

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-174-2024



MEETING DATE(S)

Planning & Zoning Commission: July 15, 2025
City Council: July 21, 2025

CAPTION

Public Hearing on a request by Marisa Brewer, McAdams, for a **Zoning Change** from a Planned Development – Commercial (PD-5-C) zoning district to Planned Development Multi-Family-1 (PD-MF-1) zoning district located at 501 Houston Street (Property ID 189345 – Owner(s): Skanda Investments, LLC and Masina Investments, LLC (ZDC-174-2024)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-174-2024, a Zoning Change from a Planned Development – Commercial (PD-5-C) to Planned Development – Multifamily-1 (PD-MF-1), subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The Applicant requests a Zoning Change from a Planned Development – Commercial (PD-5-C) zoning district to Planned Development – Multi-Family-1 (PD-MF-1) zoning district to allow for a multi-family development with a total of sixty (60) units on 5.889 acres.

CASE INFORMATION

Applicant: Marisa Brewer, McAdams
Property Owner(s): Skanda Investments, LLC and Masina Investments, LLC
Site Acreage: 5.889 acres
Current Zoning: Planned Development – Commercial (PD-5-C)
Requested Zoning: Planned Development – Multi-Family-1 (PD-MF-1)

SUBJECT PROPERTY

General Location: Generally located at 501 Houston Street
Parcel ID Number(s): 189345
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	PD-5-C	Heritage Square Townhomes Phase 1
East	PD-5-C	Undeveloped Land
South	SF-2	Single-Family Residences
West	PD-5-C	Northtown Village Apartments

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 allow the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Thoroughfare Plan:

The primary access to the subject property is from Houston Street.

Site Image:



PLANNING ANALYSIS

Proposed Use:

The applicant proposes a Planned Development to allow for a townhome style multi-family development with a total of sixty (60) units on 5.889 acres. This results in a density of 10.19 dwelling units per acre (DUA); which is below the maximum density of eighteen (18) DUA that is allowed by right per the base zoning district of Multi-Family-1 (MF-1). The proposed development will not be subdivided into separate platted lots and will be developed on one lot, similar to a multi-family apartment development. The existing Phase 1 and proposed Phase 2 are currently owned by the same entities.

Proposed Use (continued):

The applicant proposes a total of nine (9) buildings with this PD. Each building will house between 4-8 townhome-style units, with 1-3 bedrooms per unit. A total of sixteen (16) 1-bedroom units, thirty-five (35) 2-bedrooms units, and nine (9) 3-bedrooms units, totaling sixty (60) units, is proposed for this development. The buildings have a proposed maximum height of two-stories and are situated approximately 97' from the southern boundary that is adjacent to an existing residential subdivision (Northgate Two Addition). The proposed development includes a rear entry-attached garage for each unit with the remaining required parking to be parallel along the primary drive aisles. The applicant is not proposing any front entry garages with this development. The proposed parking does exceed the minimum total parking requirement (100 spaces) and minimum attached garage requirement (105 spaces) for a multi-family development of this size.

Proposed Elevations

The applicant has provided a set of proposed exterior elevations for the multi-family development with this PD. Renderings of each building type are included in the Building Materials/Elevations Plan. The facades feature primarily stone with accents of brick and Hardie board planks utilized in various areas of each building to create some uniqueness to define each unit. Notably, all proposed structures utilize the same elevation. The renderings below can be referenced for a look at the proposed front façade and building materials.



Amenities & Open Space:

The applicant proposes to provide amenities such as playground equipment, a pickleball court, and picnic tables to be located in the center of the development, as shown on the Site Plan (Exhibit C). In addition, the applicant proposes open space throughout the development with internal pedestrian sidewalks. Staff recommends that the proposed playground come equipped with a minimum of five (5) play elements. Staff has also included a recommended condition of approval for the PD request that requires these central amenities to be installed prior to the issuance of the Certificate of Occupancy of the first building on the subject property.

Landscaping:

The applicant has provided a Landscape Plan (Exhibit D) for the proposed development. The proposed landscaping does meet the minimum requirements of the City of Waxahachie Zoning Ordinance. The applicant is proposing to install part of the required landscape in front of each unit. The applicant is proposing to provide trees along the southern boundary line to serve as a buffer between the proposed development and Northgate Two Addition (residential subdivision).

Access:

The subject property is accessed from Johnston Boulevard, and Houston Street through mutual access easement with the existing development located to the north of the subject property, Heritage Square Townhomes Phase 1. The applicant proposes to dedicate a mutual access easement along the northern and eastern boundaries of the subject property by separate instrument. The applicant confirmed that they will file the mutual access easement prior to the plat application submittal.

Screening:

The subject property is adjacent to an existing residential subdivision located south of the subject property, the Northgate Two Addition. Therefore, the applicant is proposing a 6' masonry screening wall, as required by the Waxahachie Zoning Ordinance. The applicant had previously coordinated a meeting with the adjacent property owners to communicate what the proposed development entails, and has stated that they will be reaching out to them regarding installation of the screening wall, should the property owner proceed with this development.

Comprehensive Plan:

The subject property is identified by the 2023 Comprehensive Plan under the Mixed-Use Neighborhood placetype. Though the proposed development does not provide the mixing of activities, the use does provide a buffer between a dense multi-family development and a less dense traditional single-family neighborhood due to the proposed density for the development of 10.19 DUA. This type of density transition and the diversity of housing is consistent with the goals of the Mixed-Use Neighborhood placetype.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 35 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, no letters of support and four (4) letters of opposition to the request have been received by staff.

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 PD request; subject to the conditions noted below.

Conditions:

1. The subject property shall be platted prior to the approval and issuance of all building permits.
2. The amenities for this development, including a playground equipment with a minimum of 5 play stations, pickleball court, and picnic tables, shall be installed, inspected, and accepted by the City prior to the approval and issuance of a Certificate of Occupancy (CO) for the first building on the subject property.
3. The Property Owner shall provide a permanent irrigation system for all required landscape areas as shown on Exhibit D – Landscape Plan and maintain the required landscaping at all times.
4. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in this development shall confirm with the Building Materials/Elevations Plan (Exhibit B).
5. The proposed landscaping shall be maintained by the property owner, including the fenced rear yards.
6. The Applicant shall execute a mutually agreed upon development agreement shall be executed within thirty (30) calendar days of the approval of this PD request.
7. The property owner shall obtain all necessary permits from the City of Waxahachie Building & Community Services Department prior to construction on the subject property.

ATTACHED EXHIBITS

1. PON Responses
2. Location Map – Exhibit A
3. Building Materials/Elevations Plan – Exhibit B
4. Site Plan – Exhibit C
5. Landscape Plan – Exhibit D
6. Open Space Plan – Exhibit E

STAFF CONTACT INFORMATION

Prepared by:

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Senior Planner

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Reviewed by:

Trenton Robertson

Senior Director of Planning

trenton.robertson@waxahachie.com



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-174-2024



BARRON CYNTHIA & MICHAEL A
200 BIG BEND BLVD
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Marisa Brewer, AICP, McAdams, for a **Zoning Change** from a Planned Development – Commercial (PD-5-C) zoning district to Planned Development Multi-Family-1 (PD-MF-1) zoning district located at 501 Houston Street (Property ID 189345 – Owner(s): Skanda Investments, LLC and Masina Investments, LLC (ZDC-174-2024)

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

Case Number: ZDC-174-2024

City Reference: 174960

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

*Traffic has gone up in the residential area.
Too close to owner backyard to have multiple homes out back*

Cynthia & Michael Barron
Signature

7/5/25
Date

Cynthia & Michael Barron
Printed Name and Title
Homeowner

200 Big Bend Blvd.
Address

Venissat, Michelle

From: Casey Anderson <caseylwaterman@gmail.com>
Sent: Monday, July 7, 2025 8:39 PM
To: Planning
Subject: OPPOSE ZONING CHANGE CASE ZDC-174-2024
Attachments: IMG_1207.HEIC

Some people who received this message don't often get email from caseylwaterman@gmail.com. [Learn why this is important](#)

Dear Waxahachie Planning Department,

I am writing to formally oppose the proposed zoning change to allow multi-family development directly behind my home. This change poses serious concerns regarding increased traffic, safety, decreased property values, and disruption to the established character of our neighborhood. The reduction of privacy also poses an extreme concern.

I strongly urge the Planning District to reject this zoning change and preserve the integrity of our residential area. We have also attached our paper form for your review.

Sincerely,

Casey & Jared Anderson

202 Big Bend Blvd

Waxahachie, TX 75165



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-174-2024**

WATERMAN CASEY & JARED ANDERSON
202 Big Bend Blvd
Waxahachie, TX 75165-1337

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-174-2024**

City Reference: 174961

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **July 9, 2025** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

This is a well established neighborhood. Putting apartments that close to our homes and backyards will reduce privacy and overall value of our home. Having people be able to look directly into our homes is not acceptable. Please think of the negatives this would bring, rather than just financial gain.

7-7-25

Date

Signature C And

Casey Waterman - Homeowner
Printed Name and Title

202 Big Bend Blvd
Address Waxahachie, TX 75165



City of Waxahachie, Texas
 Notice of Public Hearing
 Case Number: **ZDC-174-2024**



POPE DWAYNE D ETAL
124 BIG BEND BLVD
WAXAHACHIE, TX 75165-1321

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-174-2024**

City Reference: 174992

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **July 9, 2025** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Dwayne Pope
 Signature

Dwayne Pope
 Printed Name and Title

7-8-25
 Date

124 BIG BEND
 Address

Items 13 & 14

EXHIBIT A - LOCATION MAP



ZDC-174-2024 (PD)

EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Items 13 & 14

WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC

1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

NOT FOR REGULATORY,
APPROVAL, PERMITTING,
OR CONSTRUCTION



1 FULL 4 UNIT BUILDING
SCALE: N.T.S.

Heritage Square Townhomes Phase - 2
501 Houston St
Waxahachie, TX
75165

HERITAGE SQUARE TOWNHOMES, BLOCK # TBD
CURRENT ZONING - PD COMMERCIAL
PROPOSED ZONING - PD MF 1
5.884 ACRES
WAXAHACHIE / ELLIS COUNTY
2024-08-14
CASE NUMBER: _____

JOB NO. A2287
DATE 2025-06-17

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PRINT DATE 6/17/2025

EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Items 13 & 14



1 FULL 6 UNIT BUILDING
SCALE: N.T.S.



2 BUILDING CLOSEUP
SCALE: N.T.S.

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1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

NOT FOR REGULATORY,
APPROVAL, PERMITTING,
OR CONSTRUCTION

Heritage Square Townhomes Phase - 2
501 Houston St
Waxahachie, TX
75165

HERITAGE SQUARE TOWNHOMES, BLOCK # TBD
CURRENT ZONING - PD COMMERCIAL
PROPOSED ZONING - PD MF 1
5.884 ACRES
WAXAHACHIE / ELLIS COUNTY
2024-08-14
CASE NUMBER: _____

JOB NO. A2237
DATE: 2025-06-17

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PRINT DATE 6/17/2025

EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Items 13 & 14



1 FULL 8 UNIT BUILDING
SCALE: N.T.S.



2 BUILDING CLOSEUP
SCALE: N.T.S.



3 BUILDING GARAGE SIDE
SCALE: N.T.S.

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1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

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Heritage Square Townhomes Phase - 2
501 Houston St
Waxahachie, TX
75165

HERITAGE SQUARE TOWNHOMES, BLOCK # TBD
CURRENT ZONING - PD COMMERCIAL
PROPOSED ZONING - PD MF 1
5.004 ACRES
WAXAHACHIE / ELLIS COUNTY
2024-06-14
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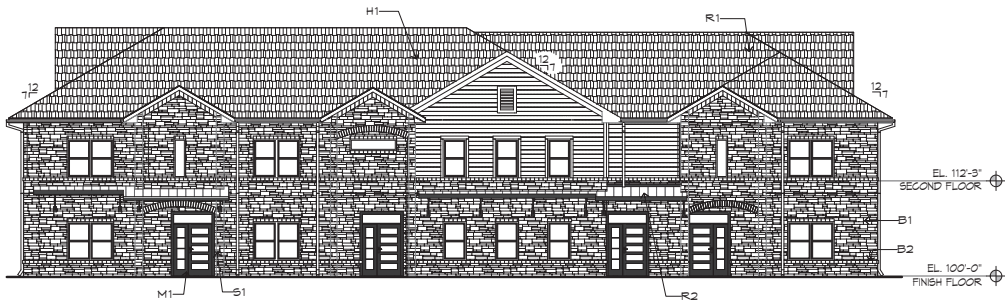
EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

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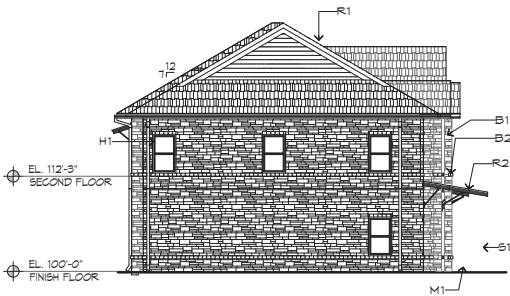
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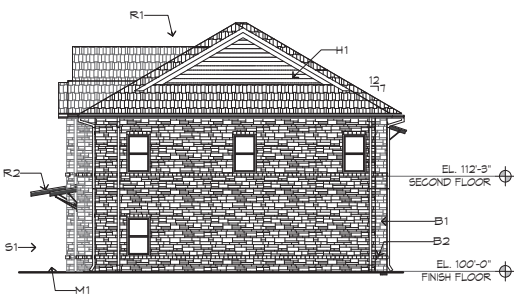
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2 4 UNIT REAR ELEVATION
SCALE: 1/8"=1'-0"



4 4 UNIT LEFT ELEVATION
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3 4 UNIT RIGHT ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL LEGEND:					
TAG	MATERIAL/DESCRIPTION	FRONT	REAR	LEFT	RIGHT
B1	SPLIT FACE MASONRY VENEER: COLOR CREAM	87%	83%	62%	94%
B2	MASONRY ACCENT BANDING: COLOR BLACK FOREST				
H1	HARDPLANK CEDARMILL T: EXPOSURE WOODTONE RUSTIC SERIES: COLOR CHESTNUT BROWN	13%	17%	38%	6%
M1	METAL TRIM, RAILING, FASCIA & SOFFIT: SHERVIN WILLIAMS CHARCOAL GRAY				
R1	ASPHALT ROOF SHINGLES: COLOR GRAY				
V1	VINYL WINDOWS: COLOR BLACK				
P1	PATIO DOOR: COLOR BLACK				
S1	CASTSTONE NATURAL GRAY				
R2	STANDING SEAM METAL ROOF: COLOR ZINC GRAY				

Heritage Square Townhomes Phase - 2

501 Houston St
Waxahachie, TX
75165

HERITAGE SQUARE TOWNHOMES, BLOCK # TBD
CURRENT ZONING - PD COMMERCIAL
PROPOSED ZONING - PD MF 1
5.884 ACRES
WAXAHACHIE / ELLIS COUNTY
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CASE NUMBER: _____
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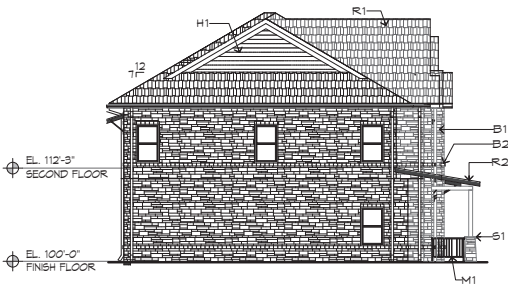
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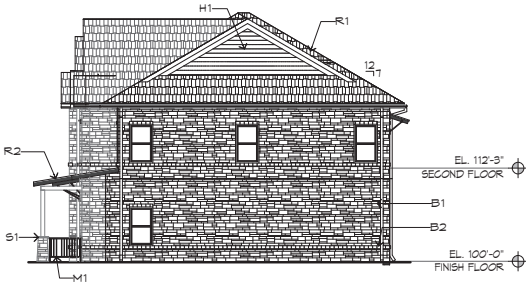
1 6 UNIT FRONT ELEVATION
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2 6 UNIT REAR ELEVATION
SCALE: 1/8"=1'-0"



3 6 UNIT LEFT ELEVATION
SCALE: 1/8"=1'-0"



4 6 UNIT RIGHT ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL LEGEND:					
TAG	MATERIAL/DESCRIPTION	FRONT	REAR	LEFT	RIGHT
B1	SPLIT FACE MASONRY VENEER: COLOR CREAM	81%	80%	94%	94%
B2	MASONRY ACCENT BANDING: COLOR BLACK FOREST				
H1	HARDPLANK CEDARMILL T' EXPOSURE WOODTONE RUSTIC SERIES: COLOR CHESTNUT BROWN	19%	20%	6%	6%
M1	METAL TRIM, RAILINGS, FASCIA & SOFFIT: SHERWIN WILLIAMS CHARCOAL GRAY				
R1	ASPHALT ROOF SHINGLES: COLOR GRAY				
V1	VINYL WINDOWS: COLOR BLACK				
P1	PATIO DOOR: COLOR BLACK				
S1	CASTSTONE NATURAL GRAY				
R2	STANDING SEAM METAL ROOF: COLOR ZINC GRAY				

Heritage Square Townhomes Phase - 2
501 Houston St
Waxahachie, TX
75165

HERITAGE SQUARE TOWNHOMES, BLOCK # TBD
CURRENT ZONING - PD COMMERCIAL
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5.884 ACRES
WAXAHACHIE / ELLIS COUNTY
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EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

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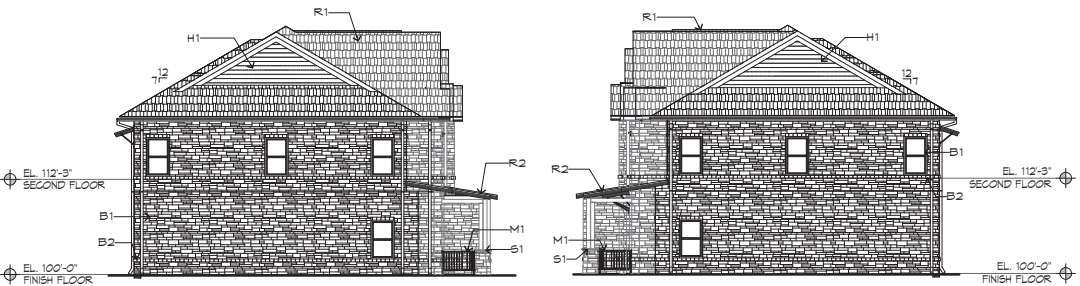
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1 8 UNIT FRONT ELEVATION
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2 8 UNIT REAR ELEVATION
SCALE: 1/8"=1'-0"



3 8 UNIT LEFT ELEVATION
SCALE: 1/8"=1'-0"

4 8 UNIT RIGHT ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL LEGEND:

TAG	MATERIAL/DESCRIPTION	FRONT	REAR	LEFT	RIGHT
B1	SPLIT FACE MASONRY VENEER: COLOR CREAM	85%	80%	94%	95%
B2	MASONRY ACCENT BANDING: COLOR BLACK FOREST				
H1	HARDPLANK CEDARMILL T EXPOSURE WOODTONE RUSTIC SERIES: COLOR CHESTNUT BROWN	17%	20%	6%	5%
M1	METAL TRIM, RAILING, FASCIA & SOFFIT: SHERWIN WILLIAMS CHARCOAL GRAY				
R1	ASPHALT ROOF SHINGLES: COLOR GRAY				
V1	VINYL WINDOWS: COLOR BLACK				
P1	PATIO DOOR: COLOR BLACK				
S1	CASTSTONE NATURAL GRAY				
R2	STANDING SEAM METAL ROOF: COLOR ZINC GRAY				

Heritage Square Townhomes Phase - 2
501 Houston St
Waxahachie, TX
75165

HERITAGE SQUARE TOWNHOMES, BLOCK # TBD

CURRENT ZONING - PD COMMERCIAL

PROPOSED ZONING - PD MF 1

5.884 ACRES

WAXAHACHIE / ELLIS COUNTY

2024-08-14

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EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Items 13 & 14



ASPHALT ROOF SHINGLES - SHADOW GREY



GUTTERS AND DOWNSPOUTS - WHITE



STANDING SEAM METAL ROOF - ZINC GREY



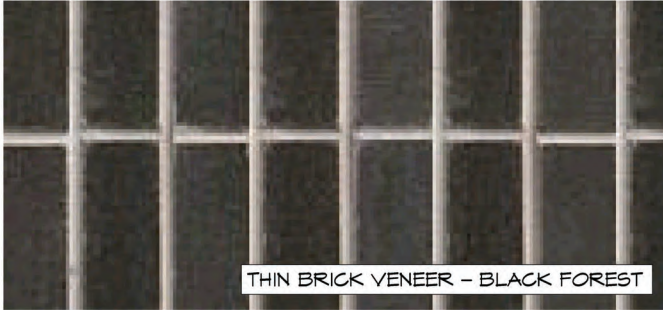
CEDAR COLUMN



VINYL WINDOWS - WHITE



CEMENTUOUS HARDIE LAP SIDING - CHESTNUT BROWN



THIN BRICK VENEER - BLACK FOREST



MASONRY VENEER - CREAM

WRIGHT GROUP

ARCHITECTS - PLANNERS, PLLC

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Heritage Square Townhomes Phase - 2

501 Houston St
Waxahachie, TX
75165

HERITAGE SQUARE TOWNHOMES, BLOCK # TBD
CURRENT ZONING - PD COMMERCIAL
PROPOSED ZONING - PD MF 1
5.804 ACRES
WAXAHACHIE / ELLIS COUNTY
2024-08-14
CASE NUMBER: _____

JOB NO. A2287
DATE 2025-06-17

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EXHIBIT C - DEVELOPMENT STANDARDS

Items 13 & 14

Exhibit "B" Development Standards

Heritage Square Townhomes Phase - 2 City of Waxahachie

The purposed Planned Development on approximately 5.889 acres of land is to create a Townhome development within the corporate limits of the City of Waxahachie and in accordance with the City of Waxahachie, Texas, Zoning Ordinance, as amended, to promote safe, efficient, and appropriate design choices for the surrounding area and shall be subject to the following conditions and requirements:

A. EXHIBITS.

1. The following Exhibits are incorporated into this Planned Development
 - a. Exhibit "A": Zoning Exhibit
 - b. Exhibit "B": Development Standards
 - c. Exhibit "C": Conceptual Plan
 - d. Exhibit "D": Detailed Site Plan
 - e. Exhibit "E": Landscape Plan
 - f. Exhibit "F": Elevations

C. PLANNED DEVELOPMENT DISTRICT

1. The purposed development is a Planned Development District, as defined under the City of Waxahachie's Zoning Ordinance and is intended to accommodate Townhomes with a base zoning of Multifamily 1 (MF-1) district area designated on Exhibit "C", comprising of approximately 5.889 acres, and shall be in compliance with all regulations applicable to the MF-1 zoning district, uses contained in the City of Waxahachie Zoning Ordinance as amended, except as otherwise provided in this Ordinance.

D. HEIGHT AND AREA REGULATIONS

1. Height and Area Regulations within MF-1, except as provided in this section, shall meet the setback requirements listed in Section 3.08. Article III of the City's Comprehensive Zoning Ordinance.
 - a. Minimum Side: Fifty (50) feet shall be the minimum side yard when adjacent to a residential district.

E. EXTERIOR CONSTRUCTION REQUIREMENTS

1. Masonry construction shall cover eighty (80) percent of the total exterior walls, excluding doors and windows.
2. Cementitious fiber board siding is permitted
3. Elevations shall generally comply with the approved Elevation Plan (Exhibit "F"), and in accordance with the City of Waxahachie unless specified otherwise in this PD.

EXHIBIT C - DEVELOPMENT STANDARDS

Items 13 & 14

F. LANDSCAPE

1. Front Buffer: When fronting a public right of way, a minimum fifteen (15) percent of the street yard shall be landscaped.
2. Side Yard Buffer: A minimum ten (10) foot landscape buffer shall be provided along the side property line
3. Rear Buffer: A minimum ten (10) foot landscape buffer shall be provided along the rear property line
4. Detention Pond may be allowed within the landscape buffer; provided that no canopy tree, ornamental tree, or shrubs be planted within the basin of the detention pond
5. Refuse storage areas, may be allowed within the landscape buffer.

G. AMENITIES

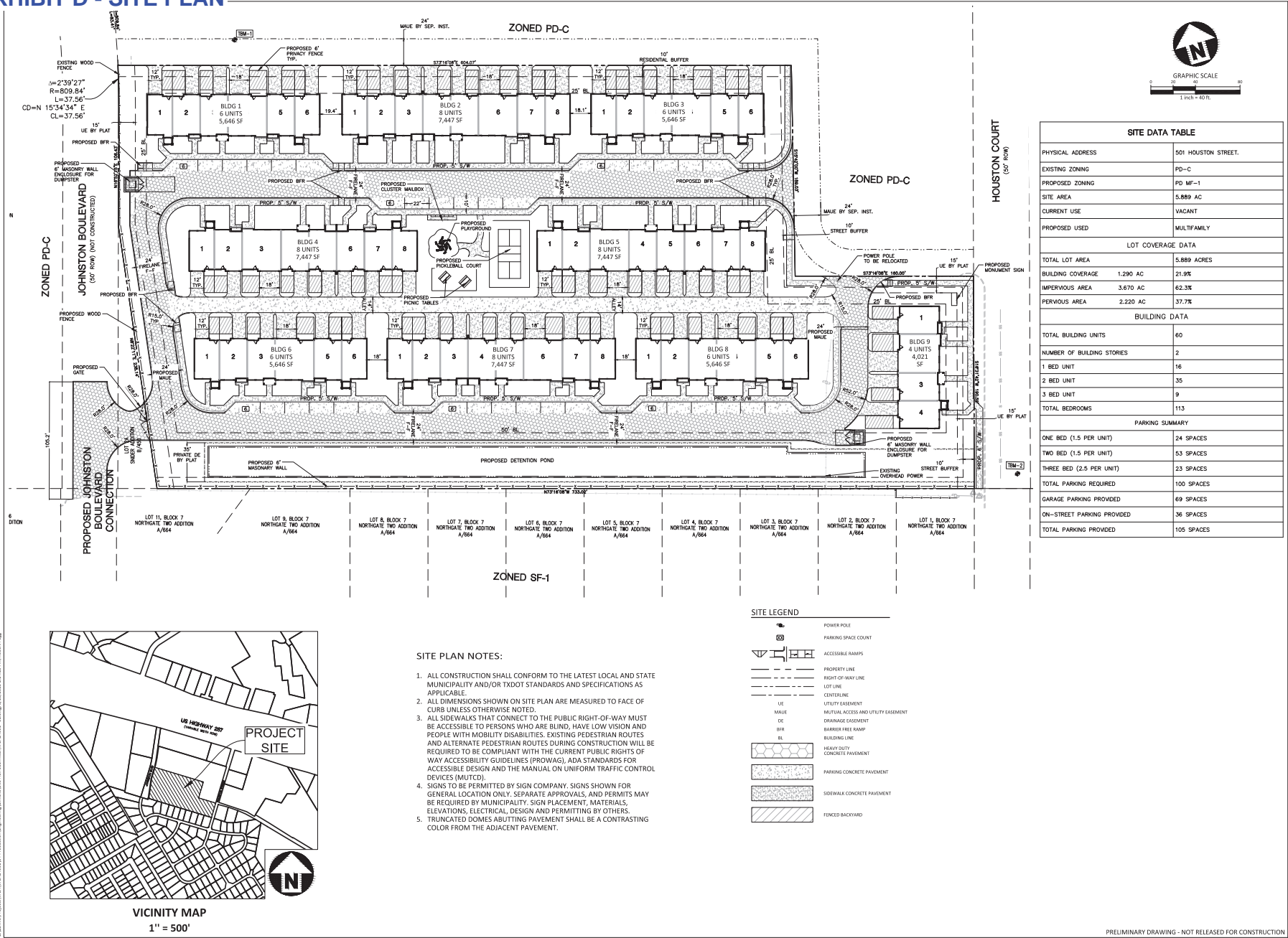
1. Amenities shall be provided in the area as shown on the Conceptual Plan (Exhibit "C"). The amenities provided shall include a sports court and playground facility.
2. Pet waste stations shall be provided throughout the property.

H. SUPPLEMENTAL STANDARDS

1. Single Family Attached (Townhome)
 - a. The property may be platted into one single lot consisting of multiple units
 - b. Landscaping shall comply with the MF-1 landscaping requirements
 - c. There shall be a minimum of eighteen (18) feet between buildings
 - d. Building Length shall not exceed 205'
 - e. Building Square Footage shall generally conform to the following:
 - i. 1 Bedroom Units: 1,178 SF
 - ii. 2 Bedroom Units: 1,355 SF
 - iii. 3 Bedroom Units: 1,905 SF
 - iv. Approximately 60 units shall be developed
2. Engineering Requirements
 - a. Proposed development will only need to build their portion of Johnston Boulevard as shown on Site Plan (Exhibit "D") and provide utilities only within that portion.
3. Property Maintenance
 - a. On-site landscape and pest control shall be a contract service
 - b. Tenants shall be responsible for maintaining their private yards
 - c. In the event that the yard is not taken care of by the tenant, property management shall take care of maintenance

EXHIBIT D - SITE PLAN

Items 13 & 14

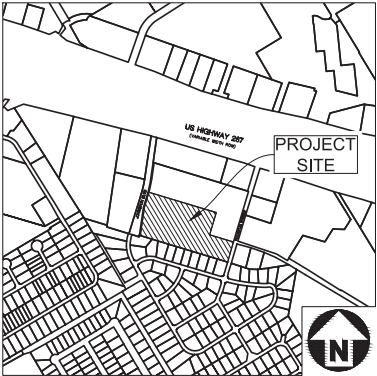


SITE DATA TABLE	
PHYSICAL ADDRESS	501 HOUSTON STREET.
EXISTING ZONING	PD-C
PROPOSED ZONING	PD MF-1
SITE AREA	5.889 AC
CURRENT USE	VACANT
PROPOSED USED	MULTIFAMILY
LOT COVERAGE DATA	
TOTAL LOT AREA	5.889 ACRES
BUILDING COVERAGE	1,290 AC 21.9%
IMPERVIOUS AREA	3,670 AC 62.3%
PERVIOUS AREA	2,220 AC 37.7%
BUILDING DATA	
TOTAL BUILDING UNITS	60
NUMBER OF BUILDING STORIES	2
1 BED UNIT	16
2 BED UNIT	35
3 BED UNIT	9
TOTAL BEDROOMS	113
PARKING SUMMARY	
ONE BED (1.5 PER UNIT)	24 SPACES
TWO BED (1.5 PER UNIT)	53 SPACES
THREE BED (2.5 PER UNIT)	23 SPACES
TOTAL PARKING REQUIRED	100 SPACES
GARAGE PARKING PROVIDED	69 SPACES
ON-STREET PARKING PROVIDED	36 SPACES
TOTAL PARKING PROVIDED	105 SPACES

SITE LEGEND	
	POWER POLE
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	CENTERLINE
	UTILITY EASEMENT
	MUTUAL ACCESS AND UTILITY EASEMENT
	DRAINAGE EASEMENT
	BARrier FREE RAMP
	BUILDING LINE
	HEAVY DUTY CONCRETE PAVEMENT
	PARKING CONCRETE PAVEMENT
	SIDEWALK CONCRETE PAVEMENT
	FENCED BACKYARD

SITE PLAN NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST LOCAL AND STATE MUNICIPALITY AND/OR TxDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
2. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE CURRENT PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. SIGNS TO BE PERMITTED BY SIGN COMPANY. SIGNS SHOWN FOR GENERAL LOCATION ONLY. SEPARATE APPROVALS, AND PERMITS MAY BE REQUIRED BY MUNICIPALITY. SIGN PLACEMENT, MATERIALS, ELEVATIONS, ELECTRICAL, DESIGN AND PERMITTING BY OTHERS.
5. TRUNCATED DOMES ABUTTING PAVEMENT SHALL BE A CONTRASTING COLOR FROM THE ADJACENT PAVEMENT.



VICINITY MAP
1" = 500'

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972.436.9712
fax 972.436.9715
TBPE: 19762 TBPELS: 10194440

www.mcadamsco.com

CLIENT
WRIGHT GROUP
1430 S BROADWAY STREET
CARROLLTON, TEXAS 75006
(972) 242-1015

HERITAGE SQUARE
TOWNHOMES PHASE-2
SITE PLAN SUBMITTAL
501 HOUSTON STREET
WAXAHACHIE, TX, 75165
ZDC-174-2024

REVISIONS		
NO.	DATE	DESCRIPTION

PLAN INFORMATION	
PROJECT NO.	WG24001
FILENAME	WG24001 - S1.DWG
CHECKED BY	TL
DRAWN BY	RP
SCALE	40 SCALE
DATE	2025-06-18
SHEET	

SITE PLAN

1

EXHIBIT E - LANDSCAPE PLAN

Items 13 & 14

SITE: 5.84 AC (254,390 SF).
ZONED: M1
TOTAL IMPERVIOUS AREA - +/- 152,936 SF
TOWNHOUSE - +/- 55,147 SF
PARKING, DRIVES & DRIVE LNS - +/- 74,313 SF
SIDEWALKS, COURTS, PATIOS - +/- 23,476 SF
TOTAL - +/- 152,936 SF

TOTAL PERVIOUS AREA - +/- 101,454 SF
SITE - +/- 254,390 SF
IMPERVIOUS AREA - +/- 152,936 SF

INTERIOR LANDSCAPE REQ
50% OF BUILDING SF - +/- 26,442 SF
BUILDINGS 1,3,6 & 8 - +/- 28,197 SF
BUILDINGS 2,4,5 & 7 - +/- 22,584 SF
BUILDINGS 9 - +/- 29,788 SF
TOTAL - +/- 108,568 SF

LESS REQUIRED BUFFER AREAS - 7,316 SF
REQUIRED BUFFER AREAS - 1,439 SF
RESIDENTIAL BUFFERS - 5,877 SF
SUB TOTAL - 7,316 SF
50% BUILDING SF - 26,442 SF
TOTAL - 33,758 SF

STREET BUFFER VARD -
15% REQUIRED PERMANENT LANDSCAPE (Turf & Trees)
WEST SIDE - JOHNSON STREET R.O.W. - 383 LF
10 BUFFER REQUIRED & PROVIDED
1 CANOPY TREE / 80 LF
10 CANOPY TREES REQUIRED AND PROVIDED

PLANTING REQ. FOR INTERIOR LANDSCAPE - +/- 20,881 SF
1 CANOPY TREE / 500 SF
51 CANOPY TREES REQUIRED AND PROVIDED

1 UNDER STORY TREE / 250 SF
113 REQUIRED AND PROVIDED

1 SHRUB / 70 SF
403 REQUIRED AND PROVIDED

15% GROUND COVER
4,230 SF REQUIRED AND PROVIDED

2% SEASONAL COLOR
564 SF REQUIRED AND PROVIDED

PARKING LOT LANDSCAPING - 403 SF
13 SF LANDSCAPE AREA / PER PARKING SPACE
TOTAL PARKING REQUIRED - 95
TOTAL PARKING PROVIDED - 105
GARAGE PARKING - 89
SURFACE PARKING - 36
36 SURFACE PARKING x 13 SF / PARKING SPACE - 468 SF
468 SF LANDSCAPE AREA REQUIRED AND PROVIDED

REQUIRED PARKING LOT PLANTING
2 - 4" CALIPER TREES / 100 SF
2 TREE REQUIRED AND PROVIDED

TEN - SHRUBS / 500 SF
10 REQUIRED AND PROVIDED

1 LARGE CANOPY TREE WITH 64 LF OF ANY PARKING SPACE
REQUIRED AND PROVIDED

STREET BUFFER VARD -
15% REQUIRED PERMANENT LANDSCAPE (Turf & Trees)
WEST SIDE - JOHNSON STREET R.O.W. - 383 LF
10 BUFFER REQUIRED & PROVIDED
1 CANOPY TREE / 80 LF
10 CANOPY TREES REQUIRED AND PROVIDED

EAST SIDE - HOUSTON STREET R.O.W. - 191 LF
10 BUFFER REQUIRED & PROVIDED
1 CANOPY TREE / 80 LF
10 CANOPY TREES REQUIRED AND PROVIDED

STREET TREE PLANTING:
1 TREE / 30 LF PLANTED BETWEEN SIDEWALK AND CURB (R.O.W.)
20% MAY BE PLANTED BETWEEN SIDEWALK AND BUILDING

WEST SIDE - JOHNSON STREET R.O.W. - 383 LF
13 CANOPY TREES REQUIRED AND PROVIDED

EAST SIDE - HOUSTON STREET R.O.W. - 191 LF
07 CANOPY TREES REQUIRED AND PROVIDED

SITE VISIBILITY TRIANGLE:
25 X 20 S.V.T. CLEAR REQUIRED AND PROVIDED

EXISTING TREES:
THERE ARE NO EXISTING TREES ON SITE.

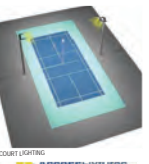
NOTES:
1. THE PROPERTY OWNER, TENANT, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

2. ALL PLANT MATERIAL SHALL BE NO. 1 GRADE, FREE FROM PLANT DISEASE OF TYPICAL GROWTH FOR THE SPECIES, HAVE HEALTHY, NORMAL ROOT SYSTEM, ROUNDED BRANCHING PATTERN AND SHALL CONFORM TO THE CODE OF STANDARDS SET FORTH IN THE CURRENT ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.

3. ALL REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY A LICENSED IRRIGATOR, LANDSCAPE ARCHITECT, OR OTHER PROFESSIONAL AUTHORIZED BY THE STATE TO DESIGN SUCH SYSTEMS.

4. ALL TREES TO BE PLANTED A MINIMUM OF 5' FROM ALL UTILITY LINES.

5. ALL A/C (GROUND MOUNTED) UNITS WILL BE SCREENED WITH FENCING AND OR EVERGREEN PLANT MATERIAL.



AMENITIES COURT LIGHTING

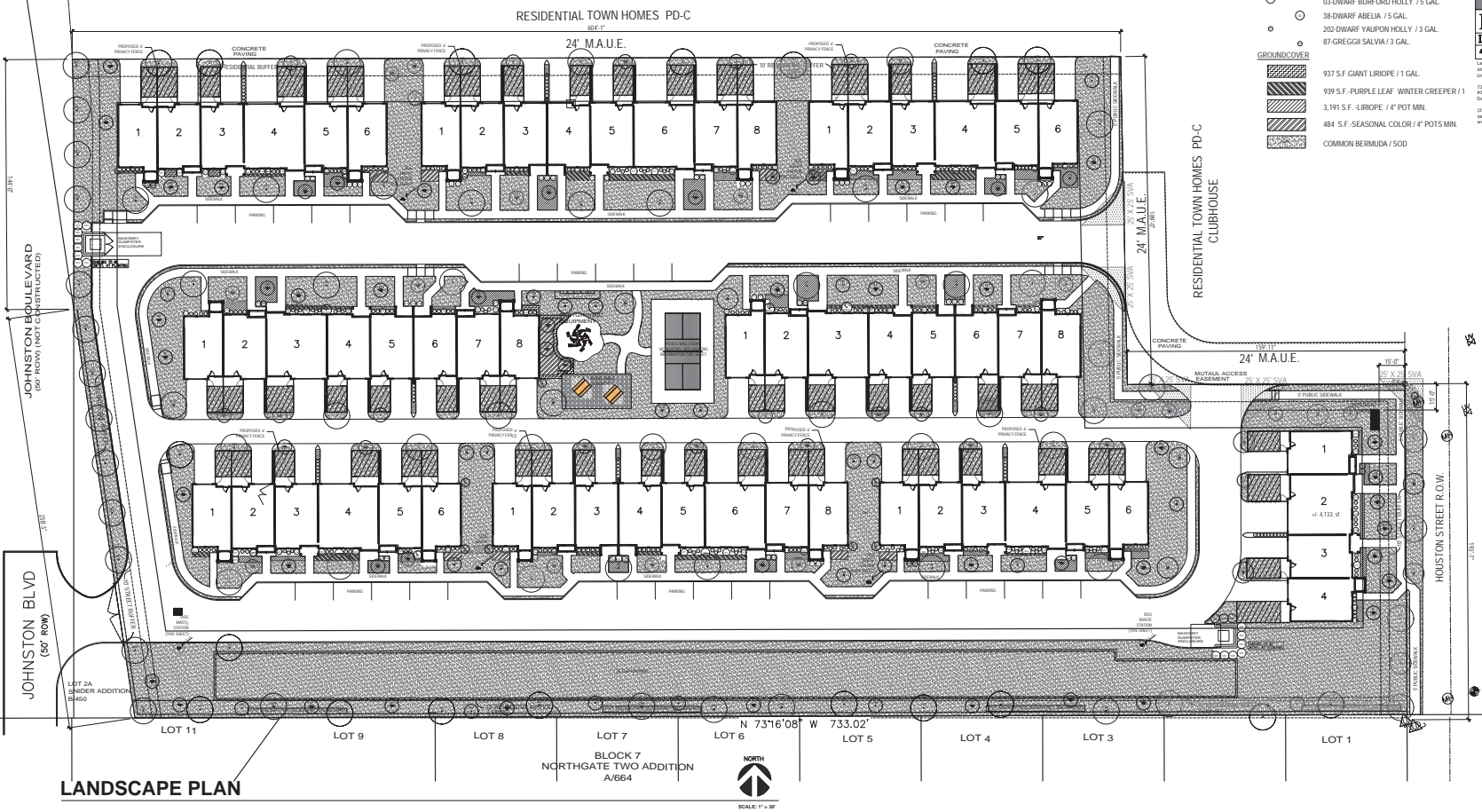


DOG WASTE STATION



DOG WASTE STATION

- PLANT KEY**
- CANOPY TREES**
- 10-CHINESE PISTACHE
50% 2" CALIPER / 50% 4" CALIPER
 - 20-RED OAK
50% 2" CALIPER / 50% 4" CALIPER
 - 18-LIVE OAK
50% 2" CALIPER / 50% 4" CALIPER
 - 29-CEDAR ELM
50% 2" CALIPER / 50% 4" CALIPER
 - 15-CHINQUAPIN OAK
50% 2" CALIPER / 50% 4" CALIPER
 - 22-TEXAS RED BUD / 6 HT. MIN.
 - 15-YALPON HOLLY / 6 HT. MIN.
 - 10-EAVES NECKLACE / 6 HT. MIN.
 - 31-VITEK / 6 HT. MIN.
 - 13-POSSUMHAW HOLLY / 6 HT. MIN.
 - 22-CREPE MYRTLE / 8 HT. MIN.
 - 22-NEILLIE R. STEVENS HOLLY / 15 GAL. (MIN. 36" HT. AT PLANTING)
 - 8-SPARTAN JUMPER / 15 GAL.
 - 3-PODOCARPUS / 15 GALLON
 - 77-DWARF WAX MYRTLE / 5 GAL.
 - 24-DWARF TEXAS SAGE / 5 GAL.
 - 03-DWARF BURFORD HOLLY / 5 GAL.
 - 38-DWARF ABELIA / 5 GAL.
 - 202-DWARF YALPON HOLLY / 3 GAL.
 - 87-GREGG SALVIA / 3 GAL.
 - 937 S.F. GANT LIROPE / 1 GAL.
 - 939 S.F. PURPLE LEAF WINTER CREEPER / 1
 - 3,191 S.F. LIROPE / 4" POT MIN.
 - 484 S.F. SEASONAL COLOR / 4" POTS MIN.
 - COMMON BERNALDA / SOD
- ACCENT TREES**
- SHRUBS**
- GROUND COVER**



Revisions:

#	DATE	COMMENTS

PROFESSIONAL SEAL

RYBA LANDSCAPE ARCHITECTS

STEVEN R. RYBA 1724

02/23/25

OWNER INFORMATION

PROJECT INFORMATION

HERITAGE SQUARE TOWNHOMES - PHASE 2
HOUSTON STREET
WAXAHACHIE, TX

SHEET TITLE
EXHIBIT E

SHEET NUMBER
L1.00

ISSUE DATE: 00.00.0000

Items 13 & 14

Minimum Usable Space: Each lot or parcel of land, which is used for multiple-family residences, shall provide on the same lot or parcel of land, usable **space** (as defined below) in accordance with the following requirements:

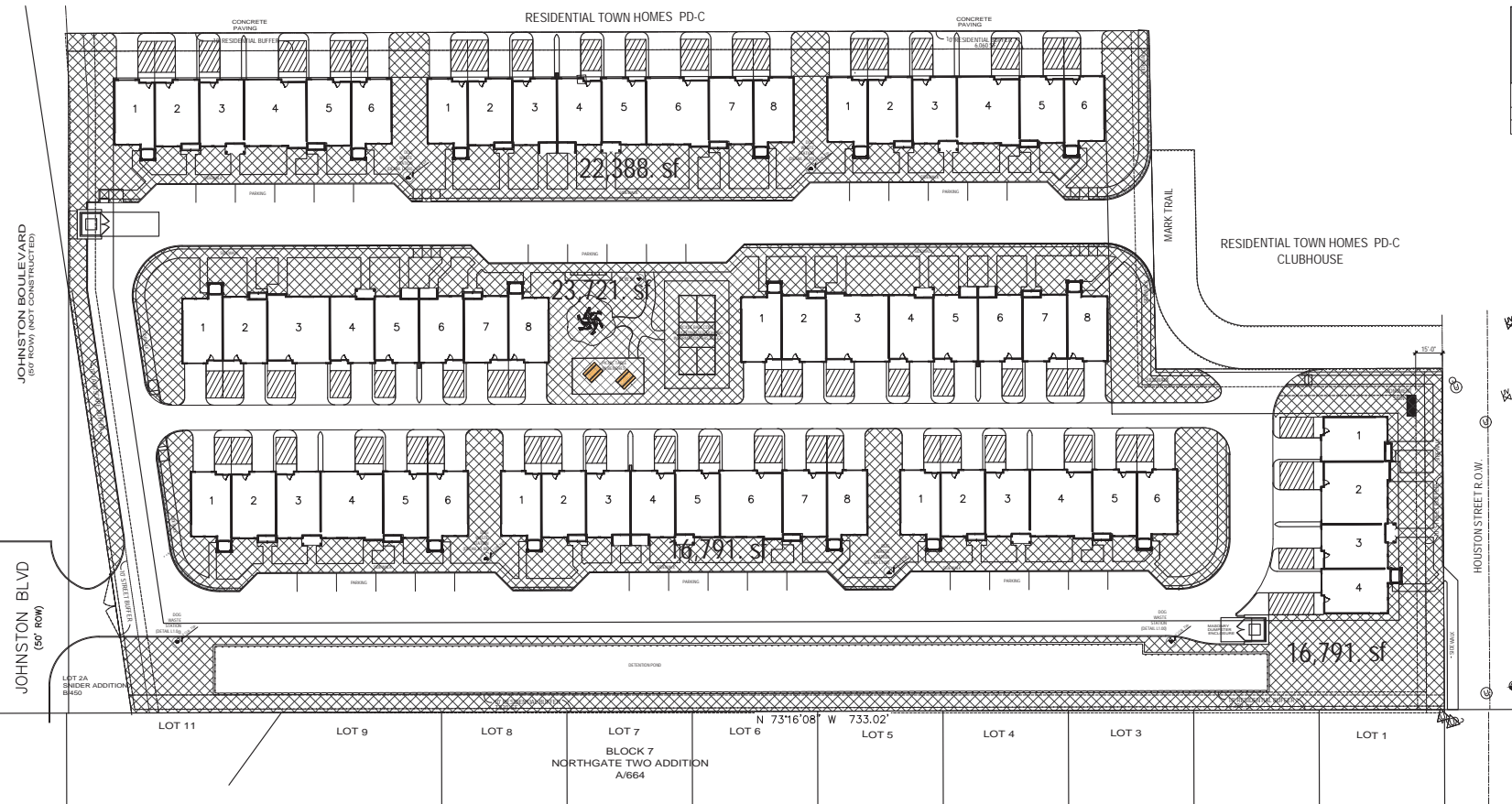
- 1) Calculations:
 - a) For efficiency and 1-bed apartments, six hundred (600) square feet is required per apartment.
 - b) For apartments with two (2) or more bedrooms, an additional three hundred (300) square feet is required per additional bedroom.
- 2) An area of common usable **space** shall have a slope not exceeding ten (10) percent, shall have no dimension of less than ten (10) feet, and may include landscaping, walls, recreational facilities, water features and decorative objects such as art work or fountains. Usable **space** shall not include: rooftop; accessory buildings; parking areas; driveways; turnaround areas; or the right-of-way or easement for streets or alleys.

16 - 1 BEDROOM UNITS
600 SF REQUIRED / UNIT
16 - TOTAL UNITS x 600 SF / UNIT = 9,600 SF

35 - 2 BEDROOM UNITS
09 - 3 BEDROOM UNITS
44 - TOTAL UNITS x 300 sf / UNIT = 13,200 SF

TOTAL REQUIRED = 22,800 SF (523 AC.)

TOTAL PROVIDED = 85,054 SF (1.95 AC.)

 DOG WASTE STATION

NORTH



SCALE: 1" = 20'

PROFESSIONAL SEAL



OWNER INFORMATION

PROJECT INFORMATION

HERITAGE SQUARE
TOWNHOMES
-PHASE 2
HOUSTON STREET
WAXAHACHIE, TX

SHEET TITLE
EXHIBIT D- USABLE OPEN SPACE
PLAN

SHEET NUMBER

L2.00

ISSUE DATE: 00.00.0000