

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 ***August 11, 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 28, 2026
- b. Consider a request by Kent Bush, for a Plat of Justus Estates, Rafter g-c Realty Group, Lots 1 and 2, being 10.58 acres, located at 5014 Ease FM 875, situated in the J. Barker Survey, Abstract No. 40, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 179452) – Owner: David Justus (SUB-58-2026)
- c. Consider request by Brian Landry, KFM Engineering & Design, for a Replat of the Kelly Bend Addition, to create a Mixed-Use lot, Block A & to dedicate 11.10 acres of Right-of-Way, being a total 16.22 acres, located at west of Interstate 35 E and north of Brookside Road, situated in the John Barker Survey, Abstract No. 40 and Elijah Bellow

- Survey, Abstract No. 101, an addition to the City of Waxahachie (Property ID(s): 193823, 189323, 189326, 189336, 189333, 189248, 303651, & 303652) – Owner(s): Minto KR LLC (SUB-84-2026)
- d. Consider request by Brian Landry, KFM Engineering & Design, for a Plat of Kemp Ranch MI Phase 1B, being 12.276 acres, located at west of Interstate 35 E and north of Brookside Road, situated in the John Barker Survey, Abstract No. 40 and Elijah Bellow Survey, Abstract No. 101, an addition to the City of Waxahachie (Property ID(s): 179534 and 193822) – Owner(s): Minto KR LLC (SUB-85-2026)
5. **Public Hearing** on a request by GRBK EDGEWOOD LLC, for a Petition to Rename a portion of Harrington Road to “Brickman Lane”, starting at Waterfront Drive to the beginning of Treelyn Drive
6. **Consider** recommendation of renaming a portion of Harrington Road to Brickman Lane
7. **Public Hearing** on a request by David McDill, Davis & McDill, LLC, for a Replat of Lot 3, Block A of the Teddo Crossing Phase One Addition, to create Lots 3-A, 3-B, and 3-C, Block A of the Teddo Crossing Phase One Addition, three nonresidential lots, being 8.695 acres located at the northwest corner of US Highway 77 and West Butcher Road, (Property ID 310843) – Owner(s): Crux Jefferson LLC (SUB-75-2026)
8. **Consider** approval of SUB-75-2026
9. **Public Hearing** on a request by 7020 Waxahachie LP, for a Specific Use Permit (SUP) for Heavy Machinery and Equipment, Rental, Sales or Storage use within a Light Industrial-1 zoning district located at 7020 N Interstate 35 (Property ID 185396) - Owner: Waxahachie LLC (ZDC-64-2026)
10. **Consider** approval of ZDC-64-2026
11. Adjourn

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

ACCESSIBILITY STATEMENT

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

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

Planning and Zoning Commission
July 28, 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 28, 2026 at 7:00 p.m.

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

Member Absent: Jimmy Poarch

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 at 7:00 p.m.

2. Invocation

Vice Chair Jenny Bridges gave the invocation.

3. Public Comments

None.

4. Consent Agenda

- 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)

Chair Johnson announced that Item 4b has been removed from the consent agenda for separate discussion.

Action:

Ryan Simpson moved to approve the item 4a on the Consent Agenda as presented. Motion was seconded by Terry Connor and carried unanimously (6-0).

Director of Planning Trenton Robertson presented Item 4b and the applicant requested approval of a Plat for Vista de Madera Addition to include 75 residential use lots located directly south of the Blue Bonnet Trails, within the SF-2 zoning district. The proposed subdivision does adhere to the lot size

and dimension requirements of the SF-2 zoning district. The proposed plat includes right-of-way (ROW) dedication to extend River Oaks Boulevard, which is identified as a Major Collector on the 2024 Waxahachie Thoroughfare Plan. A second point of access connecting to an existing public ROW was provided by separate instrument as required by the Waxahachie Subdivision Ordinance.

Staff recommends approval of the plat application request with the condition that all street names will need to be approved in accordance with the City of Waxahachie Road Naming regulations prior to plat filing, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly.

Action:

Ryan Simpson moved to approve Item 4b of the Consent Agenda subject to the conditions of the staff report with the condition that all street names will need to be approved in accordance with the City of Waxahachie Road Naming regulations prior to plat filing, authorizing the Planning & Zoning Commission Chair to sign the associated documents accordingly. Motion was seconded by Twyla U. Williams and carried unanimously (6-0).

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)

Senior Planner Oanh Vu presented the Item and applicant Megan Hillen requested approval. The applicant is requesting a SUP for a Short-Term Rental (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.

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 and is located approximately eight (8) miles from the subject property.

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. At the time of the publishing of this staff report, staff received no letters in support and seven (7) letters in opposition of the request, with two (2) letters in opposition located within the 200' buffer of the subject property.

Chair Johnson opened the public hearing at 7:13 p.m.

No one signed up to speak on the item; therefore, Chair Johnson closed the public hearing at 7:13 p.m.

6. Consider approval of ZDC-65-2026

Action:

Ryan Simpson moved 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 and add a condition that vehicles shall not block the public sidewalk, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Jenny Bridges and carried 5-1 with Twyla U. Williams voting in opposition.

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)

Planner David Jones presented the Item and applicant Stephen Mott, WISD, requested approval. 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.

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. Staff has received zero (0) letters of support and zero (0) letters of opposition to the SUP request.

Chair Johnson opened the public hearing at 7:16 p.m.

No one signed up to speak on the item; therefore, Chair Johnson closed the public hearing at 7:16 p.m.

8. Consider approval of ZDC-48-2026

Action:

Jenny Bridges moved 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. Motion was seconded by Ryan Simpson and carried unanimously (6-0).

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)

Mr. Jones presented the Item and applicant Stephen Mott, WISD, requested approval. 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.

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. Staff has received zero (0) letters of support and zero (0) letters of opposition to the SUP request.

Chair Johnson opened the public hearing at 7:18 p.m.

No one signed up to speak on the item; therefore, Chair Johnson closed the public hearing at 7:18 p.m.

10. Consider approval of ZDC-49-2026

Action:

Bart Underwood moved 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. Motion was seconded by Terry Connor and carried unanimously (6-0).

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)

Planner Caleb Ensley presented the Item and applicant Jose Castillo requested approval. The applicant requests a 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 onsite. 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.

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. 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.

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

Chair Johnson and Commissioner Underwood inquired about how the applicant had operated an auto repair shop without a Certificate of Occupancy (CO) for ten years. Planner Ensley explained that the Building & Community Services Department received a CO application in April 2026, at which time staff identified that no valid CO existed for the property's use. Mr. Robertson added that Code Enforcement received a report of a potential violation in late March or early April, leading to the discovery.

Vice Chair Bridges asked if the tenant had been a good neighbor. Mr. Robertson responded that Code Enforcement investigated the property following a parking-related complaint from a neighbor.

Jose Castillo, applicant, 407 West Franklin, Waxahachie, Texas, provided background on the business. Mr. Castillo stated that in 2016, he initially leased the property to store personal and friends' vehicles and ATVs. As space opened up, he began repairing vehicles for family members. He noted he has experienced no issues with neighbors during his tenancy.

Deborah McCratik, 1207 West Main Street, Waxahachie, Texas, stated there may be a language barrier for Mr. Castillo, but noted he operates as an auto repair shop and has collected a petition of supporting neighbors. Mr. Robertson noted that staff had not yet received or reviewed the petition to verify if it met state law requirements for official petitions. Ms. McCratik provided a copy of the petition to Mr. Robertson for review.

Chair Johnson opened the public hearing at 7:33 p.m.

No one signed up to speak on the item; therefore, Chair Johnson closed the public hearing at 7:33 p.m.

12. Consider approval of ZDC-57-2026

Action:

Ryan Simpson moved 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. Motion was seconded by Twyla U. Williams and carried unanimously (6-0).

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)

Mr. Ensley presented the Item and applicant Melvin Barnes requested approval. The applicant is requesting a 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.

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

Property owner William Marth and applicant Mr. Barnes were in attendance. Mr. Barnes stated he was present to assist and support his client through the SUP approval process. He explained that the primary goal is to complete the ADU so that Mr. Marth's mother can move in before beginning interior work on the primary structure. However, due to the timeline of the SUP approval process, Mr. Barnes noted that construction of the ADU and the interior remodel of the primary structure may now occur concurrently rather than in phases as originally outlined in the application.

Chair Johnson opened the public hearing at 7:40 p.m.

No one signed up to speak on the item; therefore, Chair Johnson closed the public hearing at 7:40 p.m.

14. Consider approval of ZDC-4-2026

Action:

Jenny Bridges moved to recommend approval of ZDC-4-2026, a Specific Use Permit (SUP) for an Accessory Dwelling Unit, subject to the conditions the staff report. Motion was seconded by Twyla U. Williams and carried unanimously (6-0).

15. Adjourn

There being no further business, the meeting adjourned at 7:41 p.m.

Respectfully submitted,

Oanh Vu, Senior Planner

Planning & Zoning Department

Plat Staff Report

Case: SUB-58-2026



MEETING DATE(S)

Planning & Zoning Commission: August 11, 2026

CAPTION

Consider a request by Kent Bush, for a Plat of Justus Estates, Rafter g-c Realty Group, Lots 1 and 2, being 10.58 acres, located at 5014 Ease FM 875, situated in the J. Barker Survey, Abstract No. 40, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 179452) – Owner: David Justus (SUB-58-2026)

RECOMMENDED MOTION

"I move to approve SUB-58-2026, a Plat of Justus Estates, Lots 1 and 2, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into two (2) nonresidential use lots.

CASE INFORMATION

Applicant:	Kent Bush, Rafter g-c Realty Group
Property Owner(s):	David Justus
Site Acreage:	10.58 acres
Number of Lots:	2 lots
Number of Dwelling Units:	0 units
Park Land Dedication:	N/A (ETJ)
Adequate Public Facilities:	Adequate public facilities are available via Sardis-Lone Elm WSC and an on-site septic system.

SUBJECT PROPERTY

General Location:	5014 East FM 875
Parcel ID Number(s):	179452
Current Zoning:	N/A (ETJ)
Existing Use:	Farm
Platting History:	The subject property is not currently Platted.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into two (2) nonresidential use lots as part of the Justus Estates Subdivision. The property is located within the Waxahachie Extraterritorial Jurisdiction (ETJ). Due to this, the Plat is subject to approval by the Ellis County Commissioner's Court in addition to the Waxahachie Planning & Zoning Commission.

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

RECOMMENDATION

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

Conditions:

1. Per Section 2.3 of the Waxahachie Subdivision Ordinance, East F.M. 875 is identified as a Major Arterial of 150' right-of-way (ROW) on the City's Thoroughfare Plan. The property owner is responsible for dedicating their half of the designated ROW.

The following conditions are required per the Ellis County Subdivision & Development Standards:

1. Please submit a complete Ellis County Plat Application signed by the property owner along with required documents.
2. Provide a signed Waiver of Takings Impact Assessment form.
3. Provide an original Tax Certificate with raised seal from the County Tax Office demonstrating all current property taxes are paid in full.
4. Please provide an exhibit with measurements of all current structures in relation to the setbacks for review prior to filing the plat. A separate action may be required by the Commissioners' Court, or other alternative satisfying requirements, prior to the filing of the plat based on the location of those existing structures in proximity to the required building line setbacks and easements. Staff will follow up on any additional steps once an exhibit has been provided.

Conditions continued:

5. Please provide an exhibit measuring the distance of any existing fire hydrant(s) in relation to the property boundaries prior to filing the plat. Per Ellis County Quality Growth Initiatives (ECQGI) Volume III, Section II (G), fire hydrants are required for any development that connects onto a waterline with a minimum size of six (6) inches and shall be located with spacing not exceeding four hundred fifty (450) feet between hydrants. Installation of fire hydrant(s) may be required to meet this requirement prior to plat filing.
6. An approved TxDOT permit shall be furnished for access to Lot 1 prior to the filing of the plat. The plat shall be updated with any shared access easements as required by TxDOT.
7. Add "Final" to the plat title block.
8. This property is located within the extraterritorial jurisdiction (ETJ) of the City of Waxahachie. Please update the plat title block with this revision.
9. Add a written scale on the plat drawing.
10. Remove N. Kempf Dr from the vicinity map.
11. Label all lot dimensions on the plat drawing.
12. Please identify the width of the narrowest point of Lot 2 on the plat drawing. Per ECQGI Volume I, Section IV (A)(1)(iii)(b): At a minimum, lots shall be one hundred fifty (150) feet in length by seventy-five (75) feet in depth before a lot may narrow down. When a lot narrows down, it shall be a minimum width of thirty (30) feet at its narrowest point. Adjustments to the lot configuration may be required to meet this requirement.
13. A fifty (50) foot front building setback line is required for Lots 1 & 2. Update the plat drawing.
14. Each lot shall have a front and rear twenty (20) foot drainage and utility easements, and ten (10) foot side drainage and utility easements. Please update the plat drawing as necessary.
15. The owner's certification contains a different recorded instrument number compared to the written property description. Revise accordingly.
16. Remove the court and OSSF signature blocks associated with the County and add a certificate of administrative approval (example attached).

ATTACHED EXHIBITS

1. Water Utility Provider Endorsement Letter (Sardis-Lone Elm WSC)
2. Plat

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 comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then the applicant will be notified to make corrections.
 - b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

STAFF CONTACT INFORMATION

Prepared by:

David Jones

Planner

djones@waxahachietx.gov

Reviewed by:

Trenton Robertson, AICP

Director of Planning

trobertson@waxahachietx.gov

Item 4b

DigiSign Verified - 0796fab3-adcf-4420-9c5e-60aa6e278348

109 South Jackson Street

Waxahachie, TX 75165

Main Phone:

972-825-5200



Department Website:

www.co.ellis.tx.us/dod

Department Email:

dod@co.ellis.tx.us

WATER UTILITY PROVIDER ENDORSEMENT

Ellis County requires new lots in subdivisions to have adequate water flow and pressure to comply with Texas Commission on Environmental Quality (TCEQ) and the latest adopted Fire Code. Subdivisions served by water providers will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest adopted Fire Code.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your plat application packet. If this letter is not submitted, it will be considered an incomplete application.

PROPERTY INFORMATION

Site Address/General Location: 5014 E FM 875 City/State: Waxahachie?TX ZIP: 75167
 Legal Description: J. Baker Survey A-40 Ellis County, Texas
 Proposed Use of plat or development: Commercial Acres: 3.50 Lots: 1

APPLICANT/OWNER INFORMATION

Applicant/Agent Name: David Justus Company Name: N/A
 Mailing Address: 5014 E ?FM 875 City/State: Waxahachie/TX ZIP: 75167
 Main Phone: _____ Email: _____

TO BE COMPLETED BY THE WATER UTILITY PROVIDER

	YES	NO
1. I have reviewed a copy of the proposed plat/development.	☒	☐
2. The proposed plat/development falls within our CCN area.	☒	☐
3. Our water system can provide water flow and pressure for domestic service, per the latest adopted TCEQ regulations and requirements.	☒	☐
4. Our water system can provide the water flow and necessary minimum pressure for firefighting purposes, per established County regulations and Fire Code (<u>1,500</u> gpm fire flow only).	☒	☐
5. The waterline size service the proposed plat/development is currently listed as <u>8</u> inches and located along <u>Fm 875</u> Rd/Dr/Ln/St/Blvd, etc.	☐	☐
6. Are there plans to upsize or increase the existing water line mention in Question No. 5?	☐	☒

Paul Feschler
 Print Name of General Manager of Water Provider or Designee

[Signature]
 Signature of General Manager of Water Provider or Designee

Sparrow's Lone Elm
 Name of Water Provider Company

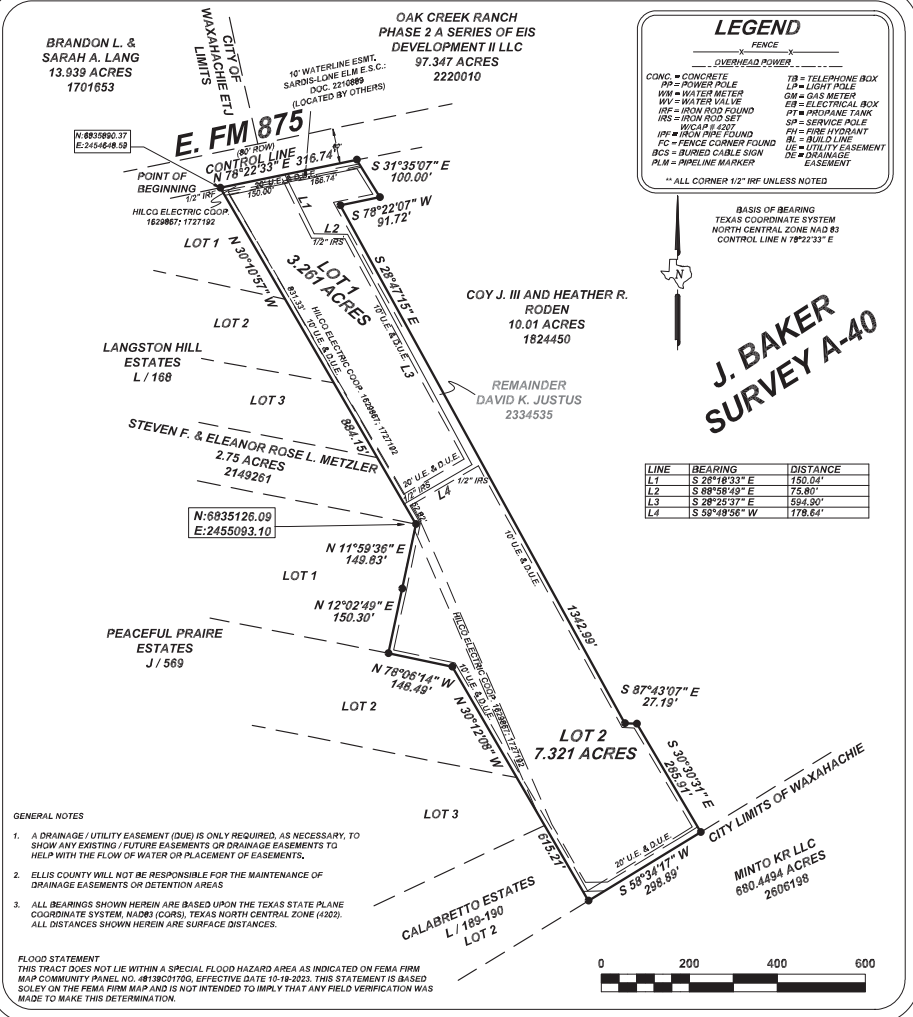
7-2-20
 Date

CONTACT INFORMATION

Buena Vista-Bethel SUD 972-937-1212
 Carroll Water Company 972-617-0817
 Files Valley 254-689-2331
 Hill Co. Coop. 800-338-6425

Mountain Peak SUD 972-775-3765
 Nash Forrester WSC 972-483-3039
 Rockett SUD 972-617-3524
 Sardis Lone Elm WSC 972-775-8566
 South Ellis County WSC 972-483-6885
 South Garrett Water 972-875-5893

Item 4b



OWNER'S CERTIFICATION
STATE OF TEXAS
COUNTY OF ELLIS :

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J. BAKER SURVEY, A-40, ELLIS COUNTY, TEXAS, BEING ALL OF A CALLED 10.58 ACRE TRACT OF LAND DESCRIBED IN DEED TO DAVID K. JUSTUS RECORDED IN DOCUMENT NO. 2334535 OF THE DEED RECORDS ELLIS COUNTY, TEXAS (DRECT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT DAVID K. JUSTUS, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OWNER, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, AND LOT 2, OF JUSTUS ESTATES, AN ADDITION TO ELLIS COUNTY, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. I, DAVID K. JUSTUS, HEREIN CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
5. ELLIS COUNTY HAS NO RESPONSIBILITY FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME. THE EASEMENTS DO NOT EXCLUDE OR LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC USE OF THE EASEMENTS AS THEREOF.
7. ELLIS COUNTY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY INTERFERE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, MAINTAINING, MAINTAINING, OR REMOVING ANY SUCH UTILITIES, AND TO ENTER AND EXIT THE EASEMENTS FOR THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF A PLAT AND APPROVED BY ELLIS COUNTY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE ELLIS COUNTY, TEXAS.

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

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS:
APPROVED THIS DATE, THE _____ DAY OF _____, 2026.

DAVID K. JUSTUS

JOHN WRAY, COUNTY JUDGE

STATE OF TEXAS
COUNTY OF

RANDY STINSON
COMMISSIONER, PRECINCT NO. 1

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED DAVID K. JUSTUS KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

LANE GRAYSON
COMMISSIONER, PRECINCT NO. 2

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

LOUIS PONDER
COMMISSIONER, PRECINCT NO. 3

KYLE BUTLER
COMMISSIONER, PRECINCT NO. 4

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ATTEST:

KRYSTAL VALDEZ, COUNTY CLERK

**PLAT
JUSTUS ESTATES
2 LOTS**

**PLAT OF 10.58 ACRES
CREATING LOT 1 AND LOT 2
J. BAKER SURVEY, A-40,
ELLIS COUNTY, TEXAS
CASE #: SUB-58-2026**



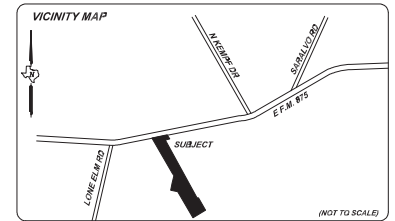
SURVEYOR'S CERTIFICATE

I, GARY L. HARDIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4207, DO HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED.

GARY L. HARDIN R.P.L.S. # 4207

SIGNATURE VOID IF NOT SIGNED IN BLUE INK

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ON-SITE SEWAGE FACILITY STATEMENT
THIS PLAN HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT OF ELLIS COUNTY, TEXAS FOR ON-SITE SEWAGE DISPOSAL FACILITIES AND MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS ESTABLISHED BY TCEQ AND THE ELLIS COUNTY SEPTIC ORDER, PENDING ANY AND ALL INFORMATION AS MAY BE REQUIRED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT.

DEPARTMENT OF DEVELOPMENT DIRECTOR

APPROVAL DATE:

OWNERS / DEVELOPERS
DAVID K. JUSTUS
5020 E FM 875
WAXAHACHIE, TEXAS 75167
(469) 371-5482



201 E. MASON STREET
MABANK, TEXAS 75147
(903) 887-5674 FIRM# 10114700

DATE REVISED: JUNE 12, 2026
DATE PERFORMED: MAY 4, 2026 WORK ORDER # 2603003A
SCALE: 1"= 200 FEET FIELD BY: GF DRAWN BY: CP

Planning & Zoning Department

Zoning Staff Report

Case: SUB-84-2026

**MEETING DATE(S)**

Planning & Zoning Commission:

August 11, 2026

CAPTION

Consider request by Brian Landry, KFM Engineering & Design, for a **Replat** of the Kelly Bend Addition, to create a nonresidential use lot, Block A & to dedicate 11.10 acres of Right-of-Way, being a total 16.22 acres, located at west of Interstate 35 E and north of Brookside Road, situated in the John Barker Survey, Abstract No. 40 and Elijah Bellow Survey, Abstract No. 101, an addition to the City of Waxahachie (Property ID(s): 193823, 189323, 189326, 189336, 189333, 189248, 303651, & 303652) – Owner(s): Minto KR LLC (SUB-84-2026)

RECOMMENDED MOTION

*"I move to approve of SUB-84-2026 for a **Replat** of the Kelly Bend Addition, to create a nonresidential use lot and 11.10 acres of Right-of-way dedication, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The Applicant requests a replat of the Kelly Bend Addition to create a mixed-use lot and right-of-way dedication.

CASE INFORMATION

<i>Applicant:</i>	Brian Landry, KFM Engineering & Design
<i>Property Owner(s):</i>	Minto KR, LLC
<i>Site Acreage:</i>	16.22 acres
<i>Number of Lots:</i>	1
<i>Number of Dwelling Units:</i>	N/A
<i>Park Land Dedication:</i>	The applicant is responsible for a cash payment in lieu of park dedication at a rate of \$600.00 per acre, for a total of \$9,732.00. This payment must be submitted prior to the recording of the plat.
<i>Adequate Public Facilities:</i>	Public facilities are available to the subject property by extension of water & sewer lines.

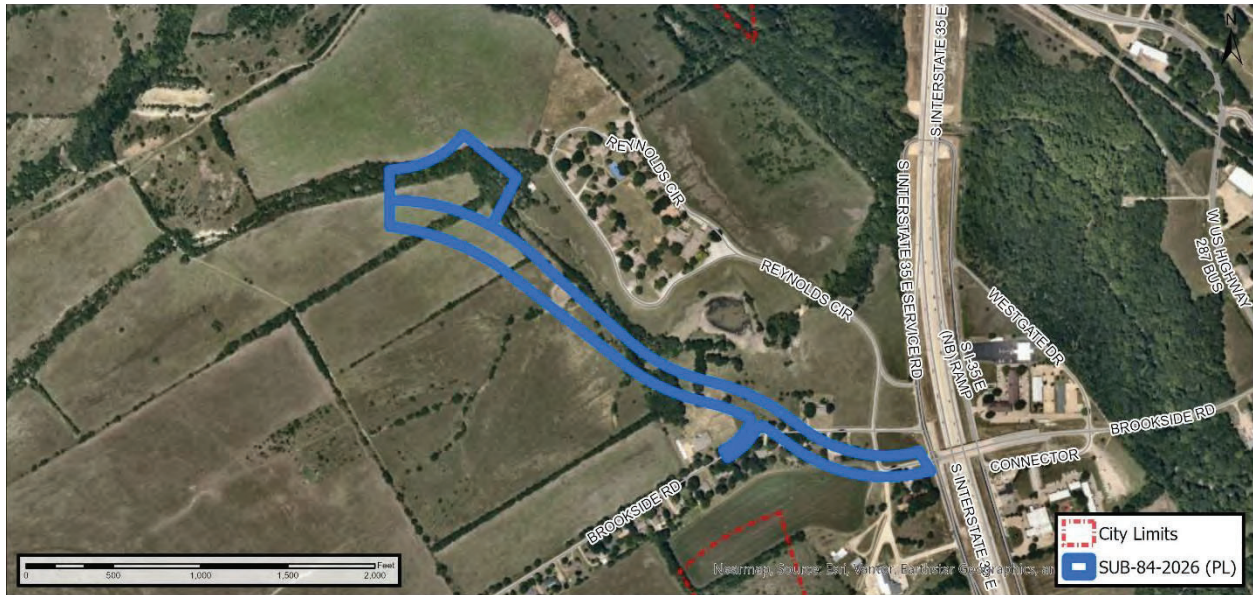
SUBJECT PROPERTY

<i>General Location:</i>	West of Interstate 35E & north of Brookside Road
<i>Parcel ID Number(s):</i>	193823, 189323, 189326, 189336, 189333, 189248, 303651, & 303652
<i>Current Zoning:</i>	Planned Development (PD – Ordinance No. 3704)
<i>Existing Use:</i>	Undeveloped

Platting History:

The subject property is currently platted as the Kelly Bend Addition.

Site Aerial:



PLANNING ANALYSIS

The Applicant requests a replat a portion of the Kelly Bend Addition to create one nonresidential use lot and dedicate 11.22 acres of right-of-way (ROW). The subject property is located directly west of Interstate 35E and north of Brookside Road. This application request coincides with the Planned Development (PD) for a master-planned community (Minto) consisting of approximately 3,169.6 acres (ZDC-232-2024).

- Brookside Road: Designated as a Major Arterial (120' ROW) on both the City's Master Thoroughfare Plan (MTP) and the approved PD.
- Kelly Bend: Designated as a Major Arterial (120' ROW) on both the City's Master Thoroughfare Plan (MTP) and the approved PD.

During the plat review, staff identified technical items that conflict with the City of Waxahachie's Subdivision Ordinance. These items must be corrected prior to filing the plat and have been included as conditions of approval in the staff recommendation below.

RECOMMENDATION

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

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90-days of your filing date) will need to be provided with your plat at the time of filing.
2. Per Section 2.2.a of the Waxahachie Subdivision Ordinance, the plat must comply with the requirements of the zoning district in which the subject property is located. While Kelly Bend Road is proposed to be a variable width, per the Thoroughfare Plan, this ROW is identified as a Major Arterial of 120' ROW. Please update the label, and dimension where the width changes from the centerline of the ROW.

3. Per Section 2.4.c.2 and 2.4.c.18 of the Waxahachie Subdivision Ordinance, accurate bearings and distances of the proposed property boundary are required, and curve data not provided on the plat exhibit shall be included in a curve table. Please note that the curve table does not include C22. Please update the curve table accordingly.
4. Per section 2.4.c.3 of the Waxahachie Subdivision Ordinance, the accurate owner's information of adjacent lots need to be shown and the plat needs to be demonstrated in a legible format. Please ensure that the adjacent lots accurately reflect the adjacent property owner's information. Please revise.
5. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, the name, location and recording information of all adjoining subdivisions (or property owners of unplatted property) shall be shown on the plat. According to the legend, it appears that there are lines to be identified as adjoiner line. Does this mean that these are adjoining property lines? If so, please review and update as necessary because I do not think that there is a sliver of land that are carved out from the Survey/Abstract in adjoining areas of the subject property.
6. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, please specify that this is a proposed/future "KEMP RANCH MI PHASE 1B"
7. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, please specify that this is a proposed/future "KEMP RANCH MI PHASE 1B"
8. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, road name approval is required at the time of platting. Please note that the existing road name is KELLY BEND, not KELLY BEND ROAD. Please update accordingly.
9. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, please show entire width of Interstate 35E Service Road since it is a variable width.
10. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, all lots need to abide by the current zoning. A recent PD Amendment was approved by city council on June 1, 2026 re-designated this lot as a "mixed-use" lot and not an X lot. This needs to be correctly demonstrated on the plat as a "mixed use" lot to be in compliance with current zoning regulations.
11. Per Section 2.4.c.12 of the Waxahachie Subdivision Ordinance, floodplain information must be correctly referenced on the plat.
12. Per section 2.4.c.21 of the Waxahachie subdivision ordinance, all easements should be shown. Please include all the utility easements being proposed and that were shown in the civil plans that are currently in review. This includes those being dedicated by separate instrument.
13. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please update the case number to "SUB-84-2026."
14. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please update to "Ordinance No. 3704 (as amended)."
15. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please indicate "Replat" instead of "Preliminary Plat."
16. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, please leave the State and county fields blank if the signatory will be signing in a different state or county. This will allow the notary to enter the correct location where the notarization takes place.
17. Per Section 2.4.c.25 of the Waxahachie Subdivision ordinance, an accurate owner's certificate is required. Please ensure that the owner's certificate is accurate. Additionally, please ensure that the spelling of the ownership entity(ies) and plat name are accurate.
18. Per Section 3.1.g.1 of the Waxahachie Subdivision, new roads shall be a continuation or an appropriate projection of existing streets from or into surrounding areas. Brookside Road is currently a discontinuous street across Interstate 35. The configuration of the roadways in this plat prevents Brookside from being made continuous in the future. This portion of Brookside Rd will need to be renamed to prevent routing issues for emergency services. Please contact the City Secretary to initiate the road name change process.

Conditions continued:

19. Per Section 3.1.g.1 of the Waxahachie Subdivision Ordinance, the arrangement of such streets within a subdivision shall provide for the continuation or appropriate projection of existing streets from or into surrounding areas. This Plat proposal will result in Brookside Road being discontinuous; which conflicts with the requirements of the Waxahachie Subdivision Ordinance. If the owner wishes to proceed with the current plat proposal, the property owner must initiate a petition to change the name of Brookside Road east of I35E and receive approval of said name change prior to the approval of this Plat. Resolution 1169 can be referenced for the street name change procedure.
20. Per Section 4.4.d.1 of the Waxahachie Subdivision Ordinance, the Cash in Lieu of Park Land Dedication Fee must be paid with the Plat Application prior to plat filing.
21. Per Section C-III-3.3 of the Waxahachie Subdivision Ordinance, a 15ft utility easement is required along the road frontage.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

1. The applicant has received a letter of acceptance from the Public Works Department confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley

Planner

censley@waxahachietx.gov

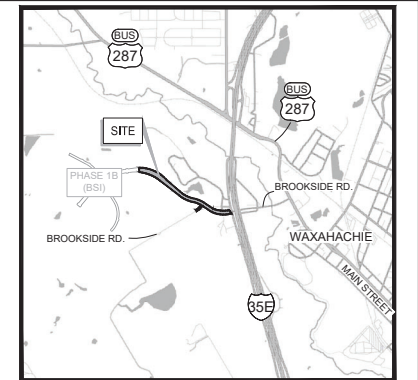
Reviewed by:

Trenton Robertson, AICP

Director of Planning

trobertson@waxahachietx.gov

Item 4c



NTS

NTS

PRELIMINARY PLAT

PLANNED DEVELOPMENT "PD"

PREPARED 07/2026

CASE NO.

SURVEYOR/ENGINEER:
KFM ENGINEERING & DESIGN, LLC.
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT MALOY, RPLS
PHONE: (817) 771-4621
BPELS #: 10194934

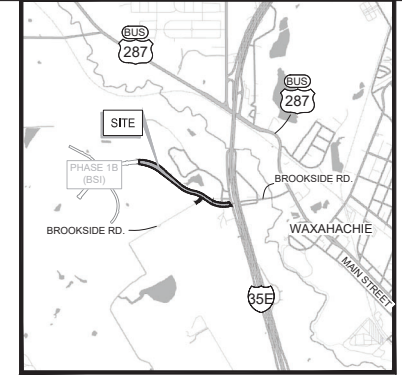
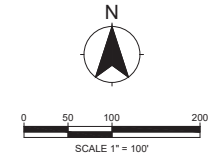
Item 4c

MINTO KR, LLC
CALLED 347.82 ACRES
INST. 2605854 O.P.R.E.C.T.

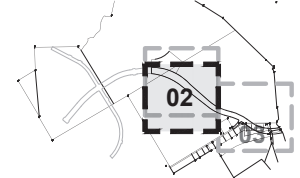
ELIJAH BELLOW SURVEY
ABSTRACT NO. 101

APPROXIMATE CITY
LIMITS LINE
APPROXIMATE SURVEY LINE

1X
4.752 ACRES
206,990 SQ. FT.



VICINITY MAP
NTS



KEY MAP
NTS

LEGEND

M.R.E.C.T.	MAP RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
VOL. PG.	VOLUME, PAGE
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IPF	IRON PIPE FOUND
---	BOUNDARY LINE
- - -	ABSTRACT LINE
- . -	ADJOINER LINE
- - -	BOUNDARY ROW CENTERLINE
- - -	EASEMENT LINE
- - -	FEMA FLOOD LINE
●	IRON ROD FOUND
○	IRON ROD SET
●	IRON PIPE FOUND
▲	NAIL FOUND

PRELIMINARY PLAT KEMP RANCH MASTER INFRASTRUCTURE PHASE 1 MI PHASE 1A

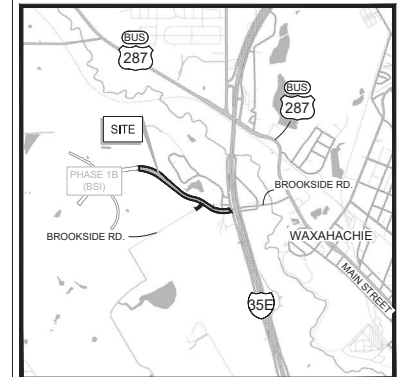
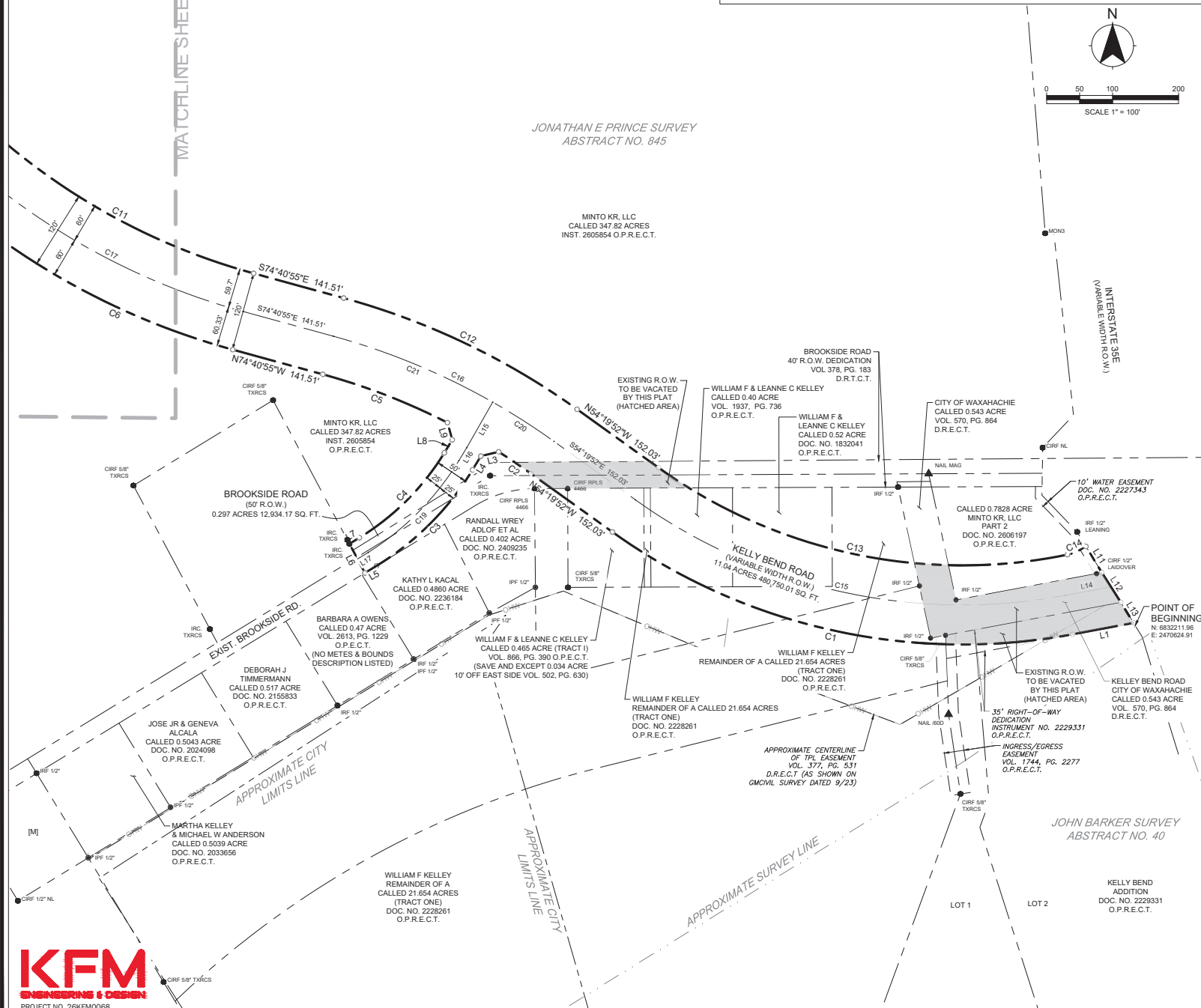
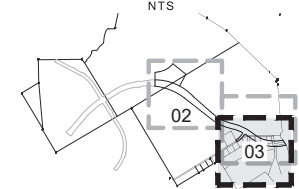
PLANNED DEVELOPMENT "PD"
LOT 1X, BLOCK A,
BEING 16.22 NET ACRES, CONTAINING 11.40 ACRES OF R.O.W., AND
4.82 ACRES OF 1 HOA LOT IN THE ELIJAH BELLOW SURVEY, ABSTRACT
NO. 101 & JOHN BARKER SURVEY, ABSTRACT NO. 40, WAXAHACHIE,
ELLIS COUNTY, TEXAS.

PREPARED 07/2026
CASE NO. _____

OWNER:
MINTO KR, LLC
8939 STEEL FIELD ROAD
PANAMA CITY BEACH,
FLORIDA 32413
CONTACT: BRIAN CALE
PHONE: (941) 780-5113
E-MAIL: BCALE@MINTOUSA.COM

SURVEYOR:
KFM ENGINEERING & DESIGN,
LLC,
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT MALOY, RPLS
PHONE: (817) 771-4621
TBPELS #: 10194934

Item 4c

VICINITY MAP

KEY MAP

NTS

LEGEND

M.R.E.C.T.	MAP RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
D.R.E.C.T	DEED RECORDS, ELLIS COUNTY, TEXAS
VOL. PG	VOLUME, PAGE
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— — — — —	EASEMENT LINE
.	FEMA FLOOD LINE
●	IRON ROD FOUND
○	IRON ROD SET
▲	IRON PIPE FOUND
◆	NAIL FOUND

**PRELIMINARY PLAT
KEMP RANCH MASTER INFRASTRUCTURE
PHASE 1 MI PHASE 1A**

PLANNED DEVELOPMENT "PD"

LOT 1X, BLOCK A,
BEING 16.22 NET ACRES, CONTAINING 11.40 ACRES OF R.O.W., AND
4.82 ACRES OF 1 HOA LOT IN THE ELIJAH BELLOW SURVEY, ABSTRACT
NO. 101 & JOHN BARKER SURVEY, ABSTRACT NO. 40, WAXAHACHIE,
ELLIS COUNTY, TEXAS.

PREPARED 07/2026

CASE NO. _____

OWNER:
MINTO KR, LLC
8939 STEEL FIELD ROAD
PANAMA CITY BEACH,
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CONTACT: BRIAN CALE
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3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT MALLOY, RPLS
PHONE: (817) 771-4621
BPELS #: 10194934

Item 4c

OWNER'S CERTIFICATE:

STATE OF TEXAS §

COUNTY OF ELLIS §

WHEREAS, MINTO KR, LLC IS THE OWNERS OF A 16.22 ACRES TRACT OF LAND SITUATED IN THE ELLIJAH BELLOW SURVEY, ABSTRACT NO. 101 & JOHN BARKER SURVEY, ABSTRACT NO. 40, WAXAHACHIE, ELLIS COUNTY, TEXAS.

BEING A TRACT OF LAND OUT OF THE JONATHAN E PRINCE SURVEY, ABSTRACT NO. 845 AND THE ELLIJAH BELLOW SURVEY, ABSTRACT NO. 101, AND BEING A PORTION OF LOT 1 & 2, KELLY BEND ADDITION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2229331, OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (O.P.R.E.C.T.), A PORTION OF A CALLED 0.543 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CITY OF WAXAHACHIE, RECORDED IN VOL. 870, PAGE 864, DEED RECORDS OF ELLIS COUNTY, TEXAS (D.R.E.C.T.), A PORTION OF A CALLED 21.654 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE TO WILLIAM F. KELLEY, RECORDED IN DOCUMENT NO. 2226261 O.P.R.E.C.T., A PORTION OF A CALLED 0.52 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WILLIAM F & LEANNE C KELLEY, RECORDED IN 1832041 O.P.R.E.C.T., A PORTION OF A CALLED 0.40 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WILLIAM & LEANNE C KELLEY, RECORDED IN VOLUME 1937, PAGE 736 O.P.R.E.C.T., A PORTION OF A 0.465 ACRE TRACT OF LAND DESCRIBED (TRACT 1), RECORDED IN VOLUME 866, PAGE 390, O.P.R.E.C.T., A PORTION OF BROOKSIDE DRIVE, A PUBLIC R.O.W. DESCRIBED IN VOLUME 378, PAGE 183, D.R.E.C.T., A PORTION OF A CALLED 347.82 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MINTO KR, LLC, RECORDED IN INSTRUMENT NO. 2605854 OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (O.P.R.E.C.T.), AND BEING A PORTION OF A 0.7828 ACRE TRACT OF LAND DESCRIBED AS PART 2 IN THE DEED TO MINTO KR, LLC, RECORDED IN DOCUMENT NO. 2606197, O.P.R.E.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KFM" SET AT THE NORTHEAST CORNER OF LOT 2, OF SAID KELLY BEND ADDITION, SAME BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID KELLY BEND ROAD AND THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 (R.O.W. VARIES);

THENCE S 79°25'15" W, CROSSING THROUGH SAID LOT 2, A DISTANCE OF 94.27 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KFM" (HEREIN REFERRED TO AS CAPPED IRON ROD SET) SET FOR A POINT OF CURVATURE;

THENCE CROSSING THROUGH SAID LOT 2, AND LOT 1, SAID KELLEY BEND ADDITION, THROUGH SAID 21.654 ACRE TRACT, AND THROUGH SAID 0.40 ACRE TRACT, ALONG SAID TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 910.00 FEET, AN ARC LENGTH OF 734.54 FEET, A DELTA ANGLE OF 46°14'53", AND A CHORD WHICH BEARS NORTH 77°27'19" WEST, A DISTANCE OF 714.76 FEET;

THENCE N 54°19'52" W, CROSSING THROUGH SAID 0.465 ACRE TRACT, SAID 21.654 ACRE TRACT, AND SAID BROOKSIDE DRIVE, A DISTANCE OF 152.03 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;

THENCE CROSSING THROUGH SAID BROOKSIDE DRIVE AND SAID 347.82 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

1. ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 990.00 FEET, AN ARC LENGTH OF 58.99 FEET, A DELTA ANGLE OF 03° 24' 51", AND A CHORD WHICH BEARS N 56°02'18" W, A DISTANCE OF 58.98 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
2. S 76°23'43" W, A DISTANCE OF 27.79 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
3. S 31°14'26" W, A DISTANCE OF 24.46 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
4. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 438.54 FEET, AN ARC LENGTH OF 207.78 FEET, A DELTA ANGLE OF 27°08'48", AND A CHORD WHICH BEARS S 44°59'21" W, A DISTANCE OF 205.84 FEET TO A CAPPED IRON ROD SET AT A POINT OF TANGENCY;
5. S 58°33'47" W, A DISTANCE OF 20.66 FEET TO A CAPPED IRON ROD SET;
6. N 27°59'46" W, A DISTANCE OF 50.09 FEET TO A CAPPED IRON ROD SET;

THENCE, CROSSING THROUGH SAID 347.82 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1. N 58°33'47" E, A DISTANCE OF 17.85 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
2. ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 388.54 FEET, AN ARC LENGTH OF 183.93 FEET, A DELTA ANGLE OF 27° 07' 28", AND A CHORD WHICH BEARS N 45°00'02" E, A DISTANCE OF 182.22 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
3. N 31°14'26" E, A DISTANCE OF 23.08 FEET TO A CAPPED IRON ROD SET;
4. N 15°29'44" W, A DISTANCE OF 27.02 FEET TO CAPPED IRON ROD SET FOR A POINT OF CURVATURE;;
5. ALONG A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 990.00 FEET, AN ARC LENGTH OF 203.20 FEET, A DELTA ANGLE OF 11°45'38", AND A CHORD WHICH BEARS N 63°20'38" W A DISTANCE OF 202.84 FEET TO A CAPPED IRON ROD SET AT A POINT OF TANGENCY;
6. N 74°40'55" W, A DISTANCE OF 141.51 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
7. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 1,110.00 FEET, AN ARC LENGTH OF 439.31 FEET, A DELTA ANGLE OF 22° 40' 34", AND A CHORD WHICH BEARS N 63°20'38" W A DISTANCE OF 436.45 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
8. N 52°00'21" W, A DISTANCE OF 824.11 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
9. ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 1,359.00 FEET, AN ARC LENGTH OF 762.80 FEET, A DELTA ANGLE OF 32°09'35", AND A CHORD WHICH BEARS N 68°05'08" W, A DISTANCE OF 752.82 TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
10. N 00°06'30" W, A DISTANCE OF 323.33 FEET TO A CAPPED IRON ROD SET;
11. N 81°53'00" E, A DISTANCE OF 89.89 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
12. ALONG SAID TANGENTIAL CURVE, HAVING A RADIUS OF 527.00 FEET, AN ARC LENGTH OF 394.82 FEET, A DELTA ANGLE OF 42°55'29", AND A CHORD WHICH BEARS N 60°25'16" E, A DISTANCE OF 385.65 FEET TO A CAPPED IRON ROD SET;
13. S 51°02'28" E, A DISTANCE OF 393.20 FEET TO A CAPPED IRON ROD SET;
14. S 27°57'21" W, A DISTANCE OF 310.78 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
15. ALONG A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 1,241.00, AN ARC LENGTH OF 400.44 FEET, A DELTA ANGLE OF 18°29'17", A CHORD WHICH BEARS S 52°48'01" E, A DISTANCE OF 398.71 FEET TO A CAPPED IRON ROD SET FOR A POINT OF COMPOUND CURVATURE;
16. ALONG TANGENTIAL CURVE TO THE LEFT,, HAVING A RADIUS OF 359.00, AN ARC LENGTH OF 32.04 FEET, A DELTA ANGLE OF 05°06'49", AND A CHORD WHICH BEARS S 46°06'47" E, A DISTANCE OF 32.03 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
17. S 48°40'12" E, A DISTANCE OF 603.11 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
18. ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 990.00 FEET, AN ARC LENGTH OF 449.46 FEET, A DELTA ANGLE OF 26° 00' 44", AND A CHORD WHICH BEARS S 61°40'33" E A DISTANCE OF 445.61 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
19. S 74°40'55" E, A DISTANCE OF 141.51 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
20. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 1110.00 FEET, AN ARC LENGTH OF 394.26 FEET, A DELTA ANGLE OF 20°21'03", AND A CHORD WHICH BEARS S 64°30'24" E, A DISTANCE OF 392.19 FEET TO

A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;

21. S 54°19'52" E A DISTANCE OF 152.03 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;

22. ALONG SAID TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 790.00 FEET, AN ARC LENGTH OF 652.50 FEET, A DELTA ANGLE OF 47°19'23", A CHORD WHICH BEARS S 77°59'34" E, A DISTANCE OF 634.11 FEET TO A CAPPED IRON ROD SET FOR A POINT OF COMPOUND CURVATURE;

23. ALONG CURVE TO THE LEFT, HAVING A RADIUS OF 67.00 FEET, AN ARC LENGTH OF 30.87 FEET, A DELTA ANGLE OF 28°23'58", AND A CHORD WHICH BEARS N 64°39'16" E, A DISTANCE OF 30.80 FEET TO A CAPPED IRON ROD SET;

24. S 31°18'13" E, A DISTANCE OF 47.06 FEET TO AN "X" CUT SET IN CONCRETE;

25. S 32°25'17" E, A DISTANCE OF 53.63 FEET TO AN "X" CUT SET IN CONCRETE;

26. S 31°47'29" E, A DISTANCE OF 36.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.040 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS, MY HAND, THIS THE _____ DAY OF , 20____.

BY: _____

BRIAN CALE

MINTO KR, LLC

STATE OF TEXAS §

COUNTY OF ELLIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WAXAHACHIE.

PRELIMINARY
FOR REVIEW PURPOSES ONLY

ROBERT GLEN MALOY, RPLS

DATE:

TEXAS REGISTRATION NO. 6028

KFM ENGINEERING & DESIGN, LLC

3501 OLYMPUS BLVD., SUITE 100

DALLAS, TEXAS 75019

APPROVAL BLOCK:

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY

CHAIRPERSON

DATE

ATTEST

DATE

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	910.00	734.54	46° 14' 53"	N77° 27' 19"W	714.76
C2	990.00	58.99	3° 24' 51"	N56° 02' 18"W	58.98
C3	438.54	207.78	27° 08' 48"	S44° 59' 21"W	205.84
C4	388.54	183.93	27° 07' 29"	N45° 00' 02"E	182.22
C5	990.00	203.20	11° 45' 38"	N68° 48' 07"W	202.84
C6	1110.00	439.31	22° 40' 34"	N63° 20' 38"W	436.45
C7	1359.00	762.80	32° 09' 35"	N68° 05' 08"W	752.82
C8	527.00	394.82	42° 55' 29"	N60° 25' 16"E	385.65
C9	1241.00	400.44	18° 29' 17"	S52° 48' 01"E	398.71
C10	359.00	32.04	5° 06' 49"	S46° 06' 47"E	32.03
C11	990.00	449.46	26° 00' 44"	S61° 40' 33"E	445.61
C12	1110.00	394.26	20° 21' 03"	S64° 30' 24"E	392.19
C13	790.00	652.50	47° 19' 23"	S77° 59' 34"E	634.11
C14	67.00	30.87	26° 23' 58"	N64° 39' 16"E	30.80
C15	850.00	686.11	46° 14' 53"	N77° 27' 19"W	667.63
C16	1050.00	372.96	20° 21' 03"	N64° 30' 24"W	370.99
C17	1050.00	415.56	22° 40' 34"	N63° 20' 38"W	412.86
C18	1300.00	824.26	38° 19' 45"	N68° 36' 09"W	810.55
C19	431.98	197.33	26° 10' 23"	N44° 37' 14"E	195.62
C20	1050.00	110.56	6° 01' 59"	N57° 20' 52"W	110.51

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S79° 25' 15"W	94.27
L3	S76° 23' 43"W	27.79
L4	S31° 14' 26"W	24.46
L5	S58° 33' 47"W	20.66
L6	N27° 59' 46"W	50.09
L7	N58° 33' 47"E	17.85
L8	N31° 14' 26"E	23.08
L9	N15° 29' 44"W	27.02
L10	N61° 53' 00"E	89.89
L11	S31° 18' 13"E	47.06
L12	S32° 25' 17"E	53.63
L13	S31° 47' 29"E	36.62
L14	S79° 25' 15"W	70.65
L15	S29° 38' 09"W	79.37
L16	S31° 14' 26"W	23.13
L17	S58° 33' 47"W	19.15

PRELIMINARY PLAT KEMP RANCH MASTER INFRASTRUCTURE

PHASE 1 MI PHASE 1A

PLANNED DEVELOPMENT "PD"

LOT 1X, BLOCK A,

BEING 16.22 NET ACRES, CONTAINING 11.40 ACRES OF R.O.W., AND 4.82 ACRES OF 1 HOA LOT IN THE ELLIJAH BELLOW SURVEY, ABSTRACT NO. 101 & JOHN BARKER SURVEY, ABSTRACT NO. 40, WAXAHACHIE, ELLIS COUNTY, TEXAS.

PREPARED 07/2026

CASE NO. _____

OWNER:
MINTO KR, LLC
8939 STEEL FIELD ROAD
PANAMA CITY BEACH,
FLORIDA 32413
CONTACT: BRIAN CALE
PHONE: (941) 780-5113
E-MAIL: BCALE@MINTOUSA.COM

SURVEYOR:
KFM ENGINEERING & DESIGN, LLC.
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT MALOY, RPLS
PHONE: (817) 773-4621
TBPELS #: 10194934

Planning & Zoning Department

Zoning Staff Report

Case: SUB-85-2026

**MEETING DATE(S)**

Planning & Zoning Commission:

August 11, 2026

CAPTION

Consider a request by Brian Landry, KFM Engineering & Design, for a **Plat** of Kemp Ranch MI Phase 1B, being 12.276 acres, located at west of Interstate 35 E and north of Brookside Road, situated in the John Barker Survey, Abstract No. 40 and Elijah Bellow Survey, Abstract No. 101, an addition to the City of Waxahachie (Property ID(s): 179534 and 193822) – Owner(s): Minto KR LLC (SUB-85-2026)

RECOMMENDED MOTION

*"I move to approve of SUB-85-2026 for a **Plat** of the Kemp Ranch MI Phase 1B Addition, for right-of-way dedication(s), subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The Applicant requests to plat Kemp Ranch MI Phase 1B Addition for right-of-way dedication.

CASE INFORMATION

<i>Applicant:</i>	Brian Landry, KFM Engineering & Design
<i>Property Owner(s):</i>	Minto KR, LLC
<i>Site Acreage:</i>	12.276 acres
<i>Number of Lots:</i>	0 lots
<i>Number of Dwelling Units:</i>	0 units
<i>Park Land Dedication:</i>	The applicant is responsible for a cash payment in lieu of park dedication at a rate of \$600.00 per acre, for a total of \$7,365.50. This payment must be submitted prior to the recording of the plat.
<i>Adequate Public Facilities:</i>	Public facilities are available to the subject property by extension of water & sewer lines.

SUBJECT PROPERTY

<i>General Location:</i>	West of Interstate 35 E and north of Brookside Road
<i>Parcel ID Number(s):</i>	179534 and 193822
<i>Current Zoning:</i>	Planned Development (PD – Ordinance No. 3704)
<i>Existing Use:</i>	Undeveloped

Platting History:

The subject property is currently unplatted.

Site Aerial:**PLANNING ANALYSIS**

The Applicant is requesting approval to plat 12.276 acres for right-of-way (ROW) dedication. This includes extending the existing Brookside Road and dedicated space for a proposed Enhanced Local Street, consistent with approved Minto Planned Development (PD - Ordinance No. 3704).

- Brookside Road: Designated as a Major Arterial (120' ROW) on both the City's Master Thoroughfare Plan (MTP) and the approved PD.
- Enhanced Local Street: Not listed on the City's MTP but established in the PD with a 72' ROW, which is wider than the City's standard residential local street requirement (50' ROW with curb/gutter; 60' ROW without).

During the plat review, staff identified technical items that conflict with the City of Waxahachie's Subdivision Ordinance. These items must be corrected prior to filing the plat and have been included as conditions of approval in the staff recommendation below.

RECOMMENDATION

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

Conditions:

1. All comments related directly to the exhibits included with your initial submittal have been provided on the attached "1st Review" document (comments in purple).
2. Per Section 1.2 of the Waxahachie Subdivision Ordinance, the City utilizes a one-step plat. Please remove "Preliminary" from the title block.
3. Per Section 1.3 of the Waxahachie Subdivision Ordinance, the plat shall be accompanied by a tax certificate in accordance with State law.

Conditions continued:

4. Per Section 2.4.c.1 of the Waxahachie Subdivision Ordinance, please include FM 875 to the Vicinity Map as it is a Major Arterial on the Thoroughfare Plan, and to identify the location of the subject property of this plat application.
5. Per Section 2.4.c.2 and 2.4.c.18 of the Waxahachie Subdivision Ordinance, accurate bearings and distances of the proposed property boundary are required. Please note that the arc length for curve C10 does not match the legal description. Please update accordingly.
6. Per Section 2.4.c.2 of the Subdivision Ordinance, please show the boundary lines, abstract lines, corporate boundaries, existing or proposed highways and streets, bearings and distances sufficient to locate the exact area proposed for the subdivision;
7. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, please specify that this is a proposed "KEMP RANCH MI PHASE 1A".
8. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, the name, location and recording information of all adjoining subdivisions (or property owners of unplatted property) shall be shown on the plat.

According to the legend, it appears that there are lines to be identified as adjoiner line. Does this mean that these are adjoining property lines? If so, please review and update as necessary because I do not think that there is a sliver of land that are carved out from the Survey/Abstract in adjoining areas of the subject property.

9. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, road name approval is required at the time of platting. Phase 1A shows the road name as Kelly Bend. Please update the road name to KELLY BEND as it connects to the existing road.
10. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, road name approval is required at the time of platting. Please provide a list of proposed road names for staff to review.
11. Per Section 2.4.c.12 of the Waxahachie Subdivision Ordinance, floodplain information must be correctly referenced on the plat. Please include the effective date of the FIRM panel.
12. Per Section 2.4.c.14, during the May 4, 2026 City Council meeting, the City Council voted to approve the Thoroughfare Amendment request (ZDC-24-2026) as presented by Staff. Please note that the staff report states that the Major Arterials to be 120' ROW and Major Collectors to be 80' ROW.

From Kemp Ranch MI Phase 1A, Street A is identified as Kelly Bend Road, with a variable width. Per the Thoroughfare Plan, this ROW is identified as a Major Arterial of 120' ROW. Please update label, and dimension where the width changes from the centerline of the ROW.

13. Per section 2.4.c.21 of the Waxahachie subdivision ordinance, all easements should be shown. Please include all the utility easements being proposed and that were shown in the civil plans that are currently in review.
14. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, GPS coordinates shall be provided for survey monuments on the plat exhibit. Please note that the coordinates provided plot approximately 72" offset from the intended property boundary when starting from the POB. Please verify both sets of coordinates and update accordingly.
15. It appears that on Phase 1A Replat application, the plat name is "KEMP RANCH MASTER INFRASTRUCTURE PHASE 1 MI PHASE 1A"; however, this plat name is different. If the goal is to strive to be consistent and able to easily locate Phase 1A Replat and Phase 1B in the future, it may be wise to have both replat and plat names match.

"Kemp Ranch MI Phase 1A" and "Kemp Ranch MI Phase 1B" will suffice in accordance with Section 2.4.c.23 of the Waxahachie Subdivision Ordinance.

16. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please update to "PD - Ordinance No. 3704 (as amended)"

Conditions continued:

17. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please update the case number to "SUB-85-2026."
18. Please update Owner's Certificate as required by Section 2.4.c.25 of the Waxahachie Subdivision Ordinance. Additionally, please ensure that all spelling of ownership entity(ies) and plat name is correct.
19. Please print the Surveyor's name as required per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance.
20. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, please leave the State and County fields blank if Brian will be signing in a different state or county. This will allow the notary to enter the correct location where the notarization takes place.
21. Per Subdivision Ordinance Section 4.4.d, nonresidential property shall be responsible for a cash payment in lieu of park dedication at a rate of \$600.00 per acre of land, totaling \$7,365.60 due prior to the recording of this plat.
22. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Plat Application Fees are required to be paid prior to the approval of the application.
23. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees of \$203.00 are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If the comments were not satisfied, the applicant will be notified to make corrections.
 - b. If all comments satisfied, the applicant shall provide three (3) signed, hard copies of the plats and a tax certificate for each parcel located within the subject property that is not expired.
3. Informational Comment: Please note that a road name change petition to the City Secretary will be required prior to filing the plat. Please contact the City Secretary Office for petition requirements.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

1. The applicant has received a letter of acceptance from the Public Works Department confirming all utilities, infrastructure, and other required improvements that have been installed, inspected, and accepted by the City.

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu

Senior Planner

ovu@waxahachietx.gov

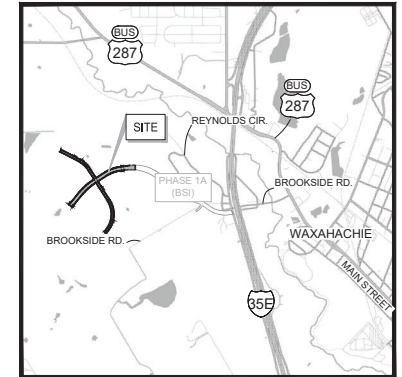
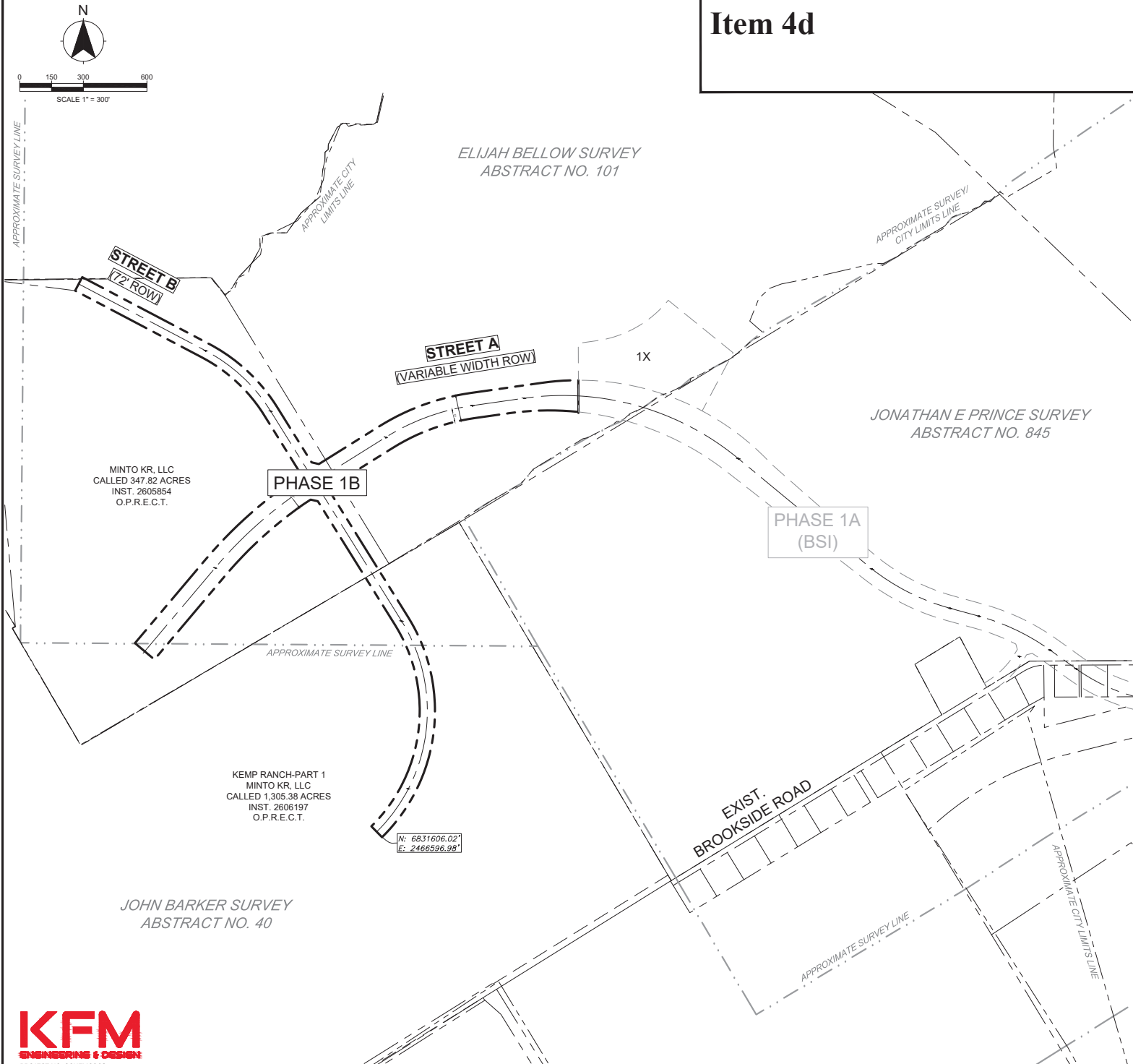
Reviewed by:

Trenton Robertson, AICP

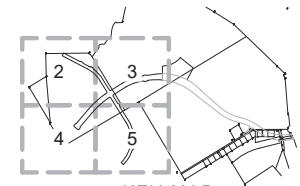
Director of Planning

trobertson@waxahachietx.gov

Item 4d



VICINITY MAP
NTS



KEY MAP
NTS

LEGEND

M.R.E.C.T.	MAP RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
VOL. PG.	VOLUME, PAGE
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IPF	IRON PIPE FOUND
---	BOUNDARY LINE
- - -	ABSTRACT LINE
- . - .	ADJOINER LINE
- - - -	BOUNDARY ROW CENTERLINE
- - - -	EASEMENT LINE
- - - -	FEMA FLOOD LINE
⊠	FENCE POST
●	IRON ROD FOUND
○	IRON ROD SET
⊙	IRON PIPE FOUND
▲	NAIL FOUND
BSI	BY SEPARATE INSTRUMENT

PRELIMINARY PLAT KEMP RANCH MI PHASE 1B

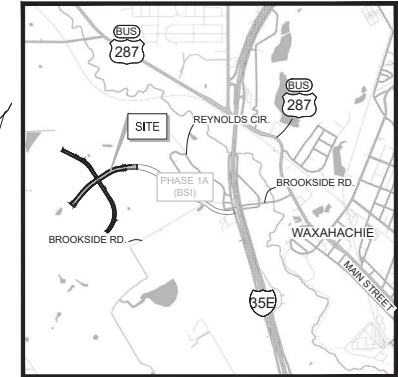
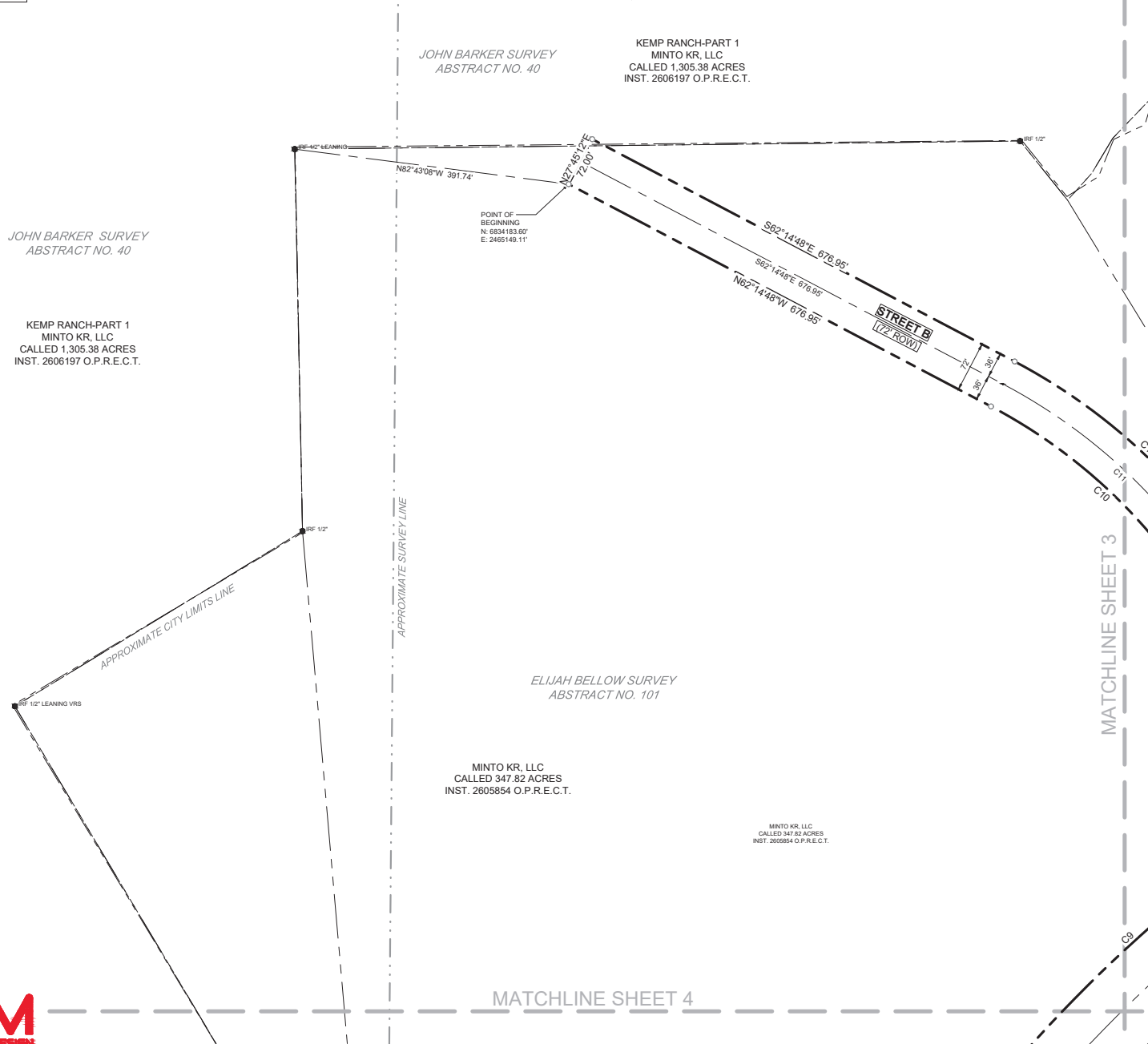
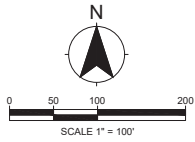
PLANNED DEVELOPMENT "PD"
BEING 12.276 ACRES OF LAND OF R.O.W. DEDICATION IN THE
ELIJAH BELLOW SURVEY, ABSTRACT NO. 101 & JOHN BARKER
SURVEY, ABSTRACT NO. 40, WAXAHACHIE, ELLIS COUNTY, TEXAS.

PREPARED 07/2026
CASE NO.: SUB-47-2026

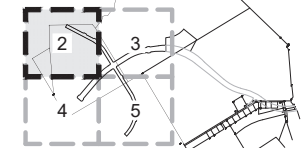
OWNER:
MINTO KR, LLC
8939 STEEL FIELD ROAD
PANAMA CITY BEACH,
FLORIDA 32413
CONTACT: BRIAN CALE
PHONE: (941) 780-5113
E-MAIL: BCAL@MINTOUSA.COM

SURVEYOR:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT MALOY, RPLS
PHONE: (817) 771-4621
TBPELS #: 10194934

Item 4d



VICINITY MAP
NTS



KEY MAP
NTS

LEGEND

M.R.E.C.T.	MAP RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
VOL. PG	VOLUME, PAGE
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
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ABSTRACT LINE	ABSTRACT LINE
ADJOINER LINE	ADJOINER LINE
BOUNDARY ROW CENTERLINE	BOUNDARY ROW CENTERLINE
EASEMENT LINE	EASEMENT LINE
FEMA FLOOD LINE	FEMA FLOOD LINE
☒	FENCE POST
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⊙	IRON PIPE FOUND
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BSI	BY SEPARATE INSTRUMENT

PRELIMINARY PLAT KEMP RANCH MI PHASE 1B

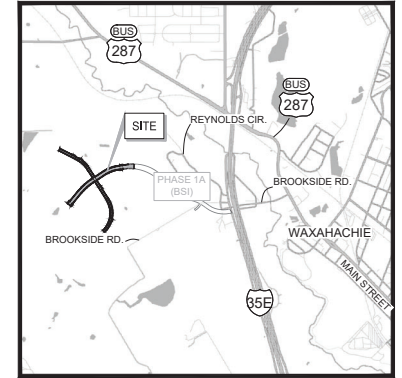
PLANNED DEVELOPMENT "PD"
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OWNER:
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8939 STEEL FIELD ROAD
PANAMA CITY BEACH,
FLORIDA 32413
CONTACT: BRIAN CALE
PHONE: (941) 780-5113
E-MAIL: BCALE@MINTOUSA.COM

SURVEYOR:
KFM ENGINEERING & DESIGN, LLC,
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT MALOY, RPLS
PHONE: (817) 771-4621
T&PELS #: 10194934

Item 4d



LEGEND

PRELIMINARY PLAT
TEMP RANCH MI PHASE 1B

OWNER:
MINTO KR, LLC
8939 STEEL FIELD ROAD
PANAMA CITY BEACH,
FLORIDA 32413
CONTACT: BRIAN CALE
PHONE: (941) 780-5113
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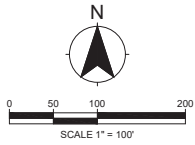
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TBPELS #: 10194934

SHEET 3 OF 6

KFM
ENGINEERING & DESIGN
PROJECT NO. 26KFM0068

MATCHLINE SHEET 5

Item 4d



MATCHLINE SHEET 2

MINTO KR, LLC
CALLED 347.82 ACRES
INST. 2605854 O.P.R.E.C.T.

ELIJAH BELLOW SURVEY
ABSTRACT NO. 101

MINTO KR, LLC
CALLED 347.82 ACRES
INST. 2605854 O.P.R.E.C.T.

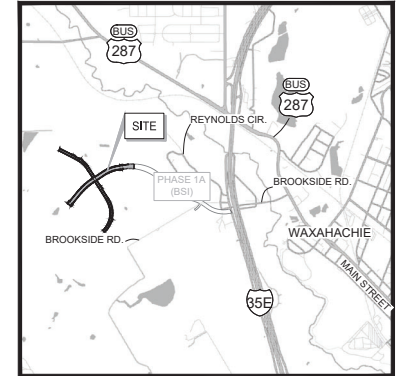
JOHN BARKER SURVEY
ABSTRACT NO. 40

IRF WOODMAN MARSHAL VRS

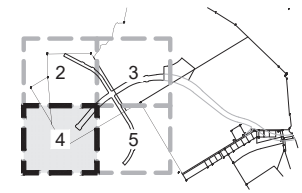
APPROXIMATE CITY LIMITS LINE

APPROXIMATE SURVEY LINE

STREET A
1/2 ROW



VICINITY MAP
NTS



KEY MAP
NTS

LEGEND

M.R.E.C.T.	MAP RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
VOL. PG.	VOLUME, PAGE
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IPF	IRON PIPE FOUND
---	BOUNDARY LINE
- - -	ABSTRACT LINE
- . -	ADJOINER LINE
- - -	BOUNDARY ROW CENTERLINE
- - -	EASEMENT LINE
- . .	FEMA FLOOD LINE
⊠	FENCE POST
●	IRON ROD FOUND
○	IRON ROD SET
⊙	IRON PIPE FOUND
▲	NAIL FOUND
BSI	BY SEPARATE INSTRUMENT

PRELIMINARY PLAT KEMP RANCH MI PHASE 1B

PLANNED DEVELOPMENT "PD"
BEING 12.276 ACRES OF LAND OF R.O.W. DEDICATION IN THE
ELIJAH BELLOW SURVEY, ABSTRACT NO. 101 & JOHN BARKER
SURVEY, ABSTRACT NO. 40, WAXAHACHIE, ELLIS COUNTY, TEXAS.

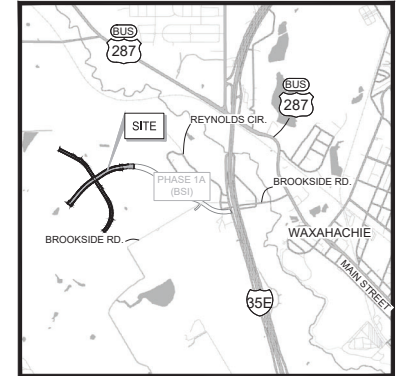
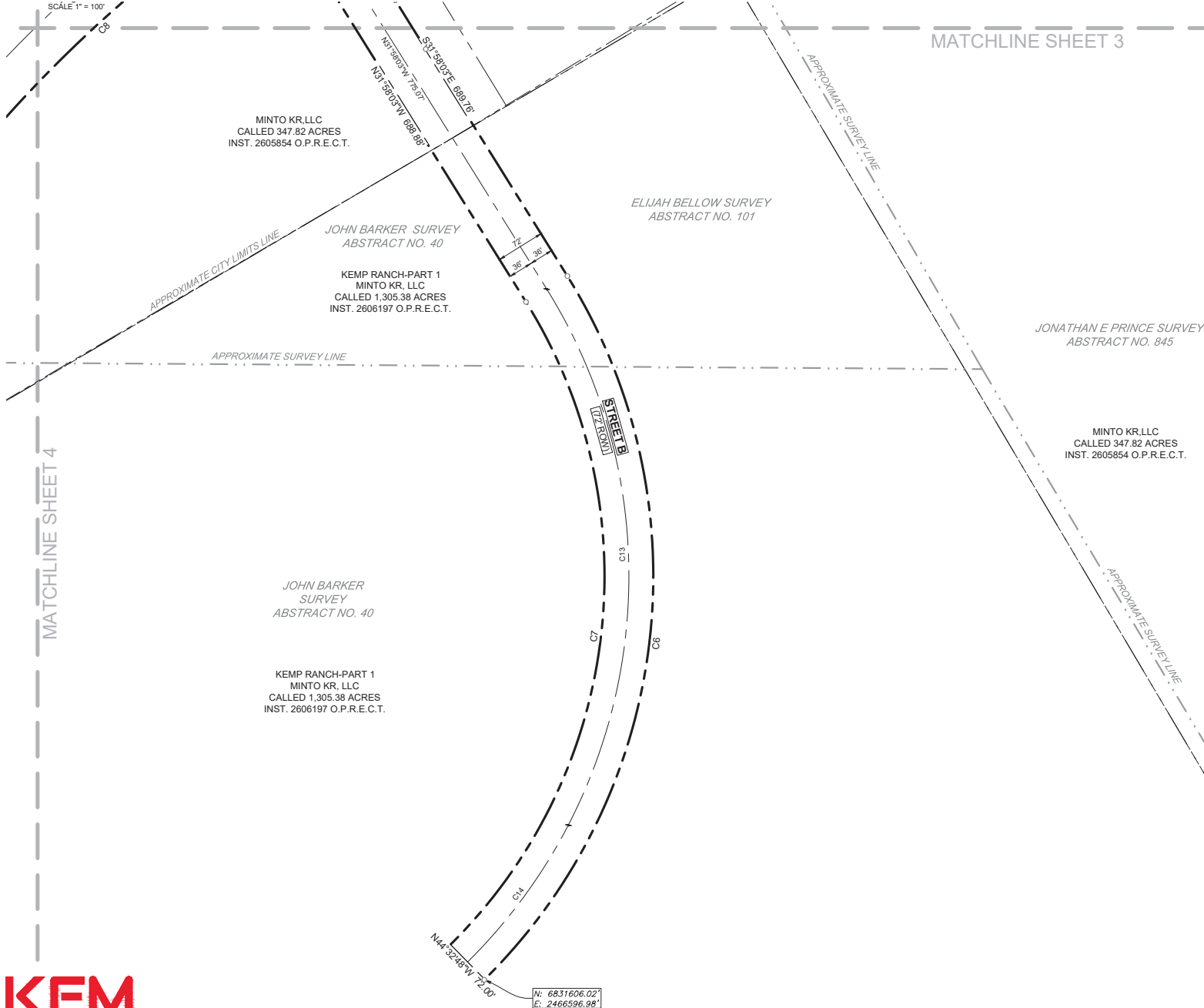
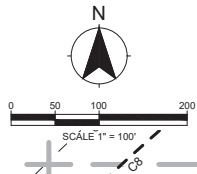
PREPARED 07/2026
CASE NO.: SUB-47-2026

OWNER:
MINTO KR, LLC
8939 STEEL FIELD ROAD
PANAMA CITY BEACH,
FLORIDA 32413
CONTACT: BRIAN CALE
PHONE: (941) 780-5113
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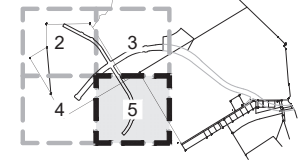
SURVEYOR:
KFM ENGINEERING & DESIGN, LLC,
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT MALOY, RPLS
PHONE: (817) 773-4621
TBPELS #: 10194934

SHEET 4 OF 6

Item 4d



VICINITY MAP
NTS



KEY MAP
NTS

LEGEND

M.R.E.C.T.	MAP RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
VOL. PG	VOLUME, PAGE
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---	BOUNDARY LINE
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---	EASEMENT LINE
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☒	FENCE POST
●	IRON ROD FOUND
○	IRON ROD SET
○	IRON PIPE FOUND
▲	NAIL FOUND
BSI	BY SEPARATE INSTRUMENT

PRELIMINARY PLAT KEMP RANCH MI PHASE 1B

PLANNED DEVELOPMENT "PD"
BEING 12.276 ACRES OF LAND OF R.O.W. DEDICATION IN THE
ELIJAH BELLOW SURVEY, ABSTRACT NO. 101 & JOHN BARKER
SURVEY, ABSTRACT NO. 40, WAXAHACHIE, ELLIS COUNTY, TEXAS.

PREPARED 07/2026
CASE NO.: SUB-47-2026

OWNER:
MINTO KR, LLC
8939 STEEL FIELD ROAD
PANAMA CITY BEACH,
FLORIDA 32413
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TBPELS #: 10194934

SHEET 5 OF 6

Item 4d

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTRY OF ELLIS §

WHEREAS, MINTO KR, LLC IS THE OWNERS OF A 12.47 ACRES TRACT OF LAND SITUATED IN THE ELIJAH BELLOW SURVEY, ABSTRACT NO. 101 & JOHN BARKER SURVEY, ABSTRACT NO. 40, WAXAHACHIE, ELLIS COUNTY, TEXAS.

BEING A TRACT OF LAND OUT OF THE JOHN BARKER SURVEY, ABSTRACT NO. 40, THE ELIJAH BELLOW SURVEY, ABSTRACT NO. 101, AND BEING A PORTION OF A 1305.38 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MINTO KR, LLC, RECORDED IN INSTRUMENT NO. 2605197, OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (O.P.R.E.C.T.) AND A 347.82 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MINTO KR, LLC, RECORDED IN INSTRUMENT NO. 2605854, O.P.R.E.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KFM" SET (HEREIN REFERRED TO AS CAPPED IRON ROD SET) FROM WHICH A 12-INCH IRON ROD FOUND (LEANING) AT THE NORTHWEST CORNER OF SAID 347.82 ACRE TRACT, AND BEING IN THE EAST LINE OF SAID 1305.38 ACRE TRACT BEARS, NORTH 82°43'08" WEST, A DISTANCE OF 391.74 FEET;

THENCE CROSSING THROUGH SAID 347.82 ACRE TRACT, AND SAID 1305.38 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 27°45'12" EAST, A DISTANCE OF 72.00 FEET TO A CAPPED IRON ROD SET;
2. SOUTH 82°14'48" EAST, A DISTANCE OF 676.95 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;

THENCE CROSSING THROUGH SAID 347.82 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 836.00 FEET, AN ARC LENGTH OF 441.80 FEET, A DELTA ANGLE OF 30°16'45", AND A CHORD WHICH BEARS SOUTH 47°06'26" EAST, A DISTANCE OF 436.68 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
2. SOUTH 31°58'03" EAST, A DISTANCE OF 307.74 FEET TO A CAPPED IRON ROD SET;
3. SOUTH 76°59'32" EAST, A DISTANCE OF 35.34 FEET TO A CAPPED IRON ROD SET;
4. NORTH 57°58'59" EAST, A DISTANCE OF 334.82 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
5. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 1110.00 FEET, AN ARC LENGTH OF 463.02 FEET, A DELTA ANGLE OF 23°54'01", AND A CHORD WHICH BEARS NORTH 69°35'59" EAST, A DISTANCE OF 459.68 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
6. NORTH 81°53'00" EAST, A DISTANCE OF 134.39 FEET TO A CAPPED IRON ROD SET;
7. NORTH 81°53'00" EAST, A DISTANCE OF 204.47 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
8. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 1241.00 FEET, AN ARC LENGTH OF 173.46 FEET, A DELTA ANGLE OF 08°00'30", AND A CHORD WHICH BEARS SOUTH 85°33'15" EAST, A DISTANCE OF 173.32 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
9. SOUTH 09°06'30" EAST, A DISTANCE OF 149.44 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
10. ALONG A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIS OF 1359.00 FEET, AN ARC LENGTH OF 330.91 FEET, A DELTA ANGLE OF 13°57'04", AND A CHORD WHICH BEARS SOUTH 86°51'32" WEST, A DISTANCE OF 330.08 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
11. SOUTH 81°53'00" WEST, A DISTANCE OF 163.29 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
12. ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 990.19 FEET, AN ARC LENGTH OF 408.97 FEET, A DELTA ANGLE OF 23°39'52", AND A CHORD WHICH BEARS SOUTH 70°03'00" WEST, A DISTANCE OF 406.07 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
13. SOUTH 57°58'59" WEST, A DISTANCE OF 338.93 FEET TO A CAPPED IRON ROD SET;
14. SOUTH 13°00'28" WEST, A DISTANCE OF 35.37 FEET TO A CAPPED IRON ROD SET;

THENCE SOUTH 31°58'03" EAST, CROSSING THROUGH SAID 347.82 ACRE TRACT, AND SAID 1305.38 ACRE TRACT, A DISTANCE OF 689.76 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;

THENCE CROSSING THROUGH SAID 1305.38 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 836.00 FEET, AN ARC LENGTH OF 1129.65 FEET, A DELTA ANGLE OF 77°25'16", AND A CHORD WHICH BEARS SOUTH 06°44'35" WEST, A DISTANCE OF 1045.65 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
 2. NORTH 44°32'48" WEST, A DISTANCE OF 72.00 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
 3. ALONG A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 764.00 FEET, AN ARC LENGTH OF 1032.36 FEET, A DELTA ANGLE OF 77°25'16", AND A CHORD WHICH BEARS NORTH 06°44'35" EAST, A DISTANCE OF 955.59 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;
 4. NORTH 31°58'03" WEST, CROSSING THROUGH SAID 1305.38 ACRE TRACT, AND SAID 347.82 ACRE TRACT, A DISTANCE OF 688.88 FEET TO A CAPPED IRON ROD SET;
- THENCE CROSSING THROUGH SAID 347.82 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:
1. NORTH 77°37'40" WEST, A DISTANCE OF 34.95 FEET TO A CAPPED IRON ROD SET;
 2. SOUTH 56°42'42" WEST, A DISTANCE OF 42.02 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
 3. ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 1040.00 FEET, AN ARC LENGTH OF 501.90 FEET, A DELTA ANGLE OF 14°49'24", AND A CHORD WHICH BEARS SOUTH 47°34'39" WEST, A DISTANCE OF 500.51 FEET TO A CAPPED IRON ROD SET;
 4. SOUTH 40°09'57" WEST, A DISTANCE OF 515.02 FEET TO A CAPPED IRON ROD SET;

5. NORTH 49°50'03" WEST, A DISTANCE OF 120.00 FEET TO A CAPPED IRON ROD SET;

6. NORTH 40°09'57" EAST, A DISTANCE OF 515.02 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;

7. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 2060.00 FEET, AN ARC LENGTH OF 534.78 FEET, A DELTA ANGLE OF 14°52'27", AND A CHORD WHICH BEARS NORTH 47°38'11" EAST, A DISTANCE OF 533.28 FEET TO A CAPPED IRON ROD SET FOR A POINT OF TANGENCY;

8. NORTH 56°42'42" EAST, A DISTANCE OF 46.56 FEET TO A CAPPED IRON ROD SET;

9. NORTH 12°22'20" EAST, A DISTANCE OF 35.76 FEET TO A CAPPED IRON ROD SET;

10. NORTH 31°58'03" WEST, A DISTANCE OF 308.59 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;

11. ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 764.00 FEET, AN ARC LENGTH OF 4703.75 FEET, A DELTA ANGLE OF 30°16'45", AND A CHORD WHICH BEARS NORTH 47°06'26" WEST, A DISTANCE OF 390.07 FEET FOR A POINT OF TANGENCY;

12. NORTH 62°14'48" WEST, A DISTANCE OF 676.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.276 ACRES OF LAND.

GENERAL NOTES:

- 1) THE BASIS OF BEARING IS BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE-4202, NORTH AMERICAN DATUM OF 1983.
- 2) THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FEET, ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
- 3) FENCES RETAINING WALLS, AND SCREENING WALLS SHALL NOT BE PLACED IN UTILITY EASEMENTS.
- 4) THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DRAINAGE FACILITIES AND IMPROVEMENTS LOCATED WITHIN THE DRAINAGE EASEMENT(S) ON THE PROPERTY. ALL SUCH FACILITIES SHALL BE CONSTRUCTED PURSUANT TO CITY STANDARDS AND MAINTAINED IN GOOD WORKING ORDER AND IN COMPLIANCE WITH ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS, AND APPROVED DRAINAGE PLANS OF THE CITY OF WAXAHACHIE. IN THE EVENT THE OWNER FAILS TO ADEQUATELY MAINTAIN THE DRAINAGE EASEMENT OR DRAINAGE IMPROVEMENTS THEREIN, THE CITY MAY, AFTER PROVIDING WRITTEN NOTICE AND A REASONABLE OPPORTUNITY TO CURE (NOT LESS THAN THIRTY (30) DAYS), ENTER THE DRAINAGE EASEMENT TO PERFORM NECESSARY MAINTENANCE OR REPAIRS. THE CITY MAY RECOVER ALL COSTS INCURRED FROM THE OWNER, INCLUDING THROUGH ANY LAWFUL MEANS, INCLUDING BUT NOT LIMITED TO THE FILING OF A LIEN AGAINST THE PROPERTY PURSUANT TO APPLICABLE LAW.
- 5) FLOOD STATEMENT: THIS SITE IS SITUATED IN NON-SHADED ZONE "X" IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO FEMA MAP NUMBER 48150C0170G. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS, MY HAND, THIS _____ DAY OF, 20____.

BY:

BRIAN CALE
MINTO KR, LLC

STATE OF TEXAS §
COUNTRY OF ELLIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WAXAHACHIE.

PRELIMINARY
FOR PURPOSES ONLY

ROBERT GLEN MALOY, RPLS DATE:

TEXAS REGISTRATION NO. 6028

KFM ENGINEERING & DESIGN, LLC

3501 OLYMPUS BLVD., SUITE 100

DALLAS, TEXAS 75019

APPROVAL BLOCK:

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY

CHAIRPERSON

DATE

ATTEST

DATE

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	441.8	836.00	30° 16' 45"	S47° 06' 26"E	436.68
C2	463.0	1110.00	23° 54' 01"	N69° 55' 59"E	459.68
C3	173.5	1241.00	8° 00' 30"	N85° 53' 15"E	173.32
C4	330.9	1359.00	13° 57' 04"	S88° 51' 32"W	330.09
C5	409.0	990.19	23° 39' 52"	S70° 03' 00"W	406.07
C6	1129.6	836.00	77° 25' 16"	S06° 44' 35"W	1045.64
C7	1032.4	764.00	77° 25' 16"	N06° 44' 35"E	955.59
C8	501.9	1940.00	14° 49' 24"	S47° 34' 39"W	500.51
C9	534.8	2060.00	14° 52' 27"	N47° 36' 11"E	533.28
C10	403.8	764.00	30° 16' 45"	N47° 06' 26"W	399.07
C11	422.8	800.00	30° 16' 45"	N47° 06' 26"W	417.88
C12	518.3	2000.00	14° 50' 57"	N47° 35' 26"E	516.89
C13	828.2	800.00	59° 19' 04"	N02° 18' 31"W	791.74
C14	252.8	800.00	18° 06' 12"	N36° 24' 06"E	251.72
C15	436.0	1050.00	23° 54' 01"	N69° 55' 59"E	434.83
C16	257.5	1300.00	11° 20' 52"	N87° 33' 28"E	257.05

LINE TABLE

LINE #	LENGTH	BEARING
L1	35.34	S76° 59' 32"E
L2	204.47	N81° 53' 00"E
L3	35.37	S13° 00' 28"W
L4	34.95	N77° 37' 40"W
L5	42.02	S56° 42' 42"W
L6	74.50	S40° 09' 57"W
L7	17.55	N58° 37' 35"E
L7	120.00	N49° 50' 03"W
L8	74.50	N40° 09' 57"E
L9	440.52	N40° 09' 57"E
L10	46.56	N56° 42' 42"E
L11	35.76	N12° 22' 20"E
L12	308.59	N31° 58' 03"W

PRELIMINARY PLAT KEMP RANCH MI PHASE 1B

PLANNED DEVELOPMENT "PD"

BEING 12.276 ACRES OF LAND OF R.O.W. DEDICATION IN THE ELIJAH BELLOW SURVEY, ABSTRACT NO. 101 & JOHN BARKER SURVEY, ABSTRACT NO. 40, WAXAHACHIE, ELLIS COUNTY, TEXAS.

PREPARED 07/2026
CASE NO.: SUB-47-2026

KFM
ENGINEERING & DESIGN

PROJECT NO. 26KFM0068

OWNER:
MINTO KR, LLC
3501 OLYMPUS FIELD ROAD
PANAMA CITY BEACH,
FLORIDA 32413
CONTACT: BRIAN CALE
PHONE: (941) 780-8113
E-MAIL: BCALE@MINTOUSA.COM

SURVEYOR:
KFM ENGINEERING & DESIGN, LLC.
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT MALOY, RPLS
PHONE: (817) 771-4621
TPELS #: 10194934

SHEET # OF 6



Memorandum

To: Planning and Zoning Commission
From: Trenton Robertson, Director of Planning
Thru: Ricky Boyd, City Manager
Date: August 11, 2026
Re: Consider Recommendation to Rename a Portion of Harrington Road to Brickman Lane

Recommended Motion: "I move to recommend approval of the Ordinance to rename a portion of Harrington Road to Brickman Lane, between Waterfront Drive and the proposed Treelyn Drive, and authorize the Mayor and/or City Manager to execute all necessary documents."

Item Description: Consider proposed Ordinance to rename a portion of Harrington Road to Brickman Lane.

Item Summary: Ellis County does not allow discontinuous streets to have the same name in the county.

Earlier this year, staff identified an existing road that would be made discontinuous at the conclusion of the Haven Ranch development, south of Lake Waxahachie. The developer of Haven Ranch provided staff with a petition for a road name change to change the portion of "Harrington Road" to "Brickman Lane".

The Planning Department sent a letter to the property owners of the subject portion of Harrington Road to inform them of the petition, but no response has been received.

Fiscal Impact: Replace two (2) street name signs.

PETITION TO CHANGE ROAD NAME FROM "HARRINGTON ROAD" TO "BRICKMAN LANE" OR "BRICK LANE"

To: The City Council and Planning and Zoning Department of Waxahachie, Texas

Subject: Request to Change the Name of Harrington Road to #1 Brickman Lane or #2 Brick Lane.

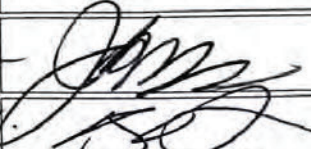
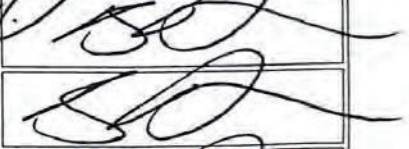
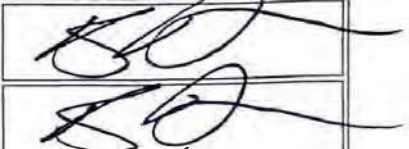
We, the undersigned property owners of Harrington Road, Waxahachie, TX, formally request that the City of Waxahachie consider the renaming of our street from "Harrington Road" to "Brickman Lane" or "Brick Lane."

Reasons for Request:

1. **Development and Urban Planning:** Currently Harrington Road is disconnected and there is no street connection through the Haven Ranch development that would allow keeping both street names as Harrington Road. Assigning the new name will fix an existing street name issue and create a more logical flow and facilitate address assignments.

Petition Details: Currently, addresses are assigned along Harrington Rd to the south of the Haven Ranch development but only one address is assigned to the north section of Harrington Rd. Given the limited amount of addresses off the northern section of Harrington Rd, it would be logical to modify only 1 address and keep the addresses of the southern portion of Harrington Rd the same. We believe that renaming the street will fix the existing street name discrepancy.

Property Owners on Harrington Road:

Property Address	Owner Name (to be filled by each signer)	Signature
1450 Harrington Rd, Waxahachie, TX 75165 (Property ID: 310908)	JAMES BRICKMAN MGR FOR LITTLE HAVEN FARM LLC.	
1305 Harrington Rd, Waxahachie, TX 75165 (Property ID: 183003)	Brian Hunnicutt	
Harrington Rd, Waxahachie, TX 75165 (Property ID: 289475)	Brian Hunnicutt	
Harrington Rd, Waxahachie, TX 75165 (Property ID: 289474)	Brian Hunnicutt	
Harrington Rd, Waxahachie, TX 75165 (Property ID: 289476)	Brian Hunnicutt	
Harrington Rd, Waxahachie, TX 75165 (Property ID: 289477)	Brian Hunnicutt	

Property Address	Owner Name (to be filled by each signer)	Signature	
Harrington Rd, Waxahachie, TX 75165 (Property ID: 180774)	Brian Hunnicutt		
Harrington Rd, Waxahachie, TX 75165 (Property ID: 236610)	Brian Hunnicutt		
Harrington Rd, Waxahachie, TX 75165 (Property ID: 236611)	Brian Hunnicutt		
Harrington Rd, Waxahachie, TX 75165 (Property ID: 236612)	Brian Hunnicutt		
Harrington Rd, Waxahachie, TX 75165 (Property ID: 236613)	Brian Hunnicutt		
Lake Shore Dr. Waxahachie, TX 75165 (Property ID : 182111)			*
Harrington Rd, Waxahachie, TX 75165 (Property ID : 182064)			*
348 Hunter Pass, Waxahachie, TX 75165 (Property ID : 310814)			SEE PAGE 3
349 Hunter Pass, Waxahachie, TX 75165 (Property ID : 219023)	Lucia Skypel	Lucia Skypel	
104 Crystal Cove, Waxahachie, TX 75165 (Property ID : 219026)			*
106 Crystal Cove, Waxahachie, TX 75165 (Property ID : 219016)			*
108 Crystal Cove, Waxahachie, TX 75165 (Property ID : 219018)			*
110 Crystal Cove, Waxahachie, TX 75165 (Property ID : 219019)			*

Request for Action: We respectfully ask that the City Council and Planning and Zoning Department review this petition and approve the name change. We are prepared to follow all necessary procedures and provide any additional documentation required by the city.

* - 2nd NOTICES SENT ON 6-8-26

NOTE: BRIAN HUNNICUTT IS THE AUTHORIZED
SIGNER FOR GRBK EDGEWOOD LLC

Items 5-6

Property Address	Owner Name (to be filled by each signer)	Signature
Harrington Rd, Waxahachie, TX 75165 (Property ID: 180774)		
Harrington Rd, Waxahachie, TX 75165 (Property ID: 236610)		
Harrington Rd, Waxahachie, TX 75165 (Property ID: 236611)		
Harrington Rd, Waxahachie, TX 75165 (Property ID: 236612)		
Harrington Rd, Waxahachie, TX 75165 (Property ID: 236613)		
Lake Shore Dr. Waxahachie, TX 75165 (Property ID : 182111)		
Harrington Rd, Waxahachie, TX 75165 (Property ID : 182064)		
348 Hunter Pass, Waxahachie, TX 75165 (Property ID : 310814)	GUNTHER STRENGTH	
349 Hunter Pass, Waxahachie, TX 75165 (Property ID : 219023)		
104 Crystal Cove, Waxahachie, TX 75165 (Property ID : 219026)		
106 Crystal Cove, Waxahachie, TX 75165 (Property ID : 219016)		
108 Crystal Cove, Waxahachie, TX 75165 (Property ID : 219018)		
110 Crystal Cove, Waxahachie, TX 75165 (Property ID : 219019)		

Request for Action: We respectfully ask that the City Council and Planning and Zoning Department review this petition and approve the name change. We are prepared to follow all necessary procedures and provide any additional documentation required by the city.

BRICK LANE

Items 5-6

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING AN INTERLOACL AGREEMENT BETWEEN THE CITY OF WAXAHACHIE AND COUNTY OF ELLIS.

WHEREAS, the City of Waxahachie has rules in place concerning the renaming of streets in the City of Waxahachie, and,

WHEREAS, a petition has been duly filed with the City Secretary of the City of Waxahachie, requesting that the City Council of the City of Waxahachie change the name of part of Harrington Road to “Brickman Lane”, and the City Secretary has reviewed said petition, and has to the best of their ability determined that the petition meets the requirements of said City rules for street name changes; and,

WHEREAS, the City Council does hereby determine that said name change is desirable a hereinafter described;

NOW, THEREFORE,

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

Harrington Road, beginning at Waterfront Drive traveling southward to the southern corner of Lot 7R Block C Crystal Cove Estates in Instrument No. 2203549, of the Official Public Records of Ellis County, Texas (OPRECT), should be, and is, renamed to be “Brickman Lane”, and is to be designated on future maps and literature as shown in Exhibit A.

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

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

MAYOR

ATTEST:

City Secretary



Harrington Road Name Change Exhibit

— Change From Harrington Rd to Brick Ln

— City Limits

Planning & Zoning Department

Zoning Staff Report

Case: SUB-75-2026



MEETING DATE(S)

Planning & Zoning Commission:
City Council

August 11, 2026

August 17, 2026

CAPTION

Public Hearing a request by David McDill, Davis & McDill, LLC, for a **Replat** of Lot 3, Block A of the Teddo Crossing Phase One Addition, to create Lots 3-A, 3-B, and 3-C, Block A of the Teddo Crossing Phase One Addition, three nonresidential lots, being 8.695 acres located at the northwest corner of US Highway 77 and West Butcher Road, (Property ID 310843) – Owner(s): Crux Jefferson LLC (SUB-75-2026)

RECOMMENDED MOTION

*"I move to recommend approval of SUB-75-2026 for a **Replat** of Block A, Lot 3 of the Teddo Crossing Phase One Addition and the associated Petition of Relief Waiver request, to create 3 nonresidential use lots, subject to the conditions of the staff report, authorizing the Mayor to sign the associated documents accordingly."*

APPLICANT REQUEST

The Applicant requests to replat Lot 3, Block A of the Teddo Crossing Phase One Addition to create three (3) lots for nonresidential use. Additionally, the Applicant is requesting a *Petition of Relief Waiver* from Appendix C – III. Subdivision Design Standards – Section 3.1.c.4 – Streets.

CASE INFORMATION

<i>Applicant:</i>	David McDill, Davis & McDill
<i>Property Owner(s):</i>	Crux Jefferson, LLC
<i>Site Acreage:</i>	8.695 acres
<i>Number of Lots:</i>	3 lots
<i>Number of Dwelling Units:</i>	0 units
<i>Park Land Dedication:</i>	Paid with SUB-117-2023
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property by extension of water and sewer lines.

SUBJECT PROPERTY

<i>General Location:</i>	Northwest corner of US Highway 77 and West Butcher Road
<i>Parcel ID Number(s):</i>	310843
<i>Current Zoning:</i>	Light Industrial-1 (LI-1)
<i>Existing Use:</i>	Undeveloped

Platting History:

The subject property is currently platted as Lot 3, Block A of the Teddo Crossing Phase One Addition.

Site Aerial:**PLANNING ANALYSIS**

The Applicant proposes to replat the subject property into three (3) lots for nonresidential use. The proposed lots comply with the minimum lot size and dimensional requirements of the Waxahachie Zoning Ordinance. Access to the proposed lots will be provided through existing access easements dedicated with the Teddo Crossing Phase One plat and new access easements established with this replat, and direct access from U.S. Highway 77, as applicable. Utility easements necessary to serve the property have been previously dedicated by plat.

The applicant is requesting relief from Appendix C, Article III, Subdivision Design Standards, Section 3.1.c.4 of the Waxahachie Subdivision Ordinance. Although proposed Lot 3-B has frontage along U.S. Highway 77, it does not have direct vehicular access to the highway. A single access point serving the subject property was previously approved by the Texas Department of Transportation (TxDOT) and is located approximately 180 feet from proposed Lot 3-B. As a result, access to Lot 3-B will be provided through the existing and proposed access easements rather than by a separate direct driveway connection to U.S. Highway 77.

RECOMMENDATION

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

Conditions:

1. Per Section 1.2 of the Waxahachie Subdivision Ordinance, US Highway 77 is a 120' Major Arterial ROW. Please update label.
2. Per Section 1.2. of the Waxahachie Subdivision Ordinance, West Butcher Road is a 120' ROW Greenway Arterial on the City's Master Thoroughfare Plan. Please update the label.
3. Per Section 1.3 of the Waxahachie Subdivision Ordinance, the plat shall be accompanied by a tax certificate in accordance with State law.
4. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, please provide the distances for these boundaries.
5. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, please show the survey line.

Conditions continued:

6. Per Section 2.4.c.2 and 2.4.c.18 of the Waxahachie Subdivision Ordinance, accurate bearings and distances of the proposed property boundary are required. Multiple bearings and distances on the plat drawing do not match the legal description. Please revise accordingly.
7. Per Section 2.4.c.5 of the Waxahachie Subdivision Ordinance, please provide the recording information of the existing easements.
8. Per Section 2.4.c.24 of the Waxahachie Subdivision Ordinance, "Finished floor elevations of building foundations shall be shown for lots adjacent to a flood plain, floodway and/or an area that may be susceptible to flooding".

Please include the Minimum Finished Floor Elevation per the current recorded plat for Lot 3 on all existing and proposed lots.

9. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, please update the year to reflect when the property owner(s) signed this replat.
10. Per Section 2.4.c.25 of the Waxahachie Ordinance, please add the title of the individual(s) signing this replat.
11. Per Section 2.4.c.25 of the Waxahachie Ordinance, please add the approval block for the Mayor and the individual who will be attesting the Mayor's signature.
12. Per Section 2.6.j of the Waxahachie Subdivision Ordinance, the current zoning district is LI-1, creation of 3 NON-RESIDENTIAL LOTS, with the case number of SUB-75-2026.
13. Per Section 2.6.j of the Waxahachie Subdivision Ordinance, the title shall identify the document as the "Teddo Crossing Phase One" the property owner does not want to change the original naming convention of the plat.
14. Per Section 2.6.j of the Waxahachie Subdivision Ordinance, the title shall identify the document as the "Teddo Crossing Phase One" if the property owner does not want to change the original naming convention of the plat. Please update the replat name to: TEDDO CROSSING, PHASE ONE, LOTS 3-A, 3-B, and 3-C, BLOCK A
15. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Plat Application Fees are required to be paid prior to the approval of the application.
16. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Petition of Relief Waiver Request
2. Plat Extension Request Form
3. Replat

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

1. The applicant has received a letter of acceptance from the Public Works Department confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.
2. The Applicant has submitted original copies of the tax certificate(s).

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu

Senior Planner

ovu@waxahachietx.gov

Reviewed by:

Trenton Robertson, AICP

Director of Planning

troberson@waxahachietx.gov

DAVIS & McDILL, Inc.

CONSULTING ENGINEERS

P.O. Box 428, Waxahachie, Texas 75168 - Metro 972-938-1185

Email: jim@davismcdill.com / david@davismcdill.com / parker@davismcdill.com

July 27, 2026

City of Waxahachie
Planning & Zoning
408 S. Rogers Street
Waxahachie, TX 75165

RE: Teddo Crossing Block A, Lots 3-A, 3-B, and 3-C (SUB-75-2026)
ATTN: Oanh Vu, Senior Planner

On behalf of our client, Yomi Fayiga, we are formally requesting a Plat Variance for the Teddo Crossing Replat (SUB-75-2026) from Section 3.1.c.4 of the Waxahachie Subdivision Ordinance because both the existing Lot 2 and the proposed Lot 3-B do not have direct access to North US Highway 77.

Teddo Crossing has direct access to two highways, US Highway 77 and FM 387, and provides 30 FT mutual access easements and fire lanes to all lots.

The existing Lot 2, Block A of Teddo Crossing (currently Autozone) does not have a direct drive to either highway, but does have a US Highway 77 address and is accessed by the mutual access agreements. This is the same situation for the proposed Lot 3-B.

Thank you for your review. If any further information or clarification is needed, please do not hesitate to contact myself or Parker McDill at the phone number or email addresses above.



Sincerely,

James H. McDill, P.E.

7.27.2026



**PLAT EXTENSION REQUEST FORM
(PURSUANT TO TLGC SECTION 212.009)**

Plat Case No. SUB-75-2026

Project Address or Parcel ID: 310843

To the City of Waxahachie Planning and Zoning Commission:

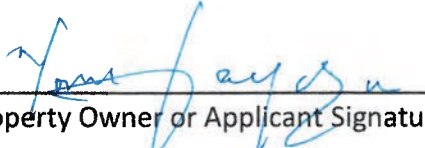
I, Yomi Fayiga, request a one-time extension to correct the deficiencies for the above-described plat. I voluntarily agree to delay the approval of my plat:

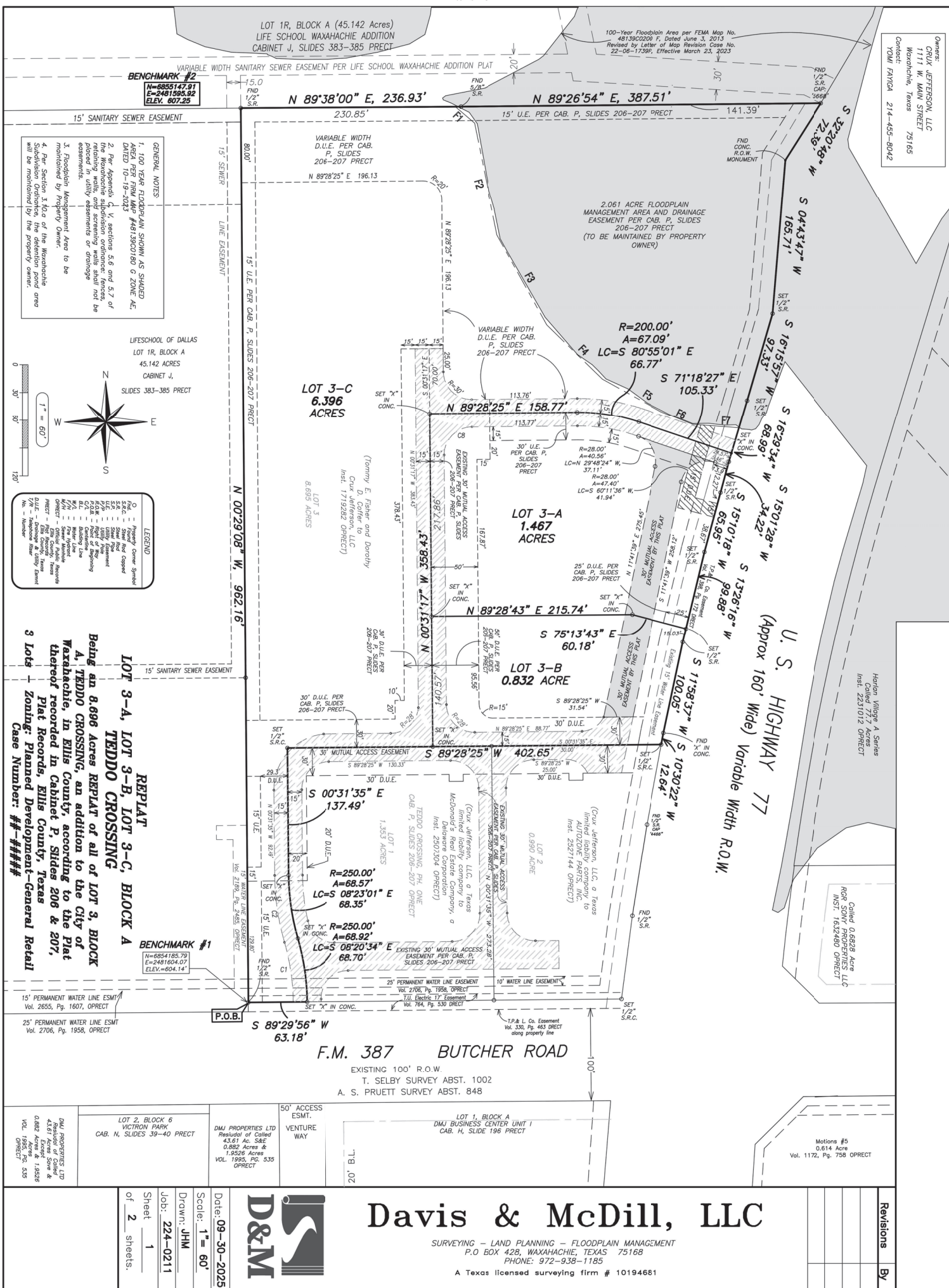
- ☒ Until the August 18, 2026 (one day after the August 17, 2026 City Council Meeting)
~~Planning and Zoning Commission Meeting, or~~
- ☐ For an additional period of ____ days in addition to the 30 days allotted for the City of Waxahachie to review the above-described plat. The Applicant's extension request shall not exceed 30 days.

I understand and agree that the Planning and Zoning Commission may, but is not required to, approve my request, and further, that the Commission may approve this request for less than the time period I have requested.

7/15/2026

Date


Property Owner or Applicant Signature



STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, CRUX JEFFERSON, LLC is the Owner of all of that certain lot, tract or parcel of land situated in the Thomas Selby Survey, Abstract Number 1002, City of Waxahachie, Ellis County, Texas, and being LOT 3, BLOCK A, TEDDO CROSSING, PHASE ONE, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet P, Slides 206 and 207, Plat Records, Ellis County, Texas (PRECT) and being more particularly described by its metes and bounds as follows:

BEGINNING at a point on the southwest corner of said Lot 3 and the southeast corner of east line of Lot 1R, Block A, Life School Waxahachie Addition, an addition to the City of Waxahachie according to the plat thereof recorded in Cabinet J, Slides 383, 384 and 385457, PRECT and being the northwest corner of the 10 foot dedication of right of way for Butcher Road by said plat of Teddo Crossing, Phase One, a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" found, having surface coordinate values of North (Y) = 6854185.79 feet and East (X) = 2481604.07 feet, based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites;

THENCE N 00° 29' 08" W, with the west line of said Lot 3, Block A, Teddo Crossing, Phase One and the east line of said Lot 1R, Block A, Life School Waxahachie Addition, 962.16 feet to a the northwest corner of said Lot 3, Block A, Teddo Crossing, Phase One and the interior corner of said Lot 1R, Block A, Life School Waxahachie Addition, a ½ inch steel rod found;

THENCE with the north line of said Lot 3, Block A, Teddo Crossing, Phase One and the east line of said Lot 1R, Block A, Life School Waxahachie Addition, the following courses and distances: N 89° 38' 00" E, 236.93 feet to an angle, a 5/8 inch steel rod found; and N 89° 26' 54" E, 387.51 feet to west right of way line of U.S. Highway 77 (a variable width right of way) and the northeast corner of said Lot 3, Block A, Teddo Crossing, Phase One and the most east southeast corner of said Lot 1R, Block A, Life School Waxahachie Addition, a ½ inch steel rod with cap stamped "5668" found;

THENCE with the east line of said Lot 3, Block A, Teddo Crossing, Phase One and the west right of way line of said U.S. Highway 77, the following courses and distances: S 32° 20' 48" W, 72.39 feet to a concrete right of way monument; S 04° 43' 47" W, 165.71 feet to a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set; S 16° 15' 57" W, 97.33 feet to a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set; S 16° 29' 34" W, 68.99 feet to a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set; S 15° 01' 28" W, 34.22 feet to a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set; S 15° 10' 18" W, 65.95 feet to a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set; S 13° 26' 16" W, 99.88 feet to a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set; S 11° 58' 37" W, 100.05 feet to an "X" cut into concrete; S 10° 30' 22" W, 12.64 feet to the most east southeast corner of said Lot 3 and the northeast corner of Lot 2 of said Block A, Teddo Crossing, Phase One, a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE S 89° 28' 25" W, with the common line of said Lots 2 and 3, passing the northwest corner of said Lot 2 and the northeast corner of Lot 1, of said Block A, Teddo Crossing, Phase One at 192.32 feet, continuing with the common line of said Lot 3 and Lot 1, in all, 402.65 feet to an interior corner of said Lot 3 and the northwest corner of said Lot 1, a ½ inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE S 00° 31' 35" E, with most westerly, east line of said Lot 3 and the west line of said Lot 1 for 137.49 feet to a point at the beginning of a curve to the left having a radius of 250.00 feet, a point for corner;

THENCE with most westerly, east line of said Lot 3 and the west line of said Lot 1 and the arc of said curve, having a central angle of 15°43'07" and whose long chord bears S 08° 23' 09" E, 68.37 feet, for an arc length of 68.59 feet to the point of reverse curvature of a curve to the right having a radius of 250.00 feet, a point for corner;

THENCE with most westerly, east line of said Lot 3 and the west line of said Lot 1 and the arc of said curve, having a central angle of 15° 47' 11" and whose long chord bears S 08° 23' 09" E, 68.37 for an arc length of 68.88 feet to the end of said curve and the most south southeast corner of said Lot 3, the southwest corner of said Lot 1 and on said right of way line of said Butcher Road, a point for a corner;

THENCE S 89° 28' 43" W, with the most south line of said Lot 3 and said right of way line of said Butcher Road, 63.18 feet to the point of beginning and containing approximately 8.696 acres of land.

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

SURVEYOR'S CERTIFICATE

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

PRELIMINARY, THIS DOCUMENT NOT TO BE RECORDED FO ANY PURPOSES

Stuart G. Hamilton Date
Registered Professional Land Surveyor
Number 4480

FLOODPLAIN MANAGEMENT AREA		
LINE NO.	BEARING,	DISTANCE
F1	N 49°30'00" W,	27.20'
F2	N 11°30'00" W,	123.15'
F3	N 29°00'00" W,	110.10'
F4	N 45°40'00" W,	83.29'
F5	N 61°00'00" W,	72.13'
F6	N 67°40'00" W,	37.18'
F7	N 85°40'00" W,	49.58'

Items 7-8

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, CRUX JEFFERSON, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as TEDDO CROSSING, A REPLAT OF LOT 3, BLOCK A, an addition to the City of Waxahachie, Ellis County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 2025.

BY:

Yomi Fayiga, Owner
Crux Jefferson, LLC

Siyan Fayiga, Owner
Crux Jefferson, LLC

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Yomi Fayiga and Siyan Fayiga, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that are executed the same for the purpose and considerations therein expressed.

Given under my hand and seat of office, this _____ day of _____ 2025.

Notary

My Commission Expires On:

WITNESS, my hand, this the _____ day of _____, 20____.

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

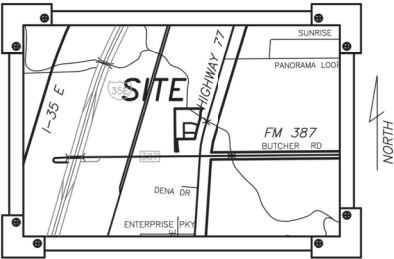
By:

Chairperson

Date

Attest

Date



LOCATION MAP SCALE : 1" = 2000'

REPLAT
LOT 3-A, LOT 3-B, LOT 3-C, BLOCK A
TEDDO CROSSING

Being an 8.696 Acres REPLAT of all of LOT 3, BLOCK A, TEDDO CROSSING, an addition to the City of Waxahachie, in Ellis County, according to the Plat thereof recorded in Cabinet P, Slides 208 & 207, Plat Records, Ellis County, Texas
3 Lots - Zoning: Planned Development-General Retail
Case Number: ##-####

Revisions By

Davis & McDill, LLC

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185

A Texas licensed surveying firm # 10194681



Date: 3/27/2026

Scale:

Drawn: jhm

Job: 224-0211

Sheet 2

of 2 sheets.

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-64-2026



MEETING DATE(S)

Planning & Zoning Commission: August 11, 2026
 City Council: August 17, 2026

CAPTION

Public Hearing on a request by 7020 Waxahachie LP, for a **Specific Use Permit (SUP)** for a **Heavy Machinery and Equipment, Rental, Sales or Storage** use within a Light Industrial-1 zoning district located at 7020 N Interstate 35 (Property ID 185396) - Owner: Waxahachie LLC (ZDC-64-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-64-2026, a Specific Use Permit (SUP) for a Heavy Machinery and Equipment, Rental, Sales or Storage, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant wishes to

CASE INFORMATION

Applicant: 7020 Waxahachie LP

Property Owner(s): 7020 Waxahachie LLC

Site Acreage: 4.1230 acres

Current Zoning: Light Industrial-1 (LI-1)

Requested Zoning: LI-1 with a SUP for Heavy Machinery and Equipment, Rental, Sales or Storage

SUBJECT PROPERTY

General Location: 7020 North Interstate 35

Parcel ID Number(s): 185369

Existing Use: Warehouse

Development History: 486 821 WM B HAYNES L B OUTLAW

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	C	Truck Storage
East	PD-C	Warehouse
South	LI-1	Warehouse
West	N/A	I-35

Future Land Use Plan:

RESIDENTIAL NEIGHBORHOOD

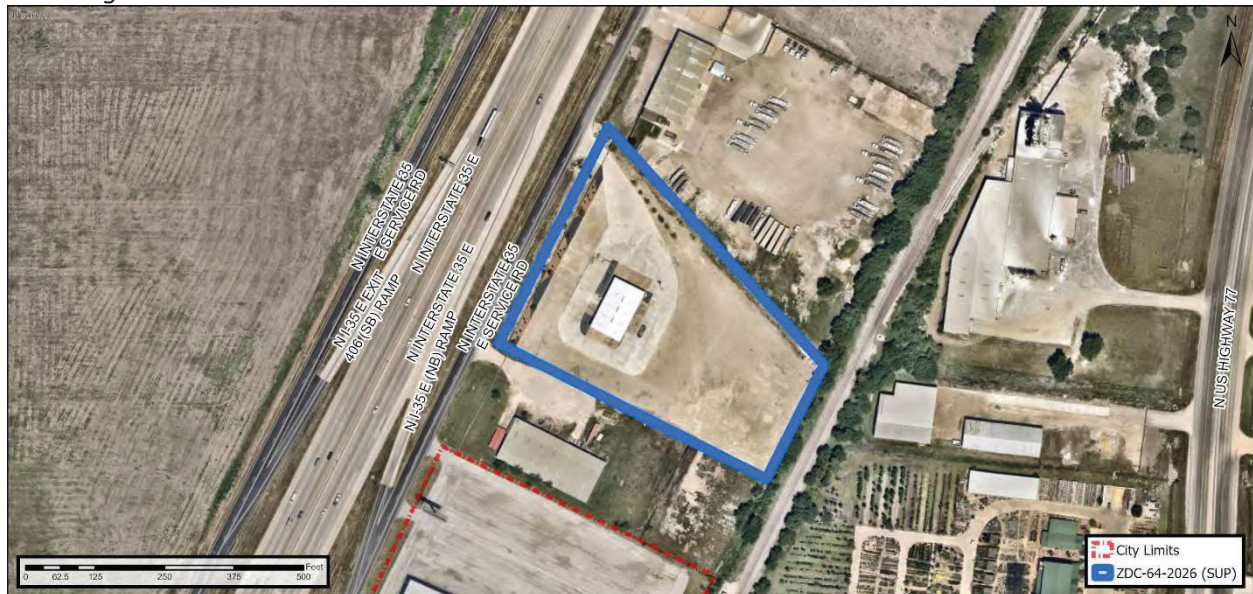
Comprehensive Plan:

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 as 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 site is accessible from North Interstate 35 Service Road.

Site Image:



PLANNING ANALYSIS

The applicant requests approval of a Specific Use permit (SUP) to allow for a Heavy Machinery and Equipment, Rental, Sales, Storage and Display use for 7020 Waxahachie LLC at 7020 N Interstate 35. The lot has a 1 story, 6,022 square foot metal building on the subject property. The structure is 100.2' long and 60' wide. Proposed hours of operation are 24/7 with approximately up to 30 employees. Outside storage of heavy machinery, equipment, and materials will be to the rear of the property. Only the Display and storage of heavy equipment and vehicles will be allowed along the front of the property.

Planning Analysis (continued):

Landscaping, fence installation, and an exterior remodel have been completed without obtaining the appropriate permits. However, a civil permit and irrigation permit have been obtained. The irrigation and work covered under the civil permit have not been completed or accepted by the city.

Upon bringing this to applicant's attention, the applicant has agreed to apply for the appropriate permits to satisfy code requirements. Several trees were planted in TXDOT's Right of Way for screening purposes. The applicant has agreed to replace any landscaping in the R.O.W. that is removed in the event of a TXDOT expansion, and the replacement landscaping would be in interior of the lot.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 9 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 no letters of support and no letters of opposition to the proposed 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 property owner shall obtain all necessary permits from the City of Waxahachie Building & Community Services Department prior to opening the business on the subject property.
2. The property owner shall replace any landscaping lost in future expansions by TXDOT to substantially match was removed consistent with the City of Waxahachie screening requirements.
3. Only heavy equipment and vehicles for display may be stored in the front of the property.
4. The SUP shall expire in three (3) years from the date of approval of the ordinance.
5. If a Certificate of Occupancy or building permits are not obtained within six (6) months of the date of the approval of the ordinance the SUP shall expire.
6. Revised Operational Plan shall be submitted prior to City Council meeting.
7. All other storage of equipment, vehicles and contractor materials shall only be placed in the rear of the lot behind the primary structure and be screened from the public right-of-way.

ATTACHED EXHIBITS

1. Location Map
2. Operational Plan
3. Site Plan
4. Elevations
5. Landscape 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:

David Jones

Planner

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Reviewed by:

Trenton Robertson, AICP

Director of Planning

trobertson@waxahachietx.gov



EXHIBIT B - OPERATIONAL PLAN

7020 N INTERSTATE 35 E, WAXAHACHIE, TX, 75165-Operational Plan

- Proposed up to 24/7 hours of operation
- Site is designed for intended use “Heavy Machinery and Equipment, Rental, Sales, Storage and Display”
- Future tenants will have space for approximately 30 employees.
- The storage of most machinery and materials will be in the rear of the property.
- The display of heavy machinery and storage of vehicles will be at the front of the property.

EXHIBIT C - SITE PLAN

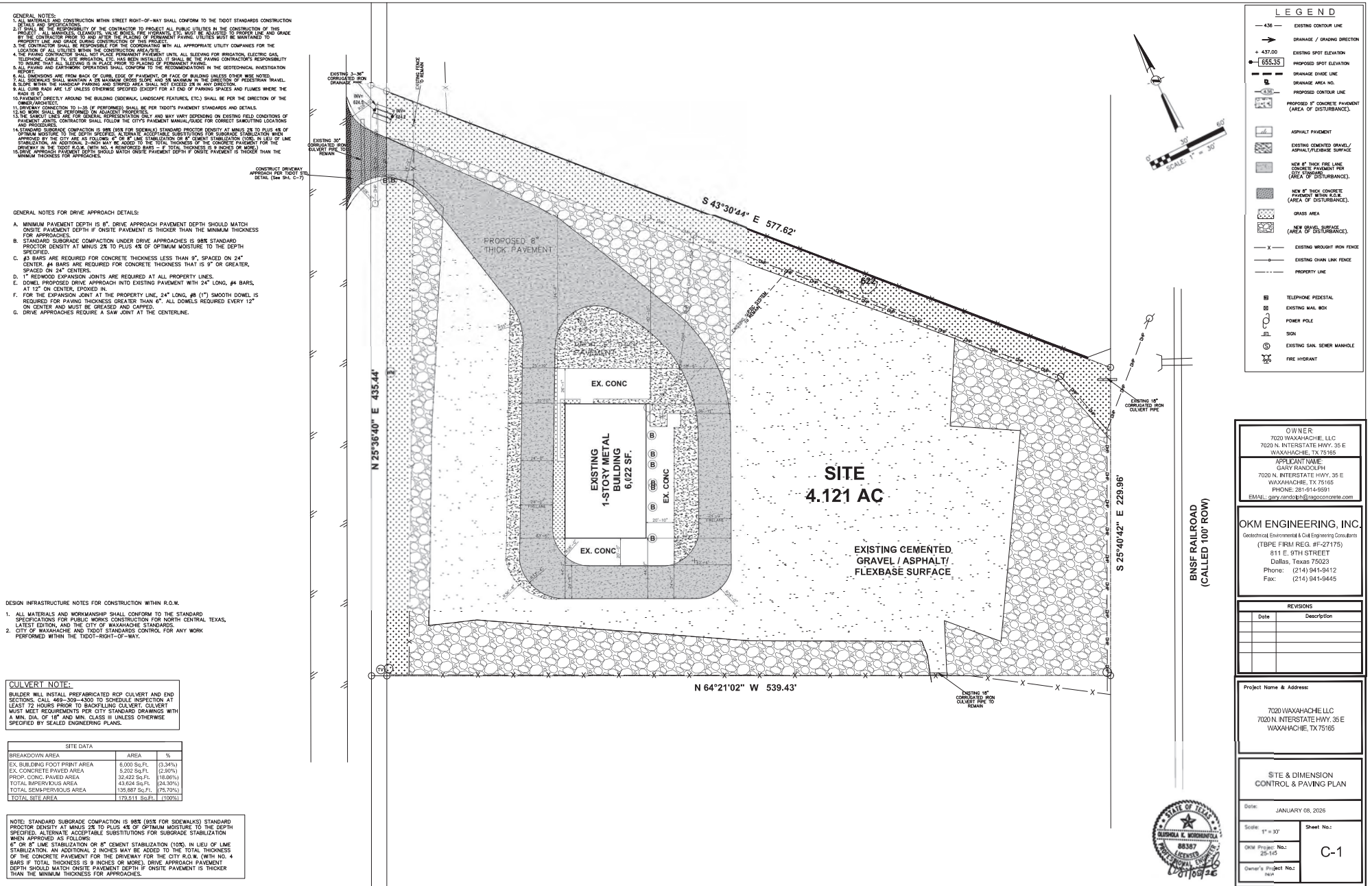


EXHIBIT D - ELEVATIONS

Items 9-10



EXHIBIT D - ELEVATIONS

Items 9-10



EXHIBIT D - ELEVATIONS

Items 9-10



EXHIBIT D - ELEVATIONS

Items 9-10



EXHIBIT E - LANDSCAPE PLAN



NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BIURD PUBLIC, PRIVATE, AND FRANCHISE UTILITIES FACILITIES AFFECT THIS SITE AND ARE DEPICTED ON THE PLANS HERE PRODUCED. 811, LLC SHALL NOT BE RESPONSIBLE FOR FINDING THE EXACT LOCATION OF SAID FACILITIES IN THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR SHALL CALL 811 AT A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR REMEDIATION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED FOR 811 BY THE FACILITY OWNERS.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

NOTE:

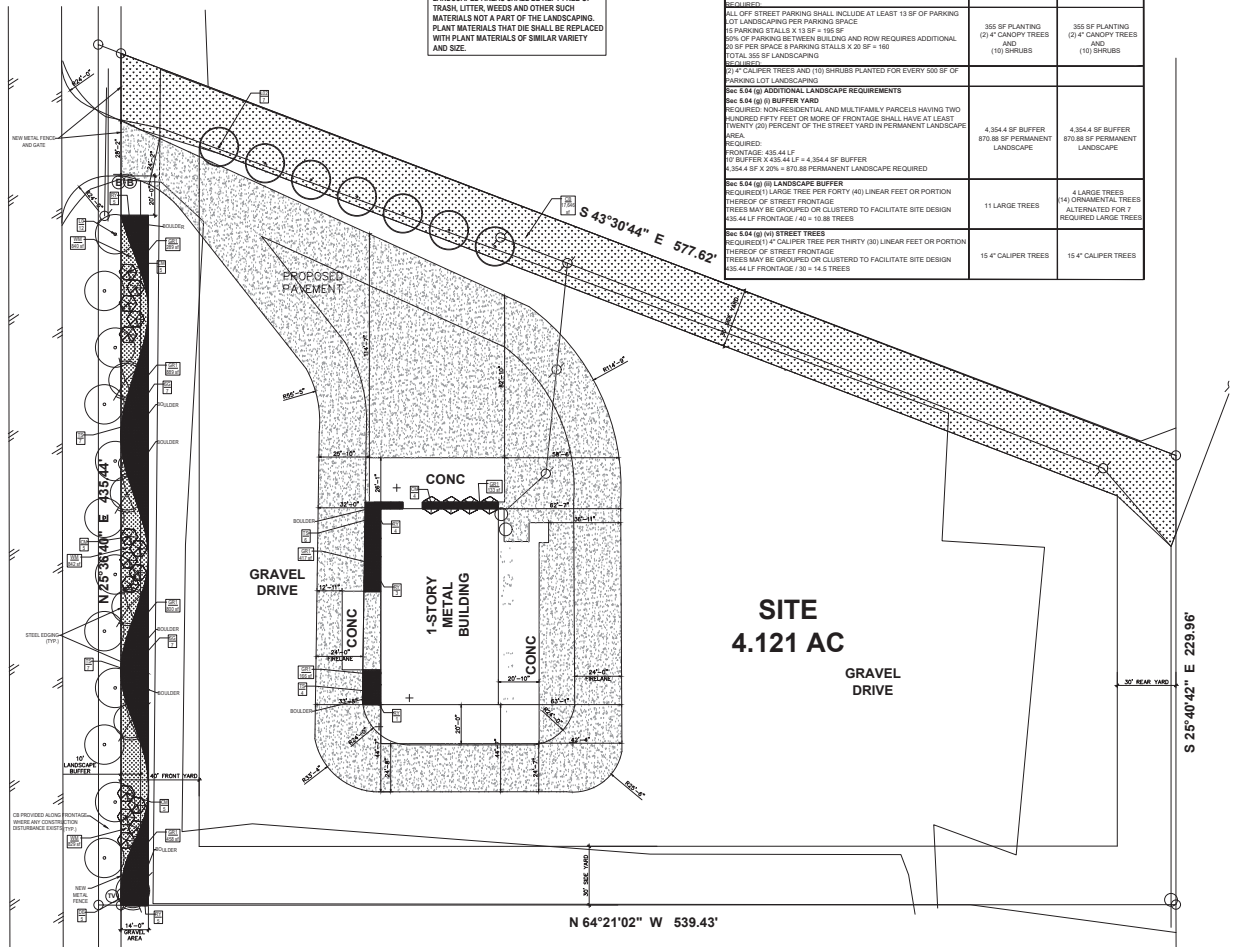
A FULL AUTOMATED IRRIGATION DESIGN AND SYSTEM WILL BE PROVIDED FOR ALL TREES AND PLANTING AREAS BY LANDSCAPE CONTRACTOR.

NOTE:

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

Items 9-10

CITY OF WAXAHACHIE, TEXAS SEC 5.04 LANDSCAPE REQUIREMENTS			
ZONED: L-1 LIGHT INDUSTRIAL			
TOTAL SITE AREA: 4.121 ACRES 179,510.78 S.F.			
Sec. 5.04 (a) (i) (3) INTERIOR LANDSCAPE AREA REQUIREMENTS: BUILDINGS LESS THAN 10,000 SF IN L-1 + 20% 50% OF BUILDING FLOOR AREA 5,000 SF BUILDING AREA X .20 = 1,000 SF	REQUIRED 1,200 S.F.	PROVIDED 1,200 S.F.	
Sec. 5.04 (ii) INTERIOR LANDSCAPE AREA REQUIREMENTS: PLANTING REQUIREMENTS: CANOPY TREES 1/80 SF UNDERSTORY TREES PER 200 SF 2.00 SF / 200 SF = 4.8 UNDERSTORY TREES 2 SHRUB / 40 SF 2.00 SF / 40 SF = 50 SHRUBS 15% OF TOTAL AREA SHALL BE GROUND COVER 2.00 SF X .15 = 300 SF GROUND COVER 2% OF TOTAL AREA SHALL BE SEASONAL COLOR 2.00 SF X .02 = 40 SF	REQUIRED 3 CANOPY TREES 5 UNDERSTORY TREES 30 SHRUBS GROUND COVER NA SEASONAL COLOR NA	PROVIDED 3 CANOPY TREES 5 UNDERSTORY TREES 30 SHRUBS GROUND COVER NA SEASONAL COLOR NA	
Sec. 5.04 (i) PARKING LOT LANDSCAPING: REQUIREMENTS: ALL OFF STREET PARKING SHALL INCLUDE AT LEAST 13 SF OF PARKING LOT LANDSCAPING PER PARKING SPACE 5 PARKING SPACES X 13 SF = 65 SF 50% OF PARKING BETWEEN BUILDING AND ROW REQUIRES ADDITIONAL 10 SF PER SPACE 8 PARKING SPACES X 20 SF = 160 TOTAL 365 SF LANDSCAPING REQUIREMENTS: (2) 4" CALIPER TREES AND (10) SHRUBS PLANTED FOR EVERY 500 SF OF PARKING LOT LANDSCAPING	REQUIRED 355 SF PLANTING (2) 4" CANOPY TREES AND (10) SHRUBS	PROVIDED 355 SF PLANTING (2) 4" CANOPY TREES AND (10) SHRUBS	
Sec. 5.04 (ii) ADDITIONAL LANDSCAPE REQUIREMENTS Sec. 5.04 (ii) (b) BUFFER YARD REQUIRED: NON-RESIDENTIAL AND MULTIFAMILY PARCELS HAVING TWO HUNDRED FIFTY FEET OR MORE OF FRONTAGE SHALL HAVE AT LEAST TWENTY (20) PERCENT OF THE STREET YARD IN PERMANENT LANDSCAPE AREA REQUIREMENTS: FRONTAGE: 435.44 LF 10' BUFFER X 435.44 LF = 4,354.4 SF BUFFER 4,354.4 SF X 20% = 870.88 PERMANENT LANDSCAPE REQUIRED	4,354.4 SF BUFFER 870.88 SF PERMANENT LANDSCAPE	4,354.4 SF BUFFER 870.88 SF PERMANENT LANDSCAPE	
Sec. 5.04 (ii) (c) ON-LANDSCAPE BUFFER REQUIRED: 1' LARGE TREE PER FORTY (40) LINEAR FEET OR PORTION THEREOF OF STREET FRONTAGE TREES MAY BE GROUPED OR CLUSTERED TO FACILITATE SITE DESIGN 165.4 LF FRONTAGE / 40 = 4.13 TREES	11 LARGE TREES	11 ORNAMENTAL TREES ALTERNATED FOR 7 REQUIRED LARGE TREES	
Sec. 5.04 (ii) (d) STREET TREES REQUIRED: 1" CALIPER TREE PER THIRTY (30) LINEAR FEET OR PORTION THEREOF OF STREET FRONTAGE TREES MAY BE GROUPED OR CLUSTERED TO FACILITATE SITE DESIGN 165.4 LF FRONTAGE / 30 = 5.5 TREES	15 4" CALIPER TREES	15 4" CALIPER TREES	



7020 N IH 35 E
PLANT LIST

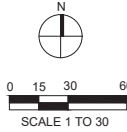
SYMBOL	QTY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
12	LD	Live Oak	Quercus virginiana	4" caliper	8&B or Cont., 12'-14" H., 5'-6" sp, single straight trunk	
7	L02	Live Oak	Quercus virginiana	2" caliper	8&B or Cont., 11'-13" H., 4'-6" sp, single straight trunk, matched	
5	DE	Drake Elm	Ulmus parvifolia	4" caliper	8&B or Cont., 12'-14" H., 5'-6" sp, single straight trunk, matched	
19	CM	Dynamic Crape Myrtle	Lagerstroemia indica 'Wax II'	2" caliper	8&B or Cont., 7'-9" min. H., 4'-6" sp, multi-trunk, 3 cane min	
18	BY	Red Yucca	Hesperaloe parviflora	5 gallon	21'-24" H., 20'-24" sp., full pot, well rooted, 40" o.c. spacing	
24	TS	Texas Sage	Leucophyllum frutescens 'San Antonio Rose'	3 gallon	24'-28" min H., 21'-24" sp., full pot, well rooted, 40" o.c. spacing	
14	SG	Autumn Sage	Salvia greggii 'Furnace's Red'	3 gallon	26'-30" min H., 26'-28" sp., full pot, well rooted, 30" o.c. spacing	
13	CB	Common Bermuda	Cynodon dactylon	Hydromulch		

MATERIAL SCHEDULE

KEY	NAME	SUB / COLOR /	REMARKS
WM	Wood Mulch	Cedar / Cypress Shredded Wood Mulch	Living Earth (or equal) Provide sample for approval
GR1	Course Gravel	New Mexico Cobble Small: Size: 2" - 3" - 3"	Supplier: W&Q Stone (or equal) Provide sample for approval
	Steel Edging	Type: Quantum Size: 24" x 4" Color: Black Duralux	Manufacturer: Permabloc (or equal) Install at all locations where planting is separated from turf, mulched planting and GR1 areas. Install per manufacturer directions. Provide sample for approval

GENERAL PLANTING NOTES:

- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- ALL SHRUB BEDS SHALL HAVE A MINIMUM OF (4") FOUR INCHES OF DECORATIVE GRAVEL MULCH. KEEP GRAVEL OFF TOP OF SHRUB ROOTBALLS. USE ORGANIC WOOD MULCH AS REQUIRED.
- LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN OR IN DETAILS.
- TREES SHALL BE PLANTED AT LEAST FIVE (5) FEET FROM ANY UTILITY LINE, AND OUTSIDE UTILITY EASEMENTS, AND A FIVE (5) FEET CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
- TREES OVERHANGING PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- TREES OVERHANGING VISIBILITY EASEMENTS WITHIN RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- TREES OVERHANGING DRIVE AISLES AND FIRE LANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14) FEET.
- TREES PLANTED ON SLOPES WILL HAVE THE SOIL MAINTAINED AT AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3) FEET IN WIDTH. ALL SHRUBS SHALL BE PERMANENTLY FIXED MATERIAL, SUCH AS DECOMPOSED GRANITE OR GRAVEL.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED BY THE THOROUGHFARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'6") IN HEIGHT. TREES WILL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7) FEET.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED BY THE LANDSCAPE INSTALLER TO MAINTAIN ALL LANDSCAPED AREAS. OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- CONTRACTOR IS TO PROVIDE SAMPLES FOR REVIEW OF THE FOLLOWING FOR APPROVAL BY OWNER'S REPRESENTATIVE:
A. DECORATIVE GRAVEL
B. BOLLARD
C. COMPOST
D. PLANTING BACKFILL
- CONTRACTOR IS TO PROVIDE PHOTOGRAPHIC SAMPLES OF ALL SPECIFIED PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR APPROVAL, ONLY IF REQUESTED BY OWNER.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIAL SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWINGS AND PLANT LIST, THE DRAWING SHALL PREVAIL UNLESS AUTHORIZED OTHERWISE.
- PROVIDE GRASS SEEDING OR LAY SOD FOR PROPOSED TURF AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBED GRADING. PROVIDE IRRIGATION AS NECESSARY PER OWNER'S DIRECTION.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION NOT CALLED TO BE SOCCED, SHALL BE RE-ESTABLISHED WITH BERMUDA SEED AND IRRIGATED.
- ALL LANDSCAPED BEDS TO HAVE TOPSOIL BEDDING MIX THAT MEETS PLANTING SPECIFICATIONS. INSTALL IN DEPTH PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISH GRADE OF ADJACENT PAVEMENT.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRABLE, FERTILE PH RANGE OF 5.5-7.4 AND FREE OF TRASH, DEBRIS, STONES, WEEDS, TWIGSBRANCHES.



SPACE BETWEEN
Design Studio

Mailing Address:
P.O. Box 181599
Arlington, Texas 76096-1599
P: 817-247-8226

Street Address:
2325 Belton Drive
Arlington, Texas 76018



FOR REGULATORY REVIEW,
NOT FOR CONSTRUCTION

7020 N. Interstate 35E
Waxahachie, Texas 76165
Site Landscape Plan

Owner:
7020 Waxahachie, LLC
5907 N. Interstate 35E
Waxahachie, Texas 75165

Project Number: 10-010-0
Drawn By: MPG
Site Landscape Plan 07.22.25

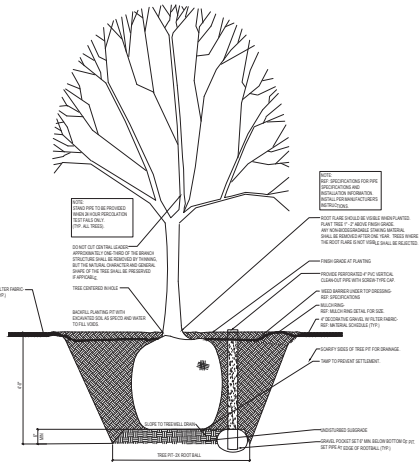
Revision	Date
1	
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LANDSCAPE
PLAN

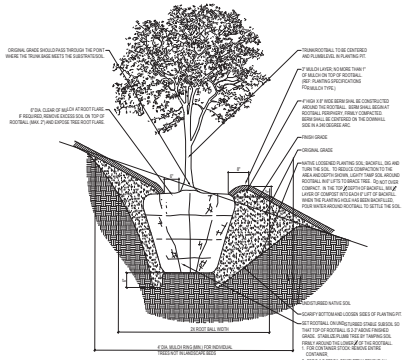
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EXHIBIT E - LANDSCAPE PLAN

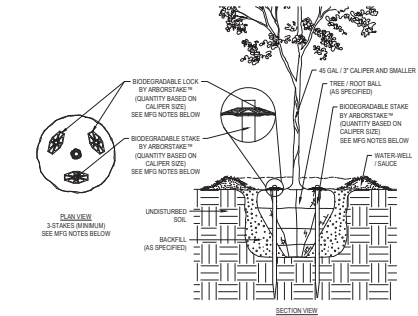
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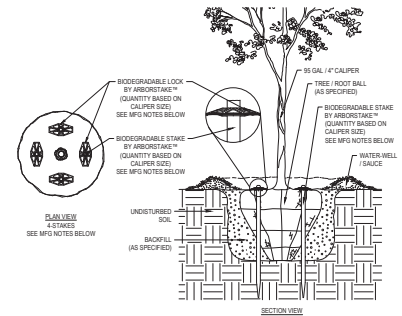
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SCALE: N.T.S.



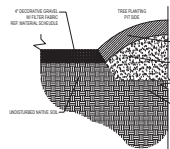
02|SECTION: TREE PLANTING ON 5-25% SLOPES
(20:1 TO 4:1 SLOPES)
SCALE: N.T.S.



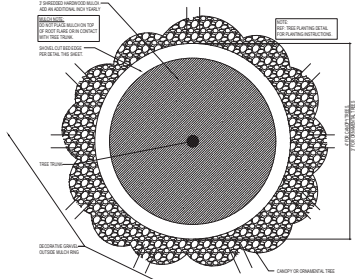
03|SECTION: TREE STAKING DETAIL (3-STAKES)
SCALE: N.T.S.



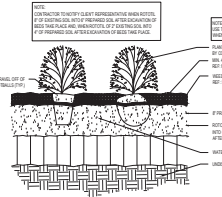
04|SECTION: TREE STAKING DETAIL (4-STAKES)
SCALE: N.T.S.



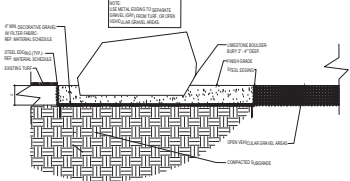
05|SECTION: SHOVEL CUT EDGE @ MULCHING
RING IN GRAVEL AREAS
SCALE: N.T.S.



06|SECTION: MULCH RING @ TREES
IN GRAVEL AREAS
SCALE: N.T.S.



07|SECTION: SHRUB PLANTING
W/ GRAVEL MULCH
SCALE: N.T.S.



08|SECTION: BOULDERS SET IN GRAVEL AREAS
SCALE: N.T.S.

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Revision Date
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△
△
△
△

LANDSCAPE
DETAILS

LSP 10.01