AMENDED AGENDA

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on ***Tuesday, August 25, 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 August 11, 2026
   b. Consider request by Tony Degelia & Lisa Hyter, for a Replat of a portion of Lot 4 of the Green Meadows Subdivision, to create three residential lots, being 4.159 acres, located at Green Meadows Lane (Property ID 150733) – Owner: Farmprince Properties, LLC (SUB-98-2026)

c. Consider request by Brenda Barajas Diaz, for a Plat of Barajas-Diaz Estate Addition, Lot 1, Block A, being 6.198 acres, located directly east of 115 South Westmoreland Road, situated in the S. Powers Survey, Abstract No. 837, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 313255 – Owner: Barajas Brenda Revolution Living Trust (SUB-103-2026)

5. ***Public Hearing*** on a request by Patrick McGee, HighPark Capital, LLC for a Zoning Change from a Commercial Zoning District to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district, located at 1761 N US Highway 77 (Property ID 186874) – Owner(s): Ferris Avenue Baptist Church DBA The Avenue (ZDC-54-2026)

6. ***Consider*** approval of ZDC-54-2026

7. ***Public Hearing*** on a request by Susan Dixon for a Specific Use Permit (SUP) for an Accessory Structure greater than or equal to seven hundred (700) square feet, use within a Future Development (FD) zoning district located at 109 Crystal Cove, (Property ID 218977) – Owner: Howard & Susan Dixon (ZDC-77-2026)

8. ***Consider*** approval of ZDC-77-2026

9. ***Public Hearing*** on a request by Hilda Bailey, for a Specific Use Permit (SUP) for an Accessory Structure Greater than or Equal to 700 S.F. use within a Planned Development Single-Family-1 zoning district located at 2790 Eastham Way (Property ID 190456) - Owners: Hilda Bailey and Ronald Bailey (ZDC-81 2026)

10. ***Consider*** approval of ZDC-81-2026

11. ***Public Hearing*** on a request by Matt Lucas, PE for a Specific Use Permit (SUP) for a Pole Sign use within a Planned Development-Mixed Use Non-residential (PD-MUNR) zoning district located directly adjacent to the intersection of Gridiron Drive and Blue Star Drive (Property ID 303980) – Owner: Mark Hickman (ZDC-79-2026)

12. ***Consider*** approval of ZDC-79-2026

13. ***Public Hearing*** on a request by Corey Riley, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 zoning district located at 106 Trinity Lane (Property ID 172884) - Owners: Cory Riley and Brooke Riley (ZDC-89-2026)

14. ***Consider*** approval of ZDC-89-2026

15. ***Consider*** a request by Tim Jackson, Texas Reality Capture & Surveying LLC, for a Replat of Ferris Second Addition, lots 127R-1A and 127R-2A, being 0.811 acres, located at 122 US Highway 77, (Property ID 142201, 173428) – Owner: Ellis County Farm Bureau (SUB-104-2026)

16. ***Consider*** a request by Emile Sirchia, for a Replat of part of lot 2 and part of lot 3, Block 1, of Emerald Forest Section 1 to create Lot 2R and Lot 4R, Block 1 of Emerald Forest Section 1 being 9.001 acres, located at 3810 FM 1446, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 150204, 150206) – Owner: Emile Sirchia (SUB-92-2026)

17. 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
August 11, 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 August 11, 2026 at 7:00 p.m.

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

1. Call to Order

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

2. Invocation

Commissioner Jimmy Poarch gave the invocation.

3. Public Comments

Kathy Kacal, 405 Brookside Road, Waxahachie, Texas, expressed concerns regarding the Kemp Tract development off Brookside Road.

4. Consent Agenda

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)

Action:
Twyla U. Williams moved to approve the Consent Agenda subject to the conditions of the staff reports, with the exception of items 4c and 4d. Motion was seconded by Jimmy Poarch and carried unanimously (7-0).

4c. 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)

Commissioner Ryan Simpson inquired about the spelling of Kelly/Kelley.

Action:
Jenny Bridges moved 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, with the addendum that Kelly is spelled correctly, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Jimmy Poarch and carried unanimously (7-0).

4d. 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)

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

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

Director of Planning Trenton Robertson presented the item.

Chair Johnson inquired about the property owner notifications for the name change.

Commissioner Poarch inquired about whether the proposed road name was "Brickman Lane" or "Brick Lane".

Vice Chair Jenny Bridges discussed the City's policy regarding road names named after individuals.

Commissioner Twyla U. Williams asked for further clarification regarding the proposed road name.

Chair Johnson opened the public hearing at approximately 7:17 p.m.

There being no others to speak for or against the item, Chair Johnson closed the public hearing at approximately 7:17 p.m.

6. Consider recommendation of renaming a portion of Harrington Road to Brickman Lane

Action:
Twyla U. Willams moved 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. Motion was seconded by Ryan Simpson and carried unanimously (7-0).

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)

Chair Johnson recused herself.

Mr. Robertson presented the Item.

The applicant, Yomi Fayiga, 1111 W Main St, Waxahachie, Texas asked why Chair Johnson recused herself.

Vice Chair Bridges opened the public hearing at approximately 7:32 p.m.

There being no others to speak for or against the item, Vice Chair Bridges closed the public hearing at approximately 7:32 p.m.

8. Consider approval of SUB-75-2026

Action:
Ryan Simpson moved 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. Motion was seconded by Terry Connor and carried unanimously (6-0), with Wendy Johnson abstaining.

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)

Mr. Robertson presented the Item.

The Commission discussed alternatives to the recommended 3-year expiration for the SUP.

The applicant, Caleb Bates, 2415 Commerce St, Dallas, Texas, requested a 25-year expiration.

Floyd Bates, 2415 Commerce St, Dallas, Texas, noted that their prospective tenants are seeking 10-year leases.

Gary Randolph, 2415 Commerce St, Dallas, Texas, stated his intent to take care of the property.

Vice Chair Bridges asked about the hours of operation.

The Commission discussed tying the SUP expiration to changes in the Certificate of Occupancy.

Chair Johnson opened the public hearing at approximately 8:05 p.m.

There being no others to speak for or against the item, Chair Johnson closed the public hearing at approximately 8:05 p.m.

10. Consider approval of ZDC-64-2026

Action:
Ryan Simpson moved 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, replacing condition 4 with the condition that the term of the SUP follows the tenant's Certificate of Occupancy, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by Jenny Bridges and carried unanimously (7-0).

11. Adjourn

There being no further business, the meeting adjourned at 8:09 p.m.

Respectfully submitted,

Brian Guenzel, Assistant Director of Planning

Planning & Zoning Department

Plat Staff Report

Case: SUB-98-2026

MEETING DATE(S)

Planning & Zoning Commission: August 25, 2026

CAPTION

Consider a request by Tony Degelia & Lisa Hyter, for a **Replat** of a portion of Lot 4 of the Green Meadows Subdivision, to create three residential lots, being 4.159 acres, located at Green Meadows Lane (Property ID 150733) – Owner: Farmprince Properties, LLC (SUB-98-2026)

RECOMMENDED MOTION

"I move to approve SUB-98-2026, a Replat of the Green Meadows Subdivision, Lot 4, Block 1, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to replat the subject property into three (3) residential lots.

CASE INFORMATION

Applicant:	Tony Degelia & Lisa Hyter
Property Owner(s):	Farmprince Properties, LLC
Site Acreage:	4.159 acres
Number of Lots:	3 lots
Number of Dwelling Units:	3 units
Park Land Dedication:	N/A (ETJ)
Adequate Public Facilities:	It is unclear whether adequate public facilities are available to the subject property via Buena Vista-Bethel SUD and on-site sewage systems.

SUBJECT PROPERTY

General Location:	West of Green Meadows Lane
Parcel ID Number(s):	150733
Current Zoning:	N/A (ETJ)
Existing Use:	Undeveloped
Platting History:	The subject property is platted as Lot 14 as part of the Green Meadows Subdivision.

Site Aerial:



PLANNING ANALYSIS

A Replat Application is required by the Waxahachie Subdivision Ordinance in instances where a property owner wishes to change the configuration of the existing lot. In this instance, the subject property is comprised of one (1) previously platted lot that fronts Lone Elm Road & Green Meadows Drive. The property owner proposes subdivide the existing lot to create three (3) 1-acre residential lots. Due to this, a replat is necessary to subdivide the existing lot.

Adequate public facilities can be provided to the site via Buena Vista-Bethel SUD and on-site sewage systems. The Water Endorsement Letter received from Buena Vista-Bethel SUD only noted for the existing lot and not for the proposed three (3) lots as a result of this replat. Staff verified with the water provider they understood there were three lots, however they will need to provide to the City so we may provide to the County an updated Water Endorsement Letter that accounts for the additional lots, and confirm whether adequate water flow is available to the proposed lots.

In addition, the property owner is dedicating utility easements and variable width ROW as required by the Ellis County Quality Growth Initiative (ECQGI).

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

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Replat request, subject to satisfying all staff comments and the conditions listed below.

Conditions:

1. Per Section 1.2 of the Waxahachie Subdivision Ordinance, the City utilizes a one-step plat. Please remove "Final Plat" from the title block and replace it with "Replat."
2. 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.
3. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, corporate boundaries are required on the plat. Please note that this property was removed from the Waxahachie ETJ by Ord. 3606. Please include the ETJ boundary on the plat.
4. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the width of adjacent streets must be identified on the plat. Please add a measurement of the US Highway 287 Business ROW at this location. Note that the Waxahachie 2024 Thoroughfare Plan identifies Lone Elm Road as an 120' ROW. If the existing ROW width is less than 60', ROW dedication of 60' from the center line of the road will be required with this Plat, per Section 3.1.c.6.a of the Waxahachie Subdivision Ordinance.
5. Per Section 2.4.c.6 of the Waxahachie Subdivision Ordinance, correct acreage for each lot is required on the plat. Please include the acreage of the ROW dedication on the plat.
6. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, GPS coordinates shall be provided for survey monuments on the plat exhibit. Please provide coordinates (northing, easting) for the POB and one additional corner of the property boundary.
7. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The type of lot must be labeled (i.e, residential or commercial), revise accordingly.
8. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is “SUB-98-2026”, revise accordingly.
9. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. Please ensure that you label that this is in the City of Waxahachie's ETJ.
10. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, space is required to be reserved for the placement of recording information by the Ellis County Clerk. Reserve a 12"x1.5" blank box in the top right-hand corner.
11. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, the signatories name is required to be printed under this signature block, in addition to their title.
12. Per Section 2.4.c.25.vi.c of the Waxahachie Subdivision Ordinance, a correct Planning & Zoning Commission signature block for the City of Waxahachie is required.
13. Per Section 3.6.a of the Waxahachie Zoning Ordinance the property owner shall provide all rights-of-way required for existing or future streets, and all required street improvements as shown in the Thoroughfare Plan. The 2024 Waxahachie Thoroughfare Plan identifies "Lone Elm Road" as a Major Arterial, which calls for a 120" ROW.
14. Per Sections 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.
15. Per Sections 5.8.b of the Waxahachie Subdivision Ordinance, a completed Water Utility Provider's Endorsement form is required.
16. Per Section 5.8.f of the Waxahachie Subdivision Ordinance, a subdivision of four (4) or fewer lots is not required to have a water system with mains of sufficient size and having sufficient number of outlets to furnish fire protection to all lots. If on the Utility Provider's Endorsement form it is indicated that the provided water system cannot provide the water flow and pressure for firefighting per ISO guidelines, please make this note on the plat: "NOTE: AT THE TIME OF PLAT APPROVAL, THIS DEVELOPMENT DOES NOT HAVE ADEQUATE WATER FLOW TO ALLOW FOR FIRE FIGHTING AND FIRE SUPRESSION SERVICES TO ANY IMPROVED PROPERTIES."
17. Per Section IV.A of the Ellis County Subdivision and Development Standards, add a page number to the plat (i.e. Page 1 of 1).
18. Per Section IV.A of the Ellis County Subdivision and Development Standards, remove the property address block above the owner's block on the plat.

Conditions (continued):

19. Per Section IV.A of the Ellis County Subdivision and Development Standards, add the company representative's name to the owner's contact block on the plat.
20. Per Section IV.A of the Ellis County Subdivision and Development Standards, revise Meadow Crest Dr to Meadow Crest Rd in the vicinity map.
21. Per Section IV.A of the Ellis County Subdivision and Development Standards, update the map panel number and date within the floodplain statement to be as follows: Map Panel No. 48139C0170G, Effective Date: 10/19/2023.
22. Per Section IV.A of the Ellis County Subdivision and Development Standards, this property is within the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Ellis County, Texas. Update the plat title block to reflect this revision and add the ETJ boundary to the plat drawing.
23. Per Section IV.A of the Ellis County Subdivision and Development Standards, Ellis County's Thoroughfare Plan classifies Lone Elm Road as a principal arterial road, requiring sixty (60) feet of right-of-way measured from the centerline of the road. Update the plat drawing to reflect this revision. (As a reminder, the County's minimum lot size requirement is one (1) net acre, and minimum road frontage requirement is 150-feet. Adjustments to the configuration of the lots may be necessary to meet the minimum requirements).
24. Per Section IV.A of the Ellis County Subdivision and Development Standards, label the right-of-way dedication acreage on the plat drawing.
25. Per Section IV.A of the Ellis County Subdivision and Development Standards, label two (2) survey benchmarks with coordinates on the plat drawing.
26. Per Section IV.A of the Ellis County Subdivision and Development Standards, add the original plat calls to the plat drawing that differ from the ground calls of this plat.
27. Per Section IV.A of the Ellis County Subdivision and Development Standards, add the save & except deed record calls to the plat drawing that differ from the ground calls of this plat.
28. Per Section IV.A of the Ellis County Subdivision and Development Standards, add a twenty-five (25) foot front building line setback to Lot 14A along Green Meadows Drive.
29. Per Section IV.A of the Ellis County Subdivision and Development Standards, add a fifty (50) foot front building line setback to Lots 14A, 14B, & 14C along Lone Elm Road.
30. Per Section IV.A of the Ellis County Subdivision and Development Standards, remove the shared driveway access easement between Lots 14A & 14B.
31. Per Section IV.A of the Ellis County Subdivision and Development Standards, label the dimensions of the proposed shared driveway between Lots 14B & 14C on the plat drawing and revise the label to be as follows: Shared Driveway Access Easement.
32. Per Section IV.A of the Ellis County Subdivision and Development Standards, revise the label of the utility line easements on the plat drawing to be drainage & utility.
33. Per Section IV.A of the Ellis County Subdivision and Development Standards, in reference to the original plat, correct "Green Meadows Addition" to Green Meadow in the plat title block and written property description.
34. Per Section IV.A of the Ellis County Subdivision and Development Standards, add the plat name to the Owner's Certificate on the plat.
35. Per Section IV.A of the Ellis County Subdivision and Development Standards, revise the language beneath the owner's signature line to be as follows: (insert company representative's name), Authorized Agent on behalf of Farmprince Properties, LLC.
36. Per Section IV.A of the Ellis County Subdivision and Development Standards, add the company representative's name to the notary's statement on the plat.

ATTACHED EXHIBITS

1. Replat
2. Water Utility Provider's Endorsement Letter (Buena Vista-Bethel SUD)

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 and conditions.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
    a. If comments were not satisfied, then the applicant will be notified to make corrections.
    b. If all comments were satisfied, then the applicant shall provide three (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. Ellis County plat application and filing fees have been paid.
2. The property owner shall receive the approval of a septic permit from Ellis County Department of Development before recording the plat with the County.

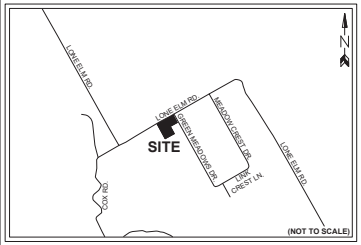
STAFF CONTACT INFORMATION

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REPLAT

VICINITY MAP



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ELLIS

That I, Farmprince Properties, LLC, being the owners of that certain tract of land hereinafter described as follows:

Being all that certain lot, tract, or parcel of land lying in the ELLEN BALLARD SURVEY, Abstract No. 120, in Ellis County, Texas, and being a portion of Lot 14, of Green Meadows Addition, an addition to Ellis County, Texas, according to the plat thereof recorded in Cabinet A, Slide 443, Plat Records, Ellis County, Texas, and being the same tract of land described in deed to Farmprince Properties, LLC, recorded in Instrument No. 2213374, Official Public Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" found at the intersection of the Southwest line of Green Meadows Drive, with the South line of Lone Elm Road, and being the North corner of said Lot 14;

THENCE South 30 deg. 25 min. 05 sec. East, along said Southwest line, a distance of 236.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" found at the North corner of a tract of land described in deed to Davon Jackson Bahr and David W. Jackson, recorded in Instrument No. 2210128, Official Public Records, Ellis County, Texas;

THENCE South 59 deg. 42 min. 55 sec. West, a distance of 208.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" found at the West corner of said Jackson tract;

THENCE South 30 deg. 25 min. 05 sec. East, a distance of 208.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" found in the Northwest line of Lot 13, of said Green Meadows Addition, at the South corner of said Jackson tract;

THENCE South 59 deg. 42 min. 55 sec. West, a distance of 296.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" found in the Northeast line of a tract of land described in deed to Manuel Martinez and Adrienne Martinez, recorded in Instrument No. 1831622, Official Public Records, Ellis County, Texas, at the common Westerly corner of said Lots 13 and 14;

Thence North 30 deg. 21 min. 05 sec. West, along said Northeast line, a distance of 445.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" found at the West corner of said Lot 14;

Thence North 59 deg. 42 min. 55 sec. East, along said Southeast line of Lone Elm Road, a distance of 504.72 feet to the PLACE OF BEGINNING and containing 181,155 square feet or 4.159 acres of land.

SURVEYOR'S CERTIFICATE

This is to certify that I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas,have platted the above subdivision from an actual survey on the ground and that all lotcorners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

PRELIMINARY ONLY NOT FOR RECORDING PURPOSES

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas
My commission expires:

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Farmprince Properties, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as , an addition to the Ellis County, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. do(es) 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 is not responsible 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 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 Ellis County's usethereof.
7. Ellis County and/or public utilities 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 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, 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.
9. All modifications to this document shall be by means of 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 my hand at _____, Texas, This _____ day of _____, 20___.

_____
Name:
Title:

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas
My commission expires:

APPROVAL CERTIFICATE

STATE OF TEXAS
COUNTY OF ELLIS

Certificate of approval by the Commissioners' Court of Ellis County, Texas:
Approved this date, the _____ day of _____, 20___,

_____
Todd Litt,e County Judge

_____ _____
Randy Stinson, Commissioner, Precinct No. 1
Lane Grayson, Commissioner, Precinct No. 2

_____ _____
Paul Perry, Commissioner, Precinct No. 3
Kyle Butler, Commissioner, Precinct No. 4

ATTEST:

_____
Krystal Valdez, County Clerk

PLAT NOTES

1. ALL NEW CORNERS ARE SET WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691" UNLESS OTHERWISE NOTED.

3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48139C0175F, DATED 06/03/2013. THIS PROPERTY IS LOCATED IN ZONE X.

GENERAL NOTES

1. A drainage / utility easement (DUE) is only required, as necessary, to show any existing / future easements or drainage easements to help with the flow of water or placement of easements.
2. Ellis County will not be responsible for the maintenance of drainage easements or detention areas.
3. All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

ON-SITE SEWAGE FACILITY STATEMENT

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

_____ _____
Department of Development Director — Approval Date:

LEGEND

D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SLD.	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRF YC	IRON ROD FOUND WITH YELLOW PLASTIC CAP
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"

PROPERTY ADDRESS: GREEN MEADOWS DR., OVILLA, TX 75154
OWNER: FARMPRINCE PROPERTIES, LLC
ADDRESS: 2540 MCGARITY LN. LUCAS, TX 75002
PHONE: 270-320-2988

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
BARRY S. RHODES - RPLS NO. 3691 - FIRM NO. 10194366
7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202202281-01 DATE: 12/07/2022 DRAWN BY: TD

FINAL PLAT
GREEN MEADOWS ADDITION
LOTS 14A, 14B & 14C
REPLAT OF PORTION OF LOT 14,
OF GREEN MEADOWS ADDITION,
CABINET A, SLIDE 443, P.R.E.C.T.
4.159 ACRES OF LAND LOCATED IN THE ELLEN BALLARD SURVEY, ABSTRACT NO. 120,
ELLIS COUNTY, TEXAS

WATER ENDORSEMENT LETTER

Item 4b

CHILDRESS ENGINEERS
ENGINEERS & CONSULTANTS

TEXAS REGISTERED ENGINEERING FIRM F-702

ROBERT T. CHILDRESS, JR., P.E. • BENJAMIN S. SHANKLIN, P.E. • ROBERT T. CHILDRESS III, P.E.

July 8, 2026

Ms. Tabatha Davis
Buena Vista-Bethel Special Utility District
312 S. Oak Branch Road
Waxahachie, Texas 75167

Re: Hydraulic Analysis for
Farm Prince Properties
Green Meadows Addition
Property ID#150733
1 Meter Near Node 104
Map Sheet 12

Dear Ms. Davis,

In response to your request, we have examined the hydraulic capability of your system to provide the above referenced service requesting one (1) standard meter off of the 8" main along Lone Elm Road.

Our evaluation indicates that at this time the existing system can furnish the requested domestic service in conformity with Texas Commission on Environmental Quality standards for water distribution. A fireflow of 600 gpm can be projected off of a 8" main at this location.

Please be advised that this hydraulic analysis is only good for six (6) months from the date of this letter.

If you have any questions concerning this matter, please call.

Very truly yours,

CHILDRESS ENGINEERS

Benjamin S. Shanklin, P.E.

BSS/cv

I:\BVB\ba\LET-GreenMeadowsAddition-7-26.doc

PLANNING & ZONING DEPARTMENT
408 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290 | www.waxahachie.com/Departments/Planning_Department

WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: FARMPRINCE PROPERTIES LLC **Parcel ID #:** 150733

Subdivision Name: GREEN MEADOWS ADDITION

The City of Waxahachie requires new lots in subdivisions have adequate water flow and pressure to comply with TCEQ and latest Insurance Service Office (ISO) guidelines. Subdivisions served by water providers outside of the City of Waxahachie will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest ISO guidelines.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your application packet to the Planning Department.

Contact Information:

Buena Vista-Bethel SUD	(972) 937-1212
Carroll Water Company	(972) 617-0817
Mountain Peak SUD	(972) 775-3765
Rockett SUD	(972) 617-3524
Sardis-Lone Elm WSC	(972) 775-8566
Nash Foreston WSC	(972) 483-3039

To be completed by the water utility provider:

		Yes	No
1.	I have reviewed a copy of the proposed plat.	☑	☐
2.	The platted lots fall within our CCN area.	☑	☐
3.	Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	☑	☐
4.	Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	☑	☐
5.	The water line size servicing the lots is 8" inches.	☑	☐

Tabatha Davis
Print Name of General Manager of water provider or Designee

Buena Vista-Bethel S.U.D.
Name of water provider company

Tabathal Davis
Signature of General Manager of water provider or Designee

7/16/26
Date

Planning & Zoning Department
Zoning Staff Report
Case: SUB-103-2026

MEETING DATE(S)

Planning & Zoning Commission: August 25, 2026

CAPTION

Consider request by Brenda Barajas Diaz, for a **Plat** of Barajas-Diaz Estate Addition, Lot 1, Block A, being 6.198 acres, located directly east of 115 South Westmoreland Road, situated in the S. Powers Survey, Abstract No. 837, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 313255 – Owner: Barajas Brenda Revolution Living Trust (SUB-103-2026)

RECOMMENDED MOTION

*"I move to approve of SUB-103-2026 for a **Plat** of Block A, Lot 1 of the Barajas-Diaz Estate Addition, to create one (1) residential use lot, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The Applicant requests approval of a Plat Block A, Lot 1 of the Barajas-Diaz Estate Addition to create one (1) lot for residential use.

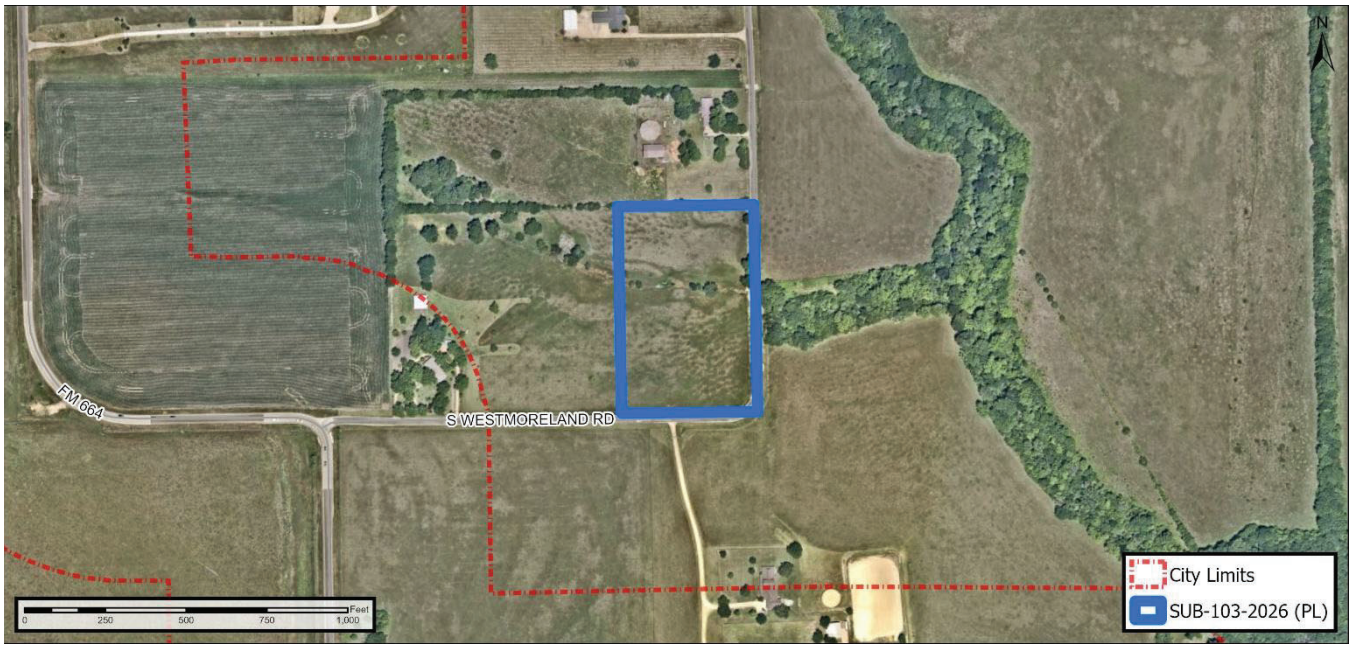
CASE INFORMATION

Applicant:	Brenda Barajas Diaz
Property Owner(s):	Barajas Brenda Revolution Living Trust
Site Acreage:	6.198 acres
Number of Lots:	1 lot
Number of Dwelling Units:	1 unit
Park Land Dedication:	N/A (ETJ)
Adequate Public Facilities:	Adequate public facilities, for domestic services only, are available via Rockett Special Utility District (SUD) and on-site sewage systems.

SUBJECT PROPERTY

General Location:	East of 115 South Westmoreland Road
Parcel ID Number(s):	313255
Current Zoning:	N/A (ETJ)
Existing Use:	Undeveloped
Platting History:	The subject property is currently unplatted

Site Aerial:



PLANNING ANALYSIS

The Applicant is proposing to plat an unplatted tract into one (1) residential lot to allow for future residential development. The property owner is dedicating their half of South Westmoreland Road, located on the eastern property line, which is identified as a Principal Arterial of 140' right-of-way (ROW) on the Ellis County 2024 Thoroughfare Plan. In addition, the property owner is dedicating utility easements as required by the Ellis County Quality Growth Initiative (ECQGI) on South Westmoreland Road along the eastern and southern property lines.

Adequate public facilities can be provided to the site via Rockett SUD and on-site sewage systems. However, a Water Endorsement Letter received from Rockett SUD stated that adequate water flow is available to the site for domestic services only. Water flow and pressure for firefighting and fire suppression purposes are not available. The Waxahachie Subdivision Ordinance allows plats of fewer than 4 lots in the Waxahachie ETJ to be approved without adequate fire flow; provided that the plat includes a note indicating this fact.

As part of the review of the Plat application, staff identified technical items that conflict with the requirements of the City of Waxahachie's Subdivision Ordinance and ECQGI. 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 information provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Plat subject to the condition listed below.

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, the plat shall be accompanied by a tax certificate in accordance with State law.
2. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, accurate bearings and distances for the property boundary are required. Please include in the indicated boundaries (see plat drawing for location).
3. Per Sections 2.4.c.2 and 2.4.c.19 of the Waxahachie Subdivision Ordinance, please show and label all abstract line(s) on the plat.

Conditions (continued):

4. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The case number assigned for this plat application is SUB-103-2026.
5. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, please update the title to "Chairperson" and remove the approval block for City Council.
6. Per Section 5.8 of the Waxahachie Subdivision Ordinance, please add the following note to the plat: “NOTE: AT THE TIME OF PLAT APPROVAL, THIS DEVELOPMENT DOES NOT HAVE ADEQUATE WATER FLOW TO ALLOW FOR FIRE FIGHTING AND FIRE SUPRESSION SERVICES TO ANY IMPROVED PROPERTIES.”
7. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Plat Application Fees are required to be paid prior to the approval of the application.
8. 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.
9. Per ECQGI, the following conditions shall be met prior to the filing of the Plat:
    a. At the time of final plat delivery, provide the original signed and notarized Waiver of Takings Impact Assessment form.
    b. At the time of final plat delivery, provide an original Tax Certificate with raised seal from the County Tax Office demonstrating all current property taxes are paid in full for the current year. (Please note: The County Clerk will require a 2026 Tax Certificate if the taxes for 2026 are assessed by the time this plat goes for filing.)
    c. Prior to permitting, any infrastructure improvements requested by the County Engineer’s Office or Precinct Commissioner shall be completed and inspected.
    d. Label the missing lot dimensions on the plat drawing.
    e. Add the easement for Rockett SUD found in Instrument No. 2533767 to the plat.
    f. Label the width of the private waterline easement (Instrument. No. 2608583) on the plat drawing.
    g. This property is located within two (2) FEMA map panels. Add the following information to the floodplain statement and update the plat drawing with shading for the adjacent property: Flood Insurance Rate Map No. 48139C0180G, Effective Date 10/19/23.
    h. Being that this is an ETJ plat, please remove the County's administrative approval signature block and replace it with the County's typical court signature block and OSSF statement.
    i. Please note a minimum finished floor elevation on the lot which complies with the stated criteria under this section. Also, A drainage study is typically required by Ellis County for areas with 4 or more lots. Aerial imagery and topography show a significant natural drainage course running through the proposed lot, which conveys runoff from at least 5 upstream properties. Please provide the study or communication with the Ellis County Engineer.

ATTACHED EXHIBITS

1. Plat
2. Water Endorsement Letter

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 are 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:

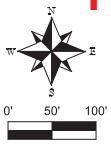
1. Ellis County plat application and filing fees have been paid.
2. The property owner shall receive the approval of a septic permit from Ellis County Department of Development before recording the plat with the County.

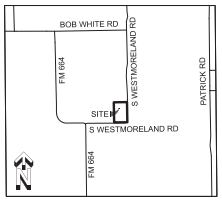
STAFF CONTACT INFORMATION

Prepared by:
Oanh Vu
Senior Planner
ovu@waxahachietx.gov

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

PLAT





VICINITY MAP
NOT TO SCALE

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83 PER GPS OBSERVATIONS

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0160G DATED OCTOBER 19, 2023, AND ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0180G DATED OCTOBER 19, 2023, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALL LOTS SHALL BE SERVICED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ONSITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN.

LEGEND

CIRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED " TXRCS" SET
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
DE&UE = DRAINAGE EASEMENT & UTILITY EASEMENT
B.L. = BUILDING LINE
ROW = RIGHT-OF-WAY
POB = POINT OF BEGINNING

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, BRENDA BARAJAS, TRUSTEE OF THE BRENDA BARAJAS REVOLUTION LIVING TRUST, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE S. POWERS SURVEY, ABSTRACT NO. 837, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO BRENDA BARAJAS, TRUSTEE OF THE BRENDA BARAJAS REVOLUTION LIVING TRUST, RECORDED IN INSTRUMENT NO. 2614758, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE NORTHEAST CORNER OF SAID BARAJAS TRACT, THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO JENNIFER LEIGH RINEHART AND DAVID SCOTT RINEHART, RECORDED IN INSTRUMENT NO. 1623177, OPRECT, IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED AS FIRST TRACT IN DEED TO ANN GRAHAM ALLEN, SUSAN ALLEN CRAVENS, BRYAN KEITH CRAVENS, REBECCA ALLEN LOWRY, HARRIS VAN LOWRY JR., JILL ALLEN BUIE AND DAVID HUNTER BUIE, RECORDED IN VOLUME 968, PAGE 191, OPRECT AND IN THE APPROXIMATE CENTERLINE OF SOUTH WESTMORELAND ROAD (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID RINEHART TRACT, BEARS N 01°03'01" W, A DISTANCE OF 349.82 FEET;

THENCE S 01°03'01" E, ALONG THE EAST LINE OF SAID BARAJAS TRACT, THE COMMON WEST LINE OF SAID BUIE FIRST TRACT AND THE COMMON WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO JILL ALLEN BUIE, RECORDED IN VOLUME 855, PAGE 319, OPRECT AND IN THE APPROXIMATE CENTERLINE OF SAID SOUTH WESTMORELAND ROAD, A DISTANCE OF 642.16 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHEAST CORNER OF SAID BARAJAS TRACT AND A COMMON INTERIOR ELL CORNER OF SAID BUIE TRACT, AT A 90° BEND IN SOUTH WESTMORELAND ROAD;

THENCE S 89°21'33" W, ALONG THE SOUTH LINE OF SAID BARAJAS TRACT, THE COMMON NORTH LINE OF SAID BUIE TRACT AND THE NORTH RIGHT-OF-WAY (ROW) LINE OF SAID SOUTH WESTMORELAND ROAD, PASSING AT A DISTANCE OF 333.20 FEET A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID BUIE TRACT AND THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO ANN GRAHAM ALLEN, SUSAN ALLEN CRAVENS, REBECCA ALLEN LOWRY AND JILL ALLEN BUIE, RECORDED IN VOLUME 1261, PAGE 252, OPRECT, CONTINUING ALONG THE SOUTH LINE OF SAID BARAJAS TRACT AND THE COMMON NORTH LINE OF SAID BUIE TRACT 2 AND THE COMMON NORTH ROW LINE OF SAID SOUTH WESTMORELAND ROAD, A TOTAL DISTANCE OF 421.08 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID BARAJAS TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MICHAEL CURTIS, RECORDED IN INSTRUMENT NO. 2510395, OPRECT;

THENCE N 01°03'01" W, ALONG THE WEST LINE OF SAID BARAJAS TRACT AND THE COMMON EAST LINE OF SAID CURTIS TRACT, A DISTANCE OF 640.14 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID BARAJAS TRACT, THE COMMON NORTHEAST CORNER OF SAID CURTIS TRACT AND IN SOUTH LINE OF SAID RINEHART TRACT;

THENCE N 89°05'03" E, ALONG THE NORTH LINE OF SAID BARAJAS AND THE COMMON SOUTH LINE OF SAID RINEHART TRACT, PASSING AT A DISTANCE OF 391.07 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 421.07 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.198 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BRENDA BARAJAS, TRUSTEE OF THE BRENDA BARAJAS REVOLUTION LIVING TRUST, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BARAJAS-DIAZ ESTATE, AN ADDITION TO ELLIS COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, BRENDA BARAJAS, TRUSTEE OF THE BRENDA BARAJAS REVOLUTION LIVING TRUST, DOES 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 IS NOT RESPONSIBLE 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 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 ELLIS COUNTY'S USE THEREOF.
7. ELLIS COUNTY AND/OR PUBLIC UTILITIES 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 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, 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.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF 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, MY HAND, THIS THE _____DAY OF _____, 2026.

BY:

_____
BRENDA BARAJAS, TRUSTEE OF
THE BRENDA BARAJAS REVOLUTION
LIVING TRUST

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 BRENDA BARAJAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

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

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.

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

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

ELLIS COUNTY DEPARTMENT OF DEVELOPMENT
CERTIFICATE OF ADMINISTRATIVE APPROVAL

THIS PLAT HAS BEEN ADMINISTRATIVELY APPROVED BY THE DIRECTOR IN ACCORDANCE WITH THE CRITERIA SET FORTH IN THE EILLIS COUNTY QUALITY GROWTH INITIATIVES, VOLUME I, SECTION III (F/H) (APPROVED BY MINUTE ORDER 209.26) AND ALL OTHER APPLICABLE REGULATIONS GOVERNING PLAT APPROVAL.

THIS PLAT HAS ALSO BEEN APPROVED FOR ON-SITE SEWAGE ACILITIES (OSSF) SUBJECT TO THE SUBMISSION, REVIEW, AND ACCEPTANCE OF ALL INFORMATION REQUIRED BY THE DEPARTMENT OF DEVELOPMENT.

APPROVED ON:_____

_____
DIRECTOR OF PLANNING & DEVELOPMENT

ATTEST:

_____
KRYSTAL VALDEZ, COUNTY CLERK

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

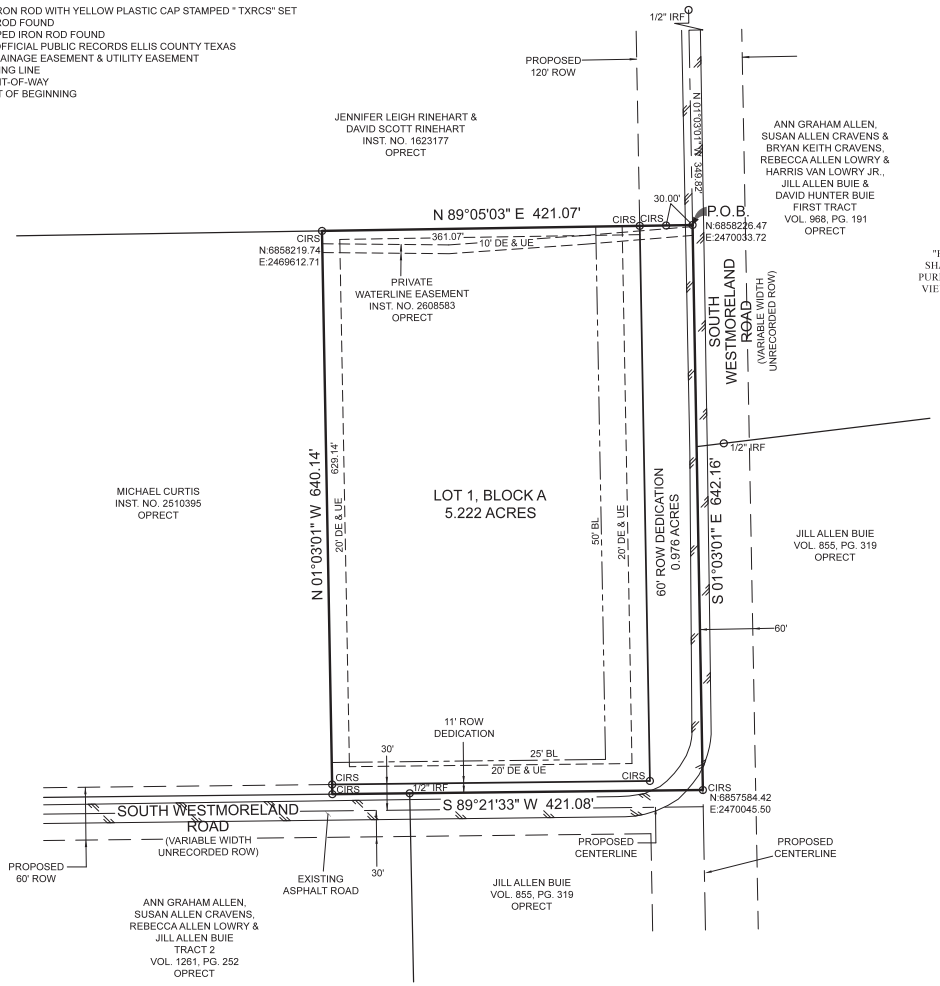
BY: _____ _____
MAYOR DATE

_____ _____
ATTEST DATE

APPROVED BY: CITY COUNCIL
CITY OF WAXAHACHIE

BY: _____ _____
MAYOR DATE

_____ _____
ATTEST DATE



OWNER:
BRENDA BARAJAS TRUSTEE OF THE
BRENDA BARAJAS REVOLUTION LIVING TRUST
828 MEADOW LARK LANE
RED OAK, TX 75154
972.670.0565

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359

FINAL PLAT

LOT 1, BLOCK A
BARAJAS-DIAZ ESTATE

6.198 ACRES

SITUATED IN THE

S. POWERS SURVEY, ABSTRACT NO. 837,
ETJ CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
1 RESIDENTIAL LOT

WATER ENDORSEMENT LETTER Item 4c

PLANNING & ZONING DEPARTMENT
401 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290 | www.waxahachie.com/Departments/PlanningandZoning

WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: BRENDA BARAJAS DIAZ **Parcel ID #:** 313255

Subdivision Name: BARAJAS-DIAZ ESTATE

FINAL

The City of Waxahachie requires new lots in subdivisions have adequate water flow and pressure to comply with TCEQ and latest Insurance Service Office (ISO) guidelines. Subdivisions served by water providers outside of the City of Waxahachie will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest ISO guidelines.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your application packet to the Planning Department.

Contact Information:

Buena Vista-Bethel SUD	(972) 937-1212
Carroll Water Company	(972) 617-0817
Mountain Peak SUD	(972) 775-3765
Rockett SUD	(972) 617-3524
Sardis-Lone Elm WSC	(972) 775-8566
Nash Foreston WSC	(972) 483-3039

***ROCKETT SUD NOTES:
1. 1 EXISTING RESIDENTIAL CONNECTIONS
2. NEAREST HYDRANT IS LOCATED 3,731 FEET. AT THE CORNER OF MULKEY RD
3 . PLAT REFLECTS (1) EXISTING 20' RSUD EASEMENT RECORDED IN INST. NO. 2533767

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	☑	☐
2. The platted lots fall within our CCN area.	☑	☐
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	☑	☐
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	☐	☑
5. The water line size servicing the lots is 2.5" inches.	☑	☐

RICARDO HERNANDEZ OPERATIONS ASSISTANT MANAGER
Print Name of General Manager of water provider or Designee

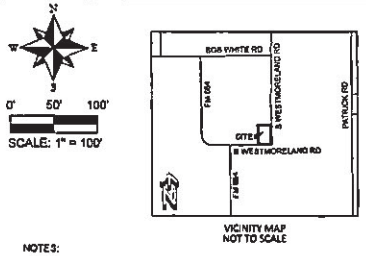
ROCKETT SUD
Name of water provider company

Signature of General Manager of water provider or Designee

8-7-26
Date

WATER ENDORSEMENT LETTER

Item 4c



VICINITY MAP
NOT TO SCALE

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83 PER GPS OBSERVATIONS

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0180G DATED OCTOBER 19, 2023, AND ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0180G DATED OCTOBER 19, 2023, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALL LOTS SHALL BE SERVICED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ONSITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN.

PROPERTY SUBJECT TO THE 20' ROCKETT SPECIAL UTILITY DISTRICT EASEMENT RECORDED IN INSTRUMENT NO. 2533767, OPRECT

LEGEND

CIRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED " TXRCS" SET
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
DE&UE = DRAINAGE EASEMENT & UTILITY EASEMENT
B.L. = BUILDING LINE
ROW = RIGHT-OF-WAY
POB = POINT OF BEGINNING

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, BRENDA BARAJAS, TRUSTEE OF THE BRENDA BARAJAS REVOLUTION LIVING TRUST, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE S. POWERS SURVEY, ABSTRACT NO. 837, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO BRENDA BARAJAS, TRUSTEE OF THE BRENDA BARAJAS REVOLUTION LIVING TRUST, RECORDED IN INSTRUMENT NO. 2614756, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE NORTHEAST CORNER OF SAID BARAJAS TRACT, THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO JENNIFER LEIGH RINEHART AND DAVID SCOTT RINEHART, RECORDED IN INSTRUMENT NO. 1623177, OPRECT, IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED AS FIRST TRACT IN DEED TO ANN GRAHAM ALLEN, SUSAN ALLEN CRAVENS, BRYAN KEITH CRAVENS, REBECCA ALLEN LOWRY, HARRIS VAN LOWRY JR., JILL ALLEN BLUE AND DAVID HUNTER BLUE, RECORDED IN VOLUME 968, PAGE 191, OPRECT AND IN THE APPROXIMATE CENTERLINE OF SOUTH WESTMORELAND ROAD (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID RINEHART TRACT, BEARS N 01°03'01" W, A DISTANCE OF 349.82 FEET;

THENCE S 01°03'01" E, ALONG THE EAST LINE OF SAID BARAJAS TRACT, THE COMMON WEST LINE OF SAID BLUE FIRST TRACT AND THE COMMON WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO JILL ALLEN BLUE, RECORDED IN VOLUME 855, PAGE 319, OPRECT AND IN THE APPROXIMATE CENTERLINE OF SAID SOUTH WESTMORELAND ROAD, A DISTANCE OF 642.16 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHEAST CORNER OF SAID BARAJAS TRACT AND A COMMON INTERIOR ELL CORNER OF SAID BLUE TRACT, AT A 90° BEND IN SOUTH WESTMORELAND ROAD;

THENCE S 89°21'33" W, ALONG THE SOUTH LINE OF SAID BARAJAS TRACT, THE COMMON NORTH LINE OF SAID BLUE TRACT AND THE NORTH RIGHT-OF-WAY (ROW) LINE OF SAID SOUTH WESTMORELAND ROAD, PASSING AT A DISTANCE OF 333.20 FEET A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID BLUE TRACT AND THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO ANN GRAHAM ALLEN, SUSAN ALLEN CRAVENS, REBECCA ALLEN LOWRY AND JILL ALLEN BLUE, RECORDED IN VOLUME 1251, PAGE 252, OPRECT, CONTINUING ALONG THE SOUTH LINE OF SAID BARAJAS TRACT AND THE COMMON NORTH LINE OF SAID BLUE TRACT 2 AND THE COMMON NORTH ROW LINE OF SAID SOUTH WESTMORELAND ROAD, A TOTAL DISTANCE OF 421.08 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID BARAJAS TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MICHAEL CURTIS, RECORDED IN INSTRUMENT NO. 2510395, OPRECT;

THENCE N 01°03'01" W, ALONG THE WEST LINE OF SAID BARAJAS TRACT AND THE COMMON EAST LINE OF SAID CURTIS TRACT, A DISTANCE OF 640.14 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID BARAJAS TRACT, THE COMMON NORTHEAST CORNER OF SAID CURTIS TRACT AND IN SOUTH LINE OF SAID RINEHART TRACT;

THENCE N 89°05'03" E, ALONG THE NORTH LINE OF SAID BARAJAS AND THE COMMON SOUTH LINE OF SAID RINEHART TRACT, PASSING AT A DISTANCE OF 391.07 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 421.07 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.198 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT BRENDA BARAJAS, TRUSTEE OF THE BRENDA BARAJAS REVOLUTION LIVING TRUST, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BARAJAS-DIAZ ESTATE, AN ADDITION TO ELLIS COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. BRENDA BARAJAS, TRUSTEE OF THE BRENDA BARAJAS REVOLUTION LIVING TRUST, DOES 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 IS NOT RESPONSIBLE 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 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 ELLIS COUNTY'S USE THEREOF.
7. ELLIS COUNTY AND/OR PUBLIC UTILITIES 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 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, 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.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF 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, MY HAND, THIS THE _____ DAY OF _____, 2026.

BY:

_____
BRENDA BARAJAS, TRUSTEE OF
THE BRENDA BARAJAS REVOLUTION
LIVING TRUST

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 BRENDA BARAJAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

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

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.

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

_____
TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

ELLIS COUNTY DEPARTMENT OF DEVELOPMENT
CERTIFICATE OF ADMINISTRATIVE APPROVAL

THIS PLAT HAS BEEN ADMINISTRATIVELY APPROVED BY THE DIRECTOR IN ACCORDANCE WITH THE CRITERIA SET FORTH IN THE ELLIS COUNTY QUALITY GROWTH INITIATIVES, VOLUME I, SECTION III (F/H) (APPROVED BY MINUTE ORDER 209.26) AND ALL OTHER APPLICABLE REGULATIONS GOVERNING PLAT APPROVAL.

THIS PLAT HAS ALSO BEEN APPROVED FOR ON-SITE SEWAGE FACILITIES (OSSF) SUBJECT TO THE SUBMISSION, REVIEW, AND ACCEPTANCE OF ALL INFORMATION REQUIRED BY THE DEPARTMENT OF DEVELOPMENT.

APPROVED ON _____

_____
DIRECTOR OF PLANNING & DEVELOPMENT

ATTEST

_____
KRYSTAL VALDEZ, COUNTY CLERK

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

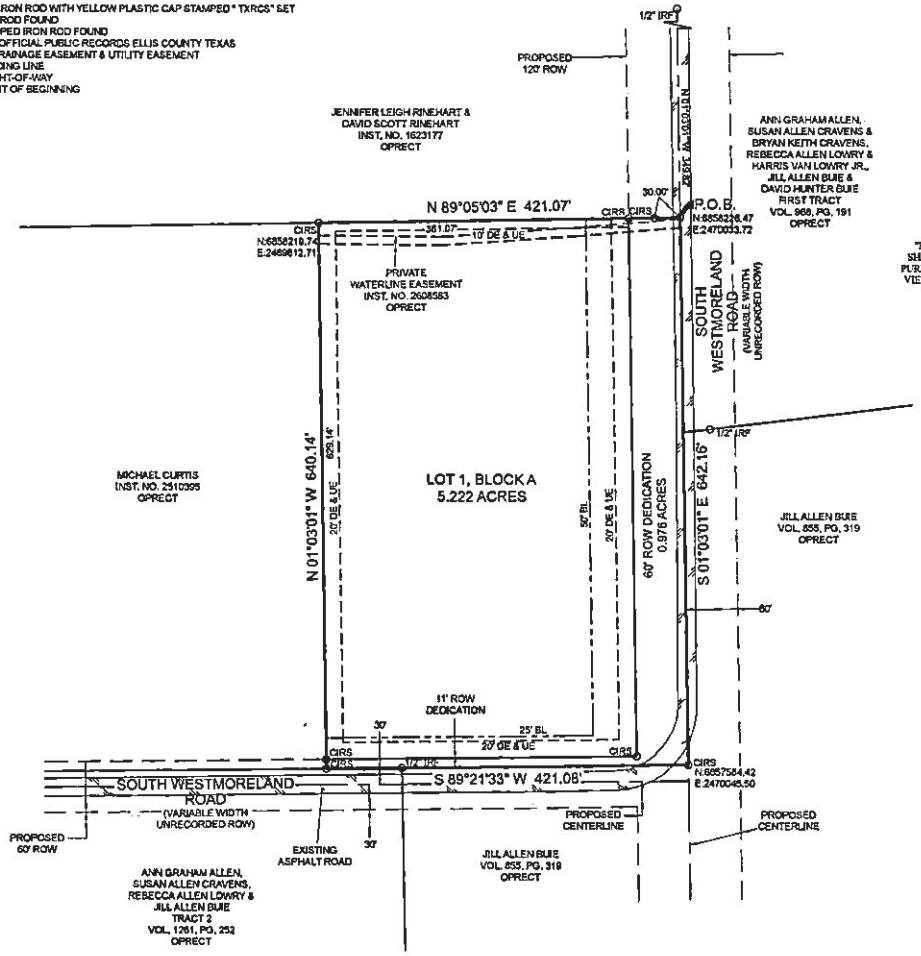
BY: _____ _____
MAYOR DATE

_____ _____
ATTEST DATE

APPROVED BY: CITY COUNCIL
CITY OF WAXAHACHIE

BY: _____ _____
MAYOR DATE

_____ _____
ATTEST DATE



OWNER:
BRENDA BARAJAS TRUSTEE OF THE
BRENDA BARAJAS REVOLUTION LIVING TRUST
828 MEADOW LARK LANE
RED OAK, TX 75154
972.670.0585

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359

FINAL PLAT

LOT 1, BLOCK A
BARAJAS-DIAZ ESTATE

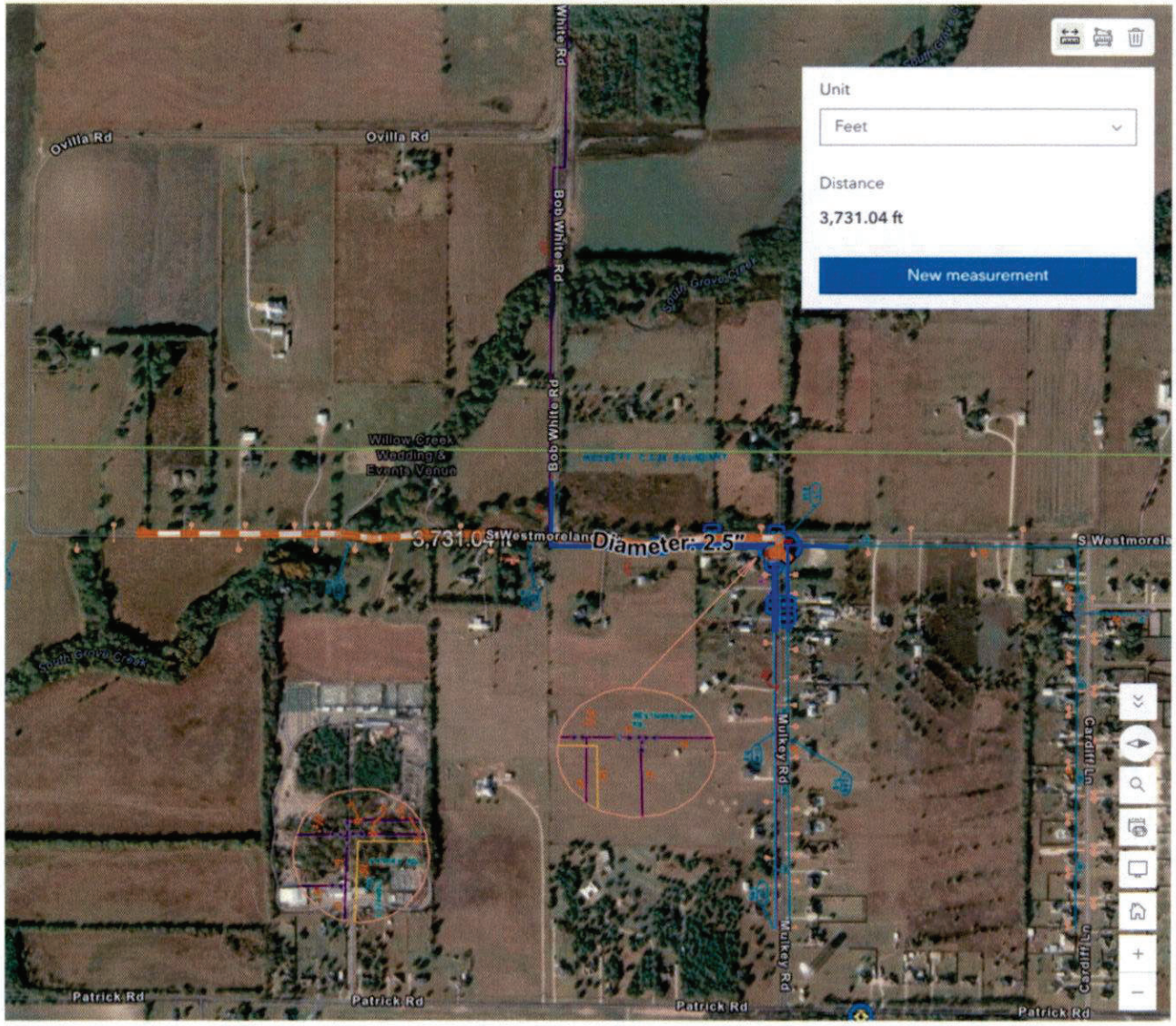
6.198 ACRES
SITUATED IN THE
S. POWERS SURVEY, ABSTRACT NO. 837,
ETJ CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
1 RESIDENTIAL LOT

JOB NO 249081 JULY 2026 PAGE 1 OF 1

WATER ENDORSEMENT LETTER

Item 4c

EXHIBIT



FIRE HYDRANTS



N →

Distance shown is approximate location of nearest fire hydrant

Planning & Zoning Department
Zoning Staff Report
Case: ZDC-54-2026

MEETING DATE(S)

Planning & Zoning Commission: August 25, 2026

City Council: September 17, 2026

CAPTION

Public Hearing on a request by Patrick McGee, HighPark Capital, LLC for a **Zoning Change** from a Commercial Zoning District to a **Planned Development-Multi-Family-2 (PD-MF-2)** zoning district, located at 1761 N US Highway 77 (Property ID 186874) – Owner(s): Ferris Avenue Baptist Church DBA The Avenue (ZDC-54-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-54-2026, a Zoning Change request from a Commercial Zoning District to a Planned Development-Multi-Family-2 (PD-MF-2), subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The Applicant requests to rezone the subject property to allow for the development of The Avenue Apartments, a multi-family development comprised of 314 apartment units.

CASE INFORMATION

Applicant:	Patrick McGee, HighPark Capital, LLC
Property Owner(s):	Ferris Avenue Baptist Church DBA The Avenue
Site Acreage:	12.642 acres
Current Zoning:	Commercial (C)
Requested Zoning:	Planned Development-Multi-Family-2 (PD-MF-2)

SUBJECT PROPERTY

General Location:	1761 N US Highway 77
Parcel ID Number(s):	186874
Existing Use:	The subject property is currently undeveloped
Development History:	The subject property is not currently platted
Adjoining Zoning & Uses:	

Direction	Zoning	Current Use
North	LI-1	Vacant
East	C	Church
South	PD-NS/O	Retail
West	C	Medical Office

Future Land Use Plan: Urban Village

Comprehensive Plan: An urban village is intended to be a bustling center of activity with active streets and a focus on the pedestrian. Filled with high-yield development, it is also one of the most fiscally resilient placetypes and in the right proportion can subsidize low-value development patterns. Streets are narrow with on-street parking making the streetscape comfortable for people who inhabit and patronize the homes and businesses here. When uses which require large amounts of parking are built, parking is hidden with continuous building frontage.

Throughfare Plan: The primary access to the subject property will be from YMCA Drive and Market Place Blvd

Site Aerial:



PLANNING ANALYSIS

The Applicant proposes to rezone the subject property to allow for the development of three (3) four-story multi-family buildings consisting of a total of 314 apartment units. The units range from 196 one-bedroom units & 118 two-bedroom units with a gross density of 24.84 units per acre. It should be clearly understood that all

three proposed buildings will be located on one single platted lot, and the applicant intends to lease each individual unit. Despite the current zoning of Commercial (C), which does not allow multi-family developments by right, the future land use plan Placetype of "Urban Village" of the 2023 Waxahachie Comprehensive Plan is consistent with this specific type of residential development recommended for this area as it is centered around walkability and is pedestrian focused.

Proposed Use & Site Design:

The applicant has provided a Site Plan for the subject property, which is designed for a total of three (3) four-story multi-family buildings, fully enclosed attached & detached parking garages, carports, a trail connection, and other associated amenities. The site plan is proposed to be developed in seven (7) phases, as shown in the Phasing Plan (Exhibit G) consistent with the applicant's Development Standards (Exhibit E). The specific sequencing of the proposal is as follows:

- Phase 1 – Clubhouse, entry drive, dog park, trash compactor, and adjacent fire lanes.
- Phase 2 – North section of Building 1-A, pool and amenity courtyard, adjacent fire lanes, Carports C1 & C2, and Detached Garages G1 and G2.
- Phase 3 – South section of Building 1-A, rear and side fire lanes, Carports C11 and C12, and Detached Garages G8 & G9.
- Phase 4 – Fire lanes north of Building 1-A and Detached Garages G3 & G4.
- Phase 5 – Building C-3, pickleball court, adjacent fire lanes, and Carports C3 & C5.
- Phase 6 – North section of Building 2-B, adjacent fire lanes, putting green courtyard, Carports C4, C6, C7, & C8, and Detached Garage G5.
- Phase 7 – South section of Building 2-B, adjacent fire lanes, exit drive and turnaround for the proposed YMCA Drive Extension, Carports C9 & C10, and Detached Garages G6 & G7.

Staff note: engineering design standards and fire codes are not waived by any adopted PD.

All three proposed structures will be located on one (1) platted lot and are not proposed to be individually platted. Access has been designed to account for future right-of-way dedication adjacent to the southern and eastern side of the property. The site has also been generally designed to meet the minimum setback requirements of the Multi-Family-2 (MF-2) zoning district; which is the base zoning for this Planned Development request. However, the applicant is requesting to deviate from the base zoning requirement to allow for a 25' rear setback instead of a 75' for this development. Dumpsters will be properly screened and landscaping has been spaced throughout the proposed development, as required by the Waxahachie Zoning Ordinance. In addition to the proposed trail connection, the applicant is proposing to install a 5'wide concrete pedestrian sidewalks throughout the property and along all three main structures to encourage walkability from all areas of the subject property.

The Site Plan has also been designed to account for future right-of-way (ROW) dedication for an extension of YMCA Drive & Marketplace Boulevard, each of which will be 60' wide.

PROPOSED PD DEVELOPMENT STANDARDS

The following table identifies the development standard requirements in the base MF-2 zoning district in comparison to the proposed development standards for this PD. **Items highlighted in **bold** indicate a deviation from the base Multi Family-2 (MF-2) requirements.*

Standard	Base MF-2	Proposed PD
Height	3 stories for the main building(s)	**4 stories for the main building(s)**
Dwelling Units Per Acre (DUA)	18 DUA	**24.84 DUA**
Maximum Height	3 stories	**4 stories**
Minimum Dwelling Size	800 SF (3-bedroom units)	**590 SF**
Minimum Utility Easement	15'	15'
Minimum Front Yard Setback	25' up to 100'	25'
Minimum Side Yard Setback	25' up to 100'	25'
Minimum Rear Yard Setback	75'	**25'**
Parking Regulations	Minimum of 1.5 for 1–2-bedroom units and 2.5 for 3+ bedroom units. (12 spaces total with a minimum of 5 attached garage spaces.)	**Minimum of one and-a-half (1.5) off-street parking spaces per unit (covered or uncovered) with a minimum of 72 carports, 72 detached garages, and 23 attached garage spaces**
Screening	6' masonry wall directly adjacent to Single Family and Non-Residential zoning districts.	6' masonry wall directly adjacent to Single Family and Non-Residential zoning districts.

Parking:

The applicant proposed to exceed the minimum parking requirement for the total amount of spaces for this proposal. A total of 471 parking spaces are required for the development based on the unit count, of which a minimum of 236 spaces are required to be provided as an attached garage parking space. The proposal includes a total of 472 parking spaces; which are comprised of 72 detached garages, 23 attached garage spaces, 72 carport spaces, and 305 surface spaces; with an overall percentage total of 35% covered parking. This is a deviation from the base zoning of MF-2, and this deviation is part of the applicant's overall Planned Development request.

Categories	Base MF-2 Minimum Required Parking	Provided Parking
Total Parking	471	**472**
One-half of the minimum required parking shall be provided in	235.5 (50%)	**23 (5%)**

attached fully enclosed parking garages		
Detached Garage Spaces	N/A	**72 (15%)**
Covered Carports	N/A	**72 (15%)**
Surface Spaces	235.5 (50%)	**305 (65%)**

Elevation/Façade Plan:

The applicant has provided an Elevation/Façade Plan (Exhibit B) for the proposed development. The primary exterior construction materials proposed for this development feature a combination of brick, stone, stucco, and fiber cement siding. All three (3) proposed buildings will feature the same overall design, including color scheme. The proposed structures will feature a flat roof design with a TPO membrane, which provides a more modern residential aesthetic that is not uncommon amongst many new multi-developments throughout the region. The building roof itself shall be screened by the parapet walls as shown in the Exhibit B. However, not all three buildings are configured uniformly, as building(s) 1-A & 2-B are "u-shaped" with each ranging from 38,358-38,707 square feet in total floor area. Whereas building 3-C is a general mid-rise structure that is 24,079 square feet in floor area. All proposed structures meet the minimum articulation and design element requirements of the Waxahachie Zoning Ordinance. Exhibit B, along with the image(s) below, can be referenced for additional detail regarding the proposed elevations.



Access & Traffic:

The applicant is proposing two (2) points of access for the proposed development. One (1) point of access will be from a YMCA drive extension and two (2) form a proposed Marketplace Boulevard extension, both of which are to be public streets. Both of these points of access will be dedicated via a plat for the subject property. The proposed development also contains a form of access control, which includes a gated primary entry with a call box system. Additionally, the applicant is proposing a walking-trail connection to the existing YMCA trail to encourage walkability. This trail connection would contain two (2) pedestrian access gates that are each accessible via a 5' concrete sidewalk inside the subject property. This connection will provide an access point into an offsite trail network which encourages walkability to the surrounding community.

Landscaping:

The applicant has provided a Landscape Plan (Exhibit D) that identifies the proposed landscaping for the site. The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. Per the Development Standards provided by the applicant, the property owner shall provide a permanent irrigation system for all required landscape areas and shall maintain the required landscaping at all times.

Amenities & Open Space:

The applicant proposes to incorporate resident amenities and open space throughout the proposed development, as required by Section 5.05 of the Waxahachie Zoning Ordinance; which requires a minimum of four (4) amenities for each phase of the development. Specific amenities include a clubhouse, fitness center, recovery spa with a sauna and cold plunge, community room with demo kitchen, resident co-working space, resort-style swimming pool with cabana, walking trail connecting to existing area trail network, pickleball court, putting green, biergarten/al fresco dining area, pavilion, cornhole and lawn games area, dog park with separate small and large dog sections, 44 private pet yards, and BBQ grills and outdoor cooking stations. The locations and further details of the proposed amenities are shown in Exhibit D below.

Screening:

The applicant is not proposing a screening wall at this time as the adjacent property if commercial will be required to install the screening wall at that time. All dumpster enclosures will be screened from public view with a masonry screening wall and metal gates, which will be consistent with the City of Waxahachie's Zoning Ordinance.

Signage:

Signage for the proposed project will adhere to the signage requirements set forth in Section 5.08 of the Waxahachie Zoning Ordinance.

Lighting:

The applicant has provided a Photometric Plan (attached as Exhibit F) for the proposed development that demonstrates compliance with the Waxahachie Lighting & Glare Standards. All light fixtures are proposed to be shielded and directed downwards to eliminate light trespass and glare onto adjacent residential property. All proposed light fixtures are restricted to a maximum height of 20'.

Additional Variance Requests

In addition to the *Proposed PD Development Standards*. per the applicant's development standards, in lieu of locating all units within 250 feet of a refuse facility; a valet trash service is being proposes as it will provide a trash collection service for each unit. Collection will occur multiple days per week on a consistent schedule, and trash will be consolidated in a single trash compactor on site. This trash compact will be screed on three sides in accordance with the City of Waxahachie's Zoning Ordinance.

PUBLIC NOTIFICATIONS

In accordance with Chapter 211 of the Texas Local Government Code and the City's public hearing notification requirements, 31 notices were mailed to property owners located within 200 feet of the subject property. In addition, notice of the public hearing was published in the Waxahachie Sun, and a sign was posted in a visible location on the subject property. At the time of publication, staff received zero (0) letters in support of the request and zero (0) letter expressing concerns regarding the Planned Development (PD) request without indicating either support or opposition. Staff will update should this change.

RECOMMENDATION

Based on the information provided in this Staff Report and the materials submitted in support of the request, the Planning Department recommends approval of the Planned Development request, subject to the conditions listed below.

Conditions:

1. A mutually agreed upon Development Agreement requiring adherence to the proposed Planned Development shall be executed between the property owners & the City within 30-days of zoning approval.
2. The property is required to be platted for the issuance of subsequent building permits.
3. All materials, locations of materials, and percentage of materials for the building(s) shall be consistent with the Elevation/Façade Plan (Exhibit B).
4. The owner shall provide a permanent irrigation system for all required landscape areas shown Exhibit D – Landscape Plan and maintain the required landscaping at all times.
5. All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.

ATTACHED EXHIBITS

1. Exhibit A – Location Map
2. Exhibit B – Elevation/Façade Plan
3. Exhibit C – Site Plan
4. Exhibit D – Landscape Plan
5. Exhibit E – Development Standards
6. Exhibit F – Photometric Plan
7. Exhibit G – Phasing Plan
8. Exhibit H -- Preliminary Utility Plan

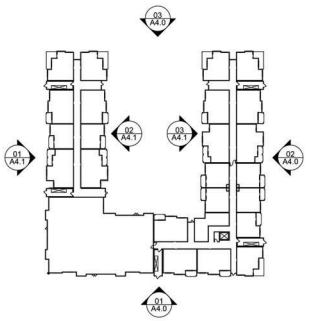
STAFF CONTACT INFORMATION

Prepared by:
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Planner
censley@waxahachietx.gov

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


Items 5 & 6
N
COUNTRY MEADOWS BLVD
NORTH TOWN BLVD
N US HIGHWAY 77
MARKETPLACE BLVD
BESSIE COLEMAN
YMCA DR
CHAMBER CIR
EXHIBIT A
0
250
500
750
1,000
Feet
ZDC-54-2026 (PD)

EXHIBIT B



04 ELEVATION KEY PLAN
SCALE: 1/64" = 1'-0"



REAR ELEVATION MATERIALS:

FIBER CEMENT SIDING	1,532.73 SQ. FT.	21.61%
STUCCO	2,701.27 SQ. FT.	38.09%
STONE & BRICK	2,860.15 SQ. FT.	40.32%
TOTAL	7,094.15 SQ. FT.	100.00%

03 BUILDING 'A' REAR ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 1



RIGHT ELEVATION MATERIALS:

FIBER CEMENT SIDING	1,564.29 SQ. FT.	24.68%
STUCCO	2,456.10 SQ. FT.	39.00%
STONE & BRICK	2,280.77 SQ. FT.	36.31%
TOTAL	6,297.16 SQ. FT.	100.00%

02 BUILDING 'A' RIGHT ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 1



FRONT ELEVATION MATERIALS:

FIBER CEMENT SIDING	1,313.02 SQ. FT.	17.45%
STUCCO	2,850.85 SQ. FT.	37.90%
STONE & BRICK	3,358.81 SQ. FT.	44.65%
TOTAL	7,522.68 SQ. FT.	100.00%

01 BUILDING 'A' FRONT ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 1

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PRELIMINARY DRAWINGS
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THE AVENUE
WAXAHACHIE, TEXAS

DATE:
06.12.2026

PROJECT NUMBER:
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REVISIONS

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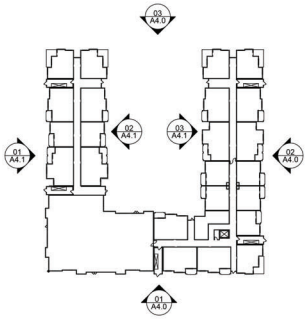
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A4.0

BUILDING 'A' ELEVATIONS

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EXHIBIT B



04 ELEVATION KEY PLAN
SCALE: 1/64" = 1'-0"



LEFT COURTYARD ELEVATION MATERIALS:		
FIBER CEMENT SIDING	974.82 SQ. FT.	19.71%
STUCCO	2,448.99 SQ. FT.	49.52%
STONE & BRICK	1,521.25 SQ. FT.	30.76%
TOTAL	4,945.06 SQ. FT.	100.00%

03 BUILDING 'A' LEFT COURTYARD ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 1



RIGHT COURTYARD ELEVATION MATERIALS:		
FIBER CEMENT SIDING	1,263.53 SQ. FT.	25.53%
STUCCO	1,820.31 SQ. FT.	36.78%
STONE & BRICK	1,865.74 SQ. FT.	37.69%
TOTAL	4,949.58 SQ. FT.	100.00%

02 BUILDING 'A' RIGHT COURTYARD ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 1



LEFT ELEVATION MATERIALS:		
FIBER CEMENT SIDING	1,803.50 SQ. FT.	24.69%
STUCCO	2,164.64 SQ. FT.	29.63%
STONE & BRICK	3,336.64 SQ. FT.	45.68%
TOTAL	7,304.78 SQ. FT.	100.00%

01 BUILDING 'A' LEFT ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 1

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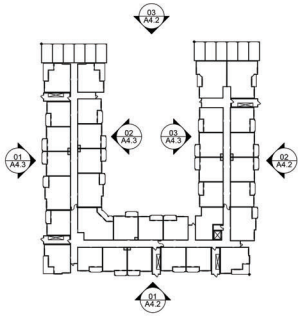
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BUILDING 'A' ELEVATIONS

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EXHIBIT B



04 ELEVATION KEY PLAN
SCALE: 1/64" = 1'-0"



REAR ELEVATION MATERIALS:		
FIBER CEMENT SIDING	1,883.21 SQ. FT.	29.76%
STUCCO	3,056.91 SQ. FT.	48.31%
STONE & BRICK	1,387.78 SQ. FT.	21.93%
TOTAL	6,327.90 SQ. FT.	100.00%

03 BUILDING 'B' REAR ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 2



RIGHT ELEVATION MATERIALS:		
FIBER CEMENT SIDING	1,178.16 SQ. FT.	18.56%
STUCCO	3,227.86 SQ. FT.	50.90%
STONE & BRICK	1,935.17 SQ. FT.	30.52%
TOTAL	6,341.19 SQ. FT.	100.00%

02 BUILDING 'B' RIGHT ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 2



FRONT ELEVATION MATERIALS:		
FIBER CEMENT SIDING	974.62 SQ. FT.	19.71%
STUCCO	2,446.99 SQ. FT.	49.52%
STONE & BRICK	1,521.25 SQ. FT.	30.77%
TOTAL	4,945.06 SQ. FT.	100.00%

01 BUILDING 'B' FRONT ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 2

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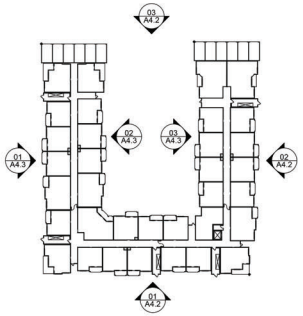
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BUILDING 'B' ELEVATIONS

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EXHIBIT B



04 ELEVATION KEY PLAN
SCALE: 1/64" = 1'-0"



LEFT COURTYARD ELEVATION MATERIALS:		
FIBER CEMENT SIDING	704.67 SQ. FT.	14.72%
STUCCO	2,719.78 SQ. FT.	56.83%
STONE & BRICK	1,361.56 SQ. FT.	28.45%
TOTAL	4,786.01 SQ. FT.	100.00%

03 BUILDING 'B' LEFT COURTYARD ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 2



RIGHT COURTYARD ELEVATION MATERIALS:		
FIBER CEMENT SIDING	868.73 SQ. FT.	19.65%
STUCCO	1,993.96 SQ. FT.	45.63%
STONE & BRICK	1,516.79 SQ. FT.	34.72%
TOTAL	4,369.48 SQ. FT.	100.00%

02 BUILDING 'B' RIGHT COURTYARD ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 2



LEFT ELEVATION MATERIALS:		
FIBER CEMENT SIDING	1,440.12 SQ. FT.	24.19%
STUCCO	2,261.88 SQ. FT.	38.00%
STONE & BRICK	2,250.43 SQ. FT.	37.81%
TOTAL	5,952.43 SQ. FT.	100.00%

01 BUILDING 'B' LEFT ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 2

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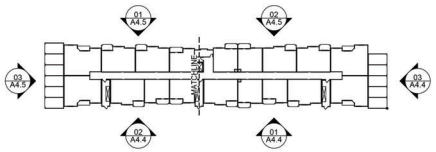
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A4.3

BUILDING 'B' ELEVATIONS

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EXHIBIT B



04 ELEVATION KEY PLAN
SCALE: 1/64" = 1'-0"



RIGHT ELEVATION MATERIALS:		
FIBER CEMENT SIDING	671.28 SQ. FT.	28.52%
STUCCO	1,457.79 SQ. FT.	61.93%
STONE & BRICK	224.70 SQ. FT.	9.55%
TOTAL	2,353.77 SQ. FT.	100.00%

03 BUILDING 'C' RIGHT ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 3



FRONT ELEVATION MATERIALS:		
FIBER CEMENT SIDING	1,988.04 SQ. FT.	21.12%
STUCCO	4,613.46 SQ. FT.	49.00%
STONE & BRICK	2,812.84 SQ. FT.	29.88%
TOTAL	9,414.34 SQ. FT.	100.00%

02 BUILDING 'C' FRONT ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 3



FRONT ELEVATION MATERIALS:		
FIBER CEMENT SIDING	1,988.04 SQ. FT.	21.12%
STUCCO	4,613.46 SQ. FT.	49.00%
STONE & BRICK	2,812.84 SQ. FT.	29.88%
TOTAL	9,414.34 SQ. FT.	100.00%

01 BUILDING 'C' FRONT ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 3

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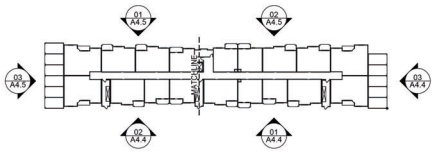
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A4.4

BUILDING 'C' ELEVATIONS

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EXHIBIT B



04 ELEVATION KEY PLAN
SCALE: 1/64" = 1'-0"



LEFT ELEVATION MATERIALS:		
FIBER CEMENT SIDING	652.75 SQ. FT.	28.89%
STUCCO	1,481.14 SQ. FT.	65.55%
STONE & BRICK	125.51 SQ. FT.	5.56%
TOTAL	2,259.40 SQ. FT.	100.00%

03 BUILDING 'C' RIGHT ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 3



REAR ELEVATION MATERIALS:		
FIBER CEMENT SIDING	2,105.89 SQ. FT.	21.87%
STUCCO	4,745.74 SQ. FT.	49.30%
STONE & BRICK	2,775.52 SQ. FT.	28.83%
TOTAL	9,627.15 SQ. FT.	100.00%

02 BUILDING 'C' REAR ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 3



REAR ELEVATION MATERIALS:		
FIBER CEMENT SIDING	2,105.89 SQ. FT.	21.87%
STUCCO	4,745.74 SQ. FT.	49.30%
STONE & BRICK	2,775.52 SQ. FT.	28.83%
TOTAL	9,627.15 SQ. FT.	100.00%

01 BUILDING 'C' REAR ELEVATION
SCALE: 1/8" = 1'-0" 1 REQUIRED @ BUILDING 3

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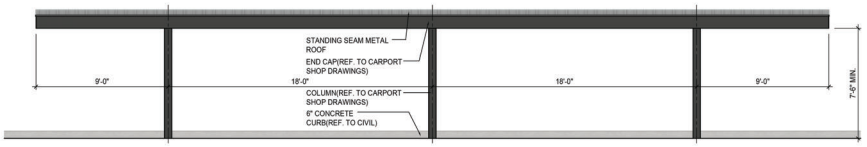
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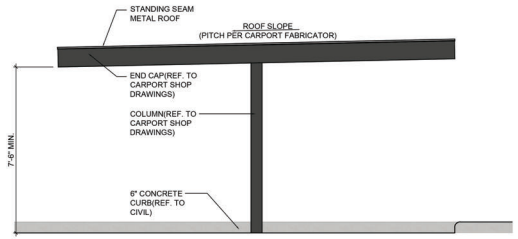
BUILDING 'C' ELEVATIONS

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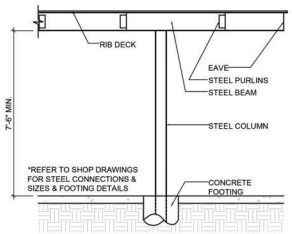
EXHIBIT B



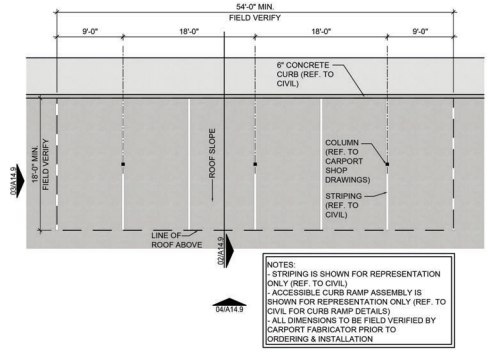
04 TYPICAL 6-BAY CARPORT FRONT ELEVATION
SCALE: 1/4" = 1'-0"



03 TYPICAL CARPORT SIDE ELEVATION
SCALE: 3/8" = 1'-0"



02 TYPICAL CARPORT SECTION
SCALE: 3/8" = 1'-0"



01 TYPICAL 6-BAY CARPORT PLAN
SCALE: 1/8" = 1'-0"

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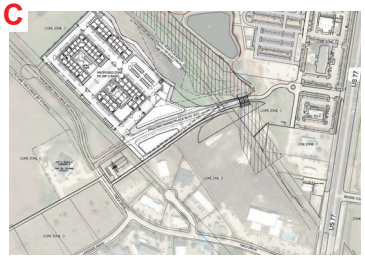
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A14.9

CARPORTS

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EXHIBIT C

Items 5 & 6



VICINITY MAP

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21°37'54"	865.00'	326.58'	S 63°52'14" W	324.64'

Case and Sheet Type:	Planned Development - Site Plan
Zoning (Proposed):	PD (MF-2 Base)
Site Acreage:	12.642 AC.
City & County:	Waxahachie, Ellis County
Preparation Date:	07/02/2025
Case Number:	(ZDC-54-2026)

LEGEND

- PROPERTY LINE
- EASEMENTS/SETBACKS
- 6' METAL FENCE
- 4' METAL FENCE
- 5' CONCRETE SIDEWALK
- 10' CONCRETE WALKING TRAIL
- TARGET MARK
- HANDICAP PARKING
- HANDICAP VAN PARKING (VAN)
- HANDICAP UNIT DESIGNATION
- TRAFFIC DIRECTIONAL ARROWS
- FIRE SPRINKLER RISER ROOM
- CARPORT (DESIGNATED C#)
- GARAGE (TYP, DESIGNATED G#)

SITE NOTES

1. CONTRACTOR TO INSTALL ALL EXTERIOR LIGHTING TO MEET THE CITY OF WAXAHACHIE ZONING REQUIREMENTS. ALL EXTERIOR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENCES. (REF. TO MEP PLANS FOR DESIGN)
2. NOTE: LOCATION OF PERIMETER FENCE TO BE FIELD VERIFIED.
3. SEE CIVIL ENGINEERING AND LANDSCAPE PLANS FOR UTILITIES, DIMENSIONS CONTROL, GRADING, DRAINAGE, PAVEMENT, PARKING SPACES, HC RAMPS AND ALL SIDEWALKS.
4. CONTRACTOR TO INSTALL ALL SIGNAGE TO MEET CITY OF WAXAHACHIE ZONING REQUIREMENTS.
5. REFER TO MEP PLANS FOR LIGHTING SPECIFICATIONS, HVAC, GAS, TELEPHONE AND ELECTRICAL SERVICE LOCATIONS.

BUILDING KEY

1 — BUILDING NUMBER
A — BUILDING TYPE

SITE DATA TABLE

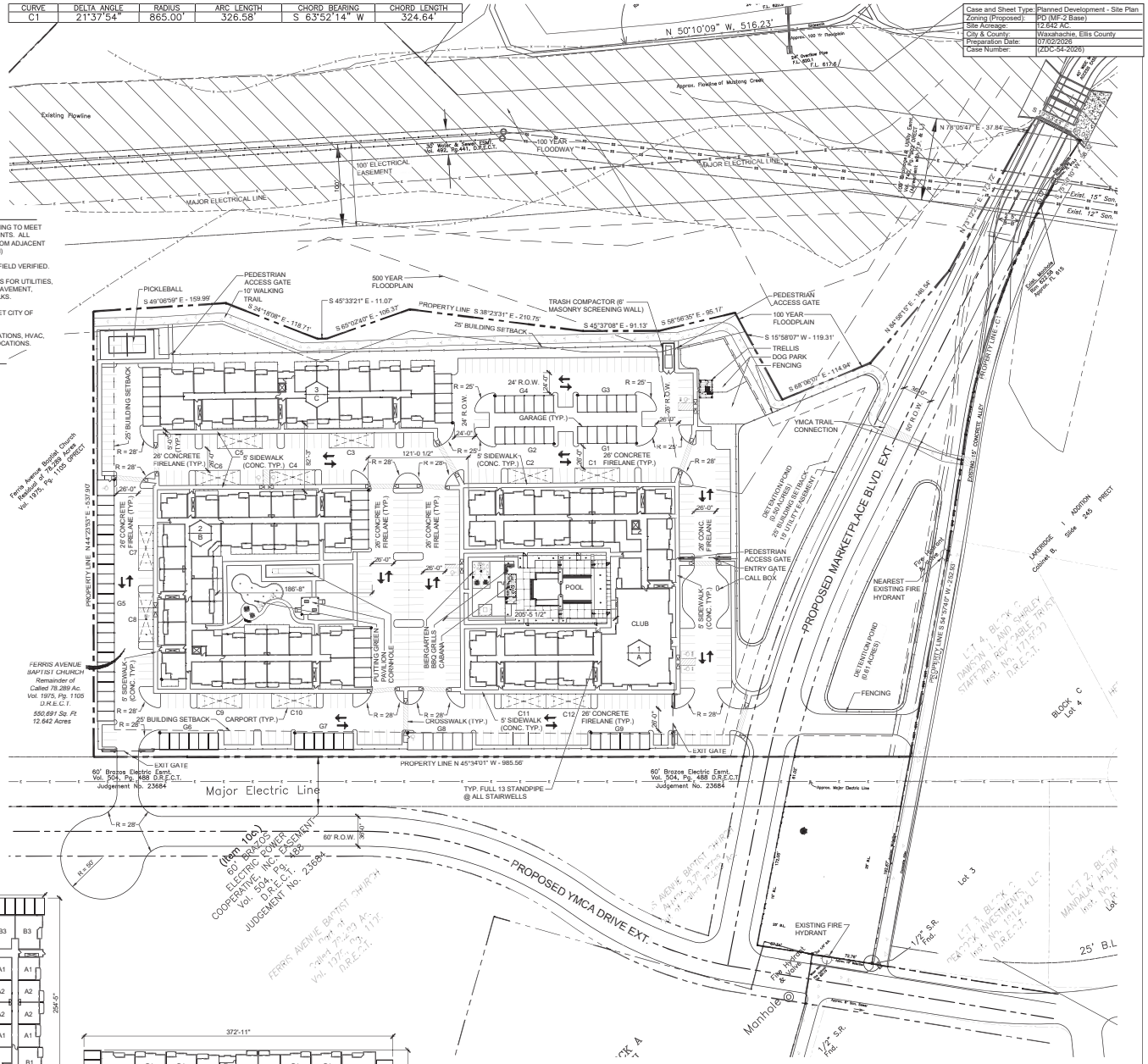
LOCATION:			
LOT AREA:	12.642 AC. (550,691 S.F.)		
ZONING:	ZONING - PD (MF-2 BASE)		
CURRENT USE:	VACANT		
PROPOSED USE:	MULTIFAMILY APARTMENT COMPLEX		
BUILDING DATA:			
BUILDING 1-A			
BUILDING AREA	148,957.73 SQ. FT.		
BUILDING HEIGHT	53'-4 1/2" (4 STORIES)		
NUMBER OF UNITS	106 UNITS (56 1-BR, 50 2-BR)		
BUILDING COVERAGE	6.96%		
F.A.R.	27.0:1		
BUILDING 2-B			
BUILDING AREA	142,527.62 SQ. FT.		
BUILDING HEIGHT	48'-10 1/2" (4 STORIES)		
NUMBER OF UNITS	136 UNITS (112 1-BR, 24 2-BR)		
BUILDING COVERAGE	7.03%		
F.A.R.	25.9:1		
BUILDING 3-C			
BUILDING AREA	86,174.62 SQ. FT.		
BUILDING HEIGHT	48'-10 1/2" (4 STORIES)		
NUMBER OF UNITS	72 UNITS (28 1-BR, 44 2-BR)		
BUILDING COVERAGE	4.37%		
F.A.R.	15.6:1		
PARKING SUMMARY:			
REQUIRED	471 SPACES		
PROVIDED	STANDARD	HANDICAP	VAN HANDICAP
UNCOVERED	290	(2)	(1)
CARPORT (15%)	72	(1)	(1)
DETACHED GARAGE (15%)	72	-	(2)
ATTACHED GARAGE (5%)	23	-	-
CLUBHOUSE	15	(1)	(1)
TOTAL	472 SPACES		
PERVIOUS:	297,532.122 SQ. FT. (54.0%)		
IMPERVIOUS:	253,158.878 SQ. FT. (46.0%)		
OPEN SPACE REQUIRED:	196 1-BR * 600, 118 2-BR UNITS * 900	223,800 S.F. (40.6%)	
OPEN SPACE PROVIDED:	234,403 S.F. (42.6% OF SITE) (150,403 S.F.+ (37,000 S.F.*3))		



BUILDING A 4-STORY
38,358 FLOOR AREA 54'-0"

BUILDING B 4-STORY
38,707 FLOOR AREA 49'-0"

BUILDING C 4-STORY
24,079 FLOOR AREA 49'-0"



GRAPHIC SCALE
0 60' 120'
(IN FEET)
1 inch = 60 ft.

01 SITE/ADDRESS PLAN
SCALE: 1" = 60'

06.12.2026

PRELIMINARY DRAWINGS
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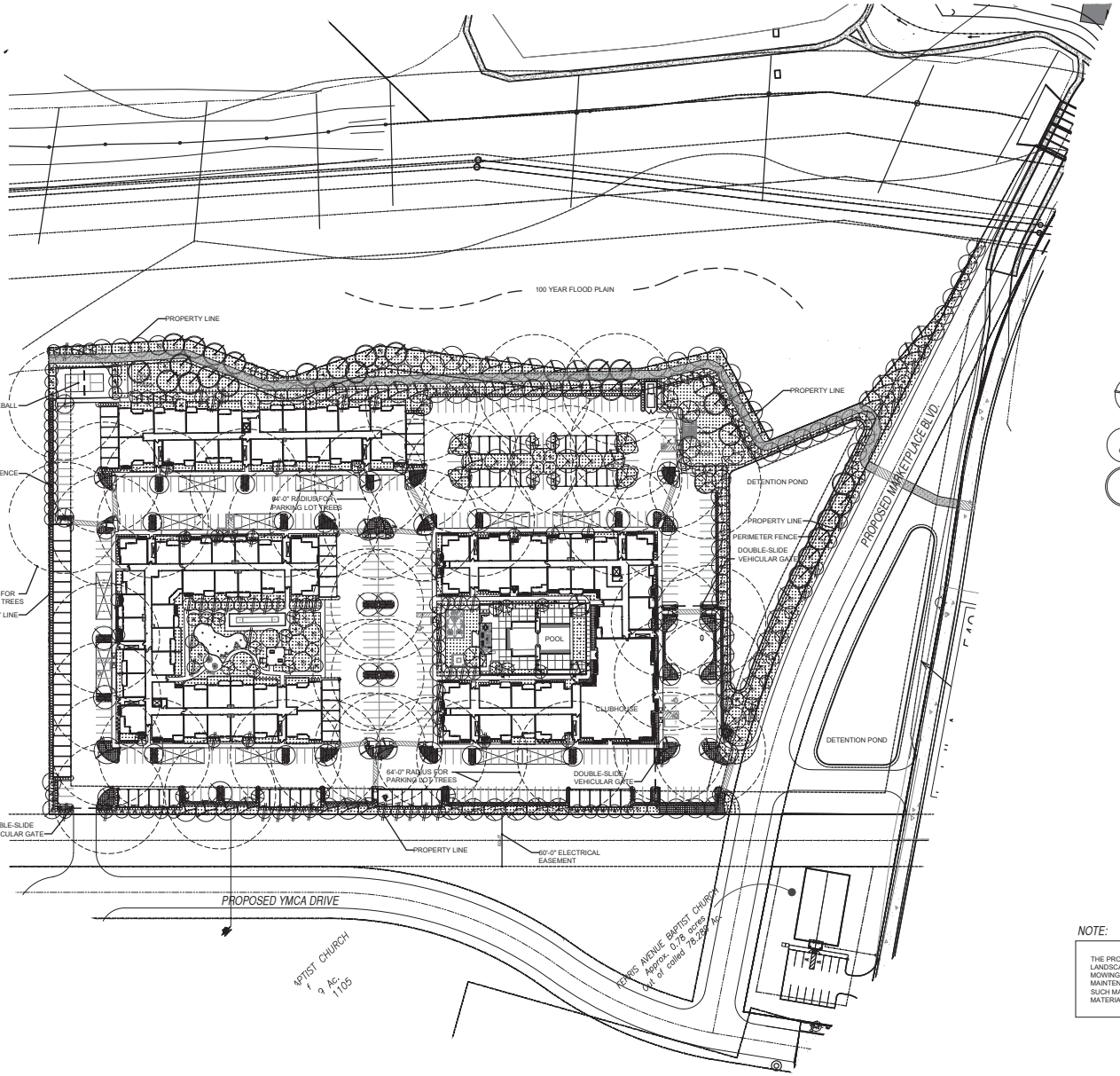
SHEET NUMBER
A1.0

SITE ADDRESS PLAN

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EXHIBIT D

Items 5 & 6



LANDSCAPE PLAN

SCALE: 1" = 60'-0"

0 60 120

GRAPHIC SCALE IN FEET

N

MULTIFAMILY

SITE INFORMATION:

LOT AREA: 550,249.92 S.F. (12.632 AC)
BUILDING FLOOR AREA: 94,094 S.F.
PARKING SPACES: 472 SPACES

INTERIOR LANDSCAPE AREA:

REQUIRED: 50% OF BUILDING FLOOR AREA SHALL BE PROVIDED IN PERMANENT LANDSCAPE AREA
(94,094 X 50% = 47,047 S.F. LANDSCAPE AREA)
-(1) 4" CANOPY PER 500 S.F. LANDSCAPE AREA (47,047 / 500 = 95 CANOPY TREES)
-(1) ORNAMENTAL TREE PER 250 S.F. LANDSCAPE AREA (47,047 / 250 = 189 ORNAMENTAL TREES
-(1) 3 GAL. SHRUB PER 70 S.F. LANDSCAPE AREA (47,047 / 70 = 673 SHRUBS)
-15% OF LANDSCAPE AREA SHALL BE GROUNDCOVER (47,047 X 15% = 7,057 S.F. GROUND COVER)
-2% OF LANDSCAPE AREA SHALL BE SEASONAL COLOR (47,047 X 2% = 941 S.F. SEASONAL COLOR)

PROVIDED: 48,000+ S.F. LANDSCAPE AREA
(95) CANOPY TREES, (189) ORNAMENTAL TREES, (949) SHRUBS, 7,248 S.F. GROUND COVER,
975 S.F. SEASONAL COLOR

PARKING LOT LANDSCAPE:

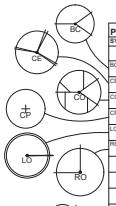
REQUIRED: 13 S.F. + 15 S.F. LANDSCAPE AREA PER PARKING SPACE
(472 X 28 = 13,216 S.F. LANDSCAPE AREA)
-(2) 4" TREES + (10) SHRUBS PER 500 S.F. LANDSCAPE AREA (13,216 / 500 = 26.4)
27 X 2 = 54 TREES + 27 X 10 = 270 SHRUBS
ALL PARKING SPACES TO BE WITHIN 64 FEET OF TRUNK OF TREE

PROVIDED: 14,868 S.F. LANDSCAPE AREA
(54) CANOPY TREES + (300) SHRUBS
ALL PARKING SPACES WITHIN 64 FEET OF TRUNK OF TREE

LANDSCAPE BUFFER (STREET FRONTAGE):

REQUIRED: 10' BUFFER WITH (1) TREE PER 30 L.F. STREET FRONTAGE
PROPOSED MARKETPLACE BLVD (696 L.F. / 30 = 23.2 TREES)
PROPOSED YMCA DRIVE (758 L.F. / 30 = 25.26 TREES)
(EXTRA TREES PLACED ALONG MARKETPLACE BLVD BUFFER TO FULFILL TOTAL TREE REQ'S.)

PROVIDED: 8' BUFFER BEHIND GARAGES, 10' ELSEWHERE W/ (18) TREES ALONG MARKETPLACE BLVD. AND (19) TREES ALONG YMCA DRIVE, REMAINING 13 TREES PLACED ELSEWHERE ON SITE DUE TO LIMITED LANDSCAPE BUFFER SPACE



PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
	SHADE TREES				
BC	Taxodium distichum	Bald Cypress	34	4" Cal.	12-14' Ht.
CE	Ulmus crassifolia	Cedar Elm	49	4" Cal.	12-14' Ht.
CO	Quercus xx	Chinquapin Oak	25	4" Cal.	12-14' Ht.
CP	Pistacia chinensis	Chinese Pistache	36	4" Cal.	12-14' Ht.
LO	Quercus virginiana	Live Oak	27	4" Cal.	12-14' Ht.
RO	Quercus shumardii	Shumard Oak	28	4" Cal.	12-14' Ht.
	ORNAMENTAL TREES				
CM	Lagerstroemia indica 'Dynamite Red'	Dynamite Red Crape Myrtle	90	8' to 10' Ht., 4' - 5' spread	Multi trunk, 3 - 5 canes, 3" cal. (1" per cane min.)
DW	Chilopsis linearis	Desert Willow	17	8' to 10' Ht., 4' - 5' spread	Multi trunk, 3 - 5 canes, 3" cal. (1" per cane min.)
YH	Ilex vomitoria	Yaupon Holly	50	8' to 10' Ht., 4' - 5' spread	Multi trunk, 3 - 5 canes, 3" cal. (1" per cane min.)
VT	Vitex agnus-castus	Vitex Tree	32	8' to 10' Ht., 4' - 5' spread	Multi trunk, 3 - 5 canes, 3" cal. (1" per cane min.)
	LARGE SHRUBS				
AS	Abelia 'Kaleidoscope'	Kaleidoscope Abelia	104	3 Gal.	18" min. ht, 12" min. spread, Plant 36" O.C.
AL	Ternstroemia gymnanthera	Cleyera	40	3 Gal.	18" min. ht, 15" min. spread, Plant 36" O.C.
DB	Ilex cornuta 'Burfordii'	Dwarf Burford Holly	435	3 Gal.	18" min. ht, 15" min. spread, Plant 36" O.C.
PO	Loropetalum chinense 'Plum Delight'	Purple Fringe Flower	137	3 Gal.	18" min. ht, 15" min. spread, Plant 36" O.C.
SL	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	32	3 Gal.	18" min. ht, 12" min. spread, Plant 36" O.C.
TS	Leucophyllum frutescens	Texas Sage	219	3 Gal.	18" min. ht, 15" min. spread, Plant 36" O.C.
	ORNAMENTAL SHRUBS				
AS	Salvia greggii 'Navajo Bright Red'	Autumn Sage	17	3 gal	Plant 24" O.C.
AW	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	79	3 gal	Plant 24" O.C.
DY	Ilex vomitoria 'nana'	Dwarf Yaupon Holly	14	3 gal	Plant 24" O.C.
SC	Muhlenbergia capillaris	Gulf Coast Muhly Grass	173	3 gal	Plant 24" O.C.
	GROUNDCOVERS				
LR	Liriope muscari	Liriope	3,604 S.F.	4" pots	Plant 12" O.C.
MF	Nassella tenuissima	Mexican Feather Grass	3,644 S.F.	4" pots	Plant 18" O.C.
SC		Seasonal Color	975 S.F.	4" pots	Plant 9" O.C.
SS	Cynodon spp.	Common Bermuda	92,850 S.F.		Solid sod
SY		Cypress Mulch			Spread 3" min. thickness All planting beds

NOTE:

THE PROPERTY OWNER, TENANT, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND LIKE-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.

ISSUES:
- 04-15-26 CITY SUBMITTAL

REVISIONS:
- 06-12-26 PER COMMENTS
- 07-02-26 PER COMMENTS
- 07-22-26 PER COMMENTS

CLIENT:

Cross Architects, PLLC
879 Junction Drive
Allen, Texas 75013

THE AVENUE
WAXAHACHIE, TEXAS

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

REGISTERED LANDSCAPE ARCHITECT — BRETT BEALL — 2485 — STATE OF TEXAS

08-03-26

CITY SUBMITTAL

THE AVENUE

WAXAHACHIE, TEXAS

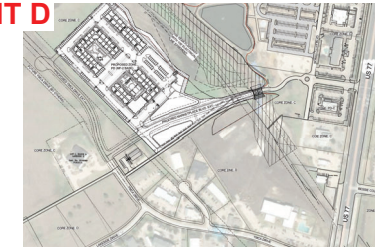
JOB NUMBER: CRO-26XX

LANDSCAPE PLAN

LP0.01

EXHIBIT D

Items 5 & 6



VICINITY MAP

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21°37'54"	865.00'	326.58'	S 63°52'14" W	324.64'

LEGEND

- PROPERTY LINE
- EASEMENTS/SETBACKS
- 6' METAL FENCE
- 4' METAL FENCE
- 5' CONCRETE SIDEWALK
- 10' CONCRETE WALKING TRAIL
- TARGET MARK
- HANDICAP PARKING
- HANDICAP VAN PARKING (VAN)
- HANDICAP UNIT DESIGNATION
- TRAFFIC DIRECTIONAL ARROWS
- FIRE SPRINKLER RISER ROOM
- CARPORT (DESIGNATED C#)
- GARAGE (TYP, DESIGNATED G#)

SITE NOTES

1. CONTRACTOR TO INSTALL ALL EXTERIOR LIGHTING TO MEET THE CITY OF WAXAHACHIE ZONING REQUIREMENTS. ALL EXTERIOR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENCES. (REF. TO MEP PLANS FOR DESIGN)
2. NOTE: LOCATION OF PERIMETER FENCE TO BE FIELD VERIFIED.
3. SEE CIVIL ENGINEERING AND LANDSCAPE PLANS FOR UTILITIES, DIMENSIONS CONTROL, GRADING, DRAINAGE, PAVEMENT, PARKING SPACES, HC RAMPS AND ALL SIDEWALKS.
4. CONTRACTOR TO INSTALL ALL SIGNAGE TO MEET CITY OF WAXAHACHIE ZONING REQUIREMENTS.
5. REFER TO MEP PLANS FOR LIGHTING SPECIFICATIONS, HVAC, GAS, TELEPHONE AND ELECTRICAL SERVICE LOCATIONS.

BUILDING KEY

1 = BUILDING NUMBER
A = BUILDING TYPE

SITE DATA TABLE

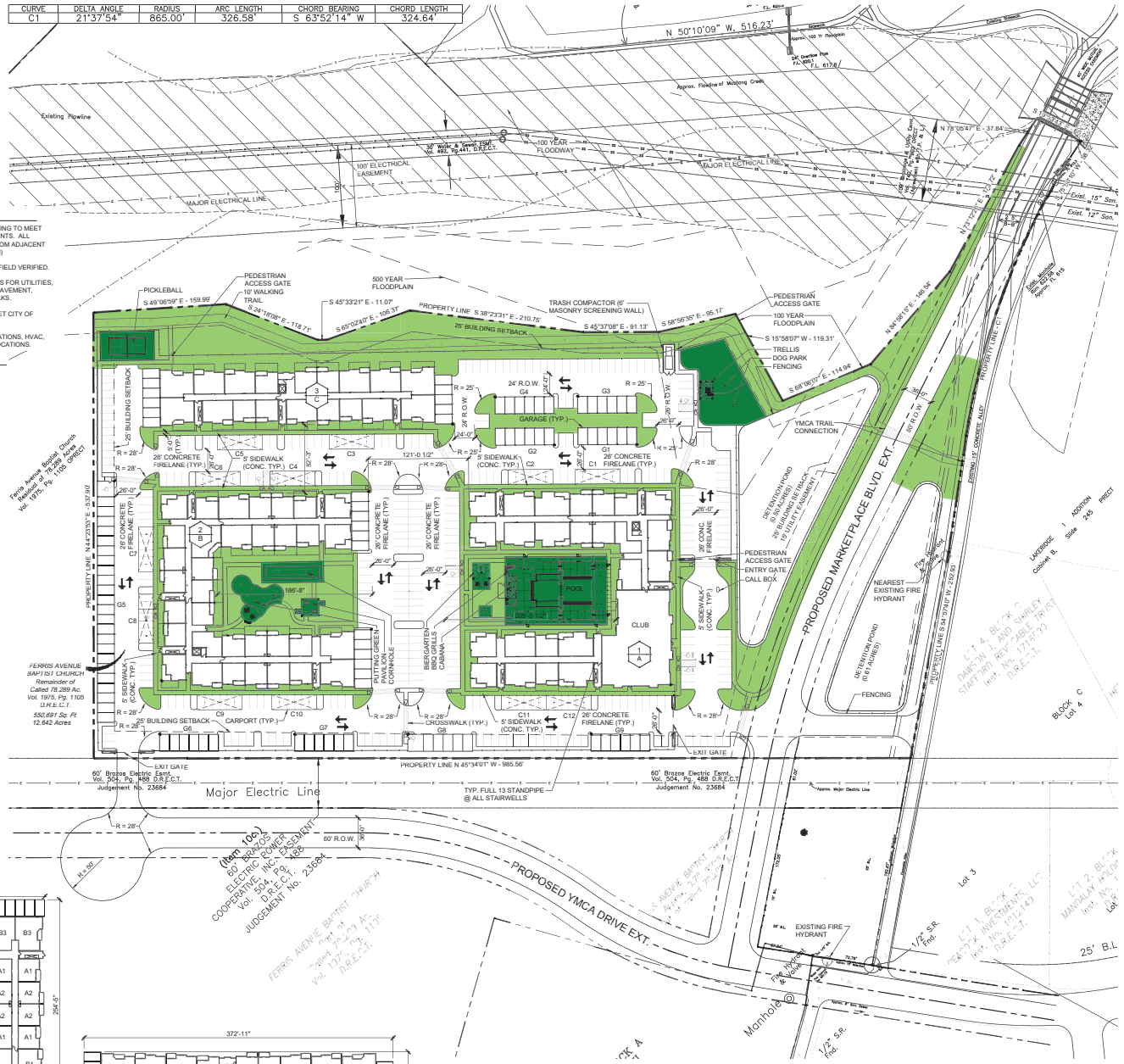
LOCATION:			
LOT AREA:	12.642 AC. (550,691 S.F.)		
ZONING:	ZONING - PD (MF-2 BASE)		
CURRENT USE:	VACANT		
PROPOSED USE:	MULTIFAMILY APARTMENT COMPLEX		
BUILDING DATA:			
BUILDING 1-A			
BUILDING AREA	148,957.73 SQ. FT.		
BUILDING HEIGHT	53'-4 1/2" (4 STORIES)		
NUMBER OF UNITS	106 UNITS (56 1-BR, 50 2-BR)		
BUILDING COVERAGE	6.96%		
F.A.R.	27.0:1		
BUILDING 2-B			
BUILDING AREA	142,527.62 SQ. FT.		
BUILDING HEIGHT	48'-10 1/2" (4 STORIES)		
NUMBER OF UNITS	136 UNITS (112 1-BR, 24 2-BR)		
BUILDING COVERAGE	7.03%		
F.A.R.	25.9:1		
BUILDING 3-C			
BUILDING AREA	86,174.62 SQ. FT.		
BUILDING HEIGHT	48'-10 1/2" (4 STORIES)		
NUMBER OF UNITS	72 UNITS (28 1-BR, 44 2-BR)		
BUILDING COVERAGE	4.37%		
F.A.R.	15.6:1		
PARKING SUMMARY:			
REQUIRED	471 SPACES		
PROVIDED	STANDARD	HANDICAP	VAN HANDICAP
UNCOVERED	290	(2)	(1)
CARPORT (15%)	72	(1)	(1)
DETACHED GARAGE (15%)	72	-	(2)
ATTACHED GARAGE (5%)	23	-	-
CLUBHOUSE	15	(1)	(1)
TOTAL	472 SPACES		
PERVIOUS:	297,532.122 SQ. FT. (54.0%)		
IMPERVIOUS:	253,158.878 SQ. FT. (46.0%)		
OPEN SPACE REQUIRED:	196 1-BR * 600, 118 2-BR UNITS * 900	223,800 S.F. (40.6%)	
OPEN SPACE PROVIDED:	234,403 S.F. (42.6% OF SITE) (150,403 S.F.+ (37,000 S.F.*3))		



BUILDING A 4-STORY
38,358 FLOOR AREA 54'-0"

BUILDING B 4-STORY
38,707 FLOOR AREA 49'-0"

BUILDING C 4-STORY
24,079 FLOOR AREA 49'-0"



GRAPHIC SCALE
0 60' 120'
(IN FEET)
1 inch = 60 ft.

01 SITE/ADDRESS PLAN
SCALE: 1" = 60'

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

THE AVENUE
WAXAHACHIE, TEXAS

06.12.2026

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DATE: 06.12.2026

PROJECT NUMBER: 25097

REVISIONS

NO.	DATE

ISSUED FOR: REVIEW

SHEET NUMBER: A1.0

SITE ADDRESS PLAN

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PLANNED DEVELOPMENT STANDARDS

THE AVENUE

Waxahachie, Texas

Section I. Purpose and Intent

The subject property is a tract of land totaling 12.642 acres, being a portion of the property commonly known as 1761 N. Highway 77 in the City of Waxahachie. The property is currently zoned Commercial (C). The applicant is requesting rezoning to Planned Development – Multiple-Family Residential-2 (PD-MF2) to facilitate development of a luxury, market-rate multifamily residential rental community with the entire development on a single lot.

This Planned Development is intended to allow for a high-quality multifamily residential development and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, and compliance with appropriate design standards. The development aims to serve Waxahachie by providing quality housing options, supporting community-centric lifestyles through superior design and on-site amenities, and upholding high standards of architecture, landscaping, and community design.

Section II. Use or Combination of Uses Proposed

The Planned Development – Multiple-Family Residential-2 (PD-MF2) designation is intended to allow a market-rate multifamily residential community consistent with the MF2 base zoning district. The following uses are proposed and shall be permitted by right within this Planned Development:

Proposed Use	Base Zoning District	Description
Multi-Family Residential	Multiple-Family Residential-2 (MF2)	314-unit apartment community with one- and two-bedroom floor plans.
Residential Amenity Uses	Multiple-Family Residential-2 (MF2)	Clubhouse, leasing office, fitness center, resort-style pool, pickleball courts, dog park, biergarten, putting green, pavilion, cabana, BBQ grills, pet yards, and related accessory uses.

All uses not explicitly listed but consistent with the MF2 zoning district may be allowed subject to City Council approval within this Planned Development framework. Uses requiring a Specific Use Permit (SUP) shall undergo the City's public hearing and permit review process.

EXHIBIT E

Section III. Lot Area and Height Regulations (Width, Depth, Coverage, Yard Depths, and Building Height)

The subject property is currently zoned Commercial (C). The applicant is requesting rezoning to Planned Development – Multiple-Family Residential-2 (PD-MF2) to facilitate development of a 314-unit multifamily residential community. The following chart summarizes the area, height, density, and yard requirements for this Planned Development. Any lot or design aspect not specifically called out shall default to the requirements of the MF2 base zoning district.

Attribute	
Total Site Area	12.642 acres (550,691 sq. ft.)
Total Building Area (Footprint)	Building 1-A: 38,358 sq. ft. footprint Building 2-B: 38,707 sq. ft. footprint Building 3-C: 24,079 sq. ft. footprint
Maximum Lot Coverage	Per MF2 base district – 40% by main & accessory bldgs.
Number of Units	314 units
Unit Mix	196 one-bedroom units; 118 two-bedroom units
Gross Density	24.84 units per acre (PD variance from MF2 base district – see Section IV)
Base Zoning District	PD – MF2 (Multiple-Family Residential-2)
Minimum Front Yard (ft.)	[Per MF2 base district – 25’]
Minimum Side Yard (ft.)	[Per MF2 base district – 25’]
Minimum Rear Yard (ft.)	[Per MF2 base district – 25’]
Maximum Building Height	4 stories or 60’-0” (PD variance from MF2 base district — see Section IV)
Building Setback from Property Line	As shown on Site Plan (Exhibit D) 5’ for accessory structures

Total Site Area and Building Coverage

Total Site Area: 12.642 acres (550,691 sq. ft.)

Total Building Footprint Area: 101,114 sq. ft.

Building 1-A: 4-stories, 54’-0” height max.

Building 2-B: 4-stories, 49’-0” height max.

Building 3-C: 4-stories, 49’-0” height max.

Lot coverage (approx. 21.6%) is defined by the footprints of building structures and accessory structures as shown on the Site Plan attached as Exhibit D.

Street Dedication

The development includes the extension of YMCA Drive and Marketplace Boulevard along or adjacent to the subject property. The land required for these public street rights-of-way shall be dedicated to the City of Waxahachie at the time of platting. The developer shall construct said street improvements in accordance with City standards. Final right-of-way widths and alignment shall be determined in coordination with the City Engineer and reflected on the Final Plat.

Section IV. PD Variances from MF2 Base District

The following variances from the MF2 base zoning district standards are requested as part of this Planned Development. All other MF2 standards not specifically modified herein shall apply.

A. Maximum Building Height

The MF2 base district permits a maximum building height of three (3) stories. This Planned Development provides for a maximum building height of four (4) stories to accommodate the proposed residential building design as illustrated in Exhibit B (Elevation/Façade Plan). No PD variance is requested with respect to the number of buildings or overall site configuration.

B. Maximum Building Length

The Planned Development provides for a variance from the maximum building length of 200 feet. This allows for efficient site planning and a connected community with amenity clusters placed in close proximity to large clusters of units. Each building has at least one amenity area immediately outside of it. The proposed building length is also consistent with similar multifamily developments in the area. Reducing the building length would result in a higher number of buildings, which would reduce amenity areas and greenspace, and detract from the architectural aesthetic of the project. A walking trail tying into an offsite trail network traversing the area has been included as an amenity for the project and surrounding community.

C. Parking Configuration

Parking as provided on the Site Plan (Exhibit D) includes the following:

Parking Type	Spaces Provided
Uncovered / Surface	305
Carport (15%)	72
Detached Garage (15%)	72
Attached Garage (5%)	23
Total Provided	472 spaces
Parking Ratio	1.50 spaces per unit

Parking required under MF2 base district standards:

- 1.5 spaces per 1-bedroom unit: 196 × 1.5 = 294 spaces
- 1.5 spaces per 2-bedroom unit: 118 × 1.5 = 177 spaces
- Total Required: 471 spaces

Total spaces provided (472) exceed the minimum required (471). The parking ratio of 1.50 spaces per unit satisfies the MF2 base district requirement.

Garage parking required under MF2 base district standards:

- One-half of the minimum required off-street spaces shall be provided in attached fully enclosed garages.

Garage spaces provided are, as listed in the table above, 72 detached garage spaces (15%) and 23 attached garage spaces (5%), with an additional 72 spaces being provided as covered carports (15%).

The reason for this variance is to create an enhanced ground floor aesthetic and to provide private pet yards on as many ground floor units as possible. Pet yards are immensely popular and are far more sightly than extended rows of garage door panels. Based on experience, the amount of covered parking being offered is more than adequate to meet demand.

Garages are setback a minimum of three feet from the circulation aisle as opposed to eight feet. A three-foot setback is standard for developments of this type, and increasing it to eight feet would create a larger impervious footprint for the project and reduce usable green space being preserved for amenities and landscaping.

D. Additional Variances

The Planned Development is to utilize a minimum of 60% masonry products on the building exterior walls, including stucco. The project is to use 40% maximum fiber cement siding. Due to the use of wood-look fiber cement siding, the project varies from the base MF district masonry percentage of 90% of the total exterior walls. This variance is necessary to achieve an elevated aesthetic. The design pairs stone and brick with stucco banding, wood-look fiber cement siding, and various building accents to break up the building's massing and achieve visual intrigue that compliments surrounding architecture while utilizing durable materials that will preserve the look of the project over time. A more detailed explanation of the building elevations can be found in Section V.

The unit density also varies from the base MF2 zoning of 18 units per acre with a density of 24.84 units per acre, which is similar to other recent multifamily developments in the area.

In lieu of locating all units within 250 feet of a refuse facility, valet trash service will provide trash collection from each unit. Collection will occur multiple days per week on a consistent schedule, and garbage will be consolidated in a single trash compactor on site, which will be screened on three sides in accordance with the Code of Ordinances. The property will engage municipal or commercial waste services to empty and haul off garbage from the compactor regularly.

Section V. Building Elevations

Primary building elevations are provided in Exhibit B – Elevation/Façade Plan, which offers examples of building facades, materials, and color palettes to be used. All buildings shall embody a modern architectural character with high-quality exterior finishes consistent with the design intent illustrated in Exhibit B and the Concept Rendering (Exhibit A3).





Residential Building – Principal Structure

The primary residential building is a four-story wood-frame construction featuring a contemporary design language that combines warm and neutral material tones. The building mass is articulated with varied roof lines, projecting and recessed bays, and balcony elements to reduce visual scale and create architectural interest. Materials include:

- Brick (base and accent courses)
- Natural stone (accent elements)
- Stucco (field areas)
- Fiber cement lap siding (upper story accents)
- Smooth fiber cement board (trim and panel elements)
- Metal railing (balconies and corridors)
- Metal awnings at entry and ground-floor features
- Storefront entry doors at primary clubhouse entry

The use of a wider variety of materials allows for more intrigue in the elevations by providing different but complimentary colors and textures. The materials have been carefully selected to preserve the project's aesthetic for the long term.

A brick and stone masonry water table is placed around the entire perimeter of each building to withstand wear that can be caused by ground level traffic. The majority of each building has masonry elements extending to the second floor or higher, with many areas where masonry spans the entire height of the buildings. Stucco and wood-look horizontal siding are placed above the masonry water table, adding color and texture variation to enhance curb appeal.

All buildings shall be designed with compatible materials, colors, and architectural character as established in Exhibit B. New construction shall match the exterior palette, massing, and scale appropriate for the community and broader development context.

The project will feature a flat roof design with a TPO membrane, providing a modern residential aesthetic. The flat roof allows for a 30" tall parapet wall in lieu of a 15' tall hipped roof, which eliminates the need for excessive height. It also provides an area to locate the mechanical condensing units where they're hidden from view and easily accessed for maintenance. Minimum roof pitch shall be 1/4:12, to accommodate TPO roofing membrane, and the building roof itself shall be screened by the parapet walls as shown in the building elevations.

Section VI. Unit Floorplans

Conceptual unit floorplans have been attached as Exhibit A. While these are subject to change, a variety of one- and two-bedroom floorplans will be provided with varied square footage, layouts and features.

Section VII. Parking

The Planned Development provides off-street parking designed to serve all residential units and amenity areas. A variety of parking options include uncovered spaces, attached garage spaces, detached garage spaces, and covered parking spaces. The number and distribution of spaces was designed to satisfy anticipated tenant demand based on market experience while preserving the aesthetic of the project. While it is understood that the project does not meet the requirements of the base zoning, the variance is requested to preserve the aesthetic of the buildings and overall project, and to be able to offer as many ground floor units and pet yards as possible, which tend to be more desirable and better looking. Parking is distributed across the site as depicted on the Site Plan attached as Exhibit D.

Parking Type	Required Calculation	Provided Spaces	Comments
General Parking	1.5 spaces/1BR or 2BR unit	472	
Accessible Parking	Per ADA Standards, minimum spaces based on total (IBC Table 1106.2)	9	Includes [2] van-accessible spaces per ADA 2010
Attached Garages	One-half of the required spaces	23	Attached garages are provided where space allows while preserving

			ground floor unit patios and pet yards
Detached Garages	N/A	72	Detached garages are provided as a supplementary covered parking option
Carports	N/A	72	Carports are provided as a supplementary covered parking option

Section VIII. Access

Vehicular access to the development is provided from the proposed YMCA Drive Extension and the proposed Marketplace Boulevard Extension, both of which are anticipated to be public streets with right-of-way dedicated to the City of Waxahachie. Final access configurations, driveway locations, and street cross-sections shall be coordinated with the City Engineer and reflected on the Final Plat and construction plans.

The development site includes a gated primary entry with a call box system for controlled resident and guest access. Exit gates shall be provided as shown on the Site Plan. Internal circulation is designed to accommodate fire apparatus access, emergency vehicles, and service vehicles throughout the site.

Additional access provisions include:

- A gated entry call box at the primary entrance for resident and guest access control.
- Exit gate(s) positioned to facilitate safe egress from the site.
- Emergency vehicle access provisions as required by the City's Fire Marshal.
- Internal drive aisles and fire lanes designed to meet City and fire code standards.

Section IX. Landscaping and Screening

Landscaping shall be provided throughout the development in conformance with the Landscape Plan attached as Exhibit E and the City of Waxahachie Zoning Ordinance. The Property Owner shall provide a permanent irrigation system for all required landscape areas and shall maintain the required landscaping at all times.

Landscaping and screening provisions include:

- Perimeter landscaping along all property boundaries adjacent to public rights-of-way and adjoining properties as required by the City of Waxahachie Zoning Ordinance and as shown on Exhibit E.
- Interior parking lot landscaping as required by the MF2 base district standards.
- All dumpster enclosures shall be screened from public view with a masonry enclosure and gates, consistent with City screening standards and the architectural character of the development.
- Pet yards (44 total) shall be fenced with materials compatible with the overall development aesthetic.
- All landscaping within easement areas shall be limited to groundcover, shrubs, and other low-growing plant material unless otherwise approved by the applicable utility or easement holder.

- Crepe myrtles will be provided in high visibility and frontage areas.

Section X. Signage

Signage for the project shall adhere to the signage requirements set forth in the MF2 zoning district. Per Article V, Section 5.08 of Appendix A of the Code of Ordinances, wall signs will be allowed and may be illuminated. A monument sign will be located near the primary entry. Site and building signage plans shall be submitted to the city for review during the permit process, and no signage will be installed without approval from the City of Waxahachie.

A third-party branding consultant will be engaged to brand the project and generate a color template, logo and sign package. The signage colors and materials will be complimentary to the color scheme and character of the project, and a full signage package will be submitted for city review and approval prior to any installation taking place.

Section XI. Site Amenities

The project shall include the following on-site amenities for the benefit of residents:

- Clubhouse
- Fitness center with cardio
- Recovery spa with infrared sauna and cold plunge
- Community room with demo kitchen
- Resident co-working space
- Resort-style swimming pool with cabana
- Walking trail connecting to existing area trail network
- Pickleball court
- Putting green
- Biergarten / al fresco dining area
- Pavilion
- Cornhole and lawn games area
- Dog park with separate small and large dog sections
- 44 private pet yards
- BBQ grills and outdoor cooking stations

Section XII. Lighting

All exterior lighting, including accent and security lighting, shall maintain compliance with the Lighting & Glare Standards of the City of Waxahachie Zoning Ordinance. All fixtures shall be fully shielded cut-off luminaires that direct light downward to prevent spillover, glare, and light trespass onto adjoining properties and roadways.

The site photometric plan is illustrated in Exhibit G – Photometric Plan. All exterior lighting shall be subject to City review and approval. The light fixture selections shown in Exhibit G are the intended products, subject to availability. In the event a fixture is no longer available or viable, a similar fixture of equal or better quality will be used, subject to city approval.

Section XIII. Project Phasing and Schedule

The project is anticipated to be constructed in multiple phases. Construction phasing, sequencing, and scheduling details shall be determined by the developer in coordination with the City of Waxahachie and shall be reflected in the Development Agreement required under Section XIV below.

The buildings shall be constructed by the phases illustrated in the attached Phasing Plan, Exhibit H:

Phase 1: Clubhouse, entry drive, dog park, trash compactor and firelanes adjacent to the building

Phase 2: North section of building 1-A, pool and amenity courtyard for building 1-A, firelanes adjacent to the building, carports C1 and C2, detached garages G1 and G2

Phase 3: South section of building 1-A, firelane along the rear and side of building 1-A, carports C11 and C12, detached garages G8 and G9

Phase 4: Firelanes north of building 1-A and detached garages G3 and G4

Phase 5: Building C-3, Pickleball court, firelanes adjacent to building C-3, carports C3 and C5

Phase 6: North section of building 2-B, firelanes adjacent to the building, putting green courtyard for building 2-B, carports C4, C6, C7, and C8, garage G5

Phase 7: South section of building 2-B, firelanes adjacent to the building, exit drive at turnaround for proposed YMCA Drive Extension, carports C9, and C10, garages G6 and G7

Section XIV. Management and Maintenance

The property owner and/or its designated property management entity shall be responsible for all maintenance of the development, including but not limited to: all residential buildings and accessory structures, parking areas, drives and fire lanes, screening walls and fencing, irrigation systems, landscaping, site lighting, signage, and all amenity areas throughout the property.

All private streets, drives, and common areas within the development shall be privately maintained by the property owner and/or its designated property management entity and shall not be maintained by the City of Waxahachie unless dedicated and accepted by the City. All public streets, drives, and common areas dedicated to and accepted by the City of Waxahachie shall be maintained by the City.

Section XV. Architectural Standards

To support standards that promote uniformity in the development while allowing design flexibility to accommodate high-end multiple-family uses, the following architectural standards shall govern new vertical construction on the property.

All buildings shall be designed with compatible materials, colors, and architectural character as established in Exhibit B.

Buildings shall incorporate horizontal and vertical design elements that provide visual interest and break up large wall planes. This may be achieved through:

- Changes in building materials or textures
- Vertical reveals or expressed structural elements
- Horizontal banding or datum lines
- Wall plane projections or recesses

- Coordinated color transitions between materials

Materials and Colors

The following conceptual materials and colors have been chosen for architectural compatibility between all buildings and phases. Building materials shall conform to the following standards to ensure design continuity throughout all phases. The following materials and color palettes are intended to guide the development to ensure consistency in materials and finishes across the project. Materials shall be approved by the owner and project architect, and must be approved by the city prior to any construction taking place. Once improvements are constructed, any replacement, repair or installation must adhere to the materials and colors in this PD. Any deviations will require city approval.

- Stucco:
  - Primary Color: *White – Field color*

  - Accent Color: *Light Gray – Trim locations*



- Brick:
  - Brick masonry – *Black or dark gray*



- Stone:
  - Cast Stone Masonry – *Gray*



- Fiber Cement Siding:
  - Primary Color: *Cedar Brown* – Siding to be wood-textured



  - Secondary Color: *Dark Gray – Patio siding*



  - Accent Color: *Light Gray – Trim locations, smooth fiber cement board locations*

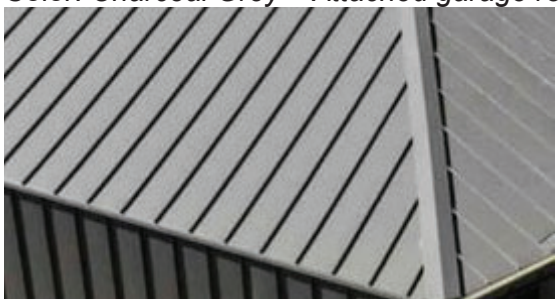
- Metal Railings, Awnings, and Carport structural members:
  - Primary Color: *Black*



- Aluminum Storefront Doors and Windows:
  - Color: *Black Anodized*



- Standing Seam Metal Roofing:
  - Color: *Charcoal Grey – Attached garage roofing*





Charcoal Grey

- 30-Year Architectural Composition Shingles:
  - Color: *Dark Gray – Detached garage roofing*



EXHIBIT F

Items 5 & 6

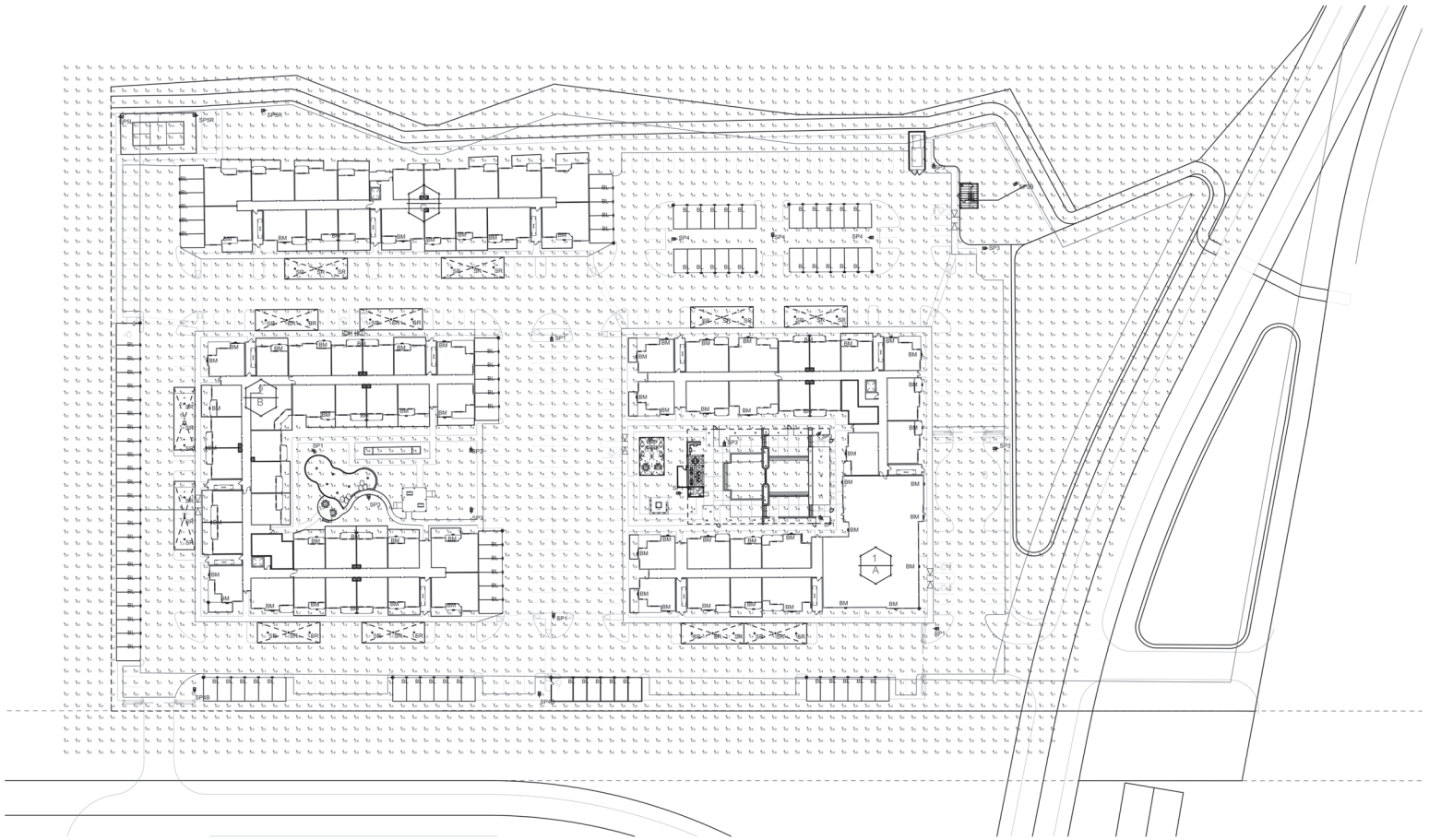
Luminaire Schedule
Project: The Avenue - Waxachachie, TX - Site

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	82	BL	Single	Lithonia WPX1 LED P1 30K MVOLT FINISH	0.903	1537	11.49	942.18
	66	BM	Single	Lithonia WPX1 LED P1 30K MVOLT FINISH	0.903	1537	11.49	758.34
	7	SP1	Single	Lithonia DSX0 LED P7 30K 70CRI TFTM MVOLT SPA FINISH / SSS 18 4C DM19AS FINISH	0.903	19923	170.81	1195.67
	7	SP3	Single	Lithonia DSX0 LED P7 30K 70CRI T3M MVOLT SPA FINISH / SSS 18 4C DM19AS FINISH	0.903	19495	170.81	1195.67
	1	SP3B	Single	Lithonia DSX0 LED P7 30K 70CRI BLC3 MVOLT SPA FINISH / SSS 18 4C DM19AS FINISH	0.903	14179	170.81	170.81
	3	SP4	Single	Lithonia DSX0 LED P7 30K 70CRI T4M MVOLT SPA FINISH / SSS 18 4C DM19AS FINISH	0.903	19786	170.81	512.43
	2	SP4B	Single	Lithonia DSX0 LED P7 30K 70CRI BLC4 MVOLT SPA FINISH / SSS 18 4C DM19AS FINISH	0.903	14944	170.81	341.62
	1	SP5L	Single	Lithonia DSX0 LED P7 30K 70CRI LCCO MVOLT SPA FINISH / SSS 18 4C DM19AS FINISH	0.903	14311	170.81	170.81
	2	SP5R	Single	Lithonia DSX0 LED P7 30K 70CRI RCCO MVOLT SPA FINISH / SSS 18 4C DM19AS FINISH	0.903	14311	170.81	341.62
	36	SR	Single	Juno JSF 7IN 16LM SWWS 90CRI MVOLT ZT XX (SSK)	0.903	1081	12.8	460.8

Calculation Summary
Project: The Avenue - Waxachachie, TX - Site

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts taken Overall	Illuminance	Fc	5.11	10.3	0.0	N.A.	N.A.
StatArea - Parking Lot	Illuminance	Fc	1.87	7.8	0.0	N.A.	N.A.

NOTES:
TYPE BL - FIXTURES ARE MOUNTED ON GARAGE AT 10'-0" A.F.G.
TYPE BM - FIXTURES ARE MOUNTED ON BUILDING AT 10'-0" A.F.G.
TYPE SP1, SP3, SP3B, SP4, SP4B, SP5L, & SP5R - FIXTURES ARE MOUNTED ON AT 20'-0" A.F.G. (18'-0" POLE & 2'-0" BASE)
TYPE SR - FIXTURES ARE MOUNTED AT 7'-0" A.F.G.
READINGS ARE TAKEN AT 0'-0" A.F.G.



IF USING PRODUCTS WITH SELECTABLE KELVIN TEMPERATURES AND/OR ADJUSTABLE LUMEN PACKAGES, PLEASE ENSURE THOSE FIXTURES ARE SET IN THE FIELD TO THE DESIGN PROVIDED ON THIS DRAWING

THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF KING LIGHTING, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED BY ANY COMPANY OTHER THAN THE COMPANY FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF KING LIGHTING, INC. ANY VIOLATION MAY RESULT IN APPROPRIATE LEGAL ACTION.

Design Criteria

DESIGN FILE: Tvalenue_WaxachachieTX_SiteSET28.sgl

FIXTURE LAYOUT IS BASED ON A 0.90LIGHT LOSS FACTOR AND REFLECTANCE VALUES UNLESS NOTED OTHERWISE.

MINIMUM:	AVE./MIN:	INTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.F. UNLESS NOTED OTHERWISE.	EXTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.G. UNLESS NOTED OTHERWISE.
MAXIMUM:	MAX./MIN:		
AVERAGE:			

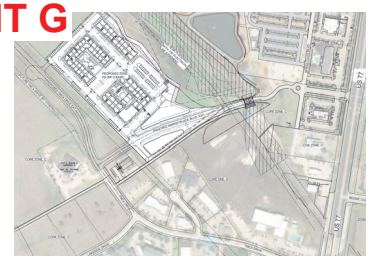
King Lighting, Inc.
700 West Pete Rose Way - Suite 215
Cincinnati, OH 45203
(859) 261-5511 Fax (859) 261-2228
www.king-lighting.com

Lighting Calculations for
The Avenue - Waxachachie, TX - Site

LIGHTING SITE PLAN	SCALE 1"=40'-0"	DESIGNER JJ	CHECKED JJ	DATE 06/15/26	SHEET S1

Disclaimer:
AGI and Genlyte has made great efforts to ensure the accuracy of their program, however AGI, Genlyte and King Lighting Inc. assume no liability for the decisions made with the assistance of these design programs. Actual light levels may vary from predicted values. Calculations for AGI or GENESYS for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions from within the space.

EXHIBIT G



VICINITY MAP

Items 5 & 6

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21°37'54"	865.00'	326.58'	S 63°52'14" W	324.64'

LEGEND

- PROPERTY LINE
- EASEMENTS/SETBACKS
- 6' METAL FENCE
- 4' METAL FENCE
- 5' CONCRETE SIDEWALK
- 10' CONCRETE WALKING TRAIL
- TARGET MARK
- HANDICAP PARKING
- HANDICAP VAN PARKING (VAN)
- HANDICAP UNIT DESIGNATION
- TRAFFIC DIRECTIONAL ARROWS
- FIRE SPRINKLER RISER ROOM
- CARPORT (DESIGNATED C#)
- GARAGE (TYP, DESIGNATED G#)

SITE NOTES

1. CONTRACTOR TO INSTALL ALL EXTERIOR LIGHTING TO MEET THE CITY OF WAXAHACHIE ZONING REQUIREMENTS. ALL EXTERIOR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENCES. (REF. TO MEP PLANS FOR DESIGN)
2. NOTE: LOCATION OF PERIMETER FENCE TO BE FIELD VERIFIED.
3. SEE CIVIL ENGINEERING AND LANDSCAPE PLANS FOR UTILITIES, DIMENSIONS CONTROL, GRADING, DRAINAGE, PAVEMENT, PARKING SPACES, HC RAMPS AND ALL SIDEWALKS.
4. CONTRACTOR TO INSTALL ALL SIGNAGE TO MEET CITY OF WAXAHACHIE ZONING REQUIREMENTS.
5. REFER TO MEP PLANS FOR LIGHTING SPECIFICATIONS, HVAC, GAS, TELEPHONE AND ELECTRICAL SERVICE LOCATIONS.

BUILDING KEY

1 — BUILDING NUMBER
A — BUILDING TYPE

SITE DATA TABLE

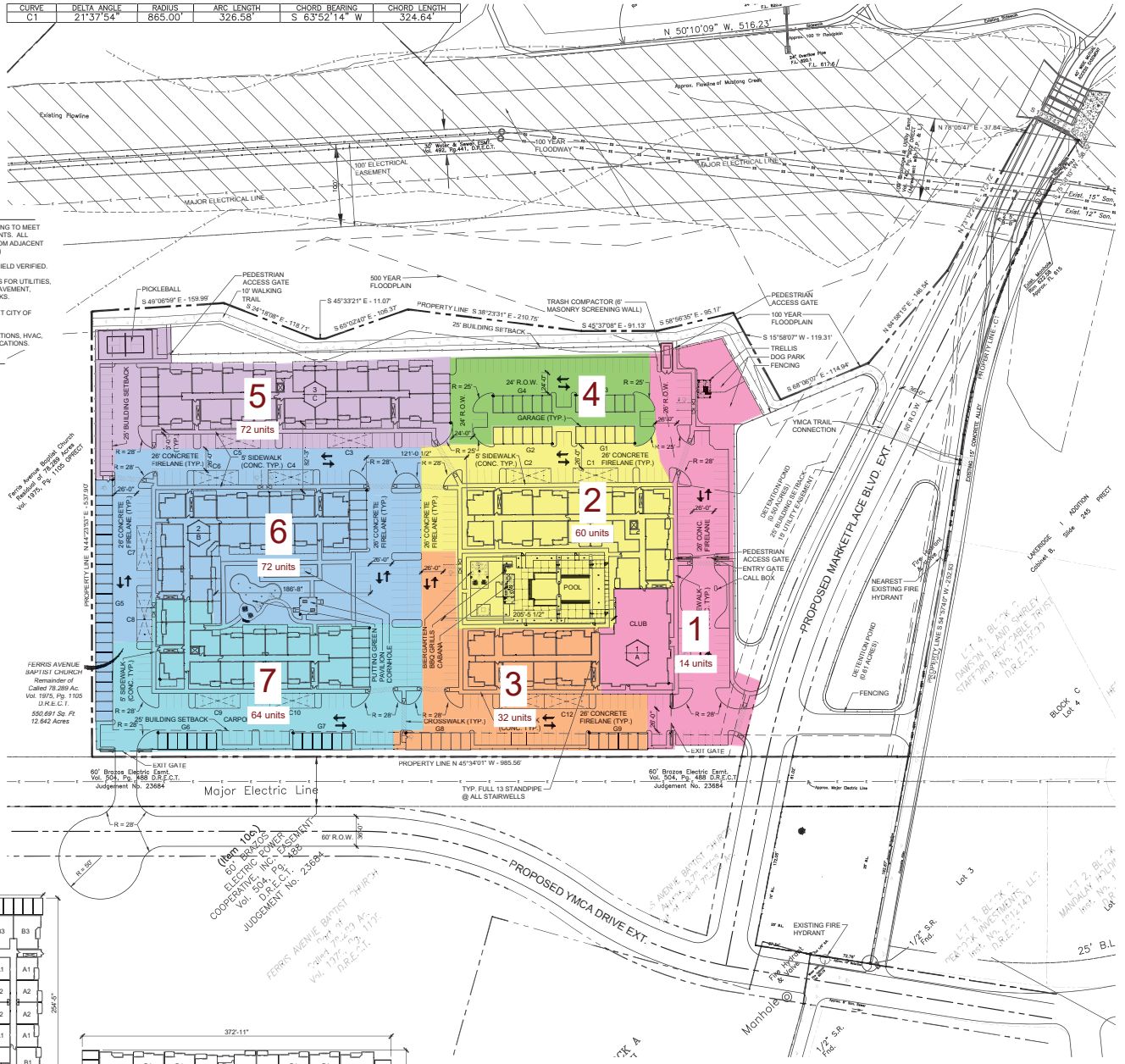
LOCATION:			
LOT AREA:	12.642 AC. (550,691 S.F.)		
ZONING:	ZONING - PD (MF-2 BASE)		
CURRENT USE:	VACANT		
PROPOSED USE:	MULTIFAMILY APARTMENT COMPLEX		
BUILDING DATA:			
BUILDING 1-A			
BUILDING AREA	148,957.73 SQ. FT.		
BUILDING HEIGHT	53'-4 1/2" (4 STORIES)		
NUMBER OF UNITS	106 UNITS (56 1-BR, 50 2-BR)		
BUILDING COVERAGE	6.96%		
F.A.R.	27.0:1		
BUILDING 2-B			
BUILDING AREA	142,527.62 SQ. FT.		
BUILDING HEIGHT	48'-10 1/2" (4 STORIES)		
NUMBER OF UNITS	136 UNITS (112 1-BR, 24 2-BR)		
BUILDING COVERAGE	7.03%		
F.A.R.	25.9:1		
BUILDING 3-C			
BUILDING AREA	86,174.62 SQ. FT.		
BUILDING HEIGHT	48'-10 1/2" (4 STORIES)		
NUMBER OF UNITS	72 UNITS (28 1-BR, 44 2-BR)		
BUILDING COVERAGE	4.37%		
F.A.R.	15.6:1		
PARKING SUMMARY:			
REQUIRED	471 SPACES		
PROVIDED	STANDARD	HANDICAP	VAN HANDICAP
UNCOVERED	290	(2)	(1)
CARPORT (15%)	72	(1)	(1)
DETACHED GARAGE (15%)	72	-	(2)
ATTACHED GARAGE (5%)	23	-	-
CLUBHOUSE	15	(1)	(1)
TOTAL	472 SPACES		
PERVIOUS:	297,532.122 SQ. FT. (54.0%)		
IMPERVIOUS:	253,158.878 SQ. FT. (46.0%)		
OPEN SPACE REQUIRED:	196 1-BR * 600, 118 2-BR UNITS * 900	223,800 S.F. (40.6%)	
OPEN SPACE PROVIDED:	234,403 S.F. (42.6% OF SITE) (150,403 S.F.+ (37,000 S.F.*3))		



BUILDING A 4-STORY
38,358 FLOOR AREA 54'-0"

BUILDING B 4-STORY
38,707 FLOOR AREA 49'-0"

BUILDING C 4-STORY
24,079 FLOOR AREA 49'-0"



GRAPHIC SCALE
0 60' 120'
(IN FEET)
1 inch = 60 ft.

01 SITE/ADDRESS PLAN
SCALE: 1" = 60'

06.12.2026

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

Cross

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

THE AVENUE
WAXAHACHIE, TEXAS

DATE:
06.12.2026

PROJECT NUMBER:
25097

REVISIONS

NO.	DATE

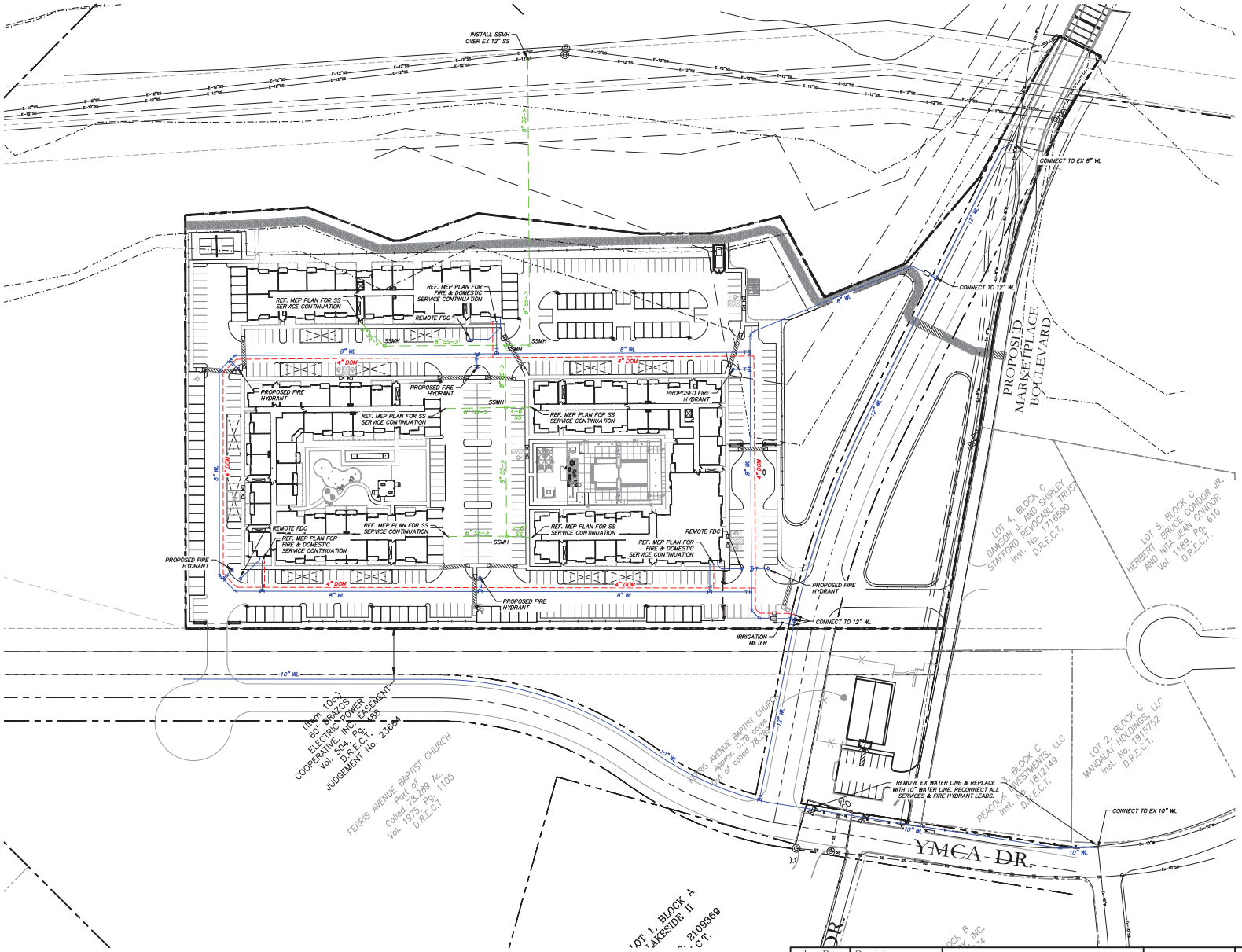
ISSUED FOR:
REVIEW

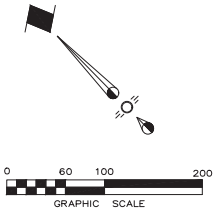
SHEET NUMBER
A1.0

SITE ADDRESS PLAN

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EXHIBIT H





WATER & SANITARY SEWER NOTES

1. All materials and construction shall be in accordance with the City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision), and to the regulations of The Texas Commission on Environmental Quality.

2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.

3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.

4. All sewer lines shall be PVC SDR-35, unless stated otherwise.

5. All manhole rim grades must match finished grade in paved areas. Manholes constructed in landscape areas must have a final rim grade six inches (6") above final grade.

6. All water pipe 8" and larger shall be Class 150 DR 18 PVC water pipe, conforming to AWWA C900 standards, except Fire Line.

7. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.

8. Fire sprinkler line shall be sized and installed by a state licensed contractor. Fire Line shown for reference only.

9. Fire protection rooms shall have no roof access, mopsinks, electrical panels, storage. Fire Protection rooms are for Fire Alarm and Control systems uses.

FIRE LINE NOTE

1. All underground fire line and remote FDC piping shall be a minimum of Class 200/DR 14 or better. Embedment shall be No. 4 crushed stone. Depth of Bury – minimum if 48 inches from grade to the top of the pipe. All underground fire lines begin at the point of connection to the circulating public/private water main and terminate at the top of the spigot piece 1 ft. above the finished floor and no more than 5 ft. inside the building.

LEGEND

- Sanitary Sewer
- Water Line
- Domestic Water
- Fire Hydrant

STOP!
CALL BEFORE YOU DIG
Texas 811
Know what's below.
(@ least 72 hours prior to digging)

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

Issue Date	Description
1 6/5/2026	
2 7/9/2026	
3	
4	
5	
6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street ◆ McKinney, Texas 75069
972.562.4409 ◆ Texas P.E. Firm No. F-5935

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 7/9/26. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PRELIMINARY UTILITY PLAN
THE AVENUE
HIGHPARK CAPITAL
CITY OF WAXAHACHIE, TEXAS

Sheet No. UP

Project No. 26015

26015 PRE-UTILITY.dwg

THE AVENUE - WAXAHACHIE

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-77-2026

MEETING DATE(S)

Planning & Zoning Commission: August 25, 2026
City Council: September 21, 2026

CAPTION

Public Hearing on a request by Susan Dixon for a **Specific Use Permit (SUP)** for an **Accessory Structure greater than or equal to seven hundred (700) square feet**, use within a Future Development (FD) zoning district located at 109 Crystal Cove, (Property ID 218977) – Owner: Howard & Susan Dixon (ZDC-77-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-77-2026, a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet, use within a Future Development (FD) zoning district, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) for an accessory structure exceeding seven hundred (700) square feet for the purpose of attaching a workshop by means of a screened breezeway to the existing pool house

CASE INFORMATION

Applicant:	Susan Dixon
Property Owner(s):	Howard & Susan Dixon
Site Acreage:	1.3140 acres
Current Zoning:	Future Development (FD)
Requested Zoning:	Future Development (FD) with a SUP for an accessory structure exceeding seven hundred (700) square feet.

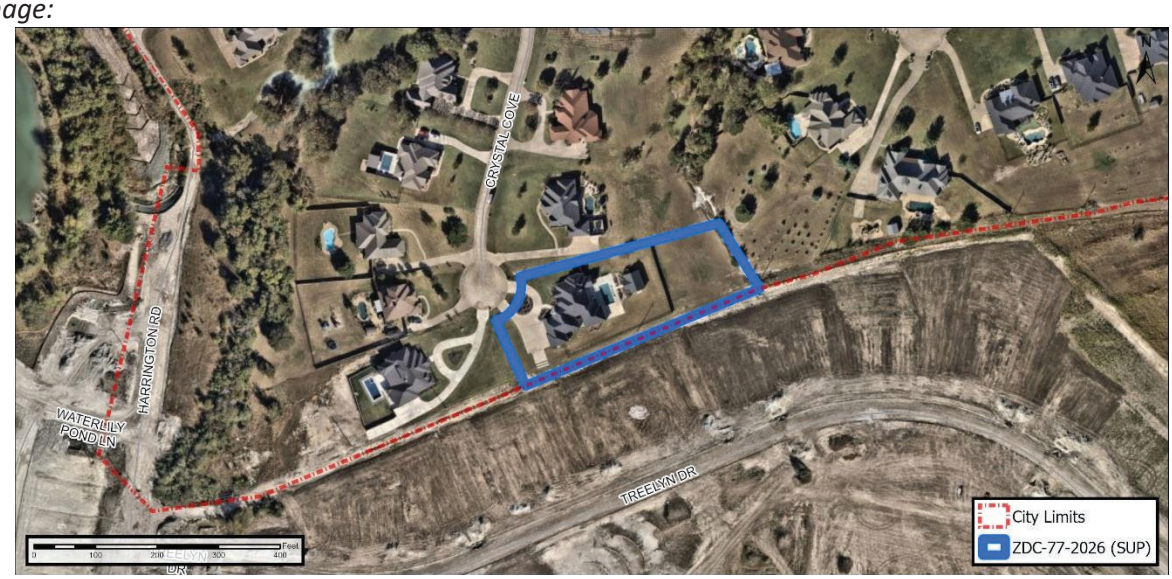
SUBJECT PROPERTY

General Location:	109 Crystal Cove
Parcel ID Number(s):	218977
Existing Use:	Single family residential
Development History:	The subject property is platted as Lot 1R, Block B of Crystal Cove Estates.
Future Land Use Plan:	Rural Estate
Comprehensive Plan:	This placetype is characterized by large lots with single-family homes in rural settings away from the city center as well as public services. This

type of development leaves ample amount of surrounding open space, and should involve minimal infrastructure investment. Though this placetype will almost exclusively be single family homes, it is to be expected that home-based businesses may thrive in this environment.

Thoroughfare Plan: The subject property is accessible via Crystal Cove.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to construct a 617 square-foot addition (workshop) to an already existing 644 square foot accessory structure at 109 Crystal Cove. The existing accessory structure received a building permit on August 30, 2021. Per the City of Waxahachie Zoning Ordinance, an SUP is required when an accessory structure is greater than or equal to 700 square feet. The proposed workshop will be attached by the same roof line and by means of a screened in breezeway. This makes the square footages additive, which then causes the accessory structure to exceed 700 sq ft. triggering the need for an SUP. If it were detached the total sum of each structure would still trigger an SUP for being in excess of 1,000 sq ft. The primary structure on the subject property is approximately 4,262 square feet. The applicant has provided a Site Plan for the accessory structure that verifies all setback requirements established by the Waxahachie Zoning Ordinance have been met.

Proposed Use:

The applicant proposes utilizing the structure for a home office, exercise and fitness room, hobby space, general household storage, pool restroom, and changing area. The structure will not be leased, sold separately, or used as a short-term rental. The applicant will be extending the water and electrical services from the primary structure to the proposed accessory structure.

PUBLIC NOTIFICATIONS

In accordance with Chapter 211 of the Texas Local Government Code and the City's public hearing notification requirements, 11 notices were mailed to property owners located within 200 feet of the subject property. In addition, notice of the public hearing was published in the Waxahachie Daily Light, and a sign was posted in a visible location on the subject property. At the time of publication, staff received zero (0) letters in support of the request and zero (0) letters expressing concerns regarding the Special Use Permit (SUP) request without indicating either support or opposition. Staff will update should this change.

RECOMMENDATION

Based on the details provided in this report, staff recommends approval of the SUP accessory structure exceeding seven hundred (700) square request subject to the conditions below.

Conditions:

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

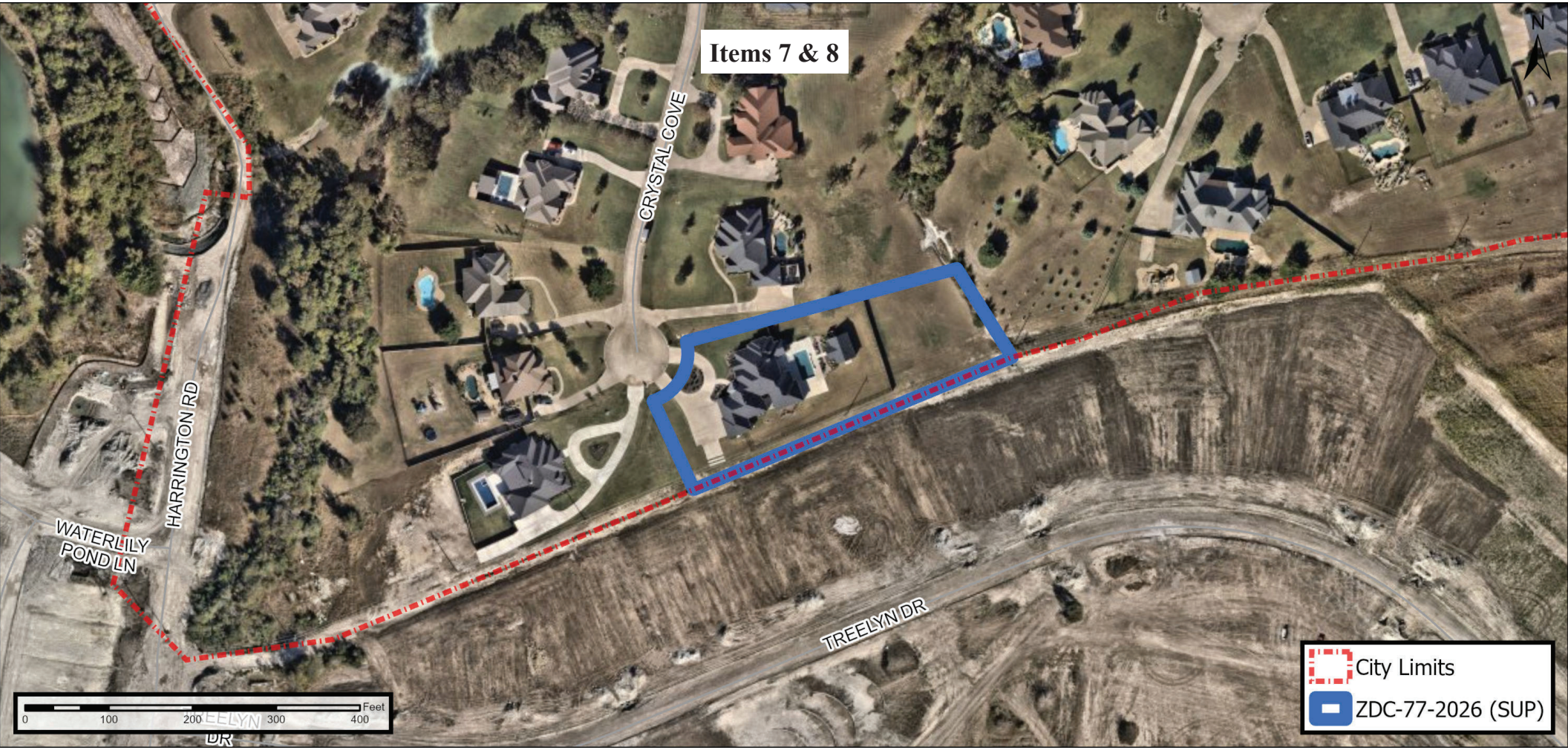
ATTACHED EXHIBITS

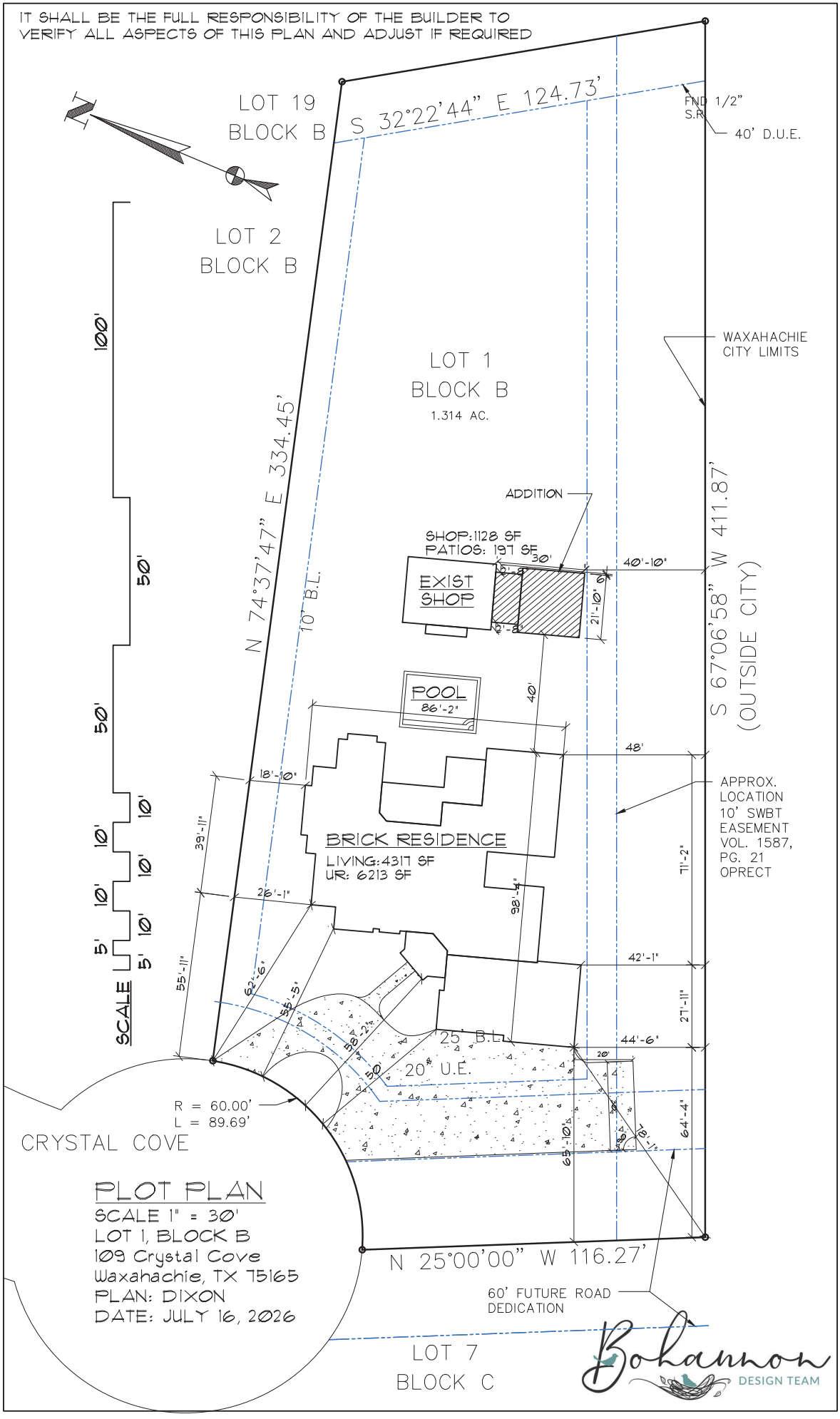
1. Location Map
2. Exhibit A -- Site Plan
3. Exhibit B -- Elevation/Façade Plan & Floor Plan
4. Exhibit C -- Operational Plan

STAFF CONTACT INFORMATION

Prepared by:
Caleb Ensley
Planner
censley@waxahachietx.gov

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


Items 7 & 8
CRYSTAL COVE
HARRINGTON RD
WATERLILY POND LN
TREELYN DR
N
0
100
200
300
400
Feet
City Limits
ZDC-77-2026 (SUP)


IT SHALL BE THE FULL RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND ADJUST IF REQUIRED
LOT 19
BLOCK B
S 32°22'44" E 124.73'
FND 1/2" S.R.
40' D.U.E.
LOT 2
BLOCK B
LOT 1
BLOCK B
1.314 AC.
WAXAHACHIE CITY LIMITS
N 74°37'47" E 334.45'
10' B.L.
S 67°06'58" W 411.87'
(OUTSIDE CITY)
ADDITION
SHOP:1128 SF
PATIOS: 197 SF
EXIST SHOP
POOL
86'-2"
BRICK RESIDENCE
LIVING:4317 SF
UR: 6213 SF
APPROX. LOCATION 10' SWBT EASEMENT VOL. 1587, PG. 21 OPRECT
25' B.L.
20' U.E.
R = 60.00'
L = 89.69'
CRYSTAL COVE
N 25°00'00" W 116.27'
60' FUTURE ROAD DEDICATION
LOT 7
BLOCK C
SCALE
100'
50'
50'
10'
10'
10'
10'
5'
5'
10'
PLOT PLAN
SCALE 1" = 30'
LOT 1, BLOCK B
109 Crystal Cove
Waxahachie, TX 75165
PLAN: DIXON
DATE: JULY 16, 2026
Bohannon
DESIGN TEAM

www.BohannonDesignTeam.com

GENERAL NOTES:

1. ALL NEW CONSTRUCTION, DEMOLITION, AND ALTERATIONS ARE REQUIRED TO COMPLY WITH THE MOST CURRENT VERSION OF ALL CODES, LAWS, ORDINANCES, RULES, AMENDMENTS, AND STANDARDS OF AMERICAN DISABILITIES ACT (SUCH AS TEXAS ACCESSIBILITY STANDARDS), & ANY OTHER REGULATIONS PER THE JURISDICTION OF APPLICABLE GOVERNING AUTHORITIES.
2. THE BUILDER SHALL CAREFULLY REVIEW AND STUDY THE CONSTRUCTION DRAWINGS AND CONSULT WITH A CIVIL OR STRUCTURAL ENGINEER AND LICENSED MECHANICAL, ELECTRICAL, AND PLUMBING PROFESSIONAL(MEP) PRIOR TO THE COMMENCEMENT OF WORK.
3. BOHANNON DESIGN (BDT) SHALL BE NOTIFIED BY THE BUILDER IMMEDIATELY OF ANY DISCREPANCIES, OMISSIONS, OR INCONSISTENCIES. NO PORTION OF THE WORK, INCLUDING DEMOLITION, ORDERING OF MATERIALS, &/OR CONSTRUCTION, SHALL BE PERFORMED WITHOUT THE SUBSEQUENT APPROVED SET OF CONSTRUCTION DRAWINGS, AND ANY APPLICABLE ENGINEERING, SHOP DRAWINGS, MANUFACTURER'S SPECIFICATIONS, &/OR SAMPLES.
4. BUILDER IS RESPONSIBLE FOR CHECKING THE QUALITY OF MATERIALS & VERIFICATION OF ALL MEASUREMENTS.
5. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING AND ADHERING TO THE MOST CURRENT RULES & POLICIES AS PROVIDED BY THE OWNER PERTAINING TO THE BUILDING & PROPOSED WORK THEREIN, INCLUDING, BUT NOT LIMITED TO BUILDING STANDARDS, CONSTRUCTION POLICIES, ETC. THE BUILDER SHALL NOTIFY BDT OF ANY DISCREPANCIES WITHIN CONSTRUCTION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
6. THE BUILDER SHALL OBTAIN & PAY FOR ALL PERMITS & INSPECTIONS REQUIRED BY ALL GOVERNING PUBLIC AUTHORITIES IN A TIMELY MANNER.
7. THE BUILDER SHALL PROVIDE FINAL CLEANING OF ALL SPACES & SURFACES INCLUDING BUT NOT EXCLUSIVE TO GLASS & CEILING PER OWNER AND BUILDER AGREEMENT.
8. PROVIDE CONCEALED WOOD BLOCKING IN WALLS FOR CABINETS, SHELVING, TVS, & OTHER BUILT-INS. BUILDER SHALL BE RESPONSIBLE FOR THE INTEGRITY OF SUPPORT MEMBERS.
9. MILLWORK SUB-CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL TO CONSTRUCTION MANAGER & BDT IN A TIMELY MANOR PRIOR TO COMMENCEMENT OF WORK.
10. WHERE TEMPERED GLASS IS USED, GLASS SHALL BE INSTALLED WITHOUT TONG MARKS OR MANUFACTURER'S LABELS EXPOSED.

CONSTRUCTION DRAWINGS:

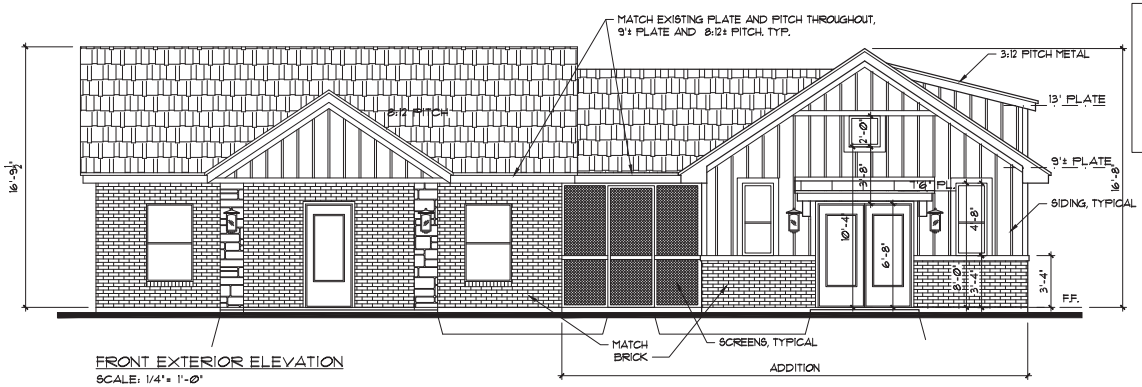
1. ALIGNMENT OF EXISTING WALLS TAKES PRECEDENCE OVER NEW DIMENSIONS, IN REMODEL OR ADDITION PLANS.
2. ALL DIMENSIONS ARE CENTER OF STUD TO FACE OF EXTERIOR EXCEPT WHERE NOTED OTHERWISE.
3. WHERE DIMENSIONS ARE NOTED AS 'MINIMUM' OR 'CLEAR' THE SPECIFIED DIMENSION SHALL MEET OR EXCEED SPECIFIED DIMENSION FROM FINISH FACE TO FINISH FACE & ACCOMMODATE THICKNESS OF FINISHES.
4. WHERE FIXTURES, CABINETS, OR LIKE ITEMS ARE NOT DIMENSIONED, SPACING SHALL BE CENTERED AND CONFIRMED WITH BUILDER OR OWNER BEFORE INSTALLATION. REFER TO INTERIOR ELEVATIONS FOR DESIGN CONCEPT.
5. THE BUILDER SHALL SEE THAT ALL SUBCONTRACTORS RECEIVE COMPLETE SETS OF MOST CURRENT WORKING DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
6. REFER TO "FINAL PLAN SET" BEFORE ORDERING MATERIALS. ALL CHANGES TO THE CONSTRUCTION DOCUMENTS OR SCOPE OF WORK SHALL BE APPROVED BY OWNER PRIOR TO ORDERING MATERIALS & COMMENCEMENT OF WORK.

PLAN NOTES:

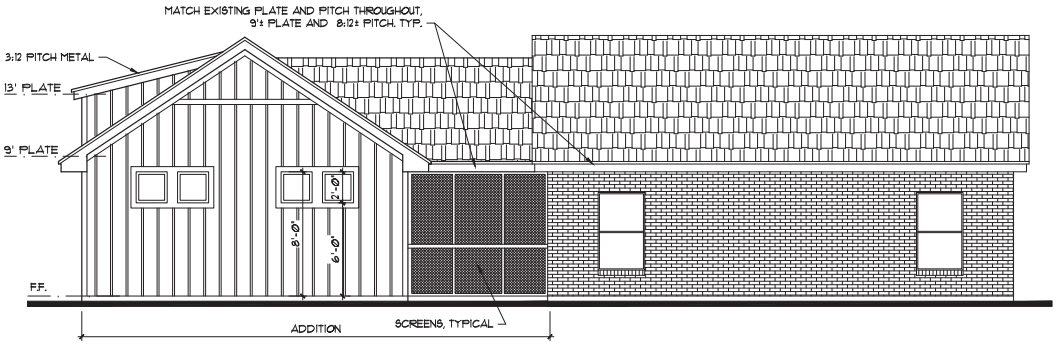
1. DOORS AND WINDOWS ARE NOTED IN FEET AND INCHES.
2. DOOR AND WINDOW SIZE, TYPE, LOCATION, AND QUANTITIES TO BE VERIFIED WITH PLANS AND ELEVATIONS BY BUILDER PRIOR TO ORDERING.
3. BUILDER TO VERIFY WINDOWS AND DOORS WILL MEET CURRENT CODES PRIOR TO ORDERING.

ABBREVIATIONS:

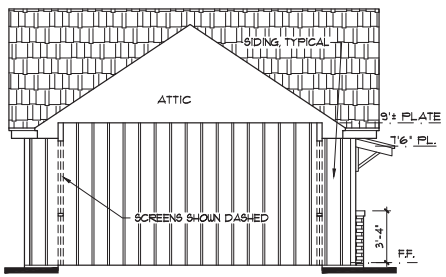
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
BKCS	BOOKCASE
B-IN	BUILT-IN
BRM	BROOM CLOSET
CAB	CABINET
CLG	CEILING
CLR	CLEAR
CLS	CLOSET
CMU	CONCRETE MASONRY UNIT
CO	CASED OPENING
DISP	DISPOSAL
DR	DOOR
DRSR	DRESSER
DRWR	DRAWERS
DW	DISH WASHER
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FF	FINISHED FLOOR
FP	FIRE PLACE
FXD	FIXED
GL	GLASS
HB	HOSE BIB
HS	HORIZONTAL SLIDER
HVAC	HEAT, VENT & AIR CONDITION
INFO	INFORMATION
INT	INTERIOR
KNSP	KNEE SPACE
LIN	LINEN CABINET
MAX	MAXIMUM
MIN	MINIMUM
MICRO	MICROWAVE
MISC	MISCELLANEOUS
MTD	MOUNTED
PL	PLATE HEIGHT
PWD	POWDER
REF.	REFRIGERATOR
REQD	REQUIRED
RM	ROOM
SCRTD	SCREENED
SF	SQUARE FEET
SH	SINGLE HUNG
SHLV	SHELVING
SHWR	SHOWER
SLPD	SLOPED
STD	STANDARD
SYS	SYSTEM(S)
TRNS	TRANSOM WINDOW
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UTL	UTILITY
VIF	VERIFY IN FIELD
W	WITH
WB	WOOD BURNING
WIC	WALK IN CLOSET
WH	WATER HEATER



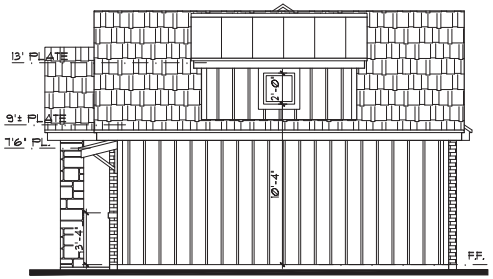
FRONT EXTERIOR ELEVATION
SCALE: 1/4"= 1'-0"



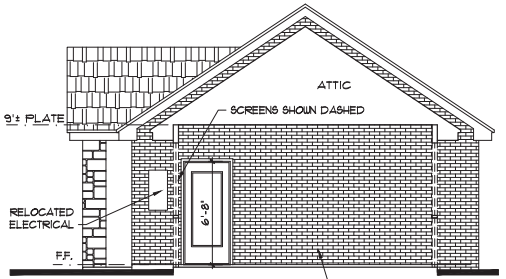
REAR EXTERIOR ELEVATION
SCALE: 1/4"= 1'-0"



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



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



PATIO EXTERIOR SECTION/ELEVATION
SCALE: 1/4"= 1'-0"

NOTE: IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND TO ENSURE THAT THIS PLAN MEETS ALL GOVERNING CODES AND REQUIREMENTS.

INDEX OF DRAWINGS:

1 EXTERIOR ELEVATIONS
2 EXISTING/ DEMOLITION PLAN
3 PROPOSED FLOOR PLAN, INTERIOR ELEVATIONS
4 ELECTRICAL/ LIGHTING PLAN
5 ROOF PLAN AND DETAILS

These plans are the property of Bohannon Design Team (BDT) and are not to be reproduced, traced or reused without the written permission of BDT. It shall be the responsibility of the builder or owner to verify all Deed Restrictions, Building Codes, & Dimensions prior to any construction.

Bohannon DESIGN TEAM

FINAL PLAN

REGISTERED INTERIOR DESIGNER WENDY L. BOHANNON 10594 STATE OF TEXAS

Bohannon
DESIGN TEAM
8300 STARNES RD.
STE.1
NRH, TX 76182
(817)770-0602

SQUARE FOOTAGE

EXISTING FLEX:	610
PORCH:	44
ADDITIONAL	
SCRN PATIO:	153
WORKSHOP:	458
TOTAL W/R:	1325

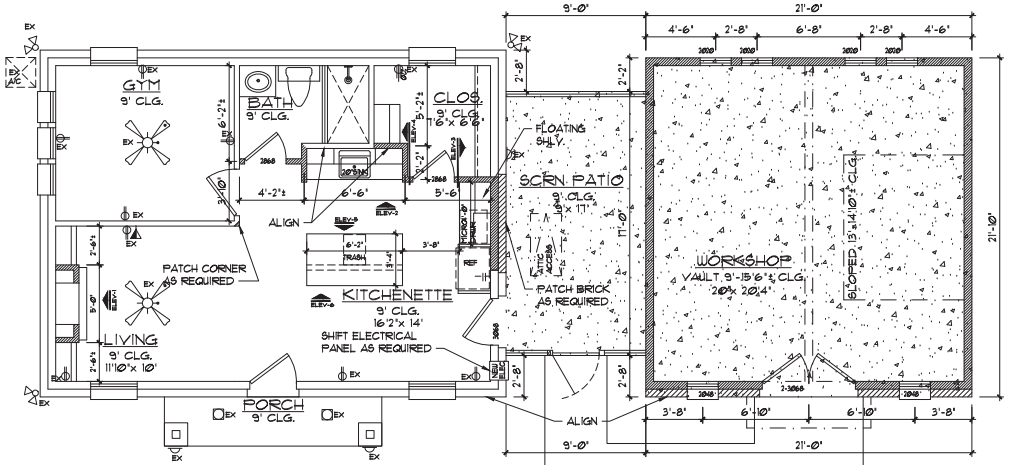
1x1 PRINTS HALF SCALE

DRAWN WB
DATE 5-07-26

PROPERTY ADDRESS:
109 CRYSTAL COVE
WAXAHACHIE, TX
75165

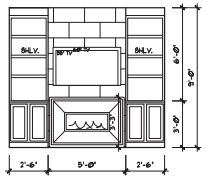
CLIENT:
DIXON

www.BohannonDesignTeam.com



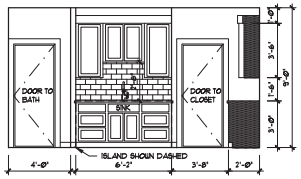
PROPOSED FLOOR PLAN

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



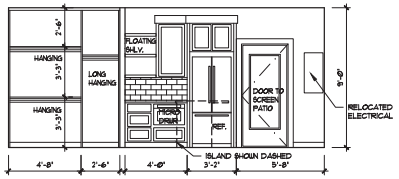
ELEVATION 1 - LIVING

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



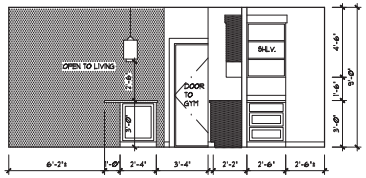
ELEVATION 2 - LIVING

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



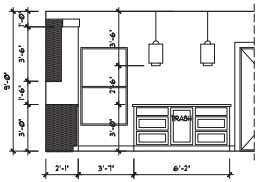
ELEVATION 3 - CLOSET &LIVING

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



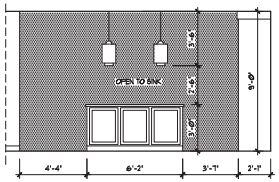
ELEVATION 4 - LIVING &CLOSET

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



ELEVATION 5 - LIVING

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



ELEVATION 6 - LIVING

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

WALL LEGEND

- NEW WALL
- EXISTING WALL
- DEMOLITION
- CEILING

NOTE: IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND TO ENSURE THAT THIS PLAN MEETS ALL GOVERNING CODES AND REQUIREMENTS.

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Bohannon DESIGN TEAM

FINAL PLAN

REGISTERED INTERIOR DESIGNER WENDY L. BOHANNON 10594 STATE OF TEXAS

Bohannon
DESIGN TEAM
8300 STARNES RD.
STE.1
NRH, TX 76182
(817)770-0602

SQUARE FOOTAGE

EXISTING FLEX:	610
PORCH:	44
ADDITIONAL	
SCRN PATIO:	153
WORKSHOP:	498
TOTAL U/R:	1325

1x1T PRINTS HALF SCALE

DRAWN WB

DATE 5-07-26

PROPERTY ADDRESS:

109 CRYSTAL COVE
WAXAHACHIE, TX
75165

CLIENT:
DIXON

OPERATIONAL PLAN

Specific Use Permit (SUP) Application ZDC-77-2026

Property Address:
109 Crystal Cove
Waxahachie, Texas 75165

Property Owners:
Howard Dixon and Susan Dixon

Purpose of the Accessory Structure

The proposed accessory structure is intended solely for personal residential use by the property owners and their family as an accessory use to the existing primary residence. The structure is subordinate to the principal dwelling and is not intended to function as an Accessory Dwelling Unit (ADU) or an independent residence. The structure is proposed under a Specific Use Permit for an accessory structure exceeding 700 square feet.

Intended Uses

- Home office
- Exercise and fitness room
- Hobby and craft activities
- Household storage
- Family recreation
- Pool restroom and changing area
- Refreshment area for family members and guests

Occupancy

The accessory structure will not be used as living quarters. No individual will permanently or temporarily reside in the structure. Overnight accommodations are not intended. The structure will not be leased, rented, or used as an Airbnb, VRBO, guest house, or other short-term rental. No separate mailing address will be established.

Kitchenette

The refreshment area is for convenience only and includes a sink, countertop, microwave, and small refrigerator. There will be no stove, oven, cooktop, dishwasher, or other full kitchen appliances.

Utilities

The accessory structure will remain connected to and served by the primary residence. There will be no separate electrical meter, water meter, sewer service, gas service, or utility accounts. All utilities will remain under the primary residence and will not be separately metered.

Commercial Use

The accessory structure will not be used for retail sales, an office open to the public, customer visits, daycare, manufacturing, repair services, or any other commercial enterprise. It will be used solely for residential accessory purposes.

Compliance Statement

The proposed accessory structure will remain subordinate to the primary residence and will comply with all applicable City of Waxahachie zoning and building regulations. Any future change in use will require review and approval by the City of Waxahachie and compliance with applicable zoning ordinances. We respectfully submit this Operational Plan in support of Specific Use Permit Application ZDC-77-2026 and affirm that the proposed accessory structure is intended solely for accessory residential use and is not an accessory dwelling unit or commercial facility.

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-81-2026

MEETING DATE(S)

Planning & Zoning Commission: August 25, 2026
City Council: September 21, 2026

CAPTION

Public Hearing on a request by Hilda bailey, for a **Specific Use Permit (SUP)** for an **Accessory Structure Greater than or Equal to 700 S.F.** use within a Planned Development Single-Family-1 zoning district located at 2790 Eastham Way (Property ID 190456) - Owners: Hilda Bailey and Ronald Bailey (ZDC-81-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-81-2026, a Specific Use Permit for an accessory structure greater than or equal to 700 S.F., subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The Applicant requests approval of a Specific Use Permit (SUP) for accessory structure greater than or equal to 700 S.F. for household storage as described in the letter provided by the applicant in Exhibit B.

CASE INFORMATION

Applicant:	Hilda Bailey
Property Owner(s):	Hilda Bailey and Ronald Bailey
Site Acreage:	2.176 acres
Current Zoning:	PD-SF-1
Requested Zoning:	PD-SF-1 with an SUP for accessory structure greater than or equal to 700 S.F.

SUBJECT PROPERTY

General Location:	2790 Eastham Way
Parcel ID Number(s):	190456
Existing Use:	Single Family Residential
Development History:	The subject property is not platted.

Adjoining Zoning & Uses:

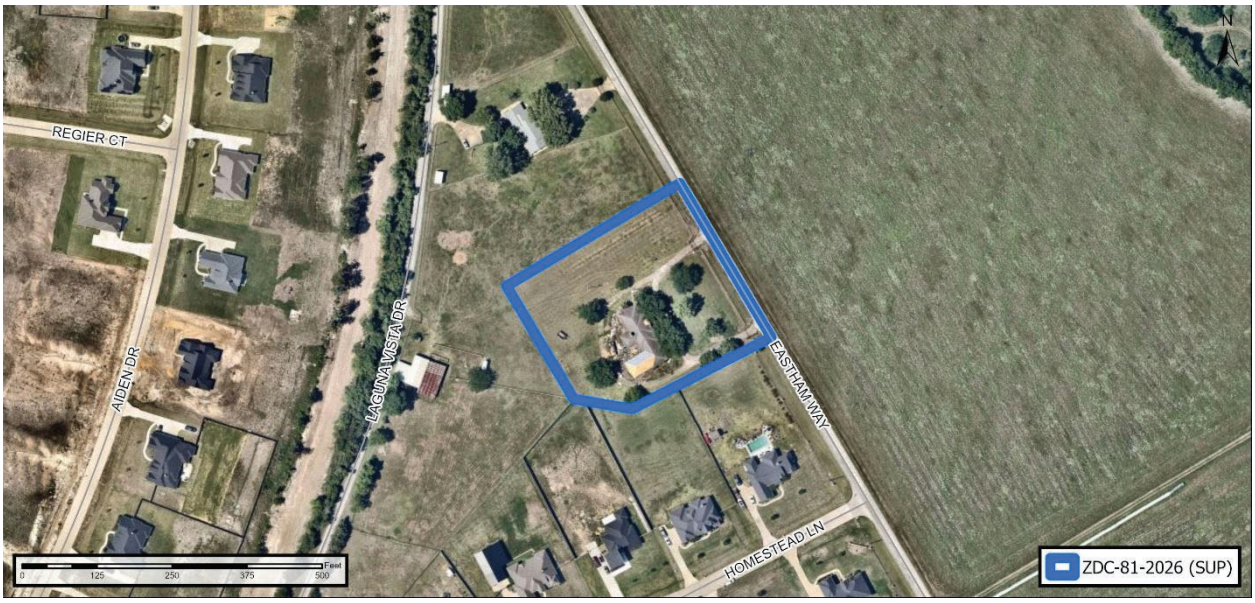
Direction	Zoning	Current Use
North	PD-SF-1	Residential
East	FD	Vacant
South	PD-SF-1	Residential
West	PD-SF-1	Residential

Future Land Use Plan: Residential Neighborhood

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

Thoroughfare Plan: The subject property is accessible via Eastham Way.

Site Image:



PLANNING ANALYSIS

The Applicant requests a Specific Use Permit (SUP) for an accessory structure exceeding 700 square feet use at 2790 Eastham Way. This will be the only accessory structure on the property and the structure will be 825 square feet. Larger accessory structures are typical on lots near Lake Waxahachie. Per the City of Waxahachie Zoning Ordinance, accessory structures exceeding 700 square feet require an SUP to be approved by the City Council.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 14 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property. At time of publication, staff has received zero (0) letters of support and zero (0) letters of opposition. Staff will update should this change.

RECOMMENDATION

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

Conditions:

1. The accessory structure shall not be used as an accessory dwelling or Short-Term Rental without a Specific Use Permit approved by City Council. The accessory structure shall not be used for commercial purposes.
2. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
3. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.
4. The accessory structure must satisfy all setback requirements and must be at least 10' from any overhead electric.

ATTACHED EXHIBITS

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

STAFF CONTACT INFORMATION

Prepared by:
David Jones
Planner
djones@waxahachietx.gov

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


Items 9 & 10
N
REGIER CT
AIDEN DR
LAGUNA VISTA DR
EASTHAM WAY
HOMESTEAD LN
EXHIBIT A
0
125
250
375
500
Feet
ZDC-81-2026 (SUP)

EXHIBIT B

Items 9 & 10

July 15, 2026.

I'm seeking a permit to have a metal building kit 25x33, on my property, 2590 Old Italy Rd. Waxahachie Tx 75165, intallation. The purpose will be for household storage and to keep equipment/tools to maintain my yards as you can see, on my property plans its described ~~it~~ ~~it~~ it there but I've changed it to go straight in front/back driveway from my first gate thats on the right side of the property.

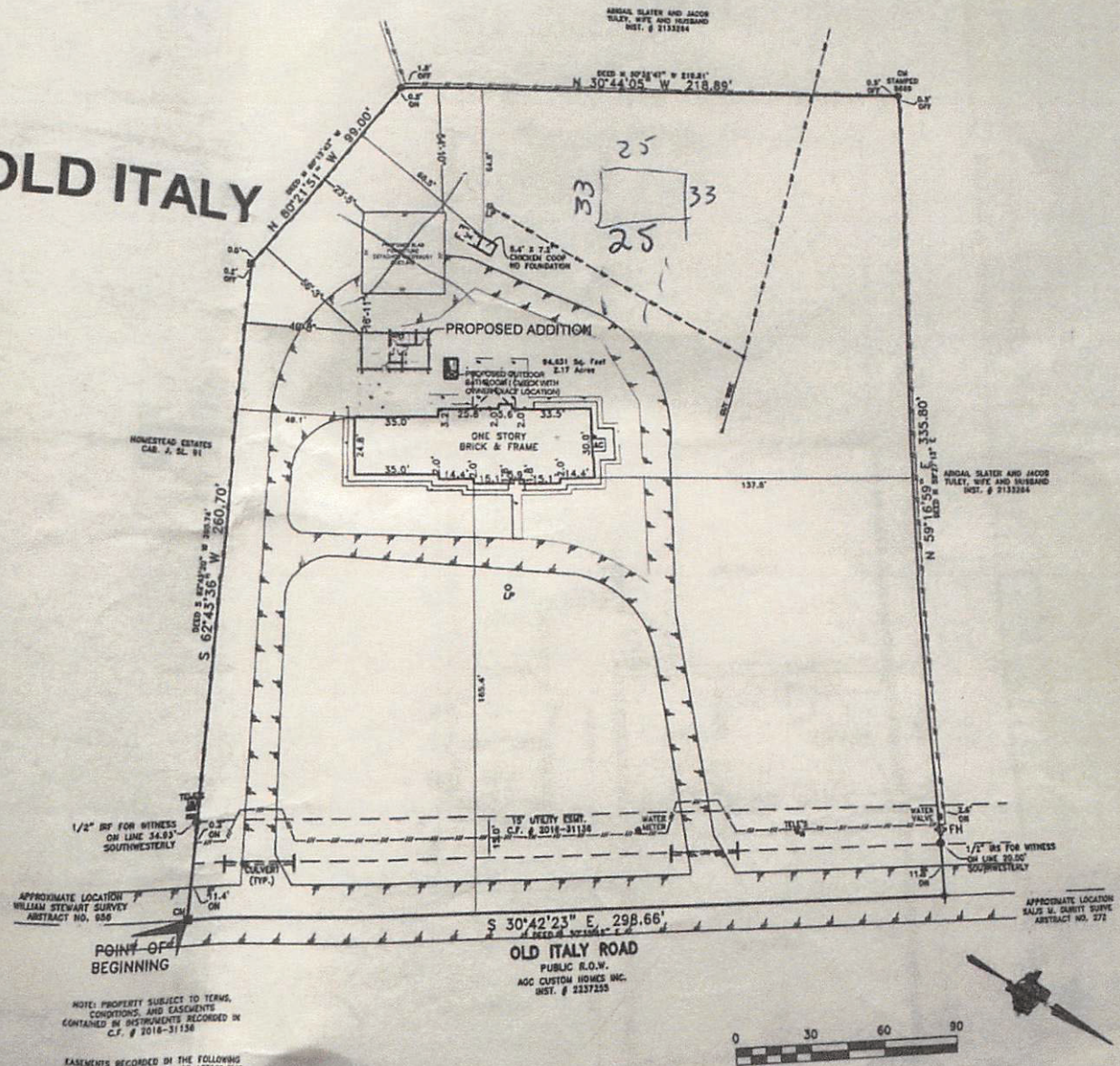
I certify this to be true & correct.

M Heide Bates

EXHIBIT C

Items 9 & 10

2590 OLD ITALY



NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN C.F. # 2016-31136

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 550, PG. 481

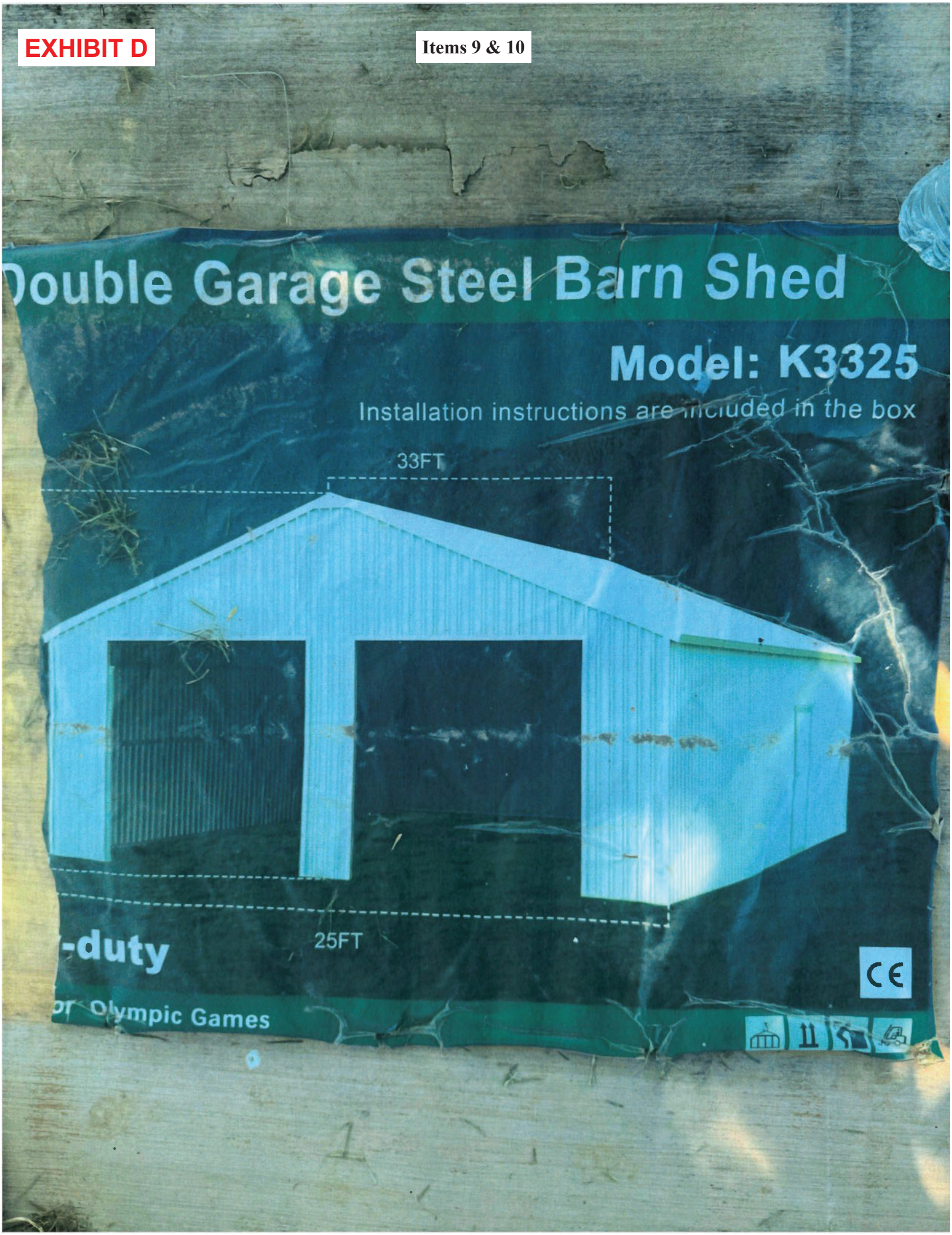
SITE PLAN

Scale 1"=30'-0"

SHEET: C1

EXHIBIT D

Items 9 & 10



Planning & Zoning Department
Zoning Staff Report
Case: ZDC-79-2026

MEETING DATE(S)

Planning & Zoning Commission: August 25, 2026

City Council: October 6, 2026

CAPTION

Public Hearing on a request by Matt Lucas, PE for a Specific Use Permit (SUP) for a Pole Sign use within a Planned Development-Mixed Use Non-residential (PD-MUNR) zoning district located directly adjacent to the intersection of Gridiron Drive and Blue Star Drive (Property ID 303980) – Owner: Mark Hickman (ZDC-79-2026)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-79-2026, a Specific Use Permit (SUP) for a 24' Pole Sign (Texas Roadhouse) use adjacent to the intersection of Gridiron Drive and Blue Star Drive, subject to the deviations and conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The Applicant requests approval of a Specific Use Permit (SUP) to allow for a 24' Pole Sign as part of the proposed Texas Roadhouse development adjacent to the intersection of Gridiron Drive and Blue Star Drive. The request also includes three minor deviations as described in the planning analysis below: they are for reducing the landscape buffer depth by 2 feet, allowing for a taller dumpster screening enclosure, and the limited use of a flat pitch roof.

CASE INFORMATION

Applicant:	Matt Lucas, PE
Property Owner(s):	Mark Hickman
Site Acreage:	2.5646 acres
Current Zoning:	PD-MUNR
Requested Zoning:	PD-MUNR with a SUP for a 24' pole sign

SUBJECT PROPERTY

General Location:	Adjacent to the Intersection of Gridiron Drive & Blue Star Drive
Parcel ID Number(s):	303980
Existing Use:	Undeveloped

Development History:

The subject property is platted as Lot 4, Block A of the 289 BSL – Waxahachie Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-MUNR	Undeveloped
East	PD-MUNR	Undeveloped
South	Commercial (C)	Light Industrial
West	PD-MUNR	Undeveloped

Future Land Use Plan:

Industrial & Regional Commercial

Comprehensive Plan:

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

These places are first identified by their principal focus on auto-oriented traffic. Logically placed near high traffic intersections, these spaces bring people from many surrounding neighborhoods. Typical uses will include regional businesses including but not limited to restaurants, retail, gas stations, and offices. To create a more sustainable development, care should be given to make the experience for users pleasant once they exit their vehicle. A focus on adding spaces for public gathering and pedestrian shading to encourage people to walk from one establishment to another and interact with other patrons should be a priority of future development in the Regional Commercial Placetype. Though the size of a regional commercial node is flexible based on local context, generally these are about a half mile in diameter.

Throughfare Plan:

The subject property is accessible via Blue Star Drive

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to develop a one-story restaurant use (Texas Roadhouse) that is allowed by right under the current zoning of PD-MUNR. The building area will be approximately 7,926 square feet, with a proposed height of 28'-10." The operational plan provided by the applicant anticipates that the restaurant will feature approximately 290 indoor dining seats, 32 patio seats, and 194 parking spaces.

Proposed Use:

The applicant proposes a Specific Use Permit (SUP) for the subject property to allow for a 24' Pole Sign for the proposed Texas Roadhouse development. Per section 5.08 of the Waxahachie Zoning Ordinance, a pole sign is only permissible by SUP by the amending ordinance establishing a PD. The overall proposed use is allowed by right under the current zoning of PD-MUNR.

The total height of the proposed pole sign is 24'. The proposed size, height, and location of the proposed sign adheres to the requirements for pole signs set forth by the City of Waxahachie's Zoning Ordinance. The sign features 149.33 square feet of advertising space and is proposed to be setback a minimum of 20' from all property lines. The sign is proposed to be situated on the southeast corner of the property.

Requested Deviations:

As part of this SUP request, the applicant is proposing three (3) minor deviations from the established zoning regulations associated with the Texas Roadhouse development. Under the current zoning district, a 25' landscape buffer is required under the associated Planned Development (Ord.3224). Additionally, per section 5.03 of the Waxahachie Zoning Ordinance, each refuse facility shall be screened by an opaque wall of masonry not less than six (6) feet, and no more than eight (8) feet in height. Lastly, a minimum roof slope of 5:12 is required under section 5.03 of the Waxahachie Zoning Ordinance. The applicant proposes the following deviations:

1. Landscape buffer along north fire lane/access drive: A 23' landscape buffer as shown in Exhibit E (landscape plan). This deviation from the PD is to accommodate canopy trees along one of the main access points into the development and to provide sufficient parking for their business operations.
2. Dumpster Enclosure Screening Height: An Opaque screening wall that is 8'-8" in total height as shown in Exhibit F (Dumpster Enclosure). The overall design preserves the intent of the ordinance as it will still

provide adequate screening, by an opaque masonry wall on all three sides of the dumpster enclosure and does not reduce the quality, durability, or combability with the proposed structure.

3. Roof Pitch: The roof will feature a "flat" roof (with parapet) and an overall mix of roof pitches as shown in Exhibit G (Roof Plan) which reflects their prototypical architecture for the associated business.

PUBLIC NOTIFICATIONS

In accordance with Chapter 211 of the Texas Local Government Code and the City's public hearing notification requirements, 5 notices were mailed to property owners located within 200 feet of the subject property. In addition, notice of the public hearing was published in the Waxahachie Sun, and a sign was posted in a visible location on the subject property. At time of publication, staff received zero (0) letters in support of the request and zero (0) letters expressing concerns regarding the Special Use Permit (SUP) request without indicating either support or opposition. Staff will update should this change.

RECOMMENDATION

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

Conditions:

1. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.

ATTACHED EXHIBITS

1. Variance Request Letter
2. Exhibit A – Location Map
3. Exhibit B – Pole Sign Exhibit
4. Exhibit C – Building Materials/Elevations
5. Exhibit D – Site Plan
6. Exhibit E – Landscape Plan
7. Exhibit F – Dumpster Enclosure
8. Exhibit G – Roof Plan

STAFF CONTACT INFORMATION

Prepared by:
Caleb Ensley
Planner
censley@waxahachietx.gov

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

Kimley»Horn

July 28, 2026

Planning Department
City of Waxahachie
408 S Rogers Street
Waxahachie, TX 75165

RE: ***Texas Roadhouse***
SP-79-2026 & ZDC-79-2026
Site Plan Variance Request

Dear Planning Staff:

Kimley-Horn, on behalf of Texas Roadhouse, respectfully submits this narrative in support of two limited deviations associated with the proposed Texas Roadhouse Site Plan and SUP submittal for the property located within the PD-MUNR district.

1. Project overview

The proposed development consists of a one-story Texas Roadhouse restaurant with a building area of approximately 7,926 square feet and an outdoor patio of approximately 476 square feet. The current operational plan anticipates approximately 290 indoor dining seats, approximately 32 patio seats, and 194 parking spaces. The proposed building height is approximately 28'-10" to the top of towers.

2. Requested deviations

Item	Applicable Requirement	Proposed Condition	Request
Landscape buffer along north fire lane/access drive	25-foot buffer per Section C of the PD, as interpreted in staff comments	23-foot buffer currently provided on proposed plan	Approve 23-foot buffer with mitigation
Dumpster Enclosure Screening Height Maximum	Each refuse facility shall be screened by an opaque wall of masonry not less than six (6) feet, nor more than eight (8) feet in height or by an	Opaque screen wall is 8'-8" in height around dumpster	Approve additional 8" in height of the opaque screening wall around dumpster as shown in the typical detail provided.

Item	Applicable Requirement	Proposed Condition	Request
	enclosure within a building.		
Roof pitch	Minimum 5:12 slope	The roof is predominantly a "flat" roof (with parapet) and a mix of roof pitches as shown in the typical roof plan detail.	Approve roof form shown in typical roof plan detail.

3. Landscape buffer deviation justification

The requested landscape buffer deviation is limited to the constrained area along the northern fire lane/access drive. The PD originally identified this segment as an 80-foot public ROW condition; however, the segment is now being treated as an internal fire lane/access drive.

The proposed plan provides a 23-foot landscape buffer in this area, which is only 2 feet less than the interpreted 25-foot standard. The plan also includes the 10-foot trail/sidewalk and required tree plantings intended to maintain the pedestrian and landscape character contemplated by the PD. Meeting the 25-foot landscape buffer would impact the site significantly resulting in acquisition of additional property or reduction of one row of parking. The proposed buffer reduction therefore preserves the intent of the PD while avoiding a disproportionate site redesign or additional land acquisition for a minor dimensional shortfall.

In lieu of the full 25-foot buffer, the applicant proposes the following mitigation:

1. Maintain the 23-foot landscape buffer
2. Provide the 10-foot sidewalk/trail shown on the site plan.
3. Install required street/buffer trees in accordance with the PD or current landscape code, as directed by staff.
4. Maintain the proposed landscape treatment so that the visual and pedestrian function of the buffer remains intact.
5. 6 Street trees are required, and we are proposing to plant an additional 3 trees along the fire lane.

6. Additional landscaping at the main entry from fire lane into the Texas Roadhouse Site is proposed on the Landscape Plan.

4. Roof pitch deviation justification

Texas Roadhouse utilizes a recognizable prototype building form with tower elements, façade articulation, masonry materials, and roof/parapet forms intended to create a cohesive restaurant design. While the proposed roof pitch does not meet the strict minimum requirement of 5:12 slope, the overall building design preserves the architectural intent of the ordinance through the following features:

1. One-story building massing with tower elements and enhanced façade articulation.
2. Masonry and complementary exterior materials consistent with the approved architectural package.
3. Roof/parapet configuration that screens rooftop mechanical equipment from public view.
4. Architectural detailing on all public-facing elevations.
5. A design that remains compatible with the surrounding commercial development pattern.

The requested roof pitch deviation is therefore limited to the prototype roof geometry and does not reduce the quality, durability, or compatibility of the building elevations.

5. Dumpster enclosure height deviation justification

Texas Roadhouse utilizes a recognizable prototype building which includes an 8'-8" screen wall around the dumpster enclosure. While the proposed screen wall exceeds the maximum screen wall height allowed by City Ordinance by 8 inches, the overall design preserves the intent of the ordinance through by providing the screening from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by an opaque wall of masonry. The requested dumpster enclosure screen wall deviation does not reduce the quality, durability, or compatibility of the building. Rather, the additional 8 inches of enclosure height serves only to improve the screening function of the enclosure and better achieve the intent of the ordinance.

Because the proposed 8-foot-8-inch enclosure remains architecturally compatible with the development, provides enhanced screening of the refuse area, and represents only a minor dimensional deviation, the applicant respectfully requests approval of this deviation as part of the Site Plan and SUP review process.

6. Compatibility and public impact

The requested deviations are narrow and site-specific. They do not change the proposed use, increase building intensity, reduce required parking, or create adverse impacts to adjacent properties. The proposed landscape and architectural treatments continue to meet the intent of the PD and the

City's design standards by providing an attractive streetscape, pedestrian connectivity, and a compatible commercial building design.

7. Request

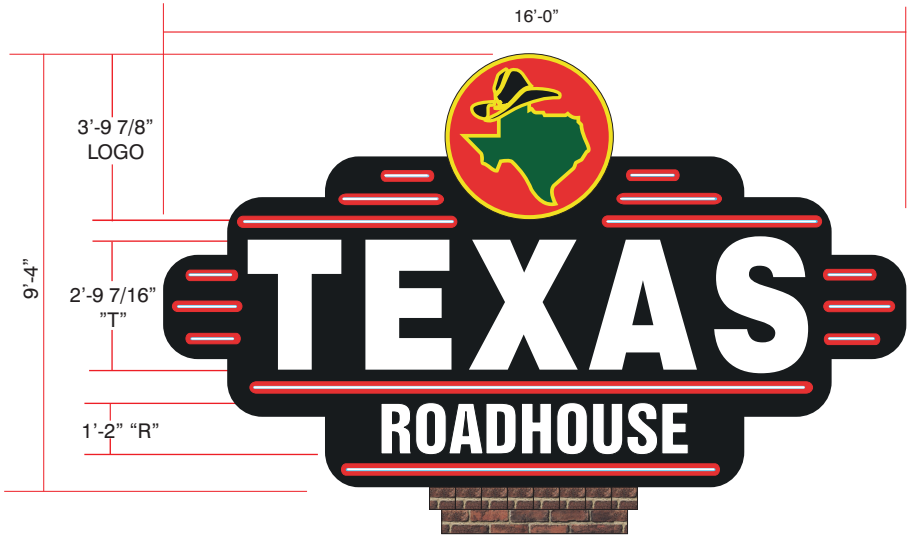
Based on the limited nature of the deviations, the site-specific constraints described above, and the mitigation proposed in lieu of strict compliance, we respectfully request staff support and approval of the landscape buffer and roof pitch deviations as part of the Site Plan/SUP review for SP-79-2026 and ZDC-79-2026.

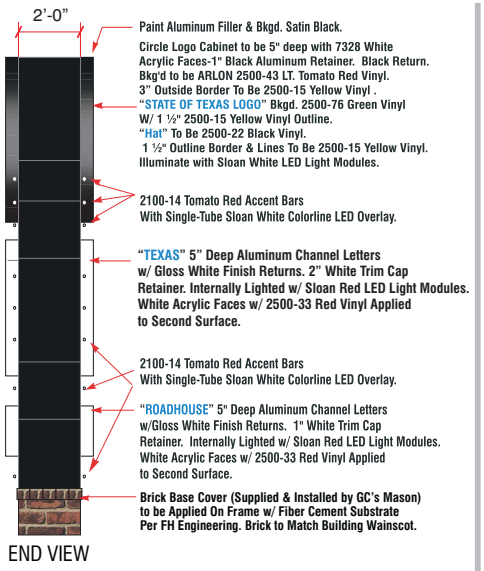
Sincerely,
Matthew A. Lucas, P.E.
Kimley-Horn and Associates, Inc.


Items 11 & 12
N
STATION DR
SLATE DR
BOULDER LN
GRIDIRON DR
BLUE STAR DR
N INTERSTATE 35 E SERVICE RD
N INTERSTATE 35 E
N INTERSTATE 35 E
N INTERSTATE 35 E SERVICE RD
CIVIC CENTER LN
JOHN ARDEN DR
ALLIANCE BLVD
RAE BLVD
OVILLARD RD
WINDY HILL LN
EXHIBIT A
0 300 600 900 1,200 Feet
ZDC-79-2026 (SUP)

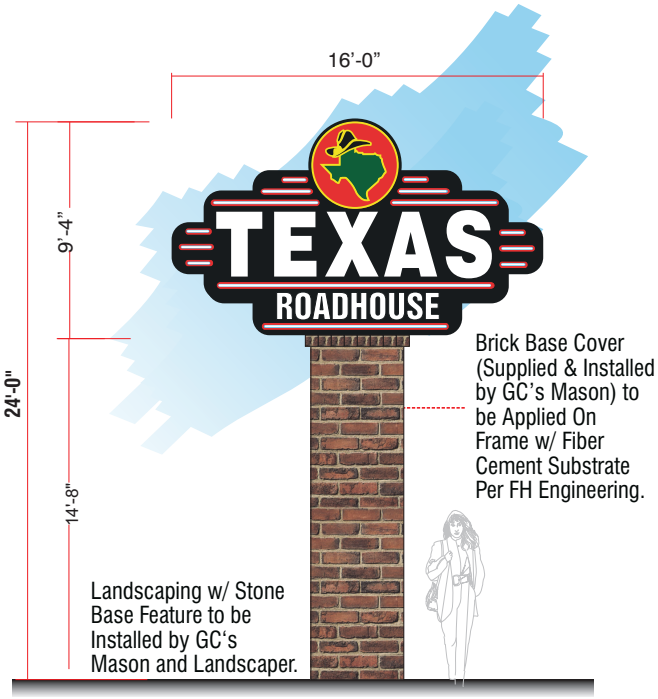
EXHIBIT B

Items 11 & 12





END VIEW



Scale: 3/16" = 1'-0"

ELEVATION

SIGN TYPE F

D/F PYLON SIGN W/ PLEX FACE CHANNEL LETTERS - WHITE DAY & RED NIGHT | ONE (1) REQUIRED | 149. 33 SQ.FT.

SCALE: 3/8" = 1'-0"

MANUFACTURING TO PROVIDE A SLEEVE WITHIN SIGN CABINET TO ACCEPT STEEL PIPE AS PER ENGINEERING.

STANDARD INSTALL IS TO BE DIRECT PIPE EMBEDMENT INTO CONCRETE FOOTING PER FH ENGINEERING SPECS.

ELECTRICAL REQUIREMENTS	
Total: 6 Amps	TEXAS ROADHOUSE CABINET
(1) 120V 20A Circuit Required.	

MATERIAL FINISH COLORS

Cabinet, Face Bkgd & Circle logo retainers	"TEXAS" & "ROADHOUSE" Letters Inside and outside.	"TEXAS" & "ROADHOUSE" Letters	Stripes	Stripes Bkgd.	Logo Bkgd.	"TEXAS" & "ROADHOUSE" Letters - 2nd Surface	Logo: "State"	Logo: Circle, Hat and State Border.	Logo: "Hat"
AKZO Satin Black	AKZO Gloss White	White Acrylic Faces	White Colorline LED	2100-14 Tomato Red Vinyl	2500-43 Light Tomato Red Vinyl	2500-33 Red Vinyl	2500-76 Holly Green Vinyl	2500-15 Yellow	2500-22 Black Vinyl elements Applied to Yellow Bkgd.

CUSTOMER TO PROVIDE:

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:
A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
D. Number and size of circuits for each sign to meet Federal Heath Sign's requirement.

Any deviation from the above recommendations may result in:
1. Damage to or improper operation of the sign(s).
2. Delays and additional costs.

Notes:
- Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.
- Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.

INSTALLATION OF THIS SIGN SHALL CONFORM TO ARTICLE 600 OF THE NEC, UL 48 AND OR OTHER APPLICABLE LOCAL CODES, INCLUDING THE PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH, AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.

FEDERAL HEATH SIGN COMPANY
www.federalheath.com
1845 Precinct Line Road, Suite 100, Hurst, Texas 76054
T: 817.685.9075 F: 817.685.9103

Revisions:
R1: 7-28-26 KS - Corrected Ch. Ltr Sq Ft

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Account Rep: Kelly Singleton
Project Manager: Marylou Kirby
Drawn By: K. Singleton

Underwriters Laboratories Inc. — ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

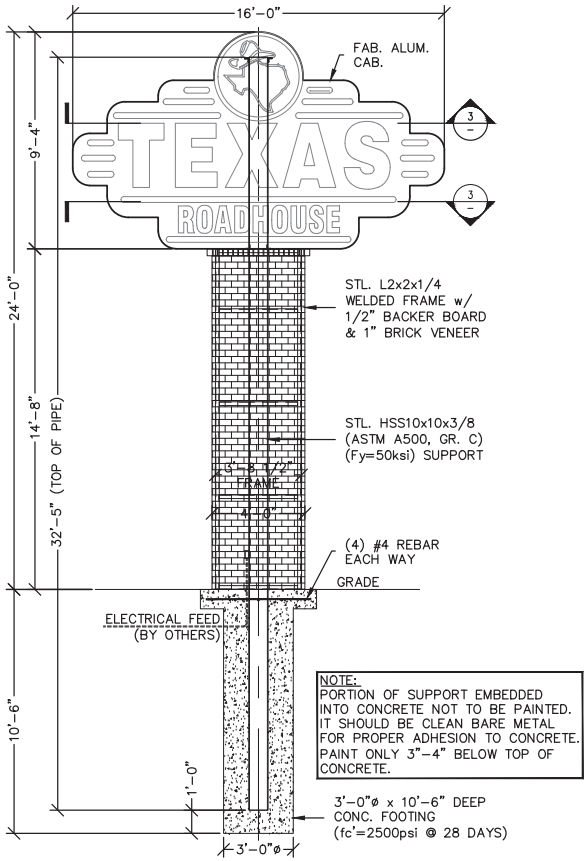
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:
I-35 E
Waxahachi, TX

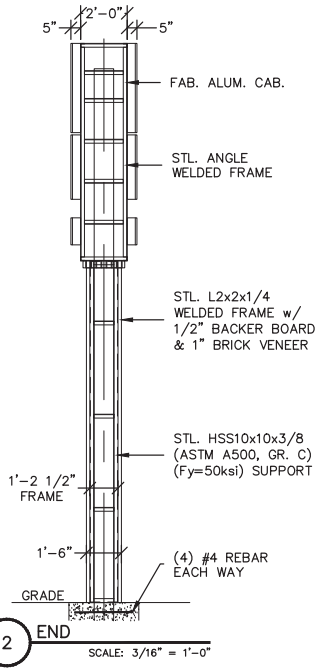
Job Number: 23-95149-10
Date: June 3, 2026
Sheet Number: 8 Of 8
Design Number: 23-95149-10R1

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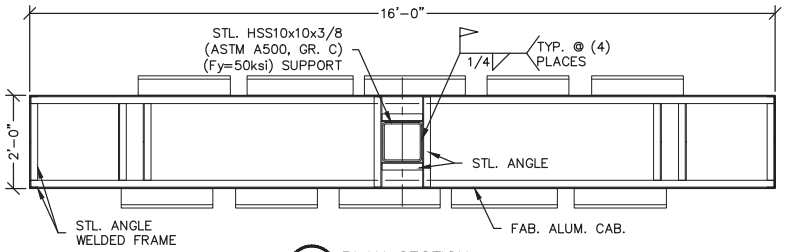
EXHIBIT B — Items 11 & 12



1 SIGN F – ELEVATION SECTION
SCALE: 3/16" = 1'-0"



2 END
SCALE: 3/16" = 1'-0"



3 PLAN SECTION
SCALE: 3/8" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON JOB SITE.
2. STRUCTURAL STEEL RECTANGULAR AND ROUND TUBE SHALL CONFORM TO ASTM A500, GR. C.
3. STRUCTURAL STEEL ANGLE SHALL CONFORM TO ASTM A36.
4. STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A36.
5. WELDING SHALL CONFORM TO AWS D 1.1 & AISC SPECS.
6. ALL WELDING TO BE PERFORMED BY CERTIFIED WELDER.
7. ISOLATE ALUMINUM FROM STEEL.
8. ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
9. ALL ELECTRICAL WORK TO CONFORM TO THE REQUIREMENTS OF UL48 AND SECTION 600 OF NEC.
10. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 OF THE NEC.
11. UL AND DATA LABELS REQUIRED.
12. SIGNS TO BE 6-FT HORIZONTAL & 12-FT VERTICAL FROM HIGH VOLTAGE WIRES.
13. CONCRETE TO HAVE f'c=2500 PSI MIN. @ 28 DAYS.
14. DESIGN IS BASED ON 105 MPH WIND, 3-SEC GUST, EXPOSURE C, RISK CATEGORY II, ASCE 7-16.
15. FOUNDATION DESIGN IS BASED ON PRESUMPTIVE SOIL BEARING CAPACITY PER IBC TABLE 1806-2 ASSUMING SOIL TYPE CLASS 4. IF FIELD CONDITIONS ARE DIFFERENT, PLEASE CONTACT THE ENGINEER FOR GUIDANCE.

JACKSONVILLE REFERENCE FILES:
TRH 16x9 4 PYLON SIGN (SIGMA)

FEDERAL HEATH SIGN COMPANY
WWW.FEDERALHEATH.COM
1845 PRECINCT LINE ROAD, SUITE 100, HURST, TEXAS 76054
T:817.685.9075 F:817.685.9103

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ART DESIGN REFERENCE #23-95149-10-R

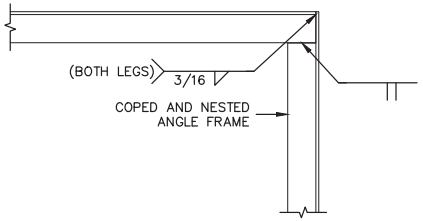
NO.	REVISIONS	DATE	BY
A	–	–	–
B	–	–	–
C	–	–	–
D	–	–	–
E	–	–	–
F	–	–	–
G	–	–	–

TEXAS road house
S. I-35 E & GRIDIRON DR
WAXAHACHIE, TX 75165

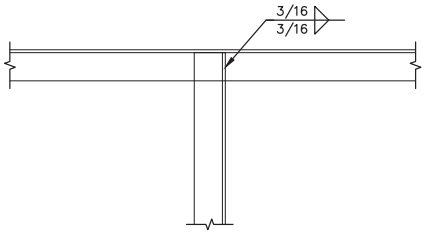
TRH WAXAHACHIE, TX #23-95149-10.dwg

DESIGN NO:	PROJECT MGR.:	SHEET NO:
S-0702726	K. SINGLETON	S-1
DRAWN BY:	DATE:	OF:
D. DUPREE	JULY 16, 2026	2
JOB NO:		
23-95149-10		

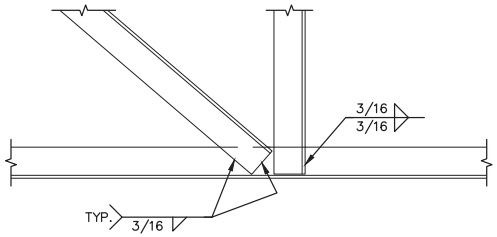
EXHIBIT B — Items 11 & 12



A CONNECTION DETAIL – A
SCALE: 1 1/2" = 1'-0"



B CONNECTION DETAIL – B
SCALE: 1 1/2" = 1'-0"



C CONNECTION DETAIL – C
SCALE: 1 1/2" = 1'-0"

ANGLE FRAME - TYPICAL WELDED CONNECTION DETAILS

FEDERAL HEATH SIGN COMPANY
WWW.FEDERALHEATH.COM
1845 PRECINCT LINE ROAD, SUITE 100, HURST, TEXAS 76054
T:817.685.9075 F:817.685.9103

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ART DESIGN REFERENCE #23-95149-10-R

NO.	REVISIONS	DATE	BY
A	–	–	–
B	–	–	–
C	–	–	–
D	–	–	–
E	–	–	–
F	–	–	–
G	–	–	–

TEXAS road house
S. I-35 E & GRIDIRON DR
WAXAHACHIE, TX 75165

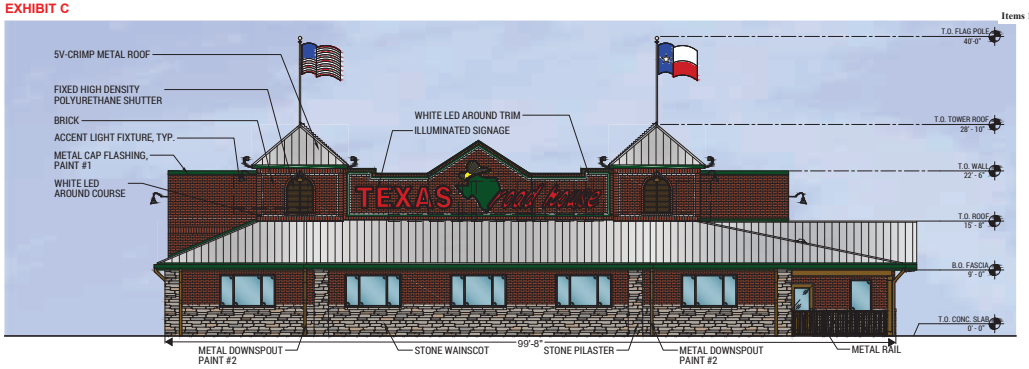
TRH WAXAHACHIE, TX #23-95149-10.dwg

DESIGN NO: S-0702726	PROJECT MGR.: K. SINGLETON
DRAWN BY: D. DUPREE	DATE: JULY 16, 2026
JOB NO: 23-95149-10	

SHEET NO: S-2
OF: 2

EXHIBIT C

Items 11 & 12



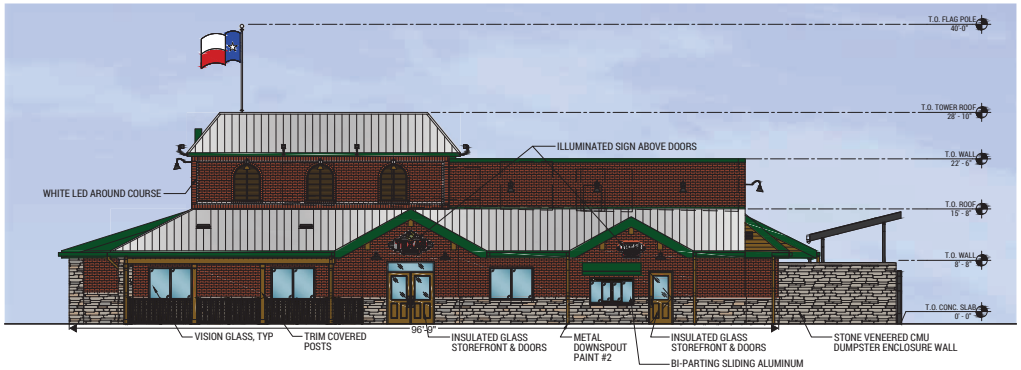
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

EXTERIOR FINISH SCHEDULE	
FIBER CEMENT BOARD TRIM	ALLURA LAP SIDING, RUSTIC CEDAR 8.25" (7" EXPOSURE) COLOR: SUMMER WHEAT ALLURA VERTICAL PANEL, RUSTIC 8" OC GROOVE, COLOR: SUMMER WHEAT
EXTERIOR SHUTTERS	WHOLESALE MILLWORK HIGH DENSITY POLYURETHANE, COLOR: SHERWIN WILLIAMS PAINTS, #6096 JUTE BROWN
FRONT ENTRANCE DOORS	SPECIAL-LITE SL-18 FRP DOOR OAK FINISH
FASCIA, FIBER CEMENT BOARD TRIM, METAL CAP FLASHING & GUTTERS	PAINT #1: SHERWIN WILLIAMS PAINTS, GREEN
DOWNSPOUTS	PAINT #2: SHERWIN WILLIAMS PAINTS, #6117 "SMOKEY TOPAZ" FINISH COLOR TO MATCH FIBER CEMENT COLOR
METAL DOORS & FRAMES, DUMPSTER GATES & BOLLARDS	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
METAL RAILS & METAL GATE	PORTER PAINTS: EXTERIOR; COLOR: BLACK
BRICK	COMMERCIAL BRICK CORPORATION "HOMESTEAD"
BRICK (ALTERNATE)	GENERAL SHALE PHOENIX C652
STONE VENEER	HERITAGE STONE OTTAWA DRYSTACK
STONE SILL/LEDGE & WALL CAP	ARRISCRAFT: ARRIS.CAST SILL/LEDGE: SL 484 - LIMESTONE WALL CAP: WC2 104 - LIMESTONE
METAL ROOF	METAL SALES 5V-CRIMP, GALVALUME

DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY.
PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES

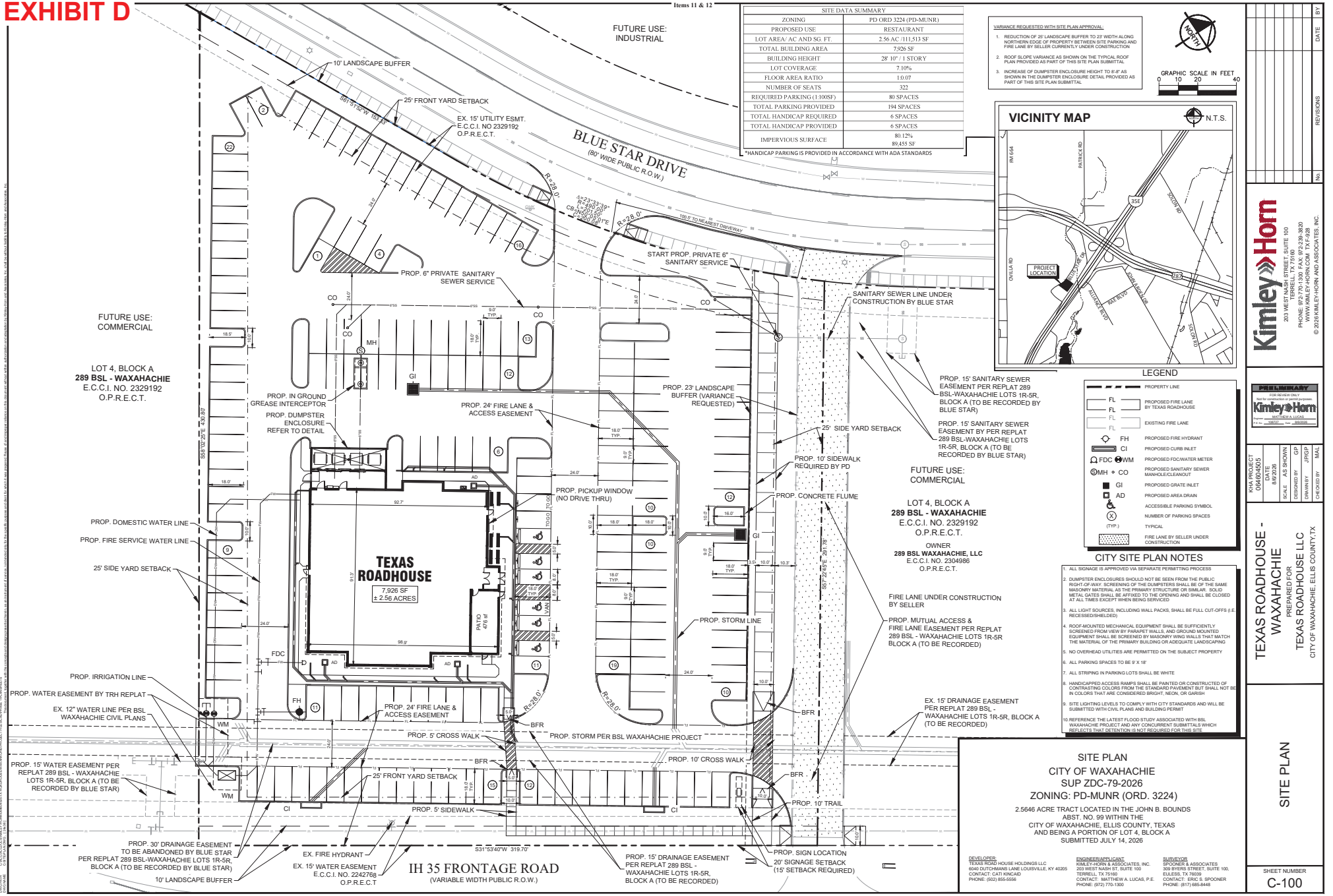
SP-79-2026
ZDC-79-2026

TEXAS ROADHOUSE
WAXAHACHIE, TEXAS
7,926 SF
20251080.0

COLOR ELEVATIONS
SCALE: 1/8" = 1'-0"
A2.0

07/14/26

EXHIBIT D



SITE DATA SUMMARY	
ZONING	PD ORD 3224 (PD-MUNR)
PROPOSED USE	RESTAURANT
LOT AREA/ AC AND SQ. FT.	2.56 AC /111,513 SF
TOTAL BUILDING AREA	7,926 SF
BUILDING HEIGHT	28' 10" / 1 STORY
LOT COVERAGE	7.10%
FLOOR AREA RATIO	1:0.07
NUMBER OF SEATS	322
REQUIRED PARKING (1:100SF)	80 SPACES
TOTAL PARKING PROVIDED	194 SPACES
TOTAL HANDICAP REQUIRED	6 SPACES
TOTAL HANDICAP PROVIDED	6 SPACES
IMPERVIOUS SURFACE	80.12% 89,455 SF

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

VARIANCE REQUESTED WITH SITE PLAN APPROVAL:

1. REDUCTION OF 25' LANDSCAPE BUFFER TO 23' WIDTH ALONG NORTHERN EDGE OF PROPERTY BETWEEN SITE PARKING AND FIRE LANE BY SELLER CURRENTLY UNDER CONSTRUCTION
2. ROOF SLOPE VARIANCE AS SHOWN ON THE TYPICAL ROOF PLAN PROVIDED AS PART OF THIS SITE PLAN SUBMITTAL
3. INCREASE OF DUMPSTER ENCLOSURE HEIGHT TO 8'-8" AS SHOWN IN THE DUMPSTER ENCLOSURE DETAIL PROVIDED AS PART OF THIS SITE PLAN SUBMITTAL

VICINITY MAP

N.T.S.

LEGEND

- PROPERTY LINE
- FL — PROPOSED FIRE LANE BY TEXAS ROADHOUSE
- FL — EXISTING FIRE LANE
- FH — PROPOSED FIRE HYDRANT
- CI — PROPOSED CURB INLET
- FDC / WM — PROPOSED FDC/WATER METER
- MH / CO — PROPOSED SANITARY SEWER MANHOLE/CLEANOUT
- GI — PROPOSED GRATE INLET
- AD — PROPOSED AREA DRAIN
- ACCESSIBLE PARKING SYMBOL
- (X) — NUMBER OF PARKING SPACES
- (TYP.) — TYPICAL
- FIRE LANE BY SELLER UNDER CONSTRUCTION

CITY SITE PLAN NOTES

1. ALL SIGNAGE IS APPROVED VIA SEPARATE PERMITTING PROCESS
2. DUMPSTER ENCLOSURES SHOULD NOT BE SEEN FROM THE PUBLIC RIGHT-OF-WAY. SCREENING OF THE DUMPSTERS SHALL BE OF THE SAME MASONRY MATERIAL AS THE PRIMARY STRUCTURE OR SIMILAR. SOLID METAL GATES SHALL BE AFFIXED TO THE OPENING AND SHALL BE CLOSED AT ALL TIMES EXCEPT WHEN BEING SERVICED
3. ALL LIGHT SOURCES, INCLUDING WALL PACKS, SHALL BE FULL CUT-OFFS (I.E. RECESSED/SHIELDED)
4. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SUFFICIENTLY SCREENED FROM VIEW BY PARAPET WALLS, AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY MASONRY WING WALLS THAT MATCH THE MATERIAL OF THE PRIMARY BUILDING OR ADEQUATE LANDSCAPING
5. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY
6. ALL PARKING SPACES TO BE 9' X 18'
7. ALL STRIPING IN PARKING LOTS SHALL BE WHITE
8. HANDICAPPED ACCESS RAMPS SHALL BE PAINTED OR CONSTRUCTED OF CONTRASTING COLORS FROM THE STANDARD PAVEMENT BUT SHALL NOT BE IN COLORS THAT ARE CONSIDERED BRIGHT, NEON, OR GARISH
9. SITE LIGHTING LEVELS TO COMPLY WITH CITY STANDARDS AND WILL BE SUBMITTED WITH CIVIL PLANS AND BUILDING PERMIT
10. REFERENCE THE LATEST FLOOD STUDY ASSOCIATED WITH BSL WAXAHACHIE PROJECT AND ANY CONCURRENT SUBMITTALS WHICH REFLECTS THAT DETENTION IS NOT REQUIRED FOR THIS SITE

SITE PLAN
CITY OF WAXAHACHIE
SUP ZDC-79-2026
ZONING: PD-MUNR (ORD. 3224)

2.5646 ACRE TRACT LOCATED IN THE JOHN B. BOUNDS ABST. NO. 99 WITHIN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING A PORTION OF LOT 4, BLOCK A
SUBMITTED JULY 14, 2026

DEVELOPER:
TEXAS ROAD HOUSE HOLDINGS LLC
6040 DUTCHMANS LANE LOUISVILLE, KY 40205
CONTACT: CATI KINCAID
PHONE: (502) 855-5556

ENGINEER/APPLICANT
KIMLEY-HORN & ASSOCIATES, INC.
203 WEST NASH ST, SUITE 100
TERRELL, TX 75160
CONTACT: MATTHEW A. LUCAS, P.E.
PHONE: (972) 770-1300

SURVEYOR
SPOONER & ASSOCIATES
309 BYERS STREET, SUITE 100,
EULESS, TX 76039
CONTACT: ERIC S. SPOONER
PHONE: (817) 685-8448

No.	REVISIONS	DATE	BY

Kimley»Horn
203 WEST NASH STREET, SUITE 100
TERRELL, TX 75160
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX-F-928

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
MATTHEW A. LUCAS
Texas No. 138727 Date 05/05/26

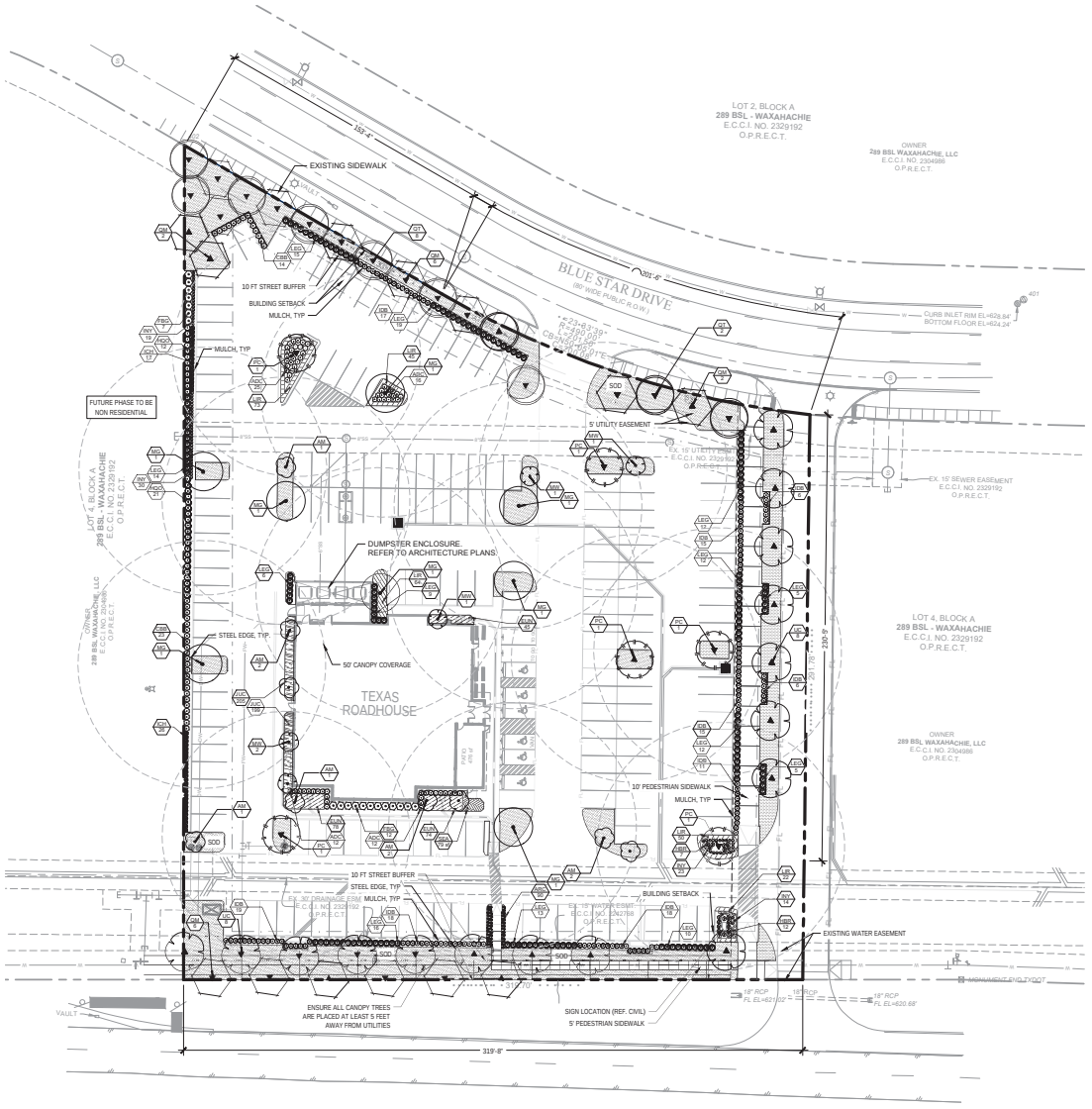
KHA PROJECT	064604505
DATE	8/6/2026
SCALE	AS SHOWN
DESIGNED BY	GP
DRAWN BY	JPGP
CHECKED BY	MAL

TEXAS ROADHOUSE - WAXAHACHIE
PREPARED FOR
TEXAS ROADHOUSE LLC
CITY OF WAXAHACHIE, ELLIS COUNTY,TX

SITE PLAN

SHEET NUMBER
C-100

EXHIBIT E



GRAPHIC SCALE IN FEET
0 15 30 60
SCALE: 1" = 30'

THE CITY OF WAXAHACHIE LANDSCAPE REQUIREMENTS

Article V, Development Standards, Se. 5.04 Landscape Requirements

SEC. 5.04 (e). INTERIOR LANDSCAPE AREA REQUIRMENTS	**REQUIRED**	**PROVIDED**
(i). The amount of landscape area required on the interior of the lot, excluding buffer yards, shall be based on the square footage of the proposed buildings.	Yes, 40%	Yes, > 40%
(iii). 2). C: Forty (40) percent of building footprint shall be required landscape sf.		
(iv). Planting Requirements: The following plants shall be required, at a minimum, within the required interior landscape areas at the ratio indicated:		
Building Effective Floor Area: 8,355 sf		
e). 8,355 x 40% = 3,342 sf of required Landscape	3,171 sf	5,102 sf
f). 1 Canopy Tree per five hundred (500) square feet		
3,342 / 500 = 6.6 Trees	7 canopy trees	7 canopy trees
g). 1 Understory Tree per two hundred fifty (250) square feet		
3,342 / 250 = 13.3 Trees	14 understory trees	14 understory trees
h). 1 Shrub per 70 square feet		
3,342 / 70 = 47.7 shrubs	48 shrubs	107 shrubs
i). Ground Cover - 15% of required area		
3,342 x .15 = 502 sf	502 sf groundcover	1,065 sf groundcover
e). Seasonal Color - 2% of required area		
3,342 x .02 = 66.8 sf	67 sf seasonal color	79 sf seasonal color
(v). Location Requirements: A minimum of seventy-five (75) percent of all required interior landscape area(s) and plant material within the interior landscape areas shall be in the front and along either side of the building between the building and the interior edge of the required buffer yards and a portion thereof shall be placed adjacent to the building where practical.	Yes, 75%	Yes, >75%
SEC. 5.04 (f). PARKING LOT LANDSCAPING	**REQUIRED**	**PROVIDED**
(iv). All off-street parking areas must supply at least thirteen (13) square feet of parking lot landscaping per parking space. Additional parking lot landscaping is required based on the percentage of required parking located between the building façade and the street right-of-way. 1)Less than twenty-five (25) percent: fifteen (15) square feet; 2)Twenty-five (25) to seventy-five (75) percent: twenty (20) square feet; and 3)More than seventy-five (75) percent: thirty (30) square feet.	2,960 sf	3,640 sf
196 parking spaces x 15 sf = 2,940 + 20 sf = 2,960 sf		
(v). In addition to the required landscaping per parking space above, one (1) linear landscaping island with a minimum width of ten (10) feet is required for every two (2) parking bays. The intent is to prevent the massing of a large number of parking spaces and to address safety issues concerning the flow of traffic in the parking lot.	N/A	N/A
(vi). Two (2), four (4) inch caliper trees and ten (10) shrubs must be planted for each five hundred (500) square feet of required parking lot landscape area, or portion thereof.	6 Parking Lot Trees 59 Parking Lot Shrubs	6 Parking Lot Trees 77 Parking Lot Shrubs
2,960 sf / 500 sf = 5.9 Trees		
2,960 sf / 500 sf = 5.9 x 10 = 59 shrubs		
(vii). All new trees within a parking lot must be planted in a pervious area of at least one hundred (100) square feet and have a minimum interior dimension of eight and one-half (8½) feet wide.	Yes	Yes
(viii). To reduce the thermal impact of unshaded parking lots, the required landscaping must be planted throughout parking lots so that no portion of a parking space is more than sixty-four (64) feet away from the trunk of a tree.	Yes	Yes
(ix). For parking lots and drive-throughs, screening shrubs must be planted that are at least two (2) feet in height. These must be evergreen.	Yes, evergreen	Yes
SEC. 5.04 (g). Additional Landscape Requirements	**REQUIRED**	**PROVIDED**
(i). Buffer Yard.		
2). Nonresidential and multifamily parcels having two hundred fifty (250) feet or more of frontage shall have at least twenty (20) percent of the street yard in permanent landscape area.	Yes	Yes
S Interstate Highway 35E: 3,067 sf (319.8 lf)	614 sf	1504 sf
3,067 sf x .2 = 613.4 sf		
Blue Star Drive: 3,125 sf (355 lf)	625 sf	3,125 sf
3,125 sf x .2 = 625 sf		
(ii). Landscape Buffer:		
3). If more than two frontages exist, then the other right-of-way frontages shall be required to have no more than seven and one-half (7½) feet of landscaped area	Yes	Yes
4). Developers shall be required to plant one (1) large tree per forty (40) linear feet or portion thereof of street frontage.	Yes	Yes
S Interstate Highway 35E: 3,067 sf (319.8 lf)	8 landscape buffer trees	8 landscape buffer trees
319.8 lf / 40 = 7.9 Landscape Buffer Trees		
Blue Star Drive: 3,125 sf (355 lf)	9 landscape buffer trees	9 landscape buffer trees
355 lf / 40 lf = 8.8 Landscape Buffer Trees		
5). Trees may be grouped or clustered to facilitate site design.	-	-
(vi). Street Trees		
2). Street Trees to be located in the Right-Of-Way, with up to 20% allowed to be planted between the sidewalk and the primary building.	Yes	Yes
3). Trees must be a minimum of four (4) caliper inches measured at DBH above finished grade immediately after planting.	Yes	Yes
4). Street trees must be planted at the average rate of one (1) tree for every thirty (30) feet of street frontage. Where poor soil conditions or other factors require additional flexibility in planting, the Director of Planning or his or her designee may approve alternative spacing of trees, but not reduction in the number of required trees.	Yes	Yes
Fire Access Road: 2,187 sf (230.5 lf)	8 Street Trees	8 Street Trees
230.5 lf / 30 lf = 7.6 Fire Access Road Trees		
Blue Star Drive: Street frontage: (355 lf)	8 Street Trees	8 Street Trees
355 lf / 50 lf = 7.1 Street Trees		
S Interstate Highway 35E: 3,067 sf (319.8 lf)	11 Street Trees	11 Street Trees
319.8 lf / 30 lf = 10.6 Street Trees		

SEE LP 3.03 FOR PLANT SCHEDULE

No.	REVISIONS	DATE	BY

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Kimley»Horn
PE # _____
LA No. 3859 Date 7/28/2026

KHA PROJECT 064904505	
DATE	7/28/2026
SCALE	AS SHOWN
DESIGNED BY	PNA & PMP
DRAWN BY	PNA & PMP
CHECKED BY	NBA

TEXAS ROADHOUSE - WAXAHACHIE
PREPARED FOR
TEXAS ROADHOUSE LLC
CITY OF WAXAHACHIE, ELLIS COUNTY, TX

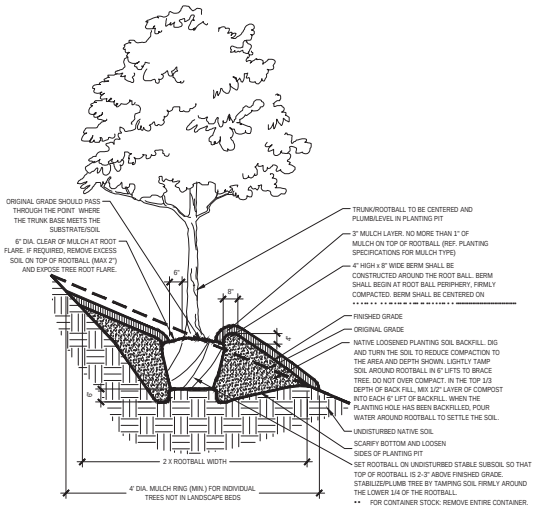
LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

EXHIBIT E

Items 11 & 12

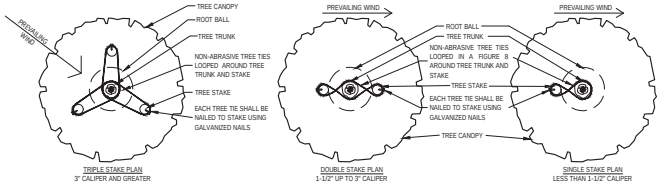
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. TREE STAKING DETAIL THIS SHEET.



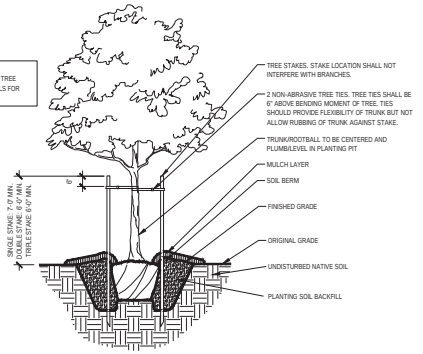
Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

D



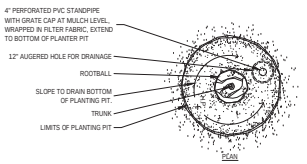
NOTES:
1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.



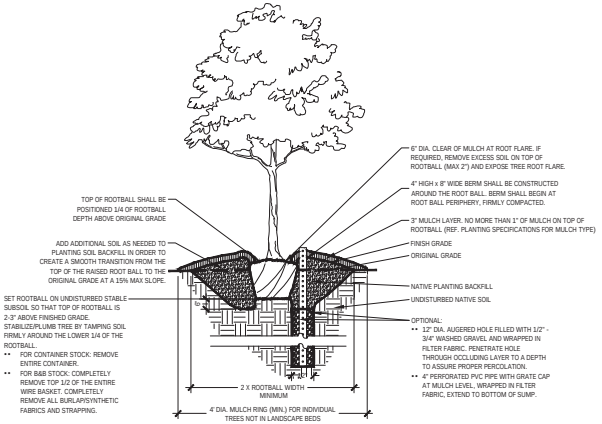
Typical Tree Staking

Scale: NTS

B



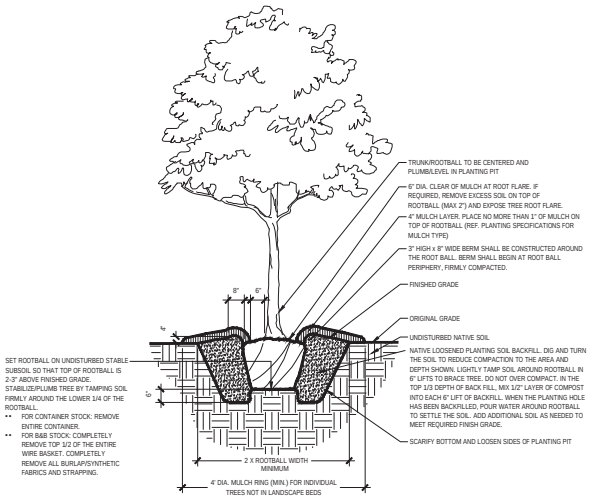
NOTES:
1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



Tree Planting (Poor Drainage Condition)

Scale: NTS

C



Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

A

No.	REVISIONS	DATE	BY

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Kimley»Horn
P.E. No. MICHAEL E. KONIG
L.A. No. 3454 Date 7/28/2026

KHA PROJECT 064604505
DATE 7/28/2026
SCALE AS SHOWN
DESIGNED BY PNA & PMP
DRAWN BY PNA & PMP
CHECKED BY NBA

TEXAS ROADHOUSE - WAXAHACHIE
PREPARED FOR
TEXAS ROADHOUSE LLC
CITY OF WAXAHACHIE, ELLIS COUNTY, TX

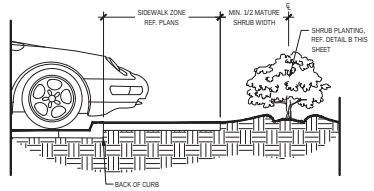
TREE DETAILS

SHEET NUMBER
LP 3.01

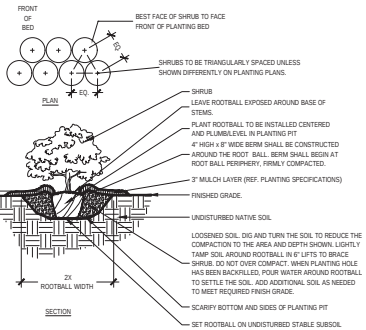
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DATE/TIME
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PLOT STYLE TABLE
LAYOUT
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Full Plot
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ltb

EXHIBIT E

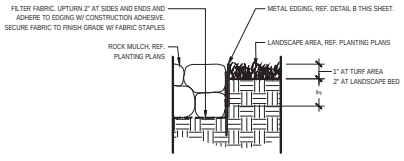
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Sidewalk — Scale: NTS — F

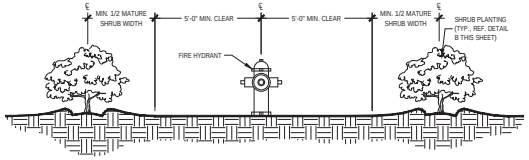


Typical Shrub Planting — Scale: NTS — B

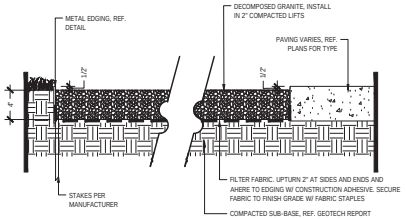


NOTES
1. EDGING SHALL NOT BE INSTALLED ADJACENT TO SIDEWALKS.
2. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARDS.

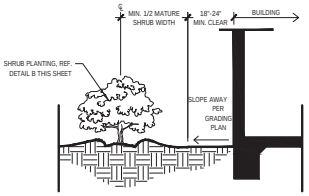
METAL EDGING (AT ROCK COBBLE BED) — Scale: 1 1/2" = 1'-0" — J



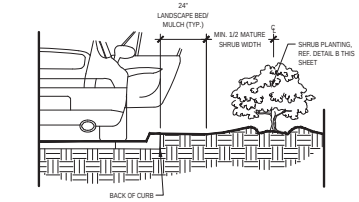
Shrub Planting at Fire Hydrant — Scale: NTS — E

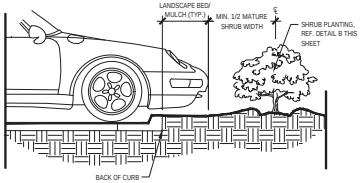


Decomposed Granite — Scale: 1 1/2" = 1'-0" — I

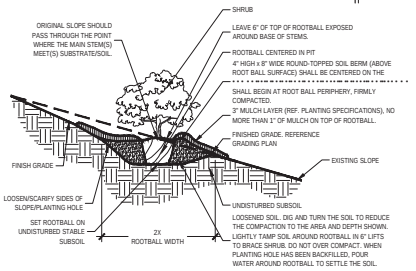


Shrub Planting at Building Edge — Scale: NTS — D

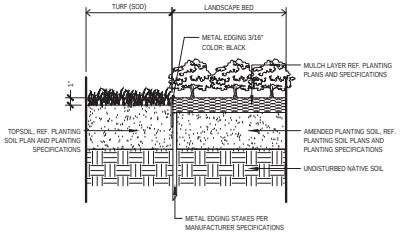




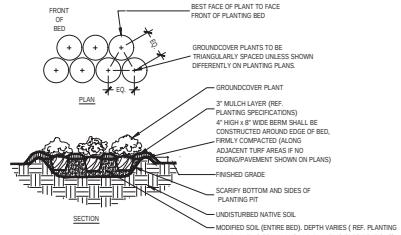
Shrub Planting at Curb — Scale: NTS — G



Shrub Planting On 5-50% (20:1 TO 2:1) Slope — Scale: NTS — C



METAL EDGING (AT TURF & LANDSCAPE BED) — Scale: 1 1/2" = 1'-0" — H



Typical Groundcover Planting — Scale: NTS — A

No.	REVISIONS	DATE	BY

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Kimley»Horn
P.E. #: NICHOLAS E. KONIG
L.A. No: 3854 Date: 7/28/2026

KHA PROJECT 064904505
DATE 7/28/2026
SCALE AS SHOWN
DESIGNED BY PMA & PMP
DRAWN BY PMA & PMP
CHECKED BY NEB A

TEXAS ROADHOUSE - WAXAHACHIE
PREPARED FOR
TEXAS ROADHOUSE LLC
CITY OF WAXAHACHIE, ELLIS COUNTY, TX

PLANTING DETAILS

SHEET NUMBER
LP 3.02

IMAGES
LAST SAVED BY
LAST PLOTTED
DWG NAME
PLOT STYLE TABLE
XREF NAME
DRAWING SCALE
DRAWING UNITS
PLOT SCALE
PLOT OFFSET
XREFS
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EXHIBIT E

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
CANOPY TREES					
	MG	8	Magnolia grandiflora / Southern Magnolia	4" cal, 12`-14` ht	Full, Straight, Single Leader
	PC	6	Pistacia chinensis / Chinese Pistache	4" cal, 12`-14` ht	Full, Straight, Single Leader
	QM	16	Quercus macrocarpa / Burr Oak	4" cal, 12`-14` ht	Full, Straight, Single Leader
	QT	10	Quercus texana / Texas Red Oak	4" cal, 12`-14` ht	Full, Straight, Single Leader
	UC	16	Ulmus crassifolia / Cedar Elm	4" cal, 12`-14` ht	Full, Straight, Single Leader
ORNAMENTAL TREE					
	AM	9	Acer palmatum / Japanese Maple	3" cal, 8` ht, 8` spr	Full, Single Leader, Specium
	MW	5	Magnolia grandiflora `Little Gem` / Dwarf Southern Magnolia	3" cal, 10` ht, 5` spr	Full, Single Leader
SHRUBS					
	ADC	65	Abelia x `Edward Goucher` / Compact Abelia	18" ht, 18" spr, 30" oc	Full
	CBB	37	Callicarpa americana / American Beautyberry	24" ht, 18" spr, 36" oc	Full
	FBG	19	Forsythia x intermedia `Golden Bells` / Golden-bells Forsythia	24" ht, 18" spr, 48" oc	Full
	HBR	19	Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca	18" ht, 18" spr, 24" oc	Full
	HQO	33	Hydrangea quercifolia / Oakleaf Hydrangea	24" ht, 18" spr, 36" oc	Full
	ICH	43	Ilex cornuta `Carissa` / Carissa Holly	18" ht, 18" spr, 24" oc	Full
	IDB	125	Ilex cornuta `Dwarf Burford` / Dwarf Burford Holly	24" ht, 18" spr, 30" oc	Full
	INY	86	Ilex vomitoria `Nana` / Dwarf Yaupon Holly	12" ht, 12" spr, 18" oc	Full
	LEG	148	Leucophyllum frutescens `Green Cloud` TM / Green Cloud Texas Ranger	24" ht, 24" spr, 36" oc	Full
GROUND COVERS					
	ARC	90	Ajuga reptans / Carpet Bugle	8" ht, 8" spr, 12" oc	Full, 1 gallon min.
	SOD	13,581 sf	Cynodon dactylon / Common Bermuda Grass	N/A	Sod to have tight, sand filled joints and be free of weeds.
	EUN	197	Euonymus fortunei / Wintercreeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	JUC	404	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper	6" ht, 6" spr, 12" oc	Full, 1 gallon min.
	LIR	254	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	SEA	79 sf	Seasonal Color seasonal color	4" pot, 12" oc	

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

MISC	CODE	QTY	BOTANICAL/COMMON	SPECIFICATIONS
———	STEEL EDGING	TBD	Steel Edging	3/16" x 6", Black
	MULCH	TBD	Shredded Hardwood Mulch	3" depth. All trees in sod to receive a 4' dia. mulch ring

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. 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.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.
13. ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
16. ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
   a. ORGANIC SOIL AMENDMENTS
      1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
      2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
      3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
      4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
      5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
      6. WORM CASTINGS: EARTHWORMS.
   b. INORGANIC SOIL AMENDMENTS
      1. LIME: ••••••••• CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
      2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING •••• SIEVE AND A MAXIMUM OF 10 PERCENT PASSING •••• SIEVE.
      3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
      4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
      5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
   c. PLANTING SOIL MIX
      1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.
      2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
      2. SOD/SEED AREA TOPSOIL
      ALL SOD AREAS TO RECEIVE TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. SEEDING

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.

C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKE SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.

G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.

H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/ COUNTY PROTOCOL IF ANY ARE IN PLACE.

T. CLEAN-UP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

U. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

V. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

W. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

X. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

No.	REVISIONS	DATE	BY

Kimley»Horn
203 WEST NASH STREET, SUITE 100
TERRELL, TX 75160
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3404 Date 7/28/2026

KHA PROJECT	064604505
DATE	7/28/2026
SCALE	AS SHOWN
DESIGNED BY	PNA & PMP
DRAWN BY	PNA & PMP
CHECKED BY	NBA

TEXAS ROADHOUSE - WAXAHACHIE
PREPARED FOR
TEXAS ROADHOUSE LLC
CITY OF WAXAHACHIE, ELLIS COUNTY,TX

LANDSCAPE NOTES AND SPECIFICATIONS

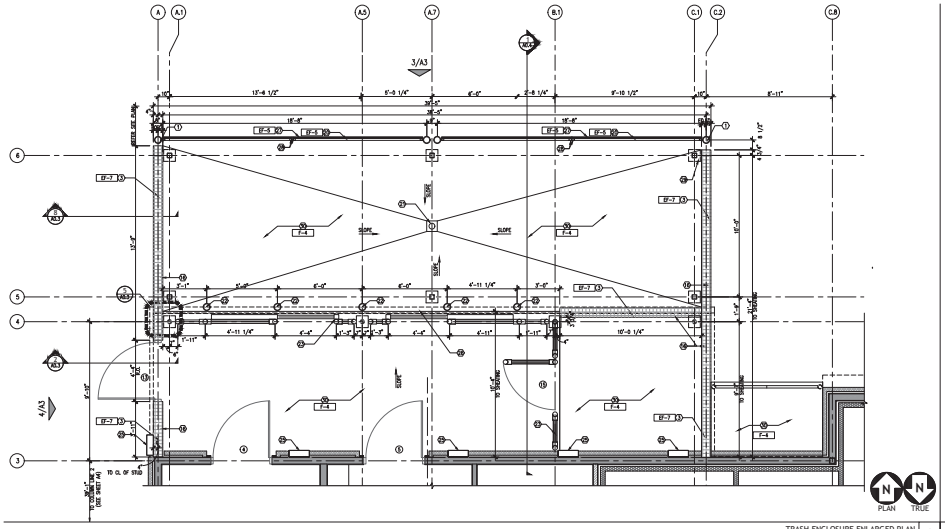
SHEET NUMBER
LP 3.03

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

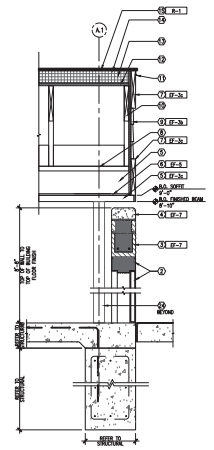
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DWG NAME LP 3.01.DWG , [LP 3.03]

EXHIBIT F

Items 11 & 12



TRASH ENCLOSURE ENLARGED PLAN 1

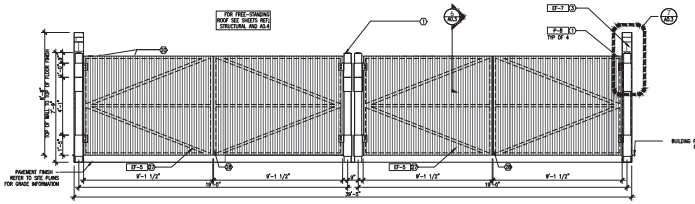


TRASH ENCLOSURE ELEVATION 2

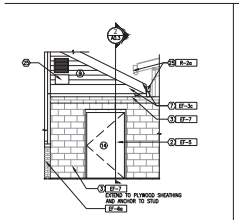
1	CONCRETE SLAB AT DUMPSTER , APRON & SIDEWALK TO BE INTEGRAL F-4
2	CONTRACTOR SHALL VERIFY SIZE OF DUMPSTER WITH LOCAL WASTE HAULER AND ADJUST ENCLOSURE AS REQUIRED
	KEY NOTES:
1	8" DIAMETER CONCRETE FILL PIPE SUPPORT, W/ ROUNDED TOP REF; STRUCTURAL
2	DOOR AS SCHEDULE, REF; A30
3	8" SOLID CMU BULLNOSE CAP
4	8" CMU BLOCK GROUTED, REF; FINISH SCHEDULE
5	BEAM REF; STRUCTURAL
6	SOFFIT
7	SIDE TRIM
8	TOP PLATE, REF; STRUCTURAL
9	SIDING, REF; EXTERIOR ELEVATIONS
10	RAFTERS, REF; STRUCTURAL
11	METAL FLASHING
12	APA RATED PLYWOOD
13	R900 INSULATION REF; INSULATION NOTES A2
14	CONTINUOUS GAF "STORMGUARD" LEAK BARRIER SECURE UNDER FLASHING
15	METAL ROOF
16	PAINT INTERIOR OF CMU TO MATCH EXTERIOR
17	VERTICAL BAR REINFORCEMENT, BARS TO EXTEND 2' BELOW AND TIE TO FOUNDATION REF; STRUCTURAL
18	HORIZONTAL REINFORCEMENT, REF; STRUCTURAL
19	SEALANT
20	2X2X3/16" TUBE FRAME AND CROSS BRACING W/1-1/2" TYPE B DECKING AT EXTERIOR FACE
21	FLOOR DRAIN REF; PLUMBING
22	PIPE BOLLARD, REF; STRUCTURAL
23	GALVANIZED CHAIN-LINK FENCE, TO UNDERSIDE OF ROOF OVERHANG ± 6'-10" NO GAPS LARGER THAN 2" PERMITTED REF; SECTIONS
24	STEEL COLUMN REF; STRUCTURAL
25	LIGHT FIXTURE REF; ELECTRICAL
26	CONCRETE STEP REF; STRUCTURAL
27	7'-0" HIGH DOOR 1 1/2" TYPE B DECKING – HOLD 6" ABOVE SLAB
28	GALVANIZED CANE BOLTS DRILL 3" INTO SLAB 12"-3"
29	4x4 STEEL COLUMN FOR FREE STANDING ROOF STRUCTURE REF; 2/S5.
30	CONCRETE SLAB, SLOPED AS NOTED REF; STRUCTURAL
31	4'x4' CONCRETE SLAB PAD FOR GREASE RECOVER SYSTEM REF; 2/S5.1
32	CONTINUOUS METAL FLASHING
33	6" CONTINUOUS SOFFIT VENT

FINISH SCHEDULE LEGEND

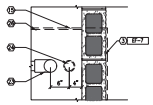
	ITEM
FLOOR FINISHES	
F-1	CONCRETE
F-2	QUARRY TILE
F-3	QUARRY TILE
F-4	CONCRETE
F-5	WOOD
CEILING FINISHES	
C-1	PAINT
C-3a	VINYL COATED GYP BD.
C-3b	VINYL COATED GYP BD.
C-3	NON-VINYL COATED GYP BD.
C-4a	WOOD RAFTERS
C-4b	WOOD RAFTERS
C-5	CORRUGATED METAL PANEL
C-6	METAL ROOF
C-7	GYPSUM BOARD
C-8	WOOD CEILING
EXTERIOR FINISHES	
EF-1	WOOD TRIM
EF-2	FRP (FAUX WOOD)
EF-3a	FIBER CEMENT BOARD
EF-3b	FIBER CEMENT BOARD
EF-3c	FIBER CEMENT BOARD
EF-4	HIGH DENSITY POLYURETHANE
EF-5	PAINT
EF-6a	BRICK
EF-6b	BRICK / ALTERNATE
EF-7	CMU
EF-8	STEEL RAILING
EXTERIOR PAINT	
P-8	EXTERIOR PAINT
P-9	EXTERIOR PAINT
ROOF FINISHES	
R-1	METAL ROOF
R-3a	METAL PAINT
R-3b	METAL PAINT
R-3	ROOF VENT



TRASH ENCLOSURE ELEVATION 3



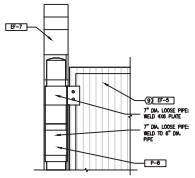
TRASH ENCLOSURE ELEVATION AT EMPLOYEE ACCESS 4



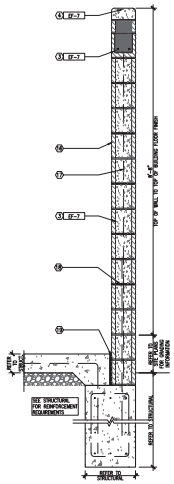
GATE PLAN DETAIL 5



GATE DOOR SECTION 6



GATE SUPPORT ELEVATION 7



TRASH ENCLOSURE ELEVATION 8

TYPICAL TRASH ENCLOSURE

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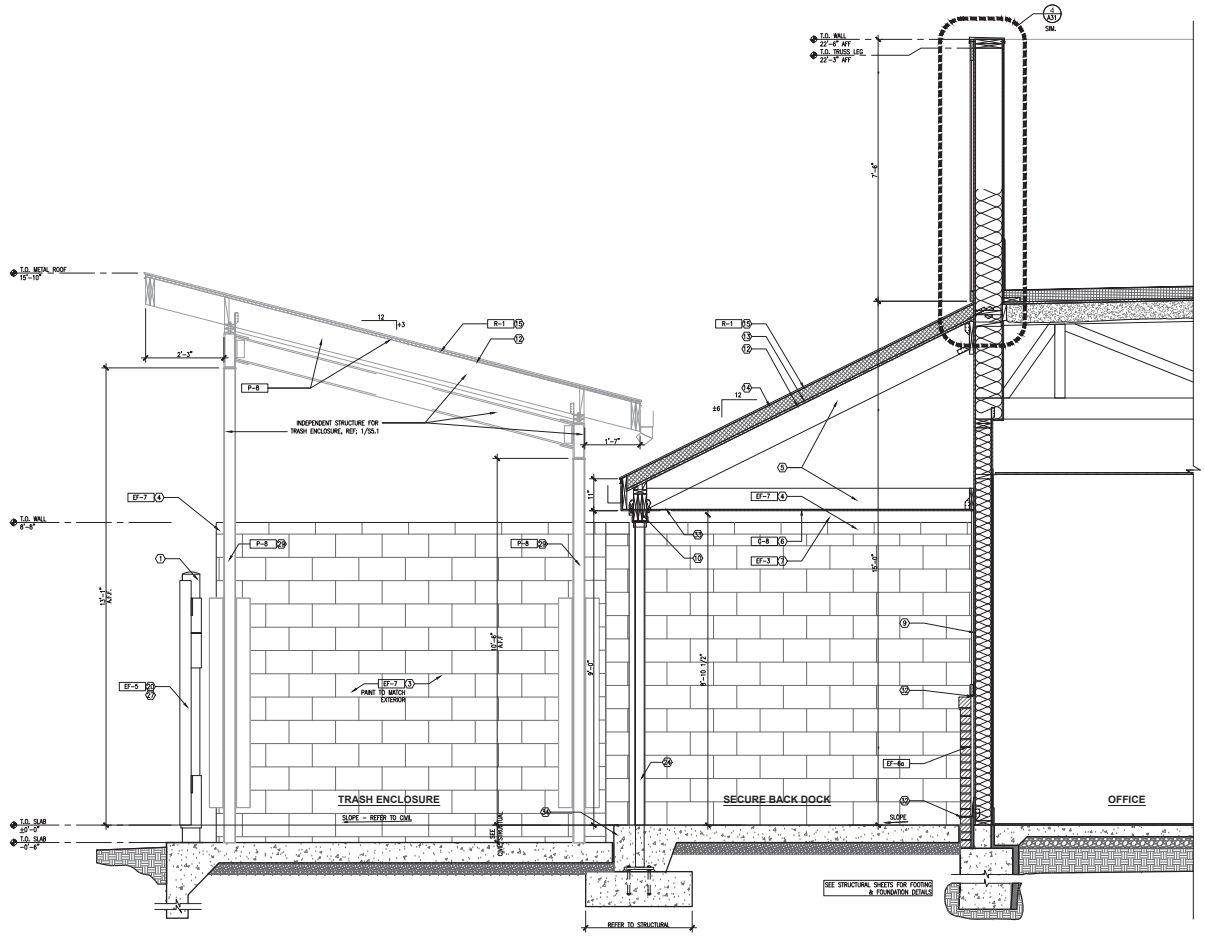
Kimley»Horn
203 West Nash Street,
Terrell, Texas
75160

07/09/2026

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EXHIBIT F

Items 11 & 12



TYPICAL TRASH ENCLOSURE

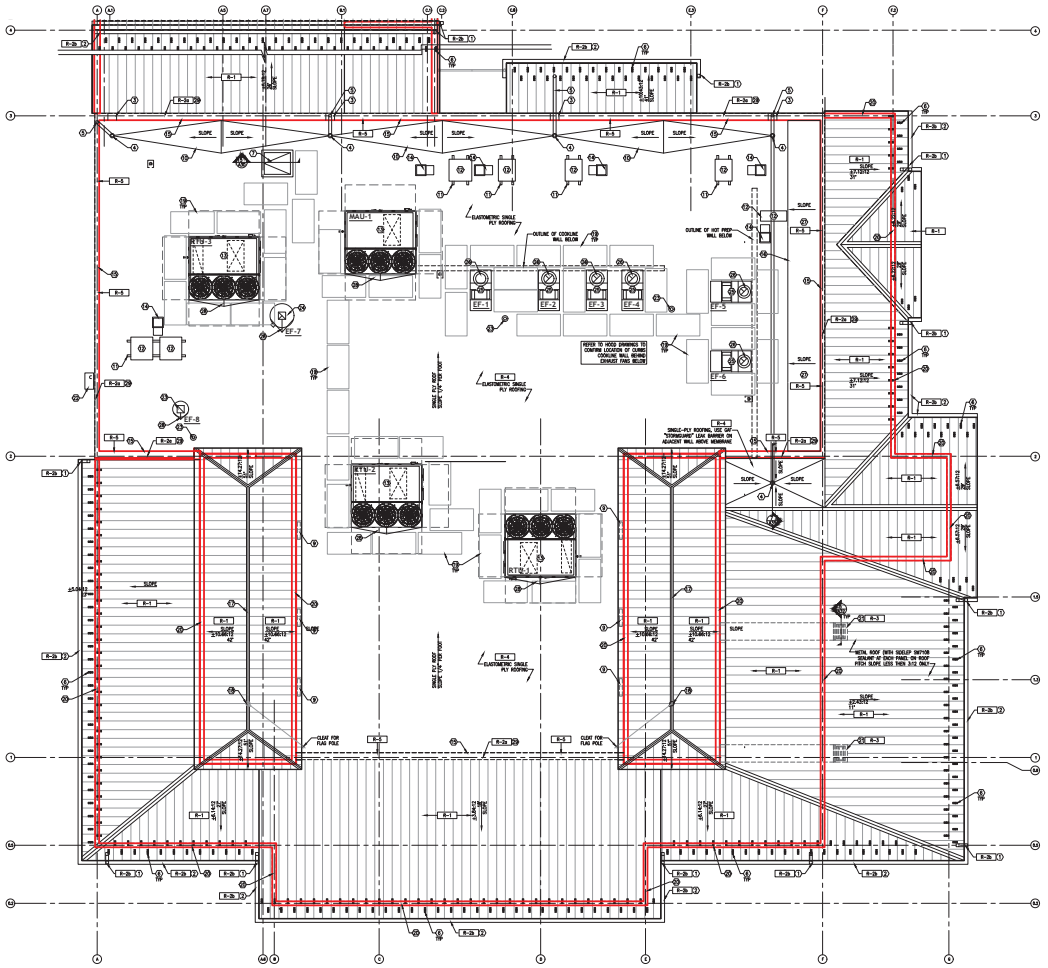
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EXHIBIT G

Items 11 & 12



TYPICAL ROOF PLAN AND PITCHES

Kimley»Horn
203 West Nash Street,
Terrell, Texas
75160

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-89-2026

MEETING DATE(S)

Planning & Zoning Commission: August 25, 2026
City Council: September 21, 2026

CAPTION

Public Hearing on a request by Corey Riley, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-2 zoning district located at 106 Trinity Lane (Property ID 172884) - Owners: Cory Riley and Brooke Riley (ZDC-89-2026)

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-89-2026, a Specific Use Permit (SUP) for Short-Term Rental use."*
- *"I move to recommend approval of ZDC-89-2026, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."*

APPLICANT REQUEST

The Applicants requests a Specific Use Permit for a Short-Term Rental use at 106 San Jacinto Court.

CASE INFORMATION

Applicant:	Corey Riley
Property Owner(s):	Corey Riley and Brooke Riley
Site Acreage:	0.22 acres
Current Zoning:	SF-2
Requested Zoning:	SF-2 with a Specific Use Permit (SUP) for Short-Term Rental use.

SUBJECT PROPERTY

General Location:	106 Trinity Lane
Parcel ID Number(s):	172884
Existing Use:	Residential Use
Development History:	The subject property is platted as Lot 4, Block 5 of the College Hills Subdivision.

Adjoining Zoning & Uses:

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

Future Land Use Plan: Mixed Use Neighborhood

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

Thoroughfare Plan: The subject property is accessible via Trinity Lane

Site Image:



PLANNING ANALYSIS

The Applicant requests a SUP for short-term rental use at 106 Trinity Lane due to its location within the SF-2 zoning district. The subject property consists of a primary structure being approximately 1,705 square feet in size with four (4) Bedrooms and an attached two car garage. The garage will be accessible to guests and there is sufficient space in the driveway to accommodate 2 vehicles. There will be a maximum of ten (10) guests. Four vehicles are the maximum number of allowed vehicles. The applicant was operating the property as a Short-Term Rental but has ceased operations until the approval of this SUP. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls at this address. The applicant's local emergency contact is Emily Reed, 327 S Centre Ave, Lancaster, Tx 75146, which is located approximately 15 miles from the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 93 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in The Waxahachie Daily light and a sign was visibly posted at the property. Staff have received zero (0) letters of support and zero (0) letters of opposition to the case.

RECOMMENDATION

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

Conditions:

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

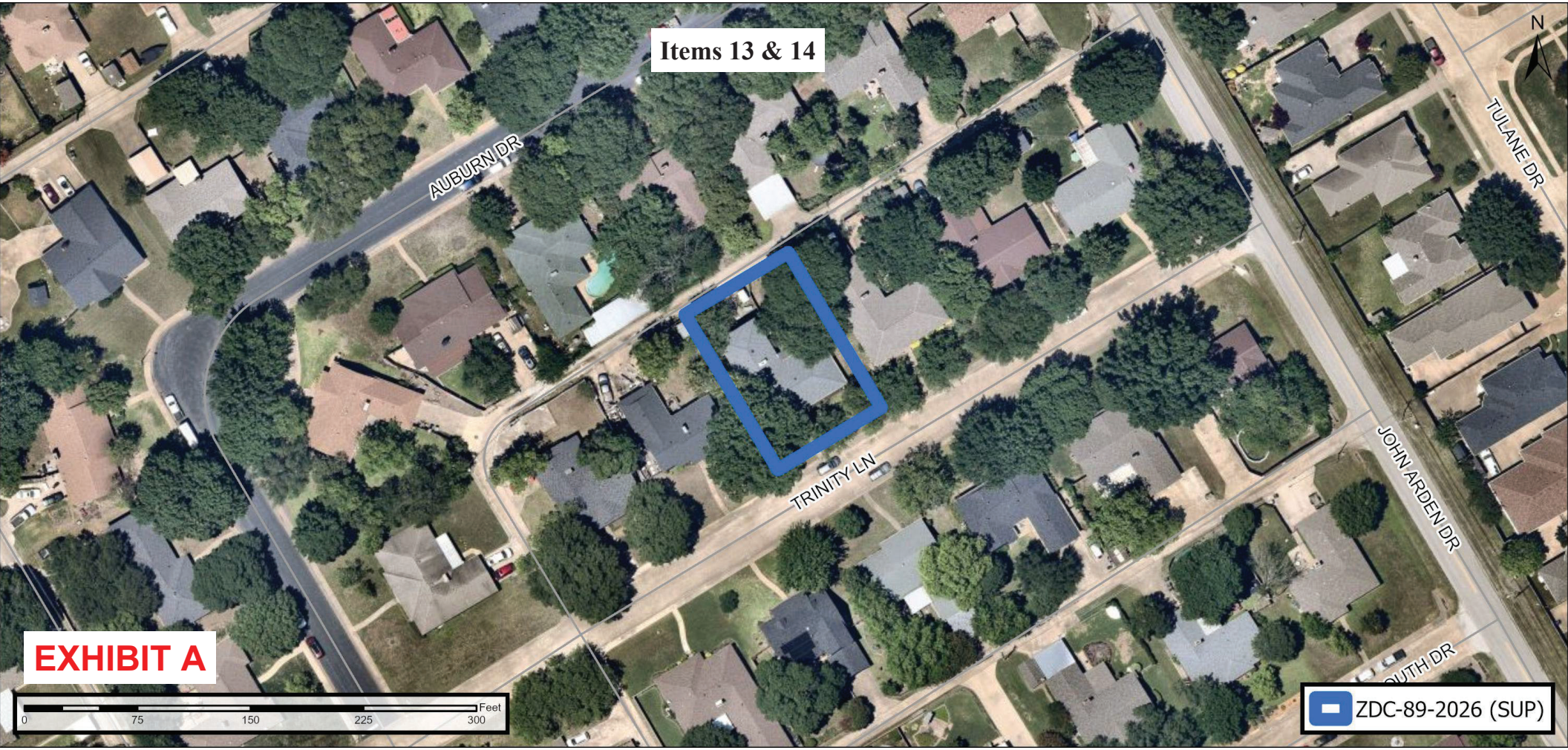
ATTACHED EXHIBITS

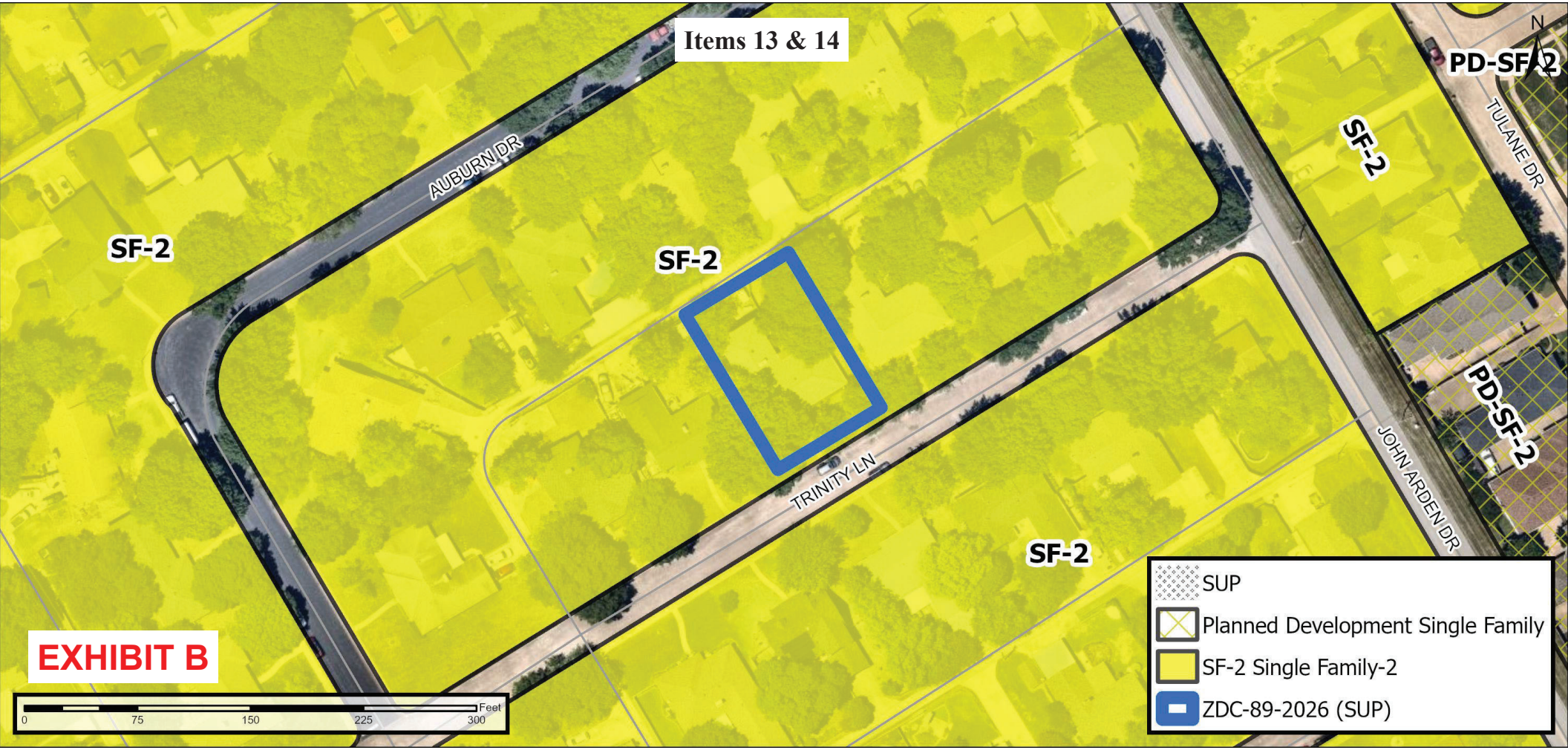
1. Location Map (Exhibit A)
2. Zoning Map (Exhibit B)
3. Floorplan/Site Plan (Exhibit C)
4. Host Rules (Exhibit D)

STAFF CONTACT INFORMATION

Prepared by:
David Jones
Planner
djones@waxahachietx.gov

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


Items 13 & 14
AUBURN DR
TRINITY LN
TULANE DR
JOHN ARDEN DR
N
EXHIBIT A
0
75
150
225
300
Feet
ZDC-89-2026 (SUP)


Items 13 & 14
AUBURN DR
SF-2
SF-2
SF-2
SF-2
PD-SF-2
PD-SF-2
TULANE DR
TRINITY LN
JOHN ARDEN DR
N
EXHIBIT B
0
75
150
225
300
Feet
SUP
Planned Development Single Family
SF-2 Single Family-2
ZDC-89-2026 (SUP)

Items 13 & 14

EXHIBIT C

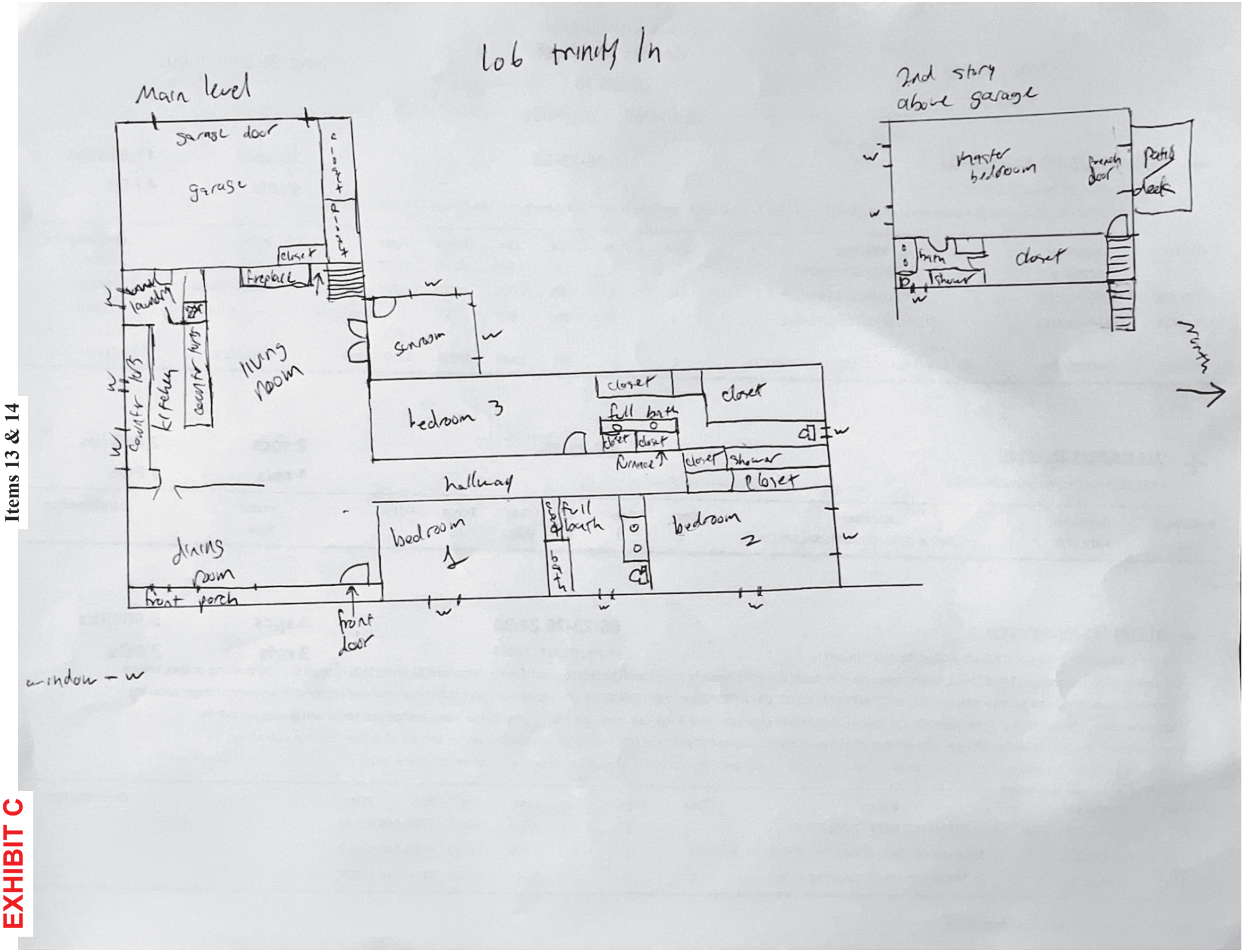
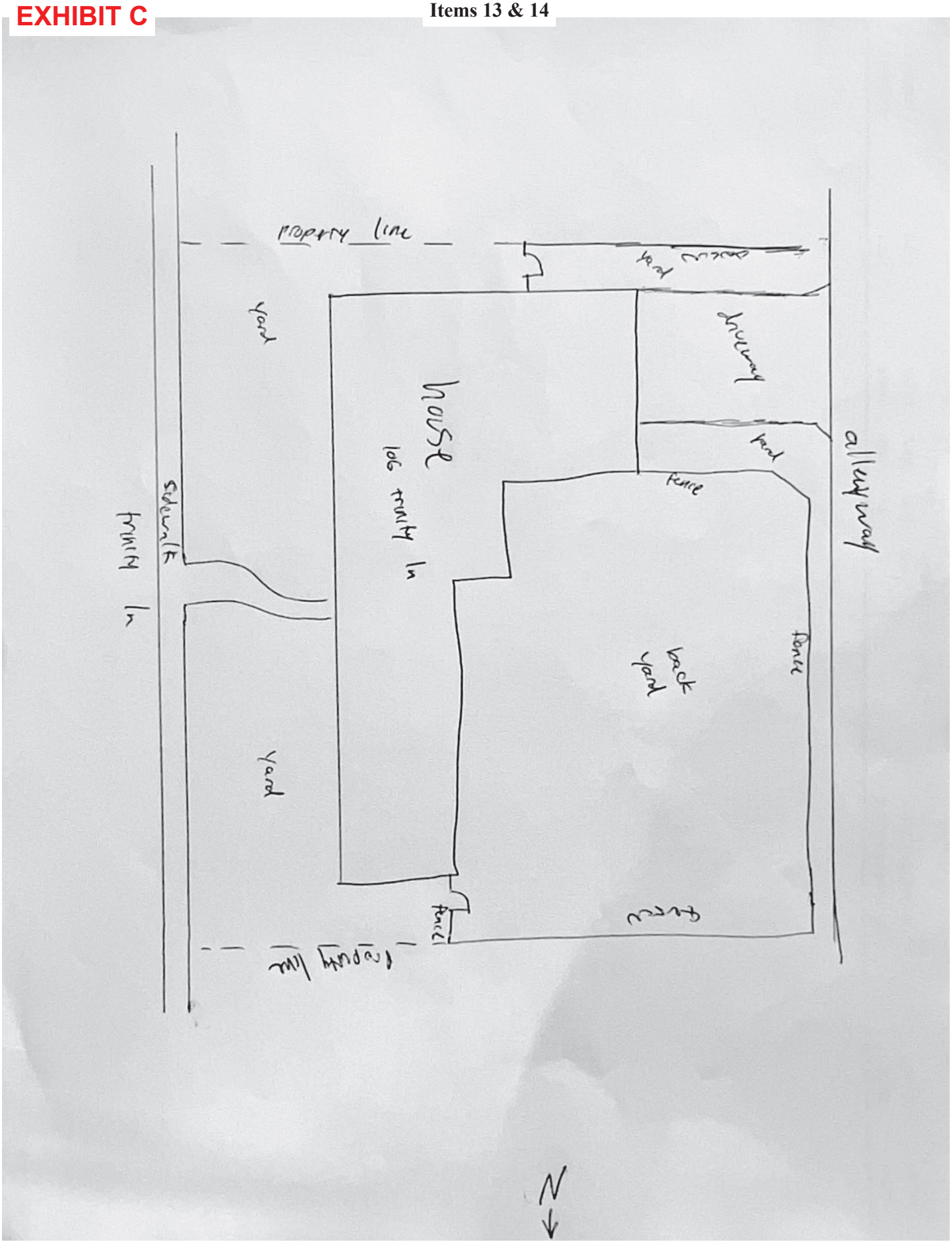


EXHIBIT C


property line
yard
driveway
alleyway
House
106 trinity ln
fence
sidewalk
trinity ln
back yard
fence
yard
fence
property line
N

House Rules

A few simple things to help your stay go smoothly

Check-In & Check-Out

Check-in: 4:00 PM · Check-out: 10:00 AM
Entry is via keyless entry — a unique access code is sent 24 hours before arrival. No physical key exchange required.
Early check-in and late check-out are not guaranteed and must be arranged in advance with the host.

Occupancy

Maximum occupancy is 10 guests, per City of Waxahachie ordinance.
All overnight guests must be listed on the reservation — unregistered overnight guests are not permitted.
Day visitors beyond the registered guest count must be pre-approved by the host.

Parking

Maximum 4 vehicles permitted on the property at any time.
Vehicles must be parked in the driveway or designated parking areas only — parking on the grass or yard is not permitted.
Street parking availability is not guaranteed; please plan accordingly.

No Parties or Events

Refuge on Trinity is a residential home, not an event or party venue.
Gatherings that exceed the registered guest count are not permitted.
Feel free to enjoy the fire pit, game room, and outdoor spaces within the bounds of normal residential use.

House Rules

continued

Noise & Quiet Hours

Quiet hours are 10:00 PM – 8:00 AM.
Outdoor noise, music, and gatherings must cease by 10:00 PM out of respect for our neighbors.

Pets

Pets are welcome on a case-by-case basis — please contact your host before booking.
Approved pets are subject to a pet fee, confirmed at the time of approval.
Pets must be kept off furniture and out of bedrooms unless otherwise arranged.
Any pet-related damage is the guest's financial responsibility.

Smoking

Refuge on Trinity is a non-smoking property, indoors and outdoors.
Violation of this policy will result in a deep-cleaning fee.

Property Care

Please treat the home with the same care you'd want in your own — it features premium mattresses, quality bedding, and thoughtful boho farmhouse decor.
Damage beyond normal wear and tear will be documented and addressed through the booking platform.
Tampering with or removing smoke detectors is strictly prohibited.

Balcony Closure

The balcony is currently closed to guests and is not safe for use. Please do not access the balcony under any circumstances until repairs are complete. Thank you for your understanding.

Before You Check Out

Bag all trash and place it in the outdoor bins. The green bin is for trash and the blue bin is for recycling.
Load dirty dishes in the dishwasher and start a cycle.
Start a load of laundry with the used towels.
Beds do not need to be stripped — please leave linens in place for our cleaning team.

Planning & Zoning Department
Zoning Staff Report
Case: SUB-104-2026

MEETING DATE(S)

Planning & Zoning Commission: August 25, 2026

CAPTION

Consider *a request by Tim Jackson, Texas Reality Capture & Surveying LLC, for a* ***Replat*** *of Ferris Second Addition, lots 127R-1A and 127R-2A, being 0.811 acres, located at 122 US Highway 77, (Property ID 142201, 173428) – Owner: Ellis County Farm Bureau (SUB-104-2026)*

APPLICANT REQUEST

The Applicant requests a replat to subdivide into two commercial lots.



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 disapproval of the Replat as the proposed zoning requirements for a conforming lot are not met. The lot must be at least 60' wide and 100' deep and a minimum sq ft of 7,000. The proposed lot is 50' wide and approximately 176' deep and 8,800 sq ft.

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:

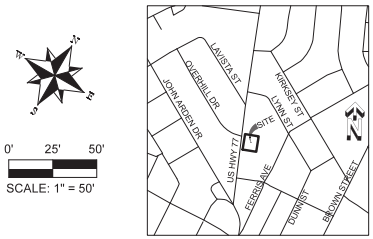
1. The applicant has received a letter of acceptance from the Public Works Department confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.

STAFF CONTACT INFORMATION

Prepared by:
David Jones
Planner
djones@waxahachietx.gov

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

REPLAT



VICINITY MAP
NOT TO SCALE

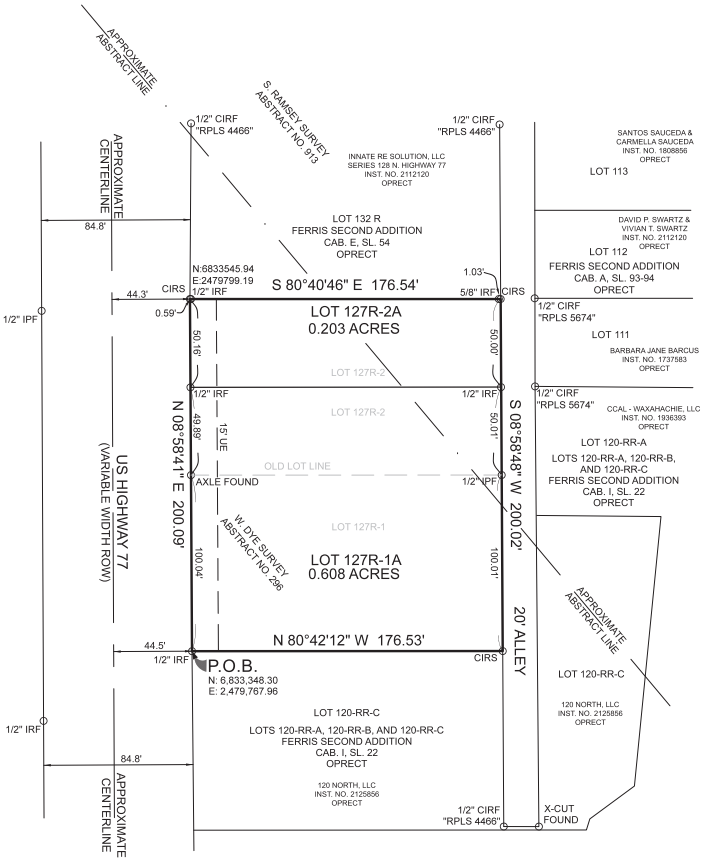
LEGEND

CIRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
CIRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
FND = FOUND
P.O.B. = POINT OF BEGINNING
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
PRECT = PLAT RECORDS ELLIS COUNTY TEXAS
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83 PER GPS OBSERVATIONS.

ALL OF THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0190G, DATED OCTOBER 19, 2023, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



OWNER'S CERTIFICATE

STATE OF TEXAS :
COUNTY OF ELLIS :

WHEREAS, ELLIS COUNTY FARM BUREAU, DUANE M. FARMER, JR. AND LINDA J. FARMER, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE W. DYE SURVEY, ABSTRACT NO. 296 AND THE S. RAMSEY SURVEY, ABSTRACT NO. 913, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO ELLIS COUNTY FARM BUREAU, RECORDED IN VOLUME 1828, PAGE 705, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), SAME BEING ALL OF LOT 127R-1, FERRIS SECOND ADDITION, RECORDED IN CABINET N, SLIDE 379, OPRECT, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO DUANE M. FARMER, JR. AND LINDA J. FARMER, RECORDED IN VOLUME 1656, PAGE 1034, OPRECT, SAME BEING ALL OF LOT 127R-2, FERRIS SECOND ADDITION, RECORDED IN CABINET N, SLIDE 379 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 127R-1 AND THE COMMON NORTHWEST CORNER OF LOT 120-RR-C, OF LOTS 120-RR-A, 120-RR-B, AND 120-RR-C, FERRIS SECOND ADDITION, RECORDED IN CABINET I, SLIDE 22, OPRECT, AND IN THE EAST RIGHT-OF-WAY (ROW) LINE OF US HIGHWAY 77 (A VARIABLE WIDTH ROW);

THENCE N 08°58'41" E, ALONG THE WEST LINE OF SAID 127R-1 AND THE COMMON EAST LINE OF SAID US HIGHWAY 77, PASSING AT A DISTANCE OF 100.05 FEET AN AXLE FOUND FOR THE NORTHWEST CORNER OF SAID LOT 127R-1 AND THE COMMON SOUTHWEST CORNER OF SAID LOT 127R-2, CONTINUING ALONG THE WEST LINE OF SAID LOT 127R-1 AND THE COMMON WEST LINE OF SAID LOT 127R-2 AND THE COMMON EAST ROW LINE OF SAID US HIGHWAY 77, A TOTAL DISTANCE OF 200.09 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID LOT 127R-2 AND THE COMMON SOUTHWEST CORNER OF LOT 132 R, FERRIS SECOND ADDITION, RECORDED IN CABINET E, SLIDE 54, OPRECT ;

THENCE S 80°40'46" E, ALONG THE NORTH LINE OF SAID LOT 127R-2 AND THE COMMON SOUTH LINE OF SAID LOT 132 R, PASSING AT A DISTANCE OF 0.59 FEET A 1/2" IRON ROD FOUND, PASSING AT A DISTANCE OF 175.51 FEET A 5/8" IRON ROD FOUND, A TOTAL DISTANCE OF 176.54 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID LOT 127R-2 AND THE COMMON SOUTHEAST CORNER OF SAID LOT 132 R, AND IN THE WEST ROW LINE OF A CALLED 20' ALLEY;

THENCE S 08°58'48" W, ALONG THE EAST LINE OF SAID LOT 127R-2, THE EAST LINE OF SAID LOT 127R-1 AND THE COMMON WEST ROW LINE OF SAID CALLED 20' ALLEY, PASSING AT A DISTANCE OF 100.01 FEET A 1/2" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 127R-2 AND THE COMMON NORTHEAST CORNER OF SAID LOT 127R-1, CONTINUING ALONG THE EAST LINE OF SAID LOT 127R-1 AND THE COMMON WEST LINE OF SAID CALLED 20' ALLEY, A TOTAL DISTANCE OF 200.02 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHEAST CORNER OF SAID LOT 127R-1 AND THE COMMON NORTHEAST CORNER OF SAID LOT 120-RR-C;

THENCE N 80°42'12" W, ALONG THE SOUTH LINE OF SAID LOT 127R-1 AND THE COMMON NORTH LINE OF SAID LOT 120-RR-C, A DISTANCE OF 176.53 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.811 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ELLIS COUNTY FARM BUREAU, DUANE M. FARMER, JR. AND LINDA J. FARMER, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 127R-1 AND 127R-2, FERRIS SECOND ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHIE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF WAXAHACHIE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WAXAHACHIE'S USE THEREOF. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

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

_____ _____
DUANE M. FARMER, JR. LINDA J. FARMER

_____
SCOTT BORN, AUTHORIZED AGENT
ELLIS COUNTY FARM BUREAU

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 DUANE M. FARMER, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

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

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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 LINDA J. FARMER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

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

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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 SCOTT BORN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

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

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.

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

_____
TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: _____ _____
MAYOR DATE

_____ _____
ATTEST DATE

APPROVED BY: CITY COUNCIL
CITY OF WAXAHACHIE

BY: _____ _____
MAYOR DATE

_____ _____
ATTEST DATE

OWNERS:
DUANE M. FARMER &
LINDA J. FARMER
126 N. HIGHWAY 77
WAXAHACHIE, TX 75165
972-935-5590

OWNERS:
ELLIS COUNTY FARM BUREAU
P.O. BOX 6
WAXAHACHIE, TX 75168
972-938-9614

SURVEYOR:
TEXAS REALITY CAPTURE & SURVEYING, LLC.
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359

REPLAT

LOTS 127R-1A & 127R-2A FERRIS SECOND ADDITION

BEING A REPLAT OF LOTS 127R-1 AND 127R-2 OF FERRIS SECOND ADDITION TO THE CITY OF WAXAHACHIE, TEXAS, RECORDED IN CABINET N, PAGE 379, OPRECT

SITUATED IN

W. DYE SURVEY, ABSTRACT NO. 296 &
S. RAMSEY SURVEY, ABSTRACT NO. 913
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

0.811 ACRES
2 NON-RESIDENTIAL LOTS
ZONED: GR
CASE #: SUB-__-2026

JOB NO. 2287A

MAY 2026

Planning & Zoning Department
Zoning Staff Report

Case: SUB-92-2026

MEETING DATE(S)

Planning & Zoning Commission: August 25, 2026

CAPTION

***Consider** a request by Emile Sirchia, for a **Replat** of part of lot 2 and part of lot 3, Block 1, of Emerald Forest Section 1 to create Lot 2R and Lot 4R, Block 1 of Emerald Forest Section 1 being 9.001 acres, located at 3810 FM 1446, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 150204, 150206) – Owner: Emile Sirchia (SUB-92-2026)*

RECOMMENDED MOTION

*"I move to approve SUB-92-2026 for a **Replat** of part of lot 2 and part of lot 3, Block 1, of Emerald Forest Section 1, to create 2 residential use lots, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

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

CASE INFORMATION

Applicant:	Emile Sirichia
Property Owner(s):	Emile Sirichia
Site Acreage:	9.001 acres
Number of Lots:	2 lots
Number of Dwelling Units:	1 unit
Park Land Dedication:	N/A (ETJ)
Adequate Public Facilities:	Adequate public facilities are available via Buena Vista – Bethel WSC

SUBJECT PROPERTY

General Location:	3810 FM 1446
Parcel ID Number(s):	150204, 150206
Current Zoning:	N/A (ETJ)
Existing Use:	Residential
Platting History:	The subject property is currently platted as Part of Lot 2, Lot 3, and Lot 4 of the Emerald Forest, Section 1 Addition

Site Aerial:



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 conditions provided at the meeting on 8/25/2026.

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 provided three (3) signed, hard copy of the plats and a tax certificate for each parcel located within the subject property that is not expired.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

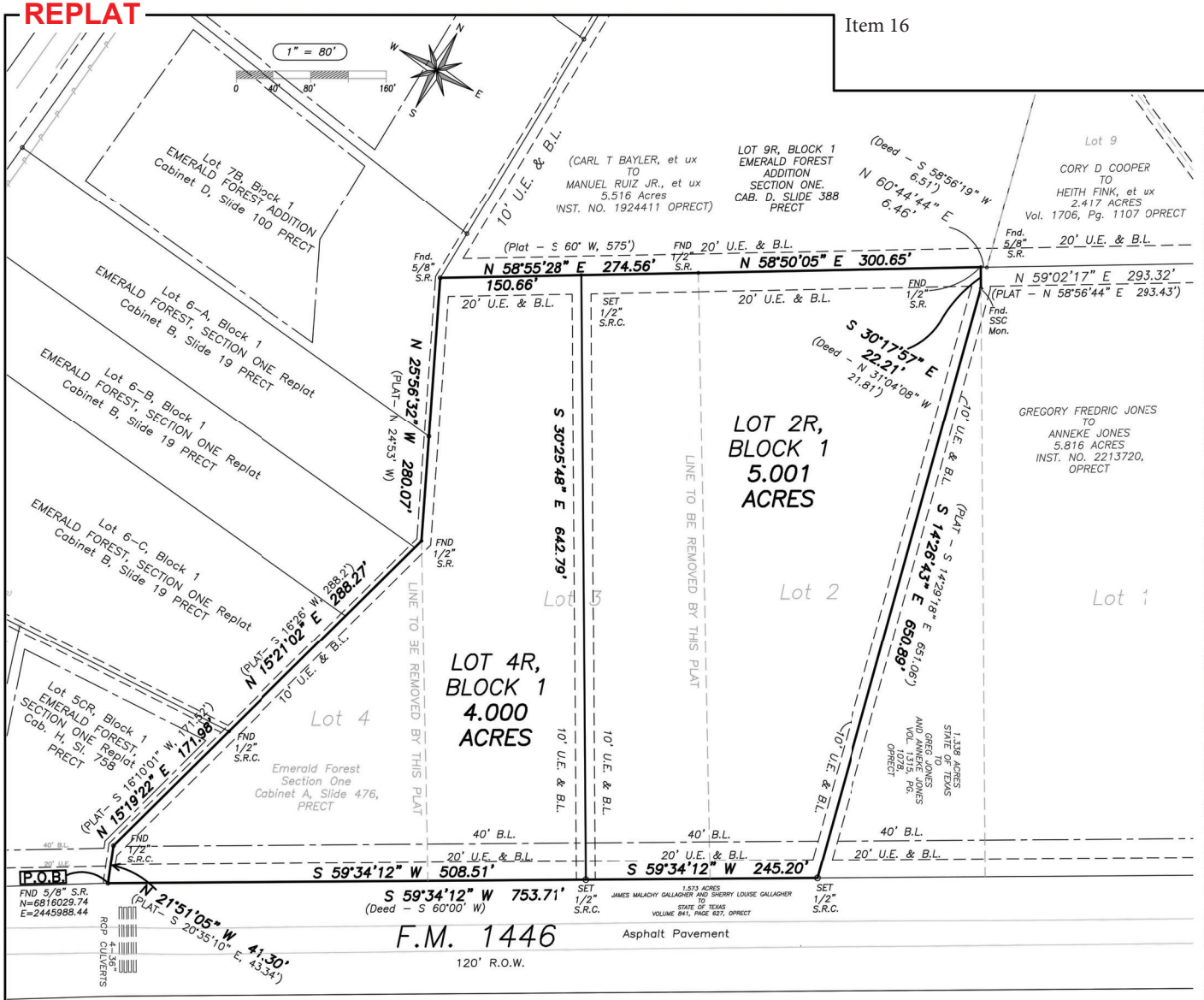
1. The applicant has received a letter of acceptance from the Public Works Department confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.

STAFF CONTACT INFORMATION

Prepared by:
Brian Guenzel
Planner
bguenzel@waxahachietx.gov

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

REPLAT



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

That EMILE A. SIRCHIA, being the owner(s) of that certain tract of land hereinafter described as follows:

BEING 9.00 acres in the William Abney Survey, Abstract Number 32 and being a part of LOTS 2, 3 AND 4, BLOCK 1, EMERALD FOREST, SECTION ONE, a subdivision in the Extra-Territorial Jurisdiction of the City of Waxahachie, in Ellis County, Texas, according to the plat thereof recorded in Volume 3, Page 17 and re-recorded in Cabinet A, Slide 476, Plat Records, Ellis County, Texas (PRECT) and a part of Lots 3 and 4, Block 1, Emerald Forest Addition, Section One, described in deed from Joseph E. Mc Combs and Carolyn R. Mc Combs to James Malachy Gallagher and Sherry Louise Gallagher, recorded in Volume 694, Page 1086, (Clerk's File Number 198306941086), Deed Records, Ellis County, Texas (DRECT) and a part of the Lot 2, Block 1, Emerald Forest Addition, described in deed from Terry Properties to James M. Gallagher and Sherry Louise Gallagher, recorded in Volume 624, Page 880, (Clerk's File Number 197806240880), DRECT, and being more particularly described by its metes and bounds as follows:

BEGINNING at a point on the northwest right of way line of F. M. Highway 1446, at the northwest corner of the 1.573 acre tract described in deed from James Malachy Gallagher and Sherry Louise Gallagher to State of Texas, recorded in Volume 841, Page 627, OPRECT, on the southwest line of said Lot 4, Block 1 and the southeast corner of Lot 5CR, Block 1, EMERALD FOREST, SECTION ONE REPLAT, according to the plat thereof recorded in Cabinet H, Slide 758, PRECT, a 5/8 inch steel rod found, having surface coordinate values of North = 6816029.74 feet and East = 2445988.44 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 21° 51' 05" W (original Plat – N 21°47' W), with the southwest line of Lot 4 and the northeast line of said Lot 5CR, Block 1 for 41.30 feet (Replat – N 20°35'10" W, 43.34 feet) to an angle point in said Lots line, a ½ inch steel rod found;

THENCE N 15° 19' 22" E (original Plat N 16° 26' E), with the northwest line of Lot 4 and the southeast line of said Lot 5CR, Block 1 for 171.98 feet (Replat – N 16°01'01" W, 171.82 feet) to an angle point in said northwest line of said Lot 4, Block 1, the northeast corner of said Lot 5CR, Block 1, and the southeast corner of Lot 6–C, Block 1, EMERALD FOREST, SECTION ONE REPLAT, according to the plat thereof recorded in Cabinet B, Slide 19, PRECT, a ½ inch steel rod found;

THENCE N 15° 21' 02" E (original Plat N 16° 26' E), with the northwest line of Lot 4 and the southeast line of said Lot 6–C, Block 1 and Lots 6–B and 6–A, Block 1 of plat recorded in Cabinet B, Slide 19 for 288.27 feet (Replat – N 16° 26' E, 288.20 feet) to the north corner of said Lot 4, the southwest line of said Lot 3, Block 1 and a angle point in the east line of said Lot 6–A, Block 1, a ½ inch steel rod found;

THENCE N 25° 56' 32" W, (original Plat N 24° 53' E), with the southwest line of said Lot 3, Block 1, the northeast line of said 6–A, Block 1, passing its northeast corner and the southeast corner of Lot 7B, Block 1, EMERALD FOREST REPLAT, according to the plat thereof recorded in Cabinet D, Slide 100, PRECT and continuing with the northeast line of said Lot 7B, Bock 1, in all, 280.07 feet to the northwest corner of said Lot 3, Block 1, the southwest corner of Lot 9R, Block 1, EMERALD FOREST, SECTION ONE, according to the plat thereof recorded in Cabinet D, Slide 388, PRECT, and an angle point in the east line of said Lot 7B, Block 1 of the plat recorded in Cabinet B, Slide 19, a 5/8 inch steel rod found;

THENCE N 58° 55' 28" E, with the common line of said Lot 3, Block 1 and Lot 9R, Block 1 for 274.56 feet (Plat – N 60° E, 275 feet) to the common north corner of said Lots 3 and 4, Block 1, a ½ inch steel rod found;

THENCE N 58° 50' 05" E, with the common line of said Lot 2, Block 1 and Lot 9R, Block 1 for 300.65 feet (Plat – N 60° E, 300 feet) to the common north corner of said Lot 2, Block 1 and of Lot 1, Block 1 of the original addition of EMERALD FOREST, SECTION ONE, a ½ inch steel rod found;

THENCE S 30° 14' 04" E, with the common line of said Lots 1 and 2, Block 1 for 22.31 feet to the north corner of the 1.338 acre tract described as EXHIBIT "A" Parcel No. 659 in deed from State of Texas to Greg Jones and Anneke Jones, recorded in Volume 1315, Page 1078, OPRECT, a SSC Monument found;

THENCE S 14° 26' 43" E, through said Lot 2, Block 1 of the original addition of EMERALD FOREST, SECTION ONE and with the west line of said 1.338 acre tract, 650.89 feet (Deed – S 14°27'26" E, 651.19 feet) to said F. M. Highway right of way line and said northwest line of said 1.573 acre tract and the southwest corner of said 1.338 acre tract, a ½ inch steel roc, with plastic cap stamped "DAVIS & McDILL" set;

THENCE S 59° 34' 12" W (1.573 acre tract Deed – S 60° 00' W), through said Lots 2, 3 and 4, Block 1 and with said F. M. Highway right of way line and said northwest line of said 1.573 acre tract, 753.71 feet to the point of beginning and containing approximately 9.00 acres of land.

SURVEYOR'S CERTIFICATE§

This is to certify that I, Stuart G. Hamilton, Registered Professional Land Surveyor Number 4480, have platted the above subdivision from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

PRELIMINARY, THIS DOCUMENT NOT TO BE RECORDED FOR ANY PURPOSES

Stuart G. Hamilton
Registered Professional Land Surveyor
Number 4480

GENERAL NOTES:

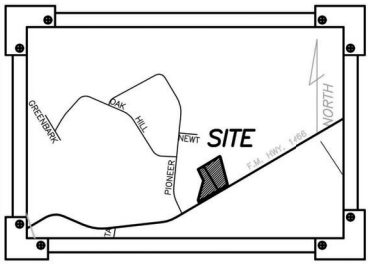
1. 100–Year Flood Note:
   NO 100–Year Floodplain
   Per FIRM Map # 48139C0325 F
   Zone: X UNSHADED
   Dated: June 3, 2013
2. Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.

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

D&M

Date: 07/30/2026
Scale: 1"= 80'
Drawn: DWH
Job: 226–0105
Sheet 1
of 2 sheets.



LOCATION MAP SCALE : 1" = 2000'

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

LEGEND

–X–	Wire Fence
–//	Wood Fence
–/	Iron Fence
–□–	Chain Link Fence
	Railroad Track
–C–	Cable TV
–GAS–	Gas Line
–P–	Petroleum Pipeline
–E–	Electric Line
–SS–	Sanitary Sewer Line
–W–	Water Line
–UGT–UGT–	Underground Telephone
–T–	Telephone

LEGEND

O	Property Corner Symbol
Fnd.	Found
S.R.C.	Steel Rod Capped
S.R.	Steel Rod
S.P.	Steel Pipe
U.E.	Utility Easement
P/P	Utility Pole
R.O.W.	Right of Way
P.O.B.	Point of Beginning
C/L	Centerline
	Drainage Flow
B.L.	Building Line
W/L	Water Line
W/M	Water Meter
M/H	Sewer Manhole
C/O	Cleanout
F/H	Fire Hydrant
W/V	Water Valve
D.U.E.	Drainage & Utility Esmnt
T/R	Telephone Riser

REPLAT
EMERALD FOREST, SECTION 1
LOT 2R AND LOT 4R, BLOCK 1

Being a 9.001 Acres Replat of part of LOT 2, and all of Lots 3 and 4, Block 1, Emerald Forest, Section 1, an addition in the Extra–Territorial Jurisdiction of the City of Waxahachie, in Ellis County, Texas, according to the plat thereof recorded in Cabinet A, Slide 476 PRECT

2 Single Family Lots – Ellis County, Texas

REPLAT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That EMILE A. SIRCHIA, Owner, does hereby adopt this plat designating the herein above described property as LOT 2R & LOT 4R, BLOCK 1, EMERALD FOREST, SECTION 1, an addition in the Extra-territorial Jurisdiction of the City of Waxahachie, in 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, retaining walls 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

THAT EMILE A. SIRCHIA, Owner, do hereby certify and adopt this plat designating the herein above described property as LOT 2R & LOT 4R, BLOCK 1, EMERALD FOREST, SECTION 1, an addition to Ellis County, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. The owner does 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 is not responsible 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 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 Ellis County's use thereof.
7. Ellis County and/or public utilities 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 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, 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.
9. All modifications to this document shall be by means of plat and approved by Ellis County.

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

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

BY:

_____
EMILE A. SIRCHIA

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 EMILE A. SIRCHIA, 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:

ON-SITE SEWAGE FACILITY STATEMENT

This plat has been approved by the Department of Development of Ellis County, Texas for on-site sewage disposal facilities and meets or exceeds the minimum requirements established by the 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 Date

DRAINAGE NOTES:

(1) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

(2) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

(3) ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

(4) ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ _____
Chairperson Date

Attest:_____ _____
Date

NOTE:
PROPERTY IS IN THE JURISDICTION OF THE CITY OF WAXAHACHIE, TEXAS AND IS SUBJECT TO THEIR PLATTING RULES AND REGULATIONS.

NOTE:
PROPERTY IS IN THE JURISDICTION OF ELLIS COUNTY, TEXAS AND IS SUBJECT TO THEIR PLATTING RULES AND REGULATIONS.

STATE OF TEXAS:
COUNTY OF ELLIS:

Certificate of approval by the Commissioners Court of Ellis County, Texas:
Approved this date, the _____ day of _____, 20___.

_____
Todd Little, County Judge

_____ _____
Randy Stinson Matt Zajic
Commissioner Precinct # 1 Commissioner Precinct # 2

_____ _____
Louis Ponder Kyle Butler
Commissioner Precinct # 3 Commissioner Precinct # 4

ATTEST:

_____
Krystal Valdez, County Clerk

OWNER CONTACT INFORMATION:

Emile A. Sirchia
136 Oak Hill Ct
Waxahachie, TX

REPLAT
EMERALD FOREST, SECTION 1
LOT 2R AND LOT 4R, BLOCK 1

Being a 9.001 Acres Replat of part of LOT 2, and all of Lots 3 and 4, Block 1, Emerald Forest, Section 1, an addition in the Extra-Territorial Jurisdiction of the City of Waxahachie, in Ellis County, Texas, according to the plat thereof recorded in Cabinet A, Slide 476 PRECT

2 Single Family Lots - Ellis County, Texas

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

D&M

Date: 07/30/2026
Scale: N/A
Drawn: DWH
Job: 226-0105
Sheet 2 of 2 sheets.