

AGENDA

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 23, 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 June 9, 2026
- b. Consider a request by Janet Clemmons for a Plat of Wilson Acres lots 1-6, Block 1, being 17 acres, located directly south of 1281 Wilson Road, situated in the F.M. Woodward Survey, Abstract 1120, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 192219) – Owner: Charlie Spaniel Living Trust (SUB-61-2026)
- c. Consider a request by the City of Waxahachie, for a Plat of Fire Station One, lot 1 Block 1, being 3.140 acres, located at 1475 Spur 394, situated in the W.M. Stewart

- Survey, Abstract 956, an addition to the City of Waxahachie (Property ID 294909) – Owner: The City of Waxahachie (SUB-69-2026)
- d. Consider a request by Priya Acharya, Weir & Associates, Inc, for a Replat of Lot 2, Block A of the BJ’s Wholesale Membership Club Addition, to create Lot 2R1 & Lot 2R2 of the BJ’s Wholesale Membership Club Addition, being 2.245 acres, located at 2200 N US Highway 77 (Property IDs 312998)– Owners: Frost Bank & Waxahachie Hedgewood 1, LLC (SUB-70-2026)
5. **Public Hearing** on a request by Brad Yates, for a Zoning Change from a Commercial zoning district to a Planned Development-Multi-Family-1 (PD-MF-1) zoning district, for a 6-unit townhome use, located directly south of 404 Cantrell Street, (Property ID: 172321) – Owner: Colonial Group Restoration Inc. (ZDC-49-2025)
6. **Consider** approval of ZDC-49-2025
7. **Public Hearing** on a request by Jennifer Smolka, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 116 San Jacinto Court (Property ID 174917) - Owner: Smolka Holdings LLC Series D (ZDC-21-2026)
8. **Consider** approval of ZDC-21-2026
9. **Public Hearing** on a request by Jill Chambers, for a Specific Use Permit (SUP) for Short-Term Rental use within a Planned Development (PD – Ordinance No. 2302) zoning district located at 186 Delta Drive (Property ID 309387) - Owner: Jill Chambers (ZDC-63-2026)
10. **Consider** approval of ZDC-63-2026
11. **Public Hearing** on a request by Judd Richter for a Specific Use Permit (SUP) for Accessory Structures Exceeding 1,000 sq ft within a Single Family-2 (SF-2) zoning district located at 902 West Marvin Avenue (Property ID 176012) – Owner(s): Judd and Cheri Richter (ZDC-43-2026)
12. **Consider** approval of ZDC-43-2026
13. Adjourn

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

ACCESSIBILITY STATEMENT

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

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

(4a)

Planning and Zoning Commission
June 9, 2026

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on June 9, 2026 at 7:00 p.m.

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

Others Present: Trenton Robertson, Director of Planning
Travis Smith, Mayor Pro Tem, Council Representative

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

Action:

Ryan Simpson moved to approve the Consent Agenda as presented. Motion was seconded by Terry Connor and carried unanimously (7-0).

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)

Senior Planner Oanh Vu presented the Item and applicant Jenna McLane requested approval. The applicant requests approval of a Specific Use Permit (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.

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.

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.

Staff confirmed that the business is currently operating. Although the operation does not have the required Specific Use Permit (SUP) under current regulations, the use has existed for more than two years and is therefore considered an existing, legally operating, non-conforming use.

Staff noted the property's proximity to nearby schools. It is approximately one-quarter mile (about three-tenths) from Life School and roughly one mile from Shackelford Elementary.

A question was raised regarding how the City evaluates worst-case scenarios involving chemical reactions at the facility. Staff explained that the application underwent a PART review and that concerns were evaluated with the Fire Department and Fire Marshal's Office. The proposed request meets Fire Code requirements. Staff also referenced concerns about potential worst-case impacts, citing the example of Magna Blend, and noted that such considerations inform staff recommendations.

Clarification was requested regarding how a use can be both out of compliance and yet operating legally.

Staff explained that at the time the business began operating, the use was legally permitted under the zoning regulations in place, either directly or through an applicable permitting process. Subsequent code changes or reevaluation determined that an SUP should have been required, but it was never obtained. Any change or expansion of the operation now triggers a requirement to come into conformance, placing the business in the category of legal non-conforming use.

Staff further clarified that the City is not currently attempting to revoke the business's existing operations. Because the use is not being challenged, the City has not required the applicant to produce

documentation proving its legal establishment two years prior. If such a challenge occurred, the burden of proof would typically fall on the applicant.

In this case, the City would review its own records and permitting history to determine how the original use was established. The current expansion request triggered the need for the SUP, which is why the matter is being brought forward.

Gina McClain, Nationwide Construction, stated that the original building was permitted in 2013 and approved through City Council. The north building, now proposed for modification, was permitted and built about four years ago. An SUP was never requested or indicated during previous permitting. The applicant has worked with staff for approximately seven months to address code compliance, including fire code requirements and recommended curbing.

Ms. McClain introduced representatives available to address technical and chemical-related questions.

Keith Matthews, attorney for Nutri Air AG and longtime chemical regulatory counsel, explained he assisted the applicant in responding to staff's information requests. He noted the applicant was surprised to learn of the unpermitted use requiring an SUP, given their belief they had complied with all requirements since 2013. He acknowledged the current use would require an SUP under today's regulations and stated the applicant is willing to meet all proposed conditions. Matthews also noted all Tier II reporting obligations regarding onsite chemicals have been met at the federal, state, and local levels.

Michelle Mensing, licensed engineer with Ramboll, summarized environmental and safety assessments performed. She stated the proposed operations involve liquid—not solid—agricultural chemicals, reducing risks associated with explosive bulk solid materials. The facility is of newer construction with updated codes, and blending processes do not create reactive or new hazardous substances. Ramboll's review of similar agricultural facility incidents found no reported toxic air emissions from comparable fires when monitored by agencies.

Ms. Mensing noted prevailing winds are generally north-northwest but emphasized that the assessment focused on worst-case scenarios rather than specific products. She reviewed water-pathway considerations, stating the manufacturing buildings are elevated above FEMA flood levels and that proposed curbing and containment systems (including a 135,000-gallon concrete tank) are designed to prevent fire-water runoff from reaching surface waters. Existing onsite ponds have lined berms above the 100-year flood elevation.

Commissioners raised concerns about the number of hazardous materials listed, the potential for mixed-chemical impacts during a fire, proximity to schools, and past local industrial incidents. Questions were also asked regarding site drainage, the purpose and safety of existing exterior holding ponds, and fencing. Ms. McClain explained the ponds are primarily for rainwater or backup containment, are lined and tested, and are intended for removal in future phases. She said the proposed project relocates operations to the north building with significant interior and fire-protection upgrades.

Chair Johnson opened the Public Hearing at approximately 7:45 p.m.

Those who spoke in opposition:

Jonathan Foye, 1004 W. Marvin Avenue, Waxahachie, Texas

There being no others to speak for or against the case, Chair Johnson closed the Public Hearing at approximately 7:47 p.m.

6. Consider approval of ZDC-183-2025

Action:

Ryan Simpson moved to recommend denial of ZDC-183-2025, a Specific Use Permit for a Noxious Use located at 4740 North Interstate 35E. Motion was seconded by Jenny Bridges and carried by a vote of 6-1, with Wendy Johnson voting in opposition.

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)

Ms. Vu presented the Item and applicant Travis Jones requested approval. The applicant requests approval of the amendment of the existing Planned Development (PD) to amend the construction material of the masonry screening wall from brick to concrete panels.

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 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 represents 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.

To comply with State law under 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 subject

property. As of the publication date of this staff report, staff has received no letters of support and no letters in opposition.

Vice Chair Jenny Bridges asked whether a traffic study had been conducted for Civic Center traffic along John Arden. Staff could not recall one. Concern was expressed that a visible screening wall at that entrance should reflect the originally approved brick/stone materials.

Ms. Vu confirmed the original Planned Development required a brick screening wall. The applicant now proposes painted concrete panels. Staff expressed concerns about the downgraded material, white paint, and long-term maintenance and noted the material would not match existing earthy-tone surroundings.

Mayor Pro Tem Smith clarified the request affects only the area shown in red on the exhibit and does not apply to the additional three-acre tract added to the PD in 2024.

Applicant Travis Jones explained that original plans included a masonry wall due to zoning requirements. A drafting oversight resulted in a detail showing a one-sided brick/CMU wall intended for a dumpster enclosure. The proposed replacement is a reinforced concrete panel system embossed to resemble brick, with columns and caps, in multi-tone colors (not stark white). The panel system has a 10–15-year paint cycle, similar to their painted-brick buildings. The applicant prefers decorative metal fencing and is fully open to it if allowed.

Commissioners expressed interest in allowing decorative metal fencing instead of concrete panels or masonry, noting aesthetic benefits, reduced maintenance, and better openness.

Staff advised that the Commission may recommend approval conditioned on using a “decorative metal fence” and requiring updated elevations/exhibits prior to City Council review.

Questions were raised regarding visibility of the Oncor utility facility to the north; staff noted existing landscaping buffers and building placement.

Chair Johnson opened the Public Hearing at approximately 8:09 p.m.

Those who spoke in opposition:

Kelly Justice, 238 Katy Lake Drive, Waxahachie, Texas

Johnny Justice, 238 Katy Lake Drive, Waxahachie, Texas

There being no others to speak for or against ZDC-52-2026, Chair Johnson closed the Public Hearing at approximately 8:19 p.m.

8. Consider approval of ZDC-52-2026

Action:

Jimmy Poarch moved to recommend approval 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 to a decorative ornamental fence with the condition that all

exhibits be provided to staff prior to the upcoming City Council meeting. Motion was seconded by Jenny Bridges and carried unanimously (7-0).

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)

Ms. Vu presented the Item and applicant Tu-Hai Ngo requested approval. 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.

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.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 notices were mailed to property owners within 200 feet of the request. Staff has received no letters of support and one letter of opposition.

Staff confirmed similar detached accessory structures have been approved in the surrounding area, including nearby properties on Broadhead Road. The request is considered typical for the area and lot size. The proposed structure will be wired for electricity, plumbed, metal-constructed, and used for household storage and a workshop.

Staff reported receiving opposition from one adjacent property owner. The opposition letter expressed concerns about possible dog-boarding use, property values, and requested clarity on materials and purpose of the structure.

Mr. Ngo stated the structure will be for personal use only. He explained that his existing above-ground pool is used for dog-diving training for his own and friends' dogs; no boarding or overnight stays occur. He confirmed there is no intent to operate a business. When asked about fencing, the applicant stated there is no prohibition on fencing the entire property, though most neighbors have not fully fenced their lots and cost may be a factor.

Chair Johnson opened the Public Hearing at approximately 8:32 p.m.

Those who spoke in opposition:

John Tabor, 116 Odonna Drive, Waxahachie, Texas

There being no others to speak for or against ZDC-53-2026, Chair Johnson closed the Public Hearing at approximately 8:47 p.m.

10. Consider approval of ZDC-53-2026

Action:

Bart Underwood moved to recommend approval of ZDC-53-2026, a Specific Use Permit (SUP) for an Accessory Structure of 700+ square feet use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Jenny Bridges and carried 6-1, with Twyla U. Williams voting in opposition.

11. Adjourn

There being no further business, the meeting adjourned at 8:55 p.m.

Respectfully submitted,

Caleb Ensley, Planner

Planning & Zoning Department

Plat Staff Report

Case: SUB-61-2026



MEETING DATE(S)

Planning & Zoning Commission: June 23, 2026

CAPTION

Present a request by Janet Clemmons for a Plat of Wilson Acres lots 1-6, Block 1, being 17 acres, located directly south of 1281 Wilson Road, situated in the F.M. Woodward Survey, Abstract 1120, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 192219) – Owner: Charlie Spaniel Living Trust (SUB-61-2026)

RECOMMENDED MOTION

"I move to approve SUB-61-2026, a Plat of the F.M. Woodward Survey, Lots 1-6, Block 1, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the property into six (6) Commercial lots.

CASE INFORMATION

Applicant: Janet Clemmons

Property Owner(s): Charlie Spaniel Living Trust

Site Acreage: 17 acres

Number of Lots: 6 lots

Number of Dwelling Units: 0 units

Park Land Dedication: N/A ETJ

Adequate Public Facilities: Adequate public facilities are available via Rocket SUD and an on-site septic system.

SUBJECT PROPERTY

General Location: Directly south of 1281 Wilson Road

Parcel ID Number(s): 192219

Current Zoning: N/A - ETJ

Existing Use: undeveloped

Platting History: The subject property is not platted.

Site Aerial:



Planning Analysis

The applicant proposes to plat the subject property into six (6) residential lots as part of the F.M. Woodward Survey subdivision. The property is located within the Waxahachie Extraterritorial Jurisdiction (ETJ). Due to this, the Plat is subject to approval by the Ellis County Commissioner's Court in addition to the Waxahachie Planning & Zoning Commission.

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

RECOMMENDATION

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

Conditions:

1. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, The location and width of all streets, alleys and easements, existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted for all new streets (street name approval is required at the time the plat is approved); Please remove the building lines from the plat, but keep any easements.
2. Per section 2.4.c.6 of the Waxahachie Subdivision Ordinance, accurate acreages of the lots are required on the plat. Please verify the acreages add to the total listed in the legal description / title block.
3. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-61-2026", please revise accordingly.
4. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, GPS coordinates shall be provided for survey monuments on the plat exhibit. Please provide coordinates (northing, easting) for the POB and one additional corner of the property boundary.
5. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, accurate bearings and distances for the property boundary are required. The distance for this bearing does not match the legal description. Please revise accordingly.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:

David Jones

Planner

djones@waxachaietx.gov

Reviewed by:

Trenton Robertson, AICP

Planning Director

troberson@waxahachietx.gov

0.8536 acres is to be dedicated as R.O.W. per this instrument

20.0' Rockett Special Utility District Easement No. _____

Kenneth Houdek and Patsy J.S. Houdek, Trustees, to Kenneth and Patsy Houdek Living Trust, Instrument 2432086 10/11/2024 Called Tract 1 180.146 Acres

Boyer Rd, Waxahachie, TX 75165

Richard Wayne Spaniel, et al, Lynn Lee Spaniel, and Glynis Gene Spaniel, to Charlie Spaniel, Trustee to the Charlie Spaniel Living Trust, Instrument 2334261 11/17/2023 Called Tract 2 27.4336 Acres

Price Rd Ennis, TX 75119

I, RUBEN GREGG SAXON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision during the month of April 2026. Apparent, above ground, conflicts, protrusions or encroachments, if any, are as shown.

GIVEN UNDER MY HAND AND SEAL, this the 12th day of May 2026.

PRELIMINARY

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669

Bearing Source: (TX NC NAD83)



BENT PINE SURVEYING, INC

10507 Waterwall Lane Texas City, TX 77591

Owner: Charlie Spaniel, 331 South Cooke Rd, Ennis, TX 75119, 972-351-1780
 Developer: Neil Clements, EARN LEARN, LLC SERIES 88, 309 Greathouse Rd, Waxahachie, TX 75165, 972-533-8201

Surveyor: Bent Pine Surveying, Inc, 10507 Waterwall Lane, Texas City, TX 77591, BentPineSurveying.com, gregg@BentPineSurveying.com, FIRM # 10194326

- ⊕ = point for corner
- = 1/2" Iron Rod Fnd.
- ⊙ = 3/8" Iron Rod Fnd.
- ⊠ = 1" Iron Pipe Fnd.
- = 1/2" Iron Rod Set

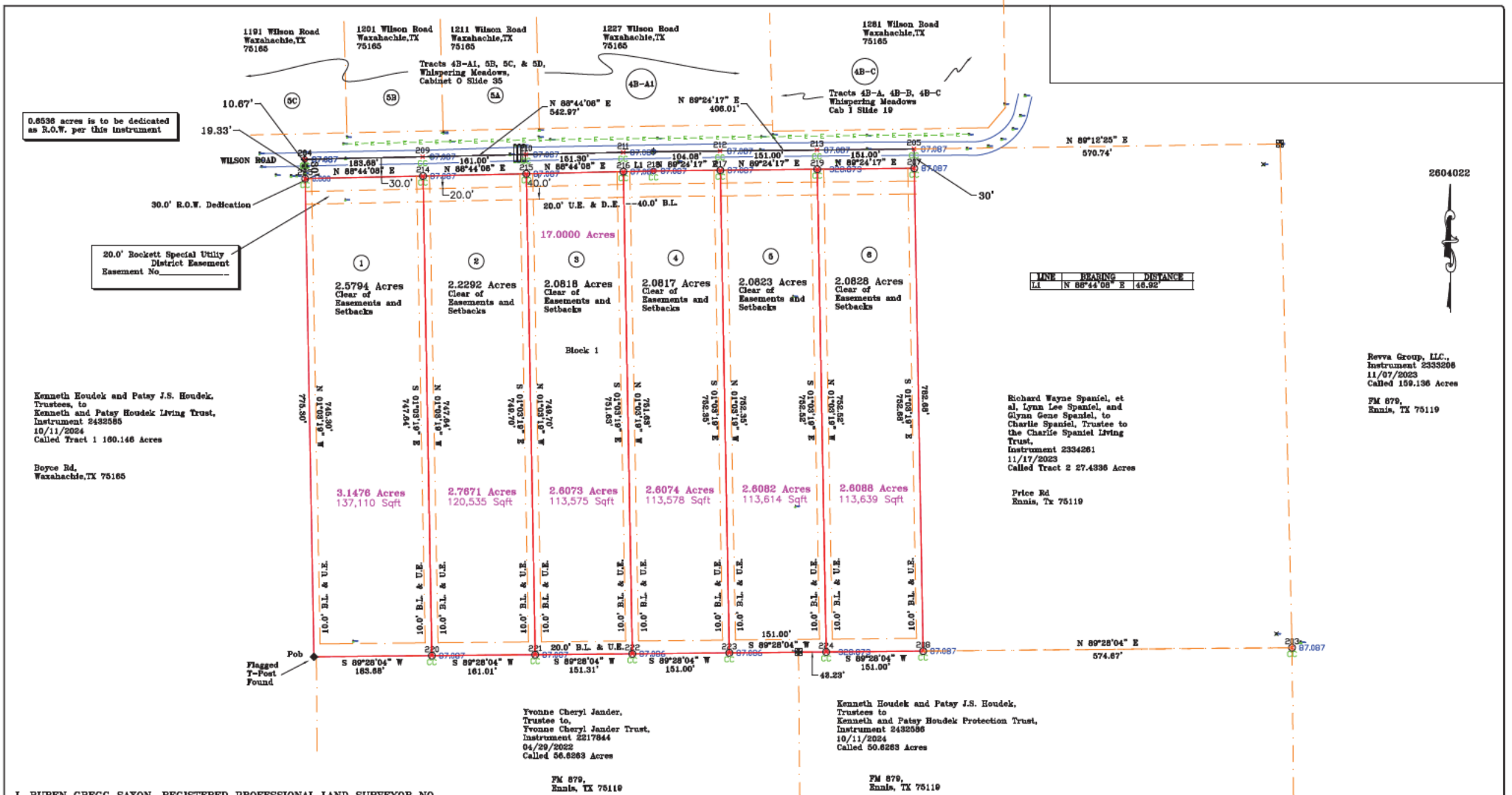
STATE OF TEXAS
 COUNTY OF ELLIS

Certification of approval by the City of Waxahachie Planning and Zoning Commission, Ellis County, Texas. Approved this the ____ day of ____ 2026.

Windy Johnson, Chairperson

Attest:

PRELIMINARY PLAT OF
 WILSON ACRES
 LOTS 1-6 OF BLOCK 1
 PART OF THE
 F.M. WOODWARD SURVEY A-1120
 CITY OF WAXAHACHIE E.T.J.
 ELLIS COUNTY, TEXAS
 SURVEYED APRIL 2026
 SCALE 1 INCH = 100.00 FEET
 6 LOTS 17.0000 ACRES
 PREPARED APRIL 30, 2026



2604022



Revva Group, LLC, Instrument 2333208 11/07/2023 Called 159.136 Acres
 FM 879, Ennis, TX 75119

COUNTY OF ELLIS
KNOW ALL MEN BY THESE PRESENTS

2604022

Bent Pine Surveying, Inc.
Job # 2604022
17.0421 Acres
F.M. Woodard Survey A-1120
Ellis County, Texas
GENERAL DESCRIPTION

All that certain tract lot or parcel of land, a part of the F.M. Woodard Survey A-1120, Ellis County, Texas, and also being a part of that certain called 27.4538 acre tract of land that is described in an instrument Dated November 17, 2023 from Richard Wayne Spaniel, et al, to Charlie Spaniel, Trustee, that is recorded in 2334261 of the Deed Records of Ellis County, Texas, and being more completely described as follows to wit:

METES AND BOUNDS DESCRIPTION

Beginning at a T Post found for corner at the S.W.C. of said tract;

Thence North 01 degrees 03 minutes 19 seconds West, along the W.B.L. of said tract and the E.B.L. of a called 160.146 acres (2432585) at 745.3 feet pass a 1/4 inch Iron Rod set for corner at the N.W.C. of Lot 1 and continue for a total distance of 775.30 feet to a Point for Corner at the N.W.C. of said tract and in the centerline of Wilson Road;

Thence North 89 degrees 44 minutes 08 seconds East, along said centerline for a distance of 542.97 feet to a Point for Corner;

Thence North 89 degrees 24 minutes 17 seconds East, along said lines for a distance of 406.01 feet to a Point for Corner;

Thence South 01 degrees 03 minutes 19 seconds East, across said tract, at 50.00 feet pass a 1/4 inch Iron Rod set for corner at the N.E.C. of Lot 6 and continue for a total distance of 782.68 feet to a 1/4 inch Iron Rod set for corner at the S.E.C. of said Lot 6 and in the S.B.L. of said tracts;

Thence South 89 degrees 28 minutes 04 seconds West, along the S.B.L. of said tract and the S.B.L. of Lots 6-1 for a distance of 951.35 feet to the place of beginning containing 17.00 acres of which 0.6558 acres lies in and is to be dedicated for the R.O.W. of said Wilson Road.

The area shown appears to lie in Zone X according to FIRM Community Panel No. 48139C 0215G
Effective Date: 10/19/2023

This information was obtained from FEMA prepared maps and should not be used as a hydrology study. Bent Pine Surveying, Inc. assumes no liability for flood damages to this property.

I, RUBEN GREGG SAXON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision during the month of April 2026. Apparent, above ground, conflicts, protrusions or encroachments, if any, are as shown.

GIVEN UNDER MY HAND AND SEAL, this the 31 day of April 2026.

PRELIMINARY

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5669

Bearing Source: (TX NC NAD83)

BENT PINE SURVEYING, INC

10507 Waterwall Lane
Texas City, TX 77591

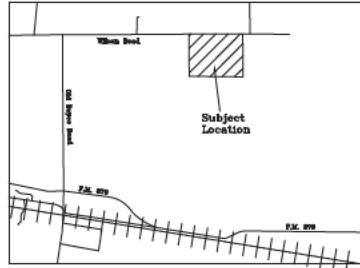


- = point for corner
- ⊙ = 1/2" Iron Rod Fnd.
- ⊙ = 3/4" Iron Rod Fnd.
- ⊙ = 1" Iron Pipe Fnd.
- = 1/2" Iron Rod Set

Owner
Charlie Spaniel
331 South Cooke Rd.
Ranis, TX 75119
972-351-1760

Developer
Neil Clements
EARN LEARN, LLC SERIES 88
389 GreatHouse Rd.
Waxahachie, TX 75165
972-533-8201

Surveyor
Bent Pine Surveying, Inc.
10507 Waterwall Lane
Texas City, TX 77591
BentPineSurveying.com
gregg@BentPineSurveying.com
FIRM # 10194326



Subject Area N.T.S.

Drainage Notes:

- Blocking the Flow of water or constructing improvements in the drainage easements, and filling or obstruction of the Floodway is Prohibited.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- City of Waxahachie will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- City of Waxahachie will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

ON SITE SEWAGE FACILITY STATEMENT

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

Department of Development Dir. Approval Date

STATE OF TEXAS
COUNTY OF ELLIS

Certification of approval by the City of Waxahachie Planning and Zoning

Commission, Ellis County, Texas. Approved this the ___ day of ___, 2026.

Windy Johnson, Chairperson

Attest:

STATE OF TEXAS
COUNTY OF ELLIS
OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHARLIE SPANIEL TRUSTEE OF THE CHARLIE SPANIEL TRUST acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the hereth described property as Lots 1-6 BLOCK ONE, WILSON ACRES SUBDIVISION, an addition to City of Waxahachie, Ellis County, Texas and do hereby dedicate to the public use forever the street and alleys shown thereon. I CHARLIE SPANIEL TRUSTEE, do hereby certify the following:

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

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

WITNESS, my hand, this the ___ day of ___, 20__.

CHARLIE SPANIEL, TRUSTEE

WITNESS, my hand, this the ___ day of ___, 20__.

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

GIVEN under my hand and seal of office, this ___ day of ___, 20__.

Notary Public in and for the State of Texas

PRELIMINARY PLAT OF
WILSON SUBDIVISION
LOTS 1-6 OF BLOCK 1
PART OF THE
F.M. WOODWARD SURVEY A-1120
CITY OF WAXAHACHIE E.T.J.
ELLIS COUNTY, TEXAS
SURVEYED APRIL 2026
SCALE 1 INCH = 100.00 FEET
6 LOTS 17.0000 ACRES
PREPARED APRIL 30, 2026



Planning & Zoning Department

Plat Staff Report

Case: SUB-69-2026



MEETING DATE(S)

Planning & Zoning Commission: June 23, 2026

CAPTION

Present a request by The City of Waxahachie, for a Plat of Fire Station One, lot 1 Block 1, being 3.140 acres, located at 1475 Spur 394, situated in the W.M. Stewart Survey, Abstract 956, an addition to the City of Waxahachie (Property ID 294909) – Owner: The City of Waxahachie (SUB-69-2026)

RECOMMENDED MOTION

"I move to approve SUB-69-2026, a Plat of Fire Station One, Lot 1, Block 1, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

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

CASE INFORMATION

<i>Applicant:</i>	The City of Waxahachie
<i>Property Owner(s):</i>	The City of Waxahachie
<i>Site Acreage:</i>	3.140 acres
<i>Number of Lots:</i>	1 lot
<i>Number of Dwelling Units:</i>	0 units
<i>Park Land Dedication:</i>	N/A-City Plat
<i>Adequate Public Facilities:</i>	Adequate public facilities are available

SUBJECT PROPERTY

<i>General Location:</i>	1475 Spur 394
<i>Parcel ID Number(s):</i>	294909
<i>Current Zoning:</i>	Single-Family-1 (SF-1)
<i>Existing Use:</i>	Undeveloped
<i>Platting History:</i>	The Subject property is not platted

Site Aerial:**PLANNING ANALYSIS**

The applicant proposes to plat the subject property into a commercial lot as part of the Fire Station One Addition. The subject property is located in a Single-Family-1 (SF-1) zoning district and the proposed plat complies with the lot size and dimension requirements of the district.

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

RECOMMENDATION

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

Conditions:

1. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, GPS coordinates shall be provided for survey monuments on the plat exhibit. Please provide coordinates (northing, easting) for the POB and one additional corner of the property boundary.
2. Per Appendix C, V, Section 3.3 of the City's Subdivision ordinance: A 15ft utility easement is required along the road frontage.
3. Per Section 5.1.b of the City's Subdivision Ordinance, the land to be divided or developed must be served adequately by essential public facilities and services. No subdivision shall be approved unless and until adequate public facilities exist or a provision has been made. If the plat is to be recorded and building permit issued prior to Spur 394 roadway improvements being available, alternative roadway improvements will be necessary. A Civil Permit will be required for such improvements prior to building permit issuance.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:

David Jones

Planner

djones@waxachietx.gov

Reviewed by:

Trenton Robertson, AICP

Planning Director

trobertson@waxahachietx.gov

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR ELLIS COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48139C0330F, MAP REVISED JUNE 3, 2013.

W.M. STEWART SURVEY
ABSTRACT No. 956

WAXAHACHIE ISD
TRACT 1, 129.479 AC
INST#2220498
O.P.R.E.C.T

RIGHT-OF-WAY EASEMENT
PARC. 1, 13.740 ACRES
VOL. 1108, PG. 576
D.R.E.C.T.

FUTURE SPUR 394
(PROPOSED 140' PUBLIC RIGHT-OF-WAY)

POINT OF BEGINNING
1/2" IRON ROD MARKED
"BRITAIN & CRAWFORD" SET

S 88°44'45"E 1157.11'

S 88°44'13"E 400.00'

1/2" IRON ROD MARKED
"BRITAIN & CRAWFORD" SET

N 01°17'48"E 342.00'

LOT 1, BLOCK 1
3.140 ACRES
(136,800 SQ. FT.)

CITY OF WAXAHACHIE
INST#2618976
O.P.R.E.C.T

ELLEN ZINN
VOL. 704, PG.1054
D.R.E.C.T

S 01°17'48"W 342.00'

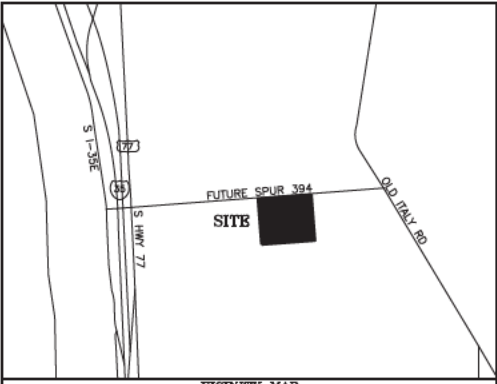
N 88°44'13"W 400.00'

1/2" IRON ROD MARKED
"BRITAIN & CRAWFORD" SET

1/2" IRON ROD MARKED
"BRITAIN & CRAWFORD" SET

GENERAL NOTES:

1. SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
2. THE DRAINAGE EASEMENTS AND STORM WATER DETENTION LOCATED ON LOT 1, BLOCK 1 SHALL BE MAINTAINED BY THE PROPERTY OWNER.
3. THE GHOSTED EASEMENT LINES ARE SHOWN AND DESCRIBED ON PAGE 2 OF THIS PLAT.
4. TITLE SEARCH FOR EXISTING EASEMENTS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. 9001222102349 EFFECTIVE DATE AUGUST 1, 2021, ISSUED AUGUST 6, 2021, AND OF NO. 9001222102356 EFFECTIVE DATE JULY 22, 2021, ISSUED SEPTEMBER 7, 2021.



VICINITY MAP
NOT TO SCALE

City Approval of Plat

Approved by:
Planning & Zoning Commission
City of Waxahachie

Chairperson: _____ Date: _____

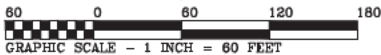
Attest: _____ Date: _____

Approved by:
City Council
City of Waxahachie

Mayor: _____ Date: _____

Attest: _____ Date: _____

WAXAHACHIE ISD
TRACT 2, 45 ACRES
INST#2220498
O.P.R.E.C.T



BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING

TEL (817) 928-0211
FAX (817) 928-9547
P.O. BOX 11374 • 3808 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@britain-crawford.com
WEBSITE: www.britain-crawford.com

FIRM CERTIFICATION# 10019000
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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, CITY OF WAXAHACHIE is the Owner of a 3.140 acres tract of land situated in the W.M. STEWART SURVEY, Abstract No. 956, Ellis County, Texas, according to the deed recorded in Instrument No. 2618976, of the Official Public Records of Ellis County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 3.140 acres of land located in the W.M. STEWART SURVEY, Abstract No. 956, Waxahachie, Ellis County, Texas, and being the same tract of land conveyed to the City of Waxahachie, by the deed recorded in Instrument No. 2618976, of the Official Public Records of Ellis County, Texas. Said 3.140 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod marked "Britain & Crawford" set lying in the South right-of-way line of Future Spur 394 (140 foot wide public right-of-way), according to the right-of-way easement recorded as Parcel 1, 13.740 Acres, in Volume 1108, Page 576, of the Deed Records of Ellis County, Texas, and said POINT OF BEGINNING being located S 88° 44' 45" E 1,157.11 feet, from a 5/8" iron rod marked "DMRC" found at the Northwest corner of a tract of land designated as Tract 2, in the deed to Waxahachie ISD, recorded in Instrument No. 2220498, of the Official Public Records of Ellis County, Texas.

THENCE S 88° 44' 13" E 400.00 feet, along the South right-of-way line of said Future Spur 394, to a 1/2" iron rod marked "Britain & Crawford" set lying in the East boundary line of said City of Waxahachie Tract and the West boundary line of the tract of land conveyed to Ellen Zinn, by the deed recorded in Volume 704, Page 1054, of the Deed Records of Ellis County, Texas;

THENCE S 01° 17' 48" W 342.00 feet, along the East boundary line of said City of Waxahachie Tract and the West boundary line of said Zinn Tract, to a 1/2" iron rod marked "Britain & Crawford" set;

THENCE N 88° 44' 13" W 400.00 feet, to a 1/2" iron rod marked "Britain & Crawford" set;

THENCE N 01° 17' 48" E 342.00 feet, to the POINT OF BEGINNING containing 3.140 acres (136,800 square feet) of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS, my hand, this _____ day of _____, 2026

CITY OF WAXAHACHIE

By: _____
Title: _____

STATE OF TEXAS §
COUNTY OF ELLIS §

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

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

STUART F. SMITH
Registered Professional
Land Surveyor
State of Texas No. 5454



PLAT
LOT 1, BLOCK 1
FIRE STATION ONE

AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
3.140 ACRES OF LAND LOCATED IN THE
W.M. STEWART SURVEY, ABSTRACT NUMBER 956,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
1 LOT

PREPARED: MARCH 2026

CASE#SUB-____

Planning & Zoning Department Plat Staff Report

Case: SUB-70-2026



MEETING DATE(S)

Planning & Zoning Commission: June 23, 2026

CAPTION

Consider a request by Priya Acharya, Weir & Associates, Inc, for a **Replat** of Lot 2, Block A of the BJ’s Wholesale Membership Club Addition, to create Lot 2R1 & Lot 2R2 of the BJ’s Wholesale Membership Club Addition, being 2.245 acres, located at 2200 N US Highway 77 (Property IDs 312998)– Owners: Frost Bank & Waxahachie Hedgewood 1, LLC (SUB-70-2026)

RECOMMENDED MOTION

*“I move to approve SUB-70-2026 for a **Replat** of the BJ’s Wholesale Membership Club Addition subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly.”*

APPLICANT REQUEST

The Applicant requests to Replat Lot 2, Block A t of the BJ’s Wholesale Membership Club Addition to create Lot 2R1 & 2R2.

CASE INFORMATION

<i>Applicant:</i>	Priya Acharya, Weir & Associates, Inc.
<i>Property Owner(s):</i>	Frost Bank & Waxahachie Hedgewood 1, LLC
<i>Site Acreage:</i>	2.245 acres
<i>Number of Lots:</i>	2 lots
<i>Number of Dwelling Units:</i>	N/A (Non-Residential)
<i>Park Land Dedication:</i>	N/A
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

<i>General Location:</i>	2200 N US Highway 77
<i>Parcel ID Number(s):</i>	312998
<i>Current Zoning:</i>	General Retail (GR)
<i>Existing Use:</i>	The subject property is currently undeveloped.
<i>Platting History:</i>	The subject property is platted as Lot 2, Block A of the BJ’s Wholesale Membership Club Addition.

Site Aerial:**PLANNING ANALYSIS**

The subject property consists of Lot 2, Block A of the BJ's Wholesale Membership Club Addition. The Applicant proposes to reconfigure the existing lot to create Lots 2R1 & Lots 2R2 of the BJ's Wholesale Membership Club Addition through the replat process. The subject property is located within General Retail (GR) zoning district and does adhere to current lot dimensions and size requirements under the current zoning.

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

RECOMMENDATION

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

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90-days of your filing date) will need to be provided with your plat at the time of filing.
2. Per Section 2.4.c.1 of the Waxahachie Subdivision Ordinance, an accurate location (vicinity) map is required. North Town Crossing is not a correct road name. Please update to N TOWN BLVD.
3. Per Section 2.4.c.1 of the Waxahachie Subdivision Ordinance, an accurate location (vicinity) map is required. ABELA Dr is misspelled. Please update accordingly.
4. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the width of all easements need to be labeled. Please revise accordingly.
5. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements need to be shown on the plat, not build lines. Please revise.
6. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the width of all Right-of-Ways need to be labeled. Please revise accordingly.
7. Per Section 2.4.c.9 of the Waxahachie Subdivision Ordinance, a correct scale is required. Please provide a sets scale so measurements and dimensions can be verified.

Conditions Continued:

8. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-70-2026", revise accordingly.
9. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Add the zoning for this property to the title block. The zoning for this plat is General Retail (GR).
10. Per Section 2.4.c.25.vi.a of the Waxahachie Subdivision Ordinance, the name of the signatory needs to be printed on the plat. Please revise accordingly.
11. Per Section 2.4.25.vi.a of the Waxahachie Subdivision Ordinance, a correct signature block needs to be provided. Please change "County of Collin" to "County of Ellis".
12. Per Section 3.9 of the Waxahachie Subdivision Ordinance, water and sewer services are required for each lot prior to filing the plat. Although water and sewer services exist for Lot 2R1, new services must be provided for Lot 2R2 prior to the plat being filed.
13. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

1. The Applicant has paid the recording fee of \$103.00.
2. The Applicant has received a letter of acceptance from the Public Works Department confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley
Planner

censley@waxahachietx.gov

Reviewed by:

Trenton Robertson, AICP
Director of Planning

trobertson@waxahachietx.gov

PRINTED: 6/3/2026 5TB FILE: WIER-SURVEY.STB LAST SAVED: 6/3/2026 11:49 AM SAVED BY: JONNYG FILE: 25095-REPLAT.DWG

Item 4d

5/8" IRF "KHA" (CM)
FROM WHICH A
1/2" IRF "RPLS" 4466
BEARS N84°17'22"E, 2.74'

LOT 3, BLOCK A
BJ'S WHOLESALE MEMBERSHIP CLUB
CAB. P. SL. 379
P.R.E.C.T.

WAXAHACHIE HEDGEWOOD 1, LLC
INST. NO. 2246583
O.P.R.E.C.T.

LOT 1, BLOCK A
BJ'S WHOLESALE MEMBERSHIP CLUB
CAB. P. SL. 379
P.R.E.C.T.

TRACT 1
BJ'S WHOLESALE CLUB INC
INST. NO. 2509117
O.P.R.E.C.T.

PLACE OF BEGINNING
1/2" IRS
"WIER"

GRID COORDIANES
N: 6846543.68
E: 2481478.41

20' UTILITY EASEMENT
CAB. P. SL. 379
P.R.E.C.T.

15' SOUTHWESTERN BELL
TELEPHONE CO. EASEMENT
VOL. 536, PG. 979
D.R.E.C.T.

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

LOT 2R1, BLOCK A
1.333 ACRES
(58,060 SQ. FT.)

LOT 2, BLOCK A,
BJ'S WHOLESALE MEMBERSHIP CLUB
CAB. P. SL. 379
P.R.E.C.T.

FROST BANK
INST. NO. 2615177
O.P.R.E.C.T.

PROPOSED DRAINAGE EASEMENT
BY THIS PLAT

JAMES STARRETT SURVEY
ABSTRACT NO. 1024
APPROX. LOCATION
SURVEY LINE

HENRY SANGE SURVEY
ABSTRACT NO. 1009

LOT 2R2, BLOCK A
0.912 ACRES
(39,718 SQ. FT.)

LOT 2, BLOCK A,
BJ'S WHOLESALE MEMBERSHIP CLUB
CAB. P. SL. 379
P.R.E.C.T.

WAXAHACHIE HEDGEWOOD 1, LLC
INST. NO. 2246583
O.P.R.E.C.T.

LOT 1, BLOCK A
BJ'S WHOLESALE MEMBERSHIP CLUB
CAB. P. SL. 379
P.R.E.C.T.

TRACT 2
BJ'S WHOLESALE CLUB INC 5629 SMU BOULEVARD, SUITE 100
DALLAS, TEXAS 75206
CONTACT: CHRISTOPHER DONOHOE
PH: (972) 209-1438
EMAIL: CHRIS@DONCAP.COM

OWNER

OWNER DEVELOPER

FROST BANK
111 W HOUSTON ST
SAN ANTONIO, TEXAS 78205
CONTACT: ROSS WOOD
PH: (210) 220-5842
EMAIL: ROSS.WOOD@FROSTBANK.COM

SURVEYOR

WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
PH: (817) 467-7700
EMAIL: AaronLS@Wierassociates.com



VICINITY MAP
NOT TO SCALE

LINE	BEARING	DIST
L1	S89°08'42"W	46.12'
L2	S00°51'19"E	18.76'
L4	N00°51'19"W	42.43'
L5	S89°08'42"W	19.25'
L6	S89°08'42"W	10.75'
L7	S00°51'19"E	8.67'
L8	N89°08'42"E	45.97'



* LEGEND *

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS
- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VENDED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
THIS STATEMENT IS REQUIRED PER THE TEXAS ENGINEERING AND LAND SURVEYING PRACTICE ACTS AND RULES CONCERNING PRACTICE AND LICENSURE CHAPTER 138, SUBCHAPTER B, SECTION 138.33 PARAGRAPH (E).

REPLAT LOTS 2R1 & 2R2, BLOCK A BJ'S WHOLESALE MEMBERSHIP CLUB

BEING A REPLAT OF LOT 2, BLOCK A, BJ'S WHOLESALE MEMBERSHIP CLUB AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, RECORDED IN CABINET P, SLIDE 379, BEING 2.245 ACRES OF LAND LOCATED IN THE JAMES STARRETT SURVEY, ABSTRACT No. 1024 & HENRY SANGE SURVEY, ABSTRACT No. 1009 ELLIS COUNTY, TEXAS 2-NON-RESIDENTIAL LOTS CASE NO. -----

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006
5151 HEADQUARTERS DR., SUITE 115 PLANO, TEXAS 75024
Texas Firm Registration No. F-2776 www.WierAssociates.com (817) 467-7700
Texas Board of Professional Land Surveying Registration No. 10033900

OWNER'S CERTIFICATE

WHEREAS, FROST BANK AND WAXAHACHE HEDGEWOOD 1, LLC, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE JAMES STARRETT SURVEY, ABSTRACT NUMBER 1024, AND THE HENRY SANGE SURVEY, ABSTRACT NUMBER 1009, ELLIS COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A, B,J'S WHOLESALE MEMBERSHIP CLUB, AN ADDITION TO THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET P, SLIDE 379, PLAT RECORDS, ELLIS COUNTY, TEXAS (P.R.E.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC" IN THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77 (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID LOT 2, THE MOST NORTHERLY SOUTHWEST CORNER OF LOT 1, BLOCK A OF SAID B,J'S WHOLESALE MEMBERSHIP CLUB, FROM WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "KHA" BEARS N 00°51'19" W, A DISTANCE OF 209.09 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF LOT 3, BLOCK A OF SAID B,J'S WHOLESALE MEMBERSHIP CLUB.

THENCE N 89°08'41" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 77, ALONG THE NORTH LINE OF SAID LOT 2 AND THE MOST NORTHERLY SOUTH LINE OF SAID LOT 1, A DISTANCE OF 327.17 FEET TO AN "X" CUT SET, BEING THE NORTHEAST CORNER OF SAID LOT 2 AND AN INTERNAL ELL CORNER OF SAID LOT 1, FROM WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "KHA" BEARS N 01°26'41" W, A DISTANCE OF 221.04 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 3;

THENCE S 01°26'41" E, ALONG THE EAST LINE OF SAID LOT 2 AND A WEST LINE OF SAID LOT 1, A DISTANCE OF 202.66 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC", FROM WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "KHA" BEARS S 88°46'57" E, A DISTANCE OF 675.51 FEET, BEING THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE S 20°07'37" W, CONTINUING ALONG THE EAST LINE OF SAID LOT 2 AND A WEST LINE OF SAID LOT 1, A DISTANCE OF 108.09 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC", BEING THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE S 89°08'41" W, ALONG THE SOUTH LINE OF SAID LOT 2 AND THE MOST SOUTHERLY NORTH LINE OF SAID LOT 1, A DISTANCE OF 290.55 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "KHA", IN THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 77, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2 AND THE MOST SOUTHERLY NORTHWEST CORNER OF SAID LOT 1;

THENCE N 00°51'19" W, ALONG THE WEST LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 77, A DISTANCE OF 303.57 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.245 ACRES (97,789 SQUARE FEET) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FROST BANK AND WAXAHACHE HEDGEWOOD 1, LLC, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS B,J'S WHOLESALE MEMBERSHIP CLUB, AN ADDITION TO THE CITY OF WAXAHACHE, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF WAXAHACHE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WAXAHACHE'S USE THEREOF. THE CITY OF WAXAHACHE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2026.

BY:

AUTHORIZED SIGNATURE OF OWNER
FROST BANK

PRINTED NAME AND TITLE

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2026.

BY:

AUTHORIZED SIGNATURE OF OWNER
WAXAHACHE HEDGEWOOD 1, LLC

PRINTED NAME AND TITLE

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

OWNER

WAXAHACHE HEDGEWOOD 1
5629 SMU BOULEVARD, SUITE 100
DALLAS, TEXAS 75206
CONTACT: CHRISTOPHER DONOHOE
PH: (972) 209-1438
EMAIL: CHRIS@DONCAP.COM

OWNER DEVELOPER

FROST BANK
111 W HOUSTON ST
SAN ANTONIO, TEXAS 78205
CONTACT: ROSS WOOD
PH: (210) 220-5842
EMAIL: ROSS.WOOD@FROSTBANK.COM

SURVEYOR

WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
PH: (817) 467-7700
EMAIL: AaronLS@Wierassociates.com

NOTES

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 4813900180G, MAP REVISED OCTOBER 19, 2023, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", A "AREA OF MINIMAL FLOOD HAZARD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC. ALL DISTANCES SHOWN HEREON ARE GROUND UTILIZING A GROUND SCALE FACTOR OF 1.00009647634357.

4. THE SUBJECT TRACT IS ZONED GENERAL RETAIL (GR) ACCORDING TO THE CITY OF WAXAHACHE ONLINE INTERACTIVE MAP ACCESSED ON DECEMBER 16, 2025.

APPROVED BY: PLANNING & ZONING COMMISSION CITY OF WAXAHACHE

BY: _____ DATE _____
CHAIRPERSON

BY: _____ DATE _____
ATTST

PRELIMINARY

FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

THIS STATEMENT IS REQUIRED PER THE TEXAS ENGINEERING AND LAND SURVEYING PRACTICE ACTS AND RULES CONCERNING PRACTICE AND LICENSURE CHAPTER 136, SUBCHAPTER B, SECTION 136.33 PARAGRAPH (E).

REPLAT

**LOTS 2R1 & 2R2, BLOCK A
BJ'S WHOLESALE MEMBERSHIP CLUB**

BEING A REPLAT OF LOT 2, BLOCK A, B,J'S WHOLESALE MEMBERSHIP CLUB AN ADDITION TO THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, RECORDED IN CABINET P, SLIDE 379, BEING 2.245 ACRES OF LAND LOCATED IN THE JAMES STARRETT SURVEY, ABSTRACT No. 1024 & HENRY SANGE SURVEY, ABSTRACT No. 1009 ELLIS COUNTY, TEXAS
2--NON-RESIDENTIAL LOTS
CASE NO. -----

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
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5151 HEADQUARTERS DR., SUITE 115 PLANO, TEXAS 75024
Texas Firm Registration No. F-2776 www.WierAssociates.com (817) 467-7700
Texas Board of Professional Land Surveying Registration No. 10033900

DATE: 6/3/2026
W.A. No. 25095

Planning & Zoning Department Zoning Staff Report

Case: ZDC-49-2025



MEETING DATE(S)

Planning & Zoning Commission: June 23, 2026
City Council: July 6, 2026

CAPTION

Public Hearing on a request by Brad Yates, for a **Zoning Change** from a Commercial zoning district to a **Planned Development-Multi-Family-1 (PD-MF-1)** zoning district, for a 6-unit townhome use, located directly south of 404 Cantrell Street, (Property ID: 172321) – Owner: Colonial Group Restoration Inc. (ZDC-49-2025)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-49-2025, a Zoning Change from a Commercial zoning district to a Planned Development-Multi-Family-1 (PD-MF-1) zoning district located directly south of 404 Cantrell Street, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests to rezone the subject property to allow for the development of six (6) 3.5-story townhome style multi-family units on individually platted lots.

CASE INFORMATION

Applicant: Brad Yates, Colonial Restoration
Property Owner(s): Colonial Group Restoration, Inc.
Site Acreage: 0.5531 acres
Current Zoning: Commercial (C)
Requested Zoning: Planned Development-Multi-Family-1 (PD-MF-1)

SUBJECT PROPERTY

General Location: Directly south of 404 Cantrell Street
Parcel ID Number(s): 172321
Existing Use: The subject property is currently undeveloped.
Development History: The subject property is currently platted as portions of Lot 1A, Block 1 of the Bullard Addition.

Items 5-6

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	LI-2	Archways & Ceilings
East	C	Right-of-Way (ROW)
South	PD-MF-2	Vacant
West	PD-SF-3	Residential

Future Land Use Plan:

Downtown

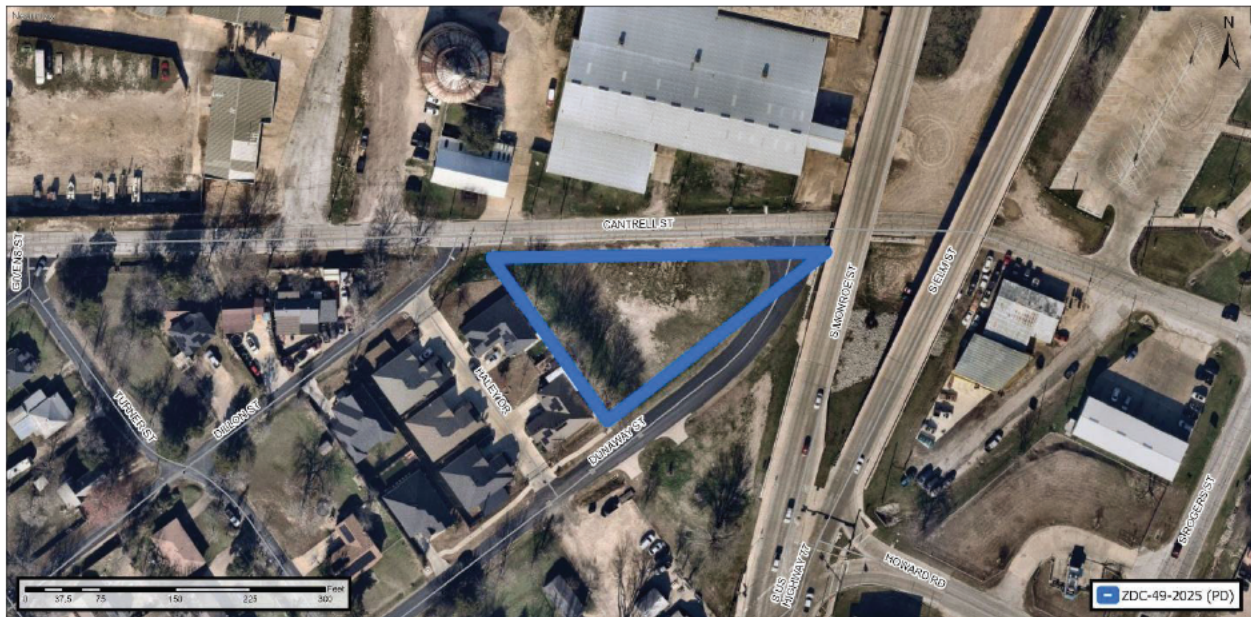
Comprehensive Plan:

It is most appropriate to think of the Downtown placetype as a modification of the mixed-use neighborhood placetype. Waxahachie benefits from an attractive historic core and this placetype serves to preserve and allow for incremental improvement of that area. The core of Downtown is ripe for quality vertical mixed-use development. New single-family homes are generally discouraged here as denser housing types are desired in downtown to provide more patrons to support the abundance of local businesses downtown. Attached and stacked housing is appropriate, since the downtown core is predominantly developed, denser housing will most likely occur on the fringes or edges of downtown. Active rooftops, sidewalk cafes, and parklets are an opportunity to further activate the downtown core.

Thoroughfare Plan:

The subject property will be accessible via Cantrell and Dunaway Street.

Site Image:



PLANNING ANALYSIS

The applicant proposes to rezone the subject property to allow for the development of six (6) 2.5-story 2,200+ square foot townhomes. It should be clearly understood that the townhomes that are being proposed will be situated on fee-simple, individually platted lots. The applicant intends to keep all six units on separate lots and lease each of the individual units.

Items 5-6

Each unit is proposed to include two-stories, two-car garage, and rooftop patio. Despite the intent to lease each unit, the small-scale multi-family use is consistent with the type of residential development recommended for the Downtown Placetype by the 2023 Comprehensive Plan.

Proposed Use: The proposed development is designed to face inward and chosen to ensure the primary façade of the eastern most units are visible when traveling westbound along Cantrell and Dunaway Street as opposed to the rear façade. The applicant is proposing to install a walkway to connect the front door of each unit located towards the east of the property to the guest parking spots and proposed sidewalk along Dunaway Street. Each unit is proposed to include 3-bedrooms and 3 ½ baths. In order to facilitate the planned development on the subject property, the applicant has proposed several planned development (PD) standards that deviate from the base MF-1 zoning district. These PD standards are necessary to facilitate a multi-family development due to the small size and irregular shape of the subject property. The table below, along with Exhibit B, can be referenced for the proposed PD development standards.

PROPOSED PD DEVELOPMENT STANDARDS

The following table identifies the development standard requirements in the base MF-1 zoning district in comparison to the proposed development standards for this PD. **Items highlighted in **bold** indicate a deviation from the base Multi Family-1 (MF-1) requirements.*

<u>Standard</u>	<u>Base MF-1</u>	<u>Proposed PD</u>
Dwelling Units Per Acre (DUA)	18 DUA	6 units proposed on .41 acres
Maximum Height	2 stories	2.5 stories with a rooftop patio not to exceed 55'
Minimum Dwelling Size	800 SF (3-bedroom units)	2,000 SF
Minimum Utility Easement	15'	10'
Minimum Water Line Size	12"	8"
Minimum Front Yard Setback	25'	25'
Minimum Side Yard Setback	50'	0'
Minimum Rear Yard Setback	50'	15'
Parking Regulations	Minimum of 2.5 parking spaces per unit. (10 spaces total with a minimum of 5 attached garage spaces.)	Minimum of 2 attached garage parking spaces per unit. Plus, an additional twelve (12) guest parking spaces (24 total spaces)
Screening	6' masonry wall directly adjacent to Single Family and Non-Residential zoning districts.	Any Fencing added to the site will be an 8' tall ornamental fence.

Access: Each unit is proposed to have direct driveway access to from Dunaway and Cantrell Street. In addition to the driveway for each unit, the applicant is proposing additional guest parking on both sides of the development, totaling in 12 additional parking spaces with access off of Dunaway and Cantrell Street. A concrete sidewalk is proposed to connect the guest parking spaces to the front door of each unit located at the eastern most portion of the development.

Landscaping: The applicant is proposing to exceed all landscaping requirements for the development.

Elevation/Façade Plan: The applicant has provided a detailed elevation/façade plan with the PD proposal. The applicant proposes to utilize a minimum of 90% masonry, which will include materials such as wood, stone, hardie, wood board, & batten for all proposed structures. Each of the proposed two-and-a-half-story townhomes will contain a rooftop patio. Accent siding and awnings are proposed for select architectural elements, with each unit contain a rooftop patio. All HVAC equipment is proposed to be roof-mounted and screened from view of the right-of-way (ROW). Additionally, the applicant has included two elevation options for consideration. Option 1 is primarily made of brick material whereas Option 2 is primarily made of wood siding. Exhibit D can be referenced below for a detailed look at the elevation/façade plan.

Screening:

The Waxahachie Zoning Ordinance typically requires a 6' solid masonry wall to be installed between residential and commercial uses. The applicant is not explicitly proposing screening at this time. It should be noted that there is an existing fence and natural barrier along the westside of the property adjacent to the existing residential single-family homes. In the event that screening is proposed, the fence will be 8' in height and ornamental.

Variance Requests:

Water line size: An 8" waterline currently exists along Dunaway Street adjacent to the subject property. Typically, a multi-family project is required to install a 12" waterline to serve the development. Due to the limited number of dwelling units proposed with this development, the applicant has requested to utilize the existing 8" water line as opposed to installing a new 12" water line along Dunaway Street. In order to determine if the 8" water line is sufficient to serve the development; the applicant will be required to conduct a fire flow test and engineering analysis in the area around the development and provide the results to staff. The Fire Flow test and engineering analysis must demonstrate the presence of a minimum fire flow and domestic flow that is acceptable to the Director of Utilities. This fire flow test and engineering analysis are required to be conducted prior to replatting the property.

Utility Easement Width: The applicant proposes to reduce the minimum utility easement width from 15' to 10' along Dunaway Street and S Monroe Street. The applicant has provided Letters of No Objection from franchise utility providers in the area. Due to the presence of existing infrastructure in the area and the provision of No Objection letters, staff does not have concerns with this request.

Thoroughfare Plan: The applicant is not proposing to dedicate right-of-way (ROW) with this planned development. The Waxahachie Thoroughfare Plan currently identifies a 120' thoroughfare crossing through the center of the subject property. This thoroughfare is intended to connect Cantrell Street directly to US Highway 77 and Howard Road at the existing intersection south of the viaduct bridges. The Waxahachie Thoroughfare Plan proposes to replace the existing intersection with a roundabout. However, expansion of Cantrell Street and the construction of a roundabout at the intersection south of the viaduct is not currently feasible without the purchase of multiple adjacent properties. Due to the questionable near-term feasibility of the 2023 Thoroughfare Plan, staff has evaluated alternative thoroughfare options in the area. After discussions with TxDOT, staff has identified viable alternatives that can be pursued via a future amendment to the Thoroughfare Plan. These options would allow for development to occur on the subject property while still allowing for future thoroughfare improvements south of downtown. Staff is supportive of a deviation from the thoroughfare plan for this PD due to the fact that viable alternatives are available.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 19 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

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

RECOMMENDATION

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

Conditions:

1. A mutually agreed upon Development Agreement will be required for the property.
2. The property is required to be replatted into a single lot prior to development.
3. All materials, location of materials, and percentage of materials for the building shall be consistent with the Elevation/Façade Plan (Exhibit D).
4. The owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit E - Landscape Plan and maintain the required landscaping at all times.
5. All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
6. The applicant is required to conduct a fire flow test and engineering analysis in the area around the subject property to demonstrate the presence of a minimum fire flow and domestic flow that is acceptable to the Director of Utilities. This fire flow test and engineering analysis are required to be conducted prior to replatting the property.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Exhibit A – Location Map
3. Exhibit B – Development Standards
4. Exhibit C – Site Plan
5. Exhibit D – Elevation/Façade Plan
6. Exhibit E – Landscape Plan
7. Exhibit F – Floor Plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley
Planner

censley@waxahachietx.gov

Reviewed by:

Trenton Robertson, AICP
Director of Planning

trobertson@waxahachietx.gov



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-49-2025

RECEIVED JUN 08 2026

➔ BRIDGEMAN JACKSON B & LAUREN J
300 HALEY DR
WAXAHACHIE, TX 75165

➔ The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 23, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 20, 2026 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Brad Yates for a **Zoning Change** from a Commercial (C) zoning district to **Planned Development-Multi Family-1 (PD-MF-1)** zoning district, for a 6-unit townhome use, located directly south of 404 Cantrell Street, (Property ID 172321) - Owner: Colonial Group Restoration Inc. (ZDC-49-2025)

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



Scan for additional information.

Case Number: ZDC-49-2025

City Reference: 276718

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

SUPPORT

OPPOSE

Comments:

① Privacy ② Noise ③ Buffering
④ quality of life impact

Kelly Diabej & Adrian Tijerina
Signature

6/7/26
Date

Kelly Diabej & Adrian Tijerina
Printed Name and Title

300 Haley Dr
Address

Exhibit A - Location Map

Items 5-6



ZDC-49-2025 (PD)

Exhibit B - Development Standards

Dunaway Townhomes

Overall concept is 2 story townhomes with rooftop balcony for residential living. Development of this lot encourages walkability to the downtown area and has two entrance and exit points. With an adaptive use, this takes an otherwise challenging vacant commercial lot and allows for more residents in and near the downtown area.

*Rear yard setback to be 15'

*Front yard setback to be 25'

*Building height not to exceed 55'

*Provide a minimum of two off street parking spaces per townhome. Remainder of lot will be maximized for guest parking.

*Any accessory buildings to match style of townhome

*Minimum of 2000 sq. ft. living

*Any fencing added to the site will be ornamental iron no greater than 8' tall.

*Exterior materials shall include wood, masonry, stone and hardie. Buildings to be either 90% masonry or wood board and batten.

*Each residential unit will be platted on an individual residential lot.

*Mail receptacles to be on structure if allowed by USPS. If structure mounted receptacles are not allowed a suitable mail receptacle will be placed per USPS recommendation.

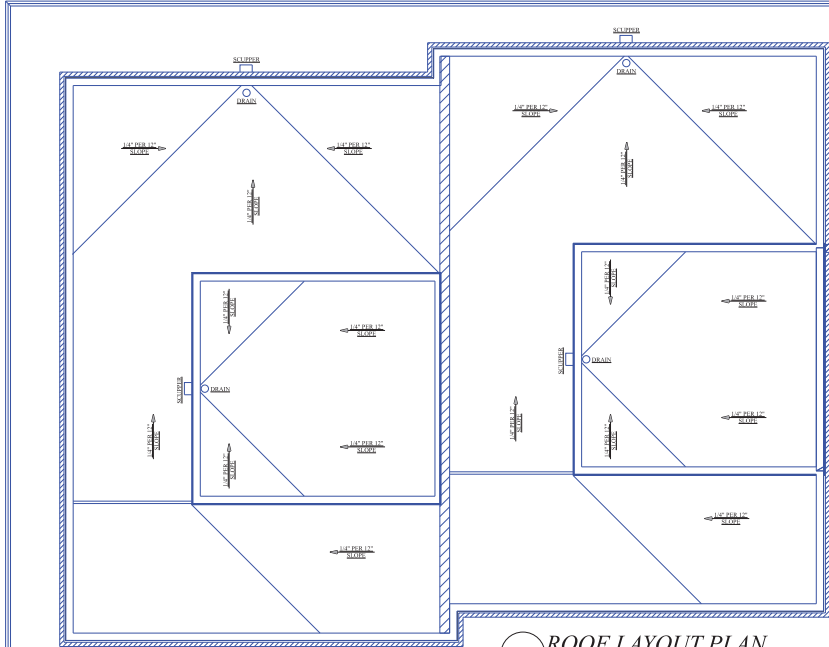
*Utility easement to be 10' in width.

*Water line size serving the lot to be 8".

*Right-of-Way Dedication will not be required for Cantrell Street or for the Major Arterial Thoroughfare crossing through the property.

Exhibit D - Elevations & Facade Plan

Items 5-6

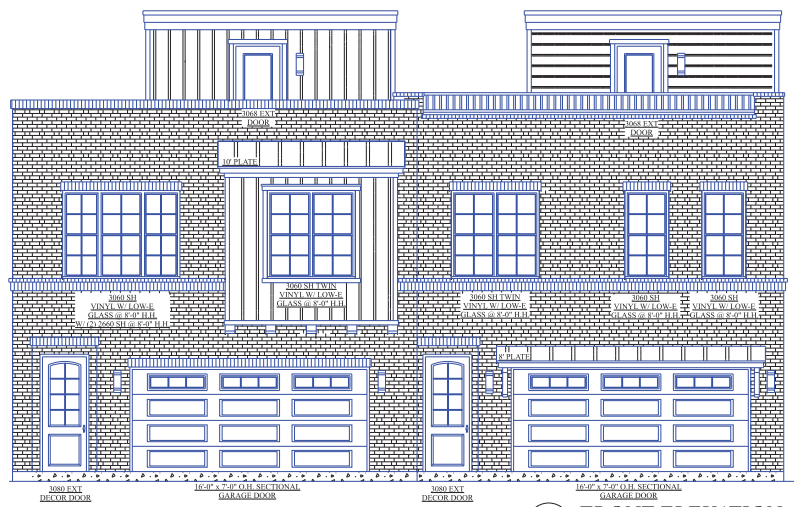


ROOF LAYOUT PLAN
SCALE: 1/4" = 1'-0"

NOTE TO CONTRACTOR:
VERIFY IN FIELD HEIGHTS
TAKEN AT EACH CORNER,
HIGH POINT, AND DRAIN.



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



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

Plan Copyright, Ownership and Liability

These plans are prepared and are subject to copyright protection as "Architectural Work" under section 17.02 of the Copyright Act, 17 U.S.C. as amended December 1994 and Texas Architectural Works Copyright Protection Act of 1996. Reproduction of these plans, plans, drawings or other material, including any form or electronic reproduction, is strictly prohibited. The purchase of a set of these plans is not a transfer of copyright or other ownership interest. It is the buyer's responsibility to obtain all necessary permissions for the construction of the building. The practice includes but is not limited to the correct form as well as the interpretation and compliance of the rules and regulations of the design. These plans are the property of Blue Line Design.

Blue Line Design Co. accepts no liability for any errors contained in these plans. It is the responsibility of the purchaser of the plans to perform the following before beginning any construction:

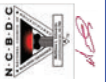
1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances, other laws, or by the municipality.
2. Verify all structural for design, site and infrastructure with local engineer and building officials.
3. Plans indicate location only; engineering aspects should encompass actual site and conditions.

Limit of Designer's liability is not to exceed price paid for plans.

Blue Line Design Co. assumes no liability for any design errors in these plans or for any errors and liability for advice given or omitted under the building, contractor or other professional involved in the construction of a house from these plans. Blue Line Design Co. is not a registered Architect however, Blue Line Design Co. is registered and maintains good standing with the American Institute of Building Design.

NOTES:

1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans may be verified and checked (permitted) by the builder, city, inspectors, or other persons as required and brought to the attention of the architect before any construction work or purchase have been made.
2. These plans are designed to be in substantial compliance with the 2021 International Residential Code. The construction shall conform to the actual, state and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
 - A. All wall walls are dimensioned 4" outside, 1/2" nominal and all walls 7" nominal.
 - B. 1.5" concrete and garages have 5 high sheen carbon steel doors.
4. Provide 1/2" back water line with catchpans.
5. Gas water heaters to be vented up to be a 1/2" pipe.
6. No condenser condenser must be 3" above ground.
7. In the absence of existing conditions proposed by architect or engineer, and acceptable building official see Table B102.3 in the International Residential Code.
8. Refer to engineering drawings for all foundations.
9. All drawings to comply with the International Residential Code.
10. Building must be checked for all interior water and regulations. Call owner to determine if 2" below ground and 2" below beams.
11. Check plans for level changes, floor outlines and plumbing fixture locations.



LOREN GRAY INVESTMENTS

JANUARY 22nd, 2025
A NEW FAMILY
RESIDENCE TO BE LOCATED @
180 DUNAWAY STREET
LOT 1A BLOCK 1
BULLARDS ADDITION
WAXAHACHIE, TEXAS COUNTY



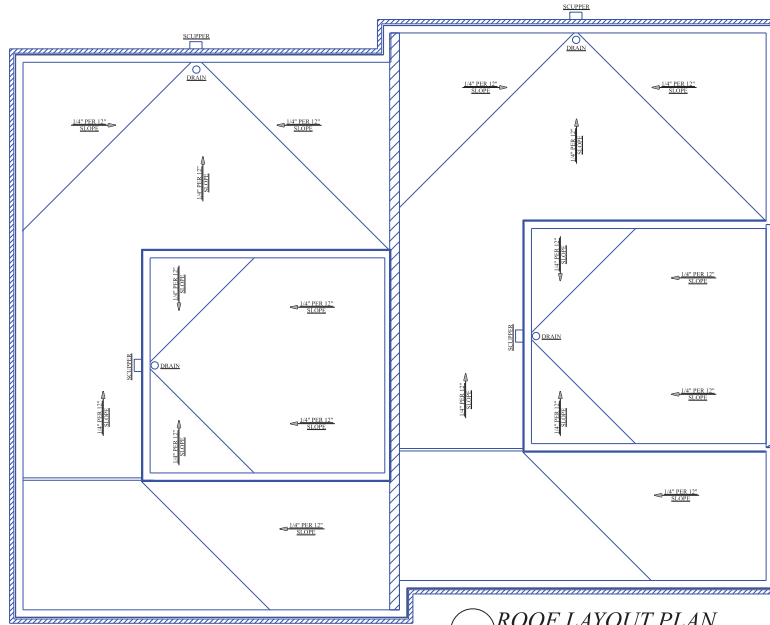
MATTHEW L. EDWARDS
ARCHITECT CERTIFICATION # 44,758

213 WENNIS AVENUE
SUITE 400
FENNIS, TX 75119
OFFICE: 972.955.9710
WWW.PLANMASTER.COM



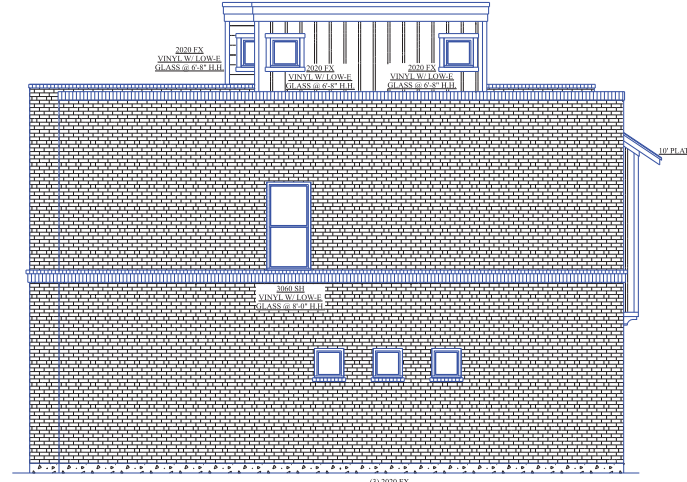
Exhibit D - Elevations & Facade Plan

Items S-6

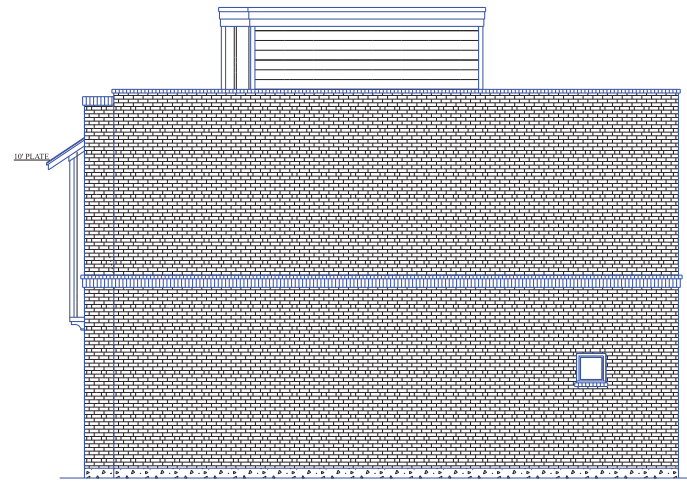


ROOF LAYOUT PLAN
SCALE: 1/4" = 1'-0"

NOTE TO CONTRACTOR:
VERIFY IN FIELD HEIGHTS
TAKEN AT EACH CORNER,
HIGH POINT, AND DRAIN.



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



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

Plan Copyright, Ownership and Liability

This plan and specification are the subject of copyright protection as "Architectural Work" under section 17C of the Copyright Act, 17 U.S.C. as amended December 1994 and Texas Architectural Works Copyright Protection Act of 1996. Reproduction of these basic plans, drawings, or specifications in whole or in part, including any formative or preparatory documents, without the express written consent of the author is strictly prohibited. The production of a set of these plans or any transfer of copyright or other ownership interest in the herein except for a limited license to use that set of plans for the construction of one building only. The practice includes but is not limited to the overall form as well as the arrangement and composition of space and elements of the design. These plans are the property of Blue Line Design, Inc.

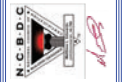
Blue Line Design, Inc. accepts no liability for any errors contained herein. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction:

1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances, other laws, and to be amended.
2. Verify all structural for design, site and infrastructure with local engineer and building officials.
3. Plans indicate location only; engineering aspects should encompass actual site and conditions.

Limit of Designer's liability is not to exceed price paid for plans. Blue Line Design, Inc. assumes no liability for any design errors in these plans, nor do we warrant any liability for advice given or methods used by the builder, contractor, or other professional involved in the construction of a house from these plans. Blue Line Design, Inc. is not a registered Architect however, Blue Line Design, Inc. is registered and maintains good standing with the American Institute of Building Design.

NOTES:

1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans may be verified and checked (completeness) by the builder, any inspectors, or any other persons to be used in connection with the construction of this structure before any construction work or purchase have been made.
2. These plans are designed to be in substantial compliance with the 2001 International Residential Code. The construction shall conform to the current state and local building codes and ordinances. These plans shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
 - a. All wall walls are dimensioned 4" outside, 16" nominal and 12" actual.
 - b. 1" nominal round pipes have 5/8 high strength carbon steel schedule 40.
 - c. Provide 1/2" thick wane floor on all platforms.
 - d. Use same beams in the garage as to be a 16" platform.
 - e. No conditioner condenser must be 3" above ground.
 - f. In absence of building codebook prepared by architect or engineer, and acceptable building official see Table B102.3 in the International Residential Code.
 - g. Refer to engineering drawings for all foundations.
 - h. Use drawings to comply with the International Residential Code.
 - i. Building must be checked for all interior code and regulations.
 - j. Call engineer or contractor for 2" below grade and 4" below beams.
 - k. Check plans for level changes, floor outlines and plumbing fixture locations.



LOREN GRAY INVESTMENTS

JANUARY 22nd, 2025
A NEW FAMILY
RESIDENCE TO BE LOCATED @
180 DUNAWAY STREET
LOT 1A BLOCK 1
BULLARDS ADDITION
WAHACHIE, TEXAS COUNTY



MATTHEW F. EDWARDS
ARCHITECT CERTIFICATION # 44758

213 WENNIS AVENUE
SUITE 400
ENNIS, TX 75119
OFFICE: 972.955.9710
WWW.PLANMASTER.COM





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



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

Plan Copyright, Ownership and Liability

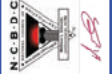
These plans are copyrighted and are subject to copyright protection by the Architectural Record under section 102 of the Copyright Act, 17 U.S.C. as amended December 1992 and Texas Architectural Record Copyright Protection Act of 1998. Reproduction of these plans in whole or in part without the written consent of the Architectural Record is prohibited. This consent is not to be construed as an implied or inferred warranty of any kind. The Architectural Record is not liable for any errors or omissions in these plans. The Architectural Record is not liable for any errors or omissions in these plans. The Architectural Record is not liable for any errors or omissions in these plans. The Architectural Record is not liable for any errors or omissions in these plans.

1. Verify dimensions and all aspects of plans for compliance with all applicable codes and regulations which apply to the project.
2. Verify all contract for design, date and amendments with local engineer and building officials.
3. These include location only engineering approval does not constitute a seal and not a signature.

Limit of Designer's Liability is not to exceed price paid for plans. These plans are not to be used for any other purpose or liability for which they are not intended. The Architectural Record is not liable for any errors or omissions in these plans. The Architectural Record is not liable for any errors or omissions in these plans. The Architectural Record is not liable for any errors or omissions in these plans.

NOTES:

1. These plans are intended to provide the basic construction information necessary to successfully complete the structure. These plans may be modified and changed in any way by the builder. Any discrepancy, error and/or omission is to be corrected by the architect at the owner's expense.
2. The owner is responsible for all necessary permits and fees to be brought to the attention of the architect before any construction work is permitted to begin. The construction shall conform to all applicable codes and regulations which apply to the project.
3. These plans shall also provide a note regarding any special conditions.
4. Concrete work shall be done and made according to all local and state requirements of concrete, including but not limited to:
 - a. Use of 4000 psi concrete
 - b. Use of 4000 psi concrete
 - c. Use of 4000 psi concrete
5. Provide 20 inch wide steel reinforcement.
6. Use steel reinforcement in garage up to 12 x 16" joists.
7. All foundation work shall be done by 1" above grade.
8. In absence of existing conditions proposed by architect or engineer, all work shall conform to the International Building Code.
9. Refer to engineering drawings for details.
10. Let drawings to comply with the International Building Code.
11. Existing work to be checked for code compliance and regulations. Cut through a minimum of 2" below grade and 4" below finish.
12. Check plans for any changes from existing and providing them to owner.



LOREN GRAY
INVESTMENTS

JANUARY 22nd, 2025

AN UNDIVIDED FAMILY
RESIDENCE TO BE LOCATED @
LOT 1A BLOCK 1
BULLARDS ADDITION
WAXAHACHIE, TEXAS
ELLIS COUNTY



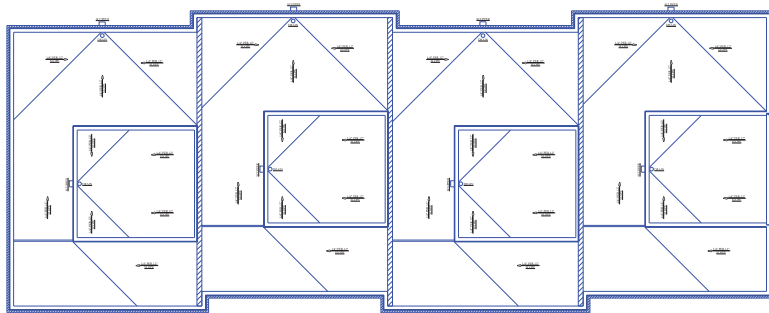
MATTHEW L. EDWARDS
ARCHITECT CERTIFICATION # 44,798

213 W ENNIS AVENUE
SUITE 400
ENNIS, TX 75112
OFFICE (972) 951-9710
WWW.PLAN.MASTER.COM



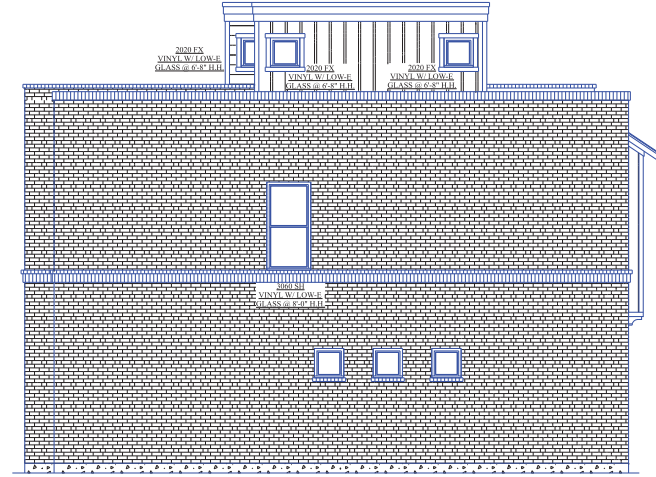
Exhibit D - Elevations & Facade Plan

Items 5-6

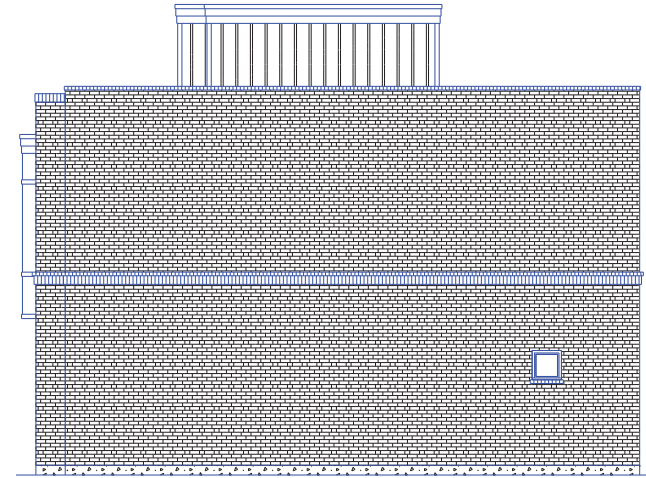


**NOTE TO CONTRACTOR:
VERIFY IN FIELD HEIGHTS
TAKEN AT EACH CORNER,
HIGH POINT, AND DRAIN.**

ROOF LAYOUT PLAN
SCALE: 1/8" = 1'-0"



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



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

Plan Copyright, Ownership and Liability

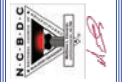
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Blue Line Design, LLC, accepts no liability for any errors contained herein. It is the responsibility of the purchaser of these plans to perform the following before beginning any construction:

1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances, other laws, and to be amended.
2. Verify all structural for design, site and infrastructure with local engineer and building officials.
3. Plans indicate locations only; engineering aspects should accompany actual site and conditions.

Limit of Designer's liability is not to exceed price paid for plans. Blue Line Design, LLC, accepts no liability for any design errors in these plans, nor do we warrant any liability for advice given or omitted, nor for the building, contractor, or other professional involved in the construction of a house from these plans. Blue Line Design, LLC, is not a registered Architect however, Blue Line Design, LLC, is registered and maintains good standing with the American Institute of Building Design.

- NOTES:**
1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans may be verified and checked (completely) by the builder. Any discrepancies, over or under, are to be brought to the attention of the architect before any construction work or purchase have been made.
 2. These plans are designed to be in substantial compliance with the 2021 International Residential Code. The construction shall conform to current state and local building codes and ordinances. These notes shall take precedence over anything noted in these drawings.
 3. Contractor must verify all dimensions and scale drawings.
 - A. All wall walls are dimensioned 4" nominal, 3 1/2" actual and all walls 2" nominal.
 - B. 1.5" concrete and particle board 5/8" thick sheetrock minimum thickness.
 - C. Provide 1/2" back water floor on all platforms.
 - D. Use same finish in the garage or to be a 1/2" 18" platform.
 - E. No conditioner condenser must be 3" above ground.
 - F. In absence of utility, check the property for utility or engineer, and acceptably building official and Table B102.3 in the International Residential Code.
 - G. Refer to engineering drawings for all foundations.
 - H. Eave brackets to comply with the International Residential Code.
 - I. Building must be checked for all interior code and regulations.
 - J. Car exempt a minimum of 2" below grade and 2" below beams.
 - K. Check plans for level changes, floor outlines and parking zone locations.



**LOREN GRAY
INVESTMENTS**

JANUARY 22nd, 2025
A NEW FAMILY
RESIDENCE TO BE LOCATED @
LOT 1A BLOCK 1
BULLARDS ADDITION
WAXAHACHIE, TEXAS
ELLIS COUNTY



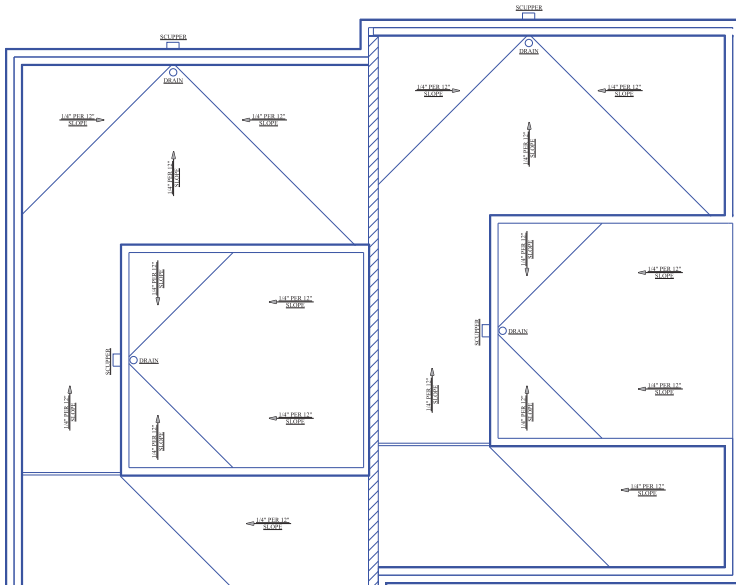
MATTHEW J. EDWARDS
ARCHITECTURE
ABCD CERTIFICATION # 44-758

213 W. ENNIS AVENUE
SUITE 400
ENNIS, TX 75119
OFFICE: 972.955.9710
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Exhibit D - Elevations & Facade Plan

Items 5-6



ROOF LAYOUT PLAN
SCALE: 1/4" = 1'-0"

NOTE TO CONTRACTOR:
VERIFY IN FIELD HEIGHTS
TAKEN AT EACH CORNER
HIGH POINT AND DRAIN.



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



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

Plan Copyright, Ownership and Liability

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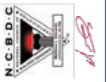
Blue Line Design, LLC, accepts no liability for any errors contained herein. It is the responsibility of the contractor of the plan to perform the following before beginning any construction:

1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances before being used in the construction.
2. Verify all structural for design, site and construction with local engineer and building officials.
3. Plans indicate location only; engineering support should accompany actual site and soil conditions.

Limit of Designer's liability is not to exceed price paid for plans. Blue Line Design, LLC, assumes no liability for any design errors in these plans nor do we warrant any liability for advice given or omitted from the building, contractor or other professional involved in the construction of a house from these plans. Blue Line Design, LLC, is not a registered Architect however, Blue Line Design, LLC, is registered and maintains good standing with the American Institute of Building Design.

NOTES:

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2. The plans are designed to be in substantial compliance with the 2011 International Residential Code. The contractor shall obtain all required, state and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
 - A. All wall walls are dimensioned to outside, back 3/4" nominal and top walls 3/4" nominal.
 - B. 1 door, window and garage have 5/8 high sheetrock cantilevered above.
 - C. Provide 1/2 inch water line in all gutters.
 - D. Gas water heaters to be gas on 1/2" 1/2" platforms.
 - E. No condenser outdoor units to be 3" above grade.
 - F. In the absence of building codes, comply with ASHRAE 62.2-2010 and applicable building official and International Residential Code.
 - G. Refer to engineering drawings for all foundations.
 - H. All drawings to comply with the International Residential Code.
 - I. Building must be checked for all interior water and vaporization. Cut through a minimum of 2" below grade and 2" below beams.
 - J. Check plans for level changes, floor outlines and plumbing fixture locations.



LOREN GRAY INVESTMENTS

JANUARY 21st, 2025
A NEW MULTI-FAMILY
RESIDENCE TO BE LOCATED @
LOT 1A BLOCK
BULLARDS ADDITION
WAXAHACHIE, TX-HILLIS COUNTY



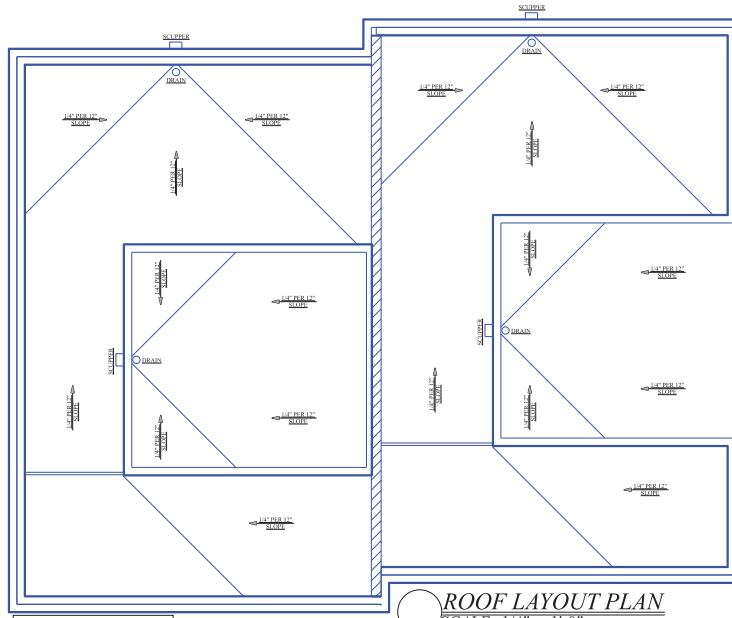
MATTHEW L. EDWARDS
AIBD CERTIFICATION # 44778

213 W. ENNIS AVENUE
SUITE 400
ENNIS, TX 75119
OFFICE: (972) 955-9710
WWW.PLANMASTER.COM



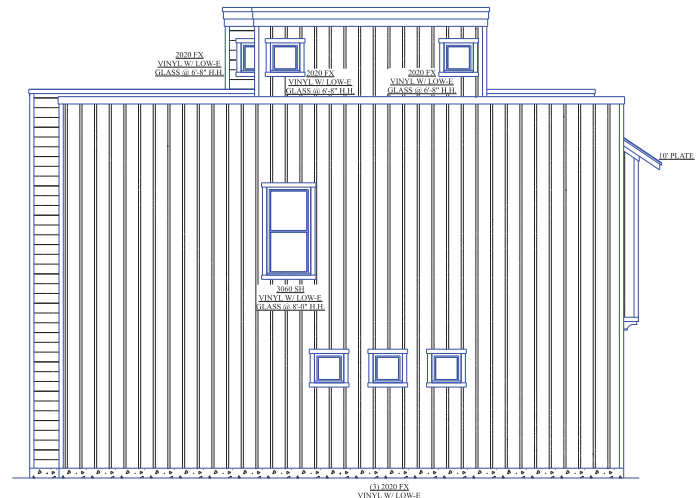
Exhibit D - Elevations & Facade Plan

Items 5-6

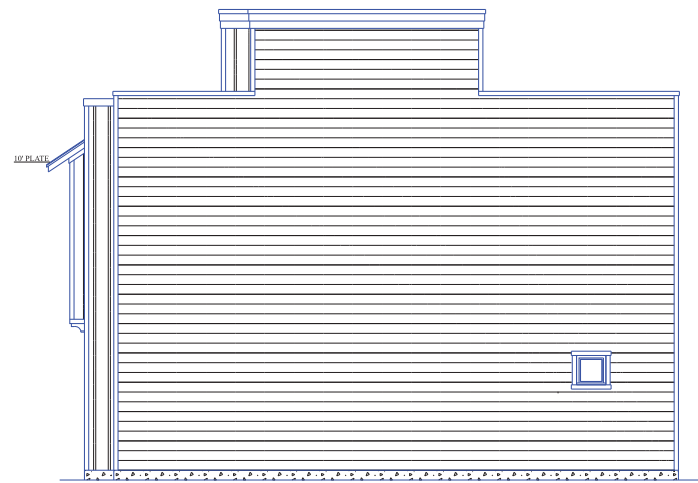


ROOF LAYOUT PLAN
SCALE: 1/4" = 1'-0"

NOTE TO CONTRACTOR:
VERIFY IN FIELD HEIGHTS
TAKEN AT EACH CORNER,
HIGH POINT, AND DRAIN.



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



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

Plan Copyright, Ownership and Liability

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1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances, other laws to be observed.
2. Verify all structural for design, site and reinforcement with local engineer and building officials.
3. Plans indicate location only; engineering support should accompany actual site and conditions.

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NOTES:

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2. These plans are designed to be in substantial compliance with the 2001 International Residential Code. The construction shall conform to current code and local building codes and ordinances. These notes shall take precedence over anything noted on these drawings.
3. Contractor must verify all dimensions and scale drawings.
 - a. All wall widths are dimensioned 4" outside, 8" 1/2" nominal and 1/2" actual.
 - b. 1" door, window and garage have 5/8" high exterior finished surface.
 - c. Provide 1/2" back water flare on roofpan.
 - d. Use same beams to tie string on to be a 10" platform.
 - e. No conditioner condenser runs to be 3" above grade.
 - f. In absence of building codebook prepared by architect or engineer, and acceptable building official see Table B062.3 in the International Residential Code.
 - g. Refer to engineering drawings for load requirements.
 - h. Use drainage to comply with the International Residential Code.
 - i. Building must be checked for all interior water and regulations. Call engineer or contractor for 2" below grade and 4" below beams.
 - j. Check plans for level changes, floor outlines and plumbing fixture locations.



LOREN GRAY
INVESTMENTS

JANUARY 21st, 2025
A NEW MULTIFAMILY
RESIDENCE TO BE LOCATED @
LOT 1A BLOCK 1
BULL LARDS ADDITION
WAXAHACHIE, TX-HILLIS COUNTY



MATTHEW D. EDWARDS
AIA CERTIFICATION # 44-798

213 W ENNIS AVENUE
SUITE 400
ENNIS, TX 75119
OFFICE 972.955.9710
WWW.PLANMASTER.COM



Exhibit D - Elevations & Facade Plan

Items 5-6



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



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

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Blue Line Design LLC accepts no liability for any errors contained herein. It is the responsibility of the contractor of this plan to perform the following before beginning any construction:

- Verify dimensions and all aspects of plans for compliance with all local codes and ordinances relative to the construction.
- Verify all material for design, size and performance with the engineer and building officials.
- Plans indicate location only; engineering reports should accompany actual site and conditions.

Limit of Designer's liability is not to exceed price paid for plans. Blue Line Design LLC accepts no liability for any changes made to these plans, nor do we warrant any liability for values given or conflicts made by the building contractor or other professional involved in the construction of a house from these plans. Blue Line Design is an equal opportunity contractor. Blue Line Design is an equal opportunity contractor. Blue Line Design is an equal opportunity contractor. Blue Line Design is an equal opportunity contractor.

NOTES:

- These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans may be verified and checked thoroughly by the builder. Any discrepancy over price between is bound to be brought to the attention of the architect before any construction work or purchase have been made.
- These plans are designed to be in substantial compliance with the 2021 International Residential Code. The construction shall conform to all local codes and building department requirements. These plans shall also conform to any existing zoning ordinances.
- Contractor must verify all dimensions and scale drawings, and must verify all dimensions of exterior walls, 7" nominal and 2" nominal.
1. 1.5" nominal exterior walls have a 5/8" thick sheath installed and 1/2" sheath.
2. Provide 1/2" back wave fiber on eave/rafters.
3. Use same finish to the garage as to be on 1" platform.
4. No conditioner condense water to 3" above grade.
5. In absence of building codebook prepared by architect or engineer, and accepted by building official per Table 1002.3 of the International Residential Code.
6. Refer to engineering drawings for all foundations.
7. Eave drainage to comply with the International Residential Code.
8. Building must be checked for all interior code requirements. Call engineer or contractor for 2" below grade and 2" below finish.
9. Check plans for level changes, floor outlines and plumbing fixture locations.



LOREN GRAY
INVESTMENTS

DECEMBER 26th, 2024

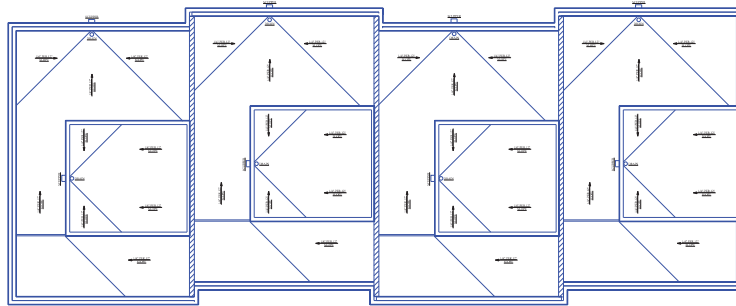
ANEWALU FAMILY
RESIDENCE TO BE LOCATED @
LOT 1A BLOCK 1
BULLARDS ADDITION
WAXAHACHIE, TEXAS
ELLIS COUNTY



MATTHEW J. EDWARDS
A.B.C.D. CERTIFICATION # 44-798

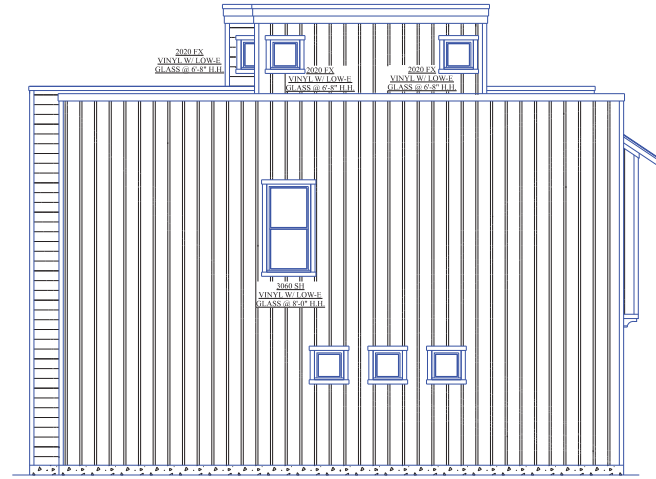
213 W. ENNIS AVENUE
SUITE 400
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OFFICE: (972) 955-9710
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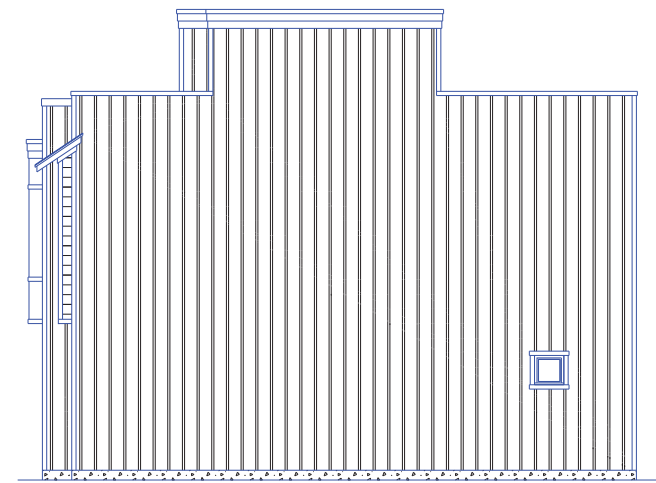


**NOTE TO CONTRACTOR:
VERIFY IN FIELD HEIGHTS
TAKEN AT EACH CORNER,
HIGH POINT, AND DRAIN.**

ROOF LAYOUT PLAN
SCALE: 1/8" = 1'-0"



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



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

Plan Copyright, Ownership and Liability

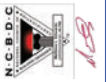
These plans are copyrighted and are subject to copyright protection as "Architectural Work" under section 102 of the Copyright Act, 17 U.S.C. as amended December 1994 and Texas Architectural Works Copyright Protection Act of 1999. Reproduction of these basic plans, drawings, or other information in which copyright, design, or other proprietary rights are claimed for any reason without prior written permission is strictly prohibited. The purchase of a set of these plans does not transfer copyright or other ownership interest. It is the buyer's responsibility to obtain the necessary permission to reproduce or use these plans in any manner. The practice includes but is not limited to the overall form as well as the arrangement and composition of these and elements of the design. These plans are the property of Blue Line Design, LLC.

Blue Line Design, LLC, accepts no liability for any variation contained herein. It is the responsibility of the purchaser of these plans to perform the following before beginning any construction:

1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances which apply to the construction.
2. Verify all structural for design, size and reinforcement with local engineer and building officials.
3. Plans indicate locations only; engineering reports should accompany actual size and local conditions.

Limit of Designer's liability is not to exceed price paid for plans. Blue Line Design, LLC, accepts no liability for any design, errors in these plans, nor do we warrant any liability for values given or omitted from the building, structure, or other professional services in the construction of a house from these plans. Blue Line Design, LLC, is not a registered Architect hereunder. Blue Line Design, LLC, is registered and maintains good standing with the American Institute of Building Design.

- NOTES:**
1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans may be verified and checked completely by the builder, the developer, your contractor or others to be brought to the attention of the architect before any construction work or purchase have been made.
 2. These plans are designed to be in substantial compliance with the 2021 International Residential Code. The construction shall conform to all local, state and local building codes and ordinances. These plans shall take precedence over anything noted in these drawings.
 3. Contractor must verify all dimensions and scale drawings.
 - a. All wall walls are dimensioned 4" outside, 16" 1/2" nominal and 16" wide 2" nominal.
 - b. 1.5m nominal and parties have 5 high shales unless stated otherwise.
 - c. Provide 1/4" thick wear layer on all platforms.
 - d. Use some beams to be spaced on to be on 16" platforms.
 - e. No conditioner condenser shall be 3" above ground.
 - f. In absence of building codes prepared by architect or engineer, and accepted by building official see Table B102.3 in the International Residential Code.
 - g. Refer to engineering drawings for all foundations.
 - h. See drawings to comply with the International Residential Code.
 - i. Building must be checked for all interior code and regulations.
 - j. See drawings to comply with 2" below grade and 4" below beams.
 4. Check plans for level changes, floor outlines and plumbing fixture locations.



**LOREN GRAY
INVESTMENTS**

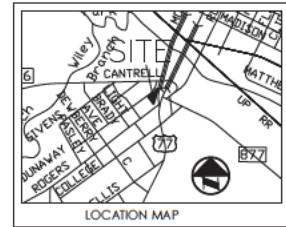
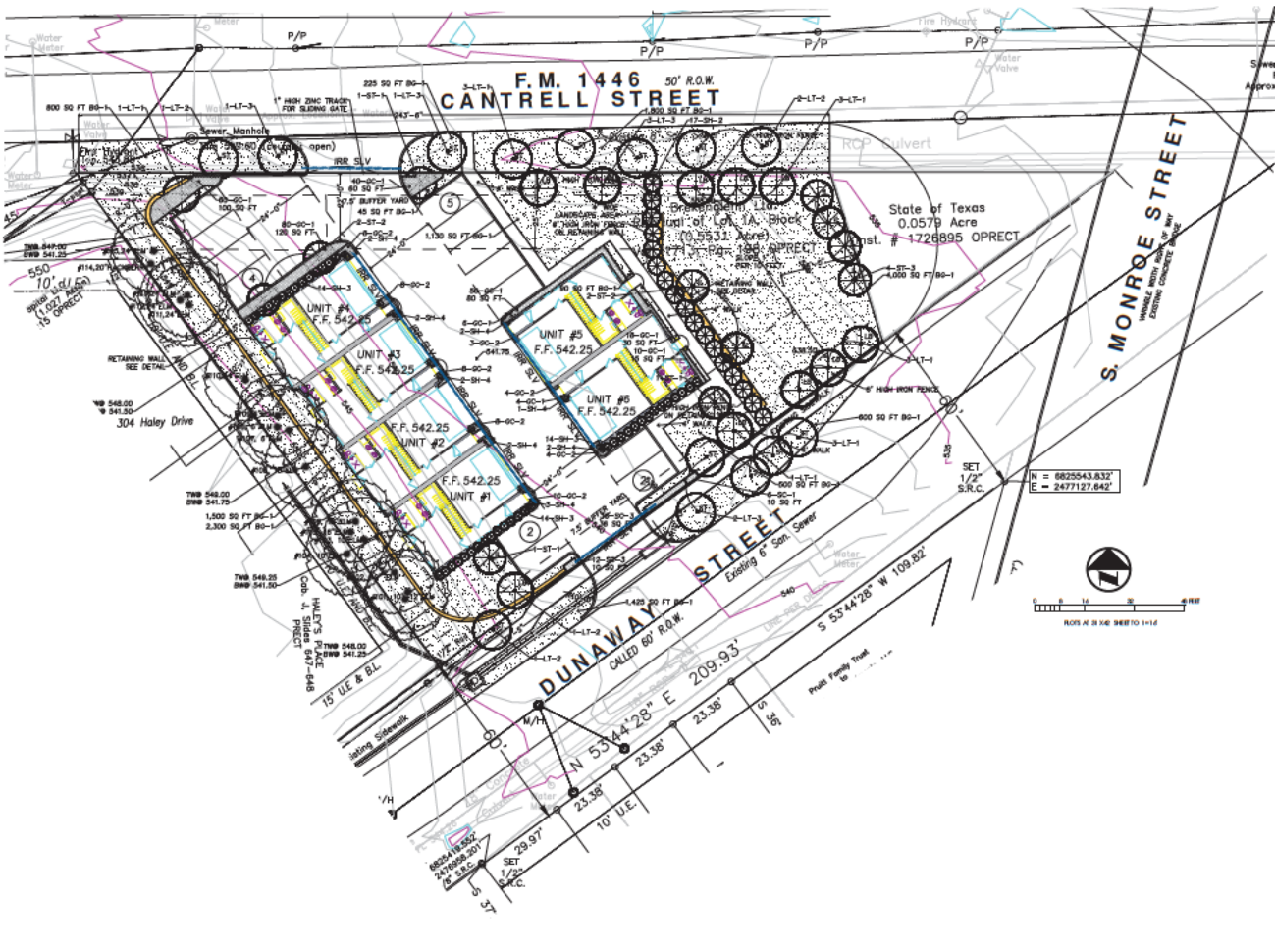
DECEMBER 26th, 2024
A NEW FAMILY
RESIDENCE TO BE LOCATED @
LOT 1A BLOCK 1
BULLARDS ADDITION
WAXAHACHIE, TEXAS
ELLIS COUNTY



MATTHEW J. EDWARDS
ARCHITECT CERTIFICATION # 44,758

213 W ENNIS AVENUE
SUITE 400
FENNIS, TX 75119
OFFICE: 972.955.9710
WWW.PLANMASTER.COM





CITY OF WAXAHACHIE LANDSCAPE ORDINANCE

SECTION 5.04 LANDSCAPE REQUIREMENTS

(a) INTERIOR LANDSCAPE ARE REQUIREMENTS

- SQUARE FOOT OF THE BUILDING, 5,680 SQ FT, (MF-1) MULTI FAMILY ZONING REQUIRES 50% LANDSCAPE AREA TO THE INTERIOR OF THE LOT, EXCLUDING BUFFER YARDS
- REQUIREMENTS 2,840 SQ FT. INTERIOR LANDSCAPE AREA PROVIDED 6,347 SQ FT. 200%

2. PLANTING REQUIREMENTS WITHIN THE INTERIOR LANDSCAPE AREA

	REQUIRED	PROVIDED
ONE (1) CANOPY TREE PER 500 SQ FT. TREES	6	OVER 6 EXISTING
ONE (1) UNDERSTORY TREE PER 250 SQ FT	11	11 TREES
ONE (1) SHRUB PER 70 SQ FT	40 SHRUBS	73 SHRUBS
GROUND COVER 15% OR REQUIRED AREA	428 SQ FT	465 SQ FT
SEASONAL COLOR 2% OF REQUIRED AREA	56 SQ FT	56 SQ FT
70% OF THE REQUIRED INTERIOR LANDSCAPE SHALL BE IN THE FRONT AND REAR OF THE BUILDING AND EDGE OF THE REQUIRED BUFFER YARD.		

WATER CONSERVATION CREDITS MAY REDUCE THE SHRUBS BY 70% AND REQUIRED LANDSCAPE BY 0%.

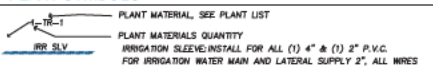
(f) PARKING LOT LANDSCAPING

- ALL SURFACE PARKING LOT AREAS SHALL SUPPLY A LEAST (13) 50 FT OF PARKING LOT LANDSCAPE PER PARKING SPACE. 13 PARKING SPACES
- ADDITIONAL PARKING LOT LANDSCAPING IS REQUIRED BETWEEN BUILDING FACADE AND STREET RIGHT OF WAY.
 - LESS THAN 20% MIN (10) 50 FT PER SPACE
 - 20%-75% MIN (20) 50 FT PER SPACE
 - MORE THAN 75% MIN (30) 50 FT PER SPACE
- TWO (2), FOUR (4) INCH CALIPER TREES REQUIRED PER 500 SQ FT OF REQUIRED PARKING LANDSCAPE AREA
- TEN (10) SHRUBS REQUIRED PER 500 SQ FT OF REQUIRED PARKING LANDSCAPE AREA

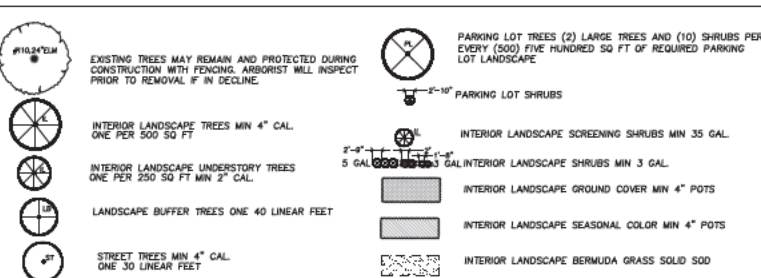
4. ADDITIONAL LANDSCAPE REQUIREMENTS

- BUFFER YARD AREA FOR ALL NEW RESIDENTIAL PARCELS WITH MORE THAN 200 FEET OF FRONTAGE ADJACENT TO R.O.W. AT LEAST 20% STREET YARD SHALL BE PERMANENT LANDSCAPE AREA. THE EXISTING FRONTAGE ON DUNAWAY ST 210' 20% 360 SQ FT 1,250 SQ FT
- THE EXISTING FRONTAGE ON CANTRELL IS 280' 20% 288 SQ FT 904 SQ FT
- FOR PARCELS MORE THAN TWO FRONTAGES THEN THE REQUIRED LANDSCAPE BUFFER IS NO MORE THAN SEVEN AND ONE-HALF FEET. 7.5' BUFFER 7.5' BUFFER
- REQUIRED TREES IN LANDSCAPE BUFFER ONE LARGE TREE (1) PER FORTY (40) LINEAR FT. DUNAWAY ST. 5 TREES 8 TREES
5. STREET TREES (1) STREET TREES MUST BE LOCATED WITHIN THE R.O.W. UP TO 30 PERCENT OF STREET TREES MAY BE PLANTED BETWEEN THE SIDEWALK AND THE PRIMARY BUILDING. TREES SHALL BE MIN 4" CALIPER, MEASURED DBH ABOVE GRADE. STREET TREES MUST BE PLANTED AT A RATE OF ONE (1) TREE FOR EVERY 30 FEET. DUNAWAY ST. 6 TREES 8 TREES

PLANT SYMBOLS



LANDSCAPE SYMBOLS



CITY OF WAXAHACHIE LANDSCAPE MAINTENANCE

The property owner, tenant, or agent shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly, and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, 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.

LORBN GRAY INVESTMENTS
COLONIAL RESTORATION
710 COLONIAL
WAXAHACHIE TEXAS
817-932-1455
RICHIE 314-880-489

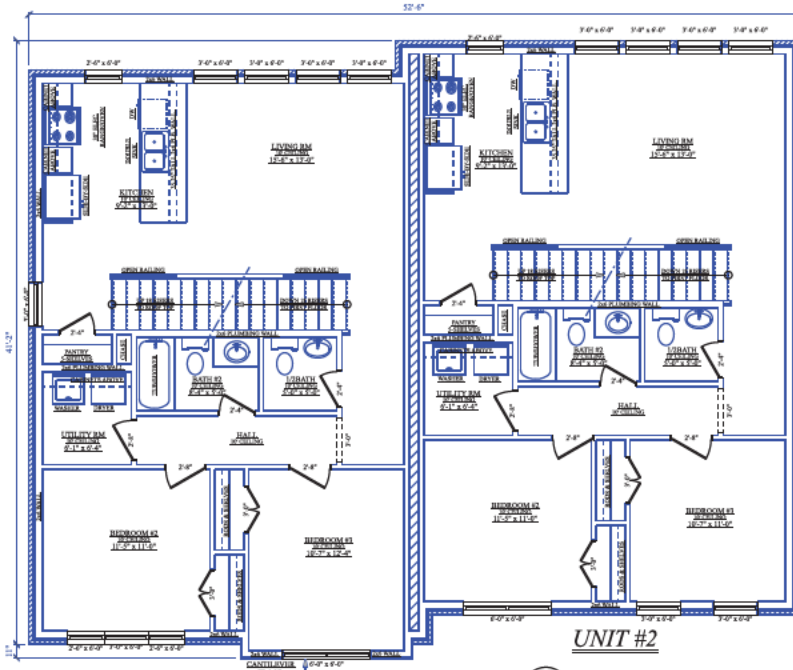
T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS 7881 PLUMMER (112) 8380 BRONCO
1216 Commerce Blvd - Irving Texas 75039-3407 (714) 266-8888
tpritchett@tpritchett.com

SITE LANDSCAPE PLAN
DUNAWAY ST. NEW MULTI-FAMILY DEVELOPMENT
DUNAWAY STREET
LOT 1A, BLOCK 1, BULLARDS ADDITION
WAXAHACHIE, ELLIS COUNTY, TEXAS

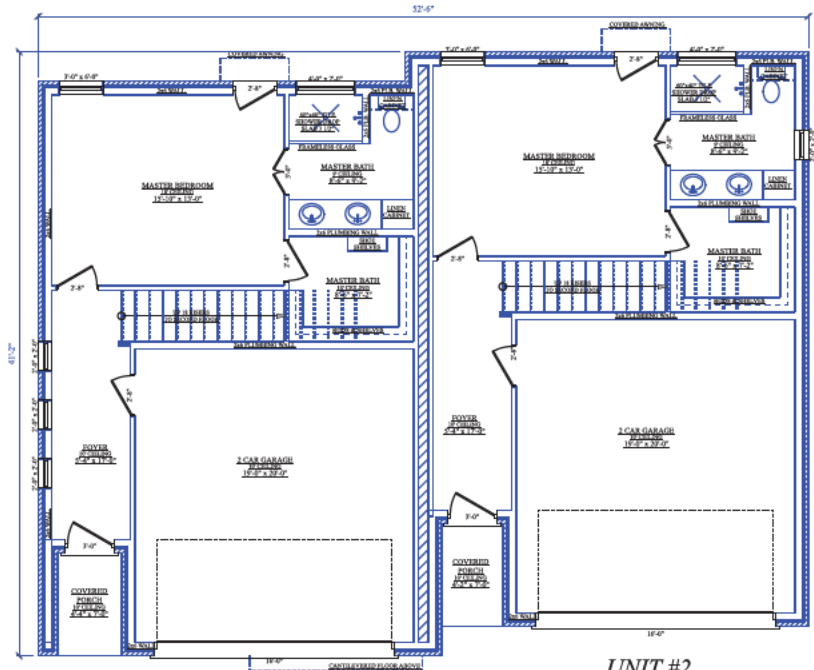
SCALE: 1"=10'
DATE: APRIL 2024

DRWINGNO
LP-1

DUNAWAY ST. NEW MULTI-FAMILY DEVELOPMENT



UNIT #2
UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"



UNIT #1
LOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Plan Copyright, Ownership and Liability

These plans and specifications shall not be used for any project other than that for which they were prepared. The user of these plans and specifications shall be responsible for obtaining all necessary permits and for compliance with all applicable laws, codes, and regulations. The user shall also be responsible for obtaining all necessary approvals from the appropriate authorities. The user shall also be responsible for obtaining all necessary approvals from the appropriate authorities. The user shall also be responsible for obtaining all necessary approvals from the appropriate authorities.

1. Verify dimensions and all aspects of plan for compliance with all local codes and regulations which apply to be determined.
2. Verify all structural, fire, and life safety requirements with local engineering and building officials.
3. These include location and engineering approval should appropriate action and not conditions.

- NOTES:**
1. These plans are intended to provide the basic construction information necessary to construct the project as shown. These plans may be modified and changed in any way by the builder. Any discrepancy, error and/or omission is held to be brought to the attention of the architect before any construction work is performed hereon.
 2. These plans are prepared in accordance with the 2021 International Residential Code. The construction shall conform to all applicable codes and regulations which are in effect at the time of construction. These codes shall take precedence over anything noted on these drawings.
 3. Constructer must verify all dimensions and note omissions.
 4. All steel work and equipment shall be installed, unless 1/2" minimum and note 3/4" minimum.
 5. Load capacity and position have 3/4" high deflection unless noted.
 6. Provide 2x6 inch joist in all garages.
 7. Use steel joists in the garage on 16" to 24" joists.
 8. All foundation work shall be 12" above ground.
 9. In absence of existing conditions proposed by architect or engineer, and approved by building official, see Table B405.3 in the International Residential Code.
 10. Verify existing conditions of all structures.
 11. All drainage to comply with the International Residential Code.
 12. Existing work to be shown in red lines with no replacement. Cut change in addition of 2" below grade and 4" below finish.
 13. Check plans for any changes from existing and providing them to the builder.

AREA CALCULATIONS UNIT #1	
1st FLOOR LIVING	571
2nd FLOOR LIVING	985
3rd FLOOR LIVING	213
TOTAL LIVING AREA	1,769
2-CAR GARAGE	429
COVERED PORCH	40
TOTAL FOUNDATION	1,040
TOTAL UNDER ROOF	2,238
3rd FLOOR BALCONY	262

AREA CALCULATIONS UNIT #2	
1st FLOOR LIVING	570
2nd FLOOR LIVING	975
3rd FLOOR LIVING	216
TOTAL LIVING AREA	1,761
2-CAR GARAGE	423
COVERED PORCH	29
TOTAL FOUNDATION	1,022
TOTAL UNDER ROOF	2,213
3rd FLOOR BALCONY	257



LOREN GRAY INVESTMENTS

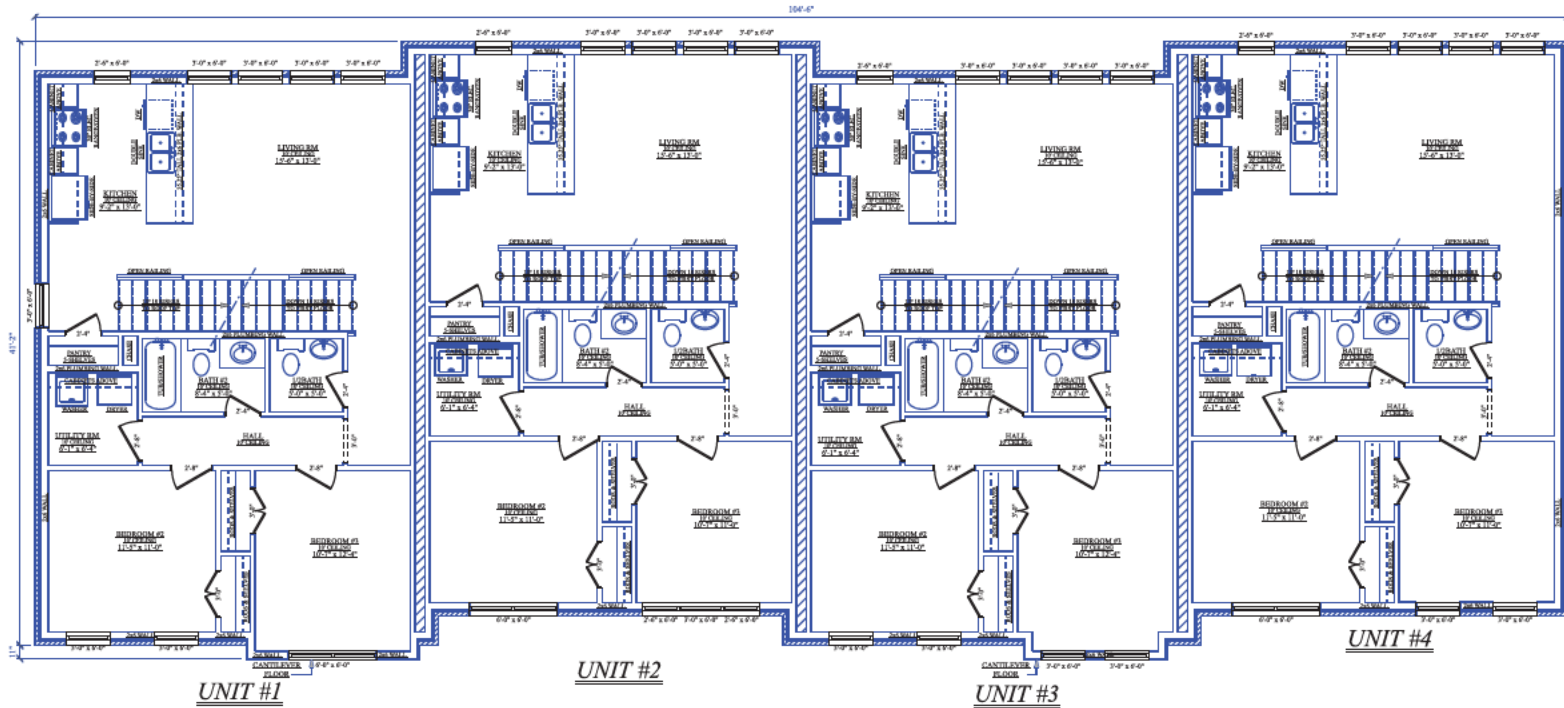
JANUARY 22nd, 2025
 A NEW MULTI-FAMILY RESIDENCE TO BE LOCATED @
 1800 DUNAWAY STREET
 LOT 1A BLOCK 1
 BULL LARDS ADDITION
 WAKAHACHIE, TARRANT COUNTY



MATTHEW L. EDWARDS
 ARCHITECTURE & ENGINEERING
 ARCHITECT CERTIFICATION # 44,796

213 W ENNIS AVENUE
 SUITE 400
 ENNIS, TX 75119
 OFFICE (972) 955-9710
 WWW.PLAN.MASTER.COM





Plan Copyright, Ownership and Liability

These plans are registered and are subject to copyright protection by the Architectural Record under section 102 of the Copyright Act, 17 U.S.C. as amended December 1976 and Texas Architectural Code Copyright Protection Act of 1998. Reproduction of these plans in whole or in part without the written consent of the Architect is prohibited. The creation of a set of these plans is not transferable and copyright shall remain with the Architect. It is the intent of the Architect to use that set of plans for the construction of one building only. The registered liability for the construction of these plans shall be the responsibility of the Licensed Architect.

When the Licensed Architect is used for the new structure mentioned herein, it is the responsibility of the purchaser of the plan to perform the following before beginning any construction:

1. Verify dimensions and all aspects of plan for compliance with all local codes and ordinances which apply to the structure.
2. Verify all contract for design, site and construction with local agencies and building officials.
3. Plans include location and engineering reports should appropriate exist and are not included.

NOTES:

1. These plans are intended to provide the basic construction information necessary to successfully complete the structure. These plans must be verified and checked thoroughly by the builder. Any discrepancy, error and/or omission is held to be the responsibility of the architect and the architect shall not be held liable for the construction of the structure.
2. These plans are prepared to be in substantial compliance with the 2021 International Residential Code. The construction shall conform to all applicable codes and regulations which are in effect at the time of construction. These codes shall take precedence over anything noted on these drawings.
3. Construction near nearby of drainage and water drainage.
4. All steel work and dimensional 4" minimum, with 1/2" minimum and with 3/4" minimum.
5. Load capacity and position have 3 high deflection unless noted otherwise.
6. Provide 2x6 inch joist in all gables.
7. Use steel joists in all gables up to 16' in length.
8. All foundation work must be 12" above ground.
9. In absence of existing conditions proposed by architect or engineer, all construction shall conform to the International Residential Code.
10. Refer to engineering drawings for structural details.
11. Let drawings to comply with the International Residential Code.
12. Existing work to be checked for code compliance and updated. Cut through a minimum of 2" below grade and 4" below finish.
13. Check plans for any changes from existing and providing them to the owner.

UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



LOREN GRAY INVESTMENTS

JANUARY 22nd, 2025
A NEW MULTI-FAMILY RESIDENCE TO BE LOCATED @
LOT 1A BLOCK 1
BULLARDS ADDITION
WAXAHACHIE, TEXAS
ELLER COUNTY



MATTHEW L. EDWARDS
ARCHITECT CERTIFICATION # 44798

213 W ENNIS AVENUE
SUITE 400
ENNIS, TX 75112
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Planning & Zoning Department

Zoning Staff Report



Case: ZDC-21-2026

MEETING DATE(S)

Planning & Zoning Commission: June 23, 2026
City Council: July 9th, 2026

CAPTION

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

RECOMMENDED MOTION

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

APPLICANT REQUEST

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

CASE INFORMATION

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

SUBJECT PROPERTY

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

Adjoining Zoning & Uses:

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

Future Land Use Plan:

Mixed Use Neighborhood

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via Dewberry Street.

Site Image:



PLANNING ANALYSIS

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

Planning Analysis (continued):

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

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

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 106 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Day Light, and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

At the time of publication of this staff report, staff had received no letters of support and twenty-two (22) letters of opposition. Of the opposition letters received, eight (8) originated from property owners within the 200' buffer.

RECOMMENDATION

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

Conditions:

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

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Location Map (Exhibit A)
3. Zoning Map (Exhibit B)
4. Floorplan/Site Plan (Exhibit C)
5. Host Rules (Exhibit D)

STAFF CONTACT INFORMATION

Prepared by:

David Jones

Planner

david.jones@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com

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

SUPPORT

OPPOSE

Comments:

Dwayne Pope
Signature

4/13/26
Date

DWAYNE POPE
Printed Name and Title

124 BIG BEND
Address



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-21-2026



POPE DWAYNE D ETAL
124 BIG BEND BLVD
WAXAHACHIE, TX 75165-1321

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 23, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 20, 2026 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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

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



Scan for additional information.

Case Number: ZDC-21-2026

City Reference: 174992

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

SUPPORT

OPPOSE

Comments:

Dwayne Pope
Signature

DWAYNE POPE
Printed Name and Title

6/15/26
Date

124 BIG BEND BLVD
Address

Case Number: ZDC-21-2026

Items 7-8

City Reference: 174918

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

SUPPORT

OPPOSE

Comments:

RECEIVED APR 10 2026

Ronnie J. Hastings
Signature

4/9/2026
Date

DR. RONNIE J. HASTINGS
Printed Name and Title

114 SAN JACINTO CT.
Address

Case Number: ZDC-21-2026

Items 7-8

City Reference: 174930

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

SUPPORT

OPPOSE

Comments:

I oppose the short term rental at 116 San Jacinto because of crime & traffic. Waxahachie has 3 hotels close by the neighborhood. The house needs to be for families to live in, especially first-time home buyers. It should not become a business location.

Rhonda Mabry
Signature

4-10-26
Date

Rhonda Mabry
Printed Name and Title

203 San Jacinto
Address

Case Number: ZDC-21-2026 Items 7-8

RECEIVED JUN 12 2026

City Reference: 174930

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

SUPPORT

OPPOSE

Comments:

I oppose the short term because of crime, traffic & taking away a home for a family. This is a neighborhood, not a business. We need 3 hotels to revitalize & stay.

Signature

Rhonda Mabry owner

Printed Name and Title

Date

6-12-26

Address

203 So 9th St

Items 7-8

Jones, David

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

[Some people who received this message don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Sent from my iPhone

I do not support short term rentals in a quiet residential neighborhood. I do not want one near me EVER AGAIN.

My reasons based on my experience:

1. Safety of persons who live near the rental, especially children, teens, and the elderly 2. Undesirable renters tend to be destructive , loud, and rowdy, drug and alcohol users tend to create big problems 3. Property values may drop However, IF, the immediate neighbors ALL agree, and IF the property owner is local and will vet the renters and oversee each rental , then I say a very reluctant okay.

MRS. Martha Els
107 NOEL
WAXAHACHIE, TX
April 13, 2026

Items 7-8

Jones, David

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

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Oppose
Jack Webb @ 202 Houston Street

4/11/26

[Sent from Yahoo Mail for iPhone](#)

Items 7-8

Jones, David

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

Follow Up Flag: Follow up
Flag Status: Flagged

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

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

Venissat, Michelle

From: Elaine Adams [REDACTED] >
Sent: Friday, June 5, 2026 2:25 PM
To: Planning
Subject: Case Number: ZDC-21-2026

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

I disapprove of issuance of a specific use permit for a short-term rental within a single family two zoning district located at 116 San Jacinto because it will cause too much traffic, too much noise, and possibly violence. We don't need the short-term rentals in a residential area. The City offers plenty of hotel rooms that can be used. Please register my disapproval. Thank you Elaine Adams, 213 Northgate, Waxahachie Texas.



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-21-2026

RECEIVED APR 14 2026

GORDON DONALD O & DONNA A
107 SAN JACINTO CT
WAXAHACHIE, TX 75165-1316

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

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

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



Scan for additional information.

Case Number: ZDC-21-2026

City Reference: 174928

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

SUPPORT

OPPOSE

Comments:

Do not want part time Rentals In my neighborhood this is not safe, and brings many concerns!

Donna Gordon
Signature

Donna & Don Gordon
Printed Name and Title
Homeowners

Date

107 San Jacinto
Address
waxahachie TX, 75165

Case Number: ZDC-21-2026

Items 7-8

City Reference: 174871

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

SUPPORT

OPPOSE

RECEIVED APR 14 2026

Comments:

John M. Cutchen
Signature

4-10-26
Date

John M. Cutchen
Printed Name and Title

105 Alamo Ct.
Address

Case Number: ZDC-21-2026

Items 7-8

City Reference: 174912

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SUPPORT

OPPOSE

RECEIVED APR 14 2026

Comments:

I DO NOT WISH TO HAVE A PARTY HOUSE 6 HOUSES FROM MINE.
I FEEL THIS WILL HURT OUR NEIGHBORHOOD.

Elaine Cole
Signature

4-9-2026
Date

ELAINE Cole
Printed Name and Title

104 SAN JACINTO
Address



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-21-2026

PROPERTY OWNER
102 BIG BEND BLVD
WAXAHACHIE, TX 75165

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Scan for additional information.

Case Number: ZDC-21-2026

City Reference: 174903

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

SUPPORT

OPPOSE

Comments:

Owners unknown; house has been empty for awhile. It was a rental before. Owners have fixed up house but

We don't know what type of hosts they will be.

[Handwritten Signature]

Signature

4/10/26

Date

Joshua & Whitney Sanderlin

Printed Name and Title

102 Big Bend Blvd.

Address



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-21-2026

WATSON WALTER F
202 SAN JACINTO CT
WAXAHACHIE, TX 75165-1319

RECEIVED APR 17 2026

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

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Scan for additional information.

Case Number: ZDC-21-2026

City Reference: 174910

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SUPPORT

OPPOSE

Comments:

We Don't want a short term rental in our neighborhood -

Ann Watson
Signature

4-10-24
Date

Ann Watson
Printed Name and Title

202 San Jacinto
Waxahachie TX
Address



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-21-2026



RECEIVED APR 17 2026

MESSENGER JOSH R & ANNETTE W

~~201 S FIRST ST~~ → SEE BELOW
MIDLOTHIAN, TX 76065

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

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Scan for additional information.

Case Number: ZDC-21-2026

City Reference: 174921

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SUPPORT

OPPOSE

Comments:

Signature

JOSH R. MESSENGER

Printed Name and Title

4-20-24

Date

P.O. Box 58

Address

MIDLOTHIAN TX 76065

CORRECT MAILING ADDRESS →

Case Number: ZDC-21-2026

Items 7-8

City Reference: 175025

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

SUPPORT

OPPOSE

RECEIVED APR 16 2026

Comments:

Joann Baggs
Signature

Date

Joann Baggs
Printed Name and Title

108 Johnston Blvd
Address

Case Number: ZDC-21-2026

Items 7-8

City Reference: 174910

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

SUPPORT

OPPOSE

Comments:

*We live in this neighborhood & "Do Not"
Want this to happen. This is a single
family neighbor. DO NOT want it to change.
Ann Watson*

Signature

Walter & Ann Watson

Printed Name and Title

Date

6-6-26
202 Sawtooth St.

Address

*Waxahachie, TX
75165*

RECEIVED JUN 09 2026



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-21-2026

ELLIS CHELSEA R & JEROD W
100 ALAMO ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 23, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 20, 2026 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Scan for additional information.

Case Number: ZDC-21-2026

City Reference: 174865

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SUPPORT

OPPOSE

Comments:

Short term rentals are okay but not in such a closed in neighborhood. If this was the beach or by the lake it would be different

Chelsea Ellis
Signature

6/12/26
Date

Chelsea Ellis
Printed Name and Title

100 Alamo St
Address

Waxahachie TX

Thanks

- We don't need random people staying around the neighborhood get a hotel room.

Case Number: ZDC-21-2026

Items 7-8

City Reference: 174979

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

SUPPORT

OPPOSE

Comments:

I LIVE NEXT DOOR TO A STR AND MORE KEEP APPLYING. WE ARE LOSING A SENSE OF COMMUNITY AND OUR NEIGHBORHOODS ARE BECOMING CORPORATE GREED.

Robert W. Hullen
Signature

6/8/26
Date

ROBERT W. HULLEN
Printed Name and Title

105 JOHNSTON BLVD.
Address

RECEIVED JUN 15 2026

Case Number: ZDC-21-2026

Items 7-8

City Reference: 174873

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SUPPORT

OPPOSE

Comments:

We love our quiet neighborhood, we don't want noisy neighbors with loud music, litter, parking in streets and unkempt yards and building.

Clayton Estes
Signature

6/9/2026
Date

CLAYTON ESTES
Printed Name and Title

101 Alamo CT
Address

RECEIVED JUN 15 2026

Case Number: ZDC-21-2026

Items 7-8

City Reference: 174861

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

SUPPORT

OPPOSE

Comments:

These STR dwellings do not last due to disturbances to the surrounding homes, police control and damages.

Van Rickard

Signature

6-7-26

Date

JAN PICKARD

Printed Name and Title

108 ALAMO CT.

Address

RECEIVED JUN 15 2026

Case Number: ZDC-21-2026

Items 7-8

City Reference: 174928

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SUPPORT

OPPOSE

Comments:

This is a big issue, there should never be a short term rental property in a neighborhood, this is not safe for home owners the parking also. I completely oppose this. Deeply concerned.

Donna Gordon

Signature

6/8/2026

Date

Mr. & Mrs. Donald & Donna Gordon

Printed Name and Title

107 San Jacinto

Address

Waxahachie, TX 75165

RECEIVED JUN 15 2026



Items 7-8

EXHIBIT A - LOCATION MAP

0 25 50 100 150 200 Feet

Near

SF-2

Exhibit B

Items 7-8



JOHNSTON BLVD

HOUSTON CT

SF-2

SAN JACINTO CT

SF-2

SF-2

EXHIBIT B - ZONING MAP

	SUP
	SF-2 Single Family-2
	ZDC-21-2026 (SUP)

Near

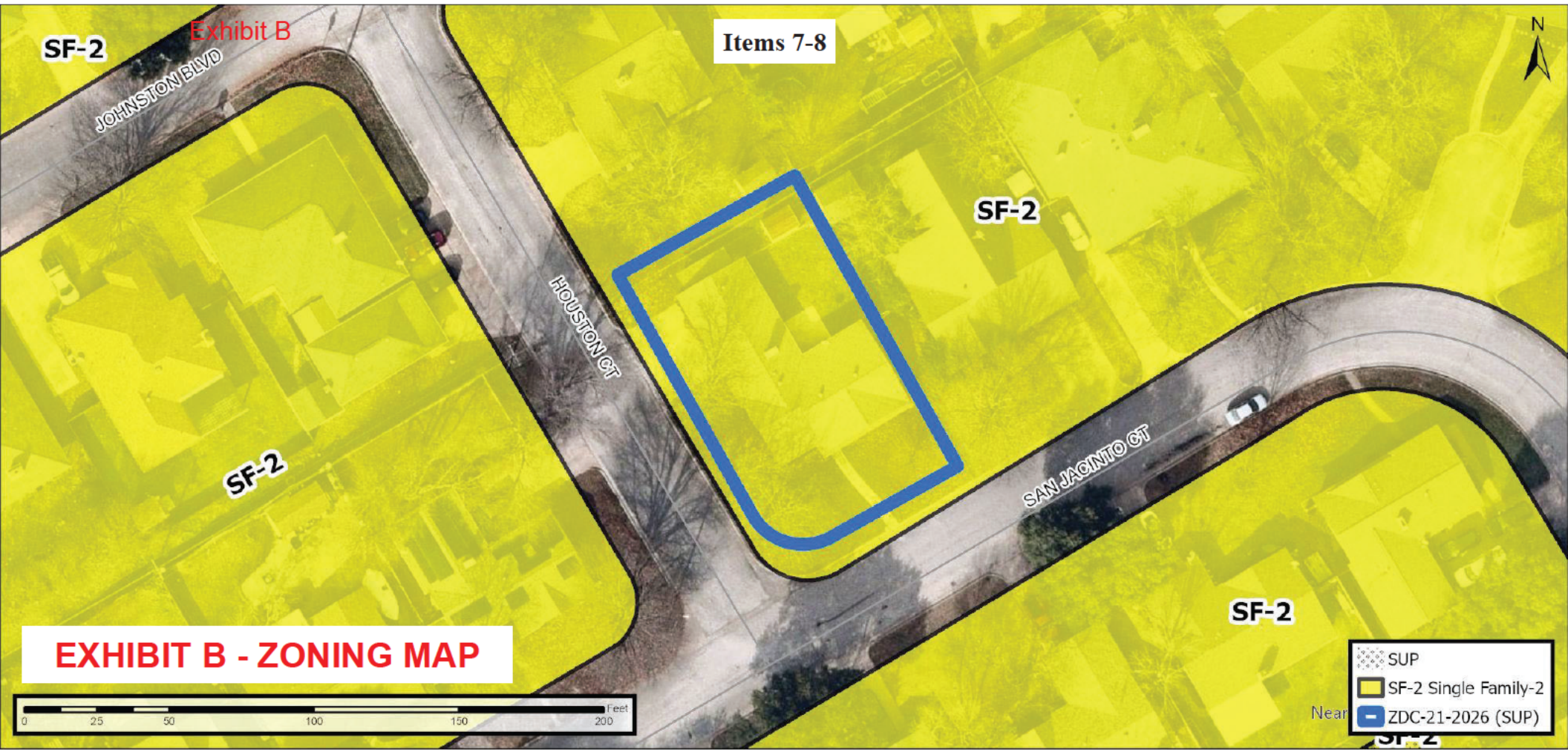
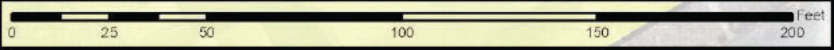
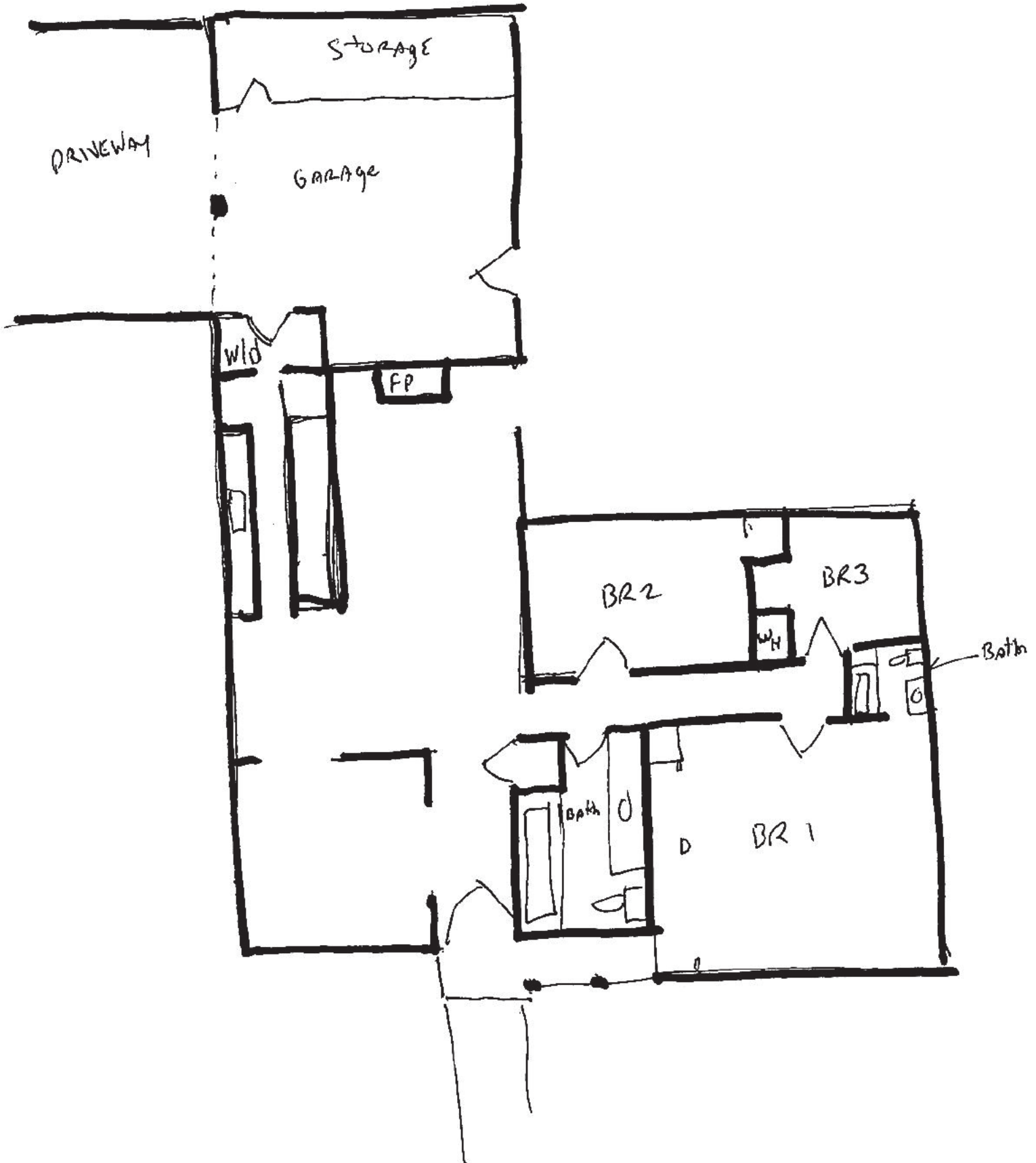


EXHIBIT C - FLOORPLAN/ SITE PLAN

Storage Shed



The San Jacinto House

Guest Rules

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

Check-In & Check-Out

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

Occupancy & Visitors

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

Cleanliness & Housekeeping

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

Smoking, Vaping & Candles

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

Kitchen Use

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

Laundry

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

Pets

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

Backyard & Outdoor Spaces

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

Safety & Security

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

Damage & Breakages

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

Internet & Streaming

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

Miscellaneous

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

Emergency Contacts

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

Thank You!

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

Planning & Zoning Department Zoning Staff Report

Case: ZDC-63-2026



MEETING DATE(S)

Planning & Zoning Commission: June 23, 2026
City Council: July 20, 2026

CAPTION

Public Hearing on a request by Jill Chambers, for a **Specific Use Permit (SUP)** for Short-Term Rental use within a Planned Development (PD – Ordinance No. 2302) zoning district located at 186 Delta Drive (Property ID 309387) - Owner: Jill Chambers (ZDC-63-2026)

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-63-2026, a Specific Use Permit (SUP) for Short-Term Rental use."*
- *"I move to recommend approval of ZDC-63-2026, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."*

APPLICANT REQUEST

The Applicant requests a Specific Use Permit for a Short-Term Rental use at 186 Delta Drive.

CASE INFORMATION

Applicant: Jill Chambers

Property Owner(s): Jill Chambers

Site Acreage: 0.15 acres

Current Zoning: Planned Development (PD – Ordinance No. 2302)

Requested Zoning: PD Ordinance No. 2302 with a Specific Use Permit (SUP) for a Short-Term Rental (STR) use

SUBJECT PROPERTY

General Location: 186 Delta Drive

Parcel ID Number(s): 309387

Existing Use: Residential use

Development History: The subject property is currently platted as Lot 14, Block X of the Saddlebrook Estates Phase 3 Addition

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD Ord. No. 2302	Single Family Residence
East	PD Ord. No. 2302	Single Family Residence
South	PD Ord. No. 2302	Single Family Residence
West	PD Ord. No. 2302	Single Family Residence

Future Land Use Plan:

Rural Estate

Comprehensive Plan:

This placetype is characterized by large lots with single-family homes in rural settings away from the city center as well as public services. This type of development leaves ample amount of surrounding open space, and should involve minimal infrastructure investment. Though this placetype will almost exclusively be single family homes, it is to be expected that home-based businesses may thrive in this environment.

Thoroughfare Plan:

The subject property is accessible via Delta Drive.

Site Image:



PLANNING ANALYSIS

The Applicant requests a SUP for short-term rental use at 186 Delta Drive because it is located within the PD (Ordinance No. 2302) zoning district. The subject property consists of a primary structure of approximately 1,830 square feet, with four (4) bedrooms and enough improved surface to accommodate parking for a maximum of four (4) vehicles with two (2) vehicles parked in the garage and two (2) vehicles parked in the driveway. The subject property is situated on an approximately 0.15 acres (6,621 square feet) lot. The applicant has not been operating the subject property as a short-term rental; therefore, they have not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on May 14, 2026.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls.

The applicant's local emergency contact is Troy Chambers, Sr. at 211 Flower Meadows Drive, Waxahachie, TX 75165, jfchambers2003@yahoo.com, which is located approximately nine and a half (9.5) miles from the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 100 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

At the time of the publishing of this staff report, a total of no letters of support and one (1) letter of opposition were received by staff. The letter in opposition received is within the 200' buffer.

RECOMMENDATION

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

Conditions:

1. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
2. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
3. The short-term rental operator shall allow a maximum occupancy of ten (10) guests per stay.
4. The short-term rental operator shall permit a maximum of four (4) vehicles to be parked on the subject property. Off-site and/or on-street parking is prohibited.
5. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
6. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

ATTACHED EXHIBITS

1. Property Owner Notification Response(s)
2. Exhibit A - Location Map
3. Exhibit B - Floorplan
4. Exhibit C - Survey
1. Exhibit D - Host Rules

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu
Senior Planner
ovu@waxahachietx.gov

Reviewed by:

Trenton Robertson, AICP
Director of Planning
trobertson@waxahachietx.gov

Venissat, Michelle

From: Kaley Settlemyer [REDACTED] >
Sent: Monday, June 8, 2026 7:20 PM
To: Planning
Subject: ZDC-63-2026

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

To Whom It May Concern,

I am writing to formally oppose the proposed short-term rental permit for the property located in my neighborhood.

As a homeowner who lives directly adjacent to the property, I have significant concerns regarding the impact this approval would have on the quality, character, and stability of our community.

Our neighborhood is a quiet, family-oriented residential area made up primarily of long-term homeowners and residents who have invested substantial time and resources into maintaining their properties and fostering a safe, stable environment. The introduction of a short-term rental is fundamentally inconsistent with the residential character that attracted many of us to this neighborhood in the first place.

Unlike permanent residents, short-term guests have no long-term stake in the community. By its nature, a short-term rental creates a revolving door of unknown occupants, making it difficult to maintain the sense of security, accountability, and neighborly relationships that currently exist. Residents should not be expected to live next to a property that effectively operates as transient lodging.

I am also concerned about the increased likelihood of parking issues, noise disturbances, late-night activity, property maintenance concerns, and the overall disruption that can accompany a high turnover of occupants. Even when managed responsibly, short-term rentals introduce commercial activity into areas intended for residential use.

Additionally, I believe the approval of a short-term rental at this location could negatively impact neighboring property values. Homebuyers seeking a stable residential community often view adjacent short-term rentals as a detriment due to concerns about privacy, security, and neighborhood consistency. As a homeowner whose property is directly affected, I should not bear the financial consequences of a neighboring property being converted into what is effectively a business operation.

The residents of this neighborhood purchased homes with the expectation that it would remain a community of permanent residents and families—not a destination for temporary visitors cycling in and out on a weekly or daily basis. Approving this permit would set a precedent that could gradually alter the character of the entire neighborhood.

I respectfully request that the City deny this application and preserve the residential nature, stability, and quality of life that current residents have worked hard to maintain.

Thank you for your consideration of my comments.

Sincerely,

Kaley Settlemyer

190 Delta Rd, Waxahachie, TX

Kaley Settlemyer

[Redacted address information]

TX 75165



CONFIDENTIAL: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.



Items 9-10

EXHIBIT A - LOCATION MAP

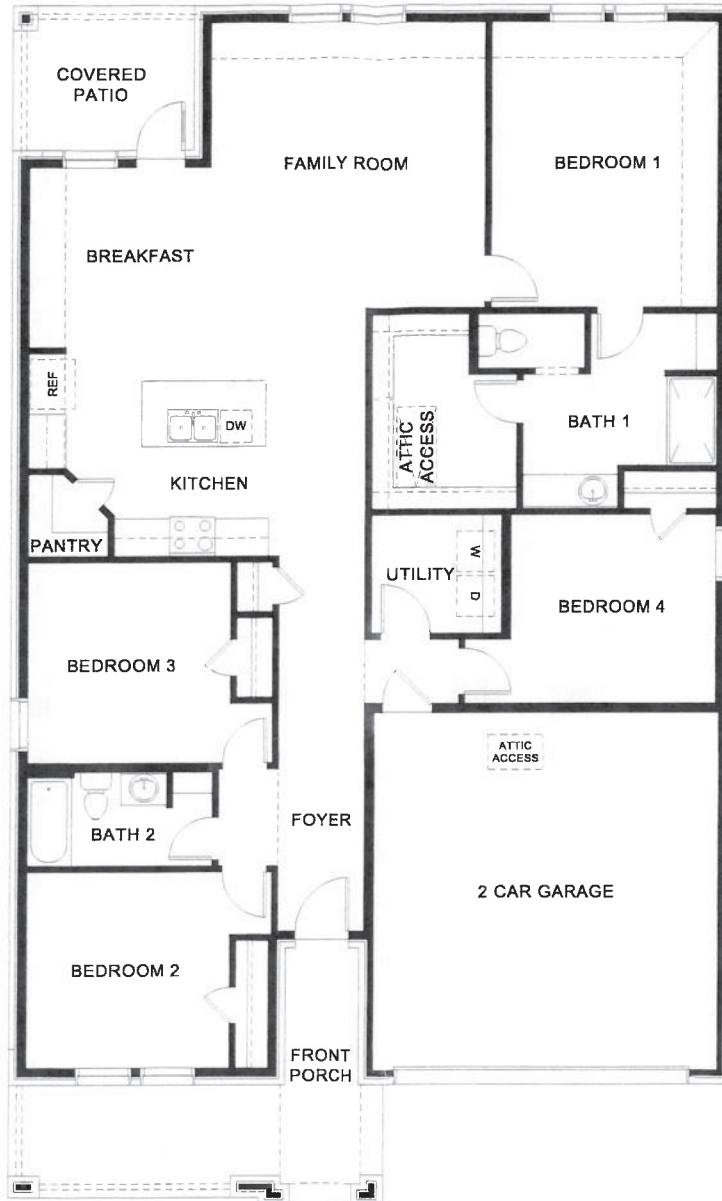


ZDC-63-2026 (SUP)

D·R·HORTON

America's Builder

COMMUNITY STANDARD



1ST FLOOR PLAN

Prices, plans, features, options and co-broke are subject to change without notice. Additional restrictions may apply. Square footages are approximate. Home and community information, including pricing, included features, available options, terms, plan / home availability and amenities, are subject to change and prior sale at any time without notice or obligation. Artist renderings, photos, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Elevations, exterior/ interior colors, available upgrades, options, and standard features will vary in each community. May include select options, elevations, and upgrades (such as extended patios, built-in kitchen options, stone options, 3rd car garage option, and lot premiums) that require an additional charge. Ask for details. Subject to change without notice. School zoning is outside of D.R. Horton homes' control and is subject to change at any time.



The Cozy & Comfy Spot

We want you to enjoy your stay and feel at home. While we encourage you to host elegant dinners and create memories, we kindly ask that you treat our space—and our neighbors—with the same care you would your own.

1. Occupancy

- Please ensure the total number of guests does not exceed **[10]** at any time.
- **No Unregistered Guests:** Any guests not included in the original booking must depart by **10:00 PM**.
- **The "No-Party" Policy:** While we love a good soirée, loud music, DJs, professional sound equipment, and "open-invite" parties are strictly prohibited.

2. Being a Good Neighbor

- **Quiet Hours:** Please move conversations indoors and lower the volume between **10:00 PM and 8:00 AM**. Sound travels easily in this neighborhood.
- **Outdoor Spaces:** If the home has a balcony or patio, please be mindful of noise levels when enjoying the evening air.
- **Parking:** Please park only in the garage and driveway with a maximum of 4 vehicles. Do not block neighbors' driveways or communal access points.

3. Kitchen & Cleaning Care

To help our cleaning team prepare for the next guest, we ask that you:

- **Dishware:** Load and start the dishwasher before your departure. Please hand-wash any delicate glassware or fine knives provided.
- **Spills:** We understand accidents happen! Please attend to spills immediately to prevent staining on rugs or upholstery.
- **Trash:** Place all refuse in the designated bins. If your stay falls on a "Trash Day," Please move the bins to the curb.

4. Smoking & Pets

- **Smoke-Free Zone:** This is a strictly non-smoking and non-vaping home. Smoking indoors will result in a professional deep-cleaning fee of **\$500**.
- **Pets:** Unless pre-approved, we maintain a "no pets" policy to keep the home allergen-free for all guests. Only if pre-approved \$500 cleaning fee.

5. Check-Out Essentials

- **Thermostat:** Please set the AC/Heat to **72/75** upon leaving.
 - **Security:** Ensure all windows are latched and all exterior doors are locked.
 - **Lights:** Kindly turn off all interior lights and electronics.
 - **Windows:** Closed
-

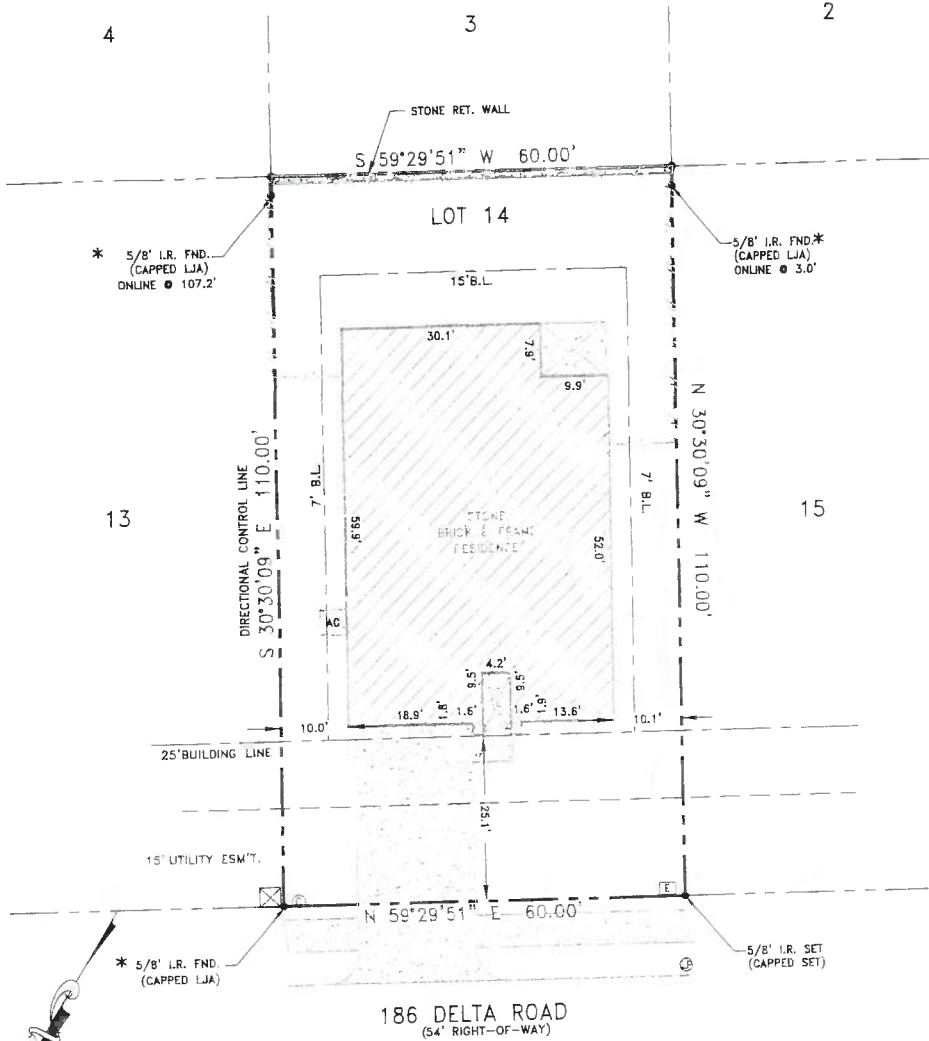
6. Laundry

- **Used Laundry Towels:** Place used wet towels in separate pail from used dry towels.
- **Used Laundry Linen:** Leave all linen and comforters on beds.

EXHIBIT D - SURVEY

Items 9-10

BUILDER: D.R. HORTON HOMES
 TITLE CO: DHI GF# 517-265500492
 DATE: 04/09/2026



SCALE: 1"=20' @ 8.5X14

UTILITY LEGEND

GAS METER:	CABLE BOX:
TEL. PED:	ELEC. BOX:
FIRE HYDRANT:	TRANSFORMER:
LIGHT POLE:	SIEN:
WATER METER:	MANHOLE:
WATER VALVE:	AREA DRAIN:

NOTE: BASIS OF BEARINGS FOR THIS SURVEY FROM DATA PROVIDED BY THE RECORDED PLAT.

NOTE: ALL LOTS, RIGHT-OF-WAYS, AND EASEMENTS SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

SUBJECT TO: RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B, OF THE TITLE COMMITMENT REFERENCED BY G.F. NUMBER HEREON.

NOTE: HORIZONTAL CONTROL FOR THIS SUBDIVISION WAS ESTABLISHED BY DATA PROVIDED BY THE PLATTING SURVEYOR AND VERIFIED BY DOWDY LAND SURVEYORS TO BE WITHIN TOLERANCE. MISSING LOT CORNERS WILL BE REPLACED USING ESTABLISHED CONTROL.

LEGEND

WOOD FRAME FENCE	STONE	TILE
WALL (CONCRETE, BRICK, BLOCK)	CONCRETE	ASPHALT
TELEPHONE	BRICK	
ELECTRIC		
CONTROL MONUMENT		

PROPERTY DESCRIPTION: Lot 14, Block Y, Saddlebrook Estates, Phase 3, an Addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Volume F, Page 118 Official Public Records, Ellis County, Texas.

SURVEYOR'S STATEMENT: The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the herein named name builder and the company only. The undersigned acknowledges that this survey was conducted by the surveyor or under his supervision at the cost shown herein. This plat of survey and the property description set forth hereon are a accurate representation of facts found at the time of an actual on-the-ground survey. There are no visible above ground encroachments or protrusions, except as shown. The use of this survey by any parties other than those named above for any other purpose shall be at the user's own risk and any loss resulting therefrom shall not be the responsibility of the undersigned. Unauthorized use is not permitted without the express written permission of Dowdy Land Surveyors, LLC.



Brad Cardinal
 BRAD CARDINAL, R.P.L.S. No. 6406
 DOWDY LAND SURVEYORS, LLC.
 2301 E LOOP 820 N
 FORT WORTH, TEXAS 76118
 (817) 429-9898
 T.B.P.E.L.S. FIRM NO. 100463-00



Planning & Zoning Department Zoning Staff Report

Case: ZDC-43-2026



MEETING DATE(S)

Planning & Zoning Commission: June 23, 2026
City Council: July 20, 2026

CAPTION

Public Hearing on a request by Judd Richter for a **Specific Use Permit (SUP)** for **Accessory Structures Exceeding 1,000 sq ft** within a Single Family-2 (SF-2) zoning district located at 902 West Marvin Avenue (Property ID 176012) – Owner(s): Judd and Cheri Richter (ZDC-43-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-43-2026, a Specific Use Permit (SUP) for Accessory Structures exceeding 1,000 square feet in combined floor area 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 specific use permit for Accessory Structures exceeding 1,000 square feet in combined floor area use.

CASE INFORMATION

Applicant: Judd Richter
Property Owner(s): Judd and Cheri Richter
Site Acreage: 0.539 acres
Current Zoning: Single Family-2 (SF-2)
Requested Zoning: SF-2 with a specific use permit (SUP) for Accessory Structures exceeding 1,000 square feet in combined floor area use

SUBJECT PROPERTY

General Location: 902 West Marvin Avenue
Parcel ID Number(s): 176012
Existing Use: Residential use
Development History: The subject property is platted as Lots 8B and 9 of the Trinity Heights Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-2	Residential use
East	SF-2	Residential use
South	SF-1 w/ SUP for Accessory Structure 500+ sqft	Residential use
West	SF-2	Residential use

Future Land Use Plan:

Mixed Use Neighborhood

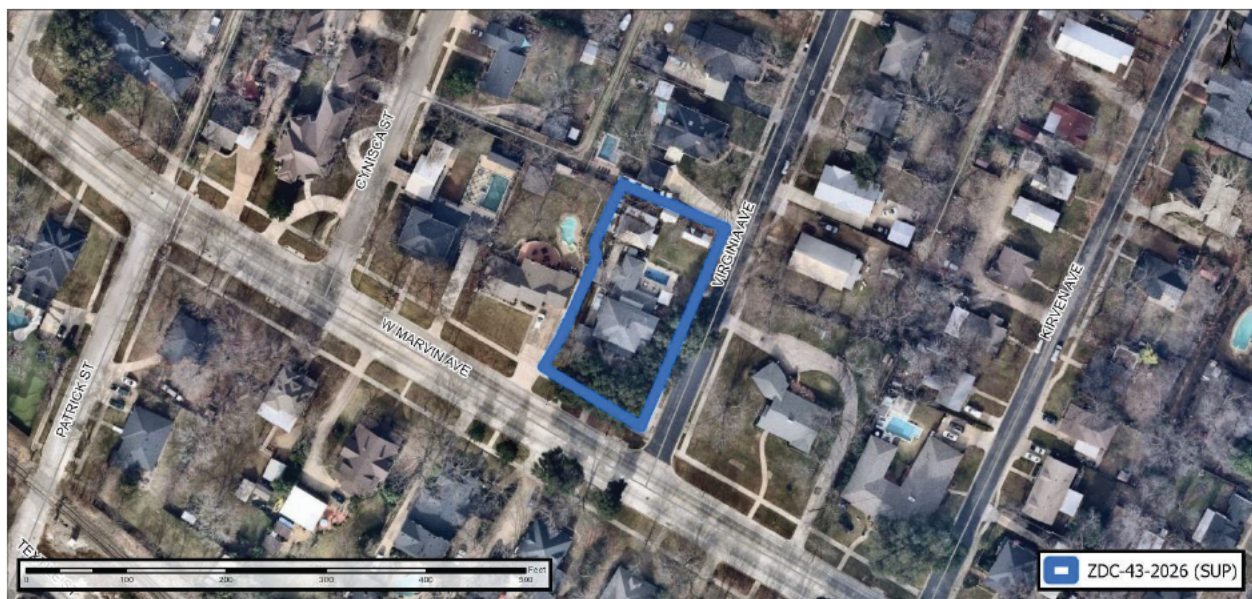
Comprehensive Plan:

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

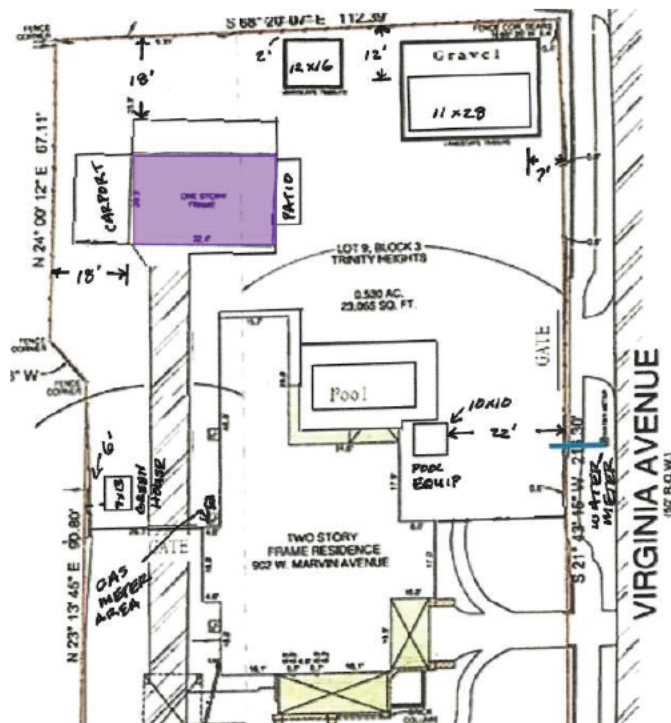
Thoroughfare Plan:

The primary access to the subject property is from West Marvin Avenue, a Major Collector (80' right-of-way) on the Thoroughfare Plan.

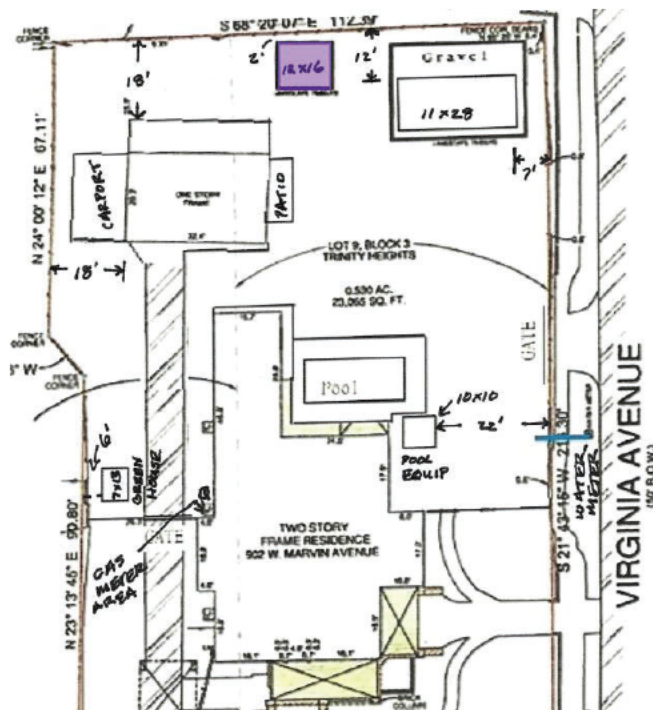
Site Image:



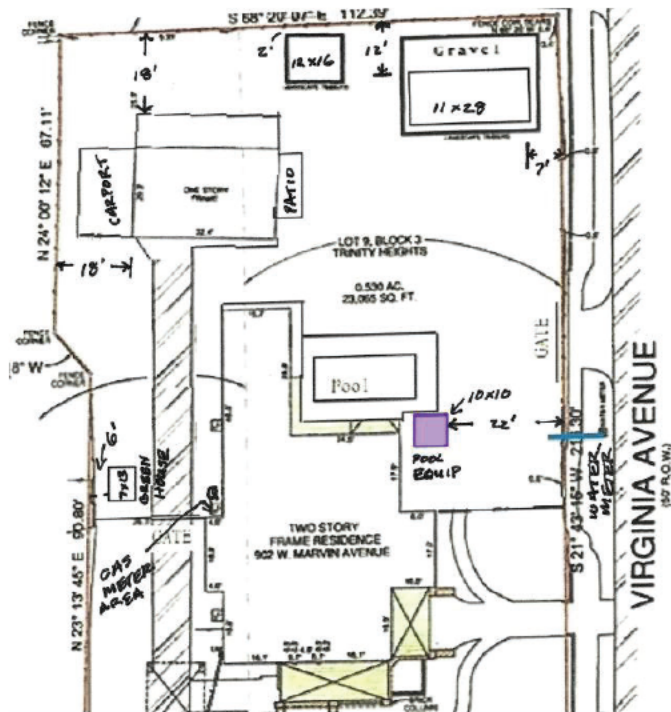
The second accessory structure is an existing detached garage that was constructed concurrently with the primary structure and contains approximately 960 square feet of floor area. Over time, the property owners have added attached covered structures, including seating areas and a carport, to the detached garage. Based on the information provided, the setback distance from the western property line to the edge of the attached carport could not be verified.



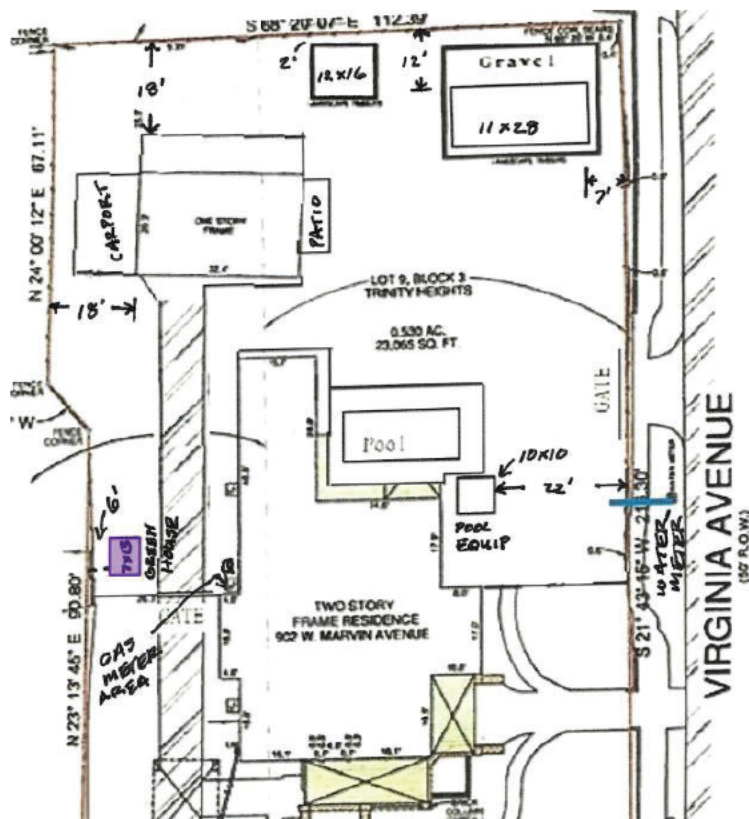
The third accessory structure is an existing, unpermitted structure containing approximately 192 square feet of floor area and is used for the storage of furniture and other household items. The structure encroaches into the required rear yard setback established by Section 5.07(f)(i)(3) of the City of Waxahachie Zoning Ordinance. The ordinance requires a minimum rear setback of three (3) feet for accessory structures; however, the structure is located approximately two (2) feet from the rear property line, resulting in a one-foot encroachment into the required setback.



The fourth accessory structure is an existing, unpermitted structure containing approximately 100 square feet of floor area. The structure is used to house equipment associated with the swimming pool and serves as a pool equipment enclosure.



The fifth accessory structure is an existing, unpermitted greenhouse containing approximately ninety (90) square feet of floor area. The structure encroaches into the required side yard setback established by Section 3.25(d)(iii) of the City of Waxahachie Zoning Ordinance, which requires a minimum side setback of six (6) feet. The greenhouse does not meet this setback requirement and is therefore noncompliant with the provisions of the ordinance.



The property owners acknowledge that the accessory structures may not be separately metered from the primary residence. The applicant has confirmed to Staff that none of the accessory structures will be used as a dwelling unit or short-term rental. Additionally, the structures will not be separately sold, leased, or otherwise conveyed independently of the primary residence.

PUBLIC NOTIFICATIONS

To comply with the requirements of Chapter 211 of the Texas Local Government Code and the City’s public hearing notification procedures, 21 notices were mailed to property owners within 200 feet of the subject property. Additionally, a notice was published in the Waxahachie Daily Light, and a sign was posted on the property in a visible location. Staff received two (2) letters in support of the request and one (1) letter expressing concerns regarding the SUP request without indicating support or opposition.

RECOMMENDATION

Based on the information provided in this Staff Report and the materials submitted in support of the request, the Planning Department recommends approval of the Specific Use Permit, subject to the conditions outlined below.

Conditions:

1. The property owner shall remove the third and fifth accessory structures identified in this Staff Report, as both structures encroach into required setbacks and do not comply with Sections 5.07(f)(i)(3) and 3.25(d)(iii) of the City of Waxahachie Zoning Ordinance.
2. The property owner shall bring the first and fourth accessory structures into compliance with all applicable requirements of the City of Waxahachie, including obtaining any necessary permits and inspections as determined by the Building and Community Services Department.
3. No accessory structure on the property shall be used as an accessory dwelling unit or a short-term rental unless a Specific Use Permit authorizing such uses are approved by the City Council.
4. The accessory structures shall not be used for any commercial or business-related purposes.
5. The accessory structures shall not be leased, rented, sold, or otherwise conveyed separately from the primary structure and shall not be separately metered for utility services.
6. The property owner shall obtain all required permits and approvals from the City of Waxahachie Building and Community Services Department for any existing or proposed accessory structures and shall successfully complete all required inspections.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Exhibit A – Location Map
3. Exhibit B – Operational Plan
4. Exhibit C – Site Plan
5. Exhibit D – Elevations

STAFF CONTACT INFORMATION

Prepared by:
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Senior Planner
ovu@waxahachietx.gov

Reviewed by:
Trenton Robertson, AICP
Director of Planning
trobertson@waxahachietx.gov



Scan for additional information.

Case Number: ZDC-43-2026

City Reference: 176012

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

SUPPORT

OPPOSE

Comments:

Judd Richter
Signature

JUDD RICHTER
Printed Name and Title

6-5-26
Date

902 W MARVIN AVE
Address

From: sharrell farmer [REDACTED] >
Sent: Monday, June 8, 2026 7:08 AM
To: Planning

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

I live next door to this home at 902 West Marvin. I looked at your Google Map from the QR code on the letter you sent me and the satellite photo does not tell you what you need to know. He has built about 4 other bldgs on the property . He has also added onto the west side of the house probably without a permit. I'm concerned! Please Check this out before approving the build. Sharrell Farmer 906 West Marvin



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-43-2026



BENSON JEFFREY R & SARAH M
804 WEST MARVIN AVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 23, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 20, 2026 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Judd Richter for a **Specific Use Permit (SUP)** for **Accessory Structures Exceeding 1,000 sqft** within a Single Family-2 (SF-2) zoning district located at 902 West Marvin Avenue (Property ID 176012) – Owner(s): Judd and Cheri Richter (ZDC-43-2026)

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



Scan for additional information.

Case Number: ZDC-43-2026

City Reference: 176113

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

SUPPORT

OPPOSE

Comments:

Signature

Printed Name and Title

Date

Address

Jeffrey Benson
Jeffrey Benson

6/10/26
804 W Marvin Ave
Waxahachie, TX 75165

Items 11-12

PATRICK ST

CYNISCA ST

W MARVIN AVE

VIRGINIA AVE

KIRVEN AVE

EXHIBIT A - LOCATION MAP



ZDC-43-2026 (SUP)



EXHIBIT B - OPERATIONAL PLAN

Items 11-12

Operational Plan v2

I am requesting this specific use permit for a building, at the North East corner of my property, 11Wx28Lx11'8"H in size. I am on a double lot, .539 acres, and it fits well within the boundaries of my property. It sits inside of my fence line, and poses no obstructions to traffic. It is 7ft from the east property line, and 19ft from the street. I am a disabled USAF veteran with a lifelong degenerative back disorder, and last year, my spouse had an accident that requires her to wear a back brace. She needs rehabilitation multiple times a week, and my rehabilitation is life long. This additional structure will be the focus of her recovery, and my life sustainability, and well being. We have some, and need to acquire several more pieces of exercise and rehab equipment that will not fit within the confines of our home, or garage. We do not carry medical insurance and cannot afford the cost of out of home rehabilitation, multiple times a week. This new building is the best financial option for us, to get the rehabilitation that is desperately needed.

My current detached garage, 32Wx30L is not suitable for our rehabilitation effort. It was built, from what I can estimate, in the 1930's, and had a dirt floor. The three internal stalls are not adequately sized enough even for modern vehicles, and when it rains heavily, the floor floods with water. Everything inside of the garage has to be elevated on wood blocks or bricks due to the often wet floor. We have had to dispose of a couch, a mattress, and other boxed items, due to water damage, that we tried to store in the garage. My garage is 18ft from the property line, to the north, and to the west.

The other small building on the property, sized 12Wx16Lx12'6"H, due north, I need to remain. It holds furniture and other small household belongings that we cannot put into the garage because of the often flooding. It was not previously permitted, and also fits within the sizing of my backyard, visually matches my garage, and has no impedance on the space. The north side of my property was previously an alleyway, but was relinquished by the city to my neighbors to north. There are no overhead utilities or sewer lines to the north of this building. It is roughly 2ft from the property line.

I have a small building, 10Wx10Lx9H, on the east side of my property that houses pool equipment. It was previously on the property, prior to my ownership. I cannot vouch for a previous permit. I need this to remain. It is 22ft from the property line.

I have a small greenhouse, on the west facing side of my property that is 7Wx13Lx9H. I need this to remain. It is 6ft from the property line.

With my double lot size, the new building still leaves plenty of room and access within my backyard, and will still be set back 12 ft, and 7 ft, from the north east fence line. It has no road way impedance, and is not intrusive to my yard space.

Judd Richter

EXHIBIT C - SITE PLAN

Items 11-12 S 68° 20' 0" E 112.37'

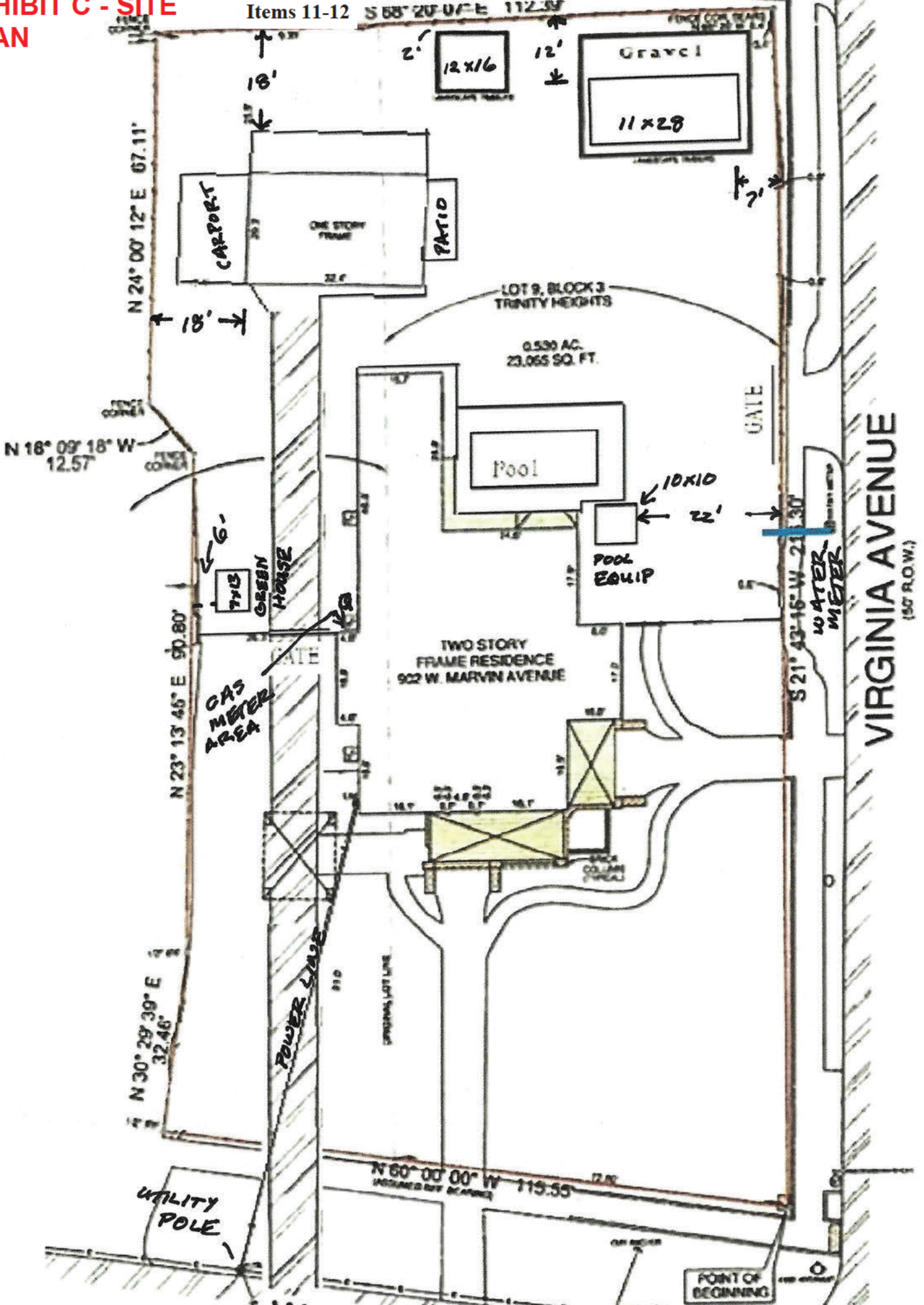


EXHIBIT D - ELEVATIONS

Items 11-12

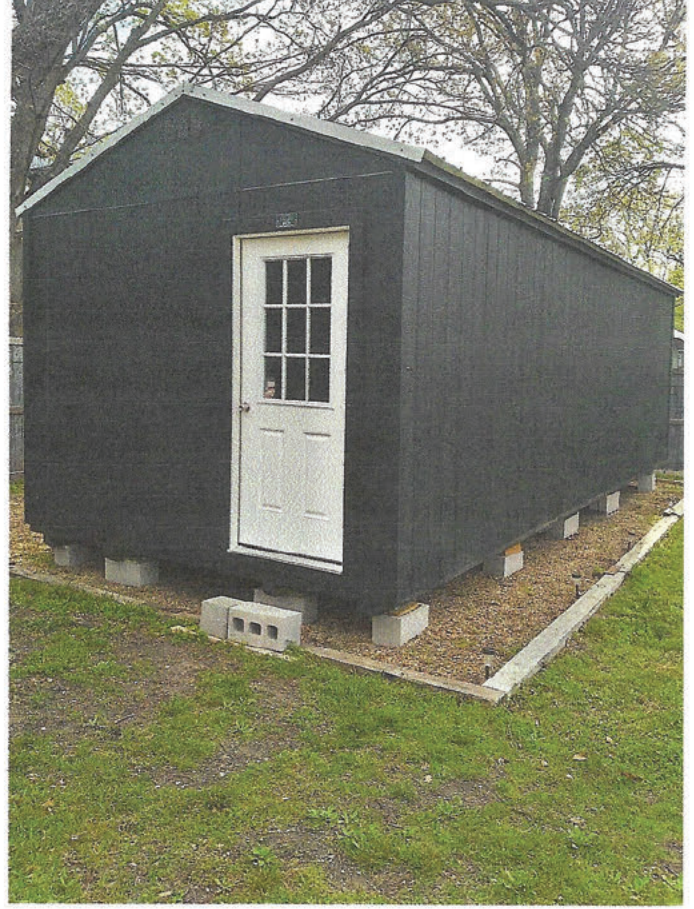


EXHIBIT D - ELEVATIONS

Items 11-12



EXHIBIT D - ELEVATIONS

Items 11-12

