

A G E N D A

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

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

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

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

4. ***Consent Agenda***

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

- a. Minutes of the regular Planning & Zoning Commission meeting of June 23, 2026
- b. Consider request by Brad Yates for a Replat of the Bullards Addition, Lot 1A, Block 1, to create six (6) residential lots and one (1) HOA lot, being 0.5579 acres, located directly east of 300 Haley Drive (Property ID: 172321) – Owner: Colonial Restoration Group, Inc (SUB-51-2026)
- c. Consider request by Gabriel Novak, Petitt ECD, for a Plat of Montclair Commercial, Block A Lots 1 2, 3, and 4-X, Block B Lot 1, and Block C Lot 1-X, being 33.811 acres, located directly east of 4450 Black Champ Road, situated in the D. S. Gentry Survey,

- Abstract No. 409 and W. Irwin Survey, Abstract No. 546, an addition to the City of Waxahachie (Property ID: 295242 – Owner(s): Mettle Investments LP (SUB-71-2026)
- d. Consider request by Jimmy Pogue, Stadia Surveying, for a Replat of Lot 5, Block A, Mustang Meadows Phase 1, to create Lots 5A & 5B, Block A of Mustang Meadows, Phase 1, 2 Residential Lots, being 1.496 acres, located at 5010 April Lane, (Property ID 207658) – Owners: Travis and Shannon Bright (SUB-73-2026)
 - e. Consider request by Alexander Rodriguez, for a Plat of Chisholm Ramirez Addition, Lot 1, Block A being 2.997 acres, located at 500 Chislom Trail, situated in the WM Stewart Survey, Abstract No. 956, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 198720) – Owner: Edward Ramirez (SUB-76-2026)
5. ***Public Hearing*** on a request by Linda Lewis for a Specific Use Permit (SUP) for multiple Accessory Structures area within a Future Development (FD) zoning district located at 3339 Howard Road (Property ID 263578) – Owner(s): Steven & Linda Lewis (ZDC-68-2026)
6. ***Consider*** approval of ZDC-68-2026
7. Adjourn

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

ACCESSIBILITY STATEMENT

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

Notice of Potential Quorum

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

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on June 23, 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
Shon Brooks, Assistant City Manager

1. Call to Order

Chair Wendy Johnson called the meeting to order.

2. Invocation

Jimmy Poarch gave the invocation.

3. Public Comments

William T. Marth, Jr. spoke in reference to ZDC-4-2026, an item which will be heard on the July 28th P&Z meeting.

4. Consent Agenda

- 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)

Action:

Twyla U. Williams moved to approve the Consent Agenda subject to the conditions of the staff reports. Motion was seconded by Ryan Simpson and carried unanimously (7-0).

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)

Planner Caleb Ensley presented the Item. 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.

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.

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.

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.

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

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-halfstory 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 roofmounted 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.

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.

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.

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.

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.

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

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

Those who spoke in opposition:

Adrian Terian, 308 Haley Drive, Waxahachie, TX

There being no others to speak for or against ZDC-49-2025, Chair Johnson closed the Public Hearing at approximately 7:27 p.m.

6. Consider approval of ZDC-49-2025

Action:

Ryan Simpson moved 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 and with the added condition that the masonry elevation that was provided by the applicant be used. Motion was seconded by Jenny Bridges and carried unanimously (7-0).

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)

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

The garage will be accessible to guests and there is sufficient space in the driveway to accommodate three (3) cars. 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.

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

Chair Johnson opened the Public Hearing at approximately 7:34 p.m.

There being no others to speak for or against ZDC-21-2026, Chair Johnson closed the Public Hearing at approximately 7:34 p.m.

8. Consider approval of ZDC-21-2026

Action:

Jenny Bridges moved 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. Motion was seconded by Jimmy Poarch and carried unanimously (7-0).

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)

Ms. Vu presented the Item. 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 which is located approximately nine and a half (9.5) miles from the subject property.

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. 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.

Chair Johnson opened the Public Hearing at approximately 7:40 p.m.

There being no others to speak for or against ZDC-63-2026, Chair Johnson closed the Public Hearing at approximately 7:40 p.m.

10. Consider approval of ZDC-63-2026

Action:

Jimmy Poarch moved 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. Motion was seconded by Terry Connor and carried unanimously (7-0).

Planning and Zoning Commission

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- 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)**

Chair Johnson announced that Item 11, ZDC-43-2026, was withdrawn.

- 12. Consider approval of ZDC-43-2026**

No action taken.

- 13. Adjourn**

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

Respectfully submitted,

Caleb Ensley, Planner

Planning & Zoning Department Plat Staff Report

Case: SUB-51-2026



MEETING DATE(S)

Planning & Zoning Commission: July 14, 2026

CAPTION

Consider request by Brad Yates for a **Replat** of the Bullards Addition, Lot 1A, Block 1, to create six (6) residential lots and one (1) HOA lot, being 0.5579 acres, located directly east of 300 Haley Drive (Property ID: 172321) – Owner: Colonial Restoration Group, Inc (SUB-51-2026)

RECOMMENDED MOTION

*"I move to approve SUB-51-2026 for a **Replat** of Lot 1A, Block 1 of the Bullard Addition, subject to the staff report, authorizing the Planning & Zoning Commission to sign the associated documents accordingly."*

APPLICANT REQUEST

The Applicant is requesting to plat the subject property into six (6) residential lots and one (1) HOA lot for a residential use.

CASE INFORMATION

<i>Applicant:</i>	Brad Yates
<i>Property Owner(s):</i>	Colonial Restoration Group, Inc.
<i>Site Acreage:</i>	0.5579 acres
<i>Number of Lots:</i>	7 lots
<i>Number of Dwelling Units:</i>	6 units
<i>Park Land Dedication:</i>	N/A
<i>Adequate Public Facilities:</i>	Public facilities are available to the subject property

SUBJECT PROPERTY

<i>General Location:</i>	Directly east of 300 Haley Drive
<i>Parcel ID Number(s):</i>	172321
<i>Current Zoning:</i>	Planned Development – Multifamily – 1 (PD-MF-1)
<i>Existing Use:</i>	The subject property is currently undeveloped
<i>Platting History:</i>	The subject property was platted as Lot 1A, Block 1 of the Bullard Addition and recorded with Ellis County on April 8, 2012.

Site Aerial:



PLANNING ANALYSIS

The Applicant requests to replat Lot 1A, Block 1 of the Bullard Addition a platted property of 0.5579 acres into six residential lots and one HOA lot. The subject property is located directly east of 300 Haley Drive. This application request coincides with the Planned Development (PD) for a residential development consisting of six (6) townhomes (ZDC-49-2026).

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

RECOMMENDATION

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

Conditions:

1. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificates for the subject property (dated within 90-days of your filing date) showing that no delinquent taxes exist against the property is required to be provided at the time of Plat filing.
2. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, correct lot and recording information shall be included on the plat. Please note these lots were replatted on 4/15/2026 (Cabinet P, Slides 686-687). Please update the line work, lot numbers, and recording information for these lots.
3. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, street name approval is required at the time of plat approval. Please note that the private drive must be named. Please provide a minimum of two road names for consideration.
4. 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.
5. Per Section 2.4.c.12 of the Waxahachie Subdivision Ordinance, floodplain information must be correctly referenced on the plat. Please show the 500-yr FEMA floodplain limits.
6. Per Section 2.4.c.21 of the Waxahachie Subdivision Ordinance, please show a drainage easement for any underground detention and the crossover channel being proposed in the civil plans.
7. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, GPS coordinates shall be provided for survey monuments on the plat exhibit. Please provide coordinates (northing, easting) for one additional corner of the property boundary.

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-51-2026", revise accordingly.
9. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct type of lot that is being re-platted needs to be demonstrated. Please change to "Residential" lot.
10. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Add the zoning for this property to the title block. The zoning for this plat is PD-MF-1.
11. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.
12. Per Appendix C, V, Section 3.3 of the Waxahachie Subdivision Ordinance: A 10-foot utility easement is required along the road frontage.
13. The corresponding zoning case, ZDC-49-2026, a Planned Development for a 6-unit townhome development, must be approved for this plat to be valid as it is required for the plat to correspond with the property's current zoning.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley

Planner

censley@waxahachietx.gov

Reviewed by:

Trenton Robertson, AICP

Director of Planning

trobertson@waxahachietx.gov

BREKENGLENN LTD
TO
SCOTT BROTHERS PROPERTIES LLC
1.1916 Acres
Inst. 2210574 OPRECT

402 Cantrell Street
LI-2 Zoning

50' R.O.W.

F.M. 1446

CANTRELL STREET

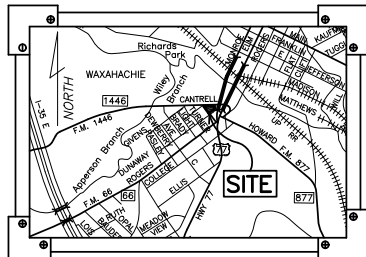
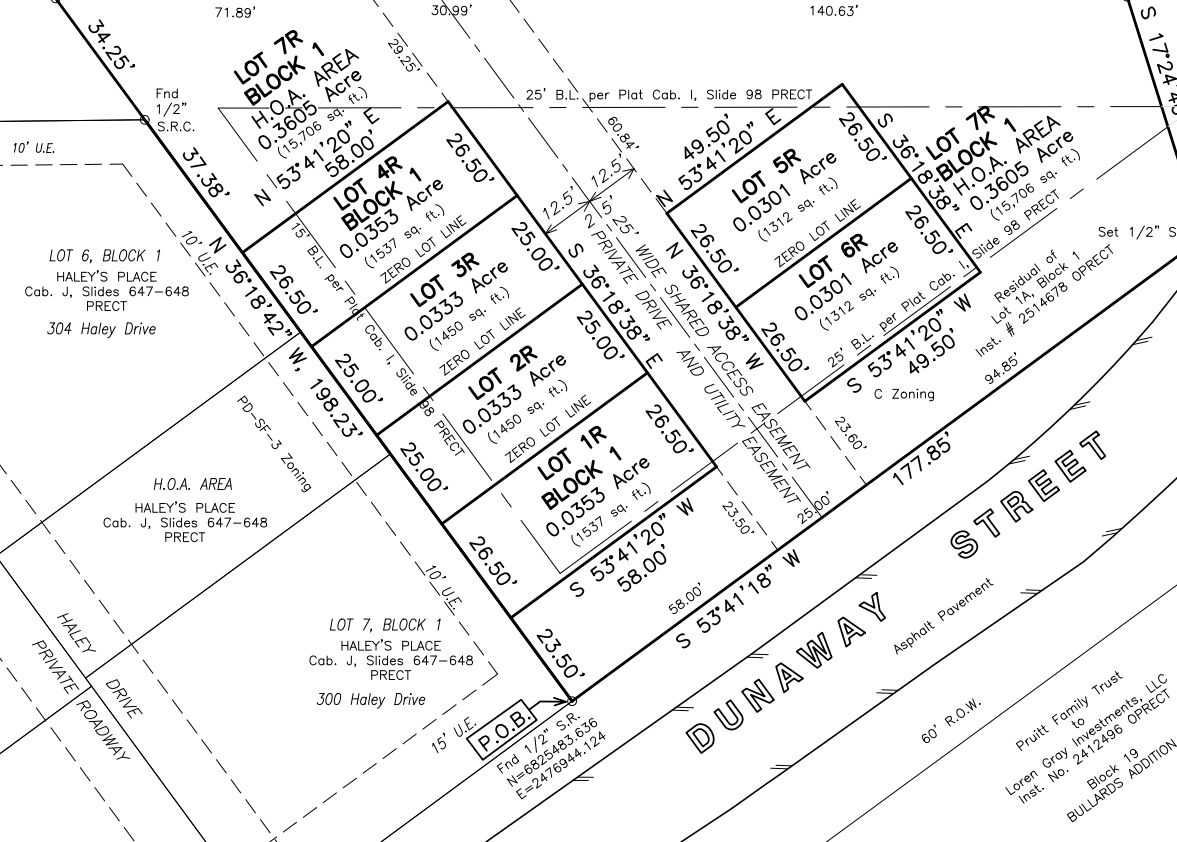
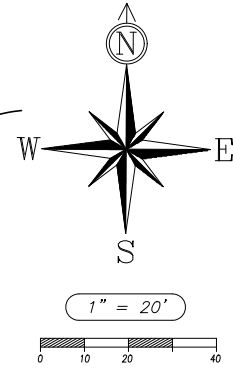
Asphalt Pavement

N 89°54'25" E, 243.51'

Set 1/2" S.R.

Set 1/2" S.R.

Possession and Use Agreement
for Transportation Purposes
with Additional Payment of
Independent Consideration
Inst. # 1724163 OPRECT
corrected in
Inst. # 1726895 OPRECT



LOCATION MAP SCALE : 1" = 2000'

LEGEND

- O - Property Corner Symbol
- Find - Found
- S.R. - Steel Rod
- S.R.C. - Steel Rod Capped
- U.E. - Utility Easement
- R.O.W. - Right of Way
- B.L. - Building Line
- D.U.E. - Drainage & Utility Esmnt

LEGEND

- X - Fence
- - Wood Fence
- - Iron Fence
- - Chain Link Fence
- - Railroad Track
- - Cable TV
- - Gas Line
- - Petroleum Pipeline
- - Electric Line
- - Sanitary Sewer Line
- - Water Line
- - Underground Telephone
- - Telephone

GENERAL NOTES:

- 100-Year Flood Note:
NO 100-Year Floodplain
Per FIRM Map # 48139C0180 G
Dated: October 19, 2023
- Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & McDILL", unless otherwise noted.
- Fences, retaining walls and screening walls shall not be placed in utility easements.

REPLAT

Lots 1R through 7R, Block 1 DUNAWAY TOWNHOMES, PHASE 2

Being a 0.5579 acre Replat of the residual of Lot 1A,
Block 1, Bullards Addition, an addition to the
City of Waxahachie, Ellis County, Texas, according
to the plat thereof recorded in Cabinet I, Slide 98
Plat Records, Ellis County, Texas
City of Waxahachie, Ellis County, Texas
Case Number SUB - _____ - 2026

OWNERS:

Colonial Restoration Group, Inc.
P.O. Box 2868
Waxahachie, Texas 75168

Brad Yates
Phone: 972-938-3383
E-mail: ycolonialgroup@yahoo.com

Revisions By

Davis & McDill, LLC



Date: 04-13-2026

Scale: 1" = 20'

Drawn: K. Bohanon

Job: 224-0163

Sheet 1

of 2 sheets.

A Texas licensed surveying firm # 10194681

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, Colonial Restoration Group, Inc. is the Owner of the residual of Lot 1A, Block 1 of Bullards Addition, an addition to the City of Waxahachie, Texas, as recorded in Cabinet I, Slide 98 of the Plat Records of Ellis County, Texas (PRECT), said residual of Lot 1A, Block 1 as described in deed from Brekenglenn, Ltd. to Colonial Restoration Group, Inc., recorded Instrument Number 2514678, Official Public Records, Ellis County, Texas and being more particularly described as follows:

FIELD NOTES
0.5579 Acre

BEING a part of the Emory W. Rogers Survey, Abstract Number 896, City of Waxahachie, Ellis County, Texas, and being a part of the Lot 1A, Block 1, Bullards Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet I, Slide 98, Plat Records, Ellis County, Texas (PRECT), and being a part of the tract described in deed from Brekenglenn, LTD to Colonial Restoration Group, Inc., recorded in Instrument Number 2514678, Official Public Records, Ellis County, Texas (OPRECT) and being more particularly described by its metes and bounds as follows:

BEGINNING at a point on the northwest right of way line of Dunaway Street, a 60 foot wide dedicated public right-of-way, at the southwest corner of said Lot 1A and the southeast corner of Lot 7, Block 1, Haley's Place, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet J, Slides 647 and 648, PRECT, a ½ inch steel rod found, having surface coordinate values of North (Y) = 6825483.636 feet and East (X) = 2476944.124 feet, based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites;

THENCE N 36°18'42" W, with the southwest line of said Lot 1A and the northeast line of said Lot 7, the H.O.A. Area of said Haley's Place addition and Lot 6 Block 1 of said Haley's Place addition, passing at 163.98 feet the northeast corner of said Lot 6 and the southeast corner of the right of way dedication for Cantrell Street in said Haley's Place addition, continuing in all, 198.23 feet (Plat – N 33°16'51" W, 195.00 feet) to the northwest corner of said Lot 1A and on the south right of way line of Cantrell Street, a 50 foot wide dedicated public right-of-way called for in Agreement between State of Texas, through Texas Department of Transportation and Brekenglenn, LTD, by Peach Tree Building Corp., recorded in Instrument Number 1724163 and corrected in Instrument Number 1726895, OPRECT, a ½ inch steel rod with cap stamped "DAVIS & McDILL" set;

THENCE N 89°54'25" E (Plat – S 87°44' 35" E), with the north line of said Lot 1A and the south right of way line of said Cantrell Street, 243.51 feet to the northwest corner of a 0.0579 acre tract described in deed from Brekenglenn, LTD, by Peach Tree Building Corp., to The State of Texas, through Texas Department of Transportation, recorded in Instrument Number 1724164, OPRECT, a ½ inch steel rod with cap stamped "DAVIS & McDILL" set;

THENCE, S 17°24'46" E, with the southwest line of said 0.0579 acre tract 57.44 feet (TxDOT Deed – S 18°39'12" E, 57.44 feet) to the southwest corner of said 0.0579 acre tract and the common line of said Lot 1A and said Dunaway Street right of way line, a ½ inch steel rod with cap stamped "DAVIS & McDILL" set;

THENCE S 53°41'18" W (Plat – S 56°43'09" W), with the common line of said Lot 1A and said Dunaway Street right of way line, 177.85 feet to the point of beginning and containing approximately 0.5579 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Colonial Restoration Group, Inc. does hereby adopt this plat designating the herein above described property as LOTS 1R, 2R, 3R, 4R, 5R, 6R and 7R, BLOCK 1, DUNAWAY TOWNHOMES, PHASE 2 (Being a Replat of the residual of Lot 1A, Block 1 of Bullards Addition), an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

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

BY:

Brad Yates
Colonial Restoration Group, Inc.

STATE OF TEXAS §
COUNTY OF ELLIS §

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

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

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S CERTIFICATE

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

PRELIMINARY, THIS DOCUMENT NOT TO BE RECORDED FOR ANY PURPOSES

Stuart G. Hamilton
Registered Professional Land Surveyor
Number 4480

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____
Chairperson

Attest

Date

OWNERS:

Colonial Restoration Group, Inc.
P.O. Box 2868
Waxahachie, Texas 75168

Brad Yates
Phone: 972-938-3383
E-mail: ycolonialgroup@yahoo.com

REPLAT
Lots 1R through 7R, Block 1
DUNAWAY TOWNHOMES, PHASE 2
Being a 0.5579 acre Replat of the residual of Lot 1A,
Block 1, Bullards Addition, an addition to the
City of Waxahachie, Ellis County, Texas, according
to the plat thereof recorded in Cabinet I, Slide 98
Plat Records, Ellis County, Texas
City of Waxahachie, Ellis County, Texas
Case Number SUB - _____ - 2026

Revisions By

Davis & McDill, LLC
SURVEYING – LAND PLANNING – FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185
A Texas licensed surveying firm # 10194681



Date: **04-13-2026**

Job: **224-0163**

Sheet 2
of 2 sheets.

Planning & Zoning Department

Zoning Staff Report

Case: SUB-71-2026

**MEETING DATE(S)**

Planning & Zoning Commission:

July 14, 2026

CAPTION

Consider request by Gabriel Novak, Petitt ECD, for a **Plat** of Montclair Commercial, Block A, Lots 1 2, 3, and 4-X, Block B Lot 1, and Block C Lot 1-X, being 33.811 acres, located directly east of 4450 Black Champ Road, situated in the D. S. Gentry Survey, Abstract No. 409 and W. Irwin Survey, Abstract No. 546, an addition to the City of Waxahachie (Property ID: 295242 – Owner(s): Mettle Investments LP (SUB-71-2026))

RECOMMENDED MOTION

*"I move to approve of SUB-71-2026 for a **Plat** of Block A, Lots 1 2, 3, and 4-X, Block B Lot 1, and Block C Lot 1-X of the Montclair Commercial Addition, to create 6 non-residential use lots, 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 plat four (4) lots for non-residential use, one (1) lot for drainage use, and one (1) lot for common area use.

CASE INFORMATION

<i>Applicant:</i>	Gabriel Novak, Petitt ECD
<i>Property Owner(s):</i>	Mettle Investments LP
<i>Site Acreage:</i>	33.811 acres
<i>Number of Lots:</i>	6 lots
<i>Number of Dwelling Units:</i>	None
<i>Park Land Dedication:</i>	The applicant is responsible for a cash payment in lieu of park dedication at a rate of \$600.00 per acre, for a total of \$20,286.60. This payment must be submitted prior to the recording of the plat.
<i>Adequate Public Facilities:</i>	Adequate public facilities are available with the extension of sanitary sewer line and water line to the subject property.

SUBJECT PROPERTY

<i>General Location:</i>	Directly east of 4450 Black Champ Road
<i>Parcel ID Number(s):</i>	295242
<i>Current Zoning:</i>	PD-MUR (Planned Development – Mixed Use Residential Ordinance No. 3315)

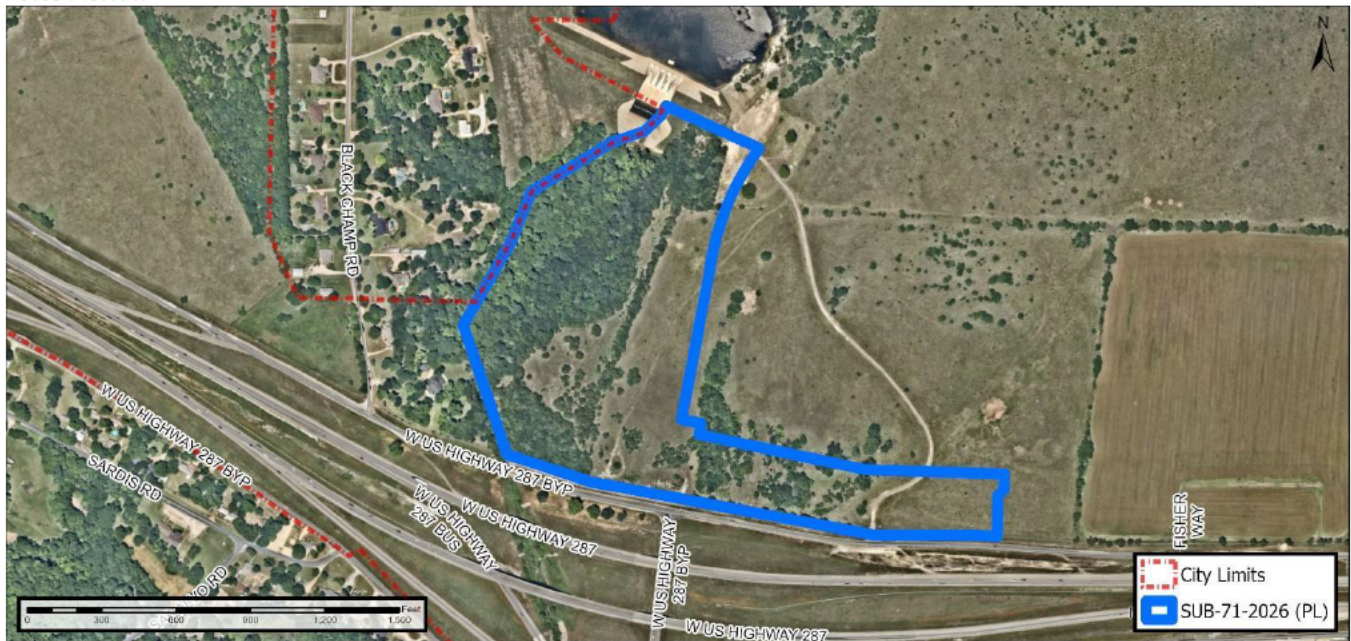
Existing Use:

Undeveloped

Platting History:

The subject property has not been previously platted.

Site Aerial:



PLANNING ANALYSIS

The Applicant requests to plat four (4) lots for non-residential use, one (1) lot for drainage use, and one (1) lot for common area use located at the entrance of Montclair Avenue from US Highway 287. The applicant is providing an 80' right-of-way (ROW) major collector in conformance of the City of Waxahachie Thoroughfare Plan. The applicant is providing a mutual access easement between Block A Lots 1 and 2. The subject property is located within the Montclair Heights PD (Ordinance No. 3315).

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

RECOMMENDATION

Based on the information provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Plat subject to the condition listed below.

Conditions:

1. Per Appendix C (Subdivision Ordinance) of the City of Waxahachie Code of Ordinances, please show and label the boundaries of the City Limits and the Extraterritorial Jurisdiction (ETJ) on the plan.
2. Per Section 1.2. of the Waxahachie Subdivision Ordinance, Montclair Avenue is identified as a Major Collector, 80' ROW. Please update accordingly.
3. Per Section 1.3 of the Waxahachie Subdivision Ordinance, the plat shall be accompanied by a tax certificate in accordance with State law.
4. Per Section 2.4.c.1 of the Waxahachie Subdivision Ordinance, an accurate location (vicinity) map is required. SARDIS is incorrect. Please update to SARALVO.

Conditions continued:

5. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, accurate bearings and distances are required to be displayed on all property boundaries. Please include the bearing and distance for this section of the property boundary.
6. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, accurate bearings and distances are required to be displayed on all property boundaries. The legal description lists this bearing being SE. Please verify the correct bearing direction and update accordingly.
7. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, please include all existing with recording information and proposed easements on the plat.
8. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, please label whether easements are existing or to be dedicated by this plat.
9. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, all proposed lots and square footage shall be shown on the plat. It is unclear if this line is a demising lot line. If this is a demising lot line, please place a monument at all lot corners as required per Section 5.2 of the Waxahachie Subdivision Ordinance. Please review, revise as necessary, and resubmit.
10. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, proposed Lot 4-X square footage and use shall be shown on the plat (FEMA floodplain boundary).
11. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, correct acreage for ROW dedication is required on the plat. Please provide the acreage for the ROW being dedicated.
12. Per Section 2.4.c.12 of the Waxahachie Subdivision Ordinance, all physical features of the property shall be shown in the construction.
13. 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.
14. Per Section 2.4.c.23 of the of the Waxahachie Subdivision Ordinance, the Plat Name shall match the title block.
15. Per Section 2.4.c.24 of the Waxahachie Subdivision Ordinance, provide minimum finished floor elevations. Refer to the City's Manual for the Design of Storm Drainage Systems Section 3.3.f for requirements.
16. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, the submitted recorded deed shows that the land was conveyed to Mettle Investments LP, and that Montclair Development, a Series of EIS Development, LLC is not an owner of the subject property. Please provide an updated deed reflecting Montclair Development, a Series of EIS Development, LLC is an owner of the subject property or remove this entity from this plat.
17. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, the submitted recorded deed shows that the land was conveyed to Mettle Investments LP and not Mettle Investments LLC. Additionally, the recorded deed does not list Cape Blue Partners, LLC and TNT Global Mortgage Capital, LLC as the benefactors of Mettle Investments LP. Please review, revise as necessary, and resubmit or submit filed paperwork indicating that these entities are part of Mettle Investments LP.
18. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, please update the info to reflect the individual(s) who will be signing this plat.
19. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, the Owner's Certificate shall include the State and County. Please move this to the beginning of the Owner's Certificate.
20. Per Section 2.4.c.25 of the Waxahachie Ordinance, the Surveyor's certificate does not require to be notarized. Please remove.
21. Per Section 2.4.f o of the Waxahachie Subdivision Ordinance, add a note that states "The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Waxahachie, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises."

Conditions continued:

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

Zoning: PD (Ordinance No. 3315)

Case No: SUB-71-2026

4 non-residential lots, 1 drainage lot, and 1 common area lot

23. Per Section 3.1 of the Waxahachie Subdivision Ordinance, ROW dedication is required for Montclair Avenue to the most northern part of the proposed lot(s).
24. Per Section 3.3 of the of the Waxahachie Subdivision Ordinance, a 15-foot utility easement is required along the road frontage.
25. Per Section 3.3.b of the Waxahachie Subdivision Ordinance, provide a Drainage Easement for the detention pond.
26. Per City Subdivision Ordinance section 3.3.b, provide a Drainage Easement where the subdivision is traversed by a watercourse, drainageway, or channel and add the following note for the drainage easement:
"The Owner shall be solely responsible for the construction, maintenance, repair, and replacement of all drainage facilities and improvements located within the Drainage Easement(s) on the Property. All such facilities shall be constructed pursuant to City standards and maintained in good working order and in compliance with all applicable laws, ordinances, regulations, and approved drainage plans of the City of Waxahachie."

In the event the Owner fails to adequately maintain the Drainage Easement or drainage improvements therein, the City may, after providing written notice and a reasonable opportunity to cure (not less than thirty (30) days), enter the Drainage Easement to perform necessary maintenance or repairs. The City may recover all costs incurred from the Owner, including through any lawful means, including but not limited to the filing of a lien against the Property pursuant to applicable law.

Nothing in this document shall be construed as creating any obligation or duty on the part of the City to construct, maintain, or repair any improvements within the Easement Area. The City's rights are limited to inspection, regulation, and enforcement under applicable law."

27. Per Section 5.2 of the Waxahachie Subdivision Ordinance, lot corner monuments shall be place at all lot corners except corners that are block corners. Additionally, curve point markers shall be established of the same specifications as lot corners, typical.
28. Is this part of the curve or line? If this is a line, please add a monument where the curve terminates as required per Section 5.2 of the Waxahachie Subdivision Ordinance.
29. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Plat Application Fees are required to be paid prior to the approval of the application.
30. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If the comments were not satisfied, the applicant will be notified to make corrections.
 - b. If all comments satisfied, the applicant shall provided three (3) signed, hard copy of the plats and a tax certificate for each parcel located within the subject property that is not expired.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

1. 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:

Oanh Vu

Senior Planner

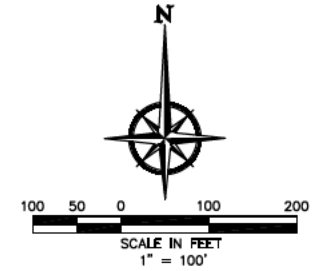
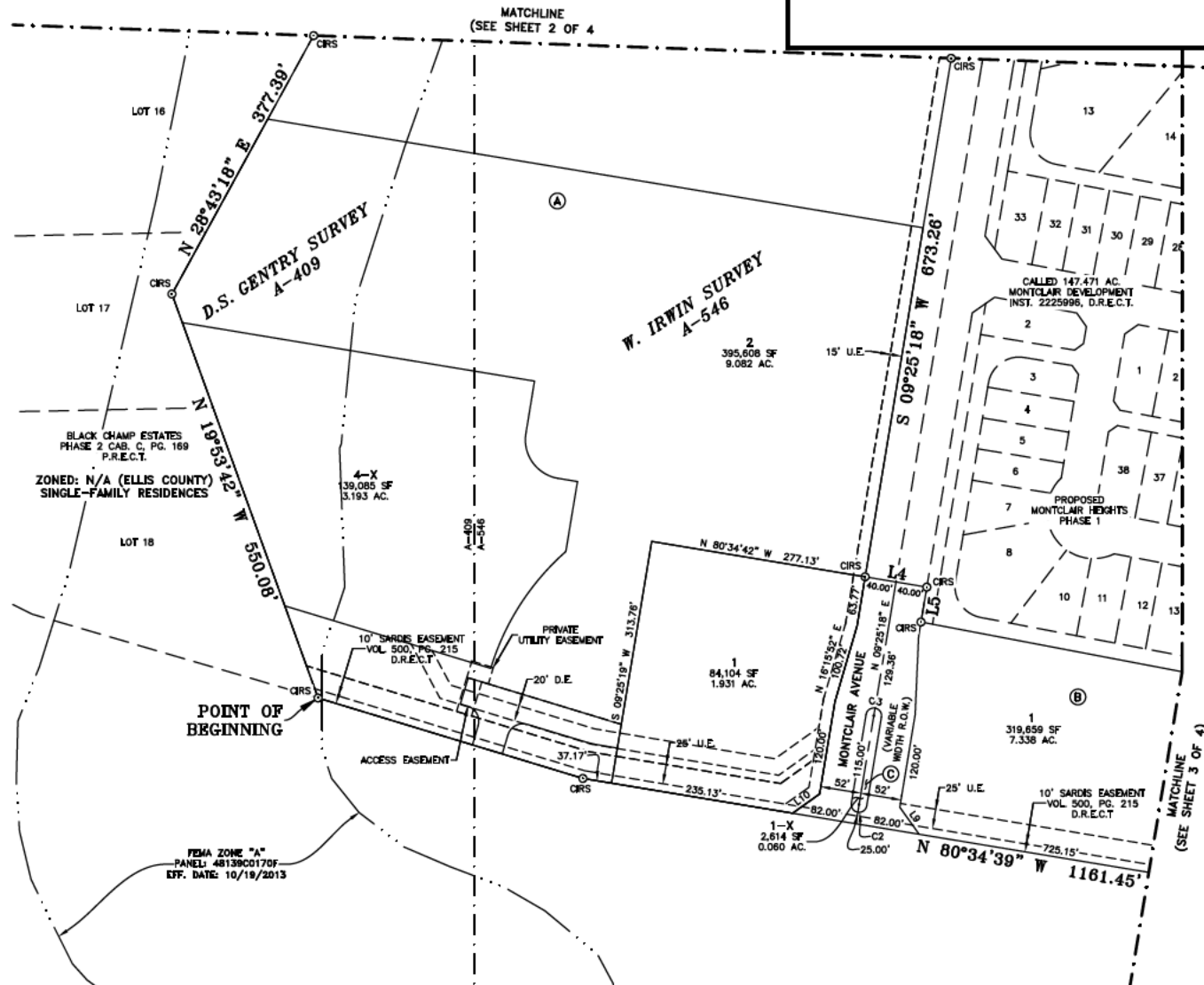
ovu@waxahachietx.gov

Reviewed by:

Trenton Robertson, AICP

Director of Planning

trobertson@waxahachietx.gov



LEGEND	
CIRS	5/8" IRON ROD SET WITH CAP MARKED "PETITT-ECD 6134"
CRF	1/2" IRON ROD WITH CAP STAMPED "ONEAL 4846" FOUND
IRF	IRON ROD FOUND
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
V.E.	VISIBILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
(A)	BLOCK DESIGNATION

PLAT
MONTCLAIR COMMERCIAL
 ZONING: PD
 BEING

33.811 ACRES

4 COMMERCIAL LOTS
 1 COMMON AREA LOT

SITUATED IN THE
 D.S. GENTRY SURVEY, A-409
 W. IRWIN SURVEY, A-546 &
 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

PETITT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
 ADMINISTRATION

TEPRLS FIRM REGISTRATION
 ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
 1800 N. COLLINS BLVD. 201 WINDCO CIR.
 SUITE 3300 SUITE 100
 RICHARDSON, TX 75080 WYLLIE, TX 75098
 (972) 941-8400 (972) 941-8400

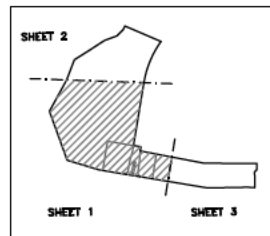
OWNER/DEVELOPER
MITTLE INVESTMENTS LP
 3535 BLUFFS LANE
 GRAPEVINE, TEXAS 76051
 (817) _____

DATE: 6/02/2028

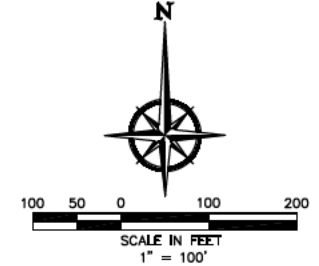
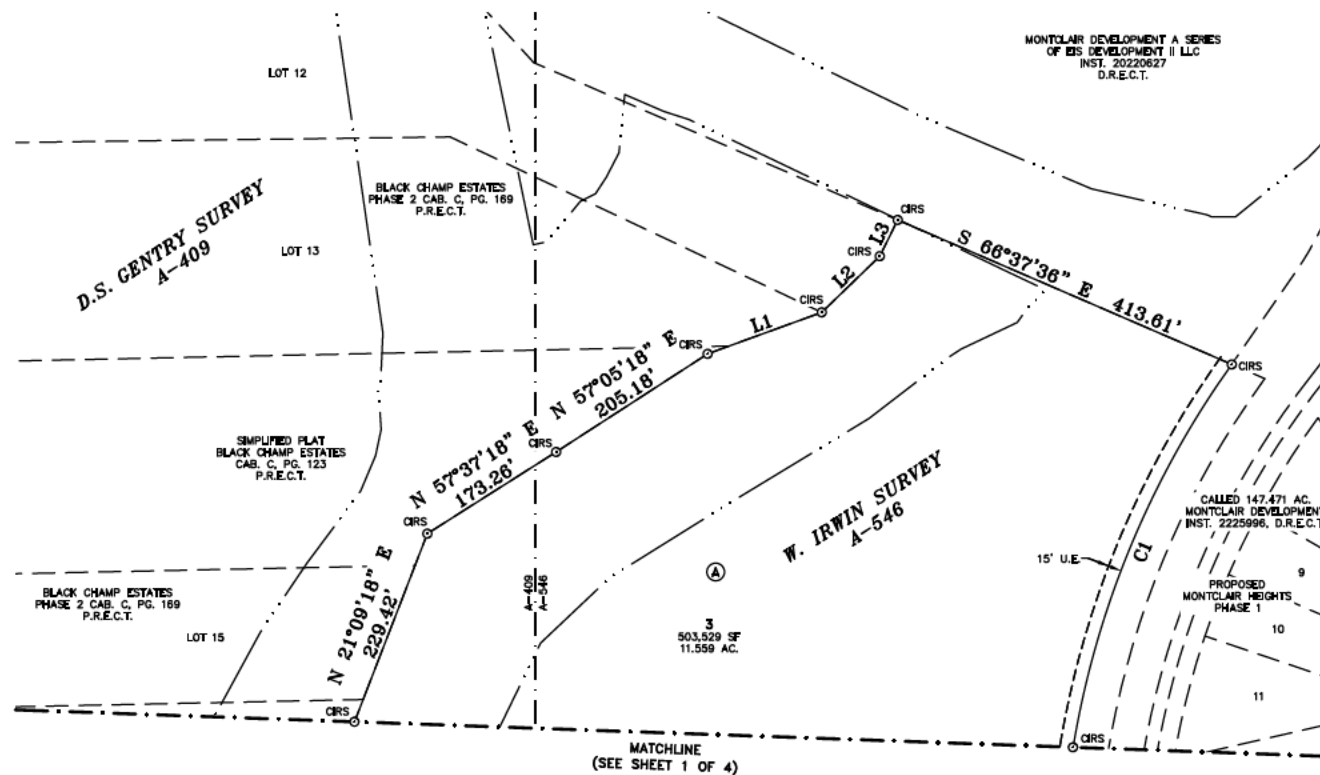
SHEET 1 OF 4



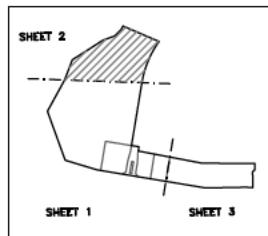
VICINITY MAP
 N.T.S.



KEY MAP
 N.T.S.



LEGEND	
CIRS	5/8" IRON ROD SET WITH CAP MARKED "PETITT-ECD 6134"
CIRF	1/2" IRON ROD WITH CAP STAMPED "ONEAL 4846" FOUND
IRF	IRON ROD FOUND
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
V.E.	VISIBILITY EASEMENT
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(A)	BLOCK DESIGNATION

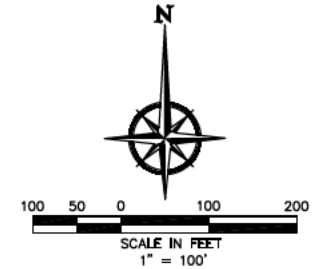
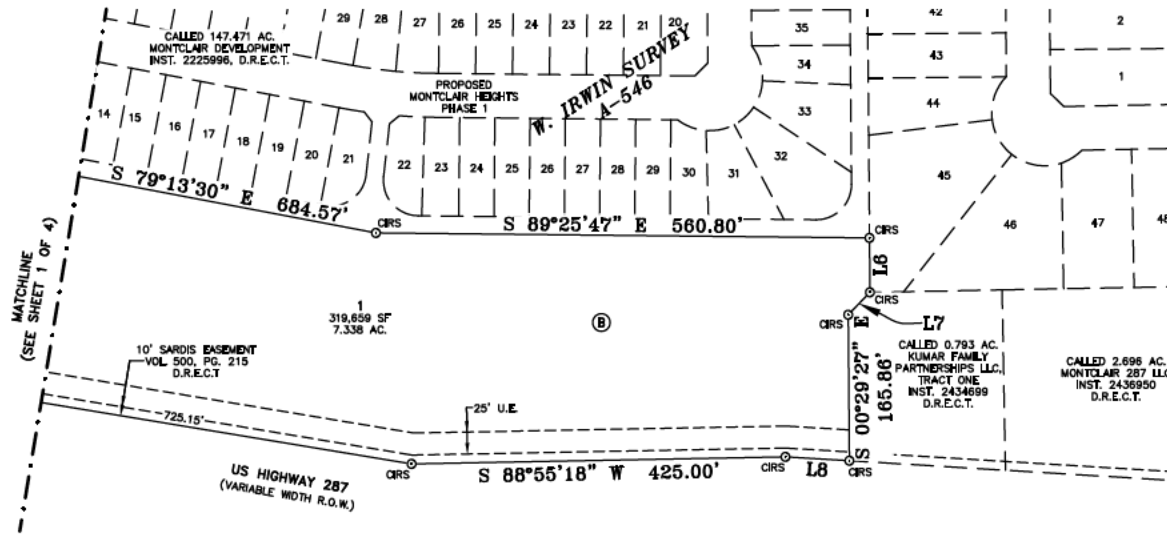
VICINITY MAP
N.T.S.KEY MAP
N.T.S.

Notes:

- The bearings and coordinates shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD83 (2011). All distances are surface distances with a surface to grid scale factor of 0.999927556.
- All perimeter property corners are 5/8-inch iron rods with cap marked "PETITT-ECD 6134", unless otherwise noted.
- Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Zone A, according to Federal Emergency Management Area Flood Insurance Rate Maps for Ellis County, Texas and incorporated areas ~ Map Number 48139C0170G, Effective Date 10/19/2013. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.

OWNER/DEVELOPER
MITTLE INVESTMENTS LP
 3535 BLUFFS LANE
 GRAPEVINE, TEXAS 76051
 (817) _____

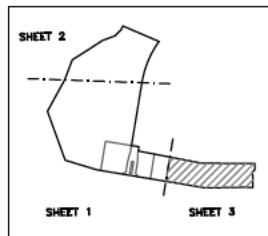
PLAT
MONTCLAIR COMMERCIAL
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PETITT - ECD
 CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
 ADMINISTRATION
 TSPMS FIRM REGISTRATION
 ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
 1800 N. COLLINS BLVD. 201 WINDCO CIR.
 SUITE 3300 SUITE 100
 RICHARDSON, TX 75080 WYLLIE, TX 75098
 (972) 941-8400 (972) 941-8400
 DATE: 6/02/2020
 SHEET 2 OF 4



LEGEND	
CIRS	5/8" IRON ROD SET WITH CAP MARKED "PETITT-ECD 6134"
CRF	1/2" IRON ROD WITH CAP STAMPED "ONEAL 4846" FOUND
RF	IRON ROD FOUND
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D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
Ⓐ	BLOCK DESIGNATION

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 70°03'29" E	137.90'
L2	N 45°54'16" E	91.79'
L3	N 26°18'01" E	45.92'
L4	S 80°34'42" E	89.00'
L5	S 09°25'18" W	45.35'
L6	S 00°29'27" E	61.93'
L7	S 44°11'25" W	35.52'
L8	N 86°30'42" W	72.81'
L9	S 35°34'41" E	42.43'
L10	N 54°25'19" E	42.43'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	26°10'43"	1040.00'	241.81'	475.18'	S 22°30'40" W	471.06'
C2	180°00'00"	10.00'	INFINITY	31.42'	S 80°34'42" E	20.00'
C3	180°00'00"	10.00'	INFINITY	31.42'	N 80°34'42" W	20.00'

VICINITY MAP
N.T.S.KEY MAP
N.T.S.

PLAT
MONTCLAIR COMMERCIAL
ZONING: PD
BEING

33.811 ACRES

4 COMMERCIAL LOTS
1 COMMON AREA LOT

SITUATED IN THE
D.S. GENTRY SURVEY, A-409
W. IRWIN SURVEY, A-546 &
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

PETITT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

TRPMS FIRM REGISTRATION
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SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
(972) 941-8400 (972) 941-8400

OWNER/DEVELOPER
MITTLE INVESTMENTS LP
3535 BLUFFS LANE
GRAPEVINE, TEXAS 76051
(817) _____

DATE: 6/10/2028

SHEET 3 OF 4

OWNER'S CERTIFICATE & DEDICATION

WHEREAS METTLE INVESTMENTS LP and MONTCLAIR DEVELOPMENT, A SERIES OF EIS DEVELOPMENT, LLC, being the owners of a 33.811-acre tract located in the William Irwin Survey, Abstract No. 546, Ellis County, Texas, being a portion of the Mettle Investments, LP a called 35.086-acre tract described in deed recorded in instrument 2226198, Deed Records, Ellis County, Texas (DRECT), being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said 35.086-acre tract, being the southeast corner of lot 18, Black Champ Estates Phase 2, as recorded in Cabinet C, Page 169, Plat Records, Ellis County, Texas (PRECT), same being in the north line of U.S. 287;

THENCE departing north line, over and along the west line of said 35.086-acre tract, the following eight (8) courses and distances:

- 1) North 19 degrees 53 minutes 42 seconds West, a distance of 550.08 feet to an iron rod set;
- 2) North 28 degrees 43 minutes 18 seconds East, a distance of 377.39 feet to an iron rod set;
- 3) North 21 degrees 09 minutes 18 seconds East, a distance of 229.42 feet to an iron rod set;
- 4) North 57 degrees 37 minutes 18 seconds East, a distance of 173.26 feet to an iron rod set;
- 5) North 57 degrees 05 minutes 18 seconds East, a distance of 205.18 feet to an iron rod set;
- 6) North 70 degrees 03 minutes 29 seconds East, a distance of 137.90 feet to an iron rod set;
- 7) North 45 degrees 54 minutes 16 seconds East, a distance of 91.79 feet to an iron rod set;
- 8) North 26 degrees 18 minutes 01 seconds East, a distance of 45.92 feet to an iron rod set in the south line of a tract of land to Carolyn J. Harman Family Limited Partnership, as recorded in Volume 1320, Page 58, DRECT;

THENCE South 66 degrees 37 minutes 36 seconds East, along the north line of said 35.086-acre tract, a distance of 413.61 feet to an iron rod set at the beginning of a non-tangent curve to the left;

THENCE departing north line, over and across said 35.086-acre tract, the following two (2) courses and distances:

- 1) Southwesterly with said curve, which has a central angle of 26 degrees 10 minutes 43 seconds, a radius of 1040.00 feet, a chord bearing of South 22 degrees 30 minutes 40 seconds West, a chord distance of 471.06 feet, and an arc distance of 475.18 feet to an iron rod set for the end of said curve;
- 2) South 09 degrees 25 minutes 18 seconds West, a distance of 673.26 feet to an iron rod set for the southwest corner of Montclair Heights Phase 1, a proposed subdivision to the City of Waxahachie;

THENCE along the south line of said Montclair Heights Phase 1, the following five (5) courses and distances:

- 1) South 80 degrees 34 minutes 42 seconds East, a distance of 80.00 feet to an iron rod set for corner;
- 2) South 09 degrees 25 minutes 18 seconds West, a distance of 45.35 feet to an iron rod set for corner;
- 3) South 79 degrees 13 minutes 30 seconds East, a distance of 684.57 feet to an iron rod set for corner;
- 4) South 89 degrees 25 minutes 47 seconds East, a distance of 560.80 feet to an iron rod set for corner;
- 5) South 00 degrees 29 minutes 27 seconds East, a distance of 61.93 feet to an iron rod set for northwest corner of a tract of land to Kumar Family Partnership LLC, as recorded in Instrument 2434699, DRECT;

THENCE along the west line of said 0.793-acre tract of land, the following two (2) courses and distances:

- 1) South 44 degrees 11 minutes 25 seconds East, a distance of 35.52 feet to an iron rod set for corner;
- 2) South 00 degrees 29 minutes 27 seconds East, a distance of 165.86 feet to an iron rod set for corner in the said north line of U.S. 287;

THENCE along the north line of said U.S. 287, the following four (4) courses and distances:

- 1) North 86 degrees 30 minutes 42 seconds West, a distance of 72.81 feet to an iron rod set for corner;
- 2) South 88 degrees 55 minutes 18 seconds West, a distance of 425.00 feet to an iron rod set for corner;
- 3) North 80 degrees 34 minutes 39 seconds West, a distance of 1161.45 feet to an iron rod set for corner;
- 4) North 73 degrees 06 minutes 12 seconds West, a distance of 354.42 feet to the POINT OF BEGINNING and containing 33.811-acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

FOR: METTLE INVESTMENTS LLC
BY ITS GENERAL PARTNER, CAPE BLUE PARTNERS, LLC
BY ITS MANAGER, TNT GLOBAL MORTGAGE CAPITAL LLC

BY ITS MANAGER, _____

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 _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

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

SURVEYOR'S CERTIFICATE

THIS is to certify that I, James Mark Whitkanack, a Registered Public Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released for review only.

James Mark Whitkanack
Registered Professional Land Surveyor
State Of Texas No. 6134

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared James Mark Whitkanack, 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 consideration therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

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

By: _____
Chairperson Date

By: _____
Attest Date

PLAT
MONTCLAIR COMMERCIAL

ZONING: PD

BEING

33.811 ACRES

4 COMMERCIAL LOTS
1 COMMON AREA LOT

SITUATED IN THE
D.S. GENTRY SURVEY, A-409
W. IRWIN SURVEY, A-546 &
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

PETTIT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

TBPKLS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792

1800 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
(972) 941-8400 (972) 941-8400

OWNER/DEVELOPER
NETTLE INVESTMENTS LP
3535 BLUFFS LANE
GRAPEVINE, TEXAS 76051
(817) _____

DATE: 6/26/2026

SHEET 4 OF 4

Planning & Zoning Department

Plat Staff Report

Case: SUB-73-2026



MEETING DATE(S)

Planning & Zoning Commission: July 14, 2026

CAPTION

Consider on a request by Jimmy Pogue, Stadia Surveying, for a **Replat** of Lot 5, Block A, Mustang Meadows Phase 1, to create Lots 5A & 5B, Block A of Mustang Meadows, Phase 1, 2 Residential Lots, being 1.496 acres, located at 5010 April Lane, (Property ID 207658) – Owners: Travis and Shannon Bright (SUB-73-2026)

RECOMMENDED MOTION

"I move to approve SUB-73-2026, a Replat of Lot 5, Block A, Mustang Meadows Phase 1, to create Lots 5A & 5B, Block A of Mustang Meadows, Phase 1, 2 Residential Lots, subject to the conditions the staff report, authorizing the Planning & Zoning Commission to sign the associated documents accordingly."

APPLICANT REQUEST

The Applicant requests to replat the subject property into two (2) lots for residential use.

CASE INFORMATION

<i>Applicant:</i>	Jimmy Pogue, Stadia Surveying
<i>Property Owner(s):</i>	Travis and Shannon Bright
<i>Site Acreage:</i>	1.496 acres
<i>Number of Lots:</i>	2 lots
<i>Number of Dwelling Units:</i>	1 unit
<i>Adequate Public Facilities:</i>	Adequate public facilities are available with the extension of sanitary sewer line and water service is available through Rockett Special Utility District (SUD).

SUBJECT PROPERTY

<i>General Location:</i>	5010 April Lane
<i>Parcel ID Number(s):</i>	207658
<i>Current Zoning:</i>	Single Family-1 (SF-1)
<i>Existing Use:</i>	Residential Use
<i>Platting History:</i>	The subject property is currently platted as Lot 5, Block A of the Mustang Meadows Phase 1 Addition.

Site Aerial:**PLANNING ANALYSIS**

The Applicant proposes to replat the subject property into two (2) lots for residential use. The subject property is located at 5010 April Lane, and in the Single-Family-1 (SF-1) zoning district and the proposed replat complies with the lot size and dimension requirements of the district. The replat includes a 15' utility easement along April Lane and Broadhead Road.

During the review of the Replat Application, Staff identified technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance. These technical items are required to be corrected prior to filing the Replat. The correction of each item has been identified as a condition of approval in the staff recommendation 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.3 of the Waxahachie Subdivision Ordinance, the names of owners of record of adjoining lots are required.
2. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the location and width of all streets, alleys and easements, existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted for all new streets (street name approval is required at the time the plat is approved). Please remove the building lines from the plat but keep any easements.
3. Per Section 2.4.c.18 of the Waxahachie Subdivision Ordinance, accurate bearings and distances for the property boundary is required. Please note that the bearing does not match the legal description. Please verify the accuracy of this bearing/distance.
4. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, accurate GPS coordinates must be provided on the plat. Please verify the accuracy of both sets of coordinates.
5. Per Section 3.8 of the Waxahachie Subdivision Ordinance, a Water Endorsement Letter must be submitted by the applicant.

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, the applicant will be notified to make corrections.
 - b. If all comments were satisfied, the applicant shall provide three signed, hard-copy plats.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

The replat 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.

STAFF CONTACT INFORMATION

Prepared by:

David Jones

Planner

djones@waxahachietx.gov

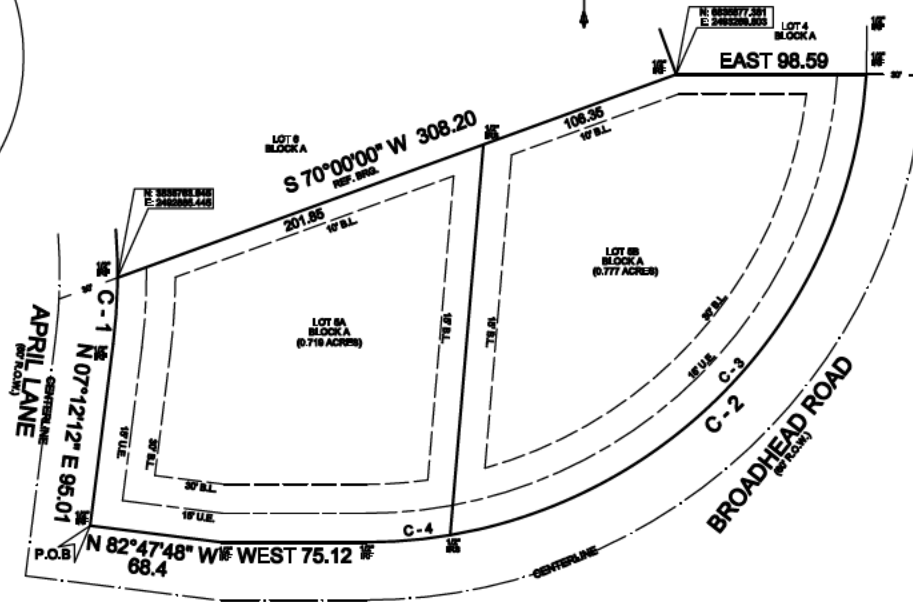
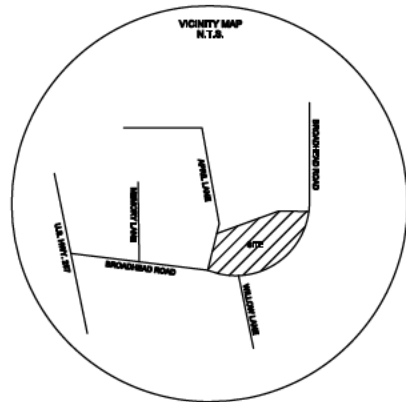
Reviewed by:

Trenton Robertson, AICP

Director of Planning

trobertson@waxahachietx.gov

Item 4d



NOTE: BASIS OF BEARING IS TEXAS STATE COORDINATE SYSTEM, NAD 83, NORTH TEXAS ZONE (4385) AS DERIVED FROM GPS OBSERVATIONS.

NOTE: PROPERTY LIES WITHIN ZONE X, DEEMED AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48198C01000 DATED 10/19/2008 FOR ELLIS COUNTY, TEXAS.

APPROVED BY:
PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

APPROVED BY:
CITY COUNCIL OF THE CITY OF WAXAHACHIE

MAYOR

ATTY

DATE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, JIMMY E. POGUE, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were placed under my personal supervision
ON 20/2020

NAME:

Registered Professional Land Surveyor NO. 5592



STADIA LAND SURVEYING INC.
P.O. BOX 1899
RED OAK, TEXAS 75154
PHONE (972) 617 - 9988
STADIASURVEYING@SBCGLOBAL.NET
FIRM #100193-0

JIMMY E POGUE
REGISTERED PROFESSIONAL
LAND SURVEYOR 5592
STATE OF TEXAS

OWNERS CERTIFICATE AND DEDICATION STATE OF TEXAS COUNTY OF ELLIS

FIELD NOTES:

BEING ALL OF LOT 5, BLOCK A, OF MUSTANG MEADOWS, PHASE ONE, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 86 OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RESERVING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 5 AND BEING IN THE EAST RIGHT OF WAY LINE OF APRIL LANE AND THE NORTHERLY RIGHT OF WAY LINE OF BROADHEAD ROAD;

THENCE NORTH 07 DEG 12 MIN 12 SEC EAST, WITH THE EAST RIGHT OF WAY OF SAID APRIL LANE, 96.01 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 280.8 FEET;

THENCE WITH SAID CURVE AND APRIL LANE 96.01 FEET HAVING A CHORD MEASUREMENT OF N 07°42'22" E, 94.57 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF LOT 6;

THENCE NORTH 70 DEG 06 MIN EAST, WITH THE NORTH LINE OF SAID LOT 5, 50.52 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 5, SOUTHWEST CORNER OF SAID LOT 4 AND BEING THE SOUTHWEST CORNER OF LOT 4;

THENCE EAST, 98.59 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF SAID LOT 4, BEING IN THE WESTERLY LINE OF SAID BROADHEAD ROAD AND BEING IN A CURVE HAVING A RADIUS OF 280.8 FEET;

THENCE CONTINUING ALONG SAID BROADHEAD ROAD AND THE CURVE TO THE RIGHT, 98.84 FEET, HAVING A CHORD MEASUREMENT OF S 48°08'52" W, 98.14 FEET TO A 1/2" IRON ROD FOUND;

THENCE WEST CONTINUING ALONG SAID BROADHEAD ROAD, 75.12 FEET TO A 1/2" IRON ROD FOUND;

THENCE NORTH 88 DEG 47 MIN 48 SEC WEST, CONTINUING ALONG SAID BROADHEAD ROAD, 66.4 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.498 ACRES MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, TRAVIS AND SHANNON BRIGHT, DO HEREBY ADOPT THIS PLAT DEMONSTRATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 5A AND 5B, BLOCK A, MUSTANG MEADOWS, PHASE ONE, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND DO HEREBY DEDICATE 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 BEING 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 AND CITY OF WAXAHACHIE'S USE THEREOF. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY WRITERS 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 OBSTRUCT OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY WRITERS 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 PART OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TYPE OF PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WAXAHACHIE, TEXAS, THIS THE ____ DAY OF _____, 2020.

OWNER

OWNER

NOTARY STATEMENT STATE OF TEXAS COUNTY OF TARRANT

Before Me, the undersigned authority, on this day personally appeared _____ and

the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this the ____ Day of _____ of the year 2020.

My printed name _____

My commission expires _____

REPLAT LOT 5, BLOCK A LOT 5A & 5B, BLOCK A MUSTANG MEADOWS, PHASE ONE

AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING A REPLAT OF LOT 5, BLOCK A, MUSTANG MEADOWS, PHASE ONE, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 86 OF THE PLAT RECORDS, ELLIS COUNTY, TEXAS, CONTAINING 1.498 ACRES OF LAND, 2 SINGLE FAMILY LOTS - ZONED SF-1

OWNER: TRAVIS & SHANNON BRIGHT
4013 F.M. 513
WAXAHACHIE, TX 75165
MAY 20, 2020

NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	280.8	94.59	N 07°42'22" E	94.57
2	280.8	98.04	S 48°08'52" W	98.14
3	280.8	97.28	S 42°08'22" W	97.28
4	280.8	43.85	S 07°06'00" W	43.85

Planning & Zoning Department

Plat Staff Report

Case: SUB-76-2026



MEETING DATE(S)

Planning & Zoning Commission: July 14, 2026

CAPTION

Consider a request by Alexander Rodriguez, for a **Plat** of Chisholm Ramirez Addition, Lot 1, Block A being 2.997 acres, located at 500 Chislom Trail, situated in the WM Stewart Survey, Abstract No. 956, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 198720) – Owner: Edward Ramirez

RECOMMENDED MOTION

"I move to approve SUB-76-2026, a Plat of the Chisolm Ramirez Addition, Lot 1, Block A, subject to the conditions the staff report, authorizing the Planning & Zoning Commission to sign the associated documents accordingly."

APPLICANT REQUEST

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

CASE INFORMATION

Applicant: Alexander Rodriguez

Property Owner(s): Edward Ramirez

Site Acreage: 2.997 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 unit

Park Land Dedication: N/A-ETJ

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

SUBJECT PROPERTY

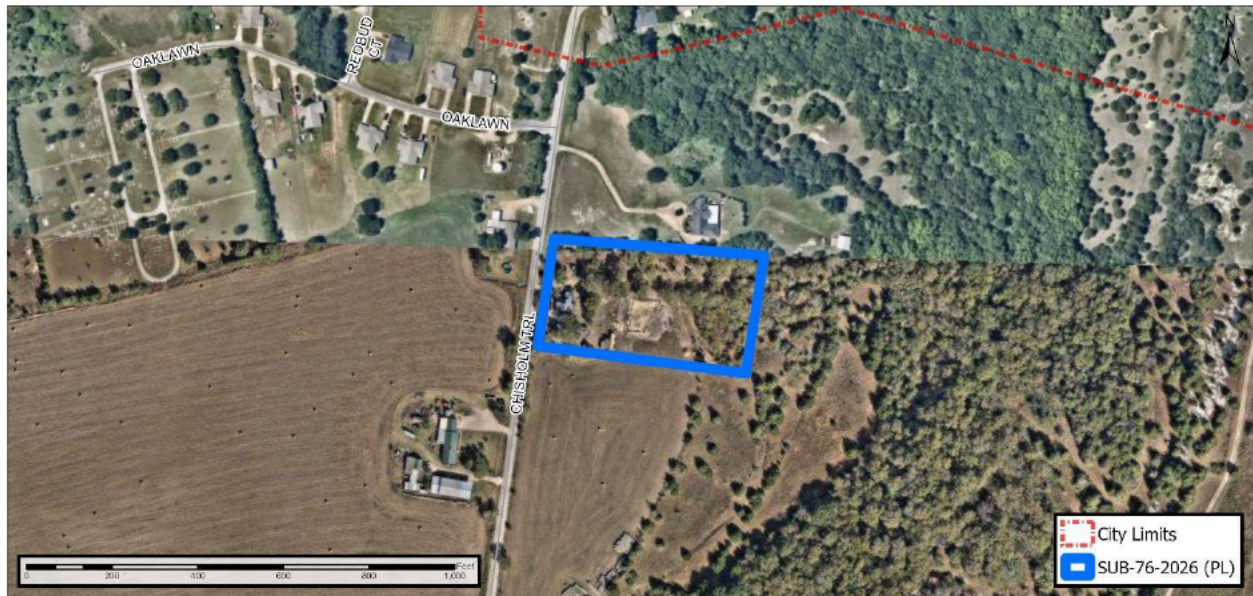
General Location: 500 Chislom Trail

Parcel ID Number(s): 198720

Current Zoning: N/A (ETJ)

Existing Use: Residential use

Platting History: The subject property is not platted.

Site Aerial:**PLANNING ANALYSIS**

The Applicant proposes to plat the subject property into one (1) residential lot as part of the Chisholm Ramirez Addition. 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.2 of the Waxahachie Subdivision Ordinance, accurate bearings and distances for the property boundary are required. Please include bearings and distances for the entire boundary.
2. Per Section 2.4.c.14 of the Waxahachie Subdivision Ordinance, Chisholm Road is identified as a 50' ROW. Please dedicate a total of 25' ROW from the center of the pavement.
3. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, the Planning & Zoning Commission will be the final approval authority for the plat. Add an approval block for the Planning and Zoning Commission.
4. Per Section 3.3.a of the Waxahachie Subdivision Ordinance, a 15' utility easement is required adjacent to all street rights-of-way (ROW).

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.

STAFF CONTACT INFORMATION

Prepared by:

David Jones

Planner

djones@waxahachietx.gov

Reviewed by:

Trenton Robertson, AICP

Planning Director

trobertson@waxahachietx.gov

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-68-2026



MEETING DATE(S)

Planning & Zoning Commission:

July 14, 2026

City Council:

August 3, 2026

CAPTION

Public Hearing on a request by Linda Lewis for a **Specific Use Permit (SUP)** for multiple Accessory Structures area within a Future Development (FD) zoning district located at 3339 Howard Road (Property ID 263578) – Owner(s): Steven & Linda Lewis (ZDC-68-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-99-2025, 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:

Linda Lewis

Property Owner(s):

Steven & Linda Lewis

Site Acreage:

1.516 acres

Current Zoning:

Future Development (FD)

Requested Zoning:

FD with a Specific Use Permit (SUP) for Accessory Structures exceeding 1,000 square feet in combined floor area use

SUBJECT PROPERTY

General Location:

3339 Howard Road

Parcel ID Number(s):

263578

Existing Use:

Residential use

Development History:

The subject property is platted as Lot 9 of the Waxahachie Lake Estates Section One Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	FD	Single-Family Residence
East	FD	Single Family Residence
South	FD	Single Family Residence
West	RR	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 primary access to the subject property is from Howard Rd, a Minor Arterial (100' right-of-way) on the Thoroughfare Plan.

Site Image:**PLANNING ANALYSIS**

The Applicant requests a Specific Use Permit (SUP) for multiple Accessory Structures exceeding 1,000 square feet in combined floor area use at 3339 Howard Road. The subject property has five (5) existing accessory structures used for general storage, a carport, a cabana, a greenhouse, and a playhouse; that total an estimated 1,099 square feet in size, with an additional new 160 square foot accessory structure used for general storage; making the total combined accessory structure building footprint approximately 1,129 square feet. The number of existing accessory structures are consistent with adjacent properties and the rural setting along Howard Road. It should be noted that some of the current accessory structures that are present on the site did not receive proper permitting through the Building and Community Services Department.

Planning Analysis continued:

The existing 682 square foot carport and the existing 160 square foot shed each receive permits under a previous address known as 3339 FM 877 (which is now 3339 Howard Road). If in the event the SUP is approved, the applicant would have to receive proper permitting for each structure that requires a building permit, which are accessory structures that are exceeding 120 square feet in size. Per the City of Waxahachie Zoning Ordinance, accessory structures exceeding 1,000 square feet in combined floor area require a SUP to be approved by City Council. Lastly, according to the Waxahachie Zoning Ordinance, on properties greater than one acre in size, a third or more accessory structures may be permitted, regardless of the size of the structures, through the approval of an SUP.

Proposed Use:

According to the Ellis County Appraisal District, the subject property currently has an existing primary structure of approximately 2,638 square feet. The newest proposed accessory structure is a fully enclosed shed that is approximately 160 square feet in size. The accessory structure features an exterior façade that is consistent with the existing accessory structures in the surrounding area. The proposed accessory structure will be utilized solely as a storage area. No vehicles or heavy equipment will be stored in the structure; thus, a driveway is not required. The location of the proposed accessory structure meets the typical setback requirements of the City of Waxahachie Zoning Ordinance.

According the applicant's Operational Plan, no plumbing or electrical work is being proposed for the accessory structure; and no paved flooring is being proposed as well, with the accessory structure being a prefabricated building. The property owners have confirmed to Staff that the structure will not be used as a dwelling or short-term rental and will not be separately sold or leased from the existing primary structure.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 17 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light, 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.

RECOMMENDATION

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

Conditions:

1. The accessory structure shall not be used as an accessory dwelling or Short-Term Rental without a Specific Use Permit approved by City Council.
2. The accessory structure shall not be used for commercial purposes.
3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
4. All accessory structures, including the structures that have been constructed without proper permits, shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department. The newest accessory structure cannot be constructed until a building permit has been issued.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Location Map (Exhibit A)
3. Survey (Exhibit B)
4. Operational Plan (Exhibit C)
5. Elevation/Façade Plan (Exhibit D)

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley

Planner

censley@waxahachietx.gov

Reviewed by:

Trenton Robertson, AICP

Director of Planning

trobertson@waxahachietx.gov

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@waxahachietx.gov for additional information on this request.



Scan for additional information.

Case Number: ZDC-68-2026

City Reference: 201920

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on July 13, 2026 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planning@waxahachietx.gov or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT☒ OPPOSE

Comments:

This location backs up to my property and
Since no "intended use" is cited for this sup,
we oppose this Accessory structure,
Vicki Kunke, Patrick Kunke

Signature

Date

Vicki Kunke, PATRICK KUNKE
Printed Name and Title

Address

241 Ash Dr, Waxahachie,
TX 75165

Case # ZDC 000068-2026

3339 Howard Rd. Waxahachie, TX 75165

Existing Accessory Structures Pics. I have permits for structures on this property since 2016.



1. Play house 5x6 with tunnel slide (No permit required)



2. 2 car Carport with Storage Permit # ACC -16-03576)



3. Cabana - 10 x 16 portable/movable on skids. No electrical or plumbing. Not a dwelling and not attached to the ground. (Generally exempt from standard permitting if under 200 sq ft.)



4. Greenhouse 8 x 10 (No permit required.)



5. Shed 10 x 16 (Permit # ACC-16-03222.)

Proof of permits and communication:

[\(40 unread\) - Linda Lewis - Yahoo Mail](#)
[Home](#) [Mail](#) [Search](#) [News](#) [Sports](#) [Finance](#) [Celebrity](#) [Weather](#) [Answers](#) [Flickr](#) [Mobile](#)
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[Inbox \(48\)](#)
Fwd: ZA2016-53 Lewis Accessory Building SUP (2) [People](#)
Steven Lewis ----- Forwarded message ----- [Sep 22 at 10:45 AM](#)
Steven Lewis [Sep 22 at 8:59 PM](#)
 To: linda.lewis@yahoo.com
 This message contains blocked images. [Show Images](#) [Change this setting](#)
 ----- Forwarded message -----
 From: "Steven Lewis" <stevenlewis@yahoo.com>
 Date: Sep 22, 2016 10:56 PM
 Subject: Fwd: ZA2016-53 Lewis Accessory Building SUP
 To: <linda.lewis@yahoo.com>
 Cc:
 ----- Forwarded message -----
 From: "Wright, Destiny" <beright@wasahachie.com>
 Date: Sep 22, 2016 10:42 AM
 Subject: ZA2016-53 Lewis Accessory Building SUP
 To: <SBLEWIS1961@GMAIL.COM> <SBLEWIS1961@gmail.com>
 Cc:
 Mr. Lewis,
 The review for your case has been completed and the Case Manager has determined that an SUP will not be needed for your accessory building. (See attached comment sheet)
 Our office will process a full refund in the amount of \$350.00.
 At this time, you can contact the Building Inspections Department for permitting. 469-399-4026.
 destiny.wright
 2 Attachments: [View all](#) [Download all](#) v
 
 image003.jpg ZA2016-1_.pdf

October 17, 2016



Accessory Building

Construction working hours are 6:00 am to 10:00 pm

Phone: 469-309-4020
Inspection Request Line: 469-309-4034
Fax: 469-309-4023

Job Address: 3339 Fm 877	Permit Number: ACC-16-03576	Issue Date: October 17, 2016	
Subdivision:	Project Name:		
Lot: Block:	Square Feet:	Building/Permit Fee:	\$50.00
	Valuation: \$ 6,000.00	Water Impact Fee:	
Description: 2-car with storage shingle roof and bricks to match residence, no breezeway existing slab(b/djch Houston Homes)32 x 22		Sewer Impact Fee:	
		Roadway Impact Fee:	
		Total Fees Paid:	\$50.00

Contractor(s): **Owner - Contractor**
Steven
Lewis
Owner

*******NOTE*******

Separate permits are required for electrical, plumbing, and mechanical work.

All Provisions of laws and ordinances governing this type of work must be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

This permit becomes void if work or construction authorized is not commenced within 180 days, or construction on work is suspended or abandoned for a period of 180 days at any time after work is commenced.

The City of Waxahachie has franchised solid waste and recycling collection and disposal with HESI. By contract, they are the only company permitted to collect and dispose of solid waste and recyclables in the territorial jurisdiction of the City of Waxahachie. For pricing information and to set up collection services call HESI at 972-923-9661

City of Waxahachie - 401 S. Rogers - Waxahachie, Tx 75168 - www.waxahachie.com
Page 1 of 1



Items 5 & 6

HOWARD RD

ASH DR

OAK TREE DR

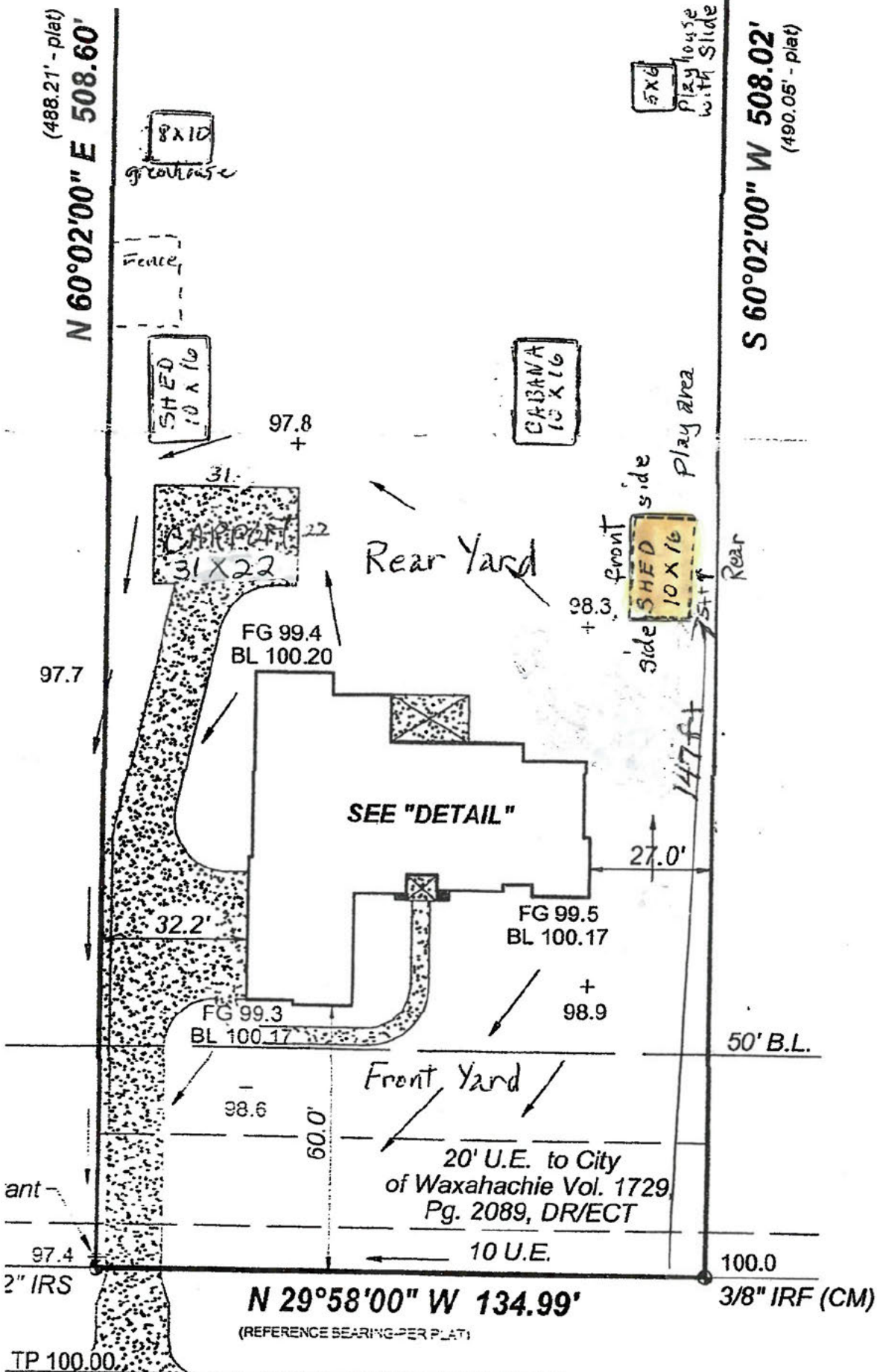
EXHIBIT A - LOCATION MAP

 SUB-69-2026 (PL)

N 60°02'00" E 508.60'
(488.21' - plat)

Playhouse
with Slide

S 60°02'00" W 508.02'
(490.05' - plat)



3339 F.M. 877 or Howard Rd.

(80' R O W by plat and as measured on ground)

Operational Plan addition: **EXHIBIT C - OPERATIONAL PLAN**

This is case # ZDC 000068-2026, location 3339 Howard Road, Waxahachie, TX 75165.

The structural use of the shed and maximum height is stated below.

This shed is 10 x16. It is a wood structure with outside siding painted in almond color. It is STRICTLY used for storage and not for use as a living quarters. This shed is not for lease.

The shed's apex or highest point where the two slopes meet in the roof is 11 feet. It is not taller than the existing height of the house which is 35 feet. The shed is to be placed 147 feet into the rear yard, 5 feet from the side property line. The front or door of the shed faces inward. The shed would be placed on concrete bricks for leveling. The front, rear, and sides are shown on the site plan.

(The shed is sketched in yellow on the site plan.)

EXHIBIT D - ELEVATIONS/FACADE PLAN

Items 5 & 6

- IMAGE SHEET Order Number: 3YHQ5LN2-8

