

A G E N D A

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on ***October 13, 2026 at 7:00 p.m.***

Commission Members: Jenny Bridges
 Terry Connor
 Ryan Simpson
 Jimmy Poarch
 Bart Underwood
 Twyla U. Williams
 Vacant

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. ***Reorganize*** the Commission
5. ***Consent Agenda***

All matters listed under Item 5, 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 September 29, 2026
- b. Consider a request by Antonio Prete, for a Replat of Spirolite Addition, Lots 1A, 2A, 3A, and 4A, Block A, being 13.118 acres, located at 1601 W. Highway 287, an addition to the City of Waxahachie (Property ID: 239122) – Owner: CSW Waxahachie LP (SUB-119-2026)

6. **Public Hearing** on a request by Juan Vasquez, Vasquez Engineering, LLC for a Site Plan Approval in a Planned Development-1-Commercial (PD-1-C) zoning district, located immediately east of 1150 U.S. 287 Bypass (Property ID 245307) – Owner(s): Waxahachie Crossing II LLC (SP-95-2026)
7. **Consider** recommendation of SP-95-2026
8. **Public Hearing** on a request by Parker McDill, Davis & McDill Inc., for a Zoning Change to Amend Ordinance No. 3698 for the Waxahachie Family YMCA PD to revise the language of the approved ordinance and update associated Exhibits within the approved Planned Development, located at 100 YMCA Drive (Property ID 193929) – Owner: YMCA of Metro Dallas (ZDC-100-2026)
9. **Consider** recommendation of ZDC-100-2026
10. 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
September 29, 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 September 29, 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: Billie Wallace, Mayor, Council Representative
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

None.

4. Consent Agenda

- a. Minutes of the regular Planning & Zoning Commission meeting of September 15, 2026
- b. Consider request by Joseph Cerqueira, for a **Plat** of Ellis County Fresh Water Supply District NO. 3 Addition, Lot 2, Block A, being 1.0421 acres, located at 234 FM 55, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 314590 – Owner: Ellis County Fresh Water Supply District NO. 3 (SUB-109-2026)
- c. Consider request by Lisa Ross-Hyter, Burns Surveying, for a **Replat** of the Lakeview Addition, to create one residential lot, being 3.113 acres, located at 133 Willowcrest Drive, situated in the William Steward Survey, Abstract No. 956, an addition to the City of Waxahachie (Property ID 174733) – Owner(s): Marvin E. Singleton, III, Trustee of the George H. Singleton and Shirley K. Singleton 2011 Irrevocable Trust (SUB-118-2026)

Action:

Bart Underwood moved to approve the Consent Agenda subject to the conditions of the staff reports. Motion was seconded by Jenny Bridges and carried unanimously (7-0).

5. Recognize Wendy Johnson for her service on the Planning and Zoning Commission

6. **Public Hearing** on a request by Derek McCall, Tanner Consulting, for a **Specific Use Permit (SUP)** for a Drive-Thru Establishment use, including requested deviations from base site plan, parking, and landscape plan regulations for a restaurant with a drive-thru within a Planned Development-General Retail (PD-GR) zoning district located at 504 N Hwy 77 (Property ID: 172327) Owner: Mark Godwin, Retail Buildings, INC (ZDC-60-2026)

Senior Planner Oanh Vu presented the item.

Commissioner Ryan Simpson inquired about the requested deviation from the City's landscaping requirements. Mrs. Vu noted that while the applicant could provide more details, significant existing utility conflicts along North US Highway 77 make it challenging to install the required canopy trees in that area.

The applicant, Derek McCall, was present to answer questions.

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

Whitney Hill, 1615 Alexander Drive, expressed concerns regarding recent parking lot lighting updates, noting that the existing six-foot fence does not adequately screen the light, and highlighted issues with trash and debris accumulating along the rear property line.

There being no others to speak for or against the item, Chair Johnson closed the public hearing at approximately 7:16 p.m.

7. **Consider approval of ZDC-83-2026**

Action:

Jenny Bridges moved to recommend approval of the SUP and associated deviations by the applicant and the elevations as requested by the applicant, subject to the conditions of the staff report, authorizing the Mayor to sign the associated documents accordingly. Motion was seconded by Twyla U. Williams and carried unanimously (7-0).

8. **Public Hearing** on a request by Kevin McIntosh, Bomac Wax Investments, LLC, to amend a **Specific Use Permit (SUP)** for a Unified Lot Sign use and providing for deviations from the base sign regulations for a multi-tenant shopping center within a Planned Development-42-Commercial (PD-42-C) zoning district located at the 100 block of Bessie Coleman Blvd (Property ID: 223131) Owner: Bomac Wax Investments, LLC (ZDC-117-2026)

Assistant Director Brian Guenzel presented the item.

Vice Chair Jenny Bridges asked Mr. Guenzel if the proposed request differs from any existing surrounding multi-tenant developments near the subject property. Mr. Guenzel explained that it does not.

The applicant, Kevin McIntosh, attended to address questions, explaining that not including this item with the initial Unified Lot Sign SUP submittal was an oversight.

Chair Johnson opened the public hearing at approximately 7:27 p.m.

There being no others to speak for or against the item, Chair Johnson closed the public hearing at approximately 7:27 p.m.

9. Consider recommendation of ZDC-117-2026

Action

Bart Underwood moved to recommend approval of the SUP and associated deviations by the applicant with the modification to allow a maximum of eight wall signs on Building B, subject to the conditions of the staff report, authorizing the Mayor to sign the associated documents accordingly. Motion was seconded by Jimmy Poarch and carried unanimously (7-0).

10. Adjourn

There being no further business, the meeting adjourned at 7:33 p.m.

Respectfully submitted,

Oanh Vu, Senior Planner

Planning & Zoning Department Staff Report

Case: SUB-119-2026



5b

MEETING DATE(S)

Planning & Zoning Commission:

October 13, 2026

CAPTION

Consider request by Antonio Prete, for a **Replat** of Spirolite Addition, Lots 1A, 2A, 3A, and 4A, Block A, being 13.118 acres, located at 1601 W. Highway 287, an addition to the City of Waxahachie (Property ID: 239122) – Owner: CSW Waxahachie LP (SUB-119-2026)

APPLICANT REQUEST

The Applicant requests to replat the subject property into 4 nonresidential lots.

CASE INFORMATION

<i>Applicant:</i>	Antonio Prete
<i>Property Owner(s):</i>	CSW Waxahachie, LP
<i>Site Acreage:</i>	13.118 acres
<i>Number of Lots:</i>	4
<i>Park Land Dedication:</i>	Previously Platted
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

<i>General Location:</i>	1601 W. Highway 287
<i>Parcel ID Number(s):</i>	239122
<i>Current Zoning:</i>	PD-C
<i>Existing Use:</i>	Commercial
<i>Platting History:</i>	The subject property is currently platted as Lot 1R, Block A of the Spirolite Addition.

Site Aerial:



PLANNING ANALYSIS

The Applicant proposes to replat the subject property into 4 nonresidential lots. Access to the proposed lots will be provided via U.S. Highway 287 Bypass Service Road with Lot 3A receiving access via a proposed mutual access easement. There is a 15' utility easement on the west side of Lot 1A, a private 15' utility easement that follows the western and southern borders of Lot 2A and the southern border of Lot 1A. The proposed lots comply with the minimum lot size and dimensional requirements of the Waxahachie Zoning Ordinance.

RECOMMENDATION

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

Conditions:

1. Per Section 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-119-2026", please revise accordingly.
2. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, the location and width of all streets, alleys and easements, existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted for all new streets (street name approval is required at the time the plat is approved).
3. Please remove the building lines from the plat.
4. Section 3.3.e of the Subdivision Ordinance requires showing any necessary Access Easements. Civil plans currently indicate a future private access road extending to serve the southern adjacent property as shown in the snapshot. (Engineering comment shown on first review) Provide a Mutual Access Easement as needed to prevent Lot 3A from being illegally landlocked.
5. Section 2.4.c are the requirements for the plat. Section 2.4.c.12 indicate physical features to be shown on the engineering plans, not the plat. Please remove the culvert information from the plat.
6. Engineering Comment: Who will maintain the common area within Lot 4A? Clarify maintenance obligations whether a Property Owners Association will be necessary, or an easement is provided instead of placing the common improvements in a separate lot, or other options for defining maintenance responsibility. Related Planning Comment: Whether by easement or lot, said area must have access in a manner appropriate for its intended use and maintenance.

7. Place a note on the plat clarifying the maintenance requirements of the common area.
8. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, GPS coordinates shall be provided for survey monuments on the plat exhibit. Please provide coordinates (northing, easting) for one additional corner of the property boundary.
9. Per Section 3.3.a of the Subdivision Ordinance, easements shall be provided for utilities where necessary. Add both of the following notes:

1.) The Owners of the Lots 1A and 3A for which the improvements benefit shall have the right to reconstruct, operate, place, lay, alter, substitute, relocate, replace, inspect, protect, repair, and remove the wastewater line within the Private Wastewater Line Easement located on Lots 1A and 2A. All such facilities shall be constructed pursuant to City standards and maintained in good working order and in compliance with all applicable laws, ordinances, regulations, and approved construction plans of the City of Waxahachie. There is no obligation or duty on the part of the City to construct, maintain, or repair any improvements within the Private Easement Area. The City's rights are limited to inspection, regulation, and enforcement under applicable law.

2.) The Owners shall be responsible for the maintenance, repair, and replacement of all wastewater line facilities and improvements located within the Private Wastewater Line Easement(s) on the Property. All such facilities shall be constructed pursuant to City standards and maintained in good working order and in compliance with all applicable laws, ordinances, regulations, and approved construction plans of the City of Waxahachie. Nothing in this document shall be construed as creating any obligation or duty on the part of the City to construct, maintain, or repair any improvements within the Private Wastewater Line Easement Area. The City's rights are limited to inspection, regulation, and enforcement under applicable law."

(Consider shading the Private Wastewater Line Easement like the other private easements are shaded and referenced on the other sheets. Or add another detail for the private wastewater line easement and place these notes on that sheet.)

10. 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.
11. Sheet 3 (this sheet) is referenced for the Private Drainage & Storm Sewer Line Easement. Shade this easement instead of the Private Waterline Easements.
12. Change the title from "Final Plat" to "Replat" and show correct zoning designation "PD-C" or omit it.
13. Remove CC signature block.

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

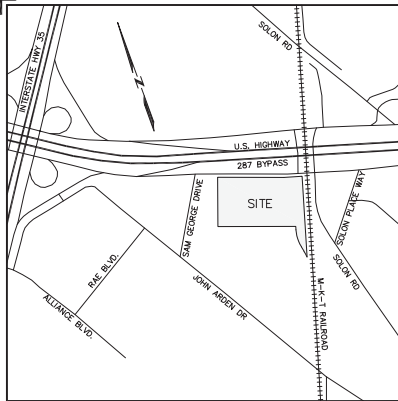
djones@waxahachietx.gov

Reviewed by:

Trenton Robertson, AICP

Director of Planning

trobertson@waxahachietx.gov

VICINITY MAP
(1" = 2000')**LEGEND**

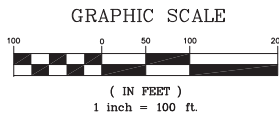
- IRON ROD FOUND
- ⊗ TxDOT SURVEY MARKER FOUND
- ✕ 'X' SCRIBE MARK IN CONCRETE
- PK NAIL SET
- ⊙ IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- △ CALCULATED POINT
- ▽ BENCHMARK
- ⊙ POWER POLE
- ⊙ DOWN GUY
- OVERHEAD UTILITY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- BM BENCHMARK
- CDS CONCRETE DRAINAGE STRUCTURE
- RCP REINFORCED CONCRETE PIPE
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N11°47'28"W	60.10'
L2	N16°24'41"E	38.72'
L3	S73°26'22"E	99.98'

LOT 4 LINE TABLE		
LINE	BEARING	DISTANCE
L4	S69°52'42"E	74.86'
L5	S20°07'18"W	72.47'
L6	N69°53'52"W	75.16'
L7	N20°21'24"E	72.50'

WASTEWATER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WW1	N7°02'19"W	15.00'
WW2	N20°07'56"E	136.68'
WW3	S69°51'54"E	15.00'
WW4	S20°07'56"W	121.59'
WW5	S69°51'56"E	67.07'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	537.80'	71.09'	7°34'24"	N07°44'43"W
C2	414.00'	205.50'	28°26'23"	N02°19'56"E



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.CITY OF WAXAHACHIE, TEXAS
VOL. 1033, PG. 474
SAM GEORGE DRIVE
(60' R.O.W. WIDTH)REMNANT PORTION OF
LOT 1
BLOCK A
FINAL PLAT
SPIROLITE ADDITION
CAB. B, SL. 623GRID COORDINATES:
N=6840914.98
E=2475640.97
P.O.B.15' PRIVATE
WATERLINE EASEMENT
FOR THE BENEFIT OF LOT 3A
HEREBY DEDICATED
SEE SHEET 2PK NAIL SET
IN CONCRETE**EASEMENT LEGEND**

- (E1) ELLIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 15' WIDE SEWER LINE EASEMENT STRIP 2 VOL. 681, PG. 769
- (E2) STATE OF TEXAS 60' DRAINAGE EASEMENT CALLED 0.722 AC. VOL. 528, PG. 105
- (E3) STATE OF TEXAS 10' DRAINAGE EASEMENT CALLED 0.722 AC. VOL. 528, PG. 105
- (E4) TEXAS OIL PRODUCTS CO. POSSIBLE LOCATION OF RIGHT OF WAY VOL. 256, PG. 154 VOL. 256, PG. 155 VOL. 256, PG. 157
- (E5) TEXAS POWER & LIGHT COMPANY 13.5' WIDE EASEMENT NO. 1 VOL. 525, PG. 340
- (E6) TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE CO. CENTERLINE OF EASEMENT AND RIGHT OF WAY VOL. 694, PG. 1029 (NO WIDTH SPECIFIED)

BENCHMARK 113: PK NAIL SET ON TOP CURB ON EAST SIDE OF SAM GEORGE DRIVE AND SOUTH SIDE OF U.S. HWY 287 BYPASS, APPROXIMATELY 40' SOUTH OF THE EDGE OF PAVEMENT OF EAST BOUND ACCESS ROAD AND APPROXIMATELY 20' NORTH OF A WOOD POWER POLE. ELEVATION=661.07' GRID COORDINATES: N=6841014.86, E=2475393.43

BENCHMARK 104: PK NAIL SET IN NORTHEAST CORNER OF A CONCRETE HEADWALL WITH THREE BOX CULVERTS OF CONCRETE DRIVEWAY ENTRANCE PAD ON SOUTH SIDE OF U.S. HIGHWAY 287 ACCESS ROAD, APPROXIMATELY 285' WEST OF RAILROAD TRACKS. ELEVATION=651.88' GRID COORDINATES: N=6840691.76, E=2476326.42

ACREAGE: 13.118
ZONING: PD-LI-1
NONRESIDENTIAL LOTS: 4
CASE NO:
DATE OF PREPARATION: AUGUST 17, 2026

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900



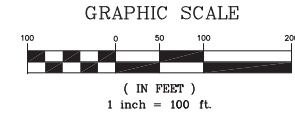
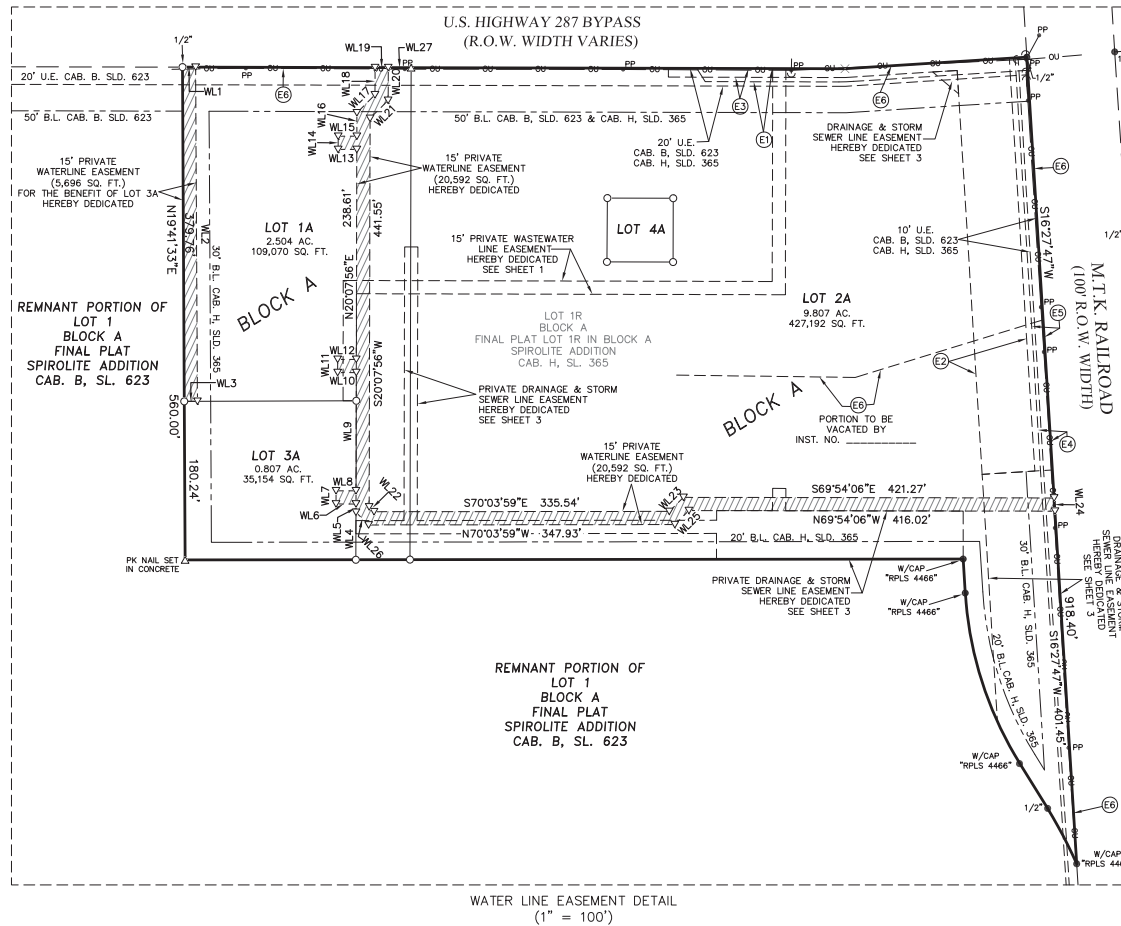
WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BOULEVARD
ROUND ROCK, TX 78665
PH (512) 505-6953
FIRM TX. REG. #F-10308

STATE OF TEXAS
PARCEL 28
CALLED 0.027 AC.
INST. NO. 2007141REPLAT
SO FO MO
ADDITION
LOT 1, BLOCK A
CAB. I, SLD. 234
N76°31'13"W 826.42'U.S. HIGHWAY 287 BYPASS
(R.O.W. WIDTH VARIES)

BLOCK A

LOT 1A
2.504 AC.
109,070 SQ. FT.LOT 4A
0.125 AC.
5437 SQ. FT.LOT 2A
9.682 AC.
421,755 SQ. FT.LOT 3A
0.807 AC.
35,154 SQ. FT.LOT 1R
BLOCK A
FINAL PLAT LOT 1R IN BLOCK A
SPIROLITE ADDITION
CAB. H, SL. 365PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2PRIVATE DRAINAGE & STORM
SEWER LINE EASEMENT
HEREBY DEDICATED
SEE SHEET 315' PRIVATE
WATERLINE EASEMENT
HEREBY DEDICATED
SEE SHEET 2

PRIVATE DRAINAGE & STORM



LINE	BEARING	DISTANCE
WL1	S69°51'53"E	15.00'
WL2	S19°41'33"W	379.67'
WL3	N70°12'19"W	15.00'
WL4	N20°07'56"E	53.86'
WL5	N20°07'56"E	9.49'
WL6	N69°55'53"W	22.73'
WL7	N20°04'07"E	15.00'
WL8	S69°55'53"E	22.74'
WL9	N20°07'56"E	134.33'
WL10	N69°54'42"W	21.18'
WL11	N20°05'18"E	15.00'
WL12	S69°54'42"E	21.19'
WL13	N69°54'42"W	21.18'
WL14	N20°05'18"E	15.00'
WL15	S69°54'42"E	21.19'
WL16	N20°07'56"E	26.59'
WL17	N69°08'06"E	29.00'
WL18	N20°03'43"E	50.92'
WL19	S69°51'53"E	15.00'
WL20	S20°03'43"W	37.12'
WL21	S65°06'06"W	29.02'
WL22	S25°05'48"E	7.86'
WL23	N65°07'20"E	22.64'
WL24	S16°27'47"W	15.03'
WL25	S65°07'20"W	22.61'
WL26	N25°05'48"W	20.31'
WL27	S69°51'53"E	26.06'

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

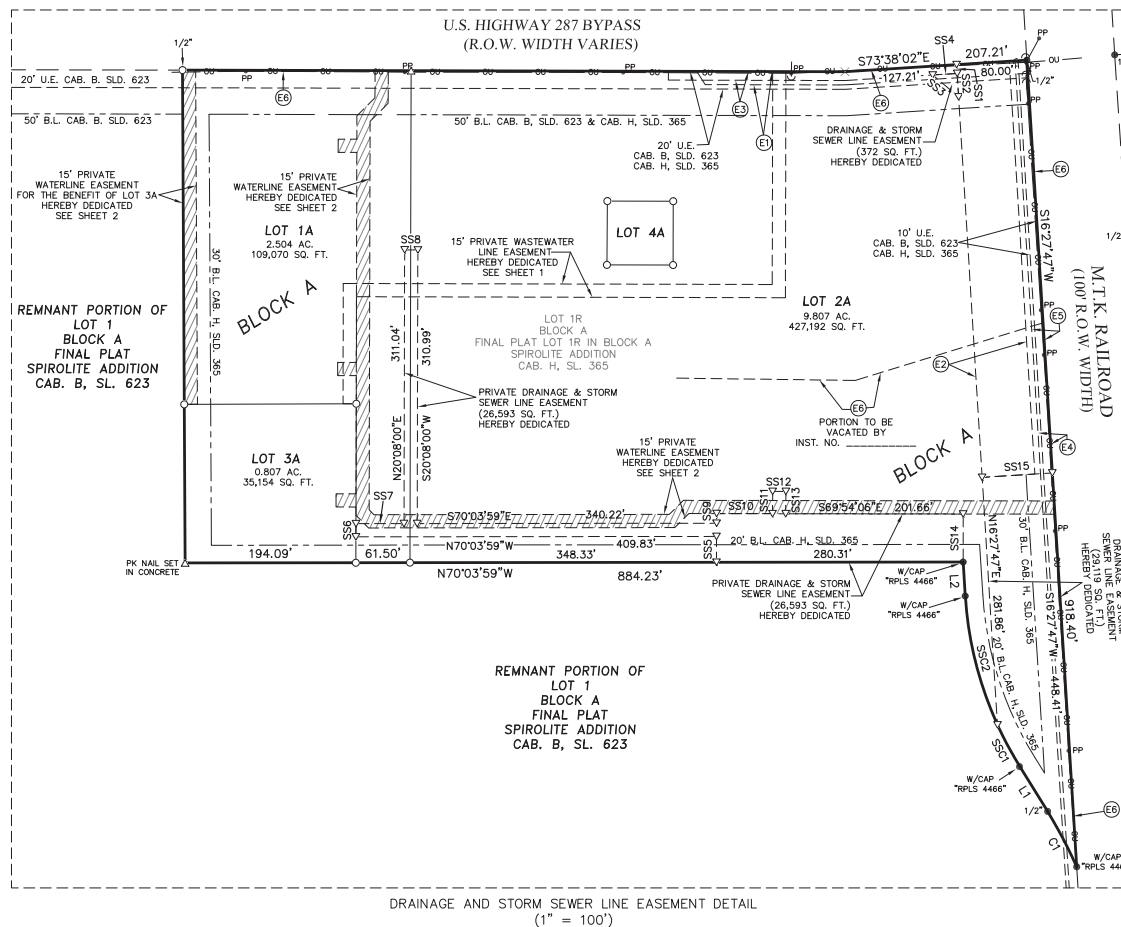


WAELTZ & PRETE, INC.
CIVIL ENGINEERS
2111 N. A.W. GRIMES BOULEVARD
ROUND ROCK, TX 78665
PH (512) 509-6953
FIRM TX. REG. #F-10308

ACREAGE: 13.118
ZONING: PD-LI-1
NON-RESIDENTIAL LOTS: 4
CASE NO:
DATE OF PREPARATION: AUGUST 17, 2026

Final Plat of
Lots 1A, 2A, 3A and, 4A, Block A
Spirolite Addition
Being a Replat of all of Lot 1R, Block A, Spirolite
Addition to the City of Waxahachie,
Ellis County, Texas

SHEET 2 OF 4



DRAINAGE AND STORM SEWER EASEMENT LINT TABLE		
LINE	BEARING	DISTANCE
SS1	S16°27'47" W	10.00
SS2	S16°27'47" W	26.67
SS3	N29°51'54" W	29.56
SS4	S73°38'02" E	2.89
SS5	N20°08'12" E	29.40
SS6	N20°07'56" E	15.00
SS7	S70°03'59" E	54.61
SS8	S69°52'00" E	15.00
SS9	N20°08'12" E	10.44
SS10	S69°54'06" E	6.61
SS11	N20°08'15" E	25.33
SS12	S69°54'06" E	15.00
SS13	S20°08'15" W	25.33
SS14	S20°08'44" W	54.54
SS15	S73°35'54" E	80.00

DRAINAGE AND STORM SEWER EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
SSC1	414.00'	53.69'	7°25'48"	N08°14'22" W	53.65'
SSC2	414.00'	151.81'	21°00'36"	N05°58'49" E	150.96'

DRAINAGE AND STORM SEWER LINE EASEMENT DETAIL
(1" = 100')



WAEITZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BOULEVARD
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

ACREAGE: 13.118
ZONING: PD-LI-I
NONRESIDENTIAL LOTS: 4
CASE NO.: -----
DATE OF PREPARATION: AUGUST 17, 2026

**Final Plat of
Lots 1A, 2A, 3A and, 4A, Block A
Spirolite Addition**
Being a Replat of all of Lot 1R, Block A, Spirolite
Addition an Addition to the City of Waxahachie,
Ellis County, Texas

OWNER'S CERTIFICATION

STATE OF TEXAS {
COUNTY OF ELLIS {

WHEREAS, CSW Waxahachie, LP, a Texas limited partnership, Owner of a 13.118 acre tract of land situated in the Jonathan E. Prince Survey, Abstract No. 844 and the John B. Bounds Survey, Abstract No. 99, Ellis County, Texas, being all of Lot 1R, Block A, Final Plat Lot 1R in Block A Spirolite Addition, a subdivision recorded in Cabinet H, Slide 365 of the Plat Records of Ellis County, Texas, said Lot 1R, Block A being conveyed to CSW Waxahachie, LP by the The City of Waxahachie, Texas, a Texas municipality, by Special Warranty Deed recorded in Instrument No. 2433312 of the Official Public Records of Ellis County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" monumenting the northwest corner of said Lot 1R, Block A and the most northerly northeast corner of the remnant portion of Lot 1, Block A, Final Plat Spirolite Addition, a subdivision recorded in Cabinet B, Slide 623 of the Plat Records of Ellis County, Texas same being on the south right-of-way line of U.S. Highway 287 Bypass (variable width right-of-way), for the northwest corner and POINT OF BEGINNING hereof, from which an iron rod found with cap marked "WEICSEER-ENG HOUSTON" monumenting an angle point on the north boundary line of said Lot 1, Block A and said south right-of-way line of U.S. Highway 287 Bypass, bears N 69°51'54"W for a distance of 249.27 feet;

THENCE, with the north boundary line of said Lot 1R, Block A and said south right-of-way line of U.S. Highway 287 Bypass, the following two (2) courses and distances:

1. S 69°51'54"E for a distance of 752.92 feet to an "X" scribe mark found on concrete;
2. S 73°38'02"E for a distance of 207.21 feet to a 1/2" iron rod found monumenting the northeast corner of said Lot 1R, Block A, same being on the west right-of-way line of the M.T.K. Railroad (100 right-of-way), from which a 1/2" iron rod found monumenting the intersection of said south right-of-way line of U.S. Highway 287 Bypass and the east right-of-way line of said M.T.K. Railroad, bears S 73°26'22"E for a distance of 99.98 feet;

THENCE, S 16°27'47"W with the east boundary line of said Lot 1R, Block A and said west right-of-way line of the M.T.K. Railroad for a distance of 918.40 feet to an iron rod found with cap marked "RPLS 4466" monumenting the southeast corner of said Lot 1R, Block A and the most easterly northeast corner of said remnant portion of Lot 1, Block A, for the southeast corner hereof;

THENCE, with the south boundary line of said Lot 1R, Block A common with said remnant portion of Lot 1, Block A, the following five (5) courses and distances:

1. With a curve to the left an arc length of 71.09 feet, said curve having a radius of 537.80 feet, a delta angle of 7°34'24" and a chord which bears N 07°44'43"W for a distance of 71.04 feet to a 1/2" iron rod found on the end of this curve;
2. N 11°47'28"W for a distance of 60.10 feet to an iron rod found with cap marked "RPLS 4466" monumenting the beginning of a curve to the right;
3. With said curve to the right an arc length of 205.50 feet, said curve having a radius of 414.00 feet, a delta angle of 28°26'23" and a chord which bears N 02°15'56"E for a distance of 203.39 feet to an iron rod found with cap marked "RPLS 4466" monumenting the end of this curve;
4. N 16°24'41"E for a distance of 38.72 feet to an iron rod found with cap marked "RPLS 4466" monumenting an interior ell corner of said remnant portion of Lot 1R, Block A and an exterior ell corner of said Lot 1, Block A;
5. N 70°03'59"W for a distance of 884.23 feet to a PK Nail set in concrete for the southwest corner of said Lot 1R, Block A, same being an interior ell corner of said remnant portion of Lot 1, Block A, for the southwest corner hereof;

THENCE, N 19°41'33"E with the west boundary line of said Lot 1R, Block A common with said remnant portion of Lot 1, Block A for a distance of 560.00 feet to the POINT OF BEGINNING hereof and containing 13.118 acres of land more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

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

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

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

By:

Kevin Hunter, Manager
CSW Waxahachie, LP
9101 Burnet Road, Ste. 200
Austin, Texas 78758
(512) 861-3550

STATE OF TEXAS {
COUNTY OF _____ {

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kevin Hunter, 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: _____

NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS NORTH CENTRAL ZONE (4202) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00009.
- 2) VERTICAL DATUM: NAVD-88 (GEOID 2012A) PER LEICA VRS (SMARTNET) GPS NETWORK, ESTABLISHED ON SITE SEPTEMBER 19, 2024. HELD BENCHMARK #113 (ELEVATION=661.07'). ALL OTHER CONTROL POINT ELEVATIONS ARE BASED ON CONVENTIONAL LEVELING METHODS.
- 3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ELLIS COUNTY, TEXAS.
- 4) THE TRACT SHOWN HEREON LIES WITHIN ZONE 'X' (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48139C0190G, FOR ELLIS COUNTY, TEXAS, WITH AN EFFECTIVE DATE OF OCTOBER 19, 2023.
- 5) THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN INSTRUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOWN ALL MEN BY THESE PRESENTS

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this 18th day of August, 2026.

Shane Shafer
FOR REVIEW ONLY
NOT FOR RECORDATION

SHANE SHAFER, R.P.L.S.
TEXAS REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.E.L.S. NO. 10006900



ENGINEER'S CERTIFICATION

I, Antonio A. Prete, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48139C0190G, effective date of October 19, 2023, and that each lot conforms to the City of Waxahachie regulations.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Texas, this 19 day of August, 2026.

4E 4R

ANTONIO A. PRETE, P.E.
LICENSE NO. 93759
WAEITZ & PRETE, INC.
211 N. A.W. GRIMES BOULEVARD
ROUND ROCK, TEXAS 78665
TX FIRM NO. 103038



CITY OF WAXAHACHIE, TEXAS FINAL PLAT APPROVAL

APPROVED BY: Planning and Zoning Commission, City of Waxahachie

By: _____ Date _____
Chairperson
Attest _____ Date _____

APPROVED BY: City Council, City of Waxahachie

By: _____ Date _____
Mayor
Attest _____ Date _____

Final Plat of Lots 1A, 2A, 3A and, 4A, Block A Spirolite Addition

Being a Replat of all of Lot 1R, Block A, Spirolite
Addition an Addition to the City of Waxahachie,
Ellis County, Texas

SHEET 4 OF 4

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900



WAEITZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BOULEVARD
ROUND ROCK, TX 78665
PH (512) 505-6953
FIRM TX. REG. #F-10308

ACREAGE: 13.118
ZONING: PD-LI-1
NONRESIDENTIAL LOTS: 4
CASE NO:
DATE OF PREPARATION: AUGUST 17, 2026

Planning & Zoning Department Staff Report

Case: SP-95-2026



Item
6 & 7

MEETING DATE(S)

Planning & Zoning Commission:

October 13, 2026

City Council:

November 2, 2026

CAPTION

Public Hearing on a request by Juan Vasquez, Vasquez Engineering, LLC for a **Site Plan Approval** in a **Planned Development-1-Commercial (PD-1-C)** zoning district, located immediately east of 1150 U.S. 287 Bypass (Property ID 245307) – Owner(s): Waxahachie Crossing II LLC (SP-95-2026)

APPLICANT REQUEST

The Applicant requests approval of a Site Plan to allow for the construction of Brake Masters. The existing Planned Development (PD) zoning for the property requires the Planning & Zoning Commission and City Council to provide Site Plan approval prior to development.

CASE INFORMATION

Applicant: Juan Vasquez, Vasquez Engineering, LLC

Property Owner(s): Waxahachie Crossing, LLC

Site Acreage: 0.82 acres

Current Zoning: PD-1-C

Requested Zoning: PD-1-C with Site Plan

SUBJECT PROPERTY

General Location: Immediately east of 1150 U.S. 287 Bypass

Parcel ID Number(s): 245307

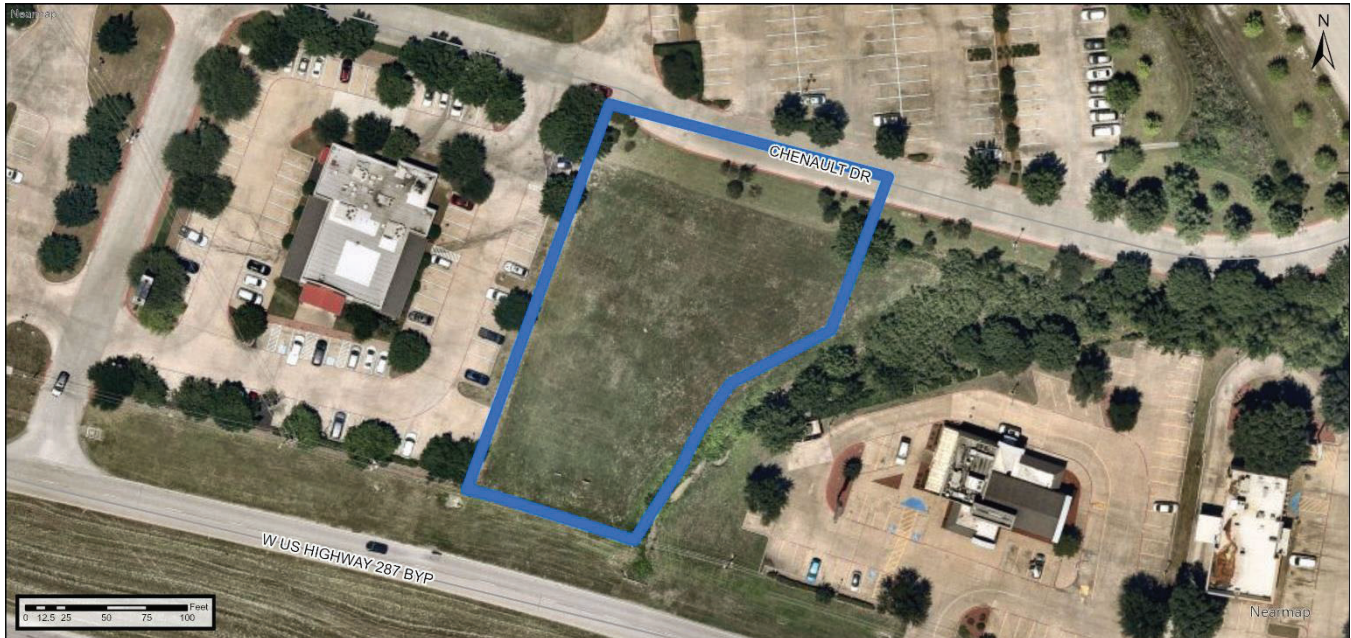
Existing Use: Undeveloped

Development History: The subject property is platted as Lot 1R-3 Block A of the Waxahachie Crossing Subdivision Unit 3.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-1-C	Retail
East	PD-1-C	Restaurant
South	HWY 287	HWY 287
West	PD-1-C	Restaurant

Site Aerial:



PLANNING ANALYSIS

The Applicant proposes a site plan to allow for the construction of Brake Masters, a Minor Auto Repair facility. The primary structure will be a 5,850 square foot, one story building and have nine (9) service bays. The site will be accessed via Chenault Drive. The site plan and landscape plan were both found to be in conformance with all applicable PD-1C zoning requirements.

RECOMMENDATION

Based on the information provided in this Staff Report and the materials submitted in support of the request, the Planning Department recommends approval with the condition of a recorded access easement agreement between Lot 1R3 (Brake Masters) and Lot 1R4 (Logan's Roadhouse) be provided on or before the acceptance if a building permit application.

ATTACHED EXHIBITS

1. Exhibit A – Location Map
2. Exhibit B – Site Plan
3. Exhibit C – Landscape Plan
4. Exhibit D – Elevations

STAFF CONTACT INFORMATION

Prepared by:

David Jones

Planner

djones@waxahachietx.gov

Reviewed by:

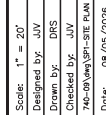
Trenton Robertson, AICP

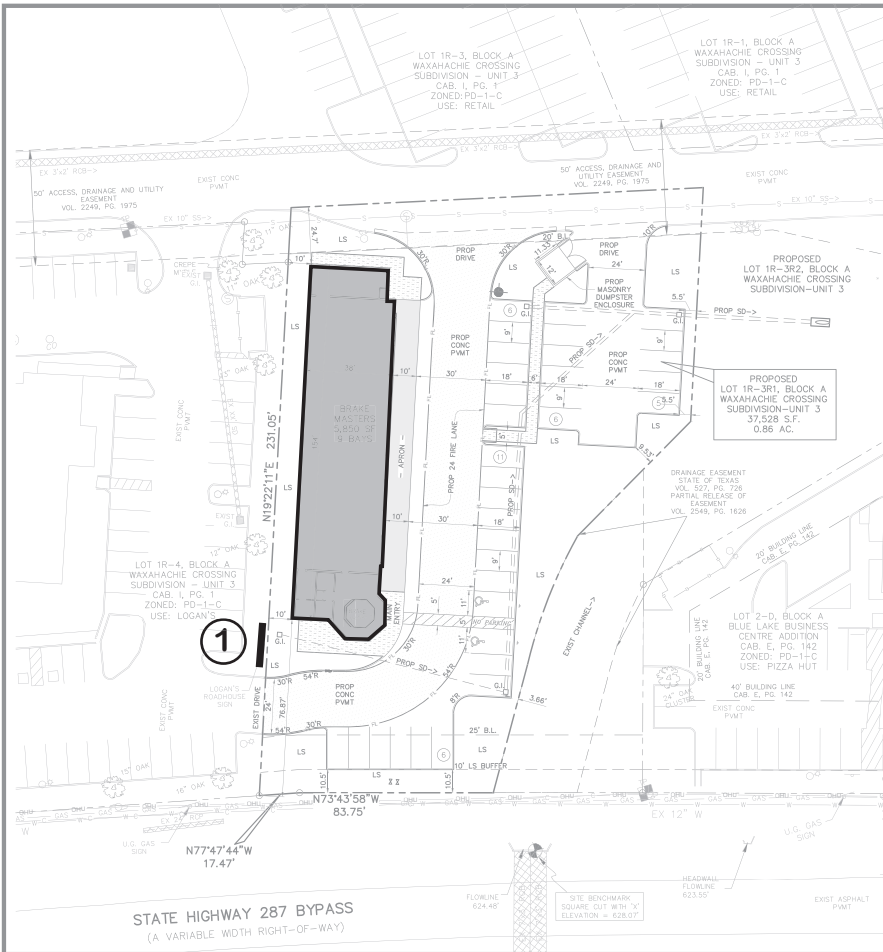
Director of Planning

trobertson@waxahachietx.gov

Exhibit A- Location Map







SITE PLAN

- ① EXISTING LOGAN'S ROADHOUSE PYLON SIGN WITH BLANK TENANT PANEL FOR BRAKE MASTERS USE



EXISTING PYLON SIGN

- ① EXISTING BLANK TENANT PANEL FOR BRAKE MASTERS USE, APPROXIMATELY 6'x12' (72 SF)

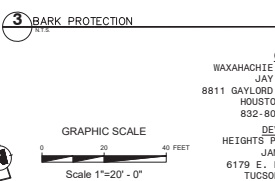
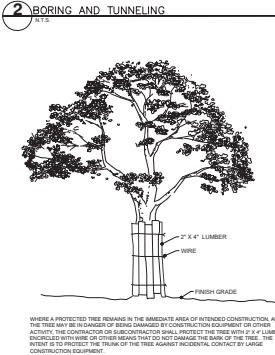
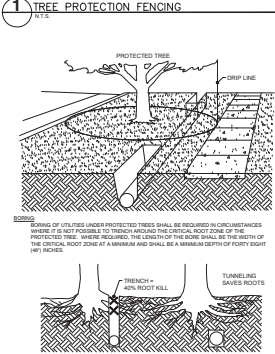
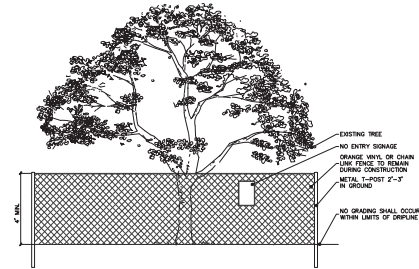
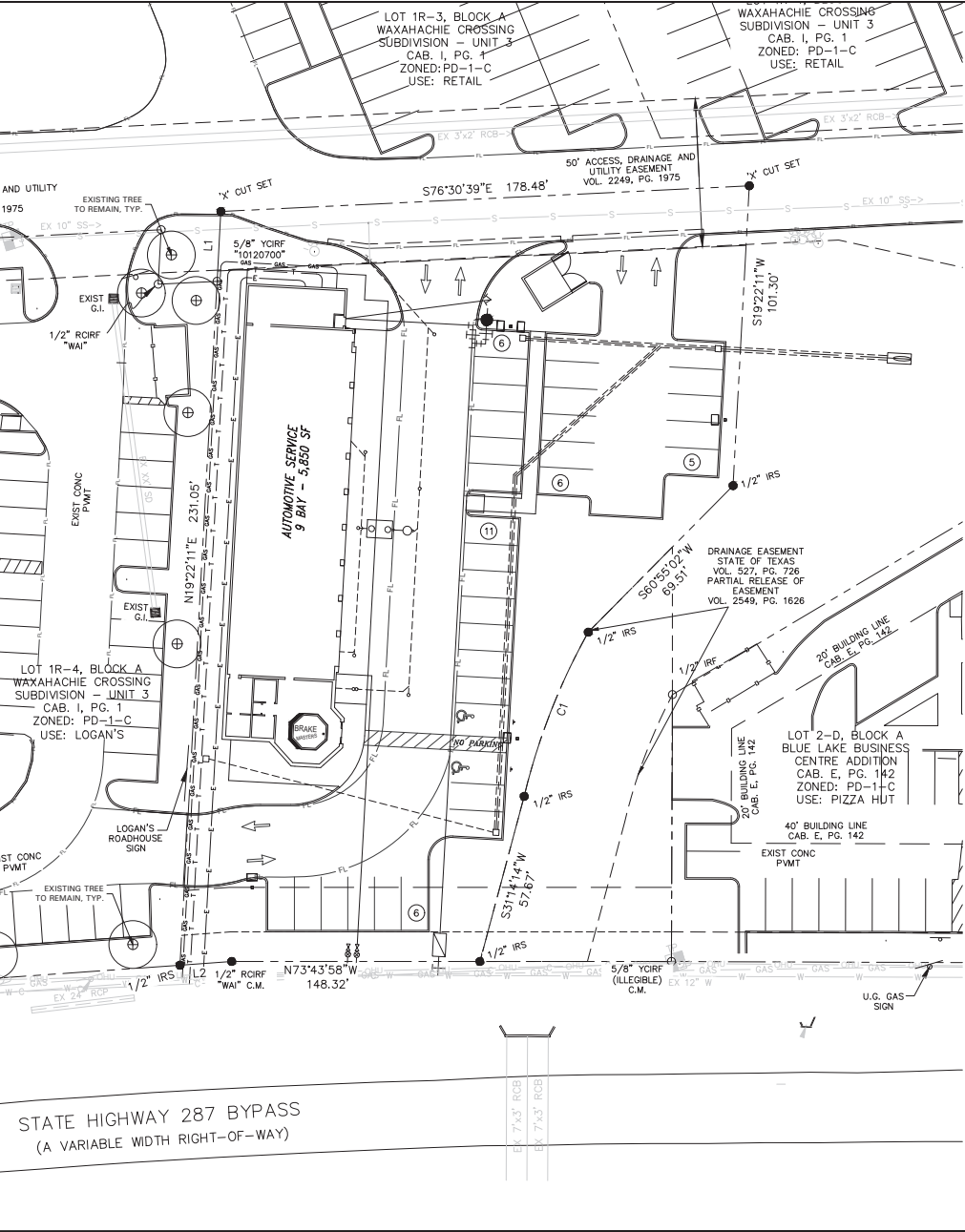


PROPOSED BRAKE MASTERS TENANT PANEL

**BRAKE MASTERS
WAXAHACHIE, TX**

Date:
August 5, 2026

SIGNAGE PLAN



TREE PRESERVATION NOTES

CONSTRUCTION METHODS

BORINGS, BORINGS OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (40) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC. IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S CRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND CRIP LINE OF TREE.

UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNERS AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE

THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE:

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO DECONTAMINATION OR DECONTAMINATION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED, WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 10% OF THE CRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

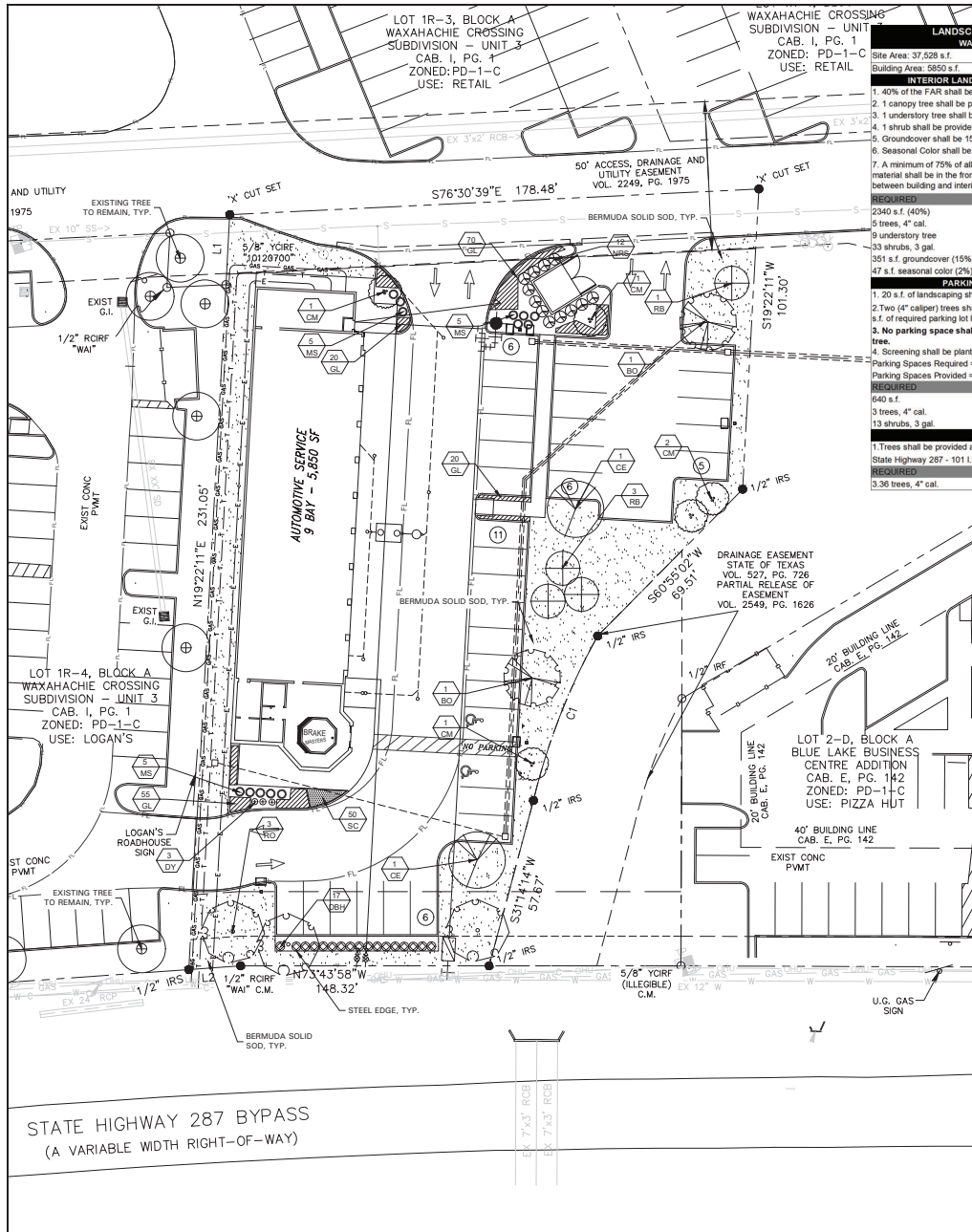
PROCEDURES REQUIRED PRIOR TO CONSTRUCTION

PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF ANTICIPATED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSED THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"x4" LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

Scale: 1" = 20'	Designed by: JUV	Drawn by: DRS	Checked by: JUV	No. of sheets: 1 of 1	Date: 08/05/2026
TREE PRESERVATION PLAN					
LOT 1R-3R1, BLOCK A WAXAHACHIE CROSSING SUBDIVISION WAXAHACHIE, TEXAS					
DEVELOPER HEIGHTS PROPERTIES, LLP 6179 E. BROADWAY BLVD TUCSON, AZ 85711					
OWNER: WAXAHACHIE CROSSING II LLC JAY WILLIAMS 8811 GAYLORD DRIVE, SUITE 2100 HOUSTON, TX 77024 832-804-8524 TELE					
DEVELOPER: HEIGHTS PROPERTIES, LLP JAMES EGAN 6179 E. BROADWAY BLVD. TUCSON, AZ 85711 520-631-9000 TELE					
ENGINEER: VASQUEZ ENGINEERING, LLC JUAN J. VASQUEZ, P.E. 1919 S. SHILOH ROAD, SUITE 440, LB 44 GARLAND, TEXAS 75042 972-272-4610 TELE					
TREE PRESERVATION PLAN BRAKE MASTERS LOT 1R-3R1, BLOCK A WAXAHACHIE CROSSING SUBDIVISION - UNIT 3 ZONED: PD-1-C 37,528 SF OR 0.82 ACRES WAXAHACHIE, ELLIS COUNTY, TEXAS AUGUST 05, 2026 CASE NUMBER: SP-XXX-2026					
SHEET L1.1					

APP.	VASQUEZ ENGINEERING, L.L.C.
NO.	1919 S. Shiloh Road Garland, Texas 75042 Ph: 972-272-4610 TX Registration # F-1286
DATE	08/05/2026



GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- LAWN AREAS SHALL BE LEFT 1\"/>

HYDROMULCH

- SCAFFRY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4\"/>

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS, NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAID-OUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS ARE SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL, IF BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1\"/>

IRRIGATION

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A PRESSURE-SENSITIVE SYSTEM. SYSTEM SHALL ALSO HAVE AN ET WEATHER-BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINING IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REDUCED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- WATERING, TRAINING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS

- STEEL EDGING SHALL BE 3\"/>

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
2	BO	Bur Oak	Quercus macrocarpa	3" cal.	12" ht., 4' spread, matching
2	CE	Cedar Elm	Ulmus crassifolia	3" cal.	12" ht., 4' spread, matching
3	RO	Texas Red Oak	Quercus buckleyi	3" cal.	12" ht., 5' spread
ORNAMENTAL TREES					
5	CM	Crape Myrtle 'Natchez'	Lagerstromia indica 'Natchez'	30 gal.	8' ht. 3' spread, matching
4	RB	Oklahoma Redbud	Cercis reniformis 'Oklahoma'	30 gal.	8' ht., 4' spread, 3 trunk min.
SHRUBS					
17	DBH	Dwarf Burford Holly	Ilex cornuta 'Burford Nana'	5 gal.	full, 20" spread, 36" o.c.
3	DY	Dwarf Yaupon Holly	Ilex vomitoria 'Condeux'	5 gal.	full, 24" spread, 24" o.c.
13	MS	Morning Light Miscanthus	Miscanthus sinensis 'Morning Light'	5 gal.	full, 20" spread, 36" o.c.
12	NRS	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	7 gal.	full, 40" o.c.
GROUND COVER/VINES/GRASS					
145	GL	Giant Linopse	Liriope gigantea	1 gal.	full, 18" o.c.
50	SC	Seasonal Color	Cynodon dactylon	4" pots	full, 12" o.c.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

OWNER:
WAXAHACHIE CROSSING II LLC
JAY WILLIAMS
8811 GAYLORD DRIVE, SUITE 2100
HOUSTON, TX 77024
832-804-8524 TELE

DEVELOPER:
HEIGHTS PROPERTIES, LLP
JAMES EGAN
6179 E. BROADWAY BLVD.
TUCSON, AZ 85711
520-631-9000 TELE

ENGINEER:
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD,
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-272-4610 TELE

LANDSCAPE PLAN
BRAKE MASTERS
LOT 1R-3R1, BLOCK A
WAXAHACHIE CROSSING SUBDIVISION - UNIT 3
ZONED: PD-1-C
37,528 SF OR 0.82 ACRES
WAXAHACHIE, ELLIS COUNTY, TEXAS
AUGUST 05, 2026
CASE NUMBER: SP-XXX-2026

Scale: 1\"/>

Designed by: JUV
Drawn by: DRS
Checked by: JUV
No-99/99/SP-SPR PLAN
Date: 08/05/2026

APP: VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12286

NO. DATE

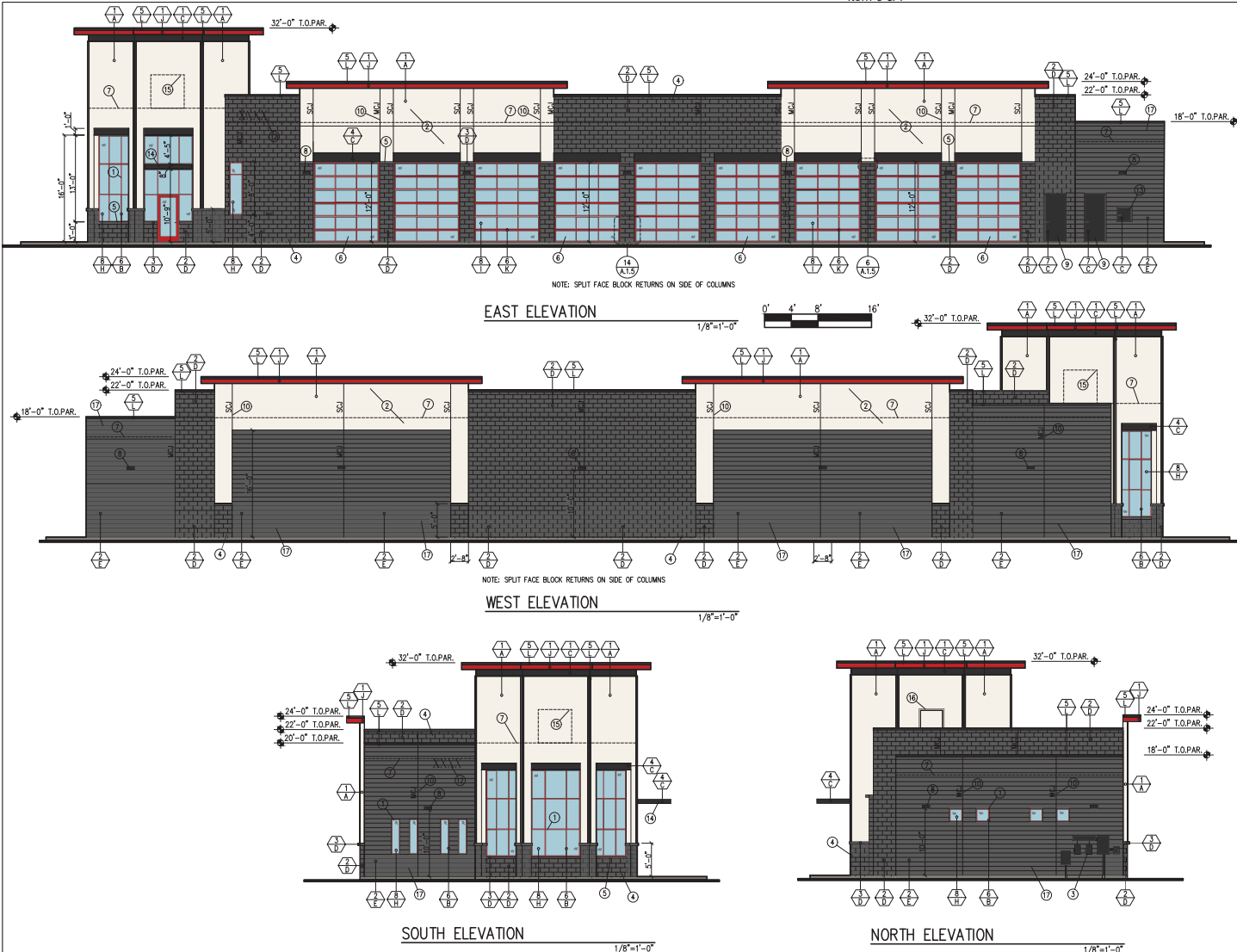
DEVELOPER: HEIGHTS PROPERTIES, LLP
6179 E. BROADWAY BLVD
TUCSON, AZ 85711

LANDSCAPE PLAN
LOT 1R-3R1, BLOCK A
WAXAHACHIE CROSSING SUBDIVISION
WAXAHACHIE, TEXAS

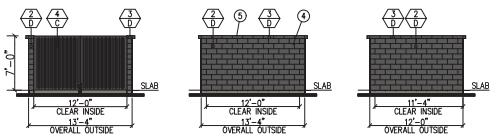
SHEET
L1.2

Exhibit D- Elevations

Item 6 & 7



MATERIAL CALCULATIONS								
	WEST		EAST		NORTH		SOUTH	
TOTAL SURFACE AREA (SF)	3,878		3,874		1,134		1,165	
	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%
INTEGRAL COLOR CMU	2,715	70	1,131	30	784	69	417	36
STUCCO	1,014	26	1,223	32	279	25	429	37
GLAZING/STOREFRONT	58	2	1,254	32	16	1	239	20
METALS	91	2	212	5	55	5	80	7
METAL DOORS	0	0	54	1	0	0	0	0



GENERAL NOTES

- ALUMINUM-GLASS STOREFRONT:
 - STOREFRONT ALUMINUM FRAMES:
 - 2"x4" 1/2" ALUMINUM FRAMES, THERMAL BREAK -COLOR PER FINISH SCHEDULE
 - GLAZING:
 - SOLARBAN 70, OLD CASTLE MFR., 1" INSULATED PANELS
 - 1/2" TINTED BRONZE EXTERIOR GLASS
 - 1/2" LOW E INTERIOR GLASS
 - 1/2" AIR SPACE
 - U VALUE = 0.50 OR BETTER
 - SHGC VALUE = 0.25
- PLASTER-STUCCO SYSTEM:

OVER CMU WALLS: (DRYVIT PER ICC-ES EVALUATION REPORT ESR-1232 DATED JANUARY 2015 AS APPLICABLE)

 - BROWN COAT: MIN. 3/8" THICK CEMENT PLASTER
 - SEALER COAT: DRYVIT COLOR TINTED PRIMER
 - FINISH COAT: DRYVIT SYNTHETIC COLOR MIN. 1/8" THICK, "SAND PEBBLE FINE" FINISH TEXTURE (INSTALL PER MANUFACTURER'S RECOMMENDATIONS, SPECS & ESR-1232)

KEYNOTES

- ALUMINUM FRAME WINDOW
- INTEGRAL COLOR SYNTHETIC DRYVIT FINISH SYSTEM
- ELECTRICAL SERVICE ENTRANCE SECTION (SES) & PHONE CAB'T
- CMU COLORED SPLIT FACE
- CMU SOLID CAP BLOCK
- ALUMINUM OVERHEAD SECTIONAL GARAGE DOOR WITH TEMPERED GLASS PANELS
- LINE OF ROOF BEHIND PARAPET
- LIGHT FIXTURE, 10'-0" ABOVE FINISHED GRADE AND DIRECTED DOWNWARD AND AWAY FROM ADJOINING PROPERTIES
- HOLLOW METAL DOOR, PAINT
- MASONRY AND/OR STUCCO CONTROL JOINT
- NOT USED
- BUILDING ADDRESS NUMBERS, CONFIRM REQUIREMENTS WITH LOCAL CODE AND FIRE DEPARTMENT
- METAL ACCESS DOOR FOR OIL ROOM, PER DOOR SCHEDULE
- METAL CANOPY
- HVAC EQUIPMENT SHOWN DASHED ON ROOF BEHIND PARAPET
- OPENING IN PARAPET WALL FOR ACCESS TO TOWER ROOF AREA
- HORIZONTAL RAKED JOINT, SEE DETAIL 12/A.1.5

FINISH LEGEND

MATERIALS	FINISH/COLORS
1 INTEGRAL COLOR STUCCO	A COLOR "SUPER WHITE", DRYVIT 101
2 INTEGRAL COLOR CMU 8x8x16	B COLOR "TRAFFIC RED" MFR: SHERWIN-WILLIAMS FLUOROPON SPECIAL PREMIERE SL4A1692
3 INTEGRAL COLOR CMU 12x4x16	C COLOR "BLACK", DEA 187 MFR: DUNN EDWARDS
4 STEEL COMPONENTS (EPOXY PAINT - DEVTHANE 379 & DEVTRAN 224HS)	D CMU FINISH: "SPLIT FACE" COLOR: "OPAL" GROUT: BLACK MFR: OLDCASTLE SUPERLITE
5 PREFINISHED METAL TRIM	E CMU FINISH: "SMOOTH" RAKED HORIZONTAL JOINTS 3/8x3/8 COLOR: "OPAL" GROUT: BLACK MFR: OLDCASTLE SUPERLITE
6 ALUMINUM FRAMES	F NOT USED
7 METAL DOORS/FRAMES	G NOT USED
8 GLAZING	H 1" INSULATED LOW E GLASS SOLARBAN 70 - OLD CASTLE
9 BLOCK FILL & PAINT EXPOSED CMU BACKSIDE/ROOF OF PARAPET ONLY	I 1/8" CLEAR TEMPERED GLASS
	J SHERWIN WILLIAMS "TRAFFIC RED"
	K POWDER COAT - "RED" RAL 3020 SHERWIN WILLIAMS POWDURA 5000
	L COLOR: "MATTIE BLACK" 22 GAUGE MFR: WESTERN STATE METAL ROOF

kbp
kbp architecture, llc
dba
kbp design - build
11635 E. Tanque Verde Rd.
Tucson, Arizona 85749
Kevin B. Petrick, RA, AIA, ROC
520.982.2019
email: kbpetrick@cox.net
Arizona Architect Registrant # 34273
Arizona Contractor KB-1 ROC 285911
design ■ planning ■ construction
Architects, Engineers, Contractors
Design & Construction Services combined
in one company since 1999.
Brake Masters
Corporate Architect

BDG
BRAMIC DESIGN GROUP
10820 E CALLE LINDA VISTA
TUCSON AZ 85748
P 520.401.9193
COPYRIGHT: BRAMIC DESIGN GROUP PLLC
Architect of Record

Project:
BRAKE MASTERS

BRAKE MASTERS
New Development
at
Waxahachie Crossing
Waxahachie, TX

drawing issue log:

Date	Date	Description

kbp project no: 2782

date: August 5, 2026

sheet title:
**EXTERIOR
COLOR
ELEVATIONS**

sheet number:
A.3.1

2782 BRAKE MASTERS - WAXAHACHIE, TEXAS



Memorandum

To: Planning and Zoning Commission
From: Trenton Robertson, Director of Planning
Through: Ricky Boyd, City Manager
Date: October 7, 2026
Re: ZDC-100-2026: PD AMENDMENT - YMCA IMPROVEMENTS

On October 7, 2026, Staff requested that this application be moved from the October 13, 2026 Planning and Zoning meeting to the November 10, 2026 Planning and Zoning meeting due to an error in public hearing noticing.