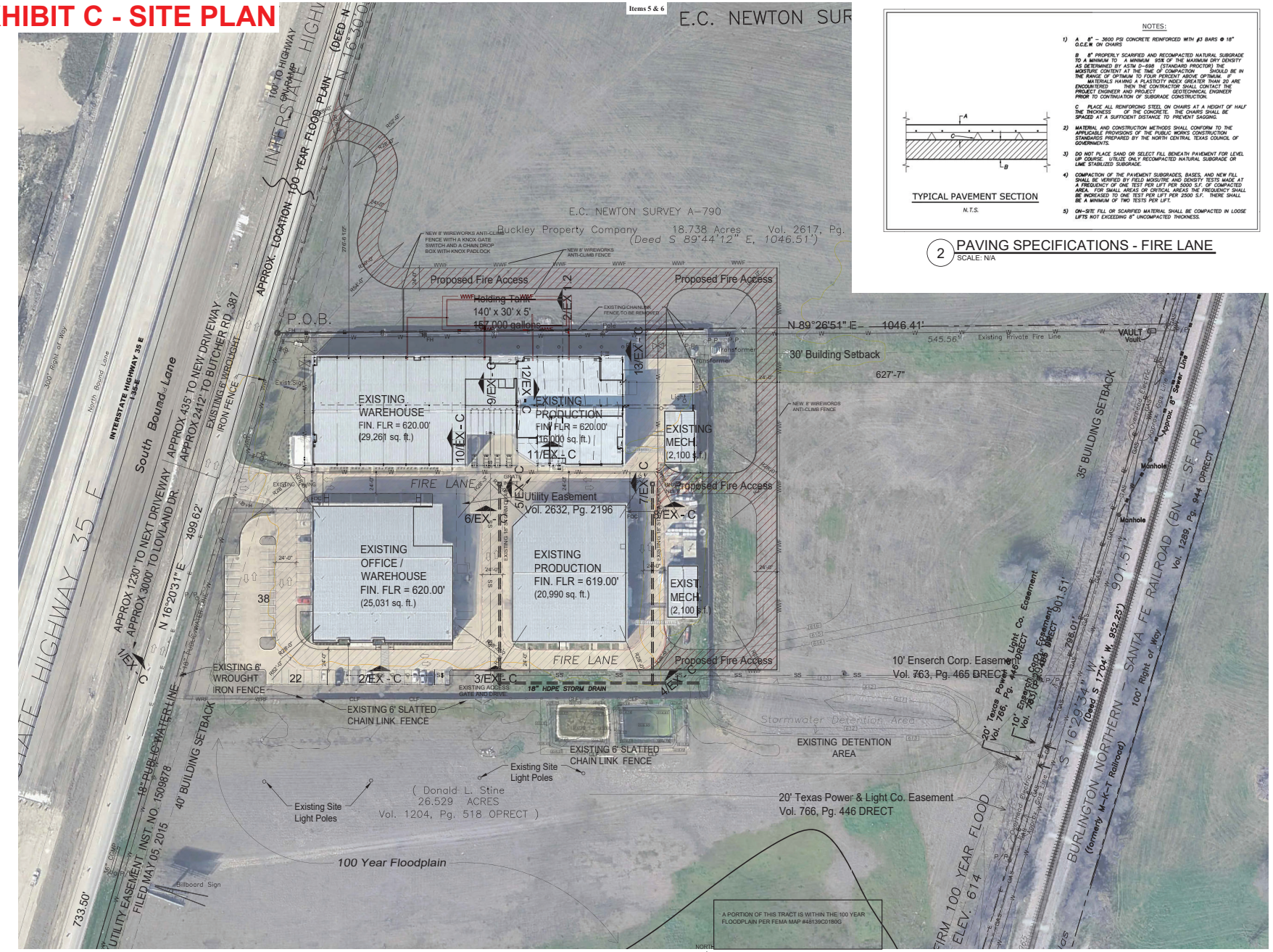
DATE ISSUED:
04/30/2026

REVISIONS:

SHEET CONTENTS:
OVERALL SITE PLAN - PROPOSED

SHEET NUMBER:
EX-A1.0

EXHIBIT C - SITE PLAN



1 SITE PLAN
SCALE: 1" = 50'-0"

2 PAVING SPECIFICATIONS - FIRE LANE
SCALE: N/A

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aurelio.martinez@cosmocel.rovensa.com



Vicinity Map

N
PLAN

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ZDC -183-2025
Specific Use Permit - Noxious

DATE ISSUED:
04/30/2026

REVISIONS:

SHEET CONTENTS:
ENLARGED SITE PLAN - PROPOSED

SHEET NUMBER:
EX-A1.1

EXHIBIT C - SITE PLAN

Items 5 & 6

WIREWORKS® ANTI-CLIMB



HIGH SECURITY WELDED WIRE FENCE SYSTEM

FENCE PRODUCTS

AMERISTARPERIMETER.COM | 888-333-3422

Experience a safer and more open world

AMERISTAR®

ASSA ABLOY

EXHIBIT C - SITE PLAN

Items 5 & 6

WIREWORKS® ANTI-CLIMB

High Security Welded Wire Mesh Fence



Our polyester powder coated steel guarantees a maintenance-free and environmentally friendly fence.

PROTECTED BY PERMACOAT™

WireWorks welded wire steel fence is backed by over 30 years of excellence in the fencing industry.

10 YEAR WARRANTY

COLORS

Refer to color sample for actual color

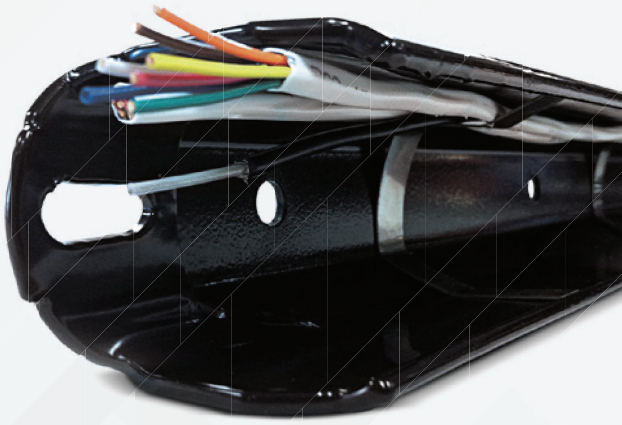
BLACK | BRONZE | SAND | WHITE

DESIGN INTEGRATION

The WireWorks Anti-Climb framework is a raceway for wiring, conduits and/or security cabling required around the perimeter of a project. This integrated design eliminates the need for costly trenching and boring, becoming a value-added solution for perimeter security upgrades.

When installing these security elements, use WireWorks Anti-Climb as a platform:

- Communication & Video Cables
- Intrusion Detection / Fiber-Optic Cables
- Access Control Wiring
- Conduits
- Anti-Ram Cabling (Stalwart)



(Inside of rail shown above / view from protected side)

EXHIBIT C - SITE PLAN

Items 5 & 6

FABRICATION & DESIGN

WireWorks is Ameristar's premier line of welded wire fences and gates, perfect for projects that require unobstructed visibility. This fence system combines anti-climb and anti-cut resistance with aesthetics to deliver a value-added fence solution.



WIRE PANELS

3" x .5" x 10.5 GA. (8')
3" x .5" x 8 GA. (10')

RAILS

2" SQ. x 11 GA. IMPASSE II

I-BEAM POSTS

3" x 2.75" x 12 GA. (8')
4" x 2.75" x 12 GA. (10')

HEIGHTS

8' & 10'

GATE OPTIONS

- Single Swing
- Double Swing
- Exodus Pedestrian Egress Gate
- Transport Cantilever
- Passport Rollgate

GROUNDABLE OPTION | BARBWIRE BARBARMS OPTION (3 WIRE & 6 WIRE)



Why Choose Ameristar?

KNOWLEDGE AND EXPERIENCE

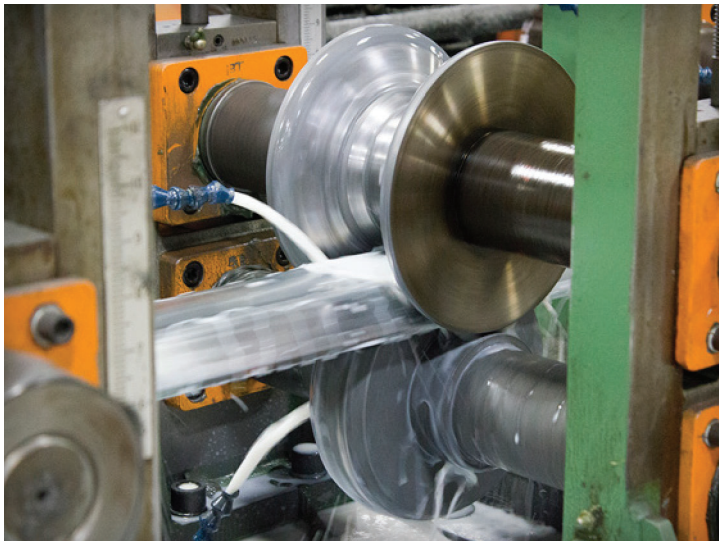
For over 30 years we've delivered aesthetically pleasing, high-quality and innovative fencing products with superior design strength and easy installation.

PROVEN CAPABILITIES

Our integrated in-house processes, extensive raw materials and finished goods inventory translate into quality, on-time delivery.

INDUSTRY LEADERSHIP

We continually raise the bar in manufacturing customer-focused solutions. Our high standards produce premium products that go beyond merely meeting minimum industry standards.





Scan to learn more about WireWorks® Anti-Climb.



FENCE PRODUCTS

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EXHIBIT D - LANDSCAPE PLAN

Items 5 & 6

Landscaping Maintenance: The property owner, tenant or agent, shall be responsible for the maintenance of all landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.

All existing irrigations lines to be checked and repaired as needed for existing areas and new lines provided for all new plantings as part of Construction Set. New system to be submitted for Permitting.

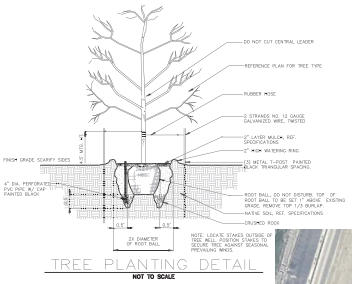
LANDSCAPE SYMBOLS

EXISTING: ET1, ET2, ES1, ES2, EG1, EG2, EG3

NEW: T1, T2, S1, G1

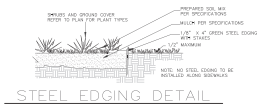
LANDSCAPE SCHEDULE

MARK	COMMON NAME	BOTANIC NAME	QTY	REMARKS
T1	CEDAR ELM	ULMUS CRASSIFOLIA	37	4" caliper at time of planting.
ET1	CEDAR ELM	ULMUS CRASSIFOLIA	17	
T2	CRAPE MYRTLE	LAGERSTROEMIA INDICA	20	3 - 1" caliper at time of planting.
ET2	CRAPE MYRTLE	LAGERSTROEMIA INDICA	41	
S1	DWARF BURFORDHOLLY	ILEX CORNUTA BUFORDI NANA	118	New shrubs to be 24" min. at time of planting.
ES1	DWARF BURFORDHOLLY	ILEX CORNUTA BUFORDI NANA	116	
ES2	KNOCK OUT ROSE	ROSA 'RADTKO;'	10	
EG1	GRASS	HYDROMULCH		
G1	GRASS	HYDROMULCH		all disturbed areas to receive natural grass for stabalization.
EG2	MONDO GRASS	OPHIOPOGON JAPONICUM	-	
G2	MONDO GRASS	OPHIOPOGON JAPONICUM	-	4" containers minimum - existing beds to be restocked
EG3	SEASONAL COLOR	MIXED FLOWERS		4" containers minimum



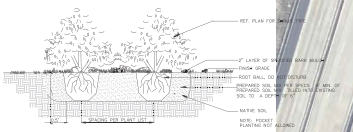
TREE PLANTING DETAIL

NOT TO SCALE



STEEL EDGING DETAIL

NOT TO SCALE



SHRUB/GROUNDCOVER DETAIL

NOT TO SCALE

2 TREE DETAILS

N.T.S.



1 LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 10' 25' 50' 100'

LANDSCAPE REQUIREMENTS

INTERIOR LANDSCAPE REQUIREMENTS:

EXISTING BUILDINGS
TOTAL SQUARE FT. = 95,482 sq. ft.

LANDSCAPE AREA

LI-2, BUILDINGS 10,000 sq. ft. OR GREATER = 15%
(95,482 sq. ft. x .15) = 14,322 sq. ft. (14,900 sq. ft. Existing)

CANOPY TREES
1 Tree per 500 sq. ft. = (14,322 / 500) = 29 Required
29 Provided

UNDERSTORY TREES
1 Tree per 250 sq. ft. = (14,322 / 250) = 58 Required
65 Provided

SHRUBS
1 Shrub per 70 sq. ft. = (14,322/ 70) = 205 Required
213 Provided

EXISTING GROUND COVER
15% of required area = (14,322 x .15) = 2,148 sq. ft. Required
2,224 sq. ft. Provided

EXISTING SEASONAL COLOR
2% of required area = (14,322 x .02) = 286 sq. ft. Required
450 sq. ft. Provided

STREET FRONTAGE REQUIREMENTS:

EXISTING SITE - 450' LINEAR FT. OF FRONTAGE

CANOPY TREES
1 Tree per 30' of Street Frontage - Existing Site 400'/30 = 13
- New Frontage - 233'/30 = 8
21 Trees Required
21 Provided

PARKING LOT REQUIREMENTS:

Parking Count - 69 Spaces provided (13 Sq. Ft. per space)
69 x 13 = 897 Sq. Ft.

CANOPY TREES:
2 Trees per 500 Sq. Ft. = 897/500 = 1.8 x 2 = 4 Required
4 Provided

SHRUBS:
10 Shrubs per 500 Sq. Ft. = 897/500 =1.8 x 10 = 18 Required
38 Provided

Lot Information

LEGAL DESCRIPTION:

AREA: 1,155,603± SQ. FT. (ACRES) 26.529

ADDRESS: 4740 INTERSTATE 35 EAST
WAXAHACHIE, TX 75165

COUNTY: ELLIS

ADDITION OR SURVEY: LOT 1, BLOCK A
COSMOCEL ADDITION
ELBERT C. NEWTON SURVEY, ABST. 790
& JOHN SHAVER SURVEY, ABST. 1000

ZONING: LI-2

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OWNER:
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aurelio.martinez@cosmocel.rovensa.com



Vicinity Map

PLAN

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Specific Use Permit - Noxious

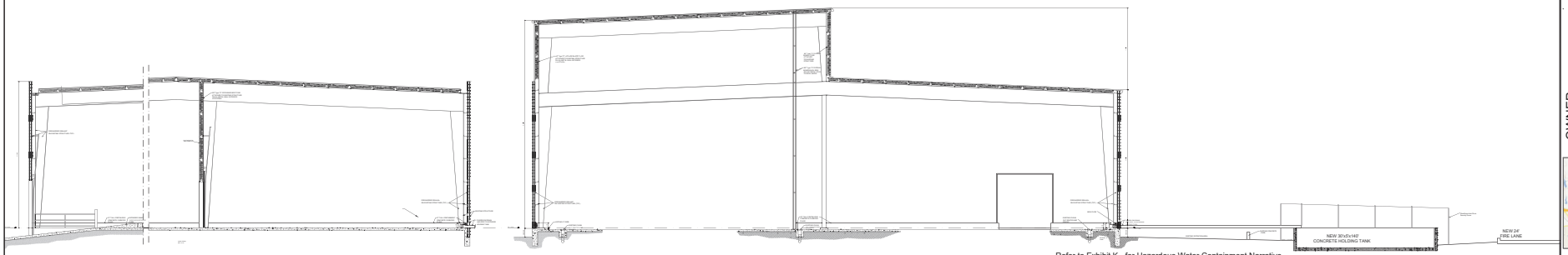
DATE ISSUED:
04/30/2026

REVISIONS:

SHEET CONTENTS:
PROPOSEED LANDSCAPE PLAN

SHEET NUMBER:
EX-B

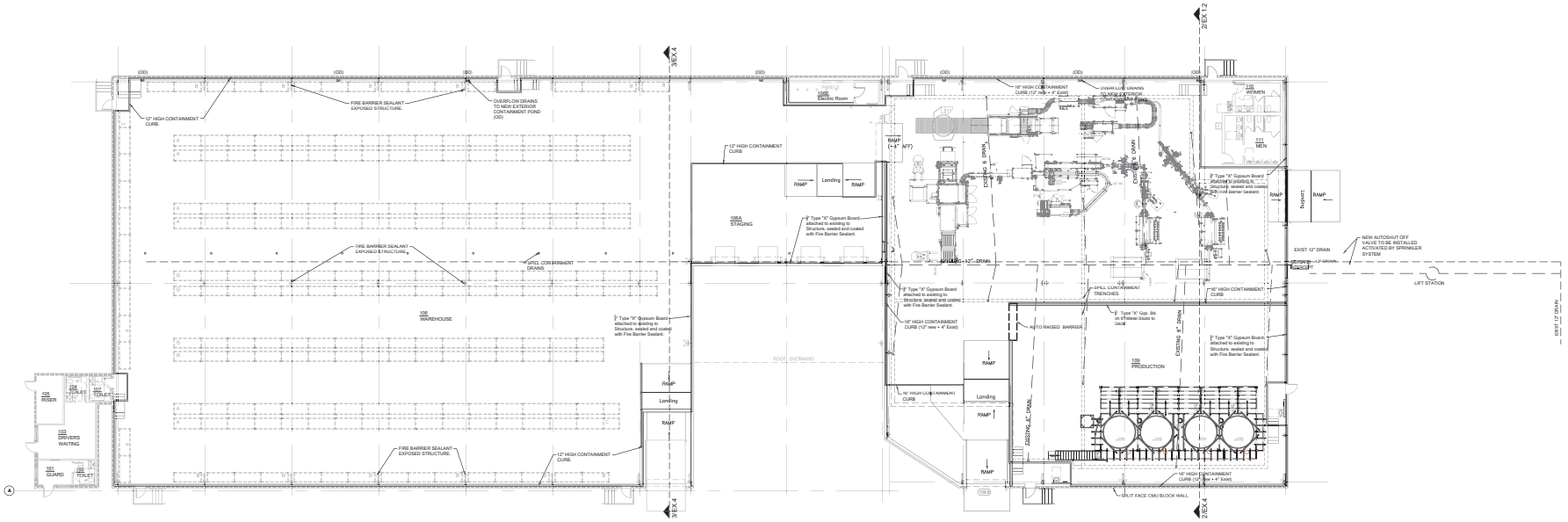
EXHIBIT E - FLOORPLAN



Refer to Exhibit K - for Hazardous Water Containment Narrative

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

2 Production Section
SCALE: 3/32" = 1'-0"

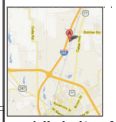


1 Building Plan
SCALE: 1/16" = 1'-0"

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PLAN

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ZDC -183-2025
Specific Use Permit - Noxious

DATE ISSUED:
04/30/2026

REVISIONS:

SHEET CONTENTS:
Existing Floor Plan and Building Sections

SHEET NUMBER:
EX-A1.2

Proposed Management of Emergency Firefighting Waters within Proposed Hazardous Materials Building – April 2026

Water resulting from emergency firefighting of the proposed hazardous materials storage warehouse and associated packing area and formulation room is proposed to be managed via the following facility changes (highlighted in the figures in Attachments 1 and 2):

1. Installation of containment curbs within the warehouse area and production area providing approximately 198,092 gallons of containment,
2. Construction of an approximately 157,080-gallon concrete tank to the north of the building with approximately 135,000-gallon working capacity (allowing freeboard for incidental rainwater),
3. Installation of standard curbing along the proposed fire access road to impede the 157,080-gallon concrete tank overflows from exiting the property, and
4. Installation of an automatic valve on the drainage line to the existing evaporator lift station.

Under routine operations, trenches within the production area of the building will route wash waters and/or spills to the evaporator sump system via gravity for management at the existing evaporator. When the fire alarm and/or sprinkler system is triggered, the proposed valve on the drain line from the hazardous materials building to the evaporator lift station will automatically close. Firewater will accumulate in the hazardous materials storage and production areas, with a new 12-inch to 16-inch curb (height varies between buildings) providing containment. The proposed overflow lines will be positioned approximately 3 to 5 inches below the top of the proposed building containment curbs. Once the accumulated firewater reaches the overflow lines, the excess firewater will flow by gravity to the new concrete tank proposed to be located to the north of the building. The 198,092 gallons of containment cited is the approximate volume stored prior to overflow.

The placement of the proposed fire access lane and curb provides additional protection in the event there is an overflow of the concrete tank during an event. The curbing along the proposed road would impede direct runoff of any overflow firewater towards South Grove Creek or towards the highway ditch.

The truck loading/unloading bays will not be connected to the containment system given these areas will not store hazardous materials and installing containment presents practical limitations. In the event of a fire, firewater from the truck bays would run off to the existing stormwater system.

The proposed concrete tank will be located to the north of the building, which is outside of regulatory flood zones (FEMA FIRM Panel 48139C0180G, effective 10/19/2023). Detailed construction drawings are not yet available for this tank (will be part of subsequent engineering phase), however, the following tank design criteria will be met:

- The tank will be surrounded by a security fence (WireWorks Anti-Climb).
- The tank will be coated or lined to enhance containment and protect from premature UV degradation (details to be confirmed with appropriate vendor considering material compatibility).
- The tank will not be constructed with a discharge valve (i.e., reduce likelihood of accidental releases).
- The working capacity of the tank will allow freeboard for incidental rainfall. The 25-year, 24-hour storm event (7.47 inches) per NOAA Atlas 14, Volume 11, Version 2 for Waxahachie, Texas was used to set freeboard requirements.

The facility will adopt a standard operating procedure for inspecting and draining accumulated rainwater from the tank once constructed. A draft / example operating procedure is included in Attachment 3. Key procedure concepts include:

- Tank inspections (visual, by facility personnel) will be scheduled on a routine basis and immediately following a significant rain event.
- Accumulated rainwater is planned to be released to surface water manually by pump only after facility inspection and confirmation that the emergency firefighting system has not been triggered.
- Accumulated solids (i.e., grass clippings, leaves) will be noted and removed.

Current Management of Wash Waters and Emergency Firefighting Waters in Existing Buildings

A system of trenches extends throughout each production area in the existing southern building that captures and routes water via gravity through a 12-inch PVC line to the evaporator sump lift station. Under normal operations the lift station sends the collected waters to an evaporator (zero discharge). A 12-inch overflow pipe, which is valved normally closed, connects the lift station to the existing ponds to the south. The valve is programmed to automatically open when a building fire alarm is triggered allowing fire sprinkler water in the southern building to enter the south ponds. Accumulated water in the ponds is managed according to site procedures.

The existing ponds have a Polygomma EPDM liner, are surrounded by an earthen berm and security fence, and together provide approximately 125,280 gallons of containment. The ponds sit within the 100-year flood zone, per FEMA FIRM Panel 48139C0180G effective 10/19/2023, which has a base flood elevation (BFE) between 612.9 and 613.8 feet in this area. The earthen berms existing elevations are above the required elevations along all their contours, providing protection against 100-year floods entering and washing out these ponds.

While routine washdown waters from the proposed hazardous material building will be managed in the existing evaporator system, any emergency fire water from the proposed hazardous material building is not planned to be managed in the south ponds (via installation of a new automatic valve and new concrete tank to the north).

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

RAMBOLL

Items 5 & 6

WATER

Attachment 1

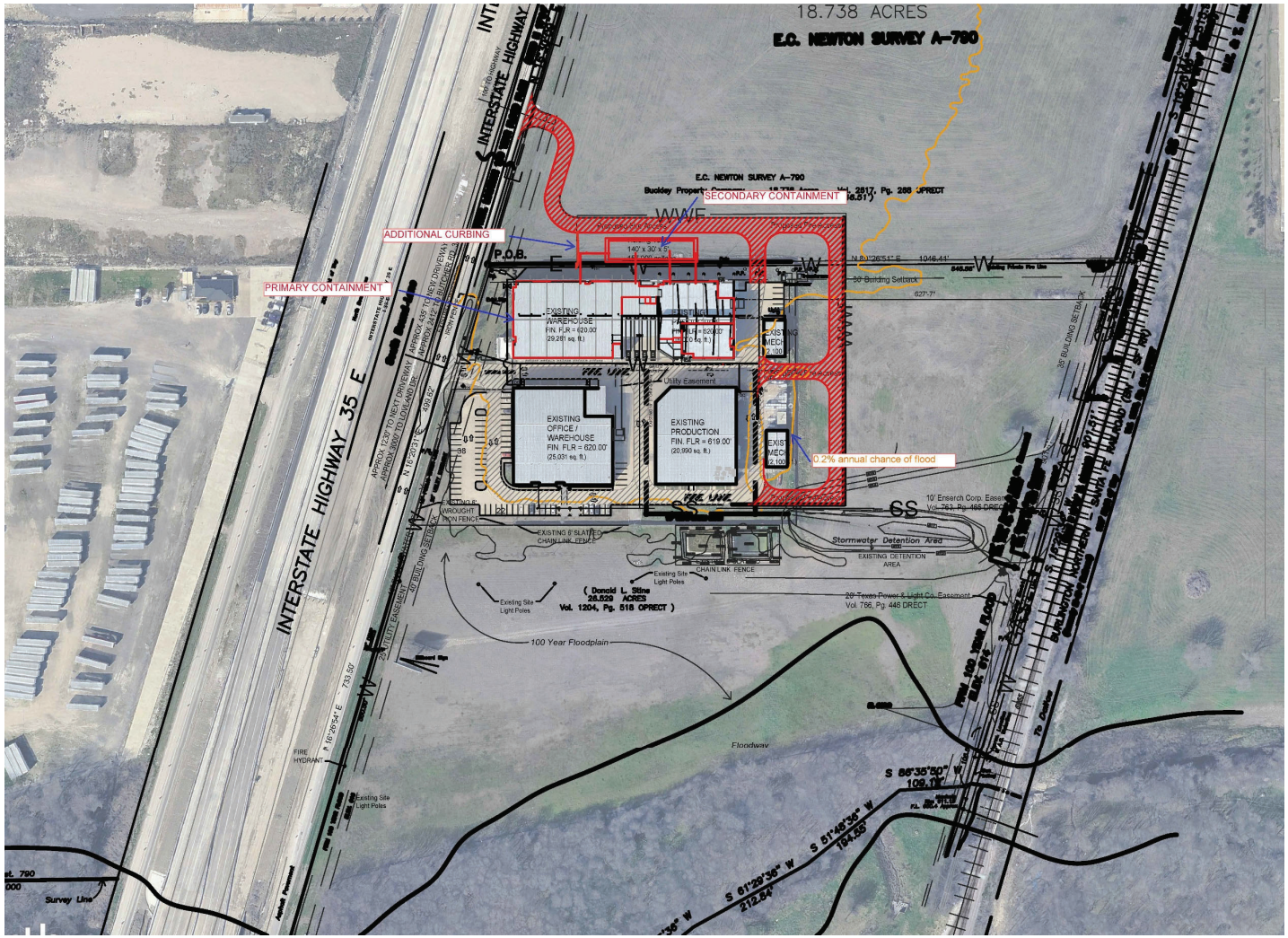
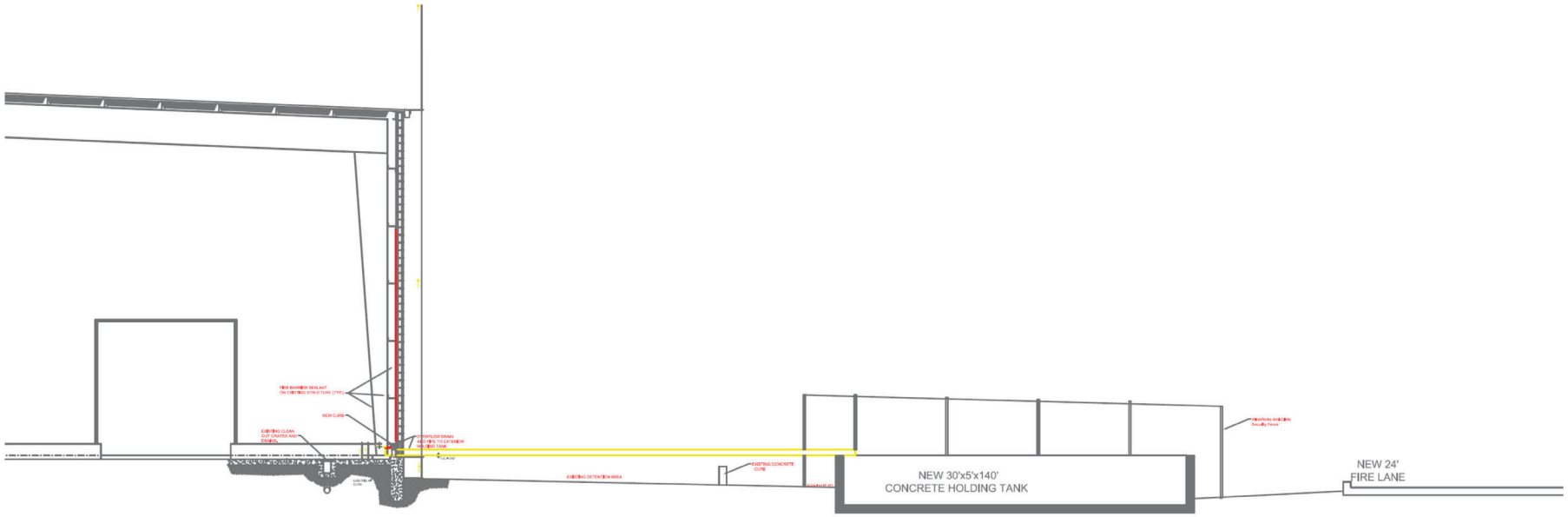


EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

Items 5 & 6

RAMBOLL

Attachment 2



Attachment 3

Title: **Containment Tank Routine Operation**
Rev: 1
Effective Date: TBD – upon construction
Review Date: TBD

Purpose: This standard operating procedure (SOP) specifies inspection frequency and outlines the steps required to conduct routine tank inspections and safely release accumulated stormwater.

Goal:
Maintain the working capacity of the containment tank.

Applicability:
This procedure applies only to the inspection and discharge of stormwater. If any non-stormwater sources, including emergency firewater, are suspected to be present in the tank this procedure shall not apply.

Responsibilities:
- Operations is responsible for carrying out this procedure.

Procedure:
1. Twice per week and immediately following significant rain events facility personnel shall visually inspect the concrete containment tank for presence of accumulated rainwater and solid debris.
2. The discharge release area shall be inspected for erosion. If significant erosion at the discharge location is noted a maintenance ticket shall be submitted.
3. Accumulated rainwater shall be inspected according to the attached checklist, noting any issues or observations.
    a. If the water meets inspection criteria for release (no indication of contamination), the discharge pump shall be operated to drain the tank.
    b. If the water does not meet inspection criteria, separate arrangements shall be made to empty the tank.
4. Personnel shall ensure the pump is turned off after emptying the tank.
5. If solid debris have accumulated (i.e., grass clippings, leaves) a maintenance ticket shall be initiated to clean out the tank.
6. Any abnormalities noted shall be communicated to site management for the appropriate corrective action.

Recordkeeping:
1. Inspection checklists shall be maintained by Operations.

DRAFT

Inspection Checklist

Name: Date & Time:		
Is water present in the tank?	☐ Yes	☐ No
Water Observations		
Color	☐ Yes	☐ No
Notes (describe the color)		
Clarity	☐ Yes	☐ No
Notes (Clear/opaque/milky)		
Oil Sheen	☐ Yes	☐ No
Notes (oily/silver/iridescent)		
Odor	☐ Yes	☐ No
Notes		
Solids	☐ Yes	☐ No
Notes		
Foam	☐ Yes	☐ No
Notes		
Does accumulated water meet requirements for discharge? (no indication of industrial materials / pollution)	☐ Yes	☐ No
Tank, Valve, and Other Observations		
Discharge Area	☐ Vegetation Overgrowth	☐ Erosion
	☐ Other:	☐ N/A

Other Observations:

Recommended Corrective Actions (solids removal, maintenance, etc.):

DRAFT

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

Items 5 & 6

Hazardous Materials Management Plan

Rovensa Next Waxahachie Facility

Prepared by:

R.E.M. Risk Consultants

12005 Ford Road Suite 550,

Dallas, TX 75234

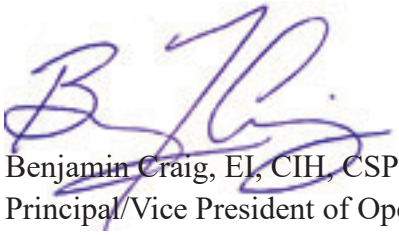
Prepared for:

Rovensa Next

Date:

March 10, 2026

Submitted by:



Benjamin Craig, EI, CIH, CSP
Principal/Vice President of Operations

This report is limited to information provided to R.E.M. Risk Consultants and observations of conditions present during the site investigations and/or from those conditions as presented in materials reviewed. The opinions and/or comments expressed by R.E.M. Risk Consultants are based on but not limited to reports/descriptions provided to R.E.M. Risk Consultants that are related to the facility/facility systems and experience of the consultants. This document does not constitute a final report. Addenda may be issued as more information becomes available. R.E.M. Risk Consultants reserves the right to revise, supplement, and otherwise amend this report as further information and evidence may be made known. R.E.M. work contained in this report is advisory in nature only and the responsibility for the use of the information developed during the work and the physical act of addressing the findings in the report and compliance with any local and federal regulations rest entirely with Rovensa Next. Rovensa Next will independently evaluate any actions taken to address the results of this Work to ensure it will not create unacceptable hazards and that safe practices are followed when any change is implemented.

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1.0 PURPOSE AND SCOPE

This Hazardous Materials Management Plan (HMMP) is designed to ensure the safe handling, storage, disposal, transportation of hazardous materials, including waste at the Waxahachie Rovensa Next facility, Nutrenare-AG (Nutri AG). The principal business activity at this site is the manufacture of biocontrol agricultural products. These products are formulated with water and other chemical compounds. There is a single formulation area and a single raw and finished good materials warehouse. The facility is equipped with fire sprinkler systems and an emergency alarm system.

This HMMP includes the facility description, list of emergency contacts, a building site plan, the HMIS Summary Report, the emergency action plan, and security information.

2.0 FACILITY INFORMATION AND SITE PLAN

2.1 Facility Information

The facility is owned and operated by Rovensa Next, a business unit made up of twelve different companies. This facility is with the Nutri-AG group, located in Ellis County, Texas. Other information is listed below:

Hazardous Materials Management Plan Information			
FACILITY SITE MAIN CONTACTS			
FACILITY NAME	**FACILITY ADDRESS (PHYSICAL AND MAILING)**	**POINT OF CONTACT (POC)**	**POC INFORMATION**
Nutrenare-AG	4740 Interstate 35 East, Waxahachie, TX 75165	Abad Villa	Title: Production Manager Phone (24 Hour): 214-609-6961 Phone (Other) 972-723-7881 Email: abad.villa@cosmocel.rovensa.com
Nutrenare-AG	4740 Interstate 35 East, Waxahachie, TX 75165	Pedro Goya	Title: Director of Mexico Supply and Operations Phone: 972-723-7881 Email: pedro.goya@cosmocel.rovensa.com

Table 1: Facility Site Main Contacts

HMMP Information		
EMERGENCY CONTACTS		
CONTACT NAME	**TITLE**	**24-HOUR PHONE**
Abad Villa	Production Manager	214-609-6961
Ellis County Fire Department Station #6	Emergency Response	911 469-309-7318 (non-emergency)
BUSINESS INFORMATION		
REQUIREMENT	**OBSERVATION**	
Location (Latitude/Longitude)	32.270947/-96.504208	
Number of Employees	Approximately 35	
Number of Shifts	2	
Hours of Operation	M-F 7 am to 11 pm	

Table 2: Emergency Contacts and Business Information

2.2 Site Plan

See APPENDIX A for the site plan, showing the locations of all building structures, outdoor chemical storage and use areas, parking lots, emergency exits, internal roads, storm and sanitary sewers, hazard classes, locations of all group H occupancies, hydrants, and

2.3 Facility Storage Map – Confidential

See APPENDIX B for the facility storage map that includes the following:

- Chemical storage and use areas
- Hazardous waste storage areas
- Location to meet emergency responders
- Facility evacuation meeting point locations
- The general purpose of other areas within the building
- Hazard classes in each area
- Locations of all Group H occupancies, control areas, and exterior storage and use areas
- Emergency exits
- Directional north identified.

3.0 HAZARDOUS MATERIALS INFORMATION SYSTEM (HMIS)

See APPENDIX C for the detailed HMIS. The legend is in Table 3 below.

IFC Hazard Subclasses	
IFC ABBREVIATIONS	
Abbreviation	**Definition**
C2	Class II Combustible
C3A	Class IIIA Combustible
C3B	Class IIIB Combustible
F1A	Class IA Flammable
F1B	Class IB Flammable
F1C	Class IC Flammable
TOX	Toxic
COR	Corrosive
OX4	Class 4 Oxidizer
OX1	Class 1 Oxidizer

4.0 SITE SECURITY PLAN

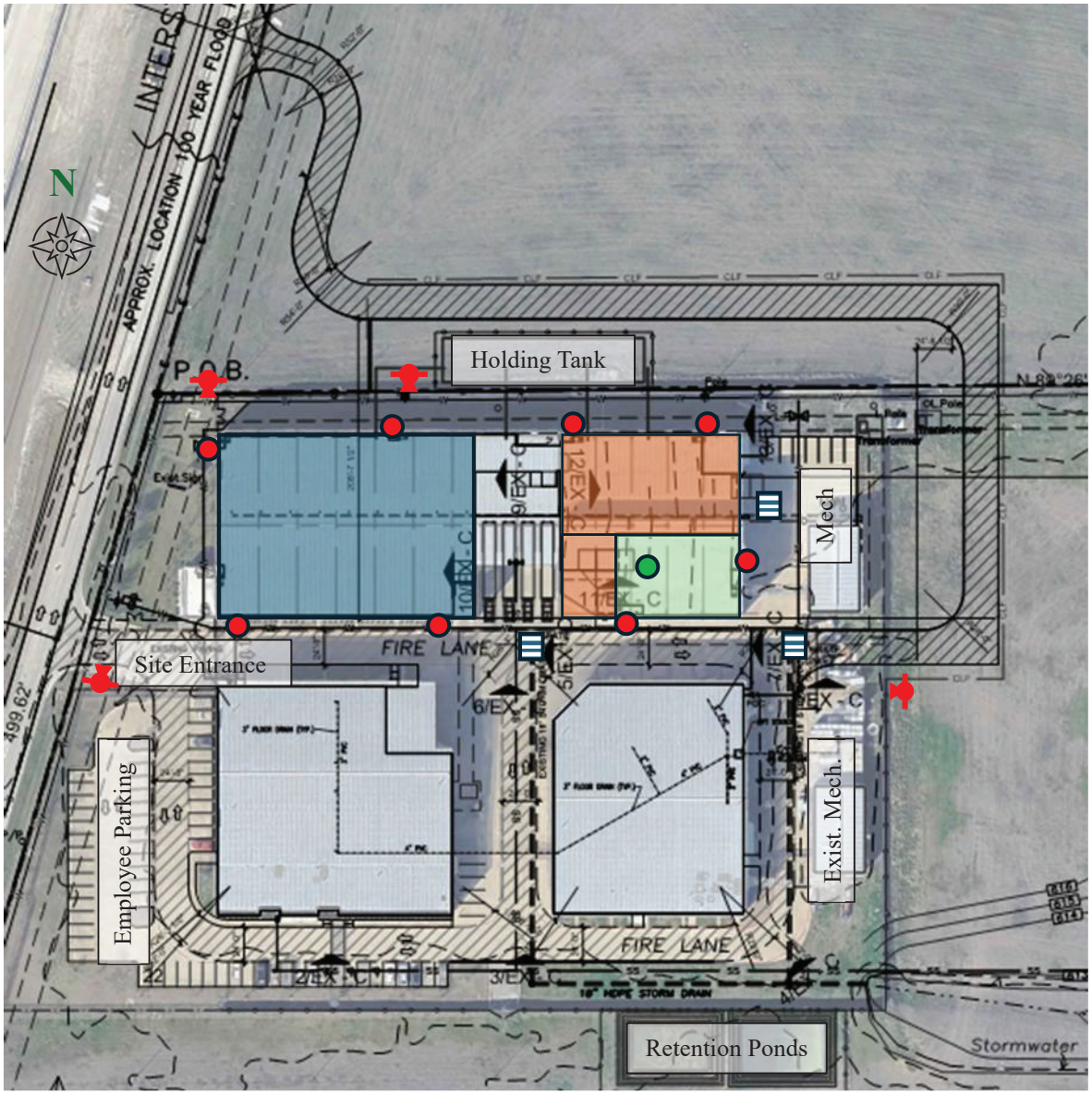
Hazardous material storage, dispensing, use and handling areas shall be secured against unauthorized entry and safeguarded in a manner approved by the fire code official. Chemical facilities deemed to be high risk by the US Department of Homeland Security shall be required to develop and implement security plans in accordance with the Chemical Facility Anti-Terrorism Standards set forth in DHS CFATS 6 CFR Part 27.

Currently, Nutri AG has 2,500 pounds of potassium nitrate exceeding the CFATS threshold for storage of 400 lbs.

APPENDIX A: SITE PLAN

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

Items 5 & 6



Legend

- Raw and finished goods racking: H3/H4 occupancy. Includes flammables, combustibles, oxidizers, and toxics.
- Liquid products packaging: H3/H4 occupancy. Includes flammables, combustibles, oxidizers, and toxics.
- Liquid products formulation area: H2 occupancy with a 1-hour fire barrier. Includes flammables, combustibles, oxidizers, and toxics.
- Fire Hydrant
- Emergency Exit
- Storm Water Drain
- Sanitary Sewer

R.E.M. Risk Consultants, LLC
12005 Ford Road Suite 550, Dallas, TX 75234

www.remrisk.com

APPENDIX B: SITE MAP

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

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SITE SUMMARY:

- Current Zoning* (PD-GR)
- Proposed Use: Noxious
- Total Site Acreage : 45.259 acres
- Total Building Sq. Ft. - 95,482 Sq. Ft.
- Maximum building height - 35'-4" (tallest parapet)

PARKING CALCULATIONS:

Section 35 - Off-street parking requirements:

44. Office Space -	EXISTING	1:300 sq. ft. Floor Area = (5,398/300) =	18 spaces
29. Industrial Light -	EXISTING	1:1000 sq. ft. Floor Area = (20,594/1000) =	21 spaces
29. Industrial Light -	EXISTING	1:1000 sq. ft. Floor Area = (1,976/1000) =	2 spaces
60. Warehouse: -	EXISTING	1:5000 sq. ft. Floor Area = ((18,067+1,012 covered porch)/5000) =	4 spaces
60. Warehouse: -	EXISTING	1:1000 sq. ft. Floor Area = ((27,501(-1,760 covered porch)/1000) =	28 spaces
Total Parking Spaces Required:			73 spaces
Total Existing Parking Spaces Provided:		64 Spaces + 2 HC + 1 HC Van Accessible Space	67 spaces
		EMPLOYEE COUNT - 10 WITH ADDITION OF 4 FOR NEW PRODUCT LINE.	

Area of impervious surface: BUILDINGS: = 92,707 sq. ft. impervious (Existing)
PAVING AREAS: = 83,411 sq. ft. impervious (Existing)
PAVING AREAS: = 25,480 sq. ft. impervious (nEW)

TOTAL IMPERVIOUS AREA: = 201,509 ± sq. ft. impervious / 1,971,827± sq.ft. land = 10%

FLOODPLAIN NOTE FROM FINAL PLAT:

A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA MAP #48139C0095D
ZONE AE

Lot Info and Owner Address

LEGAL DESCRIPTION:

ADDRESS: 4740 INTERSTATE 35 EAST WAXAHACHIE, TX 75165
COUNTY: ELLIS
ADDITION OR SURVEY: LOT 1, BLOCK A COSMOCEL ADDITION ELBERT C. NEWTON SURVEY, ABST. 790 & JOHN SHAVER SURVEY, ABST. 1000 1,165,933± SQ. FT. (ACRES) 26.529
ZONING: LI-2
ADDITION OR SURVEY: (revise to include the adjacent property proposed) ELBERT C. NEWTON SURVEY, ABST. 790 816,224 ± SQ. FT. (ACRES) 18.73
ZONING: HI

OWNER / ADDRESS:
NUTRENARE-AG INC
ASAD VILLA / PEDRO GOYA
4740 INTERSTATE 35 EAST
WAXAHACHIE, TX 75165
PH ONE: 972-723-7981

ADJACENT PROPERTY:
North: Martindale Enterprise Group Inc. Zone: HI
East: Ledbetter Real Estate LTD Zone: C
South: ABPO LLC Zone: HI
West: I-35

NATIONWIDE CONSTRUCTION
DESIGN - BUILD - COMPANY
721 South 6th Avenue, Mansfield TX 76063
Phone: 817.473.4444 Fax: 817.473.4159
www.nationwideconstruction.com

OWNER:
NUTRENARE-AG
4740 N. Interstate 35E
Waxahachie, TX 75165
pedro@cosmocel.rovensa.com
aurelio.martinez@cosmocel.rovensa.com

PLAN

Vicinity Map

RovensaNext
4740 N. Service Road I-35 E.
Waxahachie, TX
ZDC -183-2025
Specific Use Permit - Noxious

DATE ISSUED:
03/02/2026

REVISIONS:

SHEET CONTENTS:
OVERALL SITE PLAN

SHEET NUMBER:
EX-A1.0

APPENDIX C: HAZARDOUS MATERIALS INVENTORY

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Hazardous Materials Inventory Statement													
INVENTORY REPORT													
Product Name	Components	CAS Numbers	Location	Container > 55 gal	Haz Class 1	Haz Class 2	Haz Class 3	Stored (lbs)	Stored (gal)	Stored (gas)	Open (lbs)	Open (gal)	Open (gas)
ENCOURAGE NANOCAL 244-F-0-F	(Calcium Carbonate-25%, Urea-8%)	(1317-65-3, 84133-50-6)	Formulation Area (H-2)		C3A	TOX						800[1]	
ENCOURAGE CLASSIC 025-F-5-F	Mixture	Proprietary	Formulation Area (H-2)		C3A	TOX						800[1]	
ENCOURAGE FORAGE 162-F-5-D	(Urea-8%, Sodium Molybdate-4%, Manganese Chloride-2%, Zinc Chloride-2%)	(57-13-6, 7631-95-0, 13446-34-9, 7646-85-7)	Formulation Area (H-2)		C3A							800[1]	
ENCOURAGE NANOCAL 244-F-0-B	(Calcium Carbonate-25%, Urea-8%, Alcohol Ethoxylate-3%)	(1317-65-3, 57-13-6, 84133-50-6)	Formulation Area (H-2)		C3A	TOX						800[1]	
HSMOC 108-F-8-G	Mixture	Proprietary	Formulation Area (H-2)		C3A							800[1]	
MORTAR 369-F-11-A	(Alcohol Ethoxylate-23%, Sodium Lauryl Ether Sulfate-13%)	(68131-40-8, 9004-82-4)	Formulation Area (H-2)		C2							800[1]	
OROBOOST 097-F-3-A	(Secondary Ethoxylated Alcohol-15%, Orange Oil-15%)	(84133-50-6, 8028-48-6)	Formulation Area (H-2)		C2	TOX						800[1]	
ORO-RZ 079-F-3-B	(Secondary Alcohol Ethoxylate-20%, Orange Sweet Extract-10%)	(68131-40-8, 8028-48-6)	Formulation Area (H-2)		C2	TOX						800[1]	
PREV-AM 009-F-1-A	(Alcohol Ethoxylate-8%, Orange Oil-8%)	(84133-50-6, 8028-48-6)	Formulation Area (H-2)		C2	TOX						4,400	

[1] Note that the actual quantity is not known. 800 gal is used as an approximation for the maximum quantity at any given time.

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

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Items 5 & 6

Hazardous Materials Inventory Statement													
INVENTORY REPORT													
Product Name	**Components**	**CAS Numbers**	**Location**	**Container > 55 gal**	**Haz Class 1**	**Haz Class 2**	**Haz Class 3**	**Stored (lbs)**	**Stored (gal)**	**Stored (gas)**	**Open (lbs)**	**Open (gal)**	**Open (gas)**
SKYHAWK 347-F-11-B	(Secondary Alcohol Ethoxylate-20%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Formulation Area (H-2)		C2							800[1]	
TRANSFORMER 079-F-1-A	(Secondary Alcohol Ethoxylate-20%)	(84133-50-6)	Formulation Area (H-2)		F1C							1,600	
VINTRE 009-F-2-E	(Secondary Alcohol Ethoxylate-8%, Orange Sweet Extract-8%)	(84133-50-6, 8028-48-6)	Formulation Area (H-2)		C2							800[1]	
WETCIT 009-F-1-C	(Alcohol Ethoxylate-8%, Orange Oil-8%)	(84133-50-6, 8028-48-6)	Formulation Area (H-2)		C2							800[1]	
1,2-Benzisothiazol-3-one	1,2-Benzisothiazol-3-one	2634-33-5	Warehouse (H-3/H-4)		TOX			15,000					
330 - Surfactant (Steol)	(Water-70%, Alkyl Ether Sulfate Sodium Salt-28%, Ethoxylated Alcohols-1%)	(7732-18-5, 68585-34-2, 68131-39-5)	Warehouse (H-3/H-4)		C3B				800[1]				
460 - Surfactant (Steol)	(Sodium Laureth Sulfate-60%, Ethanol-15%, Ethoxylated Alcohols-3%)	(9004-82-4, 64-17-5, 68131-39-5)	Warehouse (H-3/H-4)		F1C				2				
Acetic Acid	Acetic Acid	64-19-7	Warehouse (H-3/H-4)		F1C	COR			480				
Alcohol Ethoxylate	Alcohol Ethoxylate	60828-78-6	Warehouse (H-3/H-4)		TOX				9,600				
ARETE	(Alcohol Ethyoxylate-23%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)		C2				800[1]				
ARROYO	(Alcohol Ethyoxylate-23%, Sodium Lauryl Ether Sulfate-13%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)		C2				800[1]				

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INVENTORY REPORT													
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Calcium Nitrate Liquid	Calcium Nitrate Liquid	10124-37-5	Warehouse (H-3/H-4)		OX1				2,080				
Caprylic Acid	Caprylic Acid	124-07-2	Warehouse (H-3/H-4)		C3B				2,400				
CLASSIC 2.5GAL	(Urea-3%, Potassium Nitrate-3%, Alcohol Ethoxylate-3%)	(57-13-6, 7757-79-1, 84133-50-6)	Warehouse (H-3/H-4)		C3A	TOX			600				
CLASSIC 265GAL	(Urea-3%, Potassium Nitrate-3%, Alcohol Ethoxylate-3%)	(57-13-6, 7757-79-1, 84133-50-6)	Warehouse (H-3/H-4)	Yes	C3A	TOX			600				
Copper Oxide 75%	(Copper Oxide-75%)	(1317-38-0)	Warehouse (H-3/H-4)		TOX			8,000[2]					
Copper Sulfate	Copper Sulfate	10026-24-1	Warehouse (H-3/H-4)		TOX			1,250					
Dodecylbenzenesulfonic Acid	Dodecylbenzenesulfonic Acid	27176-87-0	Warehouse (H-3/H-4)		COR				7,200				
EDTA Manganese Dipotassium	EDTA Manganese Dipotassium	68015-77-0	Warehouse (H-3/H-4)		TOX			20,000					
EDTA, Disodium Salt	Disodium Salt EDTA	6381-92-6	Warehouse (H-3/H-4)		TOX			4,500					
EDTA, Tetrasodium salt	Tetrasodium EDTA	10378-23-1	Warehouse (H-3/H-4)		TOX			4,500					
Ethanol	Ethanol	64-17-5	Warehouse (H-3/H-4)		F1B				1,100				
F112 / SUFCO	Copper (II) Sulfate Pentahydrate	7758-99-8	Warehouse (H-3/H-4)		TOX			10,000					

[2] Note that the actual quantity is not known. 8,000 lbs is used as an approximation for the maximum quantity at any given time.

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

Items 5 & 6

Hazardous Materials Inventory Statement													
INVENTORY REPORT													
Product Name	**Components**	**CAS Numbers**	**Location**	**Container > 55 gal**	**Haz Class 1**	**Haz Class 2**	**Haz Class 3**	**Stored (lbs)**	**Stored (gal)**	**Stored (gas)**	**Open (lbs)**	**Open (gal)**	**Open (gas)**
GALACTEK 1QT	Mixture	Proprietary	Warehouse (H-3/H-4)		C2	COR			300				
GARLAND 2.5GAL	(Garlic Extract-20%)	(8000-78-0)	Warehouse (H-3/H-4)		F1C	TOX			1,200				
GARLAND 265GAL	(Garlic Extract-20%)	(8000-78-0)	Warehouse (H-3/H-4)	Yes	F1C	TOX			600				
GFA4 / GXF	Xanthan Gum	11138-66-2	Warehouse (H-3/H-4)		TOX			1,800					
Hydrogen Peroxide	Hydrogen Peroxide	7722-84-1	Warehouse (H-3/H-4)		OX2				800[1]				
IDAI MAGNESSIUM 265GAL	(Malic Acid-5%)	6915-15-7	Warehouse (H-3/H-4)	Yes	COR				720				
IDAI PHOSPHORUM 265GAL	(Phosphoric Acid-65%, Malic Acid-5%)	(7664-38-2, 6915-15-7)	Warehouse (H-3/H-4)	Yes	COR				1,400				
IDAI POTASSIUM 265GAL	(Potassium Hydroxide-35%)	(1310-58-3)	Warehouse (H-3/H-4)	Yes	COR	TOX			1,000				
Isopropyl Alcohol	Isopropyl Alcohol	67-63-0	Warehouse (H-3/H-4)		F1B				20				
Isopropyl Myristate	Isopropyl Myristate	110-27-0	Warehouse (H-3/H-4)		C3B				18,000				
Lactic Acid	Lactic Acid	50-21-5	Warehouse (H-3/H-4)		COR				2,400				
LAKOTA 2.5GAL	(Secondary Alcohol Ethoxylate-8%, Sodium Lauryl Ether Sulfate-8%)	(68439-46-3, 9004-82-4)	Warehouse (H-3/H-4)		C3A				1,200				
Methanol	Methanol	67-56-1	Warehouse (H-3/H-4)		F1B	TOX			2				

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

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INVENTORY REPORT													
Product Name	**Components**	**CAS Numbers**	**Location**	**Container > 55 gal**	**Haz Class 1**	**Haz Class 2**	**Haz Class 3**	**Stored (lbs)**	**Stored (gal)**	**Stored (gas)**	**Open (lbs)**	**Open (gal)**	**Open (gas)**
Methyl Sulfonyl Methane 98%	(Methylsulfonylmethane-98%)	(67-71-0)	Warehouse (H-3/H-4)		TOX			420					
Monoethanolamine	Monoethanolamine	141-43-5	Warehouse (H-3/H-4)		C3A	COR			570				
MORTAR	(Alcohol Ethoxylate-23%, Sodium Lauryl Ether Sulfate-13%)	(68131-40-8, 9004-82-8)	Warehouse (H-3/H-4)	Yes	C2				1,700				
MOSD	Sodium Molybdate Dihydrate	10102-40-6	Warehouse (H-3/H-4)		TOX			20					
NANOCAL 2.5GAL	(Calcium Carbonate-25%, Alcohol Ethoxylate-3%, Urea-8%)	(1317-65-3, 84133-50-6, 57-13-6)	Warehouse (H-3/H-4)		C3A	TOX			1,200				
NANOCAL 265GAL	(Calcium Carbonate-25%, Alcohol Ethoxylate-3%, Urea-8%)	(1317-65-3, 84133-50-6, 57-13-6)	Warehouse (H-3/H-4)	Yes	C3A	TOX			1,800				
Orange Oil	Orange Oil	8028-48-6	Warehouse (H-3/H-4)		C2				9,600				
OROBOOST 2.5GAL	(Secondary Alcohol Ethoxylate-13%)	(68131-40-8)	Warehouse (H-3/H-4)		C2	TOX			1,200				
OROBOR N1 1000L	(Secondary Alcoholated Alcohol-8%, Orange Sweet Extract-8%, Sodium Tetraborohydrate Decahydrate-1%)	(84133-50-6, 8028-48-6, 1303-96-4)	Warehouse (H-3/H-4)	Yes	C2	TOX			800[1]				
OROBOR N1 110L	(Secondary Alcoholated Alcohol-8%, Orange Sweet Extract-8%, Sodium Tetraborohydrate Decahydrate-1%)	(84133-50-6, 8028-48-6, 1303-96-4)	Warehouse (H-3/H-4)		C2	TOX			800[1]				

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

Items 5 & 6

Hazardous Materials Inventory Statement

INVENTORY REPORT

Product Name	Components	CAS Numbers	Location	Container > 55 gal	Haz Class 1	Haz Class 2	Haz Class 3	Stored (lbs)	Stored (gal)	Stored (gas)	Open (lbs)	Open (gal)	Open (gas)
ORO-HSMOC 2.5GAL	(Soybean Oil Methyl Ester-65%, Surfactant-13%)	(67784-80-9, 64366-70-7)	Warehouse (H-3/H-4)		C3A				1,400				
ORO-HSMOC 265GAL	(Soybean Oil Methyl Ester-65%, Surfactant-13%)	(67784-80-9, 64366-70-7)	Warehouse (H-3/H-4)	Yes	C3A				1,200				
ORO-RZ 10L	(Secondary Alcohol Ethoxylate-20%, Orange Sweet Extract-10%)	(68131-40-8, 8028-48-6)	Warehouse (H-3/H-4)		C2	TOX			800[1]				
ORO-RZ 1QT	(Secondary Alcohol Ethoxylate-20%, Orange Sweet Extract-10%)	(68131-40-8, 8028-48-6)	Warehouse (H-3/H-4)		C2				800[1]				
ORO-RZ 1QT	(Secondary Alcohol Ethoxylate-20%, Orange Sweet Extract-10%)	(68131-40-8, 8028-48-6)	Warehouse (H-3/H-4)		C2				800[1]				
ORO-RZ 2.5GAL	(Secondary Alcohol Ethoxylate-20%, Orange Sweet Extract-10%)	(68131-40-8, 8028-48-6)	Warehouse (H-3/H-4)		C2				3,600				
ORO-RZ 265GAL	(Secondary Alcohol Ethoxylate-20%, Orange Sweet Extract-10%)	(68131-40-8, 8028-48-6)	Warehouse (H-3/H-4)	Yes	C2				2,400				
ORVALE	(Secondary Alcohol Ethoxylate-20%, Sodium Lauryl Ether Sulfate-13%)	(68439-46-3, 9004-82-4)	Warehouse (H-3/H-4)		C2	TOX			800[1]				
ORVALE 518-F-3-A	(Secondary Alcohol Ethoxylate-20%, Orange Sweet Extract-10%)	(68131-40-8, 8028-48-6)	Warehouse (H-3/H-4)		C2	TOX			800[1]				
Phosphoric Acid 70/75% Solution	(Phosphoric Acid-75%)	(13598-36-2)	Warehouse (H-3/H-4)		COR				800[1]				

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Phosphorous Acid 98.5%	(Phosphoric Acid-98.5%)	(13598-36-2)	Warehouse (H-3/H-4)		COR				2,500				
PK ASSIST(GR) 2.5GAL	(Linear Alkylbenzene Sulfonic Acid-20%)	(68515-73-1)	Warehouse (H-3/H-4)		COR				600				
PK ASSIST(WH) 2.5GAL	Mixture	Proprietary	Warehouse (H-3/H-4)		COR				600				
PK ASSIST(WH) 265GAL	Mixture	Proprietary	Warehouse (H-3/H-4)	Yes	COR				600				
Potassium Nitrate	Potassium Nitrate	7757-79-1	Warehouse (H-3/H-4)		OX1			2,500					
PREV-AM 10L	(Alcohol Ethoxylate-8%, Orange Oil-8%)	(84133-50-6, 8028-48-6)	Warehouse (H-3/H-4)		C2	TOX		8,000[2]					
PREV-AM 135GAL	(Alcohol Ethoxylate-8%, Orange Oil-8%)	(84133-50-6, 8028-48-6)	Warehouse (H-3/H-4)	Yes	C2	TOX			160				
PREV-AM 2.5GAL	(Alcohol Ethoxylate-8%, Orange Oil-8%)	(84133-50-6, 8028-48-6)	Warehouse (H-3/H-4)		C2	TOX			4,400				
PREV-AM 265GAL	(Alcohol Ethoxylate-8%, Orange Oil-8%)	(84133-50-6, 8028-48-6)	Warehouse (H-3/H-4)	Yes	C2	TOX			1,800				
Propionic Acid	Propionic Acid	79-09-4	Warehouse (H-3/H-4)		C2				10				
Propylene Glycol	Propylene Glycol	57-55-6	Warehouse (H-3/H-4)		C3B				5,400				
PTSA45	(Potassium Hydroxide-35%, Water-65%)	(1310-58-3, 7732-18-5)	Warehouse (H-3/H-4)		TOX				100				

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

R·E·M RISK CONSULTANTS

Items 5 & 6

Hazardous Materials Inventory Statement

INVENTORY REPORT

Product Name	Components	CAS Numbers	Location	Container > 55 gal	Haz Class 1	Haz Class 2	Haz Class 3	Stored (lbs)	Stored (gal)	Stored (gas)	Open (lbs)	Open (gal)	Open (gas)
S006 / S1134GA	(2,4,7,9-Tetramethyl-5-Decyne-4,7-Diol-15%, Maleic Anhydride Copolymer-65%, Alkylarylalkoxylate-15%, 2-Butoxyethanol-2%)	(126-86-3, 26762-29-8, 68439-49-6, 111-76-2)	Warehouse (H-3/H-4)		TOX				470				
SKYHAWK	(Secondary Alcohol Ethodylate-20%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)		C2				1,200				
THYMIC 0.25GAL	(Thyme Oil-10%)	8007-46-3	Warehouse (H-3/H-4)		COR	TOX			800[1]				
THYMIC 2.5GAL	(Thyme Oil-10%)	8007-46-3	Warehouse (H-3/H-4)		COR	TOX			1,200				
THYMIC 265GAL	(Thyme Oil-10%)	8007-46-3	Warehouse (H-3/H-4)	Yes	COR	TOX			1,900				
TRANSFORMER 10L	(Secondary Alcohol Ethoxylate-20%)	84133-50-6	Warehouse (H-3/H-4)		F1C				800[1]				
TRANSFORMER 2.5GAL	(Secondary Alcohol Ethoxylate-20%)	84133-50-6	Warehouse (H-3/H-4)		F1C				1,000				
TRANSFORMER 265GAL	(Secondary Alcohol Ethoxylate-20%)	84133-50-6	Warehouse (H-3/H-4)	Yes	F1C				540				
Triethanolamine	Triethanolamine	102-71-6	Warehouse (H-3/H-4)		C3B				960				
TurfRx OxyK	(Potassium Peroxomonosulfate-75%, Calcium Peroxide-8%)	(70693-62-8, 1305-79-9)	Warehouse (H-3/H-4)		OX4			8,000[2]					
WETCIT	(Secondary Alcohol Ethodylate-8%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)	Yes	C2				3,000				
WETCIT 009-F-3-W	(Secondary Alcohol Ethoxylate-8%, Orange Oil-8%)	(84133-50-6, 8028-48-6)	Warehouse (H-3/H-4)		C2				800[1]				

Hazardous Materials Inventory Statement													
INVENTORY REPORT													
Product Name	Components	CAS Numbers	Location	Container > 55 gal	Haz Class 1	Haz Class 2	Haz Class 3	Stored (lbs)	Stored (gal)	Stored (gas)	Open (lbs)	Open (gal)	Open (gas)
WETCIT 1000L	(Secondary Alcohol Ethodylate-8%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)	Yes	C2				800[1]				
WETCIT 10L	(Secondary Alcohol Ethodylate-8%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)		C2				800[1]				
WETCIT 10L	(Secondary Alcohol Ethodylate-8%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)		C2				800[1]				
WETCIT 1L	(Secondary Alcohol Ethodylate-8%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)		C2				800[1]				
WETCIT 2.5GAL	(Secondary Alcohol Ethodylate-8%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)		C2				4,400				
Wintergreen Oil	Wintergreen Oil	68917-75-9	Warehouse (H-3/H-4)		TOX				2,400				
Zinc Chloride	Zinc Chloride	7646-85-7	Warehouse (H-3/H-4)		COR	TOX			540				
Zinc Chloride Anhydrous	Zinc Chloride	7646-85-7	Warehouse (H-3/H-4)		TOX			4,500					

Table 3: HMIS inventory report.

Hazardous Materials Inventory Statement Summary Report					
FORMULATION AREA					
IBC/IFC Hazard Class	Hazard Subclass	Inventory Amount		IBC/IFC MAQ	
	(Abbrev)	Solid (lb)	Liquid (gal)	Solid (lb)	Liquid (gal)
Combustible Liquid	C2	0	20,000[3]	N/A	60[5]
	C3A	0	12,570[4]	N/A	160[5]
	C3B	0	20,000[3]	N/A	Not Limited[6]
Flammable Liquid	F1B	0	1,120[4]	N/A	60[5]
	F1C	0	6,220[4]	N/A	60[5]
	F1A, F1B, F1C	0	7,340[4]	N/A	60[5]
Toxic	TOX	97,570[4]	19,990[4]	250[5]	25[5]
Corrosive	COR	0	20,000[3]	2,000[5]	200[5]
Oxidizer	OX1	2,500[4]	2,080[4]	Not Limited[6]	Not Limited[6]

Table 4: HMIS summary report – formulation area.

[3] Note that the material quantity represents a worst-case scenario in which all four of the 5,000 gal formulation tanks (20,000 gal in total) are in use containing materials of the identified hazard subclass.
[4] Note that the material quantity represents a worst-case scenario in which all of the material of the hazard subclass at the facility is inside of the formulation tanks.
[5] Note that the quantity is 100% greater than that presented in Table 5003.1.1(1) of the 2021 IFC as a result of the area being equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.
[6] Note that the quantity is not limited as a result of the area being equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.

Hazardous Materials Inventory Statement Summary Report					
WAREHOUSE					
IBC/IFC Hazard Class	Hazard Subclass	Inventory Amount		IBC/IFC MAQ	
	(Abbrev)	Solid (lb)	Liquid (gal)	Solid (lb)	Liquid (gal)
Combustible Liquid	C2	0	49,770	N/A	240[5]
	C3A	0	12,570	N/A	660[5]
	C3B	0	27,560	N/A	Not Limited[6]
Flammable Liquid	F1B	0	1,120	N/A	240[5]
	F1C	0	4,620	N/A	240[5]
	F1A, F1B, F1C	0	5,740	N/A	240[5]
Toxic	TOX	97,570	19,990	1,000[5]	100[5]
Corrosive	COR	0	23,610	10,000[5]	1,000[5]
Oxidizer	OX1	2,500	2,080	Not Limited[6]	Not Limited[6]

Table 5: HMIS summary report – warehouse.

Proposed Management of Emergency Firefighting Waters within Proposed Hazardous Materials Building

Water resulting from emergency firefighting of the proposed hazardous materials storage warehouse and associated packing area and formulation room is proposed to be managed via the following facility changes:

1. Installation of containment curbs within the warehouse area and production area providing approximately 198,092 gallons of containment,
2. Construction of an approximately 157,080-gallon concrete tank to the north of the building with approximately 135,000-gallon working capacity (allowing freeboard for incidental rainwater),
3. Installation of standard curbing along the proposed fire access road to impede the 157,080-gallon concrete tank overflows from exiting the property, and
4. Installation of an automatic valve on the drainage line to the existing incinerator lift station.

Under routine operations, trenches within the production area of the building will route wash waters and/or spills to the incinerator sump system via gravity for management at the existing incinerator. When the fire alarm and/or sprinkler system is triggered, the proposed valve on the drain line from the hazardous materials building to the incinerator lift station will automatically close. Firewater will accumulate in the hazardous materials storage and production areas, with a new 12-inch to 16-inch curb (height varies between buildings) providing containment. Proposed gravity overflow lines will route excess firewater to the new concrete tank proposed to be located to the north. The proposed overflow lines will be positioned approximately 3 to 5 inches below the top of the proposed building containment curbs. The 198,092 gallons of containment cited is the approximate volume stored prior to overflow.

The proposed concrete tank will be located to the north of the building, which is outside of regulatory flood zones (FEMA FIRM Panel 48139C0180G, effective 10/19/2023). A security fence surrounding the tank is planned. The facility will employ operating procedures for the routine management of accumulated rainwater and the routine inspection and maintenance of the tank. The proposed concrete tank will not be constructed with a discharge valve and accumulated rainwater is planned to be released to surface water manually by pump only after facility inspection and confirmation that the emergency firefighting system has not been triggered. The tank will be coated or lined to enhance containment and protect from premature UV degradation (details to be confirmed with appropriate vendor). The placement of the proposed fire access lane and curb provides additional protection in the event there is an overflow of the concrete tank during an event. The curbing along the proposed road would impede direct runoff of any overflow firewater towards South Grove Creek or towards the highway ditch.

The truck loading/unloading bays will not be connected to the containment system given these areas will not store hazardous materials and installing containment presents practical limitations. In the event of a fire, firewater from the truck bays would run off to the existing stormwater system.

Key details of these proposed changes are shown in the figures in Attachments 1 and 2.

Current Management of Wash Waters and Emergency Firefighting Waters in Existing Buildings

A system of trenches extends throughout each production area in the existing southern building that captures and routes water via gravity through a 12-inch PVC line to the incinerator sump lift station. Under normal operations the lift station sends the collected waters to an incinerator (zero discharge). A 12-inch overflow pipe, which is valved normally closed, connects the lift station to the existing ponds to the south. The valve is programmed to automatically open when a building fire alarm is triggered allowing fire sprinkler water in the southern building to enter the south ponds. Accumulated water in the ponds is managed according to site procedures.

The existing ponds have a Polygomma EPDM liner, are surrounded by an earthen berm and security fence, and together provide approximately 125,280 gallons of containment. The ponds sit within the 100-year flood zone, per FEMA FIRM Panel 48139C0180G effective 10/19/2023, which has a base flood elevation (BFE) between 612.9 and 613.8 feet in this area. The earthen berms are approximately 5 feet above grade and provide protection against 100-year floods entering and washing out the ponds.

While routine washdown waters from the proposed hazardous material building will be managed in the existing incinerator system, any emergency fire water from the proposed hazardous material building is not planned to be managed in the south ponds (via installation of a new automatic valve and new concrete tank to the north).

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

Items 5 & 6

RAMBOLL

WATER

Attachment 1

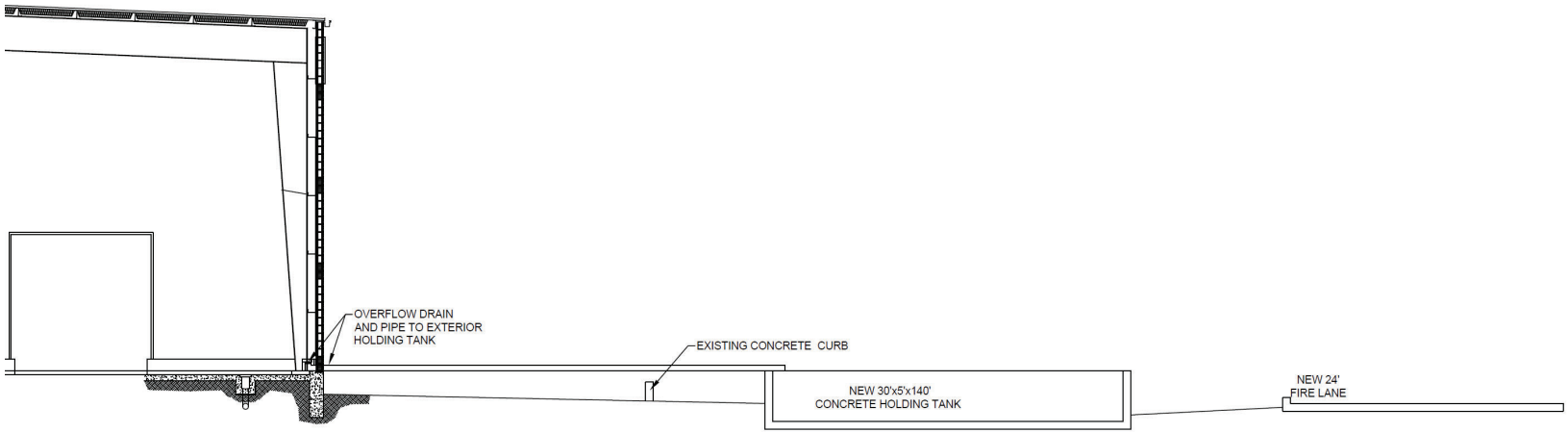


EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

Items 5 & 6

RAMBOLL

Attachment 2



RAMBOLL

Bright ideas.
Sustainable change.

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

Items 5 & 6



Air and Water Analysis for Hypothetical Fire Event

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT Items 5 & 6

Assessment Methodology

- ✓Conduct Literature Research
  - to investigate fires in this industrial sector
- ✓Apply Risk Assessment Methodology
  - to evaluate potential for adverse health/environmental effects from a fire
- ✓Evaluate Potential Sensitive Populations
  - at downwind/downstream locations



EXHIBIT F - HAZARD MITIGATION PLAN DRAFT **Items 5 & 6**

Agricultural Products Fire Research



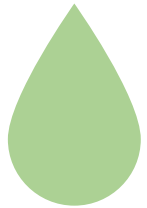
Bulk solid NH_4NO_3 fertilizers

Explosion potential, sparked sector concerns



Facility and storage configuration

Bulk dry storage conditions, no sprinklers, and wooden structures



Surface water and chemical runoff potential

Threatens nearby water bodies

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT Items 5 & 6

Changes Invoked in Response to Fires

Regulatory changes

Hazardous Materials Management Plan (IFC), Risk Management Program Safer Communities by Chemical Accident Prevention Rule (EPA)

Firefighter response training

Annual visit to check safety measures, design and practice emergency plan, establish manual for poisoning methods and handling contact with each chemical in the facility

Land use planning

Create standardized buffer zone to protect the community from operations and potential offsite impacts (e.g., NC ordinance requires minimum size (25-acres) with 400 ft buffer zone)

Internal actions

Ensure proper storage of materials, adequately equip facility with fire-fighting materials, keep heat sources and combustible materials at a minimum onsite

Fire Examples

Winston Weaver, NC Fire

- Stored ammonium nitrate
- High PM2.5 levels
- Multi-year study: No significant deposition in the area
- Zoning restrictions instituted

Miller Chemical, PA Fire

- Stored formulated chemicals
- DEP conducted air testing and indicated no harmful chemicals
- Firefighting water impacted nearby stream causing fish kill

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT Items 5 & 6

Rovensa Next Facility Operations

How this facility is different …

Liquid vs solid fertilizers

- Significant fires can occur at facilities storing bulk open solid fertilizer, unlike at Rovensa

Chemical storage

- 45.3-acre site. No explosive dusts. Packaged liquid chemicals in storage racks, some flammable

Structural integrity

- Age 2014/2022. Not readily combustible structures and presence of sprinklers decrease fire risk



Conclusions From Literature Review

Upgraded facility conditions not conducive to a devastating fire

Hazardous or toxic air emissions during fire have not been reported

Firewater applied can impact environment if not properly contained

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

Items 5 & 6

AIR PATHWAY

Hypothetical Fire

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT **Items 5 & 6**

Components of Air Exposure Pathway



Products of combustion in the form of smoke

- Organics: Mostly CO, CO2, PM and acid gases (HCl)
- Inorganics: NOx, SO2, other oxides



Meteorological conditions during the fire



Distance to and number of residents in the downwind direction

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

Chemicals in Products

Items 5 & 6

- Wide range of chemicals present that are adjuvants, nutrients, soil additives, bio-pesticides
- Some that are flammable and combustible, e.g., Transformer, Prev-Am.
  - Typical example of worst-case hazard class (flammable, Class IC) is the product Transformer, which contains a wetting agent, and is not considered toxic via inhalation
  - Worst case hazard class for combustible is a Class II product that has inhalation toxicity, Prev-Am, but is Category 4 via inhalation (the lowest toxicity category)
- Smoke from a fire can cause irritation
  - Small number of products contain chlorine (<5% of all SDS) but almost all Cl is inorganic and contained in non-combustible non-flammable products (bromine was present in one antimicrobial)
  - Experience from other fires (PA fire) show no toxic chemicals present. Buffer around the facility and distance to downwind residences are important factors affecting outcome.

Rovensa Worst-Case Hazard Class Products



Flammable liquid
Class IC

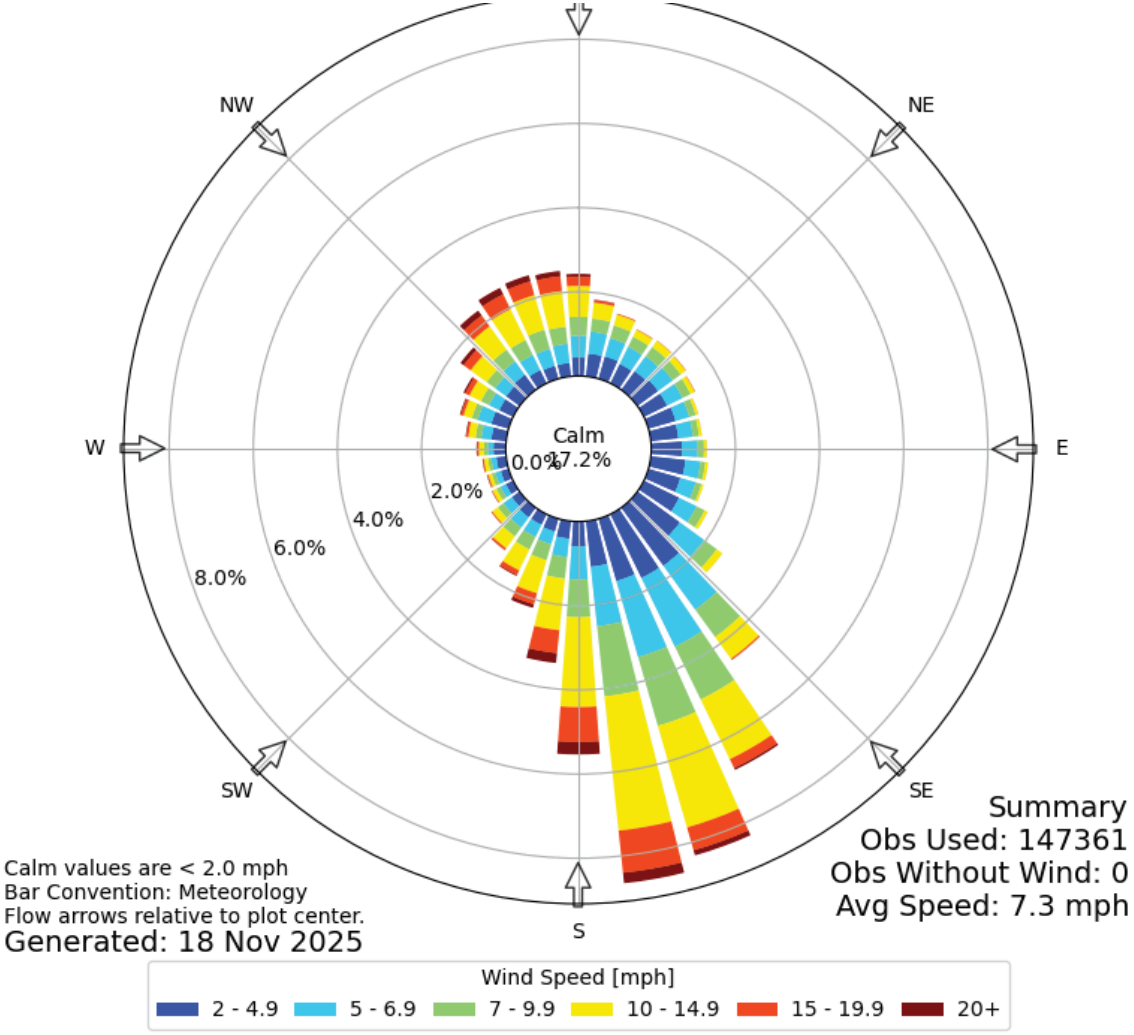


Combustible liquid
Class II

Windrose Plot for [JWY] MIDLOTHIAN/WAXAC
Obs Between: 01 Jan 2004 05:05 AM - 30 Dec 2024 11:55 PM America/Chicago

Items 5 & 6

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT



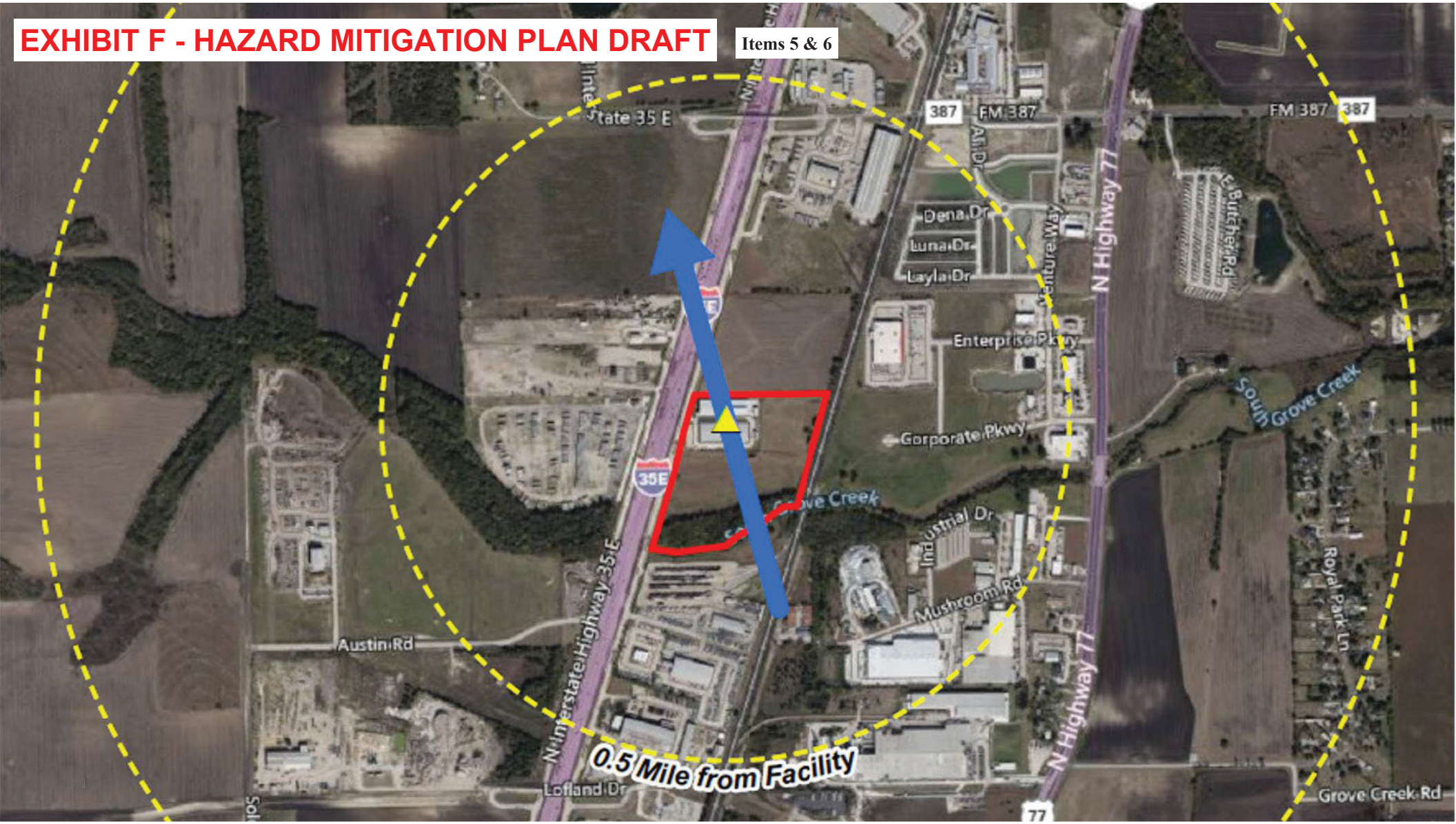
Wind Rose Plot

Indicates direction **from** which wind blows

- JWY Midlothian/Waxac Station
- Measured between 01/2004 - 12/2024

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

Items 5 & 6



Summary of Air Pathway Analysis

Conclusion of sector-based information and site-specific conditions	Favorable site-specific conditions	Recommendations
• Unlikely that the air pathway would produce significant/irreversible adverse health effects in the event of a fire	• Newer facility with no bulk dry fertilizer storage • Predominant wind directions away from residential locations • Nearest residences to the northeast, with winds blowing <5% of the time in that direction	• Focus should be in preventing a fire and in limiting the spread of a fire through appropriate storage and containment measures

WATER PATHWAY

Hypothetical Fire



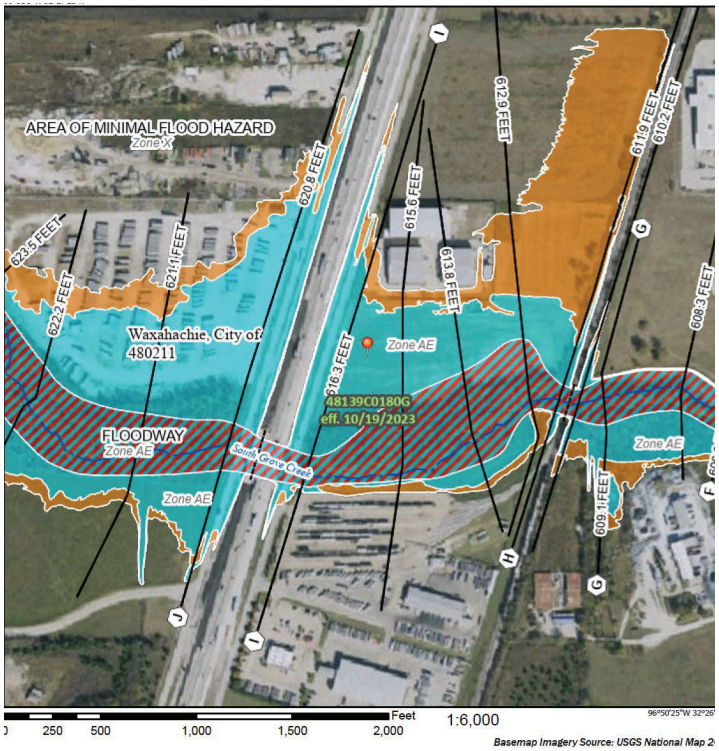
Likely Discharge Pathway

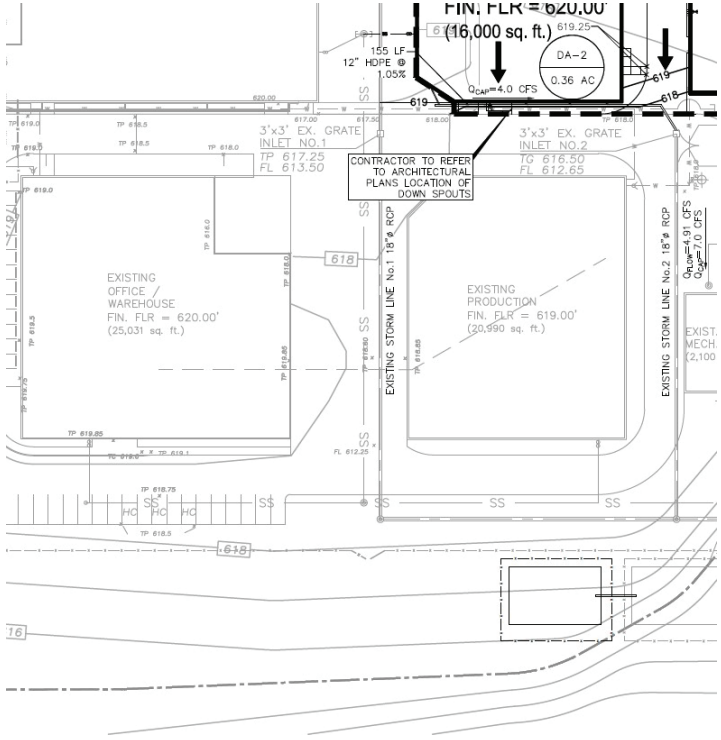
Flows south to South Grove Creek, then Grove Creek, then Red Oak Creek (Segment ID 0805A), and finally the Upper Trinity River (Segment ID 0805)

EXHIBIT F - HAZARD MITIGATION PLAN DRAFT

Items 5 & 6

Flood Zone Impacts





Summary of Water Pathway Analysis

Recommend preventing firewater discharge to surface water considering chemicals stored

<u>Potential</u> facility modifications

Installation of new overflow pond	Modification in buildings to increase containment	Modification of stormwater drainage to increase containment

Progress in installation of new overflow pond and building containment modifications

Note: the details of the proposed modifications are found in facility drawings and attached descriptions.

EXHIBIT G - PRODUCTS LIST DETAILS

Items 5 & 6

Hazardous Materials Inventory Statement

Rovensa Next Waxahachie Facility

Prepared by:

R.E.M. Risk Consultants

12005 Ford Road Suite 550

Dallas, TX 75234

Prepared for:

Rovensa Next

4740 N S Interstate 35 E

Waxahachie, TX 75165

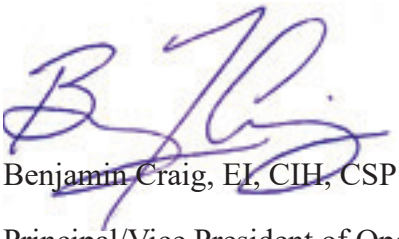
Date:

December 17, 2025

Submitted by:

Trent Parker, PhD, EI

Senior Associate Process Safety Consultant



Benjamin Craig, EI, CIH, CSP

Principal/Vice President of Operations

This report is limited to information provided to R.E.M. Risk Consultants and observations of conditions present during the site investigations and/or from those conditions as presented in materials reviewed. The opinions and/or comments expressed by R.E.M. Risk Consultants are based on, but not limited to reports/descriptions provided to R.E.M. Risk Consultants that are related to the facility/facility systems and experience of the consultants. This document does not constitute a final report. Addenda may be issued as more information becomes available. R.E.M. Risk Consultants reserves the rights to revise, supplement, and otherwise amend this report as further information and evidence may be made known. R.E.M. work contained in this report is advisory in nature only and the responsibility for the use of the information developed during the work and the physical act of addressing the findings in the report and compliance with any local and federal regulations rest entirely with Rovensa Next. Rovensa Next will independently evaluate any actions taken to address the results of this Work to ensure it will not create unacceptable hazards and that safe practices are followed when any change is implemented.

EXHIBIT G - PRODUCTS LIST DETAILS

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2.0 HMIS INVENTORY REPORT 1
3.0 HMIS SUMMARY REPORTS 12
4.0 CHEMICAL INCOMPATIBIITY INFORMATION 13

EXHIBIT G - PRODUCTS LIST DETAILS

R·E·M RISK CONSULTANTS

Items 5 & 6

1.0 INTRODUCTION

R.E.M. Risk Consultants, LLC ("R.E.M.") was retained to develop a hazardous materials inventory statement (HMIS) for the proposed Rovensa Next facility in Waxahachie, TX.

The warehouse occupancy is classified as H-3 and H-4 based on the hazardous material types and quantities stored. In addition, the formulation area is classified as an H-2 occupancy.

The HMIS was developed in accordance with Appendix H of the International Fire Code (2021) and consists of the HMIS inventory report and HMIS summary reports. The HMIS inventory report involves a list of all the hazardous materials throughout the facility, material quantities, and associated hazard class(es). Separate HMIS summary reports are provided for each Group H occupancy classification and involve the total quantities of each hazard class of material.

2.0 HMIS INVENTORY REPORT

The HMIS inventory report is shown in Table 2. Note that the warehouse is comprised of material storage while the formulation area is comprised of open systems. The hazard subclass abbreviations are in Table 1.

IFC Hazard Subclasses	
IFC ABBREVIATIONS	
Abbreviation	**Definition**
C2	Class II Combustible
C3A	Class IIIA Combustible
C3B	Class IIIB Combustible
F1A	Class IA Flammable
F1B	Class IB Flammable
F1C	Class IC Flammable
TOX	Toxic
COR	Corrosive
OX4	Class 4 Oxidizer
OX1	Class 1 Oxidizer

Table 1: IFC hazard subclass abbreviations.

EXHIBIT G - PRODUCTS LIST DETAILS

R·E·M RISK CONSULTANTS

Items 5 & 6

Hazardous Materials Inventory Statement													
INVENTORY REPORT													
Product Name	**Components**	**CAS Numbers**	**Location**	**Container > 55 gal**	**Haz Class 1**	**Haz Class 2**	**Haz Class 3**	**Stored (lbs)**	**Stored (gal)**	**Stored (gas)**	**Open (lbs)**	**Open (gal)**	**Open (gas)**
ENCOURAGE NANOCAL 244-F-0-F	(Calcium Carbonate-25%, Urea-8%)	(1317-65-3, 84133-50-6)	Formulation Area (H-2)		C3A	TOX						800[1]	
ENCOURAGE CLASSIC 025-F-5-F	Mixture	Proprietary	Formulation Area (H-2)		C3A	TOX						800[1]	
ENCOURAGE FORAGE 162-F-5-D	(Urea-8%, Sodium Molybdate-4%, Manganese Chloride-2%, Zinc Chloride-2%)	(57-13-6, 7631-95-0, 13446-34-9, 7646-85-7)	Formulation Area (H-2)		C3A							800[1]	
ENCOURAGE NANOCAL 244-F-0-B	(Calcium Carbonate-25%, Urea-8%, Alcohol Ethoxylate-3%)	(1317-65-3, 57-13-6, 84133-50-6)	Formulation Area (H-2)		C3A	TOX						800[1]	
HSMOC 108-F-8-G	Mixture	Proprietary	Formulation Area (H-2)		C3A							800[1]	
MORTAR 369-F-11-A	(Alcohol Ethoxylate-23%, Sodium Lauryl Ether Sulfate-13%)	(68131-40-8, 9004-82-4)	Formulation Area (H-2)		C2							800[1]	
OROBOOST 097-F-3-A	(Secondary Ethoxylated Alcohol-15%, Orange Oil-15%)	(84133-50-6, 8028-48-6)	Formulation Area (H-2)		C2	TOX						800[1]	
ORO-RZ 079-F-3-B	(Secondary Alcohol Ethoxylate-20%, Orange Sweet Extract-10%)	(68131-40-8, 8028-48-6)	Formulation Area (H-2)		C2	TOX						800[1]	

[1] Note that the actual quantity is not known. 800 gal is used as an approximation for the maximum quantity at any given time.

EXHIBIT G - PRODUCTS LIST DETAILS

R·E·M RISK CONSULTANTS

Items 5 & 6

Hazardous Materials Inventory Statement													
INVENTORY REPORT													
Product Name	**Components**	**CAS Numbers**	**Location**	**Container > 55 gal**	**Haz Class 1**	**Haz Class 2**	**Haz Class 3**	**Stored (lbs)**	**Stored (gal)**	**Stored (gas)**	**Open (lbs)**	**Open (gal)**	**Open (gas)**
PREV-AM 009-F-1-A	(Alcohol Ethoxylate-8%, Orange Oil-8%)	(84133-50-6, 8028-48-6)	Formulation Area (H-2)		C2	TOX						4,400	
SKYHAWK 347-F-11-B	(Secondary Alcohol Ethoxylate-20%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Formulation Area (H-2)		C2							800[1]	
TRANSFORMER 079-F-1-A	(Secondary Alcohol Ethoxylate-20%)	(84133-50-6)	Formulation Area (H-2)		F1C							1,600	
VINTRE 009-F-2-E	(Secondary Alcohol Ethoxylate-8%, Orange Sweet Extract-8%)	(84133-50-6, 8028-48-6)	Formulation Area (H-2)		C2							800[1]	
WETCIT 009-F-1-C	(Alcohol Ethoxylate-8%, Orange Oil-8%)	(84133-50-6, 8028-48-6)	Formulation Area (H-2)		C2							800[1]	
1,2-Benzisothiazol-3-one	1,2-Benzisothiazol-3-one	2634-33-5	Warehouse (H-3/H-4)		TOX			15,000					
330 - Surfactant (Steol)	(Water-70%, Alkyl Ether Sulfate Sodium Salt-28%, Ethoxylated Alcohols-1%)	(7732-18-5, 68585-34-2, 68131-39-5)	Warehouse (H-3/H-4)		C3B				800[1]				
460 - Surfactant (Steol)	(Sodium Laureth Sulfate-60%, Ethanol-15%, Ethoxylated Alcohols-3%)	(9004-82-4, 64-17-5, 68131-39-5)	Warehouse (H-3/H-4)		F1C				2				
Acetic Acid	Acetic Acid	64-19-7	Warehouse (H-3/H-4)		F1C	COR			480				
Alcohol Ethoxylate	Alcohol Ethoxylate	60828-78-6	Warehouse (H-3/H-4)		TOX				9,600				

EXHIBIT G - PRODUCTS LIST DETAILS

R·E·M RISK CONSULTANTS

Items 5 & 6

Hazardous Materials Inventory Statement													
INVENTORY REPORT													
Product Name	**Components**	**CAS Numbers**	**Location**	**Container > 55 gal**	**Haz Class 1**	**Haz Class 2**	**Haz Class 3**	**Stored (lbs)**	**Stored (gal)**	**Stored (gas)**	**Open (lbs)**	**Open (gal)**	**Open (gas)**
ARETE	(Alcohol Ethyoxylate-23%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)		C2				800[1]				
ARROYO	(Alcohol Ethyoxylate-23%, Sodium Lauryl Ether Sulfate-13%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)		C2				800[1]				
Calcium Nitrate Liquid	Calcium Nitrate Liquid	10124-37-5	Warehouse (H-3/H-4)		OX1				2,080				
Caprylic Acid	Caprylic Acid	124-07-2	Warehouse (H-3/H-4)		C3B				2,400				
CLASSIC 2.5GAL	(Urea-3%, Potassium Nitrate-3%, Alcohol Ethoxylate-3%)	(57-13-6, 7757-79-1, 84133-50-6)	Warehouse (H-3/H-4)		C3A	TOX			600				
CLASSIC 265GAL	(Urea-3%, Potassium Nitrate-3%, Alcohol Ethoxylate-3%)	(57-13-6, 7757-79-1, 84133-50-6)	Warehouse (H-3/H-4)	Yes	C3A	TOX			600				
Copper Oxide 75%	(Copper Oxide-75%)	(1317-38-0)	Warehouse (H-3/H-4)		TOX			8,000[2]					
Copper Sulfate	Copper Sulfate	10026-24-1	Warehouse (H-3/H-4)		TOX			1,250					
Dodecylbenzenesulfonic Acid	Dodecylbenzenesulfonic Acid	27176-87-0	Warehouse (H-3/H-4)		COR				7,200				
EDTA Manganese Dipotassium	EDTA Manganese Dipotassium	68015-77-0	Warehouse (H-3/H-4)		TOX			20,000					
EDTA, Disodium Salt	Disodium Salt EDTA	6381-92-6	Warehouse (H-3/H-4)		TOX			4,500					

[2] Note that the actual quantity is not known. 8,000 lbs is used as an approximation for the maximum quantity at any given time.

EXHIBIT G - PRODUCTS LIST DETAILS

R·E·M RISK CONSULTANTS

Items 5 & 6

Hazardous Materials Inventory Statement													
INVENTORY REPORT													
Product Name	**Components**	**CAS Numbers**	**Location**	**Container > 55 gal**	**Haz Class 1**	**Haz Class 2**	**Haz Class 3**	**Stored (lbs)**	**Stored (gal)**	**Stored (gas)**	**Open (lbs)**	**Open (gal)**	**Open (gas)**
EDTA, Tetrasodium salt	Tetrasodium EDTA	10378-23-1	Warehouse (H-3/H-4)		TOX			4,500					
Ethanol	Ethanol	64-17-5	Warehouse (H-3/H-4)		F1B				1,100				
F112 / SUFCO	Copper (II) Sulfate Pentahydrate	7758-99-8	Warehouse (H-3/H-4)		TOX			10,000					
GALACTEK 1QT	Mixture	Proprietary	Warehouse (H-3/H-4)		C2	COR			300				
GARLAND 2.5GAL	(Garlic Extract-20%)	(8000-78-0)	Warehouse (H-3/H-4)		F1C	TOX			1,200				
GARLAND 265GAL	(Garlic Extract-20%)	(8000-78-0)	Warehouse (H-3/H-4)	Yes	F1C	TOX			600				
GFA4 / GXF	Xanthan Gum	11138-66-2	Warehouse (H-3/H-4)		TOX			1,800					
IDAI MAGNESSIUM 265GAL	(Malic Acid-5%)	6915-15-7	Warehouse (H-3/H-4)	Yes	COR				720				
IDAI PHOSPHORUM 265GAL	(Phosphoric Acid-65%, Malic Acid-5%)	(7664-38-2, 6915-15-7)	Warehouse (H-3/H-4)	Yes	COR				1,400				
IDAI POTASSIUM 265GAL	(Potassium Hydroxide-35%)	(1310-58-3)	Warehouse (H-3/H-4)	Yes	COR	TOX			1,000				
Isopropyl Alcohol	Isopropyl Alcohol	67-63-0	Warehouse (H-3/H-4)		F1B				20				
Isopropyl Myristate	Isopropyl Myristate	110-27-0	Warehouse (H-3/H-4)		C3B				18,000				
Lactic Acid	Lactic Acid	50-21-5	Warehouse (H-3/H-4)		COR				2,400				

EXHIBIT G - PRODUCTS LIST DETAILS

R·E·M RISK CONSULTANTS

Items 5 & 6

Hazardous Materials Inventory Statement													
INVENTORY REPORT													
Product Name	**Components**	**CAS Numbers**	**Location**	**Container > 55 gal**	**Haz Class 1**	**Haz Class 2**	**Haz Class 3**	**Stored (lbs)**	**Stored (gal)**	**Stored (gas)**	**Open (lbs)**	**Open (gal)**	**Open (gas)**
LAKOTA 2.5GAL	(Secondary Alcohol Ethoxylate-8%, Sodium Lauryl Ether Sulfate-8%)	(68439-46-3, 9004-82-4)	Warehouse (H-3/H-4)		C3A				1,200				
Methanol	Methanol	67-56-1	Warehouse (H-3/H-4)		F1B	TOX			2				
Methyl Sulfonyl Methane 98%	(Methylsulfonylmethane-98%)	(67-71-0)	Warehouse (H-3/H-4)		TOX			420					
Monoethanolamine	Monoethanolamine	141-43-5	Warehouse (H-3/H-4)		C3A	COR			570				
MORTAR	(Alcohol Ethoxylate-23%, Sodium Lauryl Ether Sulfate-13%)	(68131-40-8, 9004-82-8)	Warehouse (H-3/H-4)	Yes	C2				1,700				
MOSD	Sodium Molybdate Dihydrate	10102-40-6	Warehouse (H-3/H-4)		TOX			20					
NANOCAL 2.5GAL	(Calcium Carbonate-25%, Alcohol Ethoxylate-3%, Urea-8%)	(1317-65-3, 84133-50-6, 57-13-6)	Warehouse (H-3/H-4)		C3A	TOX			1,200				
NANOCAL 265GAL	(Calcium Carbonate-25%, Alcohol Ethoxylate-3%, Urea-8%)	(1317-65-3, 84133-50-6, 57-13-6)	Warehouse (H-3/H-4)	Yes	C3A	TOX			1,800				
Orange Oil	Orange Oil	8028-48-6	Warehouse (H-3/H-4)		C2				9,600				
OROBOOST 2.5GAL	(Secondary Alcohol Ethoxylate-13%)	(68131-40-8)	Warehouse (H-3/H-4)		C2	TOX			1,200				
OROBOR N1 1000L	(Secondary Alcoholated Alcohol-8%, Orange Sweet Extract-8%, Sodium	(84133-50-6, 8028-48-6, 1303-96-4)	Warehouse (H-3/H-4)	Yes	C2	TOX			800[1]				

EXHIBIT G - PRODUCTS LIST DETAILS

R·E·M RISK CONSULTANTS

Items 5 & 6

Hazardous Materials Inventory Statement													
INVENTORY REPORT													
Product Name	**Components**	**CAS Numbers**	**Location**	**Container > 55 gal**	**Haz Class 1**	**Haz Class 2**	**Haz Class 3**	**Stored (lbs)**	**Stored (gal)**	**Stored (gas)**	**Open (lbs)**	**Open (gal)**	**Open (gas)**
	Tetraborohydrate Decahydrate-1%)												
OROBOR N1 110L	(Secondary Alcoholated Alcohol-8%, Orange Sweet Extract-8%, Sodium Tetraborohydrate Decahydrate-1%)	(84133-50-6, 8028-48-6, 1303-96-4)	Warehouse (H-3/H-4)		C2	TOX			800[1]				
ORO-HSMOC 2.5GAL	(Soybean Oil Methyl Ester-65%, Surfactant-13%)	(67784-80-9, 64366-70-7)	Warehouse (H-3/H-4)		C3A				1,400				
ORO-HSMOC 265GAL	(Soybean Oil Methyl Ester-65%, Surfactant-13%)	(67784-80-9, 64366-70-7)	Warehouse (H-3/H-4)	Yes	C3A				1,200				
ORO-RZ 10L	(Secondary Alcohol Ethoxylate-20%, Orange Sweet Extract-10%)	(68131-40-8, 8028-48-6)	Warehouse (H-3/H-4)		C2	TOX			800[1]				
ORO-RZ 1QT	(Secondary Alcohol Ethoxylate-20%, Orange Sweet Extract-10%)	(68131-40-8, 8028-48-6)	Warehouse (H-3/H-4)		C2				800[1]				
ORO-RZ 1QT	(Secondary Alcohol Ethoxylate-20%, Orange Sweet Extract-10%)	(68131-40-8, 8028-48-6)	Warehouse (H-3/H-4)		C2				800[1]				
ORO-RZ 2.5GAL	(Secondary Alcohol Ethoxylate-20%, Orange Sweet Extract-10%)	(68131-40-8, 8028-48-6)	Warehouse (H-3/H-4)		C2				3,600				

EXHIBIT G - PRODUCTS LIST DETAILS

R·E·M RISK CONSULTANTS

Items 5 & 6

Hazardous Materials Inventory Statement													
INVENTORY REPORT													
Product Name	**Components**	**CAS Numbers**	**Location**	**Container > 55 gal**	**Haz Class 1**	**Haz Class 2**	**Haz Class 3**	**Stored (lbs)**	**Stored (gal)**	**Stored (gas)**	**Open (lbs)**	**Open (gal)**	**Open (gas)**
ORO-RZ 265GAL	(Secondary Alcohol Ethoxylate-20%, Orange Sweet Extract-10%)	(68131-40-8, 8028-48-6)	Warehouse (H-3/H-4)	Yes	C2				2,400				
ORVALE	(Secondary Alcohol Ethoxylate-20%, Sodium Lauryl Ether Sulfate-13%)	(68439-46-3, 9004-82-4)	Warehouse (H-3/H-4)		C2	TOX			800[1]				
ORVALE 518-F-3-A	(Secondary Alcohol Ethoxylate-20%, Orange Sweet Extract-10%)	(68131-40-8, 8028-48-6)	Warehouse (H-3/H-4)		C2	TOX			800[1]				
Phosphoric Acid 70/75% Solution	(Phosphoric Acid-75%)	(13598-36-2)	Warehouse (H-3/H-4)		COR				800[1]				
Phosphorous Acid 98.5%	(Phosphoric Acid-98.5%)	(13598-36-2)	Warehouse (H-3/H-4)		COR				2,500				
PK ASSIST(GR) 2.5GAL	(Linear Alkylbenzene Sulfonic Acid-20%)	(68515-73-1)	Warehouse (H-3/H-4)		COR				600				
PK ASSIST(WH) 2.5GAL	Mixture	Proprietary	Warehouse (H-3/H-4)		COR				600				
PK ASSIST(WH) 265GAL	Mixture	Proprietary	Warehouse (H-3/H-4)	Yes	COR				600				
Potassium Nitrate	Potassium Nitrate	7757-79-1	Warehouse (H-3/H-4)		OX1			2,500					
PREV-AM 10L	(Alcohol Ethoxylate-8%, Orange Oil-8%)	(84133-50-6, 8028-48-6)	Warehouse (H-3/H-4)		C2	TOX		8,000[2]					
PREV-AM 135GAL	(Alcohol Ethoxylate-8%, Orange Oil-8%)	(84133-50-6, 8028-48-6)	Warehouse (H-3/H-4)	Yes	C2	TOX			160				

EXHIBIT G - PRODUCTS LIST DETAILS

R·E·M RISK CONSULTANTS

Items 5 & 6

Hazardous Materials Inventory Statement													
INVENTORY REPORT													
Product Name	**Components**	**CAS Numbers**	**Location**	**Container > 55 gal**	**Haz Class 1**	**Haz Class 2**	**Haz Class 3**	**Stored (lbs)**	**Stored (gal)**	**Stored (gas)**	**Open (lbs)**	**Open (gal)**	**Open (gas)**
PREV-AM 2.5GAL	(Alcohol Ethoxylate-8%, Orange Oil-8%)	(84133-50-6, 8028-48-6)	Warehouse (H-3/H-4)		C2	TOX			4,400				
PREV-AM 265GAL	(Alcohol Ethoxylate-8%, Orange Oil-8%)	(84133-50-6, 8028-48-6)	Warehouse (H-3/H-4)	Yes	C2	TOX			1,800				
Propionic Acid	Propionic Acid	79-09-4	Warehouse (H-3/H-4)		C2				10				
Propylene Glycol	Propylene Glycol	57-55-6	Warehouse (H-3/H-4)		C3B				5,400				
PTSA45	(Potassium Hydroxide-35%, Water-65%)	(1310-58-3, 7732-18-5)	Warehouse (H-3/H-4)		TOX				100				
S006 / S1134GA	(2,4,7,9-Tetramethyl-5-Decyne-4,7-Diol-15%, Maleic Anhydride Copolymer-65%, Alkylarylalkoxylate-15%, 2-Butoxyethanol-2%)	(126-86-3, 26762-29-8, 68439-49-6, 111-76-2)	Warehouse (H-3/H-4)		TOX				470				
SKYHAWK	(Secondary Alcohol Ethodylate-20%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)		C2				1,200				
THYMIC 0.25GAL	(Thyme Oil-10%)	8007-46-3	Warehouse (H-3/H-4)		COR	TOX			800[1]				
THYMIC 2.5GAL	(Thyme Oil-10%)	8007-46-3	Warehouse (H-3/H-4)		COR	TOX			1,200				
THYMIC 265GAL	(Thyme Oil-10%)	8007-46-3	Warehouse (H-3/H-4)	Yes	COR	TOX			1,900				

EXHIBIT G - PRODUCTS LIST DETAILS

R·E·M RISK CONSULTANTS

Items 5 & 6

Hazardous Materials Inventory Statement													
INVENTORY REPORT													
Product Name	**Components**	**CAS Numbers**	**Location**	**Container > 55 gal**	**Haz Class 1**	**Haz Class 2**	**Haz Class 3**	**Stored (lbs)**	**Stored (gal)**	**Stored (gas)**	**Open (lbs)**	**Open (gal)**	**Open (gas)**
TRANSFORMER 10L	(Secondary Alcohol Ethoxylate-20%)	84133-50-6	Warehouse (H-3/H-4)		F1C				800[1]				
TRANSFORMER 2.5GAL	(Secondary Alcohol Ethoxylate-20%)	84133-50-6	Warehouse (H-3/H-4)		F1C				1,000				
TRANSFORMER 265GAL	(Secondary Alcohol Ethoxylate-20%)	84133-50-6	Warehouse (H-3/H-4)	Yes	F1C				540				
Triethanolamine	Triethanolamine	102-71-6	Warehouse (H-3/H-4)		C3B				960				
WETCIT	(Secondary Alcohol Ethodylate-8%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)	Yes	C2				3,000				
WETCIT 009-F-3-W	(Secondary Alcohol Ethoxylate-8%, Orange Oil-8%)	(84133-50-6, 8028-48-6)	Warehouse (H-3/H-4)		C2				800[1]				
WETCIT 1000L	(Secondary Alcohol Ethodylate-8%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)	Yes	C2				800[1]				
WETCIT 10L	(Secondary Alcohol Ethodylate-8%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)		C2				800[1]				
WETCIT 10L	(Secondary Alcohol Ethodylate-8%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)		C2				800[1]				
WETCIT 1L	(Secondary Alcohol Ethodylate-8%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)		C2				800[1]				

EXHIBIT G - PRODUCTS LIST DETAILS

Items 5 & 6

Hazardous Materials Inventory Statement													
INVENTORY REPORT													
Product Name	**Components**	**CAS Numbers**	**Location**	**Container > 55 gal**	**Haz Class 1**	**Haz Class 2**	**Haz Class 3**	**Stored (lbs)**	**Stored (gal)**	**Stored (gas)**	**Open (lbs)**	**Open (gal)**	**Open (gas)**
WETCIT 2.5GAL	(Secondary Alcohol Ethodylate-8%, Sodium Lauryl Ether Sulfate-8%)	(68131-40-8, 9004-82-4)	Warehouse (H-3/H-4)		C2				4,400				
Wintergreen Oil	Wintergreen Oil	68917-75-9	Warehouse (H-3/H-4)		TOX				2,400				
Zinc Chloride	Zinc Chloride	7646-85-7	Warehouse (H-3/H-4)		COR	TOX			540				
Zinc Chloride Anhydrous	Zinc Chloride	7646-85-7	Warehouse (H-3/H-4)		TOX			4,500					

Table 2: HMIS inventory report.

3.0 HMIS SUMMARY REPORTS

The HMIS summary reports for the areas in which hazardous products are utilized (open use in the formulation area and storage in the warehouse) are provided in Tables 3 and 4. The maximum allowable quantities (MAQs) have been adjusted based on the presence of a sprinkler system within the formulation area and warehouse.

Hazardous Materials Inventory Statement Summary Report					
FORMULATION AREA					
IBC/IFC Hazard Class	Hazard Subclass	Inventory Amount		IBC/IFC MAQ	
	(Abbrev)	Solid (lb)	Liquid (gal)	Solid (lb)	Liquid (gal)
Combustible Liquid	C2	0	20,000[3]	N/A	60[5]
	C3A	0	12,570[4]	N/A	160[5]
	C3B	0	20,000[3]	N/A	Not Limited[6]
Flammable Liquid	F1B	0	1,120[4]	N/A	60[5]
	F1C	0	6,220[4]	N/A	60[5]
	F1A, F1B, F1C	0	7,340[4]	N/A	60[5]
Toxic	TOX	97,570[4]	19,990[4]	250[5]	25[5]
Corrosive	COR	0	20,000[3]	2,000[5]	200[5]
Oxidizer	OX1	2,500[4]	2,080[4]	Not Limited[6]	Not Limited[6]

Table 3: HMIS summary report – formulation area.

[3] Note that the material quantity represents a worst-case scenario in which all four of the 5,000 gal formulation tanks (20,000 gal in total) are in use containing materials of the identified hazard subclass.
[4] Note that the material quantity represents a worst-case scenario in which all of the material of the hazard subclass at the facility is inside of the formulation tanks.
[5] Note that the quantity is 100% greater than that presented in Table 5003.1.1(1) of the 2021 IFC as a result of the area being equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.
[6] Note that the quantity is not limited as a result of the area being equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.

Hazardous Materials Inventory Statement Summary Report					
WAREHOUSE					
IBC/IFC Hazard Class	Hazard Subclass	Inventory Amount		IBC/IFC MAQ	
	(Abbrev)	Solid (lb)	Liquid (gal)	Solid (lb)	Liquid (gal)
Combustible Liquid	C2	0	49,770	N/A	240[5]
	C3A	0	12,570	N/A	660[5]
	C3B	0	27,560	N/A	Not Limited[6]
Flammable Liquid	F1B	0	1,120	N/A	240[5]
	F1C	0	4,620	N/A	240[5]
	F1A, F1B, F1C	0	5,740	N/A	240[5]
Toxic	TOX	97,570	19,990	1,000[5]	100[5]
Corrosive	COR	0	23,610	10,000[5]	1,000[5]
Oxidizer	OX1	2,500	2,080	Not Limited[6]	Not Limited[6]

Table 4: HMIS summary report – warehouse.

In the formulation area and warehouse, the quantities of Class II combustible, Class IIIA combustible, Class IB flammable, Class IC flammable, toxic, corrosive, Class 2 oxidizers, and Class 4 oxidizers exceed the MAQs.

4.0 CHEMICAL INCOMPATIBIITY INFORMATION

To prevent hazardous reactions from occurring that result from incompatible materials from reacting with each other in the event of a release in the warehouse, a series of guidance has been developed as follows[7]:

- Flammable and combustible materials may be stored together, as they do not pose specific hazards from being stored in proximity to each other.
- All flammable and combustible materials must be isolated from oxidizers.
- Corrosives must be isolated from flammable/combustible materials and oxidizers.

[7] https://www.fluidswitch.com/2015/09/24/float-switch-material-selection-and-chemical-compatibility/.

Based on the incompatibilities of the material types to be stored in the warehouse, separate containment must be provided for oxidizers and flammable/combustible materials, and corrosive materials.

End of Report Body

EXHIBIT H - OPERATIONAL PLAN

Items 5 & 6



Rovensa Next

MARCH 20, 2026

OPERATIONAL PLAN

WAXAHACHIE SITE

DANIEL FERNÁNDEZ

NUTRENARE-AG

4740 N. Interstate 35 E, Waxahachie, TX 75165

EXHIBIT H - OPERATIONAL PLAN

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Project Description 3

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Organization 11

Operational Procedures ..... Anex 1

City of Waxahachie comment

Identify the purpose and use of the current ponds. If they will be used differently or altered, please include the information in the applicable report(s).

Include process of how the ponds are emptied.

Any contaminants need to be prevented from entering the waterway during a 100-year event.

Rovensa response

No changes to the existing ponds nor change to their uses are being proposed as part of this project.

A new detention pond and interior curbs are being added for the containment of the fire extinguishing water from the north building, which is the one that is being proposed for hazardous materials storage, formulation and packaging.

New EX-K document has been included with this submittal to explain how these measures will address the City's questions and requests regarding waterway protection, pond usage, and accumulated rainwater discharge processes.

Existing and new clean out ponds and detention area/storm drains have been added and shown on EX-A1.0 and EX-A1.1.

EX-K outlines the proposed systems and measures that will be implemented to prevent any contaminants from entering the surrounding waterway, including under a 100-year storm event.

PROJECT DESCRIPTION

1 - PROJECT DESCRIPTION

1_1 Company Introduction

Nutrenare AG Inc is part of Rovensa Group, a global agri-inputs company focused on sustainable agriculture.

Rovensa and Nutrenare develop, manufacture, and market bio-nutrition and bio-control products to reduce the environmental impact of agriculture, combat climate change, and support the cultivation of healthy food.

Rovensa Group employs more than 2,200 people, with a commercial presence in over 90 countries and 13 production plants worldwide, including the Waxahachie facilities.

1_2 Project Description

Rovensa plans to expand the current portfolio of liquid products produced in Waxahachie by introducing new products from its global portfolio. These new products include:

- Liquid bio-control.
- Bio-nutrition.
- Biological adjuvants.

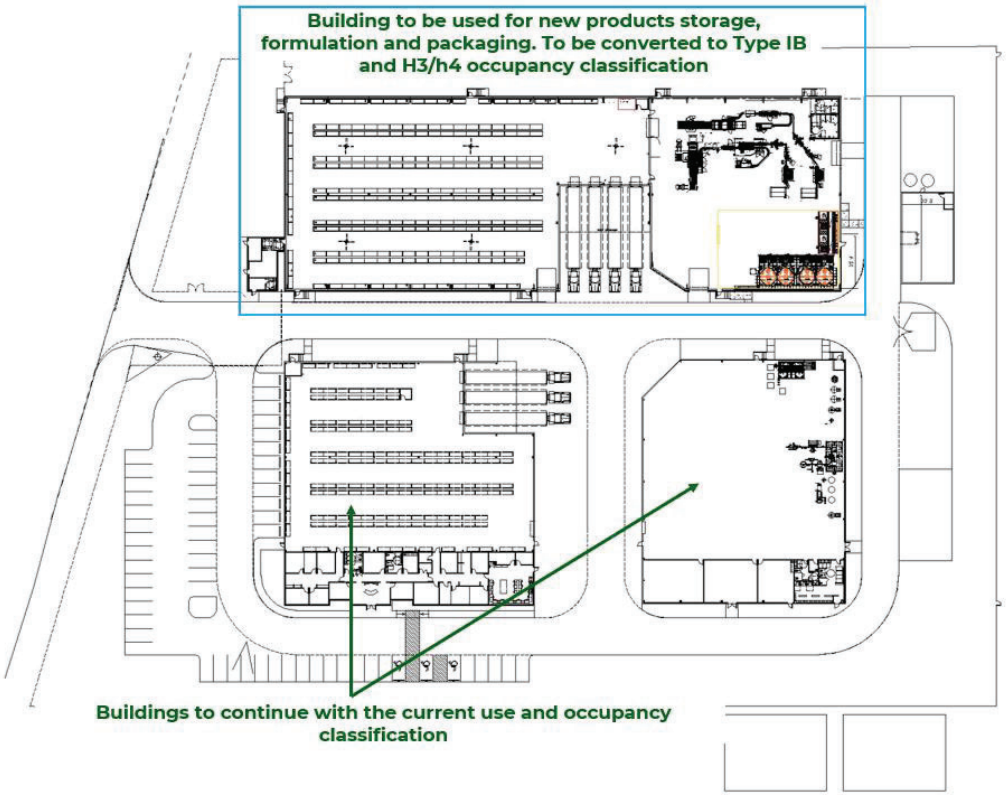
The production process of these new products is very similar to the one already in place and consists of a liquid formulation and a packaging process. It is described in detail later in this document.

A dedicated group of additional mixing tanks and packaging lines will be installed in one of the three existing production buildings.

This new range of liquid products will provide a moderate increase in the volume of activity of the Site, becoming the main production facility of Rovensa Group in US.

Some of these new products and their raw materials require H3 and H4 occupancy classification areas. The building that will be used for storage, formulation and packaging of these products will be adapted accordingly, including conversion to Type IB.

An HMIS (Hazardous Materials Identification System) with a comprehensive list of all the new hazardous materials stored, handled, or used at the facility, including quantities and storage locations is provided later in this document.


Building to be used for new products storage, formulation and packaging. To be converted to Type IB and H3/h4 occupancy classification
Buildings to continue with the current use and occupancy classification

PRODUCTION PROCESS

2 – PRODUCTION PROCESS

Existing and new products production process

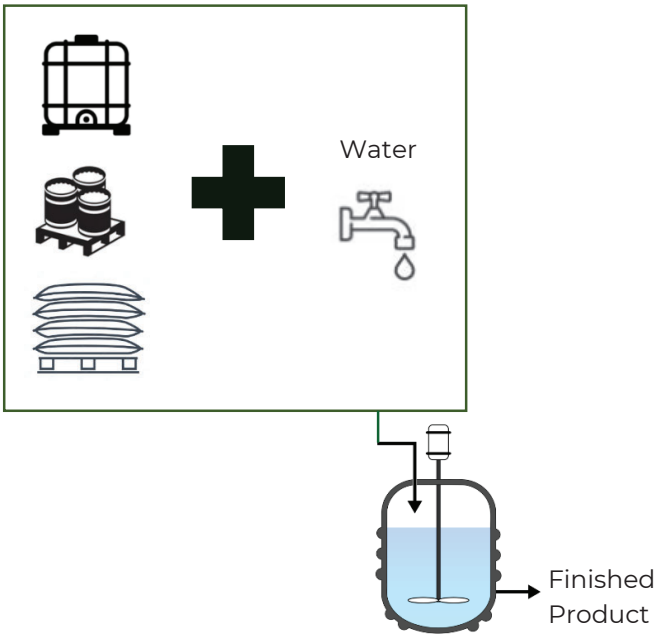
Both, the existing products portfolio which are already being produced in Nutrenare, and the new products to be produced, follow the same production process.

1 – Raw materials reception and storage: Sacks, IBCs, Drums. All products are stored in closed containers in pallet racks. The biggest containers are 265 gallons IBCs for liquid products, and 2.200 Lb big bags for powder products.



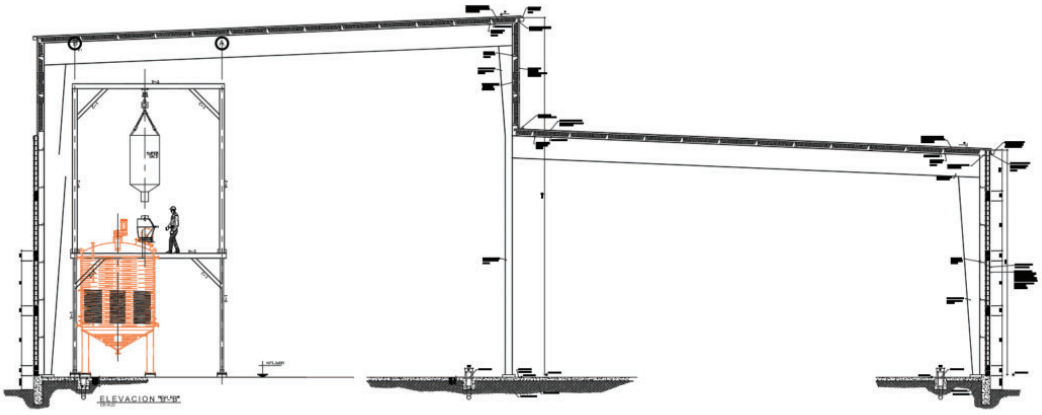
2 – Liquid formulation process:

Raw materials and water are added to liquid mixing tanks for formulation.









All products are mixed at atmospheric pressure and at a maximum temperature of 176 °F. Mixing tanks are 5.000 Gal capacity, each.

3 - Liquid finished product packaging. Once the liquid product is formulated it is packed on its final container. Approved containers are 1 quart, 2.5 and 5 gallon bottles, 55 gallon drums and 265 gallon IBCs.

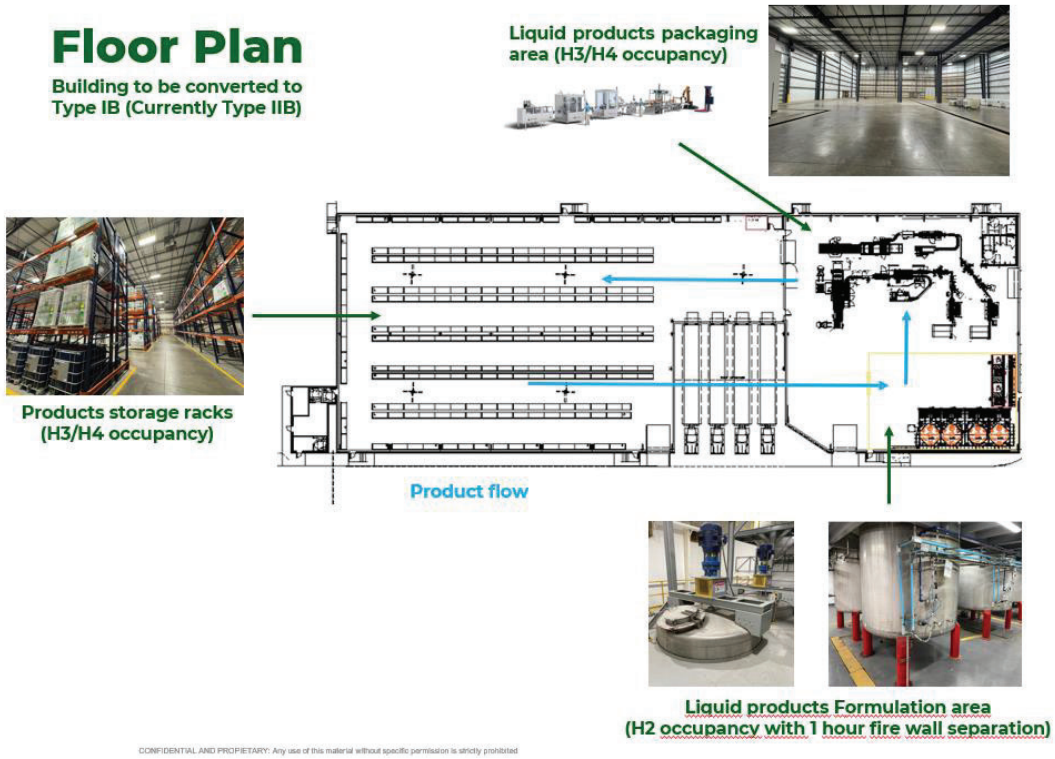






4 – Finished goods storage and shipment. All finished products are stored in closed, approved containers and placed on pallets. These pallets are stored in pallet racks within the same warehouse as raw materials. Finished product pallets are then loaded onto trucks at the loading dock according to customer orders.






TRAFFIC

4 – TRAFFIC

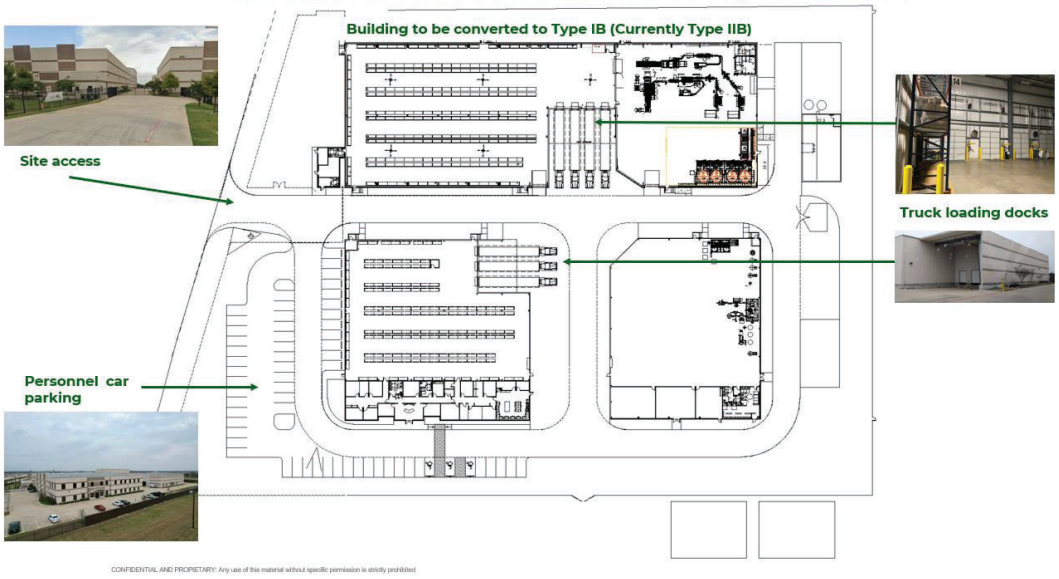
Existing and anticipated traffic

At this moment approximately 420 trucks are loaded or unloaded in the Site per year.

Upon completion of this project Rovensa estimates that a total of 850 trucks per year will be loaded/unloaded on the Site.

The number of personnel will grow from 14 to 40 employees.

Access and movement of vehicles throughout the Site



Staff Organization and Operational Procedures

3 – STAFF ORGANIZATION AND OPERATIONAL PROCEDURES

Staff Organization

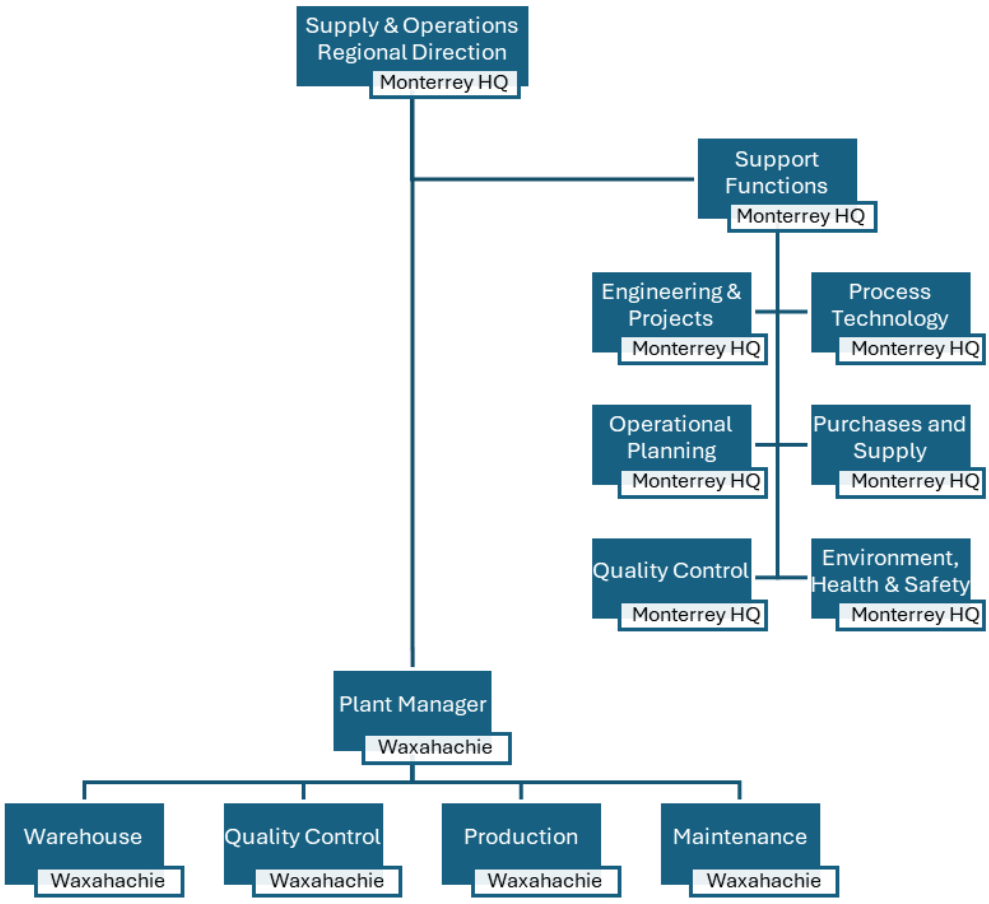
The Site team is organized by functions, mainly the warehouse, quality control, production and maintenance departments.

The Site Manager reports to the Regional Supply & Operations Directorate, based in Monterrey, Mexico.

The Monterrey headquarters provide support to Waxahachie in specialized functions such as engineering, planning, environment, health & safety, purchases and others.

Currently Rovensa has 14 full-time employees based at or working on the Waxahachie Site.

Upon completion of this project, we estimate that Rovensa will have a total of 40 full-time employees based at or working on the Site.



A sample of the plant's operational procedures is attached to this document.

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-52-2026

MEETING DATE(S)

Planning & Zoning Commission: June 9, 2026
City Council: June 15, 2026

CAPTION

Public Hearing on a request by Stephanie Gienger, Kimley-Horn, for a **Zoning Change** to Amend Ordinance No. 3587 for the Woodland Cottages at Waxahachie to change the construction material of the masonry screening wall located at 2797 John Arden Drive (Property IDs 275156 and 313224) – Owner(s): Woodland Cottage Waxahachie LP (ZDC-52-2026)

RECOMMENDED MOTION

"I move to recommend denial of ZDC-52-2026, to amend Ordinance No. 3587 for the Woodland Cottages at Waxahachie to change the construction material of the masonry screening wall located at 2797 John Arden Drive."

APPLICANT REQUEST

The Applicant requests approval of an amendment to Ordinance No. 3587 for the Woodland Cottages at Waxahachie to change the construction material of the masonry screening wall located at 2797 John Arden Drive.

CASE INFORMATION

Applicant:	Stephanie Gienger, Kimley-Horn
Property Owner(s):	Woodland Cottage Waxahachie LP
Site Acreage:	13.66 acres
Current Zoning:	Planned Development-Multifamily-2 (PD-MF-2)
Requested Zoning:	PD-MF-2 with Updated construction material of the masonry screening wall

SUBJECT PROPERTY

General Location:	2797 John Arden Drive
Parcel ID Number(s):	275156 and 313224
Development History:	The plat application for the subject property was approved by the Planning & Zoning Commission on February 25, 2025. The applicant is currently installing the public infrastructure.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-MF-GR, PD-15-LI-1	Oxford at Crossroads Centre, Oncor
East	LI-1	Navarro College
South	PD-LI-1	Connect 4 Life Church
West	SF-2	Undeveloped

Future Land Use Plan: Mixed-Use Neighborhood & Urban Village

Comprehensive Plan:

Mixed-Use Neighborhood

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

Urban Village

An urban village is intended to be a bustling center of activity with active streets and a focus on the pedestrian. Filled with high-yield development, it is also one of the most fiscally resilient placetypes and in the right proportion can subsidize low-value development patterns. Streets are narrow with on-street parking making the streetscape comfortable for people who inhabit and patronize the homes and businesses here. When uses which require large amounts of parking are built, parking is hidden with continuous building frontage. Commercial uses on the ground floor should have a higher proportion of glazing to create a more interesting interface between the public and private realm. Most commercial uses make sense in this area as long as the building form treats pedestrians as their principal user.

Thoroughfare Plan: The subject property is accessible via John Arden Drive (80' Major Collector) and Alliance Boulevard (80' Major Collector).

Site Image:



PLANNING ANALYSIS

The Applicant requests approval of the amendment of the existing PD to amend the construction material of the masonry screening wall from brick to concrete panels.

Case Background:

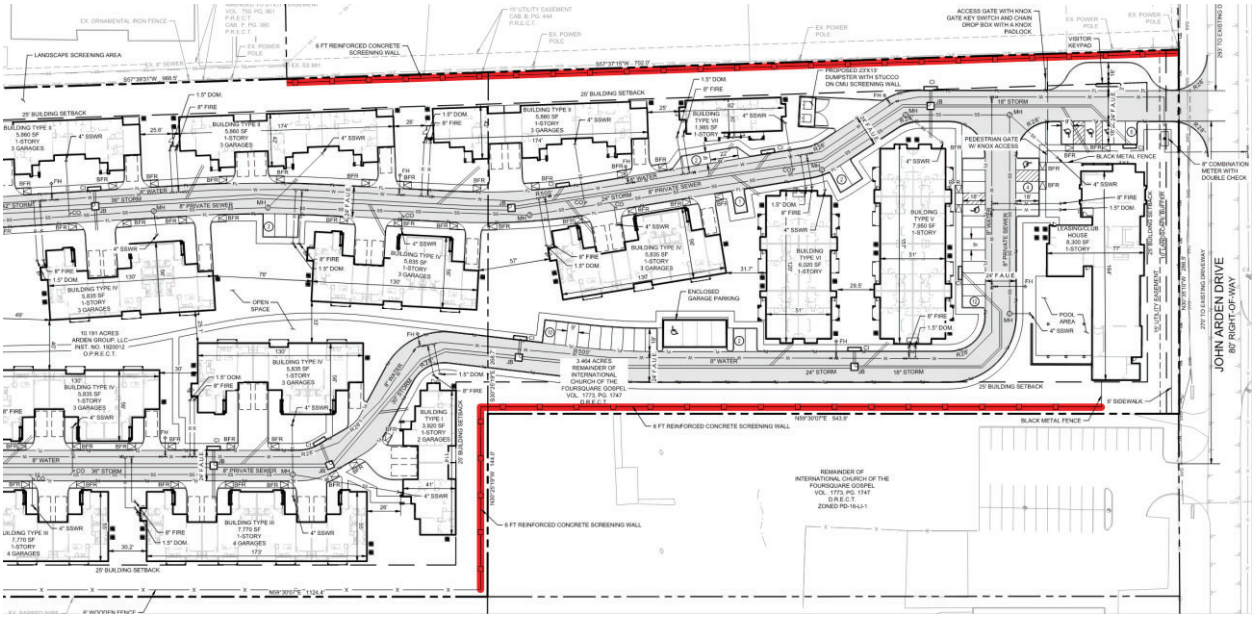
In September 2024, a Planned Development Application (ZDC-120-2024) was approved for the property. This PD application for the Woodland Cottages at Waxahachie allowed for a 68-unit senior living (55+) community. The application featured a multifamily use only on the east side of Alliance Boulevard. The west side of Alliance Boulevard was reserved as a 3-acre General Retail (GR) tract.

In December 2024, an amended Planned Development Application (ZDC-203-2024) was approved for the property. This PD application for the Woodland Cottages at Waxahachie replaced the 3-acre General Retail (GR) tract on the west side of Alliance Boulevard with an additional multifamily tract. The applicant proposed to develop the area west of Alliance Boulevard with seven (7) additional senior living (55+) units.

In April 2026, the Applicant submitted this PD amendment application to change the approved construction masonry screening wall along the northern property line from traditional brick to solid concrete panels. The new concrete panel wall is proposed to be painted white. This is the only item proposed to be amended with this application.

STAFF CONCERN(S)

Staff is concerned that the proposed change in material for the masonry screening wall will not provide the same quality as the product originally approved. The proposed material of concrete panels represent a downgrade from the previously approved brick screening wall installation. Additionally, the masonry screening walls are proposed only along the portions of the property adjacent to Oncor's facility to the north and Connect 4 Life Church to the south, rather than enclosing the subject property entirely with a masonry screening wall.



(Location of the proposed masonry screening wall)

PUBLIC NOTIFICATIONS

To comply with State law under Local Government Code Chapter 211 and the City's public hearing notice requirements, eleven (11) 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 no letters of support and no 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 denial of this PD Amendment request.

ATTACHED EXHIBITS

1. Exhibit A – Location Map
2. Exhibit B – Site Plan
3. Exhibit C – Landscape Plan
4. Exhibit D – Planned Development Standards

STAFF CONTACT INFORMATION

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

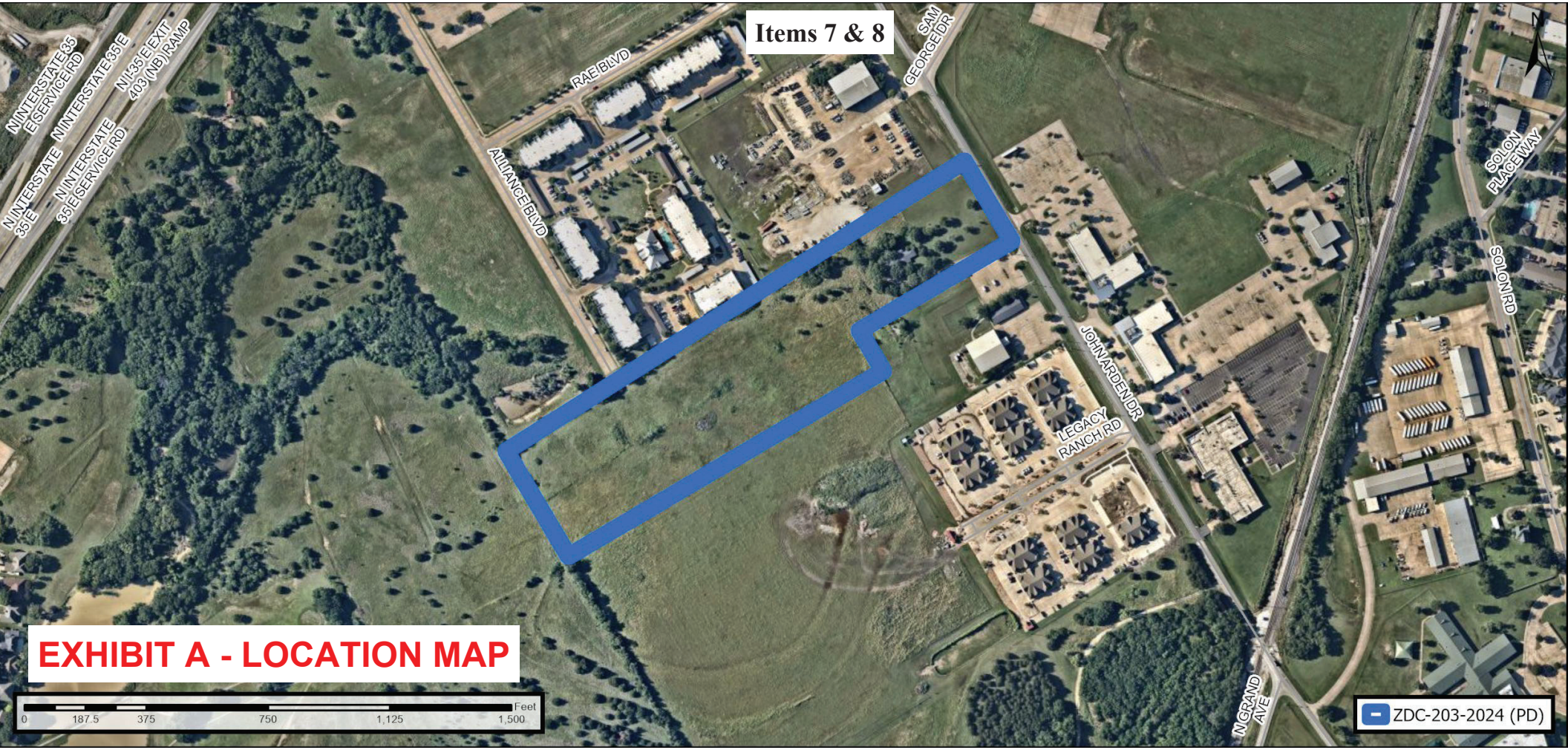
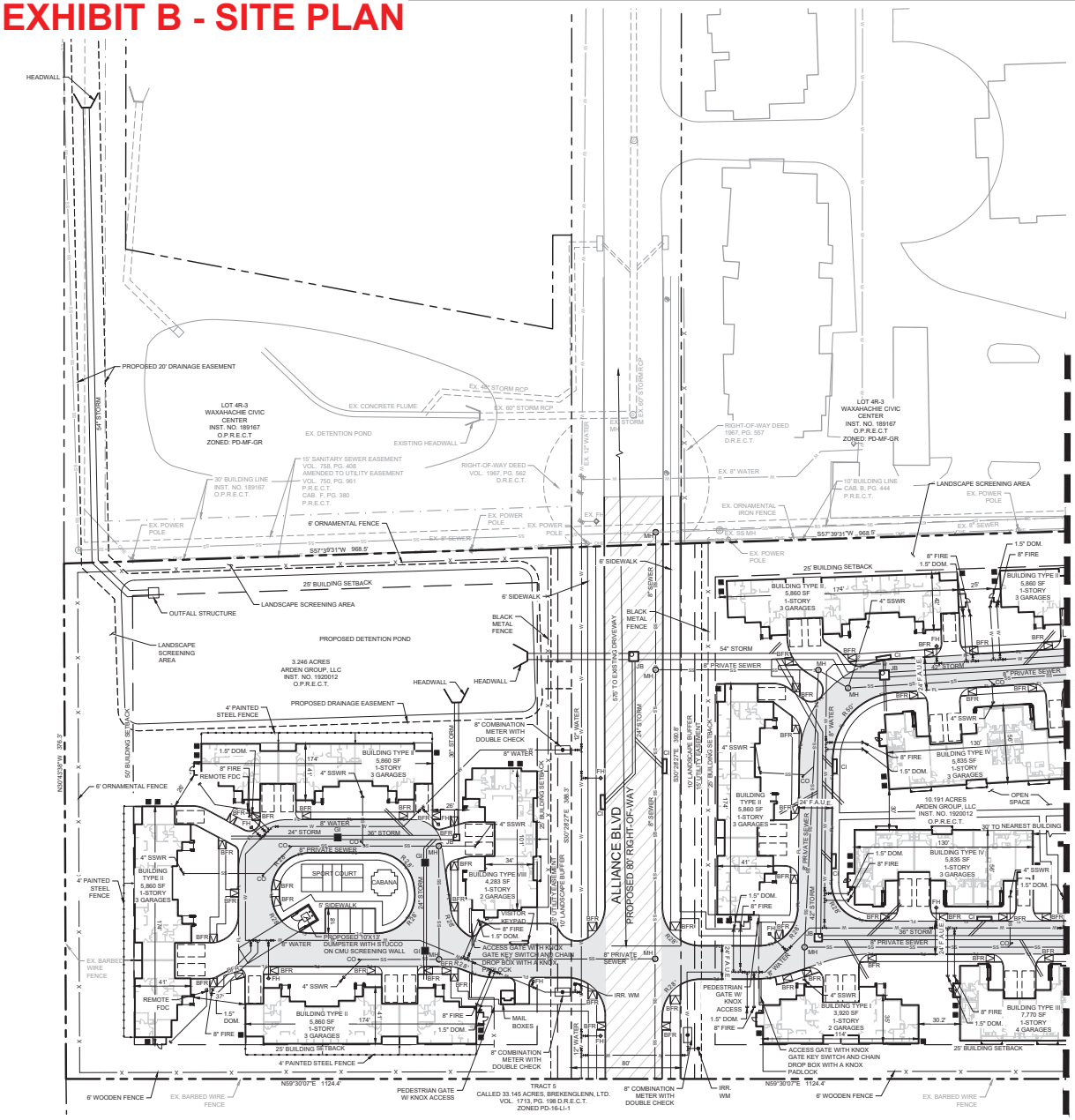
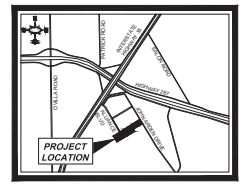

Items 7 & 8
N INTERSTATE 35 E SERVICE RD
N INTERSTATE 35 E
N I-35 E EXIT 403 (NB) RAMP
N INTERSTATE 35 E
N INTERSTATE 35 E SERVICE RD
RAE BLVD
ALLIANCE BLVD
SAM GEORGE DR
JOHN ARDEN DR
LEGACY RANCH RD
SOLON PLACE WAY
SOLON RD
N GRAND AVE
EXHIBIT A - LOCATION MAP
0
187.5
375
750
1,125
1,500
Feet
ZDC-203-2024 (PD)

EXHIBIT B - SITE PLAN





GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'

NORTH

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING LINE
- PROPOSED FIRE LANE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- PROPOSED REINFORCED CONCRETE SCREENING WALL
- PROPOSED FENCE
- PROPOSED BACKYARD ENCLOSURE
- BARRIER FREE RAMP
- ACCESSIBLE PARKING SYMBOL
- PARKING STALL COUNT
- COMBINATION WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CURB INLET
- STORM JUNCTION BOX
- SANITARY SEWER CLEAN OUT
- GATE VALVE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- GROUND MOUNTED AC CONDENSER
- PROPOSED FIRE LANE, ACCESS, AND UTILITY ESMT
- PROPOSED ALLIANCE BLVD EXTENSION
- 9'X20' DRIVEWAY PARKING SPACE

KEY

TYP.	TYPICAL	CO	CLEAN OUT
BFR	BARRIER FREE RAMP	JB	JUNCTION BOX
FH	FIRE HYDRANT	EX.	EXISTING
MH	MANHOLE	ESMT.	EASEMENT
WM	WATER METER	CI	CURB INLET
DOM.	DOMESTIC	SSWR	SEWER
		GI	GRATE INLET

NOTES

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6. SIDEWALKS AND BFRs SHALL BE PROVIDED WITH FINAL DESIGN.
7. ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH PD REQUIREMENTS.

FLOOD STATEMENT

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

SITE SUMMARY TABLE	
LOT INFORMATION	
CASE NUMBER	ZDC-203-2024
LOT AREA	13.66 AC / 594,830 SF
EXISTING LAND USE	VACANT
EXISTING ZONING	PD-MF-2 (ORD. 3556)
PROPOSED ZONING	PD
PROPOSED LAND USE	MULTI-FAMILY SENIOR LIVING
TOTAL BUILDING AREA	139,643 SF
LOT COVERAGE	23.5%
MAXIMUM PROPOSED BUILDING HEIGHT	18'
LOT DENSITY	5.49 UNITS/AC
IMPERVIOUS COVER	263,509 SF / 44.3%
PARKING	
TOTAL REQUIRED PARKING [1 STALL PER 1-BEDROOM AND 2-BEDROOM]	75 SPACES
REQUIRED PARKING (MIN. 50% OF REQUIRED PARKING TO BE ATTACHED GARAGES)	38 SPACES
TOTAL PROVIDED PARKING	167 SPACES
PROVIDED PARKING (ATTACHED GARAGES)	63 SPACES
REQUIRED ACCESSIBLE PARKING	6 SPACES
PROVIDED ACCESSIBLE PARKING	6 SPACES
BUILDING INFORMATION	
NUMBER OF STORIES	1 -STORY
1-BEDROOM UNITS	16 UNITS
2-BEDROOM UNITS	59 UNITS
TOTAL UNITS	75 UNITS

OWNER:
CONNECT4LIFE CHURCH
1971 JOHN ARDEN DRIVE
WAXAHACHIE, TX 75165
CONTACT: JOSH MORGAN
PHONE: (469) 831-2994

OWNER:
ARDEN GROUP LLC
12851 S HIGHWAY 77
ITALY, TX 76651
PHONE: (972) 362-2852

ARCHITECT:
GSR ANDRADE ARCHITECTS, INC.
4121 COMMERCE STREET, #1
DALLAS, TX 75226
CONTACT: WILLIAM CORMIER
PHONE: (214) 824-7040

DEVELOPER:
CARBON SHEPHERD DEVELOPMENT, LLC
17120 DALLAS PARKWAY, SUITE 101
DALLAS, TX 75248
CONTACT: MR. TRAVIS JONES
PHONE: (972) 250-2990

ENGINEER / SURVEYOR/ APPLICANT/LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
CONTACT: STEPHANIE GIENGER, P.E.
PHONE: (214) 234-9786

PLANNED DEVELOPMENT
WOODLAND COTTAGES AT WAXAHACHIE
BEING 13.66 ACRES OUT OF THE JONATHAN E. PRICE SURVEY, ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
PROPOSED ZONING: PD
CASE NUMBER: ZDC-120-2024
PREPARATION DATE: APRIL 20, 2026

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2600 NORTH CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TEXAS 75080
PHONE: 214-817-7300
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: STEPHANIE GIENGER
P.E. No. 142686 Date 04/20/26

KHA PROJECT 064455200
DATE APRIL 20, 2026
SCALE AS SHOWN
DESIGNED BY OAT
DRAWN BY OAT
CHECKED BY SMG

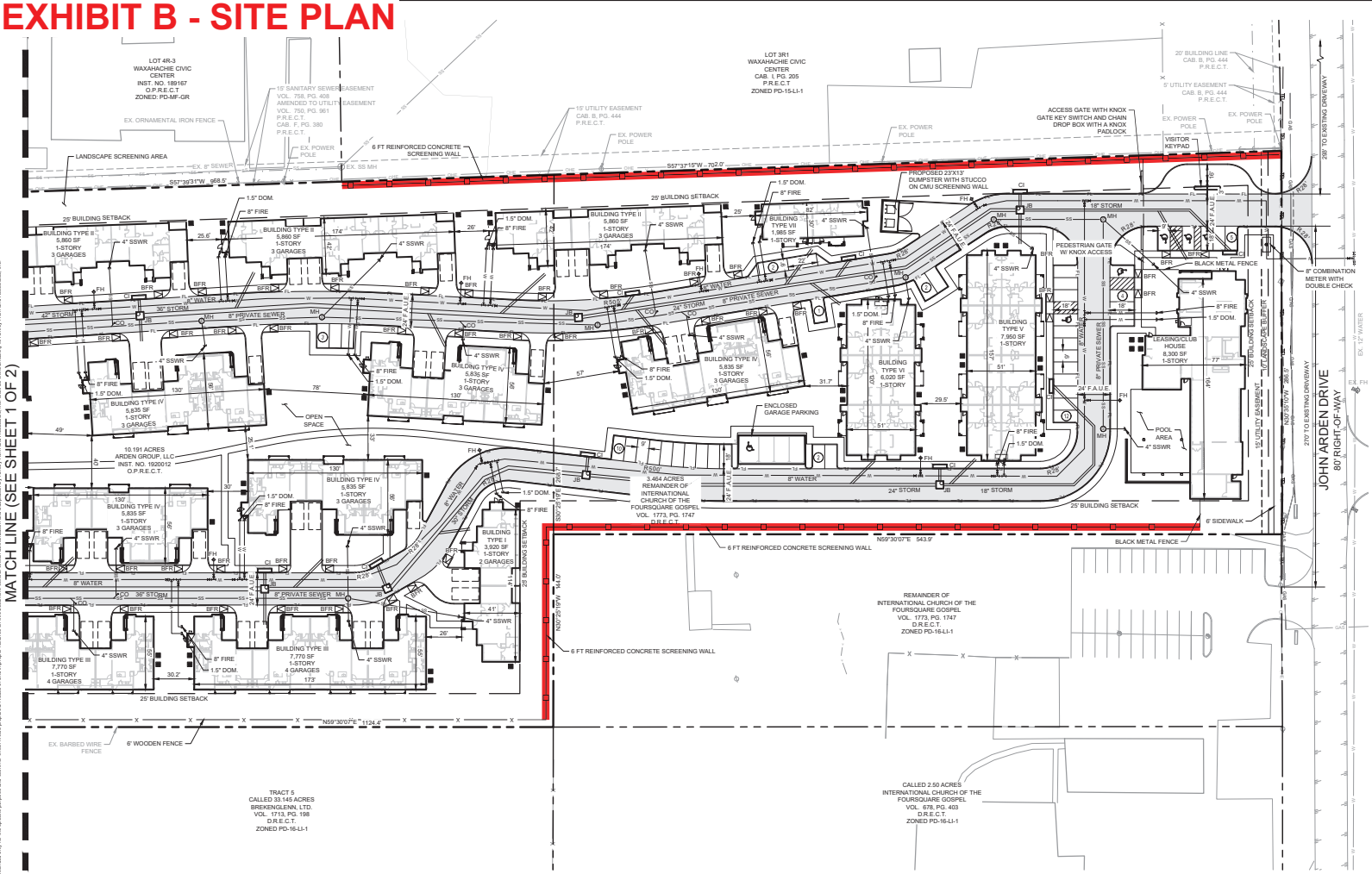
WOODLAND COTTAGES AT WAXAHACHIE
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
SP-1

The document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXHIBIT B - SITE PLAN



GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'

NORTH

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING LINE
- PROPOSED FIRE LANE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
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NO.	REVISIONS	DATE	BY

Kimley»Horn

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Engineer: STEPHANIE GIENGER
P.E. No. 140884 Date 04/20/26

KHA PROJECT	064955000
DATE	APRIL 20, 2026
SCALE	AS SHOWN
DESIGNED BY	OAT
DRAWN BY	OAT
CHECKED BY	SMG

WOODLAND COTTAGES AT WAXAHACHIE
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

SITE PLAN

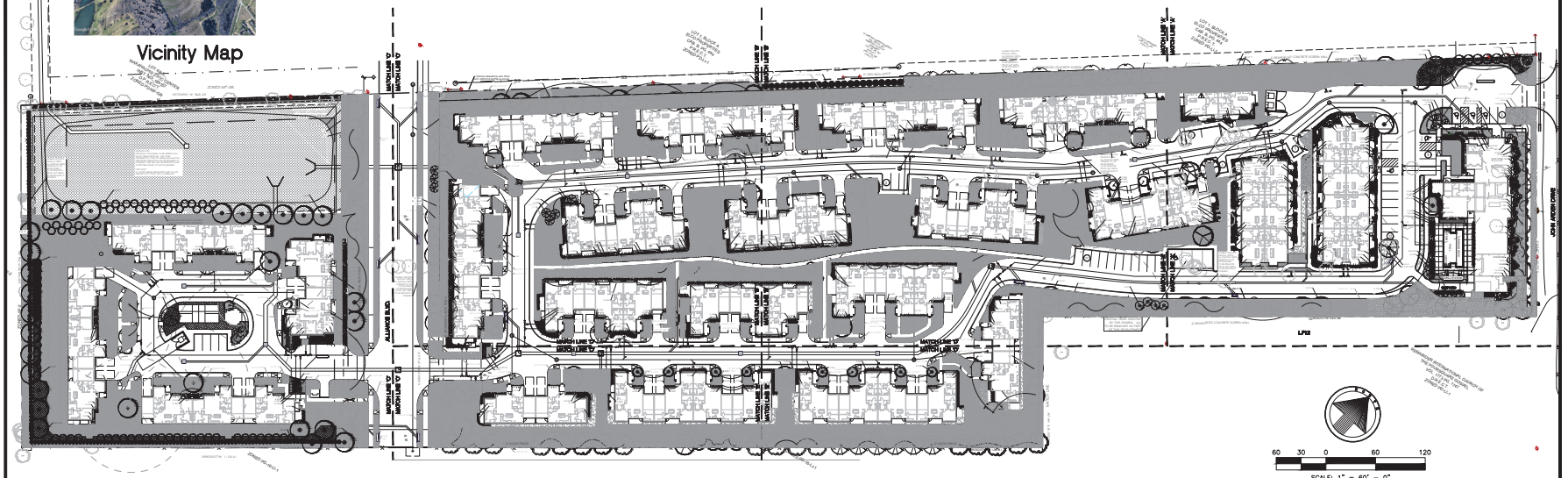
SHEET NUMBER
SP-2

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DATE/TIME SAVED: 4/20/2026 9:37PM
LAST PLOTTED BY: KEITH.OSTER
DATE/TIME PLOTTED: 4/20/2026 9:39PM
DWG PATH: K:\FDO_DFW\2025\2012-CARBON\WAXAHACHIE\CAD\SITE PLAN\PLAN SHEETS
DWG NAME: SP-2 SITE PLAN.dwg
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EXHIBIT C - LANDSCAPE PLAN



Vicinity Map



Landscape Plan

Woodland Cottages - Waxahachie, TX

Plan Review Responses 08-20-2025
Landscape Requirements/ Calculations

Buffer Yard and Landscape Buffer

286 ln.ft. John Arden Drive
Street Buffer provided = 7,150 SF (100% Permanent Landscape)
Buffer Yard Tree Required: 8 Provided: 8
376 ln.ft. Alliance Pkwy.
Street Buffer provided =9,400 SF (100% Permanent Landscacpe)
Permanent Landscape Required
Buffer Yard Tree Required: 8 Provided: 8
Note: All street trees required to be 4" cal (DBH)

Parking Requirements

Parking Required: 68 Parking Provided: 168
13 sf parking landscape per parking spaced
Parking provided 168 spaces @13 s.f. = 2184 sf

Parking Landscape Area Provided: 25,415
Required planting per 500 s.f.
2 - Canopy Trees (4"cal DBH)
Canpy Trees Required: 8 Canopy Trees Provided: 27
10 - Shrubs (3 gallon)
Shrubs Required: 40 Shrubs Provided: 40
Park Space must be within 64 lf of a canopy tree

Interior Landscape Requirements

Total Bldg Footprint -= 123,243 SF * .50 = 61,622 SF Required Interior Landscape Area
Interior Landscape Provided 128,785 s.f.

	Required	
Canopy Trees Required: 1 / 500 SF of required LA	124	ST (62 4" cal. DBH / 6 2" cal. DBH)
Ornamental Trees Required : 1 / 250 SF of required LA	248	(MT 8'ht min.)
Required Shrubs: 1 / 40 SF of required LA	1540	(3gallon)
Required Ground Cover: 15% of required LA	9245	(4"pots)
Required Seasonal Color: 2% of required landscape LA	1235	(4"pots)

Plant Materials Provided Per Proposed Plan	Provided Original PD Plan	Required Ordinance	Over/ Under Ord.	Provided Revised Plan
Canopy Trees (each)	164	**140**	24	***140***
Understory/Ornamental Trees (each)	323	**248**	75	***323***
Shrubs (each)	2062	**1580**	482	***2062***
Ground Cover (square feet)	11930	**9245**	2685	***11930***
Seasonal Color (square feet)	1569	**1235**	334	***1569***

MAINTENANCE NOTE:

The property owner, tenanct or agent shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscape areas shall be kept free from trash, litter, weeds, and other such materials not part of the lanscaping. Plant materials that die shall be replaced with plant materials of similar variety and size

IRRIGATION NOTE:

All backflow installation and connection to City water lines must be permitted separately by the City inspection staff.
All turf zones and bed zones will be separated.
All bes will be irrigated with drip irrigation.
All turf spray heads will be pressure compensating heads.
All other turf heads will be stream rotors and/or drip as required by state and local codes.

ZONNING SUBMISSION APRIL 17, 2026
PLANNED DEVELOPMENT
WOODLAND COTTAGES AT WAXAHACHIE
BEING 13.66 ACRES OUT OF THE JOHANTHAN E. PRICE SURVEY
ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TX
PROPOSED ZONING: PD
CASE NUMBER: ZDC-203-2024
PREPARATION DATE: NOVEMBER 12, 2024

Date: 05-29-2024
Job: 2024-WC-WAXAHACHIE.TX

Revisions

Date	Description
08-20-2025	PLAN REVIEW RESPONSES
10-27-2025	PLAN REVIEW RESPONSES
12-01-2025	PLAN REVIEW RESPONSES

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A Landscape Development of CarbonLandmark Construction

Woodland Cottages

Waxahachie, TX

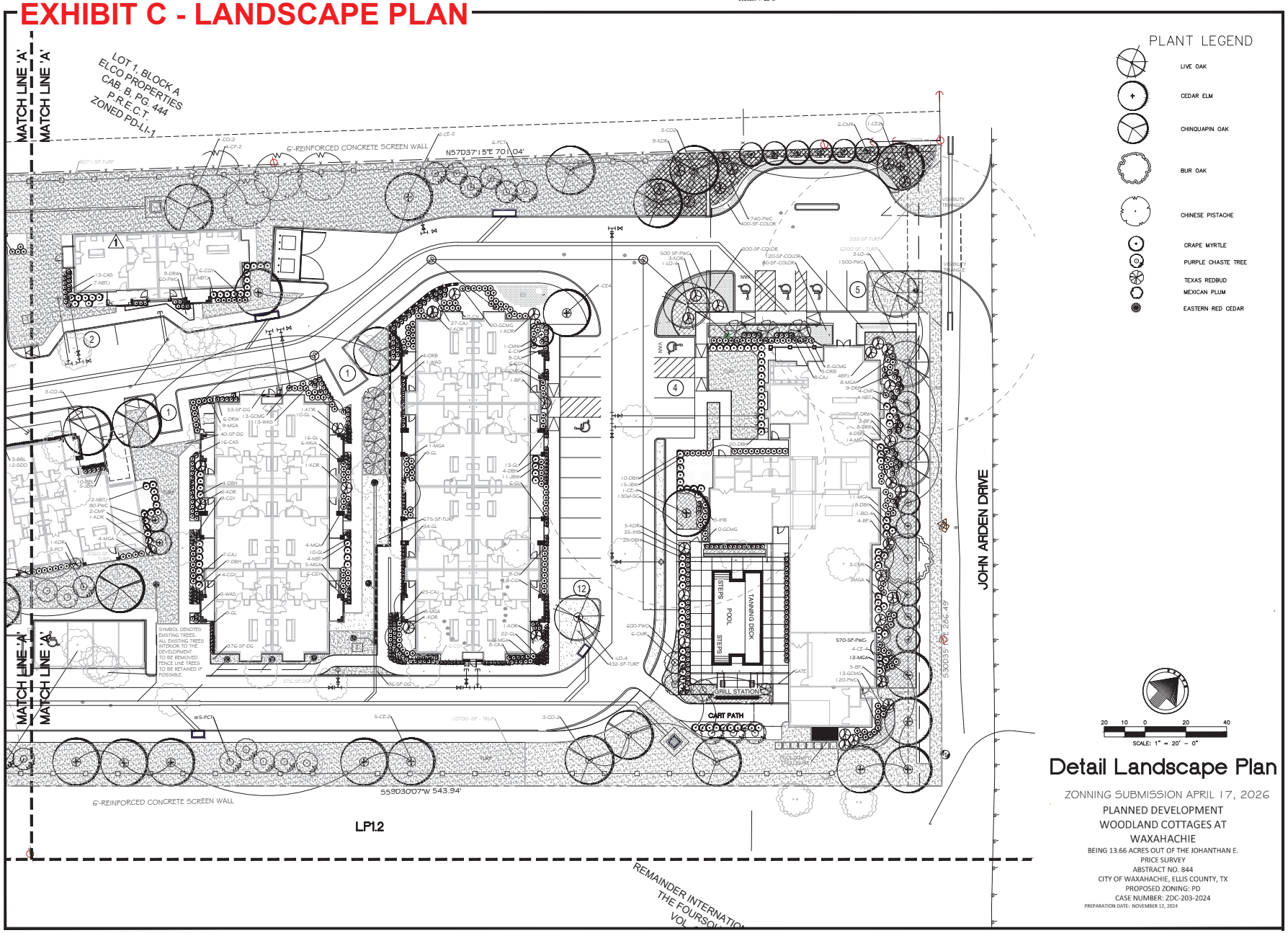
John Arden Rd.

Date Completed: 05-29/24
Designed by: DMF
Checked by: DMF
Phase: Site Plan

The Carbon Companies
17120 Dallas Pkwy ,#101
Dallas, TX 75248
972-250-2990

Sheet
LP1.1
LANDSCAPE PLAN

EXHIBIT C - LANDSCAPE PLAN



PLANT LEGEND

- LIVE OAK
- CEDAR ELM
- CHINQUAPIN OAK
- BUR OAK
- CHINESE PISTACHE
- CRAPE MYRTLE
- PURPLE CHASTE TREE
- TEXAS REDBUD
- MEXICAN PLUM
- EASTERN RED CEDAR

SCALE: 1" = 20' - 0"

Detail Landscape Plan

ZONNING SUBMISSION APRIL 17, 2026

PLANNED DEVELOPMENT
WOODLAND COTTAGES AT
WAXAHACHIE

BEING 13.66 ACRES OUT OF THE JOHANTHAN E.
PRICE SURVEY
ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TX
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12-01-2025	PLAN REVIEW RESPONSES
03-10-2026	REV.POOL LAYOUT

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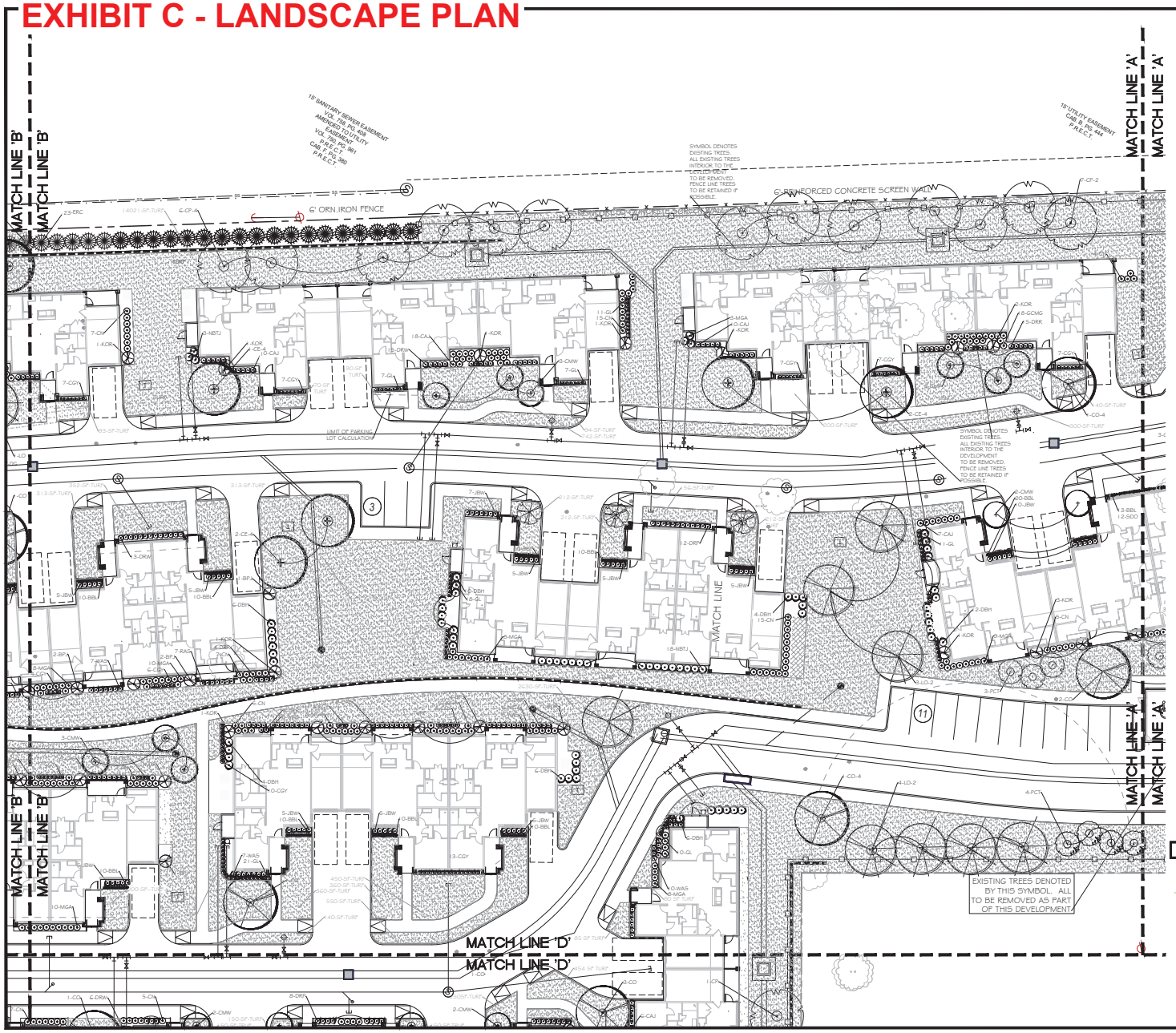
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Dallas, TX 75248
972-250-2990

Sheet
LP1.2
LANDSCAPE PLAN

EXHIBIT C - LANDSCAPE PLAN



PLANT LEGEND

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SCALE: 1" = 20' - 0"

Detail Landscape Plan

ZONNING SUBMISSION APRIL 17, 2026

PLANNED DEVELOPMENT
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Woodland Cottages

Waxahachie, TX

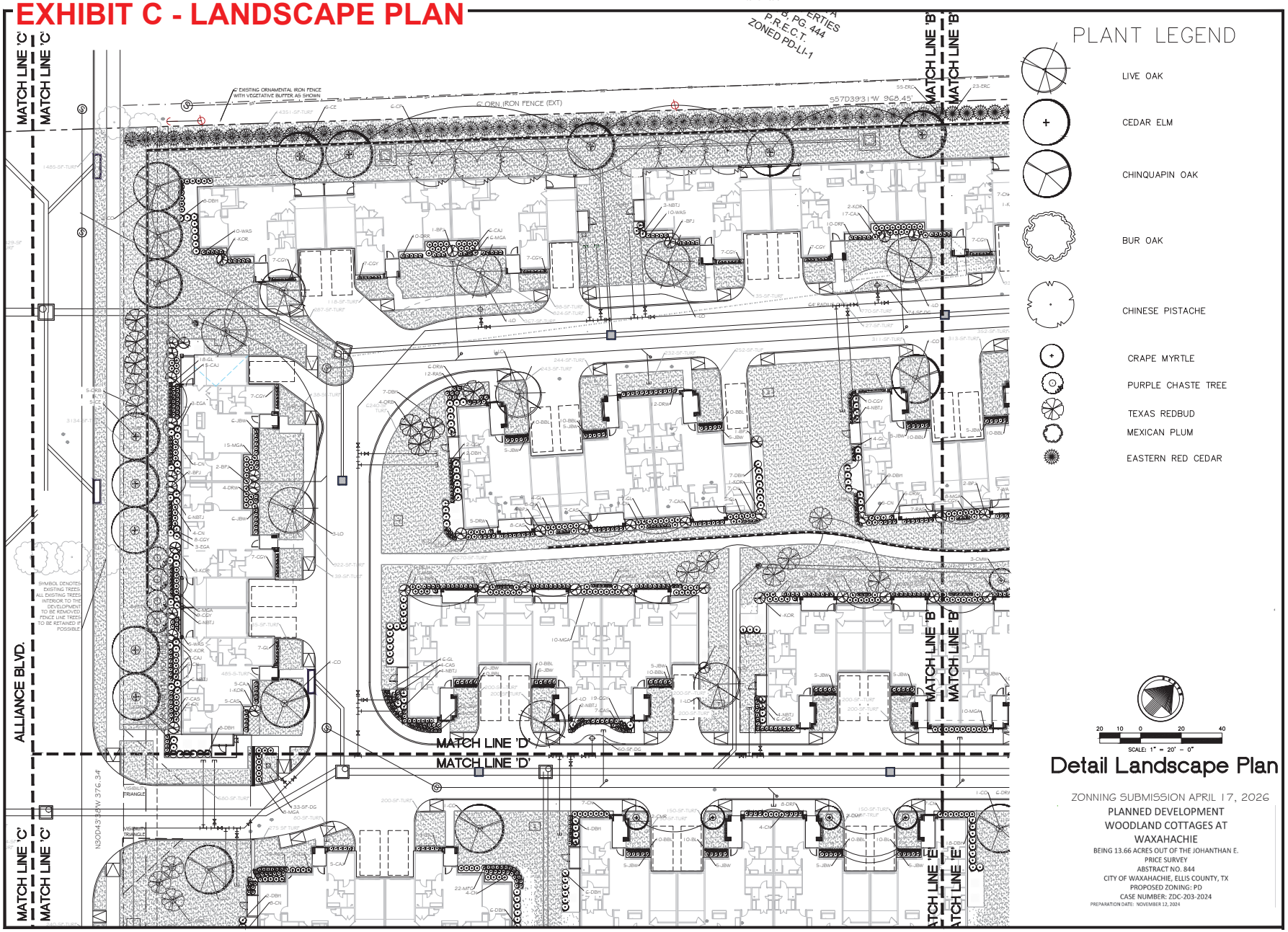
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Phase: Site Plan

The Carbon Companies
17120 Dallas Pkwy. #101
Dallas, TX 75248
972-250-2990

Sheet
LP1.3
LANDSCAPE PLAN

EXHIBIT C - LANDSCAPE PLAN



PLANT LEGEND

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- CRAPE MYRTLE
- PURPLE CHASTE TREE
- TEXAS REDBUD
- MEXICAN PLUM
- EASTERN RED CEDAR

20 10 0 20 40
SCALE: 1" = 20' - 0"

Detail Landscape Plan

ZONNING SUBMISSION APRIL 17, 2026
PLANNED DEVELOPMENT
WOODLAND COTTAGES AT
WAXAHACHIE
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Woodland Cottages

Waxahachie, TX

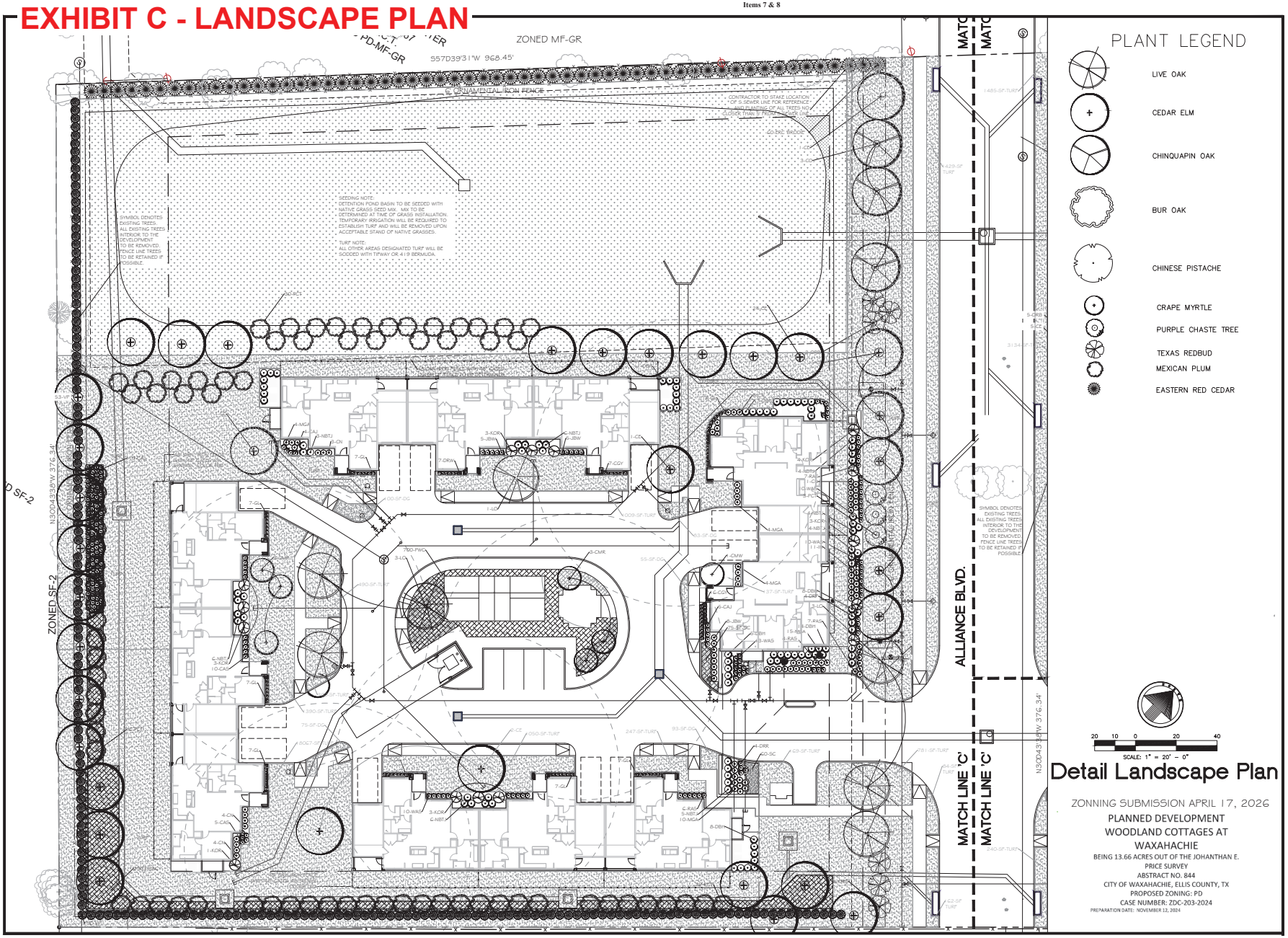
John Arden Rd.

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Sheet
LP1.4
LANDSCAPE PLAN

EXHIBIT C - LANDSCAPE PLAN



PLANT LEGEND

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Detail Landscape Plan

ZONNING SUBMISSION APRIL 17, 2026

PLANNED DEVELOPMENT
WOODLAND COTTAGES AT
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Woodland Cottages

Waxahachie, TX

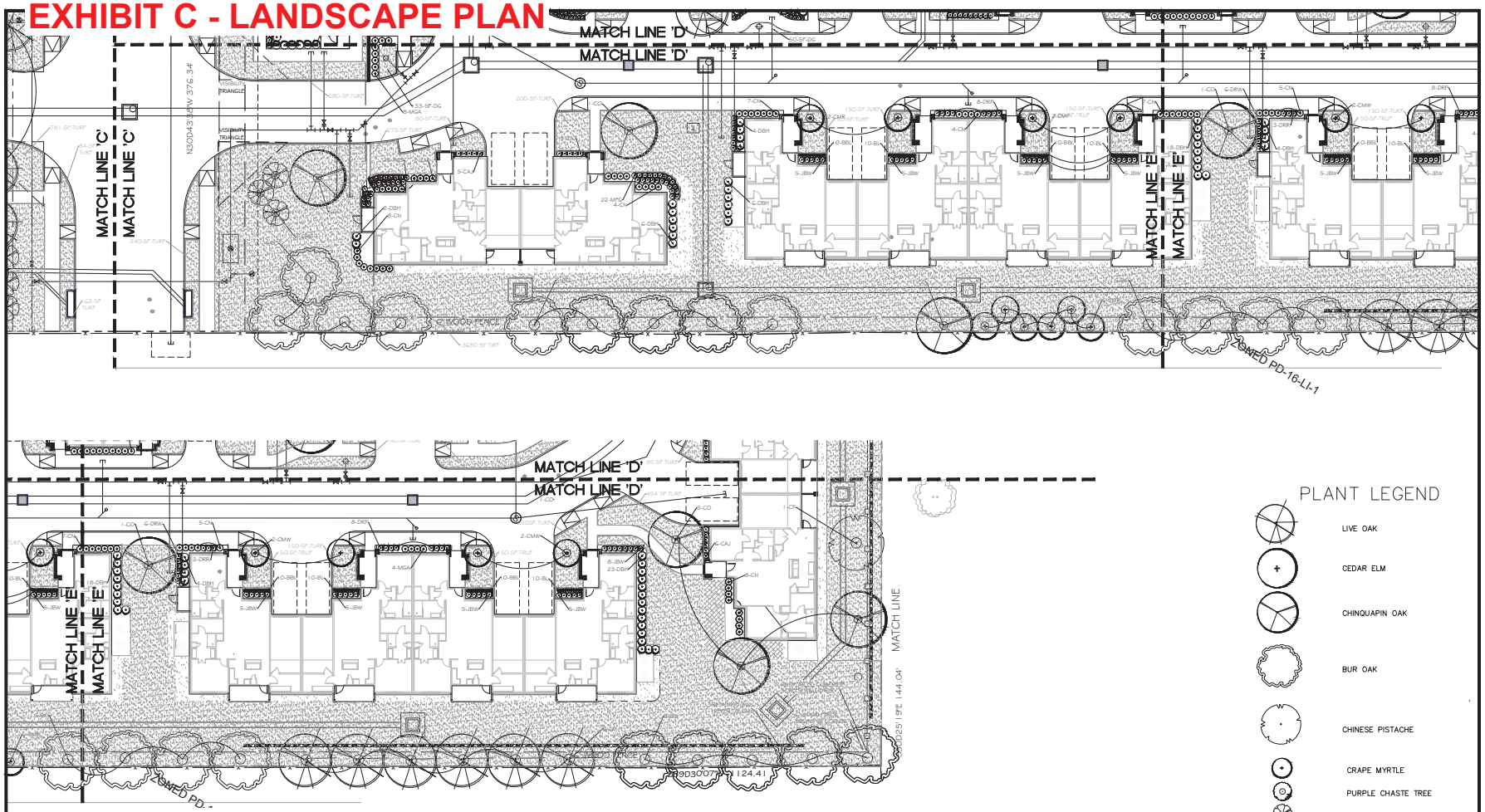
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Phase: Site Plan

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17120 Dallas Pkwy. #101
Dallas, TX 75248
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Sheet
LP1.5
LANDSCAPE PLAN

EXHIBIT C - LANDSCAPE PLAN



20 10 0 20 40
SCALE: 1" = 20' - 0"

Detail Landscape Plan

ZONNING SUBMISSION APRIL 17, 2026
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A Landscape Development of CarbonLandmark Construction

Woodland Cottages

Waxahachie, TX

John Arden R.d.

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The Carbon Companies
17120 Dallas Pkwy .#101
Dallas, TX 75248
972-250-2990

Sheet
LP1.6
LANDSCAPE PLAN

EXHIBIT C - LANDSCAPE PLAN

LANDSCAPE SPECIFICATIONS

A. Planting Requirements:
1. All work to be performed in accordance with all applicable laws, codes and regulations by authorities having jurisdiction over such work. Landscape contractor to provide all required permits and inspections as required under the scope of this work.
2. Landscape Contractor is reponsible for contacting all utility companies or other such agencies for the location and type of underground utility which may be within the scope of work to be performed by the contractor.
3. Damage to any or all underground utilities is the responsibility of the Landscape Contractor.

B. Plants
1. Plants are to be nursery grown in accordance with sound and proven horticultural practices under climatic conditions similar to those to be found in the project area.
2. Plants are to be true to species form in growth characteristics.
3. Plants shall be sound, healthy, vigorous, well-branched and densely foliated when in leaf.
4. Plants shall be free from all diseases, pests, eggs, and/or larvae.
5. Plants shall meet or exceed the requirements in terms of caliper size, height, spread and all other requirements set forth on the plans.
6. Container grown plants are to have been in the container for a minimum of six months and no more than 24 months and shall not exhibit any signs of distress.

D. TOP SOIL
1. Top soil shall be from locally available sources and delivered to the site in a dry condition. Wet soils will not be acceptable.
2. Top soil is to be fertile, friable, loamy soil containing a minimum of 10% organic matter and is to be free from all stones, sticks, clods and other such materials greater than 1" in diameter.
3. Top soil shall be free from weeds, weed seeds and other such deleterious materials.

E. COMPOST
1. Compost is to be of a vegetative compostion and is to have been processed by a local producer of composted materials. Animal composted materials are not acceptable.
2. Compost is to be delivered to the site in a dry condition.

F. FERTILIZER
1. Fertilizers are to be "complete" in make up and commercial grade. All fertilizers are to be pelletized and free flowing.
2. Deliver fertilizers to site in unopened containers with chemical make-up and manufacturer clearly stamped on container.
3. All trees and shrubs greater than 1 gallon in size are to be fertilzed with Agri-Form 21 gram slow release fertilizer tablets (20-10-5) as manufactured by Sierra Chemical Co.

G. MULCH
1. All mulch is to be shredded hardwood mulch.
2. All mulch is to be free from stones, sticks and other such debris.

H. PLANTING MIX
1. Soils for tree and shrub backfill shall be composed of 50% native soils and 50% compost.
2. Soils for planting beds shall be 50% native soils and 50% compost as shall achieve a uniform depth of 6" when cultivated.

I. Excavations.
1. Dig test holes for tree pits at locations approved by the Landscape Architect of the Owner's Representative.
2. Fill hole with water and if it fails to percolate out within a 24 hour period notify the Landscape Architect and/or Owner's Representative.

J. Drainage
1. It shall be the responsibility of the Landscape Contractor to notify the Landscape Architect and/or Owner's Representative of any drainage and/or grading problems prior to the commencement of any landscape work.
2. Failure of the Landscape Contractor to notify said parties of any grading and/or drainage irregularities prior to the commencement of any landscape work places the burden of site drainage, ponding and other such actions on the Landscape Contractor.

K. Tree/Shrub (pit planted) installation
1. Excavate tree pits 24" greater in diameter than the width of the root ball and no deeper than the depth of the ball. Scarify all sides and bottom of the pit.
2. Excavate all shrub pits twice the diameter of the container and/or root ball and no deeper than the depth of the container.
3. Set the tree/shrub in the pit with the top of the root ball 2" above finish grade.
4. Plumb and face the tree/shrub in the pit and backfill 50% of the pit with the approved planting mix as noted herein. Thoroughly compact the mix and eliminate all air pockets and voids. Once this base is thoroughly compacted, then remove any burlap or other such planting aids from the top of the root ball and place in the pit.
5. Backfill the remainder of the pit with the approved backfill materials to within 2" of the top of the ball. Place the agri-form fertilizer tablets around the pits as per the manufacturer's recommended rates of application.
6. Finish backfilling operations and water the backfill thoroughly to eliminate any and all air pockets.
7. Form a 3"-4" watering saucer around the perimeter of the pit with the remainder of the excavated materials to aid in the watering of the plant.
8. Top dress all pit planted materials with a 2" layer of the approved top dressing mulch as noted herein.

L. BED PLANTED MATERIALS
1. Stake outline of bed for approval by Landscape Architect and/or Owner's Representative.
2. Rotovate the native soil to a depth of 6"-8" and remove any stones, clods, sticks, etc. greater than 1" in diameter.
3. Add 3" of approved compost to the bed area and cultivate into the existing soil to a depth of 6". Crown all beds for positive drainage and rake out as described previously.
4. Apply fertilizers and pre-emergent herbicides as per manufacturer's recommended rates of application. Incorporate into the top 2" of the planting mixture.
5. Plant all shrubs and ground covers as described herein elsewhere and top dress all planting beds with a 2" layer of approved mulch.

M. BED EDGING
1. All beds not formed by a concrete sidewalk, curb or other such hard edge will be edged with Steel Edging (1/8" x 4" painted green) .
2. Stake all bed lines for approval by Landscape Architect and/or Owner's Representative.
3. Trench the bed line so that the edging is placed in that trench and the top of the edging is 1"-1.5" above proposed finish grade. Do not place edging directly on the top of ground and hammer into place.
4. Place edging with all stakes towards the inside of the bed.

N. PRUNING
1. Prune all plant materials at time of planting to remove dead wood, suckers, cross branching, etc.
2. Prune in accordance with sound horticultural practices.
3. Do not overprune or prune the terminal leader in any tree.

O. CLEAN UP
1. Clean work area daily to a broom finish quality.
2. Do not stockpile materials on site unless approved by Owner in writing.

P. MAINTENANCE
1. Maintenance for all plant materials shall be for a period of sixty (60) days after substantial completion.
2. Maintenance of new plantings consists of watering, pruning, fertilization, weeding, and any other such activity designed to improve the overall appearance of the planting and keep them in a growing, thriving condition.

Q. WARRANTY.
1. The warranty period begins at the time of substantial completion and acceptance of the work by the Owner's Representative and/or Landscape Architect.
2. Warranty period for all plantings shall be for one (1) year from date of acceptance. Warranty of plantings does not include Owner neglect, Acts of God or Vandalism.
3. Landscape Contractor is to make replacement of warranty items within ten (10) days of date of notification unless weather conditions prohibit such activity.
4. Replacement trees are to be warranted for a period of six (6) months after date of installation.

TURF/GRADE REQUIREMENTS

A. HYDROMULCH
1. All lawn areas to be hydromulch bermudagrass, unless noted otherwise on the drawings.

B. SURFACE PREPARATION
1. All turf areas will be received from the general contractor within .1" of proposed finish grade and free from all trash and debris.
2. Lightly scarify the proposed turf areas either mechanically or by hand to loosen the top 1" of soil.
3. Fine grade the area to eliminate high spots and/or low spots in the turf areas.

C. HYDROMULCHING
1. Bermudagrass seed shall be extra hulled and treated lawn type and delivered to the site in its original, unopened container, and shall meet Texas state law requirements.
2. Fiber: Shall be one hundred (100%) percent wood Cellulose Fiber delivered to the site in its original, unopened container.
3. Fiber Tack: Shall be "Terro-Tack One" as manufactured by Growers, Inc., or equal.
4. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Hydromulch Buffalograss seed at a rate of three (3) three pounds per one thousand (1,000) square feet.
5. Use a 4" x 6" batter board against all bed areas.
6. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1,000) square feet. Contractor shall be required to re-hydromulch with bermudagrass the following spring.

D. SOD
1. All bermuda sod is to be Common bermuda at 95% purity.
2. All sod is to be dense with a mowed height of 1" at the time of delivery.
3. All sod is to be free from all diseases and insect infestations.
4. All sod is to be a 1" root mat at time of delivery.

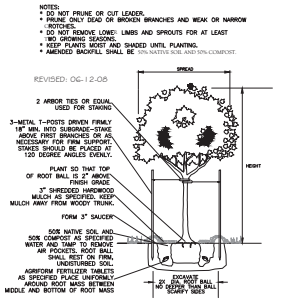
E. SODDING
1. Deliver sod to site within 24 hours of cutting.
2. Lay sod in strips parallel to contour of turf area.
3. Lay sod with adjacent strips tightly abutted to one another and with all joints staggered.
4. Rake top soil into all joints if so directed by Owner's Represenative or the Landscape Architect.

F. WATERING/ROLLING/FERTILIZING
1. Water all sod immediately after installation to a minimum depth of four inches.
2. Roll all sod with a water ballast lawn roller immediately after watering has occurred. Rolling sod is to insure good root contact with the soil and is not intended as a means of "leveling" the ground. If unsatisfactory grade conditions persist, then the Landscape Contractor will remove the sod from that area, regrade the area to produce a uniform grade, and sod the area with new sod.
3. Fertilize all turf with a complete fertilizer within ten (10) days of installation at the rates recommended by the manufacturer of the fertilizer

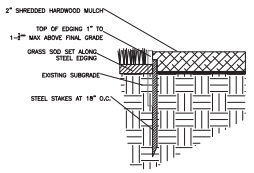
D. ACCEPTANCE
4. The turf will be accepted when a lush green lawn is achieved and there are no brown spots in the turf.
5. Warranty of the turf will be for a period of six (6) months and will begin upon acceptance of the turf.

E. MAINTENANCE
1. Begin maintenance of the turf immediately upon installation of the sod. Maintenance to consist of mowing, weeding, watering, edging, fertilizing and any other such activity designed to promote a healthy, thriving turf.
2. Maintain the turf for a period of ninety (90) days after acceptance.

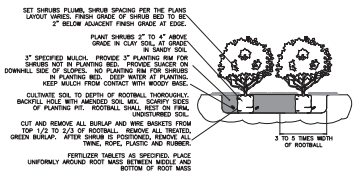
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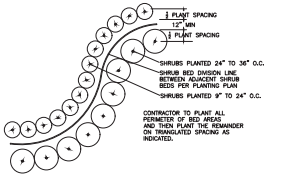
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NOT TO SCALE



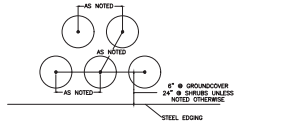
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NOT TO SCALE



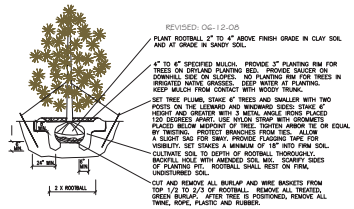
03 SHRUB PLANTING DETAIL
NOT TO SCALE



06 SHRUB/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



04 PLANT SPACING DETAIL
NOT TO SCALE



07 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

ZONNING SUBMISSION APRIL 17, 2026
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Woodland Cottages

A Landscape Development of CarbonLandmark Construction

Waxahachie, TX

John Arden Rd.

Date Completed: 05-29/24
Designed by: DMF
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17120 Dallas Pkwy ,#101
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Sheet
LP1.7
PLANTING SPECS.

EXHIBIT C - LANDSCAPE PLAN

Master Plan List

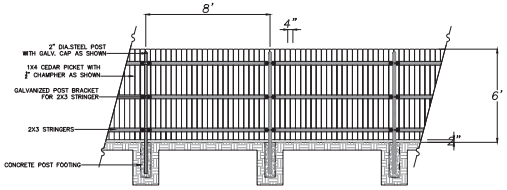
Plant List — Plan Review Responses 08-20-2025

Qty.	Sym.	Description	Size/Remarks
PD			
Canopy Trees		(Required by Ordinance: 140 Provided: 164)	
18	LO	LIVE OAK (Quercus Virginiana)	4" calmin.(dbh) / 10'-12' ht / 5'spd - container grown / single leader
18	LO	LIVE OAK (Quercus Virginiana)	2" calmin.(dbh) / 6'-8' ht / 3'spd - container grown / single leader
29	CE	CEDAR ELM (Ulumus Crassifolia)	4" calmin.(dbh) / 10'-12' ht / 5'spd - container grown / single leader
29	CE	CEDAR ELM (Ulumus Crassifolia)	2" calmin.(dbh) / 6'-8' ht / 3'spd - container grown / single leader
14	CQ	CHINQUAPIN OAK (Quercus Muhlenbergia)	4" calmin.(dbh) / 10'-12' ht / 5'spd - container grown / single leader
16	CQ	CHINQUAPIN OAK (Quercus Muhlenbergia)	2" calmin.(dbh) / 6'-8' ht / 3'spd - container grown / single leader
16	BO	BURR OAK (Quercus Macrophyla)	4" calmin.(dbh) / 10'-12' ht / 5'spd - container grown / single leader
1	BO	BURR OAK (Quercus Macrophyla)	2" calmin.(dbh) / 6'-8' ht / 3'spd - container grown / single leader
11	CP	CHINESE PISTACHIO (Pistachio Chinensis)	4" calmin.(dbh) / 10'-12' ht / 5'spd - container grown / single leader
13	CP	CHINESE PISTACHIO (Pistachio Chinensis)	2" calmin.(dbh) / 6'-8' ht / 3'spd - container grown / single leader
164			
Understory/Ornamental Trees		(Required By Ordinance: 248 Provided: 323)	
17	CMR	CRAPE MYRTLE (Lagestroemia Indica)	Container Grown / 3-5 trunks / 7'-9' ht / 5'spd.' RED'
11	CMP	CRAPE MYRTLE (Lagestroemia Indica)	Container Grown / 3-5 trunks / 7'-9' ht / 5'spd. 'PINK'
17	CMW	CRAPE MYRTLE (Lagestroemia Indica)	Container Grown / 3-5 trunks / 7'-9' ht / 5'spd. 'WHITE'
39	ORB	OKALHOMA REDUD (Cercis Canadensis)	Container Grown / 3-5 trunks / 7'-9' ht / 5'spd.
101	FCT	FURPLE CHASTE TREE (Vitex Angustifolia)	Container Grown / 3-5 trunks / 7'-9' ht / 5'spd.
138	ERC	ERED CEDAR 'BRODIE' (Juniperus Virginiana)	Container Grown /7'-9' ht / 5'spd.
323			
Shrube		(Required By Ordinance: 1550 Provided: 2062)	
55	BFJ	BLUE POINT JUNIPER (Juniperus spp. 'blue point')	7 gal container
65	KOR	DBL. RD. KNOCK OUT ROSE (Rosa spp. KO)	7 gal container
512	DSH	DWF.SUMFORD HOLLY (Ilex Cornuta'burfordii 'nana')	3 gal container
225	NSTJ	NEW BLUE TAM JUNIPER (Juniperus Tamariscifolia)	3 gal container
253	CN	COMPACT NANDINA (Nandina Domestica 'compacta')	3 gal container
334	MDA	MARDI GRAS ABELIA (Abelia Grandiflora 'mardi gras')	3 gal container
236	JBW	JAPANESE BOWOOD (Buxus Macrophyla)	3 gal container
49	IH	INDIAN HAWTHORN (Raphiolepis Indica 'balleria')	3 gal container
333	CAJ	COMPACT ANDORA JUNIPER (Juniperus bullata)	3 gal container
10	EGA	ED GOUCHER ABELIA(Abelai Grandiflora 'ed goucher')	3 gal container
2062			

SqFeet		Ground Covers	(Required By Ordinance: 9245 SF Provided: 11,930 SF)	
410	GL	GIANT LIRIOPE (Liriope Gigantica)	1 gal @ 18"oc	s.f.per plant 2.25
1028	PWC	PURPLE WINTERCREEPER (Euonymus Colaratus)	4"pot @ 12"o.c.	s.f.per plant .59
200	BBL	BIG BLUE LIRIOPE (Liriope Muscari 'big blue')	1 gal. @ 12"oc	s.f. per plant 1.15
136	CAS	CORAL AUTUMN SAGE (Salvia Greggi)	1 gal @ 24"o.c.	s.f. per plant 4.0
61	RAS	RED AUTUMN SAGE (Salvia Greggi)	1 gal @ 24"o.c.	s.f. per plant 4.0
190	WAS	WHITE AUTUMN SAGE (Salvia Greggi)	1 gal @ 24"o.c.	s.f. per plant 4.0
286	COY	CORONATION GOLD YARROW (Achella 'corn.goldyarrow')	1 gal @ 18"oc	s.f.per plant 2.25
50	DRR	DRIFT ROSE 'RED' (Rosa spp. Drift red)	1 gal @ 24"o.c.	s.f. per plant 4.0
82	DRP	DRIFT ROSE 'PINK' (Rosa spp. Drift pink)	1 gal @ 24"o.c.	s.f. per plant 4.0
197	DRW	DRIFT ROSE 'WHITE' (Rosa spp.drift white)	1 gal @ 24"o.c.	s.f. per plant 4.0
1930				

Seasonal/Perennial Color			(Required By Ordinance: 1235 Provided: 1317 / Over 80)	
1085	1422	SC	T.B.D. AT TIME OF PLANTING	1085 S.F. 4" pots @ 8" O.C.
44	22	MFG	MOUDRY FOUNTAIN GRASS (Pennesetum 'moudry')	1 gal. container = 49F per container
48	24	SDO	STELLA D'ORR DAYLILLY (hermerocallis 'stella d'oro')	1 gal. container = 22F per container
140	35	GCMG	GULF COAST MUHLY GRASS (Muhlenbergia Lindheimer)	1 gal. container = 49F per container
1317				

NOTE:Contractors to verify all quantities as shown on the plan and will be responsible for installing all landscape materials as shown.

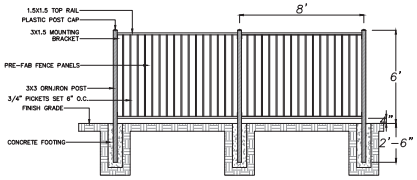


WOOD FENCE NOTES:

1. SET POSTS NO FURTHER THAN 8' O.C. AND ADJUST FOR GRADE CHANGES TO MAINTAIN 6' HT. AND NO MORE THAN 4" GAP BETWEEN FINISH GRADE AND BOTTOM OF PICKETS.
2. ALL CEDAR PICKETS TO BE DOUBLE NAILED TO EACH STRINGER.
3. ALL STRINGERS TO BE SO.YELLOW PINE.

Wood Fence Elev./Detail



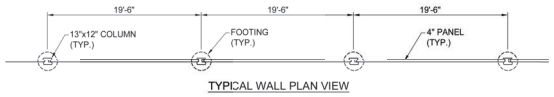


ORNAMENTAL IRON FENCE NOTES:

1. FENCE PANELS AND POST POWDER COATED WITH COLOR TO BE DETERMINED BY OWNER AND ARCHITECT AT TIME OF INSTALLATION.
2. DISTANCE BETWEEN POSTS MAY VARY DEPENDING UPON CHANGES IN GRADE TO MAINTAIN 6' HEIGHT ABOVE FINISH GRADE.

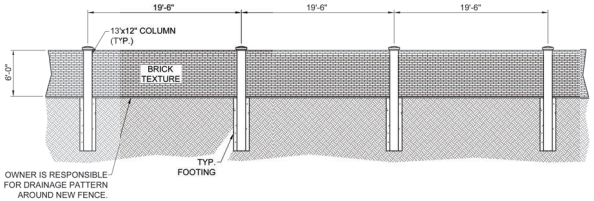
Orn.Iron Fence Elev./Detail



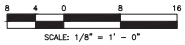


TYPICAL WALL PLAN VIEW

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



Reinforced Concrete Screen Wall



ZONNING SUBMISSION APRIL 17, 2026

PLANNED DEVELOPMENT
WOODLAND COTTAGES AT
WAXAHACHIE

BEING 13.66 ACRES OUT OF THE JOHANTHAN E. PRICE SURVEY
ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TX
PROPOSED ZONING: PD
CASE NUMBER: ZDC-203-2024
PREPARATION DATE: NOVEMBER 12, 2024

Date: 05-29-2024
Job: 2024-WC-WAXAHACHIE.TX

Revisions

Date	Description
08-20-2025	PLAN REVIEW RESPONSES
10-27-2025	PLAN REVIEW RESPONSES
12-01-2025	PLAN REVIEW RESPONSES

STATE OF TEXAS — D. MARC FINDERBURG — 879 — REGISTERED — LANDSCAPE ARCHITECT

electronically affixed/signed 02-07-25

A Landscape Development of CarbonLandmark Construction

Woodland Cottages

Waxahachie, TX

John Arden Rd.

Date Completed: 05-29/24
Designed by: DMF
Checked by: DMF
Phase: Site Plan

The Cabon Companies
17120 Dallas Pkwy ,#101
Dallas, TX 75248
972-250-2990

Sheet
LP1.8
MISC. DETAILS

Planned Development Standards

Purpose and Intent

The purpose of this planned development is to create a single-story age restricted (55+) senior living multi-family residential development and to establish appropriate restrictions for the development.

Development Standards

"Site Property" as defined on Exhibit A will comply with the MF-2 Zoning District of the City of Waxahachie 2024 Zoning Ordinance, except as otherwise provided herein.

1) Permitted Land Use
    a) Approximate 9.69 acres east of Alliance Boulevard
        i) Residential Type Uses per City of Waxahachie Code of Ordinances Appendix A, section 4.03(a))
            (1) Senior living restricted (55+) multi-family residential up to 64 units allowed within the site property.
    b) Approximate 3.24 acres west of Alliance Boulevard
        i) Residential Type Uses per City of Waxahachie Code of Ordinances Appendix A, section 4.03(a))
            (1) Senior living restricted (55+) multi-family residential up to 11 units allowed within the site property.
2) Screening Requirements
    a) Screening shall be consistent with the landscape plan.
3) Trash Service
    a) The property owner shall provide one (2) refuse facilities on the site property. A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk for more than one dwelling.
    b) The property owner shall provide valet trash service for residents located within the site. Each unit shall be provided with a refuse container for solid waste collection. Trash service to pick up refuse containers is to be handled by a private company.
4) Architectural Roof Pitch
    a) Buildings located within the site property shall have a minimum roof pitch of 5:12
5) Construction Materials
    a) Construction materials, location, and percentages shall comply with the Façade/Elevation Plan accompanying the PD or otherwise approved by the City.
6) Amenities
    a) Amenities listed in the PD, or otherwise approved by the City, shall be provided within the site property.

i) The site property located east of Alliance Boulevard shall include a clubhouse, pool, and fitness room.
ii) The site property located west of Alliance Boulevard shall include a pickleball court and cabana.

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-53-2026

MEETING DATE(S)

Planning & Zoning Commission: June 9, 2026
City Council: July 6, 2026

CAPTION

Public Hearing on a request by Tu-Hai Ngo, for a **Specific Use Permit (SUP)** for an **Accessory Structure of 700+ sqft** use within a Single Family-1 (SF-1) zoning district located at 5025 April Lane (Property ID 207630) – Owner(s): Tien Ngo (ZDC-53-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-53-2026, a Specific Use Permit (SUP) for an Accessory Structure of 700+ sqft use, 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 SUP for an Accessory Structure of 700+ square feet use.

CASE INFORMATION

Applicant:	Tu-Hai Ngo
Property Owner(s):	Tien Ngo
Site Acreage:	1.443 acres
Current Zoning:	Single Family-1 (SF-1)
Requested Zoning:	SF-1 with a SUP for an Accessory Structure of 700+ square feet use

SUBJECT PROPERTY

General Location:	5025 April Lane
Parcel ID Number(s):	207630
Existing Use:	Single family residence
Development History:	The subject property is platted as Lot 6, Block B of the Mustang Meadows, Phase One Addition.

Adjoining Zoning & Uses:

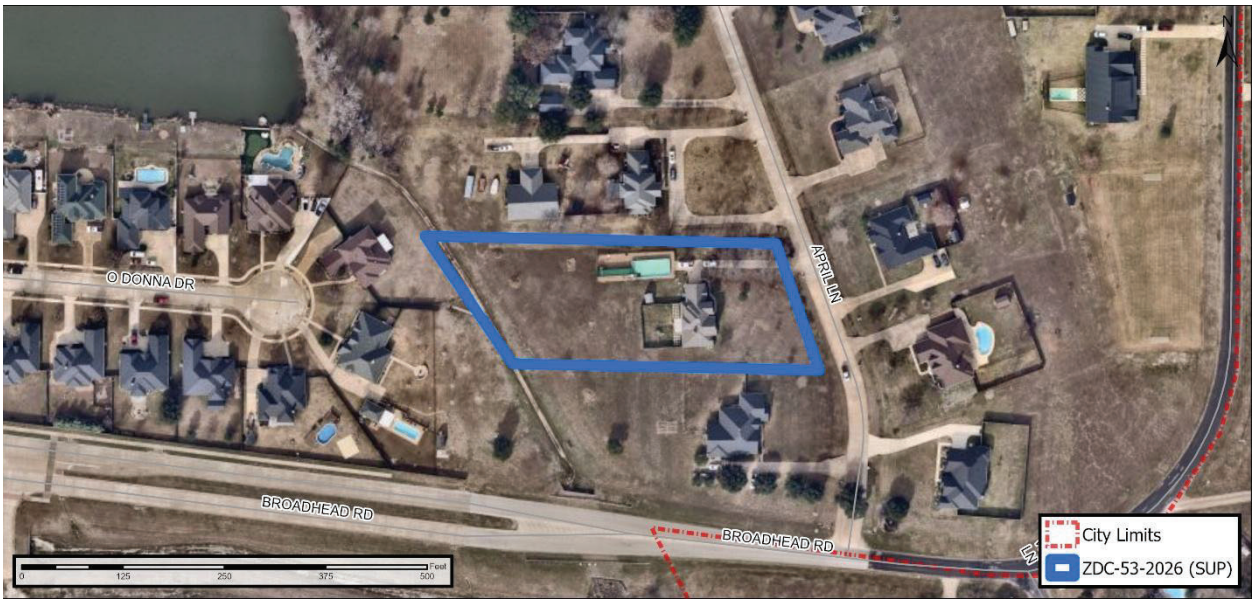
Direction	Zoning	Current Use
North	SF-1 w/ SUP for a detached garage	Residential use
East	SF-1	Residential use
South	SF-1	Residential use
West	SF-1	Residential use

Future Land Use Plan: Residential Neighborhood

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

Thoroughfare Plan: The subject property is accessible via April Lane.

Site Image:



PLANNING ANALYSIS

The Applicant requests a Specific Use Permit (SUP) for an accessory structure exceeding 700 square feet use at 5025 April Lane. The subject property has one existing accessory structure of approximately 100 square feet used for storage and a swimming pool with a deck. Per the City of Waxahachie Zoning Ordinance, accessory structures exceeding 700 square feet require a SUP to be approved by the City Council.

Proposed Use

According to the Ellis County Appraisal District (ECAD), the subject property currently has an existing primary structure of approximately 2,925 square feet, and the proposed accessory structure is approximately 2,800 square feet. The proposed structure is to be used to securely store household equipment items such as large lawn maintenance equipment, household tools, a workshop, and to prevent the natural weather elements from wearing the equipment. The Applicant does plan to include electrical and plumbing for a toilet and sink. It is important to note that City Council approved an accessory structure (detached garage) located directly north of the subject property in 2016 and approved an accessory structure located at 811 Broadhead Road in March 2026.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Day Light, and a sign was visibly posted at the property. Staff has received no letters of support and no letters of 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, subject to the conditions listed below.

Conditions:

1. The accessory structure shall not be used as an accessory dwelling or Short-Term Rental without a Specific Use Permit approved by City Council.
2. The accessory structure shall not be used for commercial purposes.
3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
4. The accessory structure shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department before constructing the accessory structure.

ATTACHED EXHIBITS

1. Exhibit A – Location Map
2. Exhibit B – Operational Plan
3. Exhibit C – Site Plan
4. Exhibit D – Elevation Plan

STAFF CONTACT INFORMATION

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

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

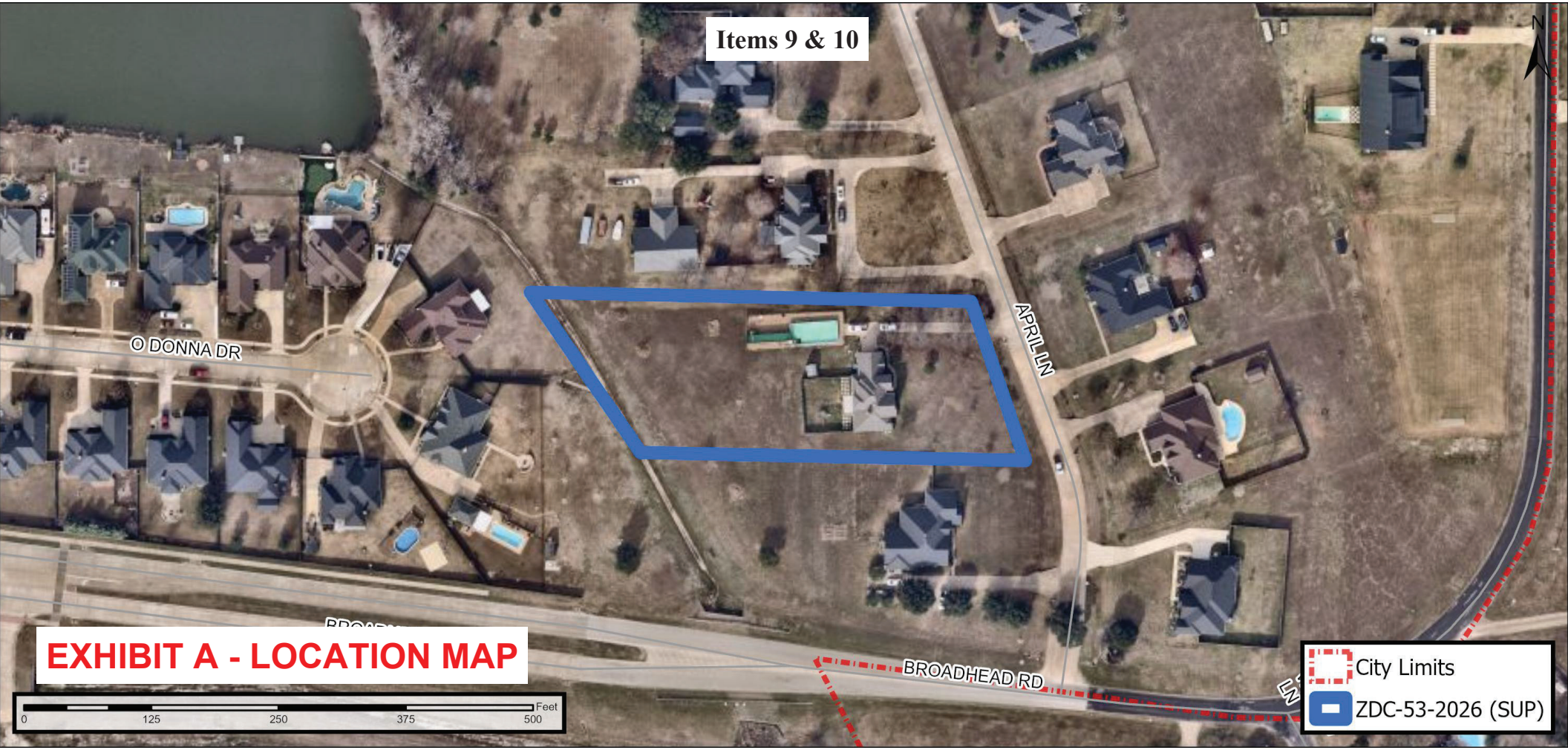

Items 9 & 10
O DONNA DR
APRIL LN
BROADHEAD RD
N
EXHIBIT A - LOCATION MAP
0
125
250
375
500
Feet
City Limits
ZDC-53-2026 (SUP)

EXHIBIT B - OPERATIONAL PLAN **Items 9 & 10**

Dear City of Waxahachie Development Office,

I am submitting this letter in support of my application and draft plans for the proposed detached metal garage structure to be constructed on my property, 5025 April Lane, Waxahachie TX 75165.
The purpose of this structure is for personal use only. It will serve as secure storage for household items, as well as a workshop for items such as lawn maintenance equipment such as lawn mowers and related tools. The building is intended to
help organize and protect personal property from weather exposure while maintaining a clean and orderly appearance on the premises. I will also be adding in electrical and plumbing. There will be a toilet and sink.
I appreciate your time and consideration in reviewing my plans. Please let me know if any additional information or documentation is needed to assist with the approval process.
Sincerely,

TuHai Ngo

EXHIBIT C - SITE PLAN

Items 9 & 10

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

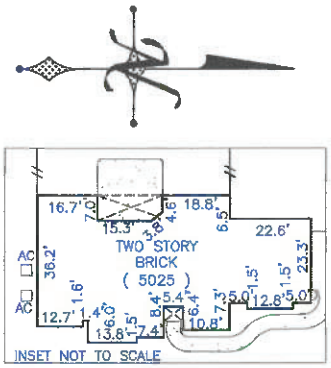
SURVEY PLAT

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 5025 APRIL LANE, in the City of WAXAHACHIE Texas.

Being Lot 6, Block B, Mustang Meadows, Phase One, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet D, Slide 85, Plat Records, Ellis County, Texas.





EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY.
Volume 344, Page 433
Volume 629, Page 246
Volume 715, Page 856
Volume 1726, Page 241

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
Volume 1777, Page 2185
Volume 2031, Page 1656
Volume 1442, Page 574
Volume 1453, Page 918
Volume 1809, Page 911
Volume 2802, Page 1227

ACCEPTED BY: _____

PROVIDENCE TITLE

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY PROVIDENCE TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 04/19/2021
G. F. No.: 114001951
Job no.: 202103482
Drawn by: JR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR PROVIDENCE TITLE

LEGEND
WOOD FENCE — TEXT
CHAIN LINK — IMPROVEMENTS
IRON FENCE — BOUNDARY LINE
WIRE FENCE — EASEMENT SETBACK
CM – CONTROLLING MONUMENT
MRD – MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET STAMPED "X"
FOUND "X"
5/8" IRON ROD FOUND
POINT FOR CORNER
C – CABLE
E – ELECTRIC
CO – CLEAN OUT
PE – POOL EQUIP
GM – GAS METER
PP – POWER POLE
FH – FIRE HYDRANT
T – TELEPHONE
LP – LIGHT POLE
WM – WATER METER
MH – MANHOLE
WV – WATER VALVE
(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR

EXHIBIT D - ELEVATIONS PLAN

Items 9 & 10

parcel ID: 207630

Address: 5025 April Lane Waxahachie TX 75165

Case #:

