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 28, 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 July 14, 2026
   b. Consider request by Daniel Box, for a Plat of the Vista de Madera Addition, 75 residential lots, being 32.564 acres, located directly south of the Blue Bonnet Trails residential subdivision, situated in the W.C. Calder Survey, Abstract 235, and the B.B. Davis Survey, Abstract 290, an addition to the City of Waxahachie (Property ID: 182275) – Owner: Vista De Madera Waxahachie (SUB-180-2024)

5. ***Public Hearing*** on a request by Megan Hillen, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development-Single-Family Dwelling-3 (PD-SF-3) zoning district located at 220 Chesterfield Circle (Property ID 228853) – Owner(s): Megan and Alexander Hillen (ZDC-65-2026).

6. ***Consider*** approval of ZDC-65-2026.

7. ***Public Hearing*** on a request by Stephen Mott, WISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Single Family-1 (SF-1) zoning district located at 265 Broadhead Rd (Property ID 211021) - Owner: Waxahachie Independent School District (ZDC-48-2026).

8. ***Consider*** approval of ZDC-48-2026.

9. ***Public Hearing*** on a request by Stephen Mott, WISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Single-Family-1 (SF-1) zoning district located at 275 Indian Drive (Property ID 224060) - Owner: Waxahachie Independent School District (ZDC-49-2026).

10. ***Consider*** approval of ZDC-49-2026.

11. ***Public Hearing*** on a request by Jose Castillo for a Specific Use Permit (SUP) for a Major Auto Repair Shop use within a Commercial (C) zoning district located at 407 W. Franklin (Property ID 170507) – Owner: Big Blue Truck, LLC (ZDC-57-2026).

12. ***Consider*** approval of ZDC-57-2026.

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

14. ***Consider*** approval of ZDC-4-2026.

15. Adjourn

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

ACCESSIBILITY STATEMENT

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

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

Planning and Zoning Commission
July 14, 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 July 14, 2026 at 7:00 p.m.

Members Present:	Wendy Johnson, Chair Terry Connor Ryan Simpson Jimmy Poarch Bart Underwood
Members Absent:	Jenny Bridges, Vice Chair Twyla U. Williams
Others Present:	Trenton Robertson, Director of Planning & Zoning Brian Guenzel, Assistant Director of Planning & Zoning Billie Wallace, Mayor, Council Liaison

1. Call to Order

Chair Wendy Johnson called the meeting to order.

2. Invocation

Commissioner Ryan Simpson gave the invocation.

3. Public Comments

None.

4. Consent Agenda

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)

Action:
Jimmy Poarch moved to approve the Consent Agenda subject to the conditions of the staff reports. Motion was seconded by Ryan Simpson and carried unanimously (5-0).

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)

Planner Caleb Ensley presented the Item and applicant Linda Lewis requested approval. 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.

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.

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 to 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.

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

Chair Wendy Johnson opened the Public Hearing at approximately 7:06 p.m.

There being no others to speak for or against ZDC-68-2026, Chair Wendy Johnson closed the Public Hearing at approximately 7:06 p.m.

6. Consider approval of ZDC-68-2026

Action:
Ryan Simpson moved to recommend approval of ZDC-68-2026, 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. Motion was seconded by Jimmy Poarch and carried unanimously (5-0).

7. Adjourn

There being no further business, the meeting adjourned at 7:10 p.m.

Respectfully submitted,

Caleb Ensley, Planner

Planning & Zoning Department
Plat Staff Report

Case: SUB-180-2024

MEETING DATE(S)
Planning & Zoning Commission: July 28, 2026

CAPTION
Consider request by Daniel Box, for a **Plat** of the Vista de Madera Addition, 75 residential lots, being 32.564 acres, located directly south of the Blue Bonnet Trails residential subdivision, situated in the W.C. Calder Survey, Abstract 235, and the B.B. Davis Survey, Abstract 290, an addition to the City of Waxahachie (Property ID: 182275) – Owner: Vista De Madera Waxahachie (SUB-180-2024)

RECOMMENDED MOTION
"I move to approve SUB-180-2024, a Plat of the Vista de Madera Addition, subject to the requirements of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

CASE HISTORY
A Plat was initially approved for the subject property on April 13, 2021, under case SUB-15-2021. On April 3, 2023, City Council voted to deny a Plat Approval Extension request for the subject property under case number SUB-20-2023. A Plat Application (SUB-75-2024) for the Vista De Madera subdivision was submitted in April of 2024. After the submission of multiple Plat Extension Requests, the applicant ultimately requested to withdraw this application on July 17, 2024 before the case proceed to the Planning & Zoning Commission.

The Applicant originally submitted this Plat Application on August 27, 2024. The application proceeded to the Planning & Zoning Commission for consideration on September 24, 2024. The commission voted 7-0 to disapprove the Plat Application due to non-compliance with the Waxahachie Subdivision Ordinance. On December 30, 2024, the applicant provided a formal response letter to staff that included a revised Plat and supplemental documentation missing from the original application. This response letter was provided to address the reasons for disapproval that were identified by the Planning & Zoning Commission on September 24, 2024.

The review of the applicant's resubmittal was completed by staff on January 7, 2025. Staff determined that the applicant's resubmittal failed to address all reasons for disapproval identified by the Planning & Zoning Commission. The resubmittal was considered at the January 14, 2025 Planning & Zoning Commission meeting. At this meeting the Planning & Zoning Commission voted 5-0 to disapprove the revised Plat submittal due to non-compliance with the Waxahachie Subdivision Ordinance.

On August 26, 2025, the applicant provided a second formal response letter to staff that included a further revised Plat and supplemental documentation missing from the original application. This response letter was provided to address the reasons for disapproval that were identified by the Planning & Zoning Commission on January 14, 2025. The review of the applicant's resubmittal was completed on August 29, 2025. After review, staff identified remaining unaddressed reasons for disapproval that are detailed further in the Recommendation section below.

After the applicant provided a third formal response letter to staff which included a further revised Plat and supplemental documentation that was missing from the original application, At the September 8, 2025 Planning & Zoning Commission, the commission voted 6-0 to disapprove the Plat Application due to non-compliance with the Waxahachie Subdivision Ordinance.

Case History continued:
Following the aforementioned disapproval, on July 6, 2026, the Applicant provided a further revised plat and supplemental documentation missing from the original documentation. After review, staff determined that all previous unaddressed reasons for disapproval have been addressed by the applicant and subsequently recommends approval of this plat application.

APPLICANT REQUEST
The Applicant requests to plat the property into 75 residential lots as the Vista de Madera Addition.

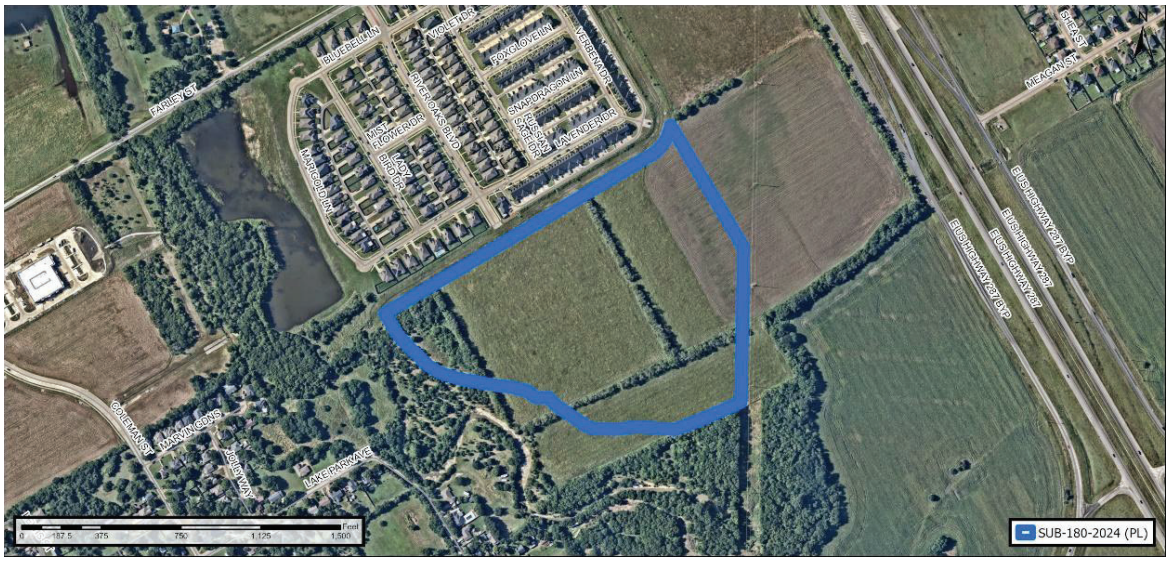
CASE INFORMATION

Applicant:	Daniel Box
Property Owner(s):	Vista De Madera Waxahachie
Site Acreage:	32.564 acres
Number of Lots:	75 lots
Number of Dwelling Units:	75 units
Park Land Dedication:	The cash in lieu of park land dedication for this case is estimated at **$30,000.00** (75 residential dwellings at $400.00 per dwelling).
Adequate Public Facilities:	Adequate public facilities are available to the subject property via the extension of off-site water and sanitary sewer lines.

SUBJECT PROPERTY

General Location:	Directly south of the Blue Bonnet Trails residential subdivision.
Parcel ID Number(s):	182275
Current Zoning:	Single Family-2 (SF-2)
Existing Use:	The subject property is currently undeveloped.
Platting History:	A Plat was initially approved for the subject property on April 13, 2021, under case SUB-15-2021. On April 3, 2023, City Council voted to deny a Plat Approval Extension request for the subject property under case number SUB-20-2023.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into 75 residential lots as the Vista de Madera Addition. The subject property is currently zone Single-Family-2 (SF-2) and the design of the proposed subdivision is intended to adhere to the lot size and dimension requirements of the SF-2 zoning district. The proposed plat includes right-of-way (ROW) dedication the extension of River Oaks Boulevard; which is identified as an 80' thoroughfare on the 2024 Waxahachie Thoroughfare Plan. A second point of access connecting to an existing public ROW has been provided by separate instrument (Instrument No. 2614664) as required by the Waxahachie Subdivision Ordinance.

RECOMMENDATION

Based on the details provided in this Staff Report, staff recommends approval of the Plat request due to all previously mentioned reasons for disapproval being addressed by the applicant.

ATTACHED EXHIBITS

1. Applicant Response Letter (June 25, 2026 Submittal)
2. Plat (June 25, 2026 Submittal)
3. ROW Dedication Recorded Document (Instrument No. 2614664)

APPLICANT REQUIREMENTS

1. If approved by Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all conditions of approval.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
    a. If conditions of approval are not satisfied, the applicant will be notified to make corrections.
    b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.
3. The development is only permitted to construct up to the maximum number of dwelling units allowed by the current adopted Fire Code and associated COG amendments, prior to a second point of access being constructed.

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

Bradley

June 25, 2026

Trenton Robertson
City of Waxahachie
408 S. Rogers St.
Waxahachie, TX 75165

Via email: trobertson@waxahachietx.gov

RE: Disapproval of SUB-180-2024.

Dear Trenton,

At the September 8, 2025 Planning and Zoning Commission meeting, the Commission voted to conditionally disapprove plat application SUB-180-2024 VISTA DE MADERA ADDITION, as per Section 212.0091 of the Texas Local Government Code. This letter is an appeal pursuant to Chapter 212.0093 of the Texas Local Government Code and provides a written response to the various conditions for disapproval offered by the city in the letter attached (the "City's Disapproval Letter") pursuant to Chapter 212.0091.

The bullet-point list below is an exact copy of the reasons for disapproval for SUB-180-2024 contained in the City's Disapproval Letter. Please see our written responses in blue to each condition, as follows:

1. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, correct name of the property owner (Vista De Madera Waxahachie, a Separate Protected Series of Tochal Investment Properties, LLC) is required to be referenced in the Owner's Certificate. (Please revise the spelling of "Tochan" to "Touchal" in the Owner's Certificate.)

   Applicant Response: Please note that, in your correction of the typo, you have misspelled the name of the property owner, which is not "Touchal", but "Tochal". All references to the property owner on the plat have now been double-checked and revised where necessary to ensure consistent spelling. See attached revised plat.

2. Per Section 3.1.u of the Waxahachie Subdivision Ordinance, all subdivisions shall have at least two (2) points of access from improved public roadways. The two (2) points of access can be from a single entrance onto a public thoroughfare if the thoroughfare is divided, and if the entry into the subdivision is also divided. Otherwise, the two (2) points of access shall be from two (2) different entrances either on a single public thoroughfare or on two (2) public thoroughfares. (This design does not include a divided thoroughfare and the proposed access through Lot 9, Block A is not sufficient. Notes 7 and 9 do not suffice to address this comment.)

Furthermore, Section 3.1.4.a of the Waxahachie Subdivision Ordinance requires that the subdivision shall be designed to provide adequate emergency access for public safety vehicles. 2021 IFC D107.1 More than 30 single family homes require two ways into the development. The dead-ends for future street extensions and proposed access easement do not meet this access requirement.

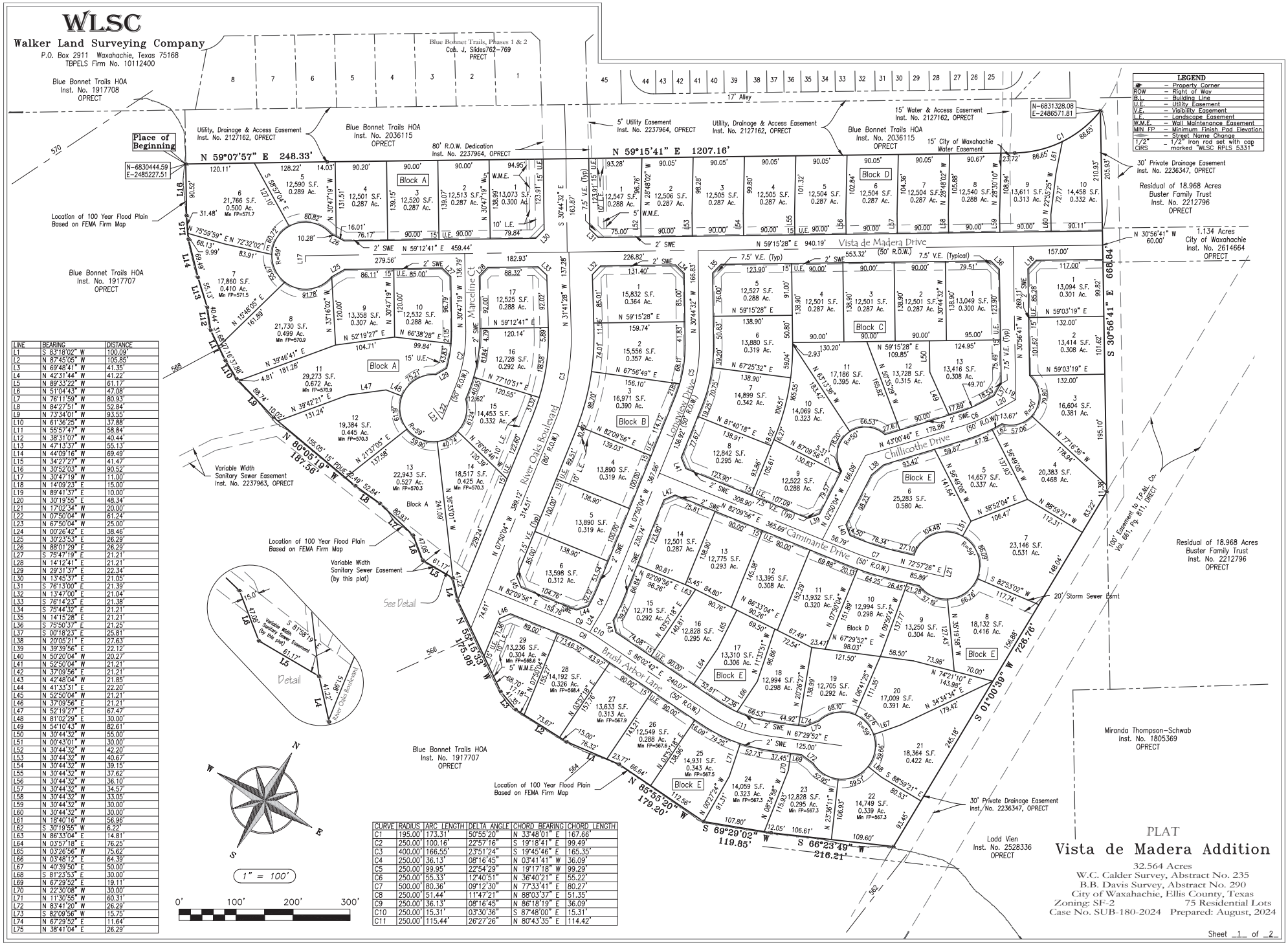
Applicant Response: See attached revised plat. Additional point of access has been secured off of Vista de Madera Drive, per dedicatory instrument no. 2614664.

Per the requirements of Texas Local Government Code 212.0095(a), you must respond with any objections within 15 days of this appeal, or the plat is deemed approved as a matter of law.

Sincerely,



E. Daniel Box, *Attorney for the Applicant*
Senior Attorney, Bradley Arant Boult Cummings LLP



LEGEND	
●	– Property Corner
ROW	– Right of Way
B.L.	– Building Line
U.E.	– Utility Easement
V.E.	– Visibility Easement
L.E.	– Landscape Easement
W.M.E.	– Wall Maintenance Easement
MIN FP	– Minimum Finish Pad Elevation
	– Street Name Change
1/2" CIRS	– 1/2" iron rod set with cap marked "WLSC RPLS 5331"

LINE	BEARING	DISTANCE
L1	S 83°18'02" W	100.09'
L2	N 87°45'05" W	105.85'
L3	N 69°48'41" W	41.35'
L4	N 42°31'44" W	41.22'
L5	N 89°33'22" W	61.17'
L6	N 51°04'43" W	47.08'
L7	N 76°11'59" W	80.93'
L8	N 84°27'51" W	52.84'
L9	N 73°34'01" W	93.55'
L10	N 61°36'25" W	37.88'
L11	N 55°57'47" W	58.84'
L12	N 38°31'07" W	40.44'
L13	N 47°13'37" W	55.13'
L14	N 44°09'16" W	69.49'
L15	N 34°27'27" W	41.47'
L16	N 30°52'03" W	90.52'
L17	N 30°47'19" W	11.00'
L18	N 14°09'23" E	15.00'
L19	N 89°41'37" E	10.00'
L20	N 30°19'55" E	48.34'
L21	N 17°02'34" W	20.00'
L22	N 07°50'04" W	61.24'
L23	N 67°50'04" W	25.00'
L24	N 00°26'42" E	38.46'
L25	N 30°23'53" E	26.29'
L26	N 88°01'29" E	26.29'
L27	S 75°47'19" E	21.21'
L28	N 14°12'41" E	21.21'
L29	N 29°31'37" E	22.34'
L30	N 13°45'37" E	21.05'
L31	S 76°13'00" E	21.39'
L32	N 13°47'00" E	21.04'
L33	S 76°14'23" E	21.38'
L34	S 75°44'32" E	21.21'
L35	N 14°15'28" E	21.21'
L36	S 75°50'37" E	21.25'
L37	S 00°18'23" E	25.81'
L38	N 20°05'21" E	27.63'
L39	N 39°39'56" E	22.12'
L40	N 50°20'04" W	20.27'
L41	N 52°50'04" W	21.21'
L42	N 37°09'56" E	21.21'
L43	N 42°48'04" W	21.85'
L44	N 41°33'13" E	22.20'
L45	N 52°50'04" W	21.21'
L46	N 37°09'56" E	21.21'
L47	N 52°19'27" E	67.47'
L48	N 81°02'29" E	30.00'
L49	N 54°10'43" W	82.61'
L50	N 30°44'32" W	55.00'
L51	N 00°43'01" W	30.00'
L52	N 30°44'32" W	42.20'
L53	N 30°44'32" W	40.67'
L54	N 30°44'32" W	39.15'
L55	N 30°44'32" W	37.62'
L56	N 30°44'32" W	36.10'
L57	N 30°44'32" W	34.57'
L58	N 30°44'32" W	33.05'
L59	N 30°44'32" W	30.00'
L60	N 30°44'32" W	30.00'
L61	N 18°40'16" W	56.96'
L62	S 30°19'55" W	6.22'
L63	N 86°33'04" E	14.81'
L64	N 03°57'18" E	76.25'
L65	N 03°26'56" W	75.62'
L66	N 03°48'12" E	64.39'
L67	N 40°39'50" E	50.00'
L68	S 81°23'53" E	30.00'
L69	N 67°29'52" E	19.11'
L70	N 22°30'08" W	30.00'
L71	N 11°30'55" W	60.31'
L72	N 83°41'20" W	26.29'
L73	S 82°09'56" W	15.75'
L74	N 67°29'52" E	11.64'
L75	N 38°41'04" E	26.29'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	195.00'	173.31'	50°55'20"	N 33°48'01" E	167.66'
C2	250.00'	100.16'	22°57'16"	S 19°18'41" E	99.49'
C3	400.00'	166.55'	23°51'24"	S 19°45'46" E	165.35'
C4	250.00'	36.13'	08°16'45"	N 03°41'41" W	36.09'
C5	250.00'	99.95'	22°54'29"	N 19°17'18" W	99.29'
C6	250.00'	55.33'	12°40'51"	N 36°40'21" E	55.22'
C7	500.00'	80.36'	09°12'30"	N 77°33'41" E	80.27'
C8	250.00'	51.44'	11°47'21"	N 88°03'37" E	51.35'
C9	250.00'	36.13'	08°16'45"	N 86°18'19" E	36.09'
C10	250.00'	15.31'	03°30'36"	S 87°48'00" E	15.31'
C11	250.00'	115.44'	26°27'26"	N 80°43'35" E	114.42'

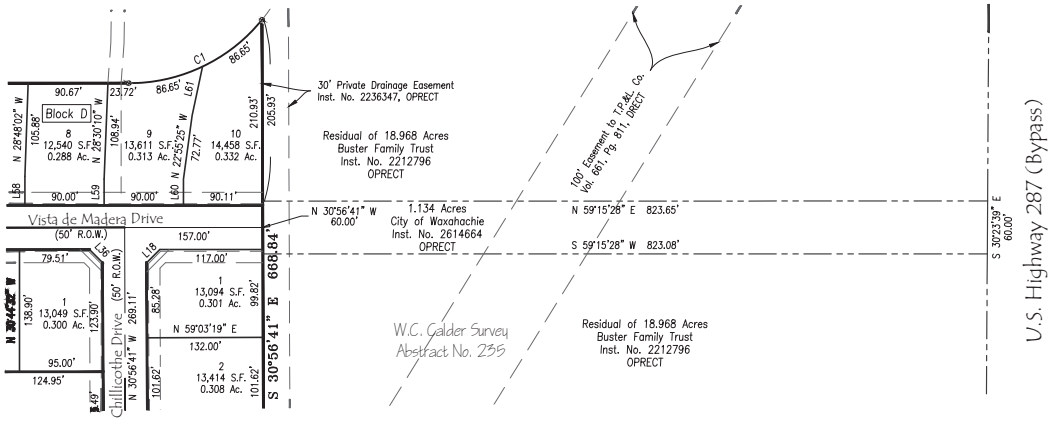
PLAT

Vista de Madera Addition

32.564 Acres
W.C. Calder Survey, Abstract No. 235
B.B. Davis Survey, Abstract No. 290
City of Waxahachie, Ellis County, Texas
Zoning: SF-2 75 Residential Lots
Case No. SUB-180-2024 Prepared: August, 2024

WLSC

Walker Land Surveying Company
P.O. Box 2911 Waxahachie, Texas 75168
TBPELS Firm No. 10112400



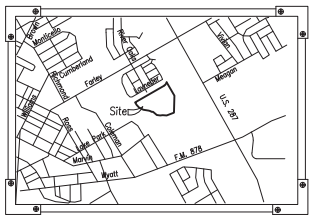
SUBDIVISION NOTES

1. No building shall be constructed until Plat is accepted and filed with Ellis County.
2. Current Zoning: SF-2.
3. Lots 14-17, Block A and Lots 1-6, Block B face River Oaks Boulevard. No driveways shall front River Oaks Boulevard.
4. No portion of this property lies within a 100 year flood plain according to the Flood Insurance Rate Map for Ellis County. Map# 48139C0190 G, dated October 19, 2023.
5. Basis of Bearings: Texas State Plane Coordinate System, NAD 83, North Central Zone 4202.
6. Per Section 5.6 and 5.7 of the City's subdivision ordinance: fences, retaining walls and screening walls shall not be placed within public utility easements.
7. The second entry will be provided via a split entry pavement section within the proposed 80' River Oaks Blvd R.O.W.
8. The masonry screening walls, landscape buffer, and irrigation infrastructure located within the 10' Landscape Easement and 5' Wall Maintenance Easement along River Oaks Boulevard shall be maintained by the HOA.
9. Proposed offsite 50' Access & Firelane Easement may be dedicated as right of way once this plat has been accepted and recorded.

Owner/Developer: Vista De Madera Waxahachie,
a Separate Protected Series of
Tochal Investment Properties, LLC
6255 Woodland Drive
Dallas, Texas 75225
Contact: Dalton Bradbury (469) 383-5939

Engineer: Atlas Associates, Inc.
P.O. Box 185
Milford, Texas 76670
Contact: Alan Lauhoff, PE (972) 921-4206

Surveyor: Walker Land Surveying Company
P.O. Box 2911
Waxahachie, Texas 75168
Contact: Shawne Walker, RPLS (214) 317-0379



LOCATION MAP ***NOT TO SCALE***

OWNER'S CERTIFICATE
State of Texas
County of Ellis

Whereas, Vista De Madera Waxahachie, a Separate Protected Series of Tochal Investment Properties, LLC are the owners of that certain parcel of land situated in the W.C. CALDER SURVEY, ABSTRACT NO. 235 and in the B.B. DAVIS SURVEY, ABSTRACT NO. 290, Ellis County, Texas, and being all of the tract of land conveyed to Vista De Madera, Waxahachie by Correction Special Warranty Deed recorded in Instrument Number 2413376 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for west corner of said Vista De Madera Tract and the south corner of the tract of land conveyed to Blue Bonnet Trails HOA by Deed recorded in Instrument Number 2036115, OPRECT;

THENCE along the northwest line of said Vista De Madera Tract and the southeast line of said HOA Tract as follows:
N 59°07'57" E, a distance of 248.33 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner; and
N 59°15'41" E, a distance of 1207.16 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" at the beginning of a curve top the left having a radius of 195.00 feet and a central angle of 50°55'20";

THENCE along the arc of said curve and continuing along the northwest line of said Vista De Madera Tract and the southeast line of said HOA Tract, a distance of 173.31 feet (Long Chord – N 33°48'01" E, 167.66 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" in the southwest line of the tract of land conveyed to Buster Family Trust by Deed recorded in Instrument Number 2212796, OPRECT for the north corner of said Vista De Madera Tract;

THENCE S 30°56'41" E, along the northeast line of said Vista De Madera Tract and the southwest line of said Buster Tract, a distance of 668.84 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for an angle corner of said Blue Bonnet Trails Tract and the north corner of the tract of land conveyed to Ladd Vien by Deed Recorded in Instrument Number 2528336, OPRECT;

THENCE S 01°00'39" W, along the east line of said Vista De Madera Tract and the west line of said Farley Street Tract, a distance of 726.76 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for the southeast corner of said Vista De Madera Tract;

THENCE along the south line of said Vista De Madera Tract as follows:
S 66°23'49" W, a distance of 216.21 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
S 69°29'02" W, a distance of 119.85 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 85°55'20" W, a distance of 179.20 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
S 83°18'02" W, a distance of 100.09 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 87°45'05" W, a distance of 105.85 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 69°48'41" W, a distance of 41.35 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 55°15'33" W, a distance of 175.98 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 42°31'44" W, a distance of 41.22 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 89°33'22" W, a distance of 61.17 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 51°04'43" W, a distance of 47.08 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 76°11'59" W, a distance of 80.93 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 84°27'51" W, a distance of 52.84 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 80°05'19" W, a distance of 187.56 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 73°34'01" W, a distance of 93.55 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 61°36'25" W, a distance of 37.88 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 55°57'47" W, a distance of 58.84 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 38°31'07" W, a distance of 40.44 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 47°13'37" W, a distance of 55.131 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 44°09'16" W, a distance of 69.49 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 34°27'27" W, a distance of 41.47 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner; and
N 30°52'03" W, a distance of 90.52 feet to the PLACE OF BEGINNING, and containing 32.564 acres of land as surveyed on the ground.

APPROVED BY: Planning and Zoning Commission
City of Waxahachie

By:

_____
Chairperson

_____
Attest

Surveyor's Declaration

KNOW ALL MEN BY THESE PRESENTS

That I, J. Shawne Walker, do hereby certify that I have prepared this Plat from an actual and accurate survey made on the ground and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Waxahachie, Texas.

FOR INSPECTION PURPOSES ONLY.
AND IN NO WAY OFFICIAL OR
APPROVED FOR RECORD PURPOSES.

_____
J. Shawne Walker, R.P.L.S.
Texas Registration No. 5331

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Vista De Madera Waxahachie, a Separate Protected Series of Tochal Investment Properties, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as the Plat of Vista de Madera, an addition in the City of Waxahachie, Ellis County, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon. 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 be also 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 purposes of construction, reconstruction, 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 is approved subject to all platting ordinances, rules, regulations and resolutions of the the City of Waxahachie, Texas.

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

By:

_____
Mohammad Shahkarami
Vista De Madera Waxahachie, a Separate Protected Series of Tochal Investment Properties, LLC

State of Texas:

Before me the undersigned authority, a notary public in and for the state on this day personally appeared Mohammad Shahkarami, Vista De Madera Waxahachie, a Separate Protected Series of Tochal Investment Properties, LLC, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity stated.

Given under my hand and seal of office this the _____ day of

_____, 2026.

_____
Notary Public

PLAT

Vista de Madera Addition

32.564 Acres
W.C. Calder Survey, Abstract No. 235
B.B. Davis Survey, Abstract No. 290
City of Waxahachie, Ellis County, Texas
Zoning: SF-2 75 Residential Lots
Case No. SUB-180-2024 Prepared: August, 2024

FILED FOR RECORD – ELLIS COUNTY, TEXAS
INSTRUMENT NO. 2614664 FILING DATE/TIME APRIL 29, 2026, AT 10:07 AM

Item 4b

AFTER RECORDING, RETURN TO:

Amber Villarreal, City Secretary
CITY OF WAXAHACHIE
P.O. Box 757
Waxahachie, Texas 75168

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

STATE OF TEXAS	§	
	§	**KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF ELLIS	§	

That **WILLIAM R. BUSTER; MARK W. BUSTER; YVONNE M. SINNEN**; and **BETH K. STUART** (hereafter collectively referred to as "Grantors"), whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to Grantor in hand paid by the **CITY OF WAXAHACHIE**, a Texas municipal corporation ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day **GRANTED, SOLD and CONVEYED**, and by these presents do **GRANT, SELL, and CONVEY** unto the said Grantee all the following described real estate, to-wit:

> BEING all that certain parcel of land situated in the W.C. CALDER SURVEY, ABSTRACT NO. 235494, Ellis County, Texas, and being a portion of the 18.968 acre tract of land originally conveyed to Buster Family Tract by General Warranty Deed recorded in Instrument Number 2212795 of the Official Public Records of Ellis County, Texas ("OPRECT"), and being further conveyed to William R. Buster; Mark W. Buster; Yvonne M. Sinnen; and Beth K. Stuart by General Warranty Deed recorded in Instrument Number 2419073 on June 18, 2024, of the OPRECT, being more particularly described in **Exhibit "A"** attached hereto and incorporated:

The warranty contained herein is subject to: (i) any and all mineral reservations, restrictions, covenants, conditions and easements, if any, relating to the above-described property, but only to the extent that they are still in effect and shown of record in Ellis County, Texas; and (ii) all zoning law regulations and ordinances of municipal and/or other

governmental authorities, if any, but only to the extent that they are still in effect and relate to the above-described property. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the Easement granted herein.

Grantors represent and warrant that there are no liens, attachments, or other encumbrances which will affect the title or right of the Grantors to convey the interests addressed in this instrument (Right of Way Warranty Deed) to the Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the Easement granted herein.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anyway belonging to such premises unto the said Grantee, Grantee's successors, and assigns forever.

Grantors does hereby bind Grantors, Grantors' heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof.

WITNESS THE GRANTORS' HAND _____ day of April, 2026.

GRANTORS:

WILLIAM R. BUSTER, an individual

MARK W. BUSTER, an individual

YVONNE M. SINNEN, an individual

BETH K. STUART, an individual

AGREED AND ACCEPTED:

GRANTEE:

CITY OF WAXAHACHIE, TEXAS
a Texas municipal corporation

By: _____
Name: Ricky Boyd
Title: City Manager

ATTEST:

_____
AMBER VILLARREAL, TRMC, CMC
City Secretary

CITY OF WAXAHACHIE 1849 COUNTY OF ELLIS

[*Acknowledgments follow on next pages*]

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, on this day personally appeared **WILLIAM R. BUSTER,** an individual, and acknowledged to me he executed said instrument for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 20 day of April 2026.

Jessica K. May-Barrios
Notary Public, State of ~~Texas~~ California

11/13/27
My Commission Expires

JESSICA K. MAY-BARRIOS
Notary Public - California
San Bernardino County
Commission # 2471502
My Comm. Expires Nov 13, 2027

ACKNOWLEDGMENT

STATE OF ~~TEXAS~~ California §
§
COUNTY OF ~~ELLIS~~ San Bernardino §

BEFORE ME, the undersigned authority, on this day personally appeared **MARK W. BUSTER**, an individual and acknowledged to me he executed said instrument for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 10 day of April, 2026.

Jessica K May-Barnes
Notary Public, State of ~~Texas~~ California

11/13/26
My Commission Expires

ACKNOWLEDGMENT

STATE OF ~~TEXAS~~ California §
§
COUNTY OF ~~ELLIS~~ San Diego §

BEFORE ME, the undersigned authority, on this day personally appeared **YVONNE M. SINNEN**, an individual, and acknowledged to me he executed said instrument for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 13 day of April, 2026.

Notary Public, State of ~~Texas~~ California

April 26, 2026
My Commission Expires

See Attached Notary Certificate

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On April 13 ,2026 before me, Anarizza Caliguiran Fabian, Notary Public
(insert name and title of the officer)

personally appeared Yvonne M. Sinnen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Anarizza Caliguiran Fabian
Comm. #2402141
Notary Public - California
San Diego County
My Comm. Expires Apr. 26, 2026

NRO1 NRO1

Signature _____ (Seal)

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, on this day personally appeared **BETH K. STUART,** an individual, and acknowledged to me he executed said instrument for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 13 day of April, 2026.

Notary Public, State of ~~Texas~~ California

April 26, 2026
My Commission Expires

See Attached Notary Certificate

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, on this day personally appeared Lucy Boyd, in the capacity of City Manager for the **CITY OF WAXAHACHIE, TEXAS,** a Texas municipal corporation, and acknowledged to me that he/she executed said instrument for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 24th day of April, 2026.

Notary Public, State of Texas

11/05/2029
My Commission Expires

CRYSTAL MARIE STRICKLAND
NOTARY PUBLIC
STATE OF TEXAS
ID 129533254
EXP. 11-05-2029

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On April 13 ,2026 before me, Anarizza Caliguiran Fabian, Notary Public
(insert name and title of the officer)

personally appeared Beth K. Stuart,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Anarizza Caliguiran Fabian
Comm. #2402141
Notary Public - California
San Diego County
My Comm. Expires Apr. 26, 2026

NRO1 NRO1

Signature _____ **(Seal)**

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, on this day personally appeared **AMBER VILLAREAL**, in the capacity of City Secretary for the **CITY OF WAXAHACHIE, TEXAS**, a Texas municipal corporation, and acknowledged to me that he/she executed said instrument for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 24th day of April, 2026.

Notary Public, State of Texas

11/05/2029
My Commission Expires

CRYSTAL MARIE STRICKLAND
NOTARY PUBLIC
STATE OF TEXAS
ID 12953254
EXP. 11-05-2029

PREPARED IN THE OFFICE OF:

James P. Moon
JAMES P. MOON, P.C.
P. O. Box 2206
Red Oak, Texas 75154

EXHIBIT A

Property Legal Description

Project No. 250385

PROPERTY DESCRIPTION

BEING all that certain parcel of land situated in the W.C. CALDER SURVEY, ABSTRACT NO. 235494, Ellis County, Texas, and being a portion of the 18.968 acre tract of land conveyed to Buster Family Tract by General Warranty Deed recorded in Instrument Number 2212795 of the Official Public Records of Ellis County, Texas (OPRECT, being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with cap marked "WLSC RPLS 5331" in the southwest line of U.S. Highway 287 (Bypass) for the north corner this tract and which bears S 30°23'39" E, a distance of 228.81 feet from a 5/8" iron rod found for the north corner of said Buster Family Tract;

THENCE S 30°23'39" E, along the northeast line of said Buster Family Tract and the southwest line of Highway 287, a distance of 60.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for the east corner of this tract;

THENCE S 59°15'28" W, along the southeast line of this tract, a distance of 822.89 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" in the southwest line of said Buster Family Tract and in the line of the 32.564 acre tract of land conveyed to Vista De Madera Waxahachie by Special Warranty Deed recorded in Instrument 2413376, OPRECT for the south corner of this tract;

THENCE N 30°59'56" W, along the southwest line of said Buster Family Tract and the northeast line of said 32.564 acre tract, a distance of 60.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for the west corner of this tract;

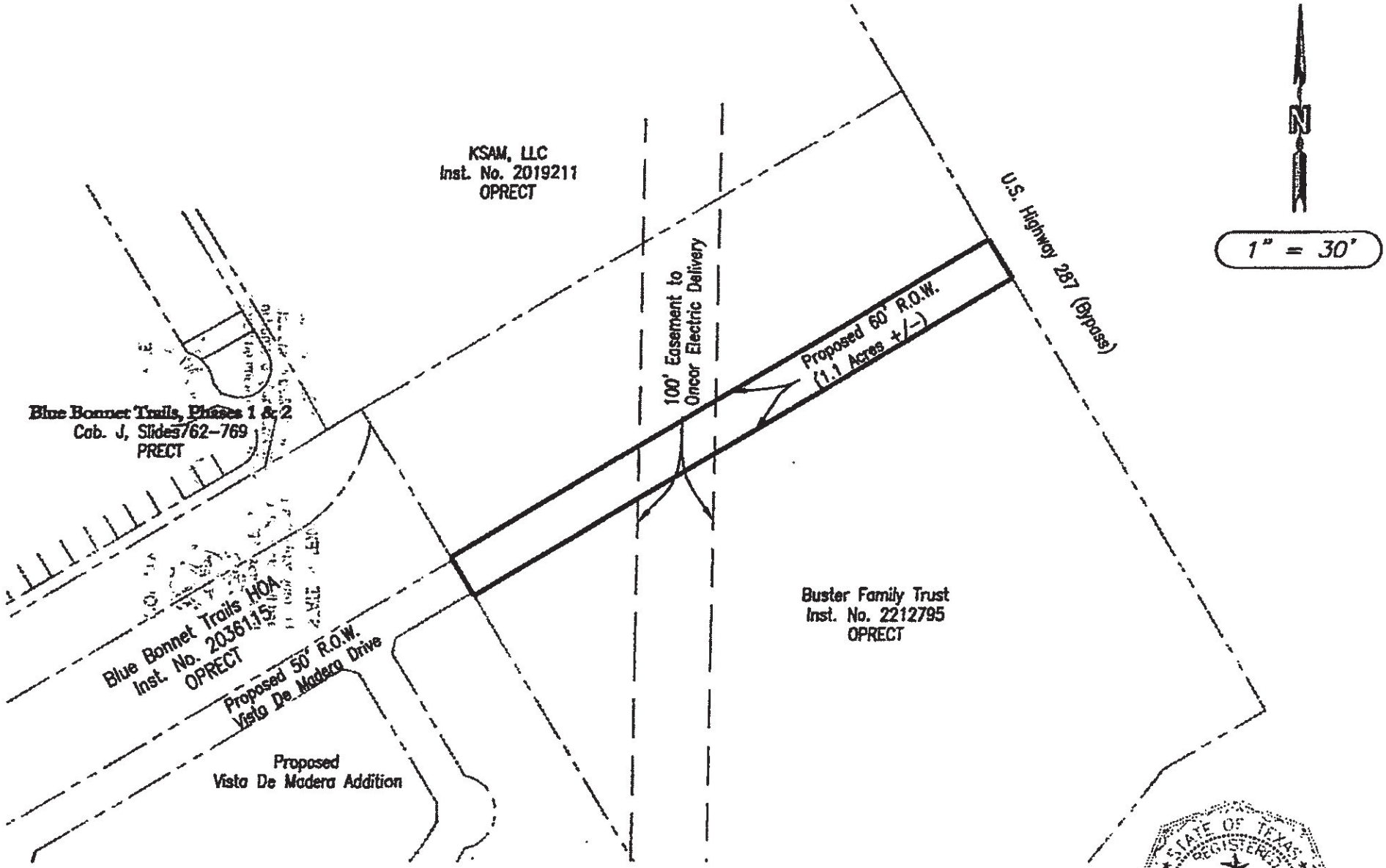
THENCE N 59°15'28" W, along the northwest line of this tract, a distance of 823.52 feet to the PLACE OF BEGINNING and containing 1.134 acres of land as surveyed on the ground January 7, 2026 by Walker Land Surveying Company. Basis of bearings is GPS observation, Texas Coordinate System, North Central Zone.

WLSC

Item 4b

Exhibit Plat

Walker Land Surveying Company
P.O. Box 2911 Waxahachie, Texas 75168
TBPELS Firm No. 10112400



STATE OF TEXAS
REGISTERED
J. SHAWNE WALKER
5331
PROFESSIONAL
LAND SURVEYOR

J. Shawne Walker

J. Shawne Walker, R.P.L.S.
Texas Registration #5331

FILED FOR RECORD – ELLIS COUNTY, TEXAS
INSTRUMENT NO. 2614664 FILING DATE/TIME APRIL 29, 2026, AT 10:07 AM

Item 4b

STATE OF TEXAS COUNTY OF ELLIS

I hereby certify this instrument was filed on the date and time stamped hereon and was duly recorded in the records of Ellis County, Texas as stamped hereon.

COUNTY CLERK, ELLIS COUNTY TEXAS

Planning & Zoning Department
Zoning Staff Report
Case: ZDC-65-2026

MEETING DATE(S)

Planning & Zoning Commission: July 28, 2026
City Council: August 17, 2026

CAPTION

Public Hearing on a request by Megan Hillen, for a **Specific Use Permit (SUP)** for a **Short-Term Rental use** within a Planned Development-Single Family-3 (PD-SF-3) zoning district located at 220 Chesterfield Circle (Property ID 228853) – Owner(s): Megan and Alexander Hillen (ZDC-65-2026).

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-65-2026, a Specific Use Permit (SUP) for Short-Term Rental use."*
- *"I move to recommend approval of ZDC-65-2026, 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 (SUP) for a Short-Term Rental (STR) use at 220 Chesterfield Circle.

CASE INFORMATION

Applicant:	Megan Hillen
Property Owner(s):	Megan and Alexander Hillen
Site Acreage:	0.168 acres
Current Zoning:	PD-SF-3
Requested Zoning:	PD-SF-3 with a SUP for an STR

SUBJECT PROPERTY

General Location:	220 Chesterfield Circle
Parcel ID Number(s):	228853
Existing Use:	Residential use
Development History:	The subject property is platted as Lot 25, Block 1 of the Windchase East Phase II Section I Addition

Adjoining Zoning & Uses:

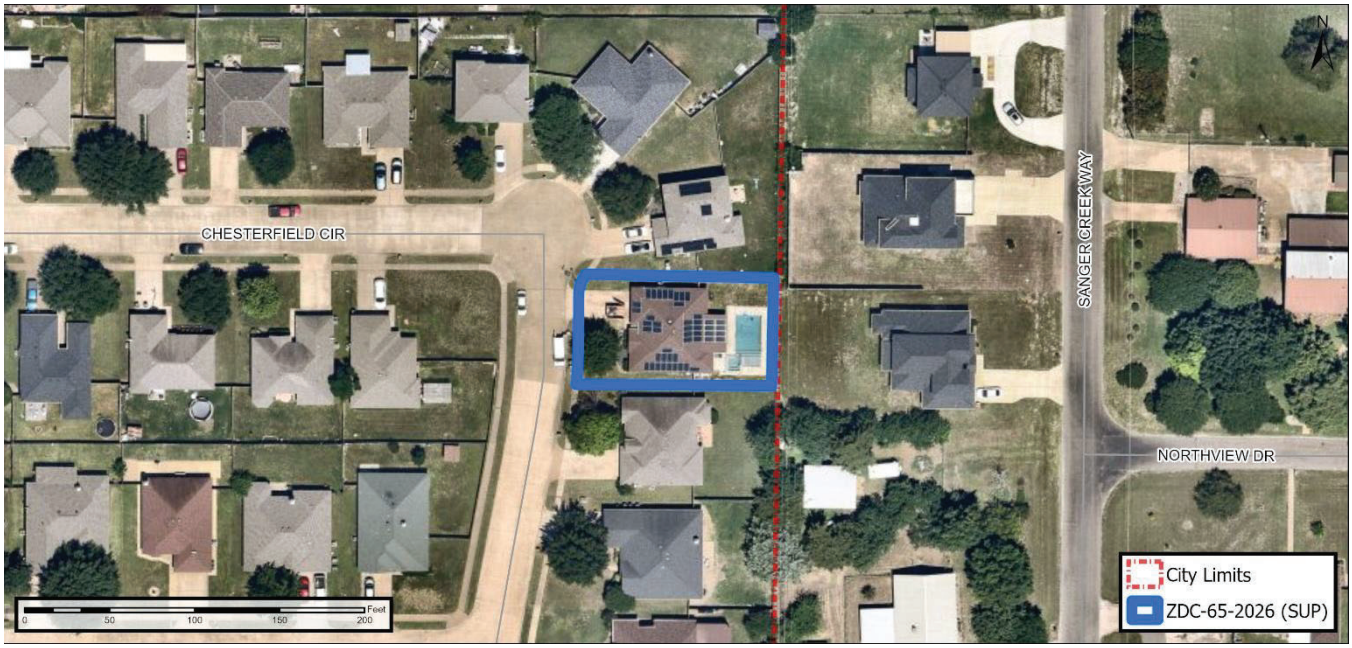
Direction	Zoning	Current Use
North	PD-SF-3	Residential use
East	N/A (ETJ)	Residential use
South	PD-SF-3	Residential use
West	PD-SF-3	Residential use

Future Land Use Plan: Residential Neighborhood

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

Throughfare Plan: The primary access to the subject property is from Chesterfield Drive.

Site Aerial:



PLANNING ANALYSIS

The applicant is requesting an SUP for a STR at 220 Chesterfield Circle located within the PD-SF-3 zoning district. The subject property consists of a primary structure of approximately 2,327 square feet with four (4) bedrooms, an in-ground pool, 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.

Planning Analysis continued:

The subject property is situated on approximately 0.16 acres (7,318 square feet) lot. The applicant has not been operating the subject property as an STR; therefore, they have not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does identify the subject property as a Homestead. The applicant submitted the SUP application on June 3, 2026 submittal cycle.

Staff consulted with the Waxahachie Police Department and confirmed that the property had two calls for service involving the previous owners. The calls were not related to the current request.

The applicant's local emergency contact is Alexander Hillen at 308 North Flat Street, Waxahachie, TX 75165, alex@sealtex.com, which is located approximately eight (8) miles from the subject property.

PUBLIC NOTIFICATIONS

In accordance with Chapter 211 of the Texas Local Government Code and the City's public hearing notification requirements, 88 notices were mailed to property owners located within 200 feet of the subject property. In addition, notice of the public hearing was published in the Waxahachie Sun, and a sign was posted in a visible location on the subject property. At the time of the publishing of this staff report, Staff received no letters in support and four (4) letters in opposition of this request, with one (1) letter in opposition located within the 200' of the subject property.

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 applicant shall remove the Homestead exemption with the Ellis County Appraisal District (ECAD) prior to the approval of the STR Registration application.
2. The short-term rental operator shall complete the STR registration process with the City's vendor, pay the annual fee, and a renewal fee set by Ordinance No. 3415, or as amended.
3. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
4. The short-term rental operator shall allow a maximum occupancy of ten (10) guests per stay.
5. 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.
6. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
7. 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
1. Exhibit B - Floorplan
2. Exhibit C – Site Plan
3. 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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-65-2026

SHAW KEVIN L
100 S HAMPTON PL
WAXAHACHIE, TX 75165-6364

The Waxahachie Pl anning & Zoning Commission will hold a Public Hearing on Tuesday, July 28, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 17, 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 Megan Hillen, for a **Specific Use Permit (SUP)** for a **Short-Term Rental use** within a Planned Development-Single Family-3 (PD-SF-3) zoning district located at 220 Chesterfield Circle (Property ID 228853) – Owner(s): Megan and Alexander Hillen (ZDC-65-2026).

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@waxahachietx.gov for additional information on this request.

Scan for additional information.

Case Number: ZDC-65-2026 **City Reference: 220899**

Your response to this notification is optional. If you choose to respond, please return this form 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 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments: There is an elementary school in this neighborhood. It is not safe to have random strangers hanging around

Signature

7/12/26
Date

Kevin Shaw Home Owner
Printed Name and Title

100 S. Hampton Pl, Waxa, 75165
Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-65-2026

<>

RECEIVED JUL 16 2026

TUOHY JAMES C & DIAN M
214 CHESTERFIELD CIR
WAXAHACHIE, TX 75165-6360

The Waxahachie Pl anning & Zoning Commission will hold a Public Hearing on Tuesday, July 28, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 17, 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 Megan Hillen, for a **Specific Use Permit (SUP)** for a **Short-Term Rental use** within a Planned Development-Single Family-3 (PD-SF-3) zoning district located at 220 Chesterfield Circle (Property ID 228853) – Owner(s): Megan and Alexander Hillen (ZDC-65-2026).

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@waxahachietx.gov for additional information on this request.

Scan for additional information.

Case Number: ZDC-65-2026 **City Reference: 220825**

Your response to this notification is optional. If you choose to respond, please return this form 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 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:
This would effect my/our home value negatively. This is also only a few blocks from an elementary school. Bringing transient people is not appropriate so close to the elementary. We also have enough rentals in the neighborhood.

Signature

7-15-26
Date

Dian Tuohy
Printed Name and Title

214 Chesterfield Cir
Address

Case Number: ZDC-65-2026 **Items 5 & 6** **City Reference: 220903**

Your response to this notification is optional. If you choose to respond, please return this form 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 South Rogers Street, Waxahachie, TX 75165.

RECEIVED JUL 17 2026

☐ SUPPORT ☑ OPPOSE

Comments: We do not support short term rental in the area.

George & Nena Jackson
Signature

July 12, 2026
Date

GEORGE & NENA JACKSON
Printed Name and Title

108 S. Hampton Pl
Address

WAXAHACHIE, TX 75165

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-65-2026

BORDERS THOMAS M JR & JUDITH A
107 S HAMPTON PL
WAXAHACHIE, TX 75165-6357

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 28, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 17, 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 Megan Hillen, for a **Specific Use Permit (SUP)** for a **Short-Term Rental use** within a Planned Development-Single Family-3 (PD-SF-3) zoning district located at 220 Chesterfield Circle (Property ID 228853) – Owner(s): Megan and Alexander Hillen (ZDC-65-2026).

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@waxahachietx.gov for additional information on this request.

Scan for additional information.

Case Number: ZDC-65-2026

City Reference: 220892

Your response to this notification is optional. If you choose to respond, please return this form 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 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

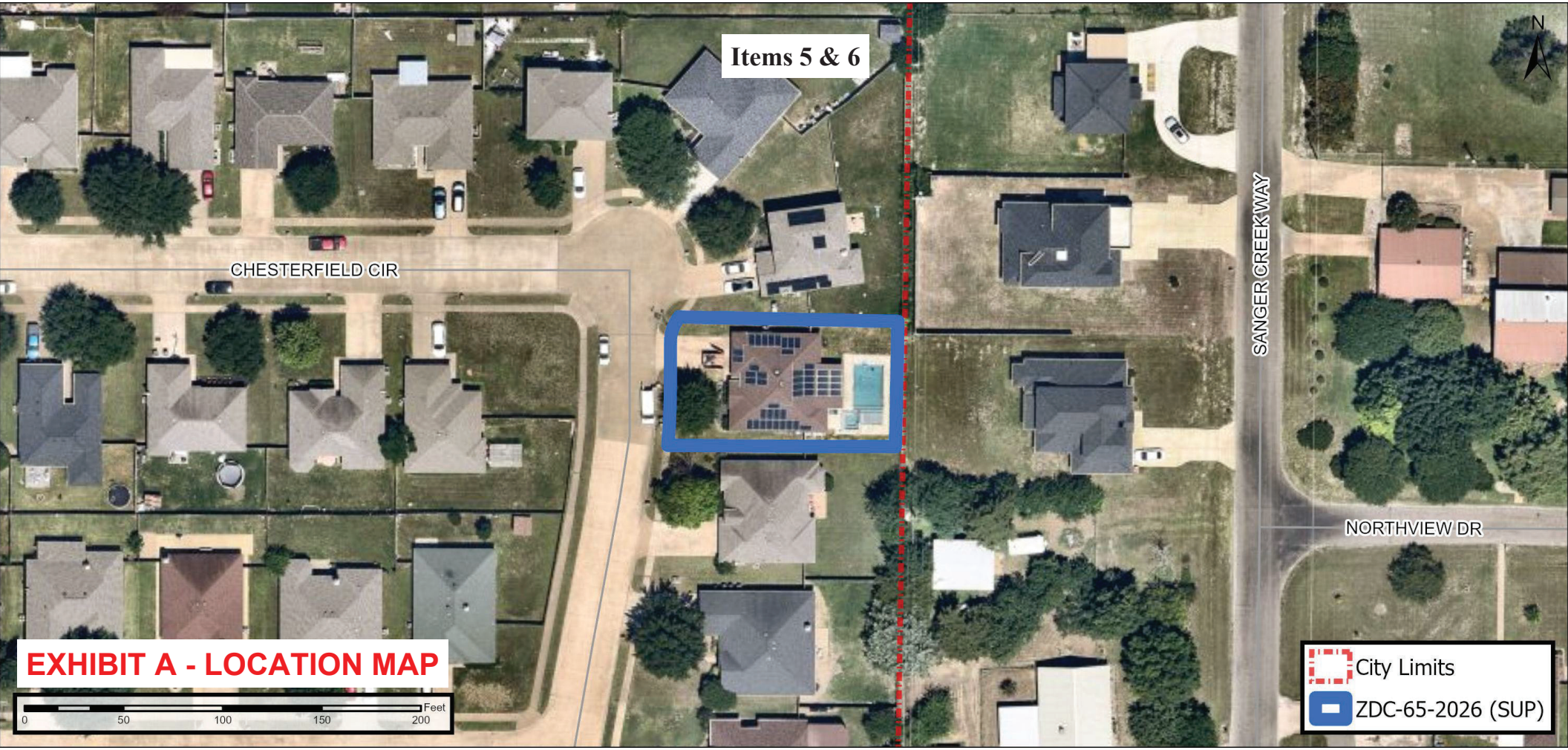
Comments: Too much traffic

Judith A. Borders
Signature

7-20-2026
Date

Mrs. Judith Borders
Printed Name and Title

107 South Hampton Pl.
Waxahachie TX
75165
Address


Items 5 & 6
CHESTERFIELD CIR
SANGER CREEKWAY
NORTHVIEW DR
N
EXHIBIT A - LOCATION MAP
Feet
0
50
100
150
200
City Limits
ZDC-65-2026 (SUP)


Items 5 & 6
PRIMARY BATHROOM
PRIMARY CLOSET
GARAGE
LAUNDRY ROOM
PRIMARY BEDROOM
ENTRANCE
HALLWAY
BEDROOM 4
BATHROOM 2
LIVING ROOM
HALLWAY
BEDROOM 3
BEDROOM 2
KITCHEN
kitchen
DINING AREA
EXHIBIT B - FLOORPLAN

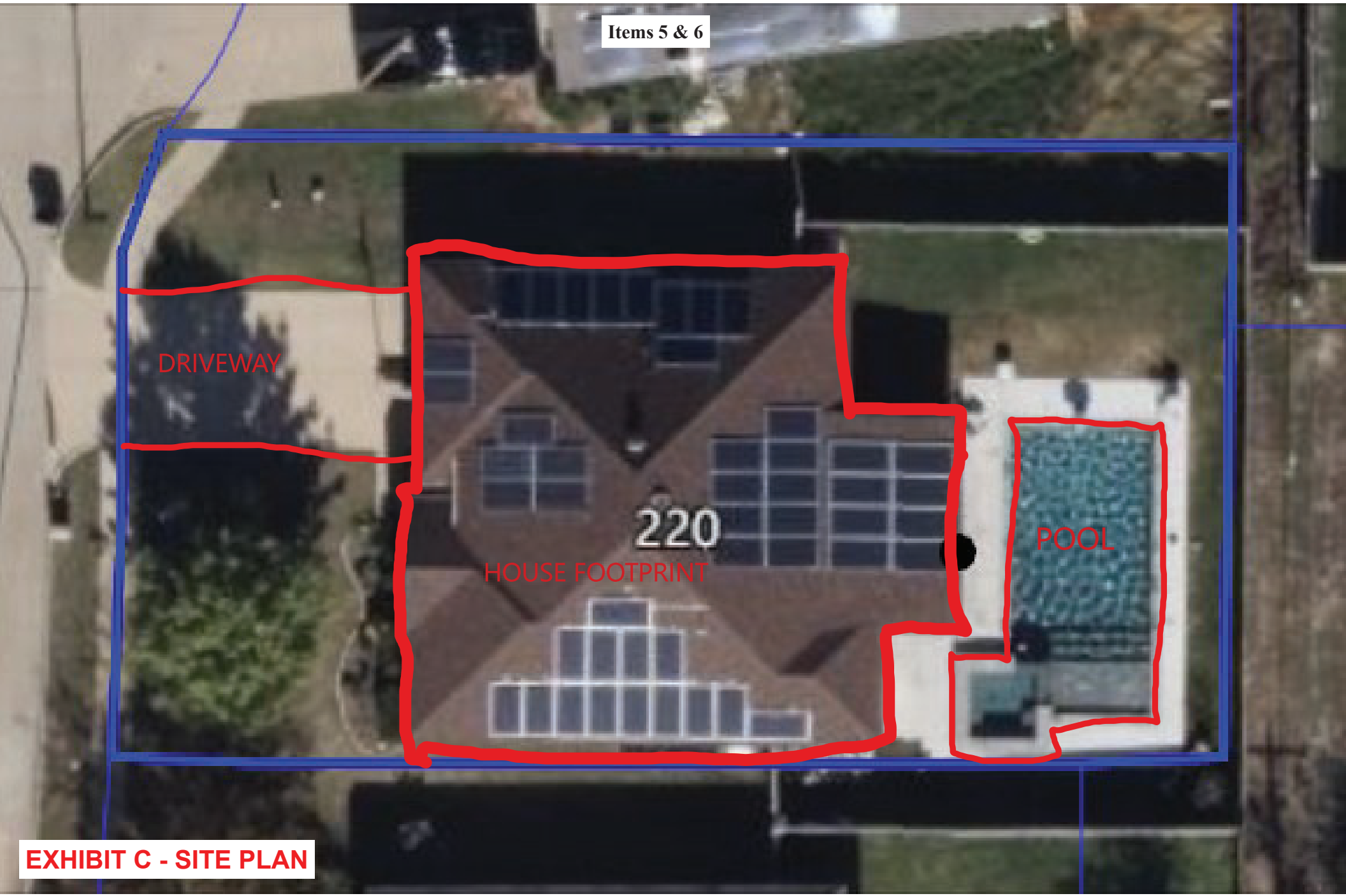

Items 5 & 6
DRIVEWAY
220
HOUSE FOOTPRINT
POOL
EXHIBIT C - SITE PLAN

EXHIBIT D - HOST RULES

House Rules

Welcome to Waxahachie! We are so grateful you chose to stay with us. We have poured our heart and soul into creating a unique, relaxing, and memorable experience for our guests. We kindly ask that you treat our home, furnishings, and neighborhood with care and respect during your stay.

A Note From Our Cleaning Team & Host

Our cleaning team has taken great care to prepare the home for your arrival, and we're excited to host you!

If you notice anything upon check-in that needs immediate attention, please don't hesitate to reach out right away — we're happy to address it as quickly as possible.

Additionally, if anything comes up during your stay, we would greatly appreciate you letting us know at that time so we have the opportunity to assist and make things right while you're still with us. Our goal is to ensure you have a seamless and enjoyable experience from start to finish.

While we do our best to catch every detail, occasional oversights can happen, and sometimes previous guests may misplace or damage items without notifying us. We truly appreciate your understanding, grace, and open communication.

Thank you in advance — we're here for you!

House Rules

Booking Requirements

- Guests must be **25 years of age or older** to book a reservation at this property.
- The individual making the reservation must be present for the duration of the stay.

Occupancy

EXHIBIT D - HOST RULES

- Only the number of guests listed on the reservation are permitted on the property unless approved in advance.
- The maximum occupancy of the property is 10 guests at any time, including both overnight guests and visitors.

Parking

- Parking is limited to **4 vehicles maximum**.
- Please park in the **driveway and garage only**.
- **Street parking is not permitted**.
- Vehicles parked improperly or exceeding the maximum allowed may be subject to towing at the guest's expense.

No Smoking, Parties, or Events

- **ABSOLUTELY NO SMOKING, PARTIES, OR EVENTS** are permitted on the property at any time.
- This includes gatherings, celebrations, unauthorized visitors, excessive noise, or any disruptive behavior.
- Smoking and vaping are strictly prohibited inside the home.
- If you choose to smoke outside, please properly dispose of all cigarette butts and smoking materials.
- Evidence of smoking or vaping inside the property will result in additional cleaning and deodorizing fees.

Security Devices

- For the safety and security of our guests and home, the property is equipped with **exterior security cameras** and **noise monitoring devices**.
- These devices are used solely to help protect the property, monitor our cleaning crew, and prevent unauthorized parties or events.
- Tampering with or disabling any security devices is strictly prohibited and may result in immediate termination of the reservation without refund.

Furniture

EXHIBIT D - HOST RULES

- Please do not move or rearrange the furniture inside or outside of the home.
- Moving furniture may cause damage to floors, walls, or furnishings and may result in additional charges if damage occurs.

Pool & Hot Tub Rules

- Please enjoy the pool and hot tub responsibly and at your own risk.
- Children must be supervised at all times.
- We do not recommend children under the age of 5 use the hot tub.
- No glass allowed in the pool or hot tub. Please use the plastic cups provided if you wish to have a beverage outside around the pool and hot tub.

Pool Equipment

- **DO NOT touch or adjust the pool equipment or control panels.**
- The pool system is extremely sensitive, and pressing buttons or changing settings can disable the programmed mode and cause operational issues.
- If the pool equipment is tampered with and a service call is required, guests will be responsible for a **$500 service fee** charged by our pool maintenance company.

Hot Tub

- If you would like the hot tub turned on or adjusted, simply send us a text message — we are happy to help!
- Think of us as your personal hot tub butler during your stay. We are more than happy to turn it on for you whenever you would like.

Trash

- Please collect all trash during your stay and place it in the large trash cans located by the garage.
- Do not leave trash inside the home, outside on the property, or around the neighborhood.
- Excessive trash left behind may result in additional cleaning fees.

Respect for the Property

EXHIBIT D - HOST RULES

- Please remember that this property is our home, not a hotel.
- We have worked very hard to create a unique, comfortable, and enjoyable experience for you and your guests.
- We kindly ask that you treat the home, furnishings, and neighborhood with care and respect during your stay.

Cleaning & Damages

- Our cleaning team is responsible for:
  - Washing towels and linens
  - Cleaning bathrooms and surfaces
  - Preparing the home for incoming guests
- They are **not responsible for excessive trash, large messes, stains, or abnormal cleaning conditions** left behind by guests.
- Guests are expected to leave the property in a reasonably clean and respectful condition.
- Any damage to the property, missing items, excessive cleaning needs, or additional cleaning required beyond a standard turnover may result in additional charges and your group will be held financially responsible.

Security Deposit

Before check-in, we kindly ask that you complete one quick step.

A **$250 security deposit** is required prior to arrival. This is processed as a **pre-authorization hold** on your payment method — no actual charge will be made unless needed for damages, excessive cleaning, or violations of house rules.

The hold will automatically be released after check-out, provided there are no issues during your stay.

To complete this step, please open the provided guest portal link and select **“Add Payment Method”** to securely submit your payment details.

If you have any questions at all, please feel free to reach out.

EXHIBIT D - HOST RULES

Check-In Information

Check-In Time

- Check-in is anytime after **3:00 PM CST**.

Arrival Information

- We have a Smart Lock on the front door. Once you arrive in town, you can go straight to the house and enter using your access code: **{{door_code}}**.

Important House Information

Drinking Water

- We do not recommend drinking the tap water.
- For your convenience, filtered water is provided through our reverse osmosis system located at the kitchen sink.
- The filtered water faucet is the small faucet located on the right-hand side of the sink.
- Drinking glasses are available in our fully stocked kitchen.
- We do recommend bringing refillable water bottles for on-the-go use.

Plumbing

- Toilets are for toilet paper ONLY.
- Please do not pour grease, oil, or food debris down the sink.

Kitchen Amenities

- The kitchen is fully equipped with cookware, utensils, and essentials needed to cook meals at home and enjoy your stay.
- For sanitary and health reasons, we do not provide zip-top bags, foil, cooking oils, cooking sprays, or condiments.
- We've stocked the kitchen with a variety of basic spices to make cooking during your stay a little easier and more enjoyable.

Toiletries

EXHIBIT D - HOST RULES

- Hand soap, shampoo, conditioner, shower gel, laundry detergent, dish soap, and toilet paper are provided.
- Please bring any additional personal toiletries you may need during your stay.

Grocery Stores

- The closest grocery store is Tom Thumb, located approximately 3.2 miles away or about an 8-minute drive from the house.
- HEB is also nearby, located approximately 4.7 miles away or about a 12-minute drive from the house.

Coffee & Beverage Station

- We provide a coffee pot, French press, water kettle, and Keurig.
- Please bring your favorite coffee and supplies.
- A small starter supply of K-Cups is provided to get you through your first morning before making it to the store.

WiFi

Username: {{wifi_username}}

Password: {{wifi_password}}

Check-Out Procedures

Check-Out Time

- Check-out time is **10:00 AM CST**.

Before You Leave

Cleaning Expectations

Please note that our cleaning team is responsible for:

- Washing towels and linens
- Cleaning bathrooms and surfaces

EXHIBIT D - HOST RULES

- Preparing the home for incoming guests

They are **not responsible for excessive messes, trash, stains, or damages** incurred during your stay. Any excessive cleaning or damages may result in additional charges.

Linens & Towels

- Please leave used bed linens as-is — our cleaners will take care of them.
- Please place all used towels and washcloths in piles on the bathroom floors.

Kitchen

- Check the refrigerator and pantry for any perishables and dispose of them.
- Load all dirty dishes into the dishwasher and start the cycle before leaving.
- Please hand-wash any remaining dishes that do not fit in the dishwasher.

Trash

- Please take out all trash and place it in the large trash cans located by the garage.
- Do not leave trash inside the home or outside around the property.

Grill & Outdoor Fire Pit

- Ensure the outdoor grill is turned OFF and the gas valve is set to the “closed” position before departure.
- Please place the grill cover back on the grill after use.
- Please ensure the propane fire pit is completely turned OFF after use.
- Please place the cover back on the outdoor fire pit/tabletop before leaving.

Thermostats

- **April–September:** Set thermostats to **Cool 76°**

EXHIBIT D - HOST RULES

- **October–March:** Set thermostats to **Heat 65°**

Final Walkthrough

Before departing, please:

- Check all drawers and closets for personal belongings — don’t forget phone chargers and electronics.
- Please log out of any personal streaming accounts, including Netflix, before departure.
- Return all TV remotes to their respective rooms.
- Turn off all lights.
- Ensure all 2 exterior doors are closed and locked.

Thank you again for staying with us at {{listing_name}}!

We truly enjoyed hosting you and work very hard to provide a wonderful experience for all of our guests. If you enjoyed your stay, we would greatly appreciate a positive review, as it helps support our small business.

Don’t forget to tag us in your vacation photos and follow us on Instagram: @

If there is anything we can improve on, we kindly ask that you reach out to us privately with your suggestions so we can continue making the experience even better for future guests.

Thank you and travel safely!

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-48-2026

MEETING DATE(S)

Planning & Zoning Commission: July 28, 2026
City Council: August 17, 2026

CAPTION

Public Hearing on a request by Stephen Mott, WISD, for a **Specific Use Permit (SUP)** for an **Electronic Message Sign** use within a Single-Family-1 zoning district located at 265 Broadhead Rd (Property ID 211021) - Owner: Waxahachie Independent School District (ZDC-48-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-48-2026, a Specific Use Permit (SUP) for an Electronic Message Sign, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The Applicant requests approval of a Specific Use Permit (SUP) for an Electronic Message Sign.

CASE INFORMATION

Applicant:	Stephen Mott, WISD
Property Owner(s):	Waxahachie Independent School District
Site Acreage:	18.460 acres
Current Zoning:	Single Family-1 (SF-1)
Requested Zoning:	SF-1 with a SUP for an Electronic Message Sign

SUBJECT PROPERTY

General Location:	265 Broadhead Road
Parcel ID Number(s):	211021
Existing Use:	School, Public
Development History:	The property is platted as Lot 2R of the Broadhead Road Sports Complex Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-1	Waxahachie Sports Complex
East	PD	Vacant
South	SF-2, PD-SF-2	Karsen Heights, Buffalo Ridge Phase 1
West	SF-1	Waxahachie Sports Complex

Future Land Use Plan: Residential Neighborhood

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

Thoroughfare Plan: The subject property is accessible via Broadhead Road.

Site Image:



PLANNING ANALYSIS

The Applicant requests approval of a SUP to install an Electronic Message Sign for Howard Junior High School. In accordance with the Waxahachie Zoning Ordinance, Electronic Message Signs are subject to a SUP to be approved by City Council. The proposed sign will be approximately eight (8) feet in height and include a seventy-two (72) square-foot display area mounted on a four (4)-foot masonry base. The proposed Electronic Message Sign will replace the existing sign located along the south property line adjacent to Broadhead Road.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 18 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 zero (0) letters of opposition to the SUP request.

RECOMMENDATION

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

Conditions:

1. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the Electronic Message Sign.

ATTACHED EXHIBITS

1. Location Map (Exhibit A)
2. Site Plan (Exhibit B)
3. Elevation/Façade Plan (Exhibit C)

APPLICANT REQUIREMENTS

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

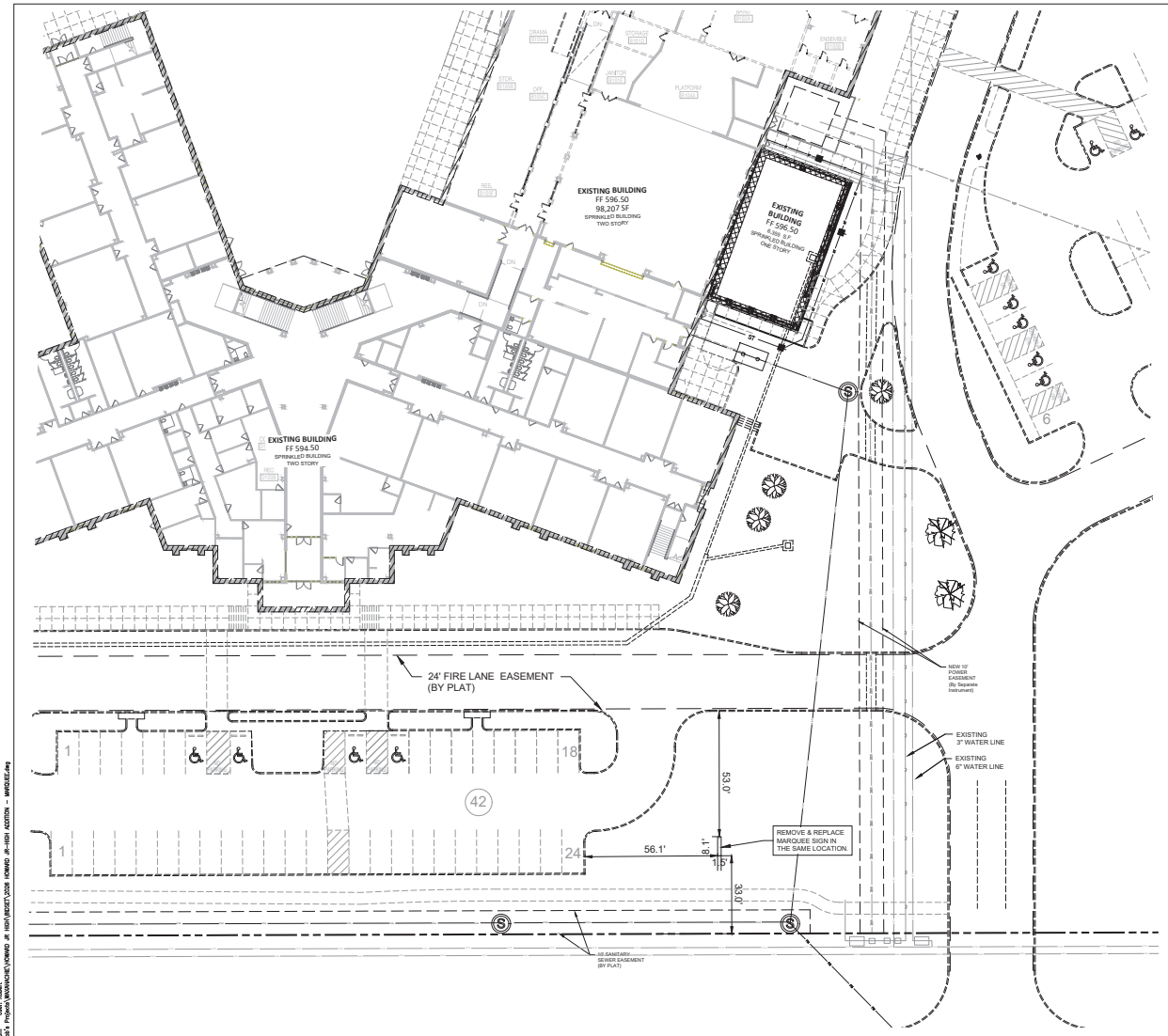
STAFF CONTACT INFORMATION

Prepared by:
David Jones
Planner
djones@waxahachietx.gov

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


Items 7 & 8
N
BROADHEAD RD
ADWOOD DR
CAMP FIRE DR
EMBER CIR
MERRIFIELD RD
GARDEN VALLEY PKWY
DEER CROSSING DR
LARIAT TRL
SUNDANCE CIR
GENTLE WINDS RD
BROKEN ARROW ST
HORSESHOE DR
EAGLE FEATHER DR
BEAR TRL
RAIN CLOUD DR
BISON MEADOW DR
ALVIS LN
VIVIAN DR
GAYLEH LN
E US HIGHWAY 287 BYP
E US HIGHWAY 287
E US HIGHWAY 287 BYP
EXHIBIT A - LOCATION MAP
Feet
0
250
500
750
1,000
ZDC-48-2026 (SUP)

EXHIBIT B - SITE PLAN



GENERAL SITE NOTES

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF WAXAHACHIE REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF WAXAHACHIE SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
5. ALL WORK SHALL CONFORM TO THE CITY OF WAXAHACHIE SPECIFICATIONS, STANDARDS, AND DETAILS.
6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF WAXAHACHIE ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF WAXAHACHIE SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.

SITE LEGEND (PROPOSED)

PROPOSED UTILITIES

- SS — SANITARY SEWER
- STM — STORM SEWER (RCP/HDPE)
- STM — STORM SEWER (PVC/HDPE)
- WTR — WATER
- SANITARY SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE

PROPOSED FEATURES

- F.F.E.=521.00 — FINISH FLOOR
- CONCRETE CURB
- CONCRETE SIDEWALK
- DUMPSTER ENCLOSURE
- EDGE OF CONCRETE
- FENCE
- 24' FIRE LANE AND PUBLIC ACCESS EASEMENT
- HANDICAP PARKING SPACE & STRIPING (RE: C03.02)
- HANDICAP CROSSING OR DROPOFF STRIPING (RE: C03.02)
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- SCREENING WALL
- SITE LIGHTING

SITE LEGEND (EXISTING)

EXISTING UTILITIES

- SS — SANITARY SEWER
- STM — STORM SEWER
- W/V — WATER
- SANITARY SEWER MANHOLE
- HEADWALL
- RIP-RAP
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE

EXISTING FEATURES

- CURB INLET
- PROPERTY LINE
- STREET LIGHT

PRIMARY BENCH MARK:

BENCHMARK #1
600 NAIL FOUND IN WOOD POST FOR PROPERTY CORNER
NORTHING: 6842686.80 EASTING: 2462743.68
ELEV.= 598.47'
ELEV.= 597.97'

SECONDARY BENCH MARK:

BENCHMARK #2
NAIL FOUND IN WOOD POST FOR PROPERTY CORNER
NORTHING: 6842731.55 EASTING: 2462803.79
ELEV.= 600.35'
ELEV.= 599.85'

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN ON THESE PLANS ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000136506

NOTE: THE CITY OF WAXAHACHIE CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

NOTE: EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.

May 20, 2026 - 12:22pm User: Robert
I:\ROBERT-PC\Public\Bob's Projects\WAXAHACHIE\HOWARD JR HIGH\SHEET\2026 HOWARD JR HIGH SIGNAGE.dwg

GLENN ENGINEERING
TEXAS REGISTRATION NUMBER: F-303

CIVIL ENGINEER
Glenn Engineering
TBPE Firm F-303
HUB #1752575100300
4500 Fuller Drive, Suite 220
Irving, Texas 75038
Main Phone: 972.717.3151
www.glennengineering.com

19.46 ACRES - LOT 2R
ROBBIE E. HOWARD JR. HIGH SCHOOL
J.B. & ANN ADAMS SURVEY - ABSTRACT NO. 5
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
ZONED S-P-2

FOR BIDDING AND CONSTRUCTION

MIKE GLENN 106276 REGISTERED PROFESSIONAL ENGINEER
The seal appearing on this document was authorized by Mike Glenn, P.E. 106276, on May 20, 2026

ISSUED: 5/20/2026

REVISIONS
Revision No.

Director	CMA
Approver	CMA
Designer	GEC
Designer	GEC
Proj. Arch.	
Checker	CMA

PROJECT NO.

SHEET TITLE
DETAIL SITE PLAN

SHEET NO.
C03.01

WAXAHACHIE I.S.D.
WAXAHACHIE, TX

Howard Junior HS LED READER BOARD SIGNAGE PROJECT

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EXHIBIT C - ELEVATIONS/FACADE PLAN





WAXAHACHIE ISD

LED READER BOARD SIGNAGE PROJECT

ROBBIE HOWARD JR. HIGH SCHOOL:
265 BROADHEAD STREET,
WAXAHACHIE, TX 75165

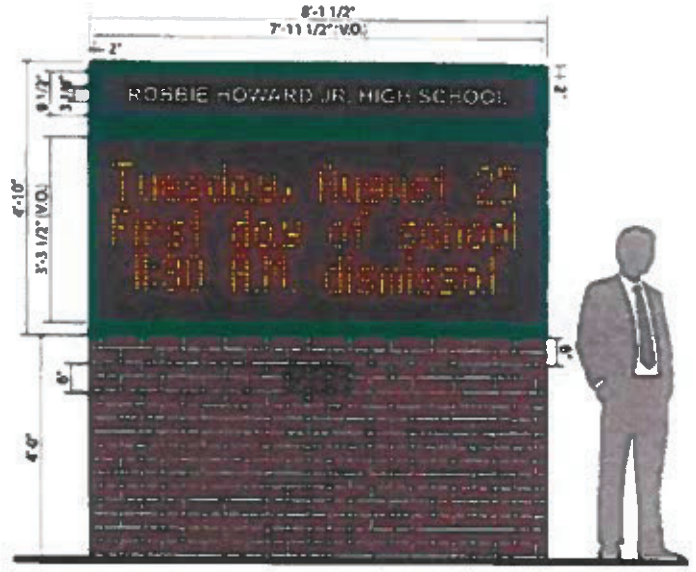
EVELYN LOVE COLEMAN JR. HIGH SCHOOL:
275 INDIAN DR,
WAXAHACHIE, TX 75165

FACILITY SOLUTIONS GROUP

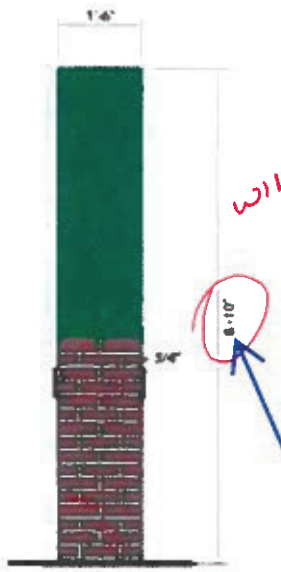
EXHIBIT C - ELEVATIONS/FACADE PLAN

WAXAHACHIE ISD - WAXAHACHIE, TX

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4 LED READER BOARD - ELEVATION — 71.77 SQFT
QTY ONE — SCALE 1/2" = 1'-0"



4 LED READER BOARD - PROFILE
SCALE 1/2" = 1'-0"

SCOPE OF WORK:
FABRICATE AND INSTALL

- Supply and install double-faced electronic message center inside new cabinet and support structure per engineering.
- Daktronics GS6 series full-color displays with 15.85mm pixel pitch
- Welded tubular aluminum framework with .090" aluminum plating. Painted to match school branding TBC
- School name panel to be on .090" aluminum, painted Black and overlaid with 3M™ White vinyl graphics.
- Address number is 3/4" Aluminum FCO's. Painted Black. Stud mounted flush to masonry base.
- Double support posts direct buried into a concrete pier
- Masonry base with Amarillo Medium Velour
- LED power supply contained in cabinet.
- Tie in to existing electrical.

WILL ADJUST TO HAVE BRICK BELOW 8'-0" FINISHED
STACKS HEIGHT
STEPHEN MOTT
5/29/2026
@ 7:05 AM



2 EXISTING SIGN
SCALE: NTS

DEMO OF EXISTING SIGN BY OTHERS

Per Section 5.08 of the Waxahachie Zoning Ordinance: A monument sign may not be more than 8 feet in height for a school. Please submit a revised design that is 8' in height or less.

FACILITY SOLUTIONS GROUP
4309 NE LOOP 410,
SAN ANTONIO, TEXAS 78218
877-393-0827
FSG.COM

Waxahachie ISD
205 Broadhead Street
Waxahachie, TX 75165

275 Image Dr
Waxahachie, TX 75165

Start Date: 01/16/26
Last Revision: 01/23/26WT
Job# N/A
File Name: Waxahachie ISD - LED Reader Board Signage Project1.pcf

Designer: William Tatum
Sales Rep: Scarlet Quintero
PM

Rev #	Date	Notes:	Rev #	Date	Notes:
R1	01/23/26WT	Changed to masonry base and FCO address numbers			

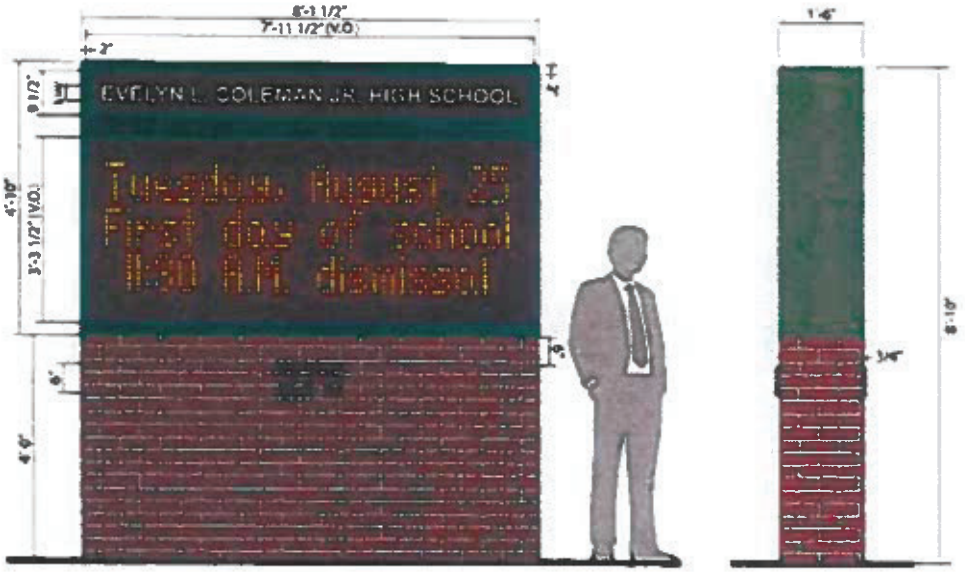
● PROPOSAL
○ FINAL

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for dimensions and materials.

EXHIBIT C - ELEVATIONS/FACADE PLAN

WAXAHACHIE ISD - WAXAHACHIE, TX

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LED READER BOARD - ELEVATION — 71.77 SQFT
QTY ONE
SCALE 1/2" = 1'-0"

LED READER BOARD - PROFILE
SCALE 1/2" = 1'-0"



PROPOSED SIGN INSTALLATION AREA
SCALE: NTS

SCOPE OF WORK:
FABRICATE AND INSTALL

- Supply and install double-faced electronic message center inside new cabinet and support structure per engineering.
- Daktronics GS6 series full-color displays with 15.85mm pixel pitch.
- Welded tubular aluminum framework with .090" aluminum plating. Painted to match school branding TBD
- School name panel to be on .090" aluminum, painted Black and overlaid with 3M™ White vinyl graphics.
- Address number is 3/4" Aluminum FCO's. Painted Black. Stud mounted flush to masonry base.
- Double support posts direct buried into a concrete pier
- Masonry base with Cranberry Modular Velour
- LED power supply contained in cabinet.
- Tie in to existing electrical.

FACILITY SOLUTIONS GROUP
4350 NE LOOP 410,
SAN ANTONIO, TEXAS 78218
877-323-0627
FSG.COM

Waxahachie ISD
255 Broadhead Street
Waxahachie, TX 75165

275 Indian Dr
Waxahachie, TX 75165

Start Date: 01/16/26
Last Revision: 01/23/26WT
Job#: N/A
File Name: Waxahachie ISD - LED Reader Board Signage Project#1.pdf

Designer: William Tatum
Sales Rep: Scarlet Carrasco
PM:

Rev #	Date	Notes	Rev #	Date	Notes
R1	01/23/26WT	Changed to masonry base and FCO address numbers			

PROPOSAL
FINAL

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-49-2026

MEETING DATE(S)

Planning & Zoning Commission: July 28, 2026
City Council: August 17, 2026

CAPTION

Public Hearing on a request by Stephen Mott, WISD, for a **Specific Use Permit (SUP)** for an **Electronic Message Sign** use within a Single-Family-1 zoning district located at 275 Indian Drive (Property ID 224060) - Owner: Waxahachie Independent School District (ZDC-49-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-49-2026, a Specific Use Permit (SUP) for an Electronic Message Sign, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The Applicant requests approval of a Specific Use Permit (SUP) for an Electronic Message Sign.

CASE INFORMATION

Applicant: Stephen Mott, WISD

Property Owner(s): Waxahachie Independent School District

Site Acreage: 28.1390 acres

Current Zoning: Planned Development- General Retail (PD-GR)

Requested Zoning: PD-GR with a SUP for an Electronic Message Sign

SUBJECT PROPERTY

General Location: 275 Indian Drive

Parcel ID Number(s): 224060

Existing Use: School, Public

Development History: The property is platted as Lot 1 Block 1 of the Ninth Grade Center Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-105-GR	Evelyn Coleman Jr. High School Tennis Courts
East	GR, PD-44-GR	Office
South	PD-R	Residential, Chapman Park
West	PD-GR	HEB

Future Land Use Plan: Mixed-Use Neighborhood

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

Thoroughfare Plan: The subject property is accessible via Indian Drive.

Site Image:



PLANNING ANALYSIS

The Applicant requests approval of a SUP to install an Electronic Message Sign for Coleman Junior High School. In accordance with the Waxahachie Zoning Ordinance, Electronic Message Signs are subject to a SUP to be approved by City Council. The proposed sign will be approximately eight (8) feet in height and include a seventy-two (72) square-foot display area mounted on a four (4)-foot masonry base. The proposed location of the sign is approximately twenty-five (25) from the property line along Indian Drive.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 33 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 zero (0) letters of opposition to the SUP request.

RECOMMENDATION

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

Conditions:

1. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the Digital message Board Sign.

ATTACHED EXHIBITS

1. Location Map (Exhibit A)
2. Site Plan (Exhibit B)
3. Elevation/Façade Plan (Exhibit C)

APPLICANT REQUIREMENTS

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

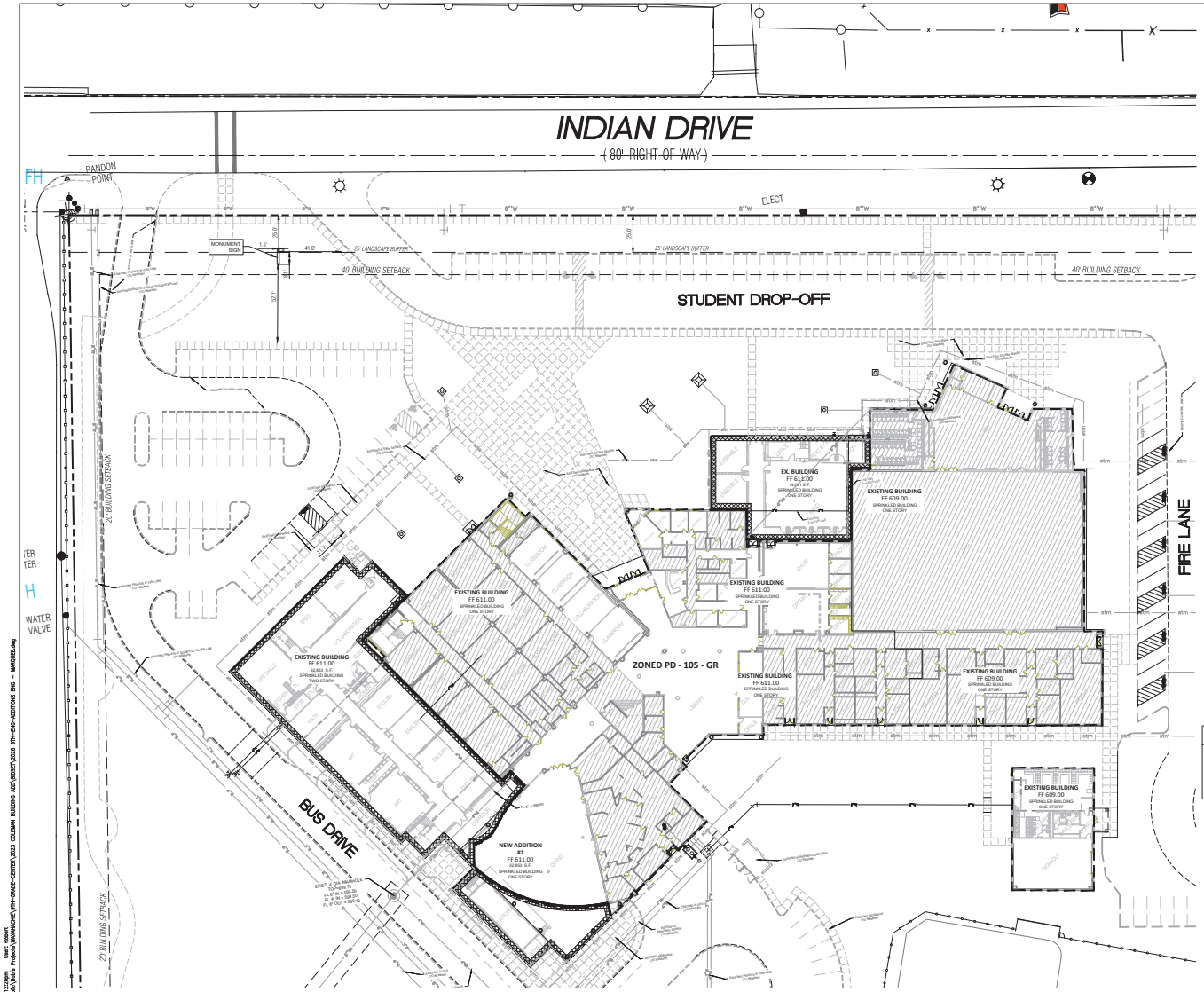
STAFF CONTACT INFORMATION

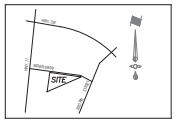
Prepared by:
David Jones
Planner
djones@waxahachietx.gov

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


Items 9 & 10
N US HIGHWAY 77
INDIAN DR
APACHE CT
STADIUM DR
W US HIGHWAY 287 BYP
BROWN ST
E US HIGHWAY 287 BYP
N
CORNELL LN
N US HIGHWAY 77
BROWN ST
INDIAN DR
PROFESSIONAL PL
BROWN ST
SUMNER LN
MUSTANG CREEK DR
LITTLE CREEK DR
ALEXANDER DR
CHAPMAN CLARK PARK LN BRIDGE
EXHIBIT A - LOCATION MAP
Feet
0
250
500
750
1,000
ZDC-49-2026 (SUP)

EXHIBIT B - SITE PLAN





GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF WAXAHACHIE SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTINENT TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECCESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
3. ALL WORK SHALL CONFORM TO THE CITY OF WAXAHACHIE SPECIFICATIONS, STANDARDS, AND DETAILS.
4. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
5. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR EXACT FIELD LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR.

SITE DATA TABLE

PHYSICAL ADDRESS:	375 INDIAN DR. WAXAHACHIE, TEXAS 75165
GROSS SITE AREA SF:	2,738,399 SF; 62.86 ACRES
ZONING	
CURRENT ZONING:	WAXAHACHIE PD-105-GR
PROPOSED ZONING:	WAXAHACHIE PD-105-GR
CURRENT USE:	WAXAHACHIE GLOBAL
PROPOSED USE:	WAXAHACHIE 9th GRADE CENTER 9TH GRADE
LOT COVERAGE DATA	
BUILDING COVERAGE (EXISTING):	106,261 S.F.
BUILDING COVERAGE (PROPOSED ADDITIONS):	
BUILDING 1 ADDITION:	32,853 S.F.
BUILDING 2 ADDITION:	14,081 S.F.
(GROUND FLOOR, TOTAL) BUILDINGS FOOTPRINT:	= 153,195/2,738,399 = 5.59%
IMPERVIOUS AREA (APPROX. EX.):	267,265 S.F.
	(267,265 / 2,738,399 = 09.75%)
PERVIOUS AREA S.F. (APPROX. EX):	2,470,440 S.F.
	(2,470,440 / 2,738,399 = 90.21%)
EXISTING PARKING SUMMARY	
SURFACE PARKING REQUIRED ENTIRE SITE:	124 SPACES
EX. PARKING ENTIRE SITE:	167 + 510 = 677 TOTAL SPACES
EX. HANDICAP SPACES:	6 SPACES
BUILDING DATA	
9TH GRADE ACADEMY - 1 STORY	
PEAK HEIGHT (EXISTING BUILDING):	36' - 0"
PEAK HEIGHT (PROPOSED BUILDING):	32' - 8"
TOTAL SQUARE FOOTAGE 1ST FLOOR (MAIN BUILDING):	106,261 S.F.
STUDENTS:	1350

PARKING CALCULATIONS

PARKING REQUIRED = 1 SPACE FOR EACH FIFTEEN (15) STUDENTS, FACULTY AND STAFF (DESIGN CAPACITY)
DESIGN CAPACITY = 1350 STUDENTS (1350/15 = 90 + 85 STAFF) = 175 SPACES
TOTAL PARKING REQUIRED (1350 / 15 = 90 +85 STAFF) = 175 SPACES
TOTAL PARKING PROVIDED = 167 +510 = 677 SPACES (EX.)
NOTE: PARKING BASED ON CHART ON PAGE 107 - ZONING ORDINANCE
TOTAL HANDICAP REQUIRED = 677 x (.02) = 14 SPACES
TOTAL HANDICAP PROVIDED = 6 (EX.) + 14 (PROP.) = 20 SPACES
NUMBER OF BUSES = 12

GENERAL NOTES

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
2. ALL FIRELANES, PARKING STRIPING, HCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF WAXAHACHIE REQUIREMENTS, TYP.

PRIMARY BENCH MARK:
BENCHMARK #1
60D NAIL FOUND IN WOOD POST FOR PROPERTY CORNER
NORTHING: 6942686.80 EASTING: 2462743.68
ELEV.= 598.47'
ELEV.= 597.97'

SECONDARY BENCH MARK:
BENCHMARK #2
NAIL FOUND IN WOOD POST FOR PROPERTY CORNER
NORTHING: 6942731.55 EASTING: 2462803.79
ELEV.= 600.35'
ELEV.= 599.85'

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN ON THESE PLANS ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013650S

NOTE: THE CITY OF WAXAHACHIE CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

NOTE: EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.

0 15 30 60
Scale: 1"=30'

GLENN ENGINEERING
TEXAS REGISTRATION NUMBER: F-303
CIVIL ENGINEER
Glenn Engineering
TBPE Firm F-303
HUB #1752575193300
4000 Fuller Drive, Suite 220
Irving, Texas 75038
Main Phone: 972.717.5151
www.glennengineering.com

28.139 ACRES - LOT 1 BLOCK 1
9TH GRADE CENTER
JOHN GOOCH SURVEY - ABSTRACT 13939
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
ZONED PD-105-GR

FOR BIDDING AND CONSTRUCTION

ISSUED: 5/20/2026

REVISIONS
Revision No.

Director	CMA
Approver	CMA
Designer	GEC
Designer	GEC
Proj. Arch.	
Checker	CMA

PROJECT NO.

SHEET TITLE
DETAILED SITE PLAN

SHEET NO.
C03.01

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COLEMAN JR HIGH LED READER BOARD SIGNAGE PROJECT
WAXAHACHIE I.S.D.
WAXAHACHIE, TX

May 20, 2026 - 12:29pm
User: Stuart
I:\Projects\Waxahachie\PD-GRADE-CENTER\2023 COLEMAN BUILDING ADD\SHEETS\2026 9TH-GRADE-ADDITIONS DWG - MARKUP.dwg

EXHIBIT C - ELEVATIONS/FACADE PLAN





WAXAHACHIE ISD

LED READER BOARD SIGNAGE PROJECT

ROBBIE ROWARD JR. HIGH SCHOOL:
265 BROADHEAD STREET,
WAXAHACHIE, TX 75165

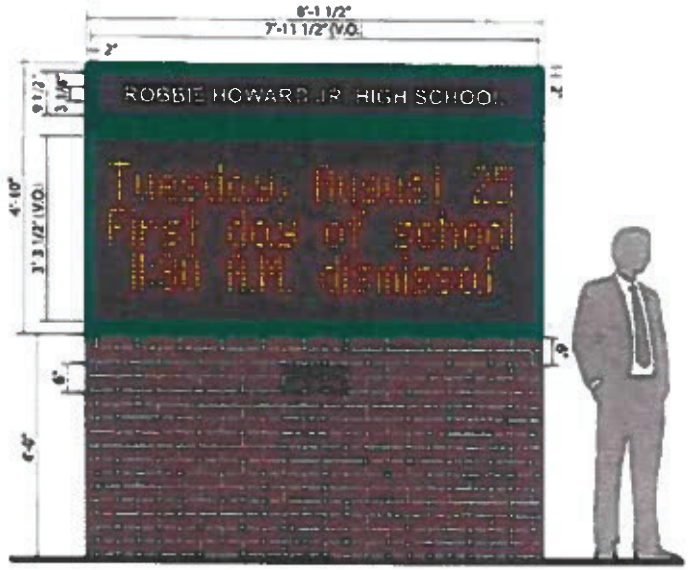
EVELYN LOVE COLEMAN JR. HIGH SCHOOL:
275 INDIAN DR.
WAXAHACHIE, TX 75165

FACILITY SOLUTIONS GROUP

EXHIBIT C - ELEVATIONS/FACADE PLAN

WAXAHACHIE ISD - WAXAHACHIE, TX

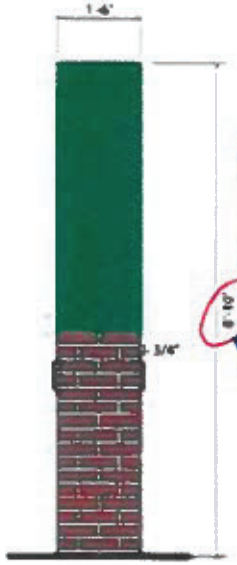
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LED READER BOARD - ELEVATION — 71.77 SQFT

QTY ONE (1)

SCALE 1/2" = 1'-0"



LED READER BOARD - PROFILE

SCALE 1/2" = 1'-0"

WILL ADJUST BRICK STACK HEIGHT TO KEEP TOTAL FINISHED HEIGHT BELOW 8'-0"
STEPHAN MOTT
5/29/2026
@ 7:05 AM



EXISTING SIGN

SCALE 4"=1'

DEMO OF EXISTING SIGN BY OTHERS

Per Section 5.08 of the Waxahachie Zoning Ordinance: A monument sign may not be more than 8 feet in height for a school. Please submit a revised design that is 8' in height or less.

SCOPE OF WORK:
FABRICATE AND INSTALL

- Supply and install double-faced electronic message center inside new cabinet and support structure per engineering
- Daktronics GS6 series full-color displays with 15.83mm pixel pitch.
- Welded tubular aluminum framework with .090" aluminum plating. Painted to match school branding TBD
- School name panel to be on .090" aluminum, painted Black and overlaid with 3M™ White vinyl graphics.
- Address number is 3/4" Aluminum FCO's. Painted Black. Stud mounted flush to masonry base.
- Double support posts direct buried into a concrete pier.
- Masonry base with Amarretto Medodar Velour.
- LED power supply contained in cabinet.
- Tie in to existing electrical.

FACILITY SOLUTIONS GROUP
4350 NE LOOP 410,
SAN ANTONIO, TEXAS 78218
877-293-8827
FSG.COM

Waxahachie ISD
203 Brockwood Street
Waxahachie, TX 75165

275 Indian Dr
Waxahachie, TX 75165

Start Date: 01.16.26
Last Revision: 01/23/26WT
Job# N/A
File Name: Waxahachie ISD - LED Reader Board Signage Proj#R1.pdf

Designer: Wilson Tatum
Sales Rep: Scarlet Quintero
PM:

Rev #	Date:	Notes:	Rev #	Date	Notes:
R1	01/23/26WT	Changed to masonry base and FCO address numbers			

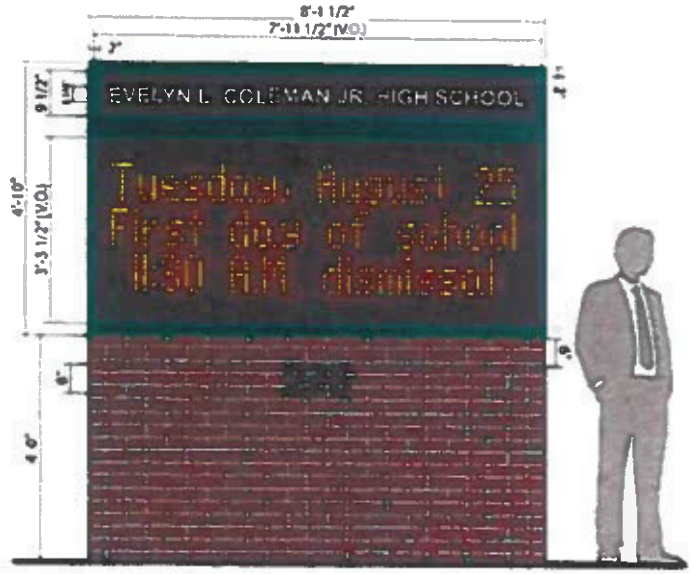
PROPOSAL
FINAL

CLIENT APPROVAL

EXHIBIT C - ELEVATIONS/FACADE PLAN

WAXAHACHIE ISD - WAXAHACHIE, TX

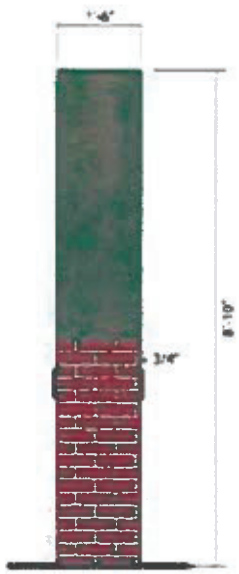
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LED READER BOARD - ELEVATION

71.77 SQFT

SCALE: 1/2" = 1'-0"



LED READER BOARD - PROFILE

SCALE: 1/2" = 1'-0"



PROPOSED SIGN INSTALLATION AREA

SCALE: NTS

SCOPE OF WORK:
FABRICATE AND INSTALL

- Supply and install double-faced electronic message center inside new cabinet and support structure per engineering.
- Daktronics GS6 series full-color displays with 15.85mm pixel pitch.
- Welded tubular aluminum framework with .090" aluminum plating. Painted to match school branding. TBD
- School name panel to be on .090" aluminum, painted Black and overlaid with 3M™ White vinyl graphics.
- Address number is 3/4" Aluminum FCO's. Painted Black. Stud mounted flush to masonry base.
- Double support posts direct buried into a concrete pier.
- Masonry base with Cranberry Medulor Velour.
- LED power supply contained in cabinet.
- Tie in to existing electrical.

FSG FACILITY SOLUTIONS GROUP

4310 NE LOOP 410,
SAN ANTONIO, TEXAS 78218
877-333-0927
FSG.COM

Waxahachie ISD
265 Brookhaven Street
Waxahachie, TX 75165

275 Indoor Dr
Waxahachie, TX 75165

Start Date: 01/16/26
Last Revision: 01/23/26WT
Job# N/A
File Name: Waxahachie ISD - LED Reader Board Signage Project R1.pdf

Designer: William Tatum
Sales Rep: Scottie Overton
PM:

Rev #	Date	Notes:	Rev #	Date	Notes:
R1	01/23/26WT	Changed to masonry base and FCO address numbers			

PROPOSAL
FINAL

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-57-2026

MEETING DATE(S)

Planning & Zoning Commission: July 28, 2026
City Council: August 17, 2026

CAPTION

Public Hearing on a request by Jose Castillo for a **Specific Use Permit (SUP)** for a **Major Auto Repair Shop** use within a Commercial (C) zoning district located at 407 W. Franklin St. (Property ID 170507) – Owner: Big Blue Truck, LLC (ZDC-57-2026).

RECOMMENDED MOTION

"I move to recommend approval of ZDC-57-2026, a Specific Use Permit (SUP) for a Major Auto Repair Shop use, subject to the conditions of the staff report."

APPLICANT REQUEST

The Applicant requests approval of a SUP to allow for an Auto Repair, Major use at 407 W. Franklin St.

CASE INFORMATION

Applicant: Joes Castillo

Property Owner(s): Big Blue Truck, LLC

Site Acreage: 0.1195 acres

Current Zoning: Commercial (C)

Requested Zoning: C with a SUP for Major Auto Repair Shop

SUBJECT PROPERTY

General Location: 407 W. Franklin St

Parcel ID Number(s): 170507

Existing Use: Major Auto Repair Shop

Development History: The subject property is currently platted as Lot 4A, Block 18 of the Original Town Addition.

Adjoining Zoning & Uses:

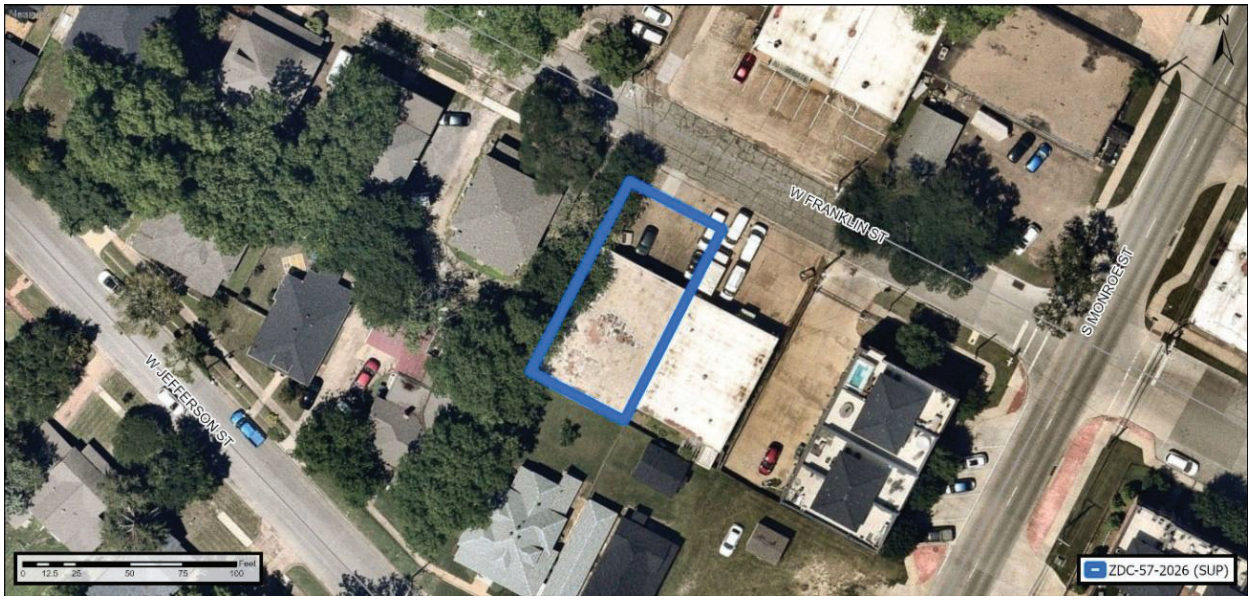
Direction	Zoning	Current Use
North	C	Commercial Building
East	C	Retail Building
South	C	Single-Family Residential
West	GR	2-Family Residential

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 is accessible via West Franklin Street.

Site Image:



PLANNING ANALYSIS

The Applicant requests an SUP for an Auto Repair, Major use. The business has been operating on-site as an Auto Repair, Major use since 2016 without an approved certificate of occupancy (CO) for repairs on-site. The applicant submitted a Certificate of Occupancy request on April 15, 2026, for an Auto Repair, Major use. Per the City of Waxahachie Zoning Ordinance, the use of an Auto Repair, Major, requires a Specific Use Permit to be approved by the City Council within the Commercial (C) zoning district.

Castillo Auto Repair is a specialized major auto repair shop that primarily concerns itself with engine and mechanical repairs.

Planning Analysis continued:

The existing business offers a wide variety of services that the applicant has detailed in their operational plan, including services such as vehicle diagnostics, brake repairs, rotor and A/C repairs, transmission repair and service, transmission rebuild, check engine service, engine replacement, and other services that relate to overall major vehicle maintenance and health. To understand all services offered by this business, please reference the operational plan provided by the applicant. According to the applicant's operational plan, this establishment will not operate as a tire shop, nor offer oil change or paint and bodywork services. The applicant made it clear that no cars that are being serviced will be stored outside, and staff will only support the outside area used for employee & customer parking only. The building will remain as it exists currently, with the applicant making it clear that no additions or changes will be made to the primary structure, including no additional signage on the property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 29 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received one (1) letter of opposition, and one (1) letter of support for the proposed SUP.

STAFF CONCERNS

1. Parking will be required only for employees not vehicles that are being repaired.

RECOMMENDATION

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

Conditions:

1. Designated parking and loading areas shall not be used for the repair, storage, or dismantling of vehicles.
2. The Major Auto Repair Shop use can only operate at its current location and cannot expand beyond the existing footprint without amending this SUP request.
3. The SUP shall remain with the applicant for this specific location only, and will not transfer to another Major Auto Repair use.
4. Should the current ownership change, a new SUP would be required for the new owner to continue operating the Major Auto Repair Shop use at the subject property
5. Should the current business cease operations for a period exceeding 60-days, this SUP shall expire, and a new SUP shall be required to establish the Major Auto Repair Shop use.
6. The applicant shall obtain all necessary building permits from the City of Waxahachie Building & Community Services Department prior to operating at the subject property.
7. A new Certificate of Occupancy (CO) request is required to allow full operation of Auto Repair, Major use on site.
8. All exterior signage shall require a sign permit from the City of Waxahachie Building and Community Services Department.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Location Map (Exhibit A)
3. Site plan (Exhibit B)
4. Operational Plan (Exhibit C)

STAFF CONTACT INFORMATION

Prepared by:
Caleb Ensley
Planner
censley@waxahachietx.gov

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

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-57-2026

BIG BLUE TRUCK LLC
1023 W MAIN ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 28, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 17, 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 Jose Castillo for a **Specific Use Permit (SUP)** for a **Major Auto Repair Shop use** within a Commercial (C) zoning district located at 407 W. Franklin (Property ID 170507) – Owner: Big Blue Truck, LLC (ZDC-57-2026).

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@waxahachietx.gov for additional information on this request.

Scan for additional information.

Case Number: **ZDC-57-2026** **City Reference: 170507**

Your response to this notification is optional. **If you choose to respond, please return this form 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 South Rogers Street, Waxahachie, TX 75165.**

☑ SUPPORT ☐ OPPOSE

Comments: Was an ambulance shop before being an automotive shop

Signature

7-16-26
Date

Greg Nehib, Managing Partner
Printed Name and Title

1023 W Main St.
Address

Case Number: ZDC-57-2026 **Items 11 & 12** **City Reference: 269214**

Your response to this notification is optional. If you choose to respond, please return this form 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 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE.

Comments:
Business creates a high volume of cars on the street, and the business is unsightly right near homes.

Davila Niesen
Signature

7/16/2026
Date

Davila Niesen
Printed Name and Title

212 S. Monroe St.
Address
Waxahachie, TX 75165


Items 11 & 12
W FRANKLIN ST
S MONROE ST
W JEFFERSON ST
N
EXHIBIT A LOCATION MAP
0 12.5 25 50 75 100 Feet
ZDC-57-2026 (SUP)

EXHIBIT B SITE PLAN

SITE PLAN

Parcel ID# 170507 Total Bldg. 0.1195 Acres

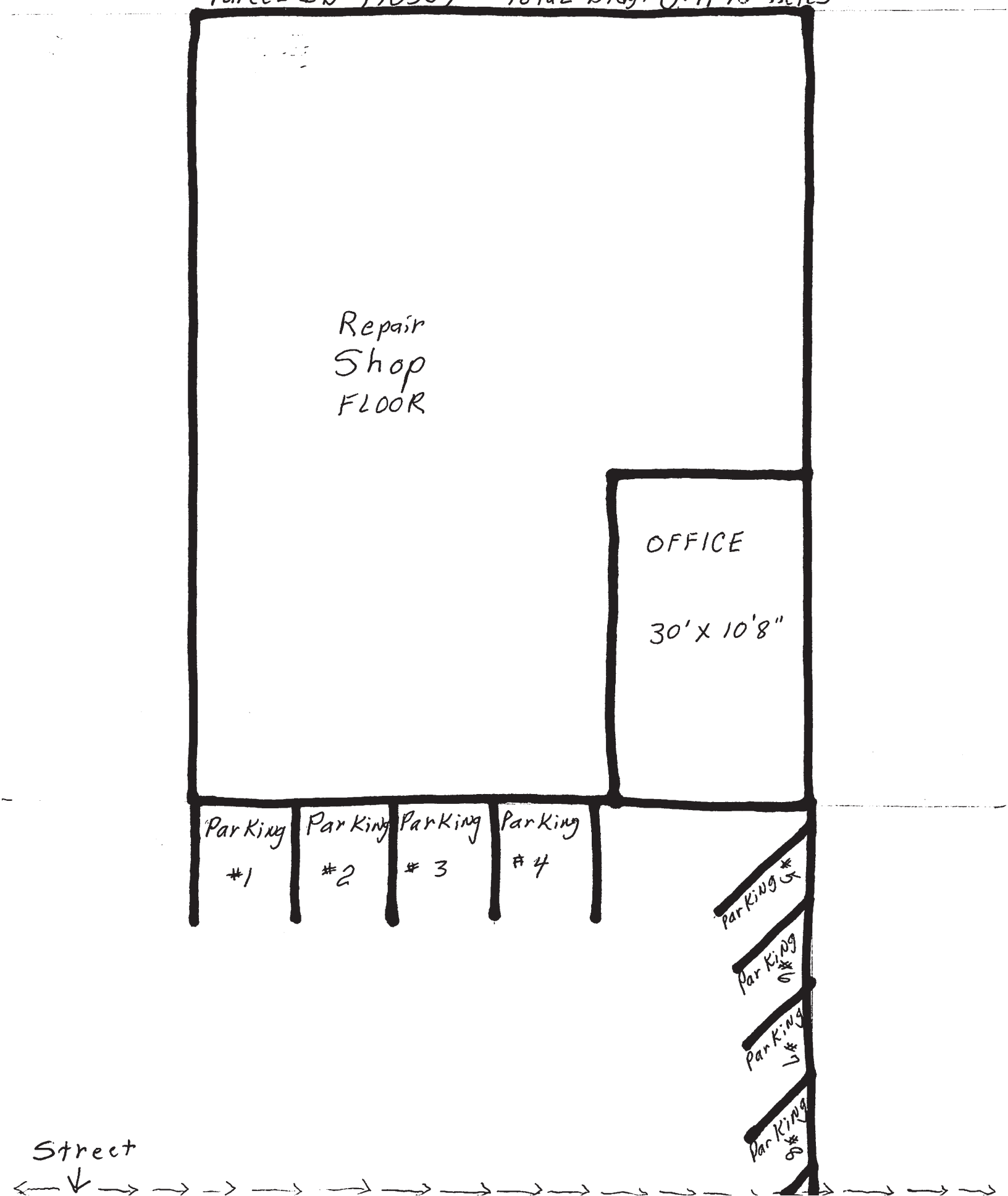


EXHIBIT C OPERATIONAL PLAN

Items 11 & 12

Operational Plan Parcel ID# 170507

Hours of operation: Mon - Fri. 9-5
Number of employees: 1-5
Major Auto Repair, engine repairs, Mechanical, No Paint, No body work.
Max # of Cars outside overnight 5
This is not a tire shop nor an oil change shop. We are not making any additions or changes to the building. The elevation is remaining as is.
We offer Diagnostics, Brake Repair & Rotors, Heating & A/C Repair, Transmission Repair + Service, Transmission Rebuild, Check Engine light, Cooling System Service, Drive Axle & CV Axle, Engine Diagnostics, Shocks & Struts, Timing Belt Repair, Water Pump Repair/replacement, Engine Replacement, Battery & Cabin filter replacement, Alternators & Starters.
Cars that are being worked on will not be stored outside.

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-4-2026

MEETING DATE(S)

Planning & Zoning Commission: July 28, 2026
City Council: August 3, 2026

CAPTION

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

RECOMMENDED MOTION

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

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on May 26, 2026, the Planning & Zoning Commission voted 7-0 to continue this item to the Planning & Zoning Commission meeting on July 28, 2026.

At the City Council meeting held on June 1, 2026, the City Council voted 5-0 to move this item to the City Council meeting on August 3, 2026.

APPLICANT REQUEST

The Applicant requests a Specific Use Permit (SUP) to allow for the construction of an attached Accessory Dwelling Unit at 732 North Gibson Street.

CASE INFORMATION

Applicant:	Melvin Barnes
Property Owner(s):	William T. Marth & Susan Marth
Site Acreage:	0.298 acres
Current Zoning:	Single Family-2 (SF-2)
Requested Zoning:	SF-2 with a SUP for an Accessory Dwelling Unit

SUBJECT PROPERTY

General Location:	732 North Gibson Street
Parcel ID Number(s):	174210
Existing Use:	Single Family Residence
Development History:	The property is platted as Lots 19A and 20B, Block 6 of the Hillcrest 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 hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Thoroughfare Plan: The property is accessible via North Gibson Street.

Site Image:



PLANNING ANALYSIS

The Applicant is requesting a Specific Use Permit (SUP) to allow for an Accessory Dwelling Unit (ADU) of 2,858 square feet that will be attached to the existing 1,292 square foot single-family residence, totaling 4,150 square feet in area. The ADU also consists of an attached garage to be included in the proposed square footage of 2,858 square feet. The Waxahachie Zoning Ordinance requires approval of a SUP to allow for an ADU use within a Single Family-2 (SF-2) zoning district. The proposed ADU is located to the rear of the primary structure at the subject property and meets the minimum setback requirements for an accessory structure within the Infill Overlay District. The proposed garage is located to the rear of the addition, which will be accessible by a concrete drive facing the alley behind the subject property. The proposed ADU will include one (1) bedroom, one (1) bathroom, a washer/dryer connection, a full kitchen, and an open living area. Access doors to the ADU will be available from the northwest side of the property.

The Applicant has indicated that the project may be completed in phases. If constructed in phases, the proposed approach could result in the accessory dwelling unit (ADU) being detached from the primary structure for a period of time. Additionally, the subject property consists of two separately platted lots. Based on the current lot configuration and the proposed location of the ADU, the structure would cross an existing property line. As a result, a replat will be required before a building permit can be issued.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 20 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received one (1) letter of opposition and one (1) letter of support for the proposed SUP.

RECOMMENDATION

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

Conditions:

1. The ADU shall not exceed 2,858 square feet in size. An amendment to this SUP shall be required in the event the accessory dwelling is proposed to expand beyond 2,858 square feet in size.
2. The subject property shall be replatted into one lot prior to the approval and issuance of a building permit for the ADU.
3. The ADU shall only be occupied by the property owner.
4. The ADU shall not be leased or sold separately from the primary residence and shall not be separately metered for electric, water, or wastewater services.
5. The ADU shall not be used as a short-term rental without a SUP that has been approved by City Council.
6. The ADU shall not be used for commercial purposes.
7. The garage will need to be accessible via an approved surface in accordance with the City of Waxahachie's Zoning ordinance.
8. The primary structure will need to remain habitable during construction of the ADU.
9. The property shall provide a minimum of two enclosed parking spaces.
10. The proposed addition must be completed within 2-years of the passing of this SUP.
11. The property owner shall obtain all necessary permits from the City of Waxahachie's Building and Community Services Department before construction of the accessory dwelling.

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 – Floor Plan
6. Exhibit E – Elevation and Façade Plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Caleb Ensley
Planner
censley@waxahachietx.gov

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

Case Numbre ZDC-4-2026

Items 13 & 14

BD

Bethany DeLay <[redacted]>
To **Planning**

Reply | Reply All | Forward | ...

Mon 7/13/2026 8:09 AM

Some people who received this message don't often get email from [redacted] Learn why this is important

I received a written notification regarding the SUP request by my neighbors across the street. I wanted to respond and say I have zero concerns or issues with this request and I fully SUPPORT their endeavors. Please let me know if there is anything else needed at this time.

Bethany DeLay
735 N Gibson St, Waxahachie, TX 75165
[redacted]

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

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

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

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

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

Scan for additional information.

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

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

☐ SUPPORT ☒ OPPOSE

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

Signature Dorinda Rickels Date 4/12/2026

Dorinda Rickels
Printed Name and Title

509 Sycamore St.
Address


Items 13 & 14
N
N Gibson St
Bryson St
EXHIBIT A LOCATION MAP
0
25
50
100
150
200
Feet
ZDC-4-2026 (SUP)

EXHIBIT B OPERATIONAL PLAN

Items 13 & 14

OPERATIONAL PLAN FOR PROPOSED A.D.U.

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

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

Applicant: Marth Family

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

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

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

Utilities

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

Use & Occupancy

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

It will not be:

Rented long-term

Used as a short-term rental

Operated commercially

Sold separately from the main residence

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

EXHIBIT B OPERATIONAL PLAN

Items 13 & 14

Parking & Access

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

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

Construction Approach

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

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

Thank you,

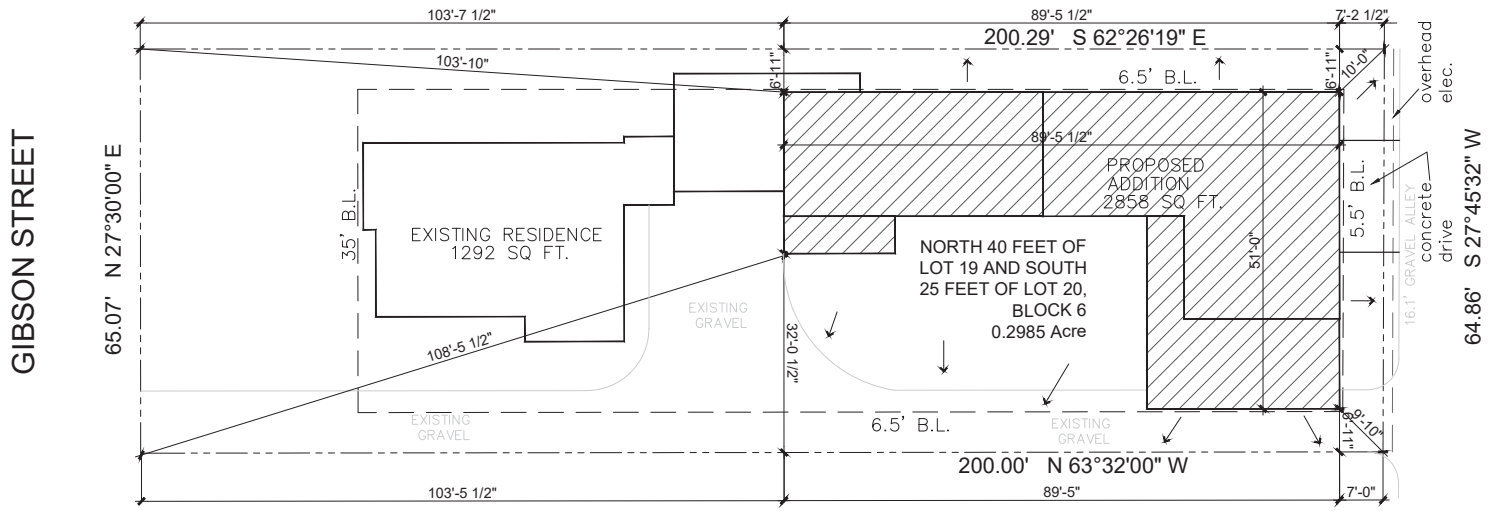
Marth Family

732 N. Gibson Street

Waxahachie, TX 75165

EXHIBIT C SITE PLAN

Items 13 & 14



1.0 | Site Plan

Scaled at 1:20 on 11" x 17"

S1.1

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

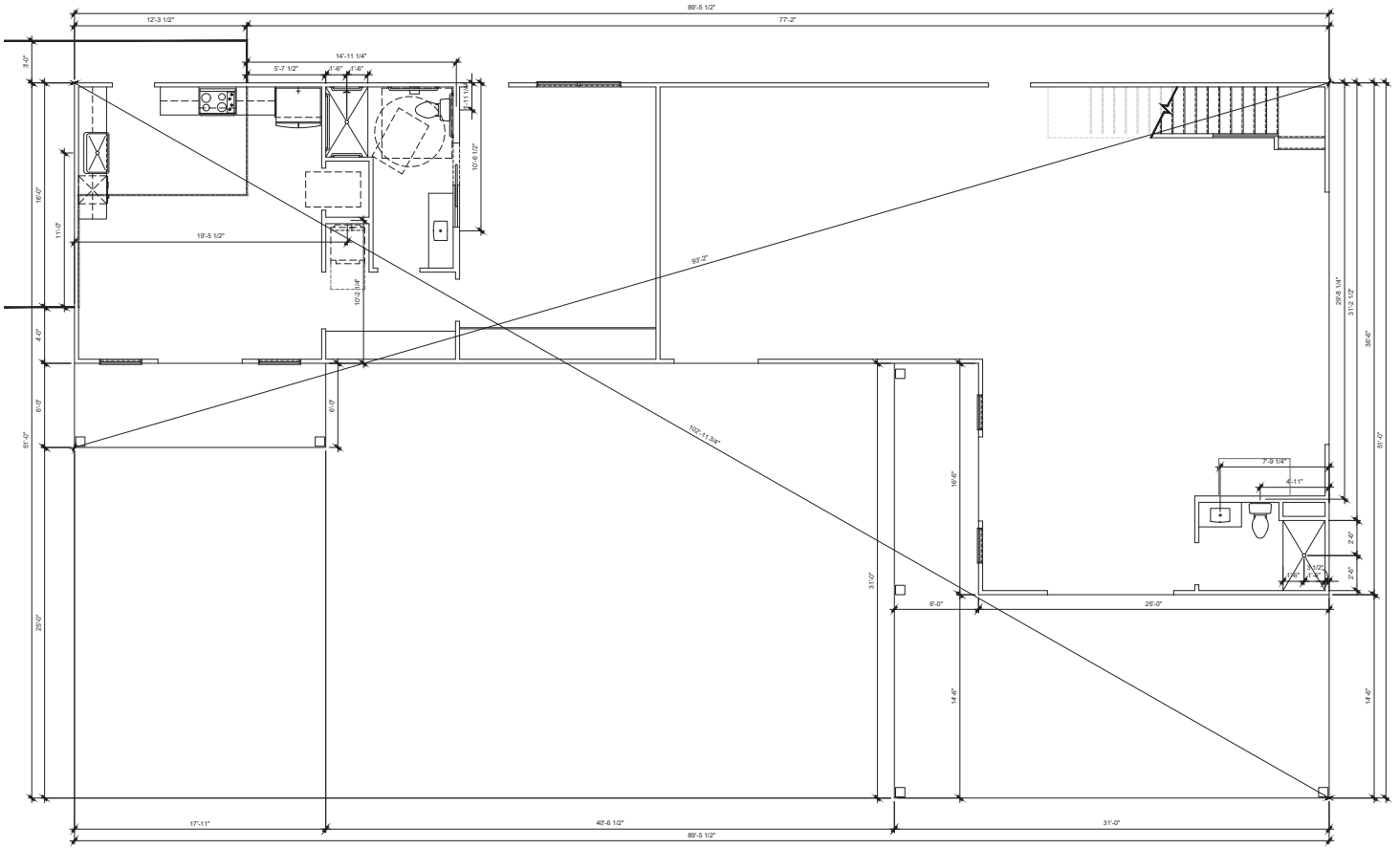
2026
CREATOR: R. Ean
DATE 2/12/26

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

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

EXHIBIT D FLOORPLAN

Items 13 & 14



SCALE AS NOTED

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

*UNLESS SPECIFIED OTHERWISE

FP0.0

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2026

CREATOR: R. Ean

DATE 2/12/26

Marth Residence

732 n. Gibson Street

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

City of Waxahachie, Ellis County, Texas

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

STUDIO E DESIGN GROUP

EXHIBIT D FLOORPLAN

Items 13 & 14

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

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

GENERAL FLOOR PLAN NOTES:

1st STORY

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

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

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

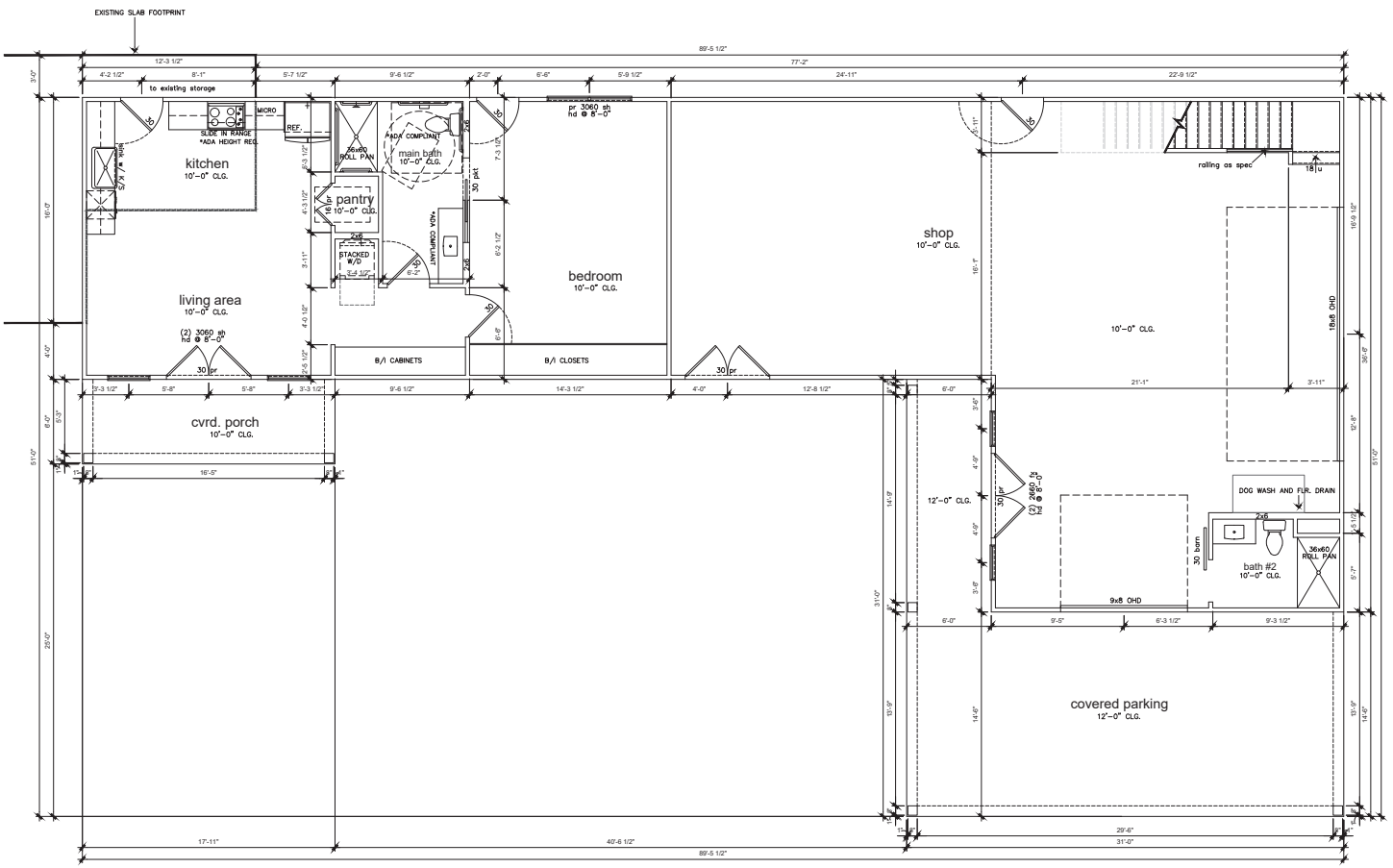
WINDOWS
INSTALL ALL 1ST FLR. WINDOWS WITH HEADS AT 8'-0" A.F.F U.N.O.

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

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

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

*Additional plumbing to connect to existing plumbing



1 Floor Plan

SCALE AS NOTED

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

*UNLESS SPECIFIED OTHERWISE

FP1.0

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

2026

CREATOR: R. Ean

DATE 2/12/26

Marth Residence

732 n. Gibson Street

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

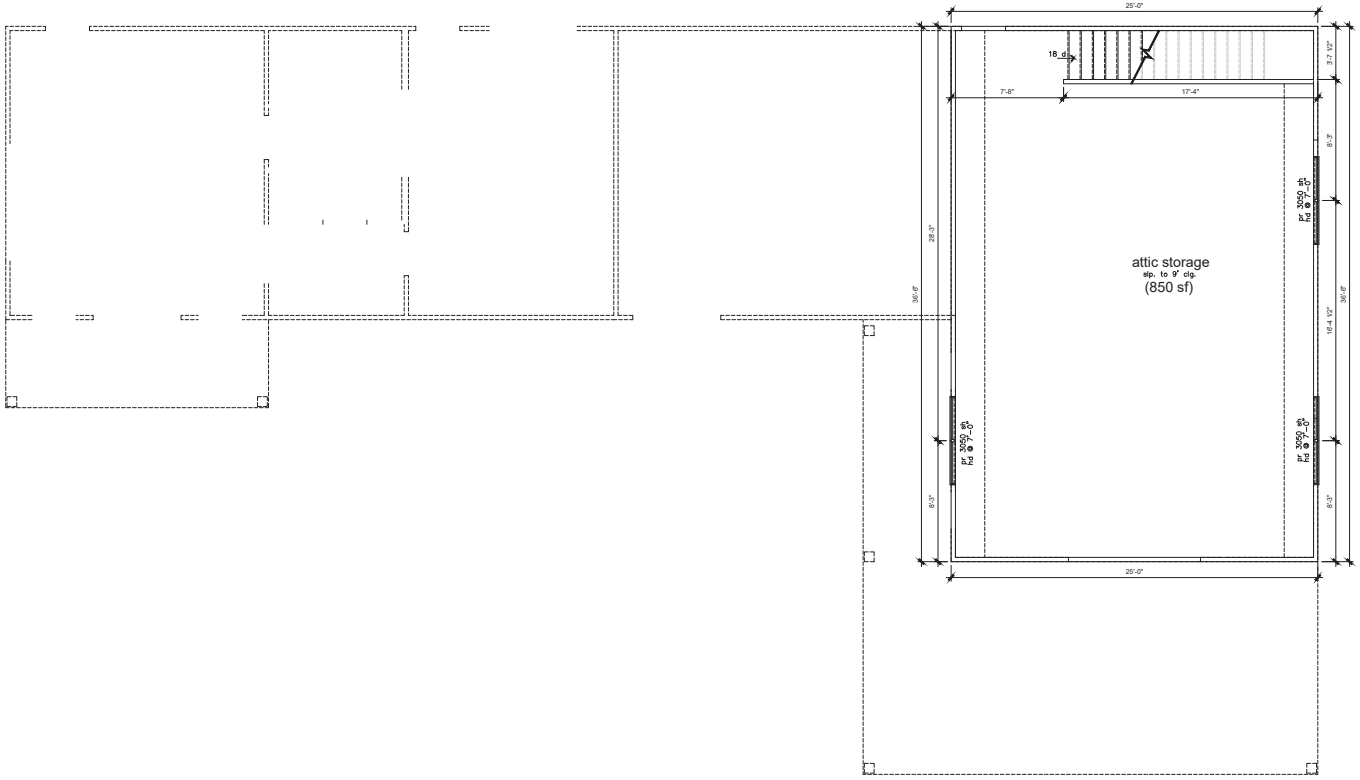
City of Waxahachie, Ellis County, Texas

P.O. Box 1480
Midlothian, Texas 76065
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rich@thestudioEdesign.com

STUDIO E DESIGN GROUP

EXHIBIT D FLOORPLAN

Items 13 & 14



2 | Floor Plan

SCALE AS NOTED

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

*UNLESS SPECIFIED OTHERWISE

FP2.0

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

2026

CREATOR: R. Ean

DATE 2/12/26

Marth Residence

732 n. Gibson Street

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

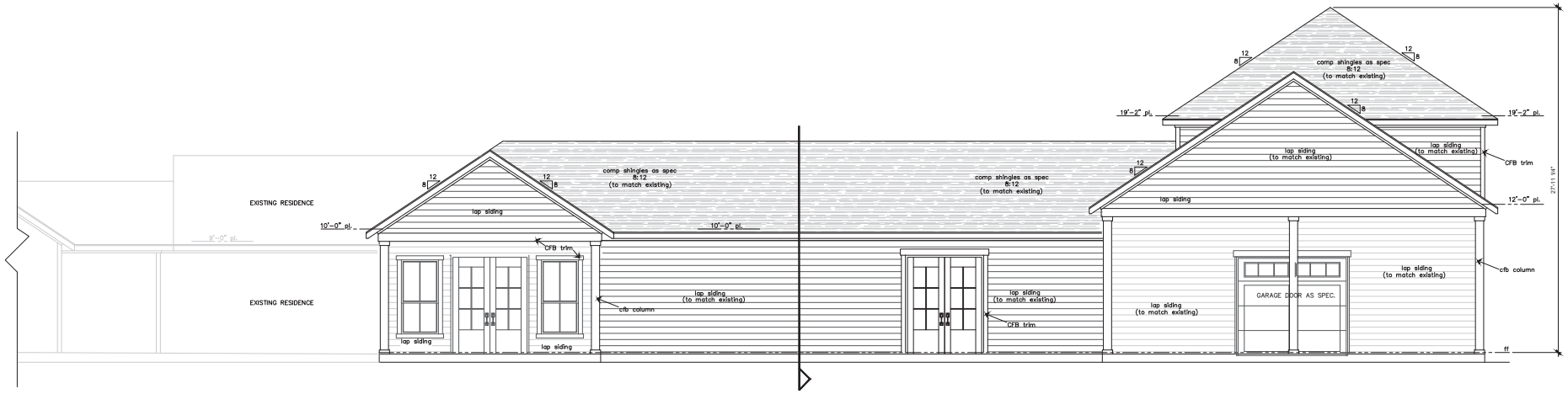
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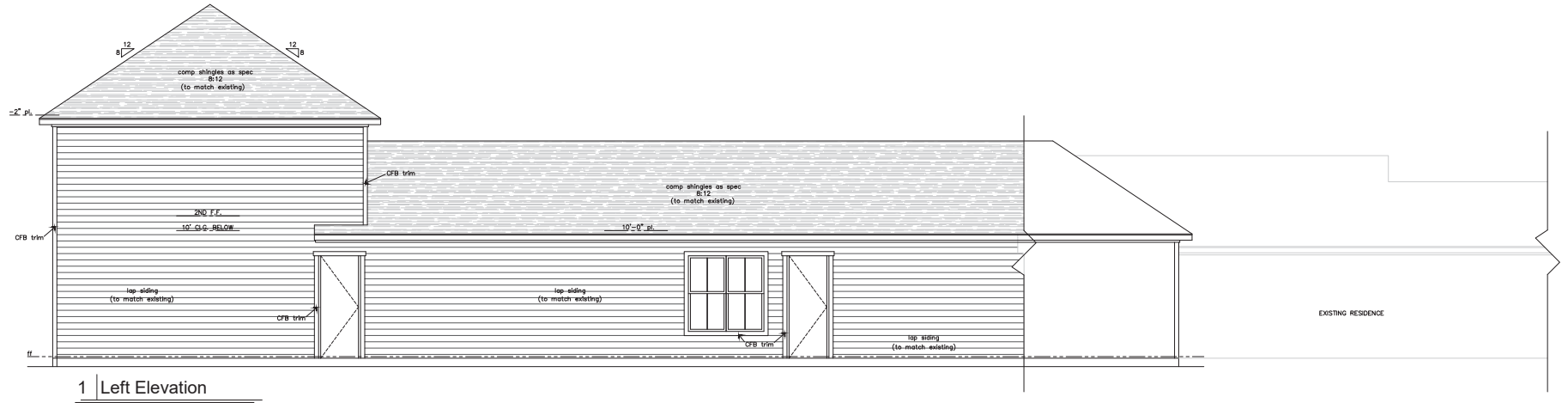
STUDIO E DESIGN GROUP

EXHIBIT E ELEVATION & FACADE PLAN

Items 13 & 14



1 Right Elevation



1 Left Elevation

SCALE AS NOTED

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

*UNLESS SPECIFIED OTHERWISE

ELEV1

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2026

CREATOR: R. Ean

DATE 2/12/26

Marth Residence

732 n. Gibson Street

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

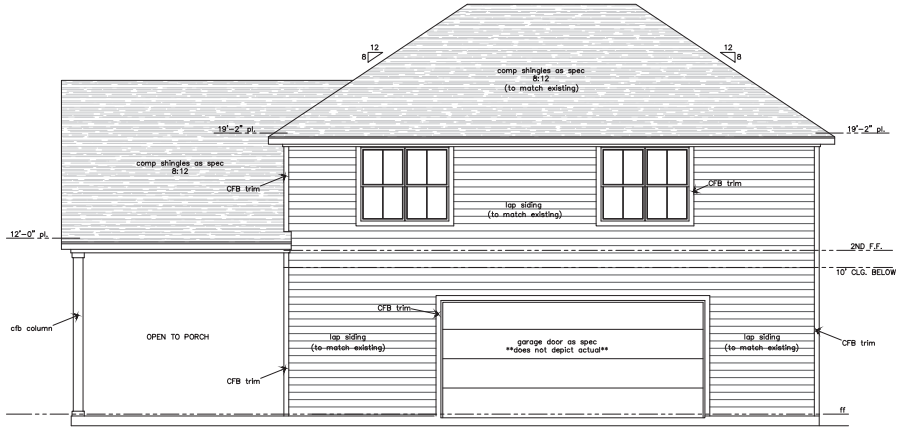
City of Waxahachie, Ellis County, Texas

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

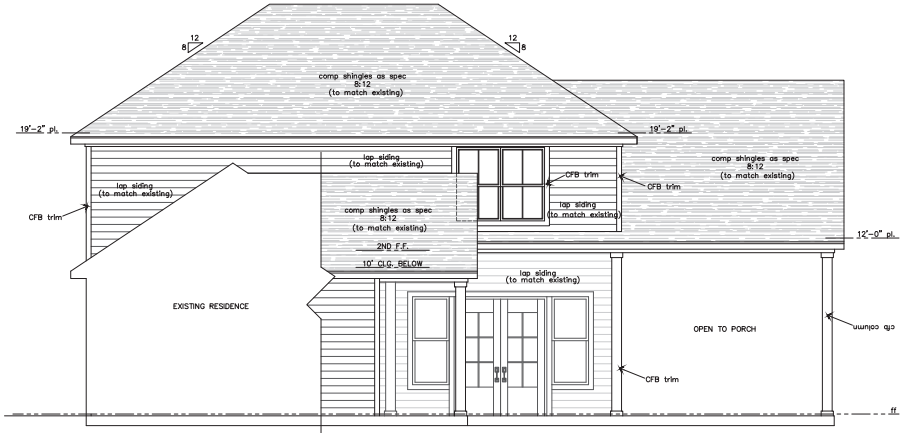
STUDIO E DESIGN GROUP

EXHIBIT E ELEVATION & FACADE PLAN

Items 13 & 14



1 Rear Elevation



1 Front Elevation

SCALE AS NOTED

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

*UNLESS SPECIFIED OTHERWISE

ELEV2

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

2026

CREATOR: R. Ean

DATE 2/12/26

Marth Residence

732 n. Gibson Street

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

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