

# Planning & Zoning Department

## Zoning Staff Report

Case: ZDC-75-2025



### MEETING DATE(S)

Planning & Zoning Commission:

July 15, 2025

City Council:

July 21, 2025

### CAPTION

**Public Hearing** on a request by Quinn Foster, Manhard Consulting, for a **Zoning Change** from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

### RECOMMENDED MOTION

*"I move to recommend approval of ZDC-75-2025, a Zoning Change request from a General Retail zoning district to a Planned Development-General Retail zoning district (Sam's Club) , subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."*

### APPLICANT REQUEST

The applicant requests approval of a Zoning Change from a Single-Family-1 (SF-1) zoning district to Planned Development-General Retail (PD-GR) zoning district to allow for the development of wholesale club grocery store (Sam's Club).

### CASE INFORMATION

*Applicant:*

Quinn Foster, Manhard Consulting

*Property Owner(s):*

Snow Peach Legacy Family Holding Spendthrift Trust

*Site Acreage:*

29.85 acres

*Current Zoning:*

Single-Family-1 (SF-1)

*Requested Zoning:*

Planned Development – General Retail (PD-GR)

### SUBJECT PROPERTY

*General Location:*

Directly north of 2400 North US Highway 77

*Parcel ID Number(s):*

189302

*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	General Retail (GR)	Undeveloped
East	Single-Family-1 (SF-1)	Undeveloped
South	Single-Family-1 (SF-1)	Tarrant Regional Water District (TRWD)
West	Commercial (C) and Planned Development – Commercial (PD-C)	Enterprise and Undeveloped

*Future Land Use Plan:*

Local Commercial and Urban Village

*Comprehensive Plan:*

*Local Commercial:* The local commercial placetype includes areas for restaurants, shops, grocery stores, offices, and personal service establishments. This placetype was incorporated to preserve the City's commercial corridors. Where appropriate, local commercial uses should be located at the intersection or frontage of major thoroughfares (60 feet or greater). The intensity of this placetype falls between neighborhood scale commercial and regional commercial. Local commercial will consist of a single or cluster of standalone office, retail or commercial buildings with an anchor. Local commercial uses should be interconnected with sidewalks to increase walkability. In addition, a shared open space comprised of a plaza or park is encouraged for multi-pad site developments.

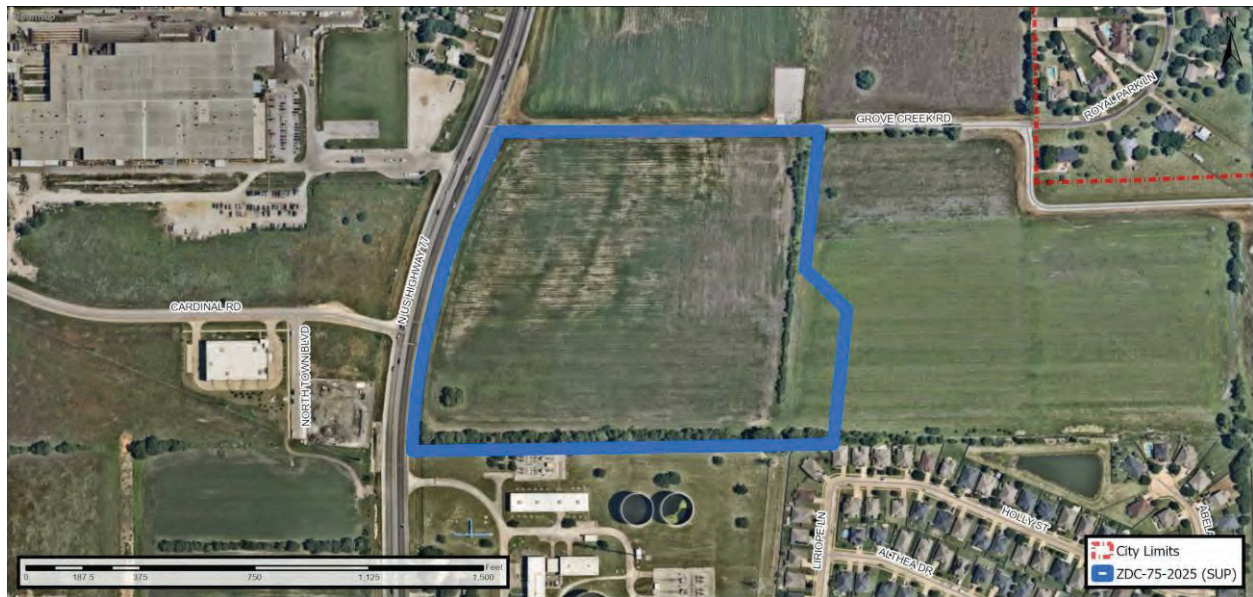
*Urban Village:* An urban village is intended to be a bustling center of activity with active streets and a focus on the pedestrian. Filled with high-yield development, it is also one of the most fiscally resilient placetypes and in the right proportion can subsidize low-value development patterns. Streets are narrow with on-street parking making the streetscape comfortable for people who inhabit and patronize the homes and businesses here. When uses which require large amounts of parking are built, parking is hidden with continuous building frontage. Commercial uses on the ground floor should have a higher proportion of glazing to create a more interesting interface between the public and private realm. Most commercial uses make sense in this area as long as the building form treats pedestrians as their principal user.

*Thoroughfare Plan:*

The subject property is accessible via North US Highway 77 which is identified as a 100' Major Arterial, Grove Creek Road which is identified as a 50' prescriptive right-of-way, and Future Cardinal Road which is identified as a 100' Minor Arterial.



*Site Image:*



**PLANNING ANALYSIS**

The applicant proposes a Planned Development – General Retail (PD-GR) zoning district to allow for development of a Sam’s Club on approximately 29.85 acres located directly north of 2400 North US Highway 77. The subject property is currently located within the Single-Family-1 (SF-1) zoning district. The proposed use of “Retail Stores & Shops” is not permitted within the current SF-1 zoning district; therefore, the applicant is proposing a zoning change to PD-GR. The applicant proposes to establish specific development standards that are appropriate for Sam’s Club and the surrounding area.

**Proposed Use:**

The Planned Development is proposed to include Sam’s Club as the primary use, along with a Fuel Station, a Propane Refill Station, Tire Center, Pick-Up area, and an Outdoor Display area as accessory uses. Sam’s Club is a membership- only retailer that offers groceries, apparel, appliances, and household goods along with tire, propane, and fuel services at each location. Typical operating hours for Sam’s Club are Monday through Saturday from 8:00am to 8:00pm, and Sunday from 10:00am to 6:00pm. The applicant anticipates up to 210 individuals to be employed by the proposed Sam’s Club.

**Accessory Uses:**

In addition to the primary retail land use of Sam’s Club, the applicant proposes development standards that allow for the following accessory uses on the subject property. It is important to note that the following uses are only permitted as accessories, meaning they are not permitted to operate as stand-alone land uses without affiliation with Sam’s Club.

- Gasoline Sales as an accessory use to the Retail Store [Sam’s Club]
- Outside Storage, limited to a tire trailer adjacent to the Tire Center area and screened accordingly, as shown on the Detailed Site Plan, as an accessory use to the Retail Store [Sam’s Club]
- Propane Refill Station, as an accessory use to the Retail Store [Sam’s Club]
- Tire Installation or Repair as an accessory use to the Retail Store [Sam’s Club]

### Site Design:

The applicant has provided a Detailed Site Plan for the subject property, which is designed around an approximately 166,000 square-foot structure that will house Sam's Club. The Detailed Site Plan also includes a detached, self-service fuel center with twelve (12) dual-sided fuel pumps, Tire and Battery Center, and a self-service propane tank exchange. The development is proposed to be situated on a single lot. The primary 165,970 square foot structure will house the Tire & Battery Center in the northwest corner of the building. An online pick-up area has also been designated on the southeastern side of the primary building.

The proposed Site Plan includes a total of 845 parking spaces, which exceeds the minimum requirement of 830 parking spaces. The site is designed to adhere to the minimum setback requirements of the General Retail (GR) zoning district. However, it is important to note that the primary building is situated approximately 648' from the nearest adjacent single-family residential lot in the Arbors at Willow Grove neighborhood located southeast of the subject property. The product loading area and trash compactor for the site are situated at the northeast corner of the primary building, which is setback approximately 900' from the nearest adjacent single-family residential lot. The trash compactor and product loading area are proposed to be screened.

### Access & Traffic:

The subject property is proposed to have a total of four (4) points of access. Three (3) access points are proposed along future Cardinal Road and one (1) access point is proposed along Grove Creek Road, as shown on the Detailed Site Plan. Notably, the Development Standards require all delivery truck traffic to leave the property using the Grove Creek exit. This development standard was added to reduce the potential for conflicts between truck and commuter vehicle traffic at the primary access points along Cardinal Road.

Cardinal Road is identified as a 100' Minor Arterial (4-Lane) on the 2023 Waxahachie Thoroughfare Plan. The applicant proposes to construct four (4) lanes of Cardinal Road beginning at the existing intersection of Cardinal Road and Highway 77 and extending to their eastern property line. The applicant proposes to install dedicated landscaped medians and turn lanes as part of the Cardinal Road construction. The City will continue the construction of four (4) lanes of Cardinal Road with dedicated landscaped medians from the developer's eastern property line to Vista Way. The majority of Grove Creek Road will remain in its existing form, parallel to the proposed Cardinal Road. The right-of-way dedication for Grove Creek Road will be provided as necessary to facilitate improvements required with the civil construction permit. The Thoroughfare Plan ultimately identifies Cardinal Road extending west to connect to Interstate 35E and the Lofland Bridge. The City is in the early stages of the planning process for the Cardinal Road extension to Interstate 35E.

The applicant has submitted a Traffic Impact Analysis (TIA) with this PD Application. The TIA evaluated the expected traffic demands of the proposed development and recommended several off-site improvements to mitigate traffic concerns for the property. The TIA is actively under review by City staff and is required to be approved prior to the development of the site. To mitigate turning conflicts at the intersection of Highway 77 and Grove Creek Road, the City has requested that the developer install a "pork chop" median at the intersection. The "pork chop" median will result in a right-out only condition for vehicles exiting the site via Grove Creek Road, meaning that vehicles will only be able to exit northbound on Highway 77. This will eliminate the current condition allowing vehicles to turn southbound across traffic onto Highway 77 from Grove Creek road. The developer has committed to installing the off-site improvements recommended by the TIA. The Detailed Site Plan reflects the design for on-site drive-aisles and Cardinal Road. Final design of remaining off-site improvements will be provided with a future Civil Construction Permit and will require TxDOT approval in addition to City approval.

#### Landscaping:

The applicant has provided a Landscape Plan (Exhibit F) that identifies the proposed landscaping for the site. The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. Notably, the applicant has clustered required landscaping along the eastern property line to provide a significant buffer between the Sam's Club store and the adjacent single-family zoned property. The proposed landscape design along the Cardinal Road extension is similar to that used for North Grove Boulevard to the south and is intended to provide an enhanced boulevard aesthetic, slow traffic traveling on Cardinal Road, and provide enhanced sound and light mitigation for activity on the subject property.

Additionally, the applicant is proposing to install a portion of the required canopy trees for the development in a landscape buffer along the southern side of the Cardinal Road extension. The landscape buffer south of the Cardinal Road extension ranges between approximately 100' and 300' in width. This large landscape buffer is intended to mitigate the impact of the Cardinal Road extension on the existing residential homes to the south of the subject property. At the closest point to the southern property line, the edge of Cardinal Road is approximately 105' from the adjacent residential property.

#### Screening:

The Waxahachie Zoning Ordinance typically requires non-residential development adjacent to single-family zoning districts to install a 6' masonry screening wall along the shared property line; but does allow for equivalent alternative screening methods. To screen the adjacent SF-1 zoning district to the east, the applicant proposes to heavily cluster canopy and understory trees along the eastern property line. The proposed design results in a variable width landscape buffer along the eastern property line that ranges from approximately 115' in width at the narrowest point to approximately 280' at its widest point. It is important to note that portions of this landscape buffer include a 100' overhead electric easement and a proposed detention pond. Staff is supportive of this alternative screening proposal due to the large size of the landscape buffer and the degree of landscaping proposed within the buffer.

#### Elevation/Façade:

The applicant has provided an Elevation/Façade Plan for all structures proposed with this development. The wholesale club structure is proposed to feature concrete masonry units (CMUs) and stucco as the primary exterior construction materials. All exterior construction materials are proposed to be painted with the standard Sam's Club palette; which features a combination of complimentary gray and blue color scheme. The primary structure meets the typical articulation requirements of the Waxahachie Zoning Ordinance. Enhanced articulation is proposed at several key locations that are accessible to customers. All roof-mounted equipment is fully screened from view by the proposed building articulation. The fuel station canopy utilizes the same color scheme as the primary structure. Exhibit B can be referenced for additional detail regarding the proposed elevations.

#### Signage:

The applicant has proposed a dedicated Signage Plan with this PD application that includes wall signage and a monument sign. The proposed monument sign is a total 252 square feet and exceeds to the typical height and size requirements of the Waxahachie Zoning Ordinance. The monument sign is proposed to feature dual gas pricers for the fuel station and Sam's Club typical logo. The proposed wall signs for the development exceed the total maximum square footage allowed by the Waxahachie Zoning Ordinance; but are consistent with recently approved signage for the Tom Thumb and BJ's Wholesale Club to the south. Due to this, staff is supportive of the proposed signage for the site. The Signage Plan can be referenced in Exhibit G below.

Photometric Plan:

The applicant has provided a Photometric Plan with this Planned Development application to demonstrate compliance with the Waxahachie Zoning Ordinance. The Photometric Plan does adhere to the requirements of the Waxahachie Lighting and Glare standards. Staff has verified that all wall-mounted and pole-mounted light fixtures are designed to be directed downward towards the site and will be equipped with shields to further mitigate light trespass on adjacent properties.

Detention & Utilities:

The applicant has designed the Site Plan for the property to include two dedicated detention areas. The design of the detention areas will be fully reviewed and approved with a future Civil Construction Permit to ensure they fully mitigate additional runoff created by the development. The applicant is required to extend public water and sanitary sewer lines across the subject property. The applicant has accounted for these extensions on the proposed Site Plan. Utility improvements are also required to be fully reviewed and approved with a future Civil Construction Permit.

Phasing:

The applicant proposes to develop the subject property as a single lot and in a single phase. Once development commences, the applicant anticipates construction to be completed between 8 and 18-months.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 48 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

**PUBLIC NOTIFICATION RESPONSES**

Staff has received six (6) letters of support and three (3) letters of opposition for the PD request.

**RECOMMENDATION**

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

Conditions:

1. A mutually agreed upon Development Agreement shall be required for the development, and shall be executed within ninety (90) calendar days
2. The property owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit F - Landscape Plan and maintain the required landscaping at all times. The property owner shall maintain all landscaping located within the right-of-way as shown on Exhibit F.
3. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in the development shall conform with the Building Materials/Elevations (Exhibit B).
4. All exterior lighting, including accent and security lighting, shall maintain compliance with the Lighting & Glare Standards of Section 6.03 of the Waxahachie Zoning Ordinance.
5. Use of chain-link fencing shall be prohibited on the subject property.
6. A 6' masonry screening wall shall be erected to screen the proposed loading docks on the east side of the Sam's Club building.
7. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.

### **APPLICANT REQUIREMENTS**

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
  - a. If comments were not satisfied, then applicant will be notified to make corrections.
  - b. If all comments satisfied, applicant shall provide a set of drawings that incorporate all comments.

### **ATTACHED EXHIBITS**

1. Public Notification Responses
2. Location Map – Exhibit A
3. Building Materials/Elevations – Exhibit B
4. Planned Development Standards – Exhibit C
5. Operational Plan – Exhibit D
6. Detailed Site Plan - Exhibit E
7. Landscape Plan – Exhibit F
8. Signage Plan – Exhibit G
9. Photometric Plan – Exhibit H

### **STAFF CONTACT INFORMATION**

*Prepared by:*

Oanh Vu

Senior Planner

[Oanh.vu@waxahachie.com](mailto:Oanh.vu@waxahachie.com)

*Reviewed by:*

Trenton Robertson, AICP

Senior Director of Planning

[trenton.robertson@waxahachie.com](mailto:trenton.robertson@waxahachie.com)





City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-75-2025

**SNOW PEACH LEGACY FAMILY HOLDING SPENDTHRIFT TRUST**  
3710 Beverly Ln  
Arlington, TX 76015-3821

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 Quinn Foster, Manhard Consulting, for a **Zoning Change** from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

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](mailto:Planning@Waxahachie.com) for additional information on this request.

Case Number: ZDC-75-2025

City Reference: 189302

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](mailto: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:

*Great for residents to go shopping & the tax revenue will help city prosper.*

Signature

*Anh Dao, Land owner*  
Printed Name and Title

Date

*6/27/25*  
*3710 Beverly Ln*  
*Arlington, TX 76015*  
Address





City of Waxahachie, Texas  
 Notice of Public Hearing  
 Case Number: ZDC-75-2025



**SNOW PEACH LEGACY FAMILY HOLDING SPENDTHRIFT TRUST**  
**3710 Beverly Ln**  
**Arlington, TX 76015-3821**

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Case Number: ZDC-75-2025

City Reference: 194279

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](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

Comments: ☒ SUPPORT ☐ OPPOSE  
Great to have more retail stores

[Signature]  
 Signature  
Anh Dao, Land owner  
 Printed Name and Title

6/27/25  
 Date  
3710 Beverly Ln.  
Arlington TX 76015  
 Address





City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-75-2025

**SNOW PEACH LEGACY FAMILY HOLDING TTEE ANH DUY DAO**  
**3710 BEVERLY LN**  
**ARLINGTON, TX 76015**

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Case Number: ZDC-75-2025

City Reference: 180378

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☒ SUPPORT

☐ OPPOSE

Comments:

*Retail / Commercial always great for city, more tax revenue to help city grow.*

Signature

Printed Name and Title

Date

Address

*6/27/25*

*3710 Beverly Ln  
Arlington TX 76015*

Venissat, Michelle

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**From:** Sara Kulzer <kulzer.sara@gmail.com>  
**Sent:** Wednesday, July 2, 2025 6:34 AM  
**To:** Planning  
**Subject:** Case ZDC-75-2025

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

Dear Members of the Town Planning Committee,

I am writing as a concerned citizen to formally express my opposition to the proposed construction of a second wholesale general merchandise club within close proximity to the one currently under construction.

While I understand the potential economic benefits such developments may bring, the cumulative impact of two large-scale retail facilities in such a confined area raises significant concerns that I urge the committee to consider carefully:

### **1. Increased Traffic Congestion**

The addition of another high-traffic retail destination will undoubtedly strain our local roadways. The current infrastructure is already under pressure, and the influx of delivery trucks, employee vehicles, and customer traffic will exacerbate congestion, increase commute times, and elevate the risk of accidents—particularly near residential neighborhoods and school zones.

### **2. Community Impact**

The presence of two wholesale clubs in such close proximity may disrupt the character of our community. Smaller local businesses could suffer, and the increased commercial footprint may erode the sense of neighborhood cohesion that Waxahachie residents value. This development risks turning our community into a commercial corridor rather than a livable, family-friendly environment.

### **3. Soil Conservation and Environmental Degradation**

Large-scale construction and paving for parking lots can lead to significant soil erosion and compaction, reducing the land's natural ability to absorb rainwater. This not only affects local vegetation and wildlife but also contributes to increased runoff and potential flooding in surrounding areas.

### **4. Water Distribution and Resource Strain**

Two massive retail facilities will place a considerable burden on our local water supply and distribution systems. From landscaping to sanitation and cooling systems, the water demand will rise sharply, potentially affecting availability and pressure for nearby residential areas.

### **5. Access and Safety for Nearby Neighborhoods**

The proposed location, in conjunction with the existing site, may limit safe and convenient access to nearby neighborhoods. Increased traffic and commercial activity can create bottlenecks and reduce the quality of life for residents who rely on these routes for daily travel.

In light of these concerns, I respectfully urge the committee to reconsider the approval of this second wholesale club. I believe that a more balanced approach to development—one that prioritizes sustainability,

### Items 17 & 18

community well-being, and long-term urban planning—would better serve the interests of Waxahachie's residents.

Thank you for your time and consideration.

Sincerely,

Sara

--

Thank you,  
Sara Kulzer

956-559-0963







City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-75-2025



WRAY JOHN C  
PO BOX 717  
WAXAHACHIE, TX 75168-0717

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Case Number: ZDC-75-2025

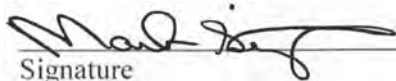
City Reference: 189374

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☒ SUPPORT

☐ OPPOSE

Comments:

  
Signature

07/02/2025  
Date

Mark Singleton, President/CEO  
Printed Name and Title

P.O. Box 717, Waxahachie  
Address  
75168



**City of Waxahachie, Texas**  
**Notice of Public Hearing**  
**Case Number: ZDC-75-2025**



**JAMES HARDIE BUILDING PRODUCTS INC**  
**2425 HIGHWAY 77 N**  
**WAXAHACHIE, TX 75165**

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Case Number: ZDC-75-2025

City Reference: 289478

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☒ SUPPORT

☐ OPPOSE

Comments:

*See comments in email.*

*Alex Wetters*  
 Signature

*Alex Wetters - Controller*  
 Printed Name and Title

*7/3/25*  
 Date

*2425 N Hwy 77*  
 Address

**Venissat, Michelle**

---

**From:** Alex Wetters <Alex.Wetters@jameshardie.com>  
**Sent:** Thursday, July 3, 2025 8:22 AM  
**To:** Planning  
**Cc:** Brian Billingsley; Brian Quina  
**Subject:** James Hardie - ZDC-75-2025 Response  
**Attachments:** 2763\_001.pdf

Some people who received this message don't often get email from alex.wetters@jameshardie.com. [Learn why this is important](#)  
Hello,

Please see attached support for proposed zoning change. Our comments are below.

We want to share that James Hardie has active plans underway to relocate our main entrance from Highway 77 to Cardinal Road. This change is part of our ongoing commitment to improving traffic flow and safety in the area. We anticipate this project will be completed by Q4 of 2026.

In reviewing the proposed development, we do have a few questions and requests for clarification:

1. Entrance to Sam's Club: Could you please confirm the planned location of the new Sam's Club entrance? If it is expected to be at or near the Cardinal Road intersection, we respectfully request that a traffic impact study be conducted to ensure the intersection can safely accommodate the anticipated increase in traffic volumes, including both commercial and employee vehicles.
2. Utility Impacts: We would also appreciate confirmation on whether any construction related to this development is expected to impact our utilities. If so, we request advanced notice to help us mitigate potential disruptions to our operations.

We look forward to continued collaboration with the city to ensure this development benefits the entire community and supports safe, efficient infrastructure planning.

Thanks,

**Alex Wetters**  
**Plant Controller – Waxahachie**



**James Hardie Building Products Inc.**

**M: (214) 463-8195**  
2425 N Highway 77  
Waxahachie, TX 75165

[www.jameshardie.com](http://www.jameshardie.com)

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Please consider the environment before printing this email

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RECEIVED JUL 08 2025

Case Number: ZDC-75-2025

Items 17 & 18

City Reference: 154365

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

RECEIVED JUL 08 2025

Comments:

Decrease property value, severe traffic problems,  
noise, detention center in heavily residential  
area.

Thomas / Rebecca O'Neal  
Signature

7/4/2025  
Date

Thomas / Rebecca O'Neal  
Printed Name and Title  
Owners

100 Royal Park LN.  
Address





City of Waxahachie, Texas  
 Notice of Public Hearing  
 Case Number: ZDC-75-2025

**WALLS TARRIS & LETINA**  
**105 Holly St**  
**Waxahachie, TX 75165-7871**

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 Quinn Foster, Manhard Consulting, for a **Zoning Change** from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

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](mailto:Planning@Waxahachie.com) for additional information on this request.

Case Number: ZDC-75-2025

City Reference: 241696

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](mailto: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:

Noise/sound barrier fence installed? impact to home values?  
 How will the ponds/creek be addressed?

Letina Walls  
 Signature

7/14/2025  
 Date

Letina Walls, Resident  
 Printed Name and Title

105 Holly Street, 75165  
 Address





City of Waxahachie, Texas  
 Notice of Public Hearing  
 Case Number: ZDC-75-2025

MARKLE JAMES C & JO ELLEN E  
 102 HOLLY ST  
 WAXAHACHIE, TX 75165-7870

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Case Number: ZDC-75-2025

City Reference: 241651

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](mailto: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:

Already have a B.J.'s coming. Do not need any more at this time

*[Signature]*  
 Signature

*7/9/2025*  
 Date

Printed Name and Title

James C & Jo Ellen E Markle

102 Holly St, Waxahachie, Tx  
 Address

75165









EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Items 17 & 18



1 CORNER VESTIBULE  
NOT TO SCALE



WAXAHACHIE, TX - Renders

06/06/25

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspections, materials, or final design detailing.

Items 17 & 18



EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Items 17 & 18

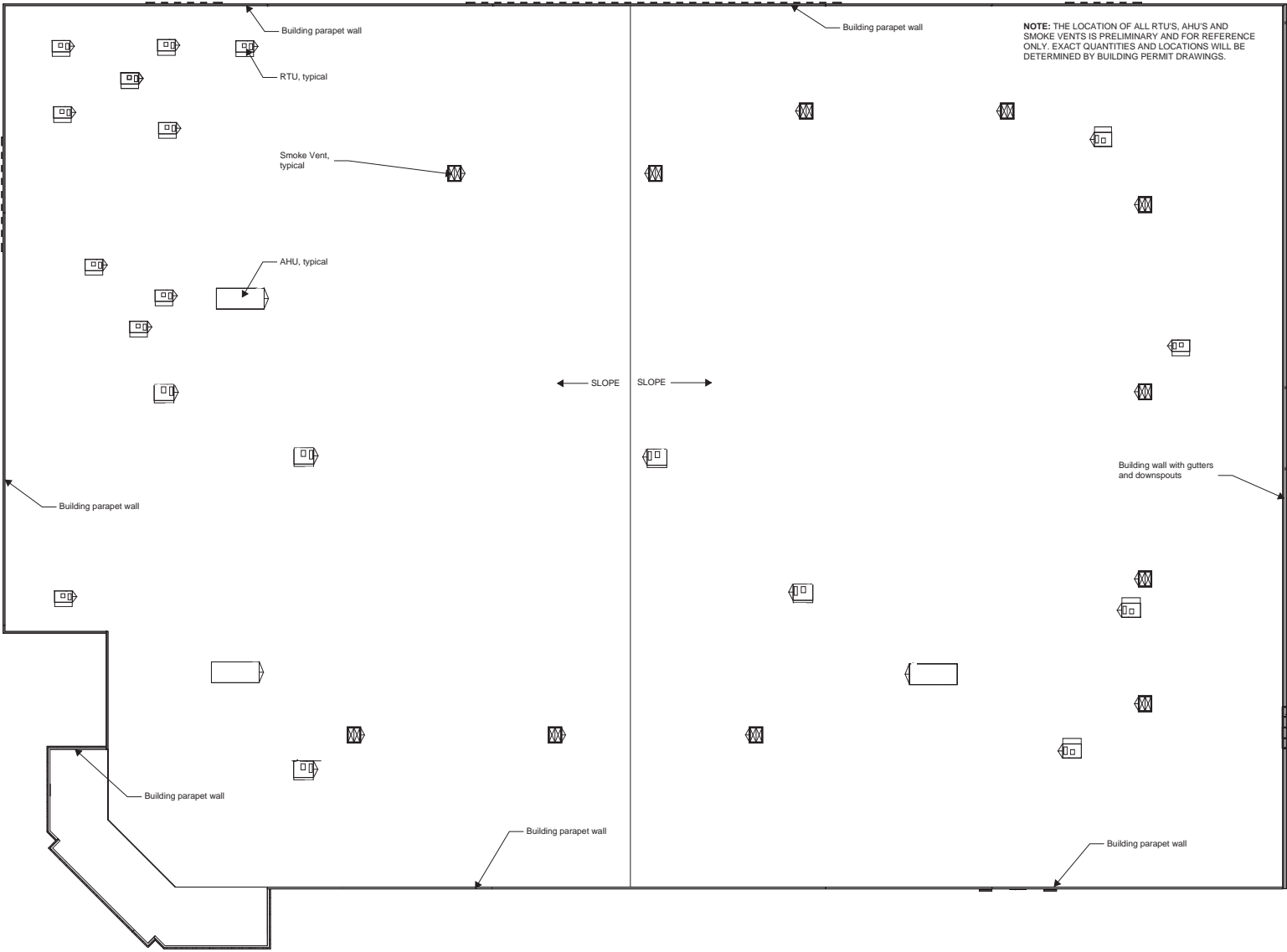
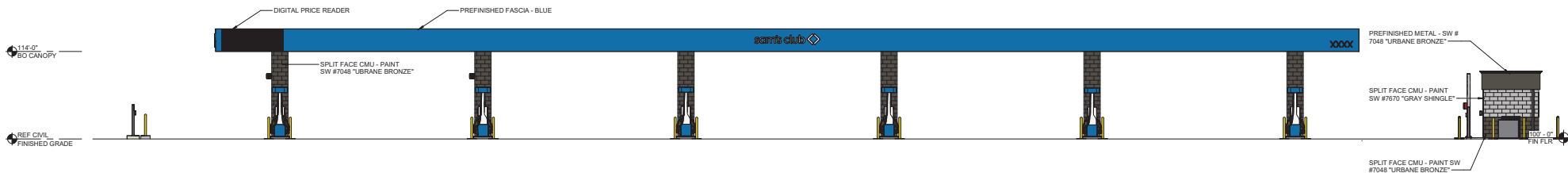


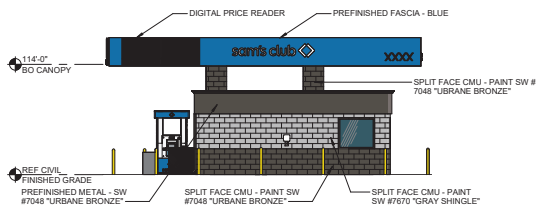


EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

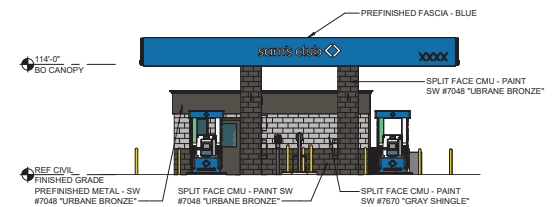
Items 17 & 18



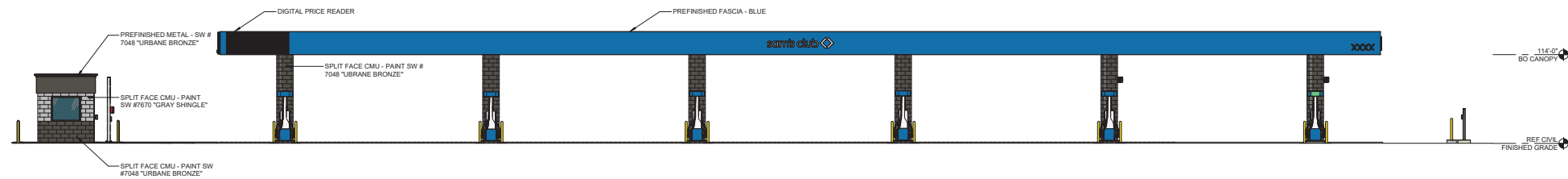
4 SOUTH ELEVATION  
1/8" = 1'-0"



3 EAST ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"



1 NORTH ELEVATION  
1/8" = 1'-0"

EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN

Items 17 & 18



Best Block South Texas #6 Grey Granite



Best Block South Texas #7 Burnt Umber



Best Block South Texas #8 Charcoal



Paint  
Sherwin Williams  
SW 7668 March Wind



Paint  
Sherwin Williams  
SW 7670 Gray Shingle



Paint  
Sherwin Williams  
SW 7048 Urbane Bronze



Paint  
Sherwin Williams  
SW 6959 Blue Chip



Civil Engineering  
Surveying  
Water Resources Management  
Construction Management  
Landscape Architecture  
Land Planning

**Preliminary PD Draft – Sam’s Club at N Hwy 77 & Grove Creek Rd**

**1. Purpose and Intent**

This Planned Development (PD) is intended to facilitate the development of two parcels totaling approximately 56.90 acres for a membership-only retail store (Sam’s Club), along with supporting uses including a fuel station, tire and battery center, and associated site improvements. The development is strategically located at the southeast corner of North Highway 77 and Grove Creek Road, bisected by the future Cardinal Road thoroughfare.

**2. Land Use Summary**

- Total Area: ±56.90 acres (PD-GR: 29.85 AC)
- Proposed Uses:
  - Membership-based retail warehouse (Sam’s Club)
  - Fuel Station with multiple pump islands and canopy
  - Tire and Battery Center (TBC)
  - Associated surface parking and loading areas
  - Internal drive aisles and pedestrian circulation
  - Off-site roadway and infrastructure improvements as needed

**3. Zoning & Development Standards**

- Base Zoning:
  - Existing: SF (Single-Family)
  - Proposed:
    - PD-GR: 29.85 AC
    - Remainder to remain SF: 27.05 AC

Development to adhere to the standards outlined herein and in the accompanying exhibits, unless otherwise specified.

**4. Access and Circulation**

- Primary access from future Cardinal Road and Grove Creek Road
- Cardinal Road to bisect the development, providing enhanced connectivity
- Internal private driveways and shared access easements to support traffic circulation and emergency access

## 5. Architectural and Site Design

- Building elevations, signage, and site layout to be consistent with national Sam's Club standards and adapted to local requirements
- Screening and landscaping to be provided per city code and PD exhibits

## 6. Phasing

- Initial phase to include primary retail building, fuel station, and TBC
- Future phases may include additional pad sites or infrastructure improvements (if applicable)

## Sam's Club – Waxahachie, Texas site – PD Standards/Amendment Requests

### Purpose and Intent

The purpose of this Planned Development is to allow General Retail uses with a membership- only wholesale club with accessory member-only fuel pumps, a propane filling station, tire and battery center. The Planned Development establishes appropriate restrictions and development controls necessary to predict the development of land, safe and efficient vehicular and pedestrian traffic, and appropriate design standards.

### Development Standards

All development on land located within the boundaries of this Planned Development shall adhere to the rules set forth in this ordinance. The locations of the building, fuel canopy, propane filling station, tire center, driveways, parking, and screening shall substantially conform to the locations shown on the approved Exhibit A, "Detailed Site Plan", Exhibit B, "Building Material/Elevations", Exhibit C, "Signage Plan", and Exhibit D, "Landscape Plan".

### Development Regulations

1. The development shall conform as approved by the City Council under case number ZDC-000075-2025.
2. All materials, location of materials, and percentage of materials for the building shall be generally consistent with the Building Elevations (Exhibit B).
3. All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
4. The development shall maintain compliance with all Federal, State, and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie and City of Waxahachie Zoning Ordinance.
5. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance shall generally conform to those requirements and/or standards prescribed in the Detailed Site Plan, Building Elevations, and Landscape Plan. Where regulations are not specified in the Detailed Site Plan, Building Elevations, and Landscape Plan, in this Ordinance, the regulations of the General Retail zoning district of the City of Waxahachie zoning ordinance shall apply to this development.

## Planned Development Standards

### *I Purpose and Intent*

The development plan is for General Retail uses with accessory member-only fuel pumps, a propane filling station, tire and battery center accessory to a membership-only wholesale club. The development is designed to facilitate a quality store while respecting nearby residential uses. The development has been designed to be properly screened from adjacent residences, provide robust landscaping throughout the site, and provide efficient vehicular and pedestrian mobility to and from the site.

### *II Land Uses*

The following uses shall be allowed by right:

- Uses permitted in the General Retail District
- Retail Stores and Shops (including the approximate 166,000-square-foot Wholesale Club as shown in the supporting Exhibits)
- Gasoline Sales as an accessory use to the Retail Store [Wholesale Club]
- Outside Storage, limited to a tire trailer adjacent to the Tire Center area and screened accordingly, as shown on the Detailed Site Plan, as an accessory use to the Retail Store [Wholesale Club]
- Propane Refill Station, as an accessory use to the Retail Store [Wholesale Club]
- Tire Installation or Repair as an accessory use to the Retail Store [Wholesale Club]

Unless otherwise outlined in these development standards, use requirements and design guidelines shall default to the General Retail District base zoning. The permitted uses on the property shall include the uses of its respective General Retail base zoning uses in addition to the above itemized uses. This Planned Development shall be limited to the Detailed Site Plan and subsequent regulations for gasoline sales accessory to the Retail (Wholesale Club) use.

#### **Retail Store and Shops**

Retail Stores and Shops, as defined in the Waxahachie Zoning Ordinance, are allowed on the Property per the base General Retail District zoning. This includes the approximate 166,000 square-foot membership-only wholesale club as shown in the supporting Exhibits and accessory uses including gasoline sales, tire installation or repair, and propane filling station. The club provides services including, but not limited to, fresh foods, produce, a full-service deli, fresh bakery, apparel, small appliances, and household essentials.

#### **Gasoline Sales**

Gasoline sales are a permitted accessory use to the Retail (Wholesale Club) use, though not a required component. As shown on the Detailed Site Plan, the fuel station will include twelve (12) double-sided, self-service fuel pumps intended for use by club members only. A staffed convenience kiosk is also included. To provide operational flexibility, the fuel station is being entitled as an automated, unattended facility with the capability for 24-hour operation.

**Propane Refill Station**

The propane tank exchange station, as depicted on the Detailed Site Plan, is an allowed accessory use to the primary Retail (Wholesale Club) operation. This facility offers a self-service propane tank exchange, enabling customers to swap their empty 20 lb. propane cylinders for pre-filled ones at their convenience. The exchange station operates independently, without the need for on-site staff assistance, and is accessible during the store's operating hours. All payment transactions for the propane exchange are conducted through the self-service kiosk integrated into the exchange unit. The propane tank exchange station shall comply with all applicable safety standards and regulations, including the 2021 International Fire Code (IFC), National Fire Protection Association (NFPA) 58, and the International Fuel Gas Code

**The Tire & Battery Center**

The Tire & Battery Center is a permitted accessory use to the Retail Store (Wholesale Club). The center provides tire and battery sales, along with installation services for passenger vehicles, including automobiles and pickup trucks. Services are limited to tire mounting, balancing, repair, battery testing, and replacement. No other automotive repairs or services, as defined under "Auto Repair, Minor" or "Automotive Care Center" in the Waxahachie Zoning Ordinance, are permitted.

***III Area and Height Regulations (density, lot area, width, depth, coverage, yard depths and widths, height)***

Maximum Lot Coverage, Minimum Lot Width, Minimum Lot Area, Minimum Lot Depth, Yard Depths (Setbacks), and Building Height shall follow the General Retail zoning district standards in the Waxahachie Zoning Ordinance.

Regulation	General Retail Requirement	Proposed Variance
Maximum Lot Coverage	40%	-
Minimum Lot Width	60 feet	-
Minimum Lot Area	7,000 square feet	-
Minimum Lot Depth	100 feet	-
Front Yard Setback	40 feet	-
Side Yard Setback	20 feet	-
Rear Yard Setback	20 feet (25 feet if adjacent to residential)	-
Maximum Building Height	2 stories	-
Monument Sign Area	125 square feet	252 square feet

## IV Building Elevations

Building elevations are provided in **Exhibit B** and reflect the design intent, building massing, and architectural character of the proposed Retail Store (Wholesale Club). The final building shall generally conform to the design, materials, articulation, and color palette shown in Exhibit E.

### A. Screening Standards

The following materials shall be used on all primary elevations, with variations in percentage based on building orientation. The building will use integrally colored split-face CMU in lieu of painted smooth-face CMU. The CMU will match the color palette of the prototype design, with final material selection to closely align with Sam's Club standards.

- Primary façade material: Integrally colored split-face CMU (not painted) in colors equivalents
  - Best Block South Texas #6 Grey Granite (equivalent to SW 7668 March Wind)
  - Best Block South Texas #8 Charcoal (equivalent to SW 7670 Gray Shingle)
  - Best Block South Texas #7 Burnt Umber (equivalent to SW 7048 Urbane Bronze)
- Accent material: Stucco (EIFS or comparable) to match SW 7668 "March Wind" and SW 6959 "Blue Chip"
- Trim and details: Painted metal cornices, cap flashing, and doors in SW 7048 "Urbane Bronze"
- Glazing: Limited storefront-style windows at the front (vestibule/corner entry)
- Other: Sectional overhead doors (white), bollard sleeves (blue), and H.M. service doors painted to match the primary palette

### B. Articulation Requirements

- To provide visual relief and meet City of Waxahachie articulation requirements, the following architectural offsets shall apply:
- Maximum uninterrupted wall plane shall not exceed three times the wall height (29'-4") without a required architectural offset.
- Offset depth and height: Minimum 9.75' vertical articulation required; project provides minimum 18'-0" offset heights
- Offset length: Minimum 25% of wall length required; project provides between 136'-5" and 183'-4" on key elevations

Elevation	Max Wall Height	Required Offset Height	Offset Height Provided	Required Offset Length	Offset Length Provided
West (Front)	29'-4"	9.75'	18'-0"	123.25'	183'-4"
East (Rear)	29'-4"	9.75'	18'-0"	123.25'	136'-5"
South (Side)	29'-4"	9.75'	18'-0"	85.25'	124'
North (Side)	29'-4"	9.75'	18'-0"	85.25'	88'





### C. Color Strategy

- Best Block South Texas #6 Grey Granite (equivalent to SW 7668 March Wind)
- Best Block South Texas #8 Charcoal (equivalent to SW 7670 Gray Shingle)
- Best Block South Texas #7 Burnt Umber (equivalent to SW 7048 Urbane Bronze)

## V *Parking and Loading*

In accordance with the Waxahachie Zoning Ordinance, 1 parking space per 200 square feet is required for the Retail Store (wholesale club), and 1 parking space per 3 gas pumps, up to 8 nozzles on 2 sides, is required for the Gasoline Sales. The designated loading area for heavy-load vehicles is limited to the general location shown in the Detailed Site Plan.

Truck traffic may enter the site via the adjacent thoroughfare or Grove Creek Road; however, delivery trucks are restricted from exiting onto the thoroughfare (proposed future Cardinal Road) and must exit via Grove Creek Road. All loading and unloading must occur within the designated loading zone.

No parking or loading within any fire lane is permitted at any time.

## VI *Access*

Driveways shall be provided as generally shown in the Detailed Site Plan.

Sidewalks shall be constructed along the perimeter of the property adjacent to (future) Cardinal Road, US Highway 77, and Grove Creek Road. The sidewalk along Cardinal Road shall be a minimum of eight (8) feet wide to align with the City's Comprehensive Plan, while sidewalks along US Highway 77 and Grove Creek Road shall be a minimum of six (6) feet wide.

## VII *Landscaping and Screening*

Landscaping shall be generally provided as shown in the Landscape Plan (Exhibit D). The proposed development includes a robust landscape program that meets and exceeds City of Waxahachie code requirements. The following quantities are provided throughout the site:

- Interior Canopy Trees: 166 trees
- Ornamental/Understory Trees: 334 trees
- Shrubs: 1,186 shrubs
- Ground Cover: 12,875 square feet
- Seasonal Color: 1,659 square feet

Street trees are provided along all street frontages in compliance with the required spacing (1 tree per 30 linear feet):

- US Hwy 77: 37 trees required, 37 provided
- Grove Creek Rd: 35 trees required, 35 provided
- Cardinal Rd: 93 trees required, 93 provided

In accordance with the Waxahachie landscape code, interior landscaping is required to equal 50% of the building's floor area (166,000 SF), totaling 83,000 square feet. The project provides 412,357 square feet of interior landscaping, significantly exceeding this requirement. A minimum of 75% (62,250 square feet) of this required landscaping shall be located between the building and the interior edge of buffer yards, and adjacent to the building where practical.

The project also complies with all parking lot landscape standards based on 844 total parking spaces, including:

- A minimum of one landscape island (minimum 10 feet wide) for every two parking bays
- Placement of shade trees such that no parking space is located more than 64 feet from a tree
- 25,350 square feet of required landscape area; 27,082 square feet provided
- 104 large canopy trees required (2 trees per 500 SF of required landscape area); 103 trees provided
- 507 shrubs required (10 shrubs per 500 SF of required landscape area); 512 shrubs provided

#### Additional Landscape Standards

- All planting areas (excluding turf and seeded areas) will be mulched with 3" of undyed shredded wood mulch over landscape fabric
- Root barriers will be installed adjacent to all trees within 5 feet of paving or utilities
- All irrigation will be automatic and designed for water conservation, with hydrozones, matched precipitation rates, and rain sensors
- All non-turf planted areas will be drip irrigated; turf areas will utilize spray or rotor heads with 100% head-to-head coverage

## *VIII Signage*

Signage shall comply with the following standards. Where the following standards and the included signage elevations in Exhibit C are silent, signage shall otherwise comply with the standards in the Waxahachie Zoning Ordinance.

#### **Freestanding Signs:**

The design of the freestanding monument sign, as shown on Exhibit C, shall conform to the following standards:

Maximum size: 252 square feet

Maximum height: 13 feet measured from grade

Setbacks: 15 feet from street right-of-way

#### **Wall Signs:**

A maximum of six (6) wall signs, with a combined total of 540 square feet, are allowed. The wall signs shall generally conform to the signage elevations as shown in Exhibit C. The site will contain nine (9) wall signs with a total area of 275.69 sq.ft.

# EXHIBIT C - PLANNED DEVELOPMENT STANDARDS



## Items 17 & 18

### Canopy Signs:

The square footage for signage on the canopy structure shall not exceed 10% of the area of the face of the canopy elevation. Canopy area = 1,657.58 square feet. 165.76 square feet of signage allowed.

Three (3) fuel canopy pricing signs (approximately 17.33 square feet each) are allowed on the north and south elevations (with a total of 6 fuel canopy pricing signs), as shown on the Signage Elevations (Exhibit C).

Total allowed (including canopy pricing signs): 165.76 square feet

## *IX Lighting*

All building and site lighting shall be shielded down, away from adjacent residential lots. All lighting shall meet Section 6.03 of the Waxahachie Zoning Code requirements for intensity and glare.

## *X Detention*

The detention system provided is designed to mitigate for stormwater runoff from the development. Maintenance and upkeep of the detention system and this lot shall be dictated through a private declaration of easements, conditions, covenants, and restrictions.

## *XI Maintenance*

The property owner is responsible for all maintenance on the Property including the building(s), screening walls, landscaping, irrigation, private water and private sewer lines, parking areas, detention areas, and signage.

## *XII Project Phasing & Schedule*

The development shall occur in one phase. Construction will include all public and private improvements shown on the approved construction plans. It is anticipated that construction will take an estimated 8 - 18 months to complete.



Civil Engineering  
Surveying  
Water Resources Management  
Construction Management  
Environmental Consulting  
Land Planning

Operational Plan for Case: ZDC-75-2025

Proposed Hours of Operation:

Club

- Monday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Tuesday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Wednesday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Thursday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Friday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Saturday: 9:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 9:00 a.m.)
- Sunday: 10:00 a.m. - 6:00 p.m. (No early hours for Plus members)

Fuel

- Monday – Sunday: 24 hours a day

Number of Employees:

- 210 Employees

Compatibility with Adjoining Uses:

Per the City of Waxahachie Future Land Use Map/Plan, dated March 6, 2023, the subject property is designated as Local Commercial, which supports retail and service uses such as warehouse clubs. The site is adjacent to areas designated as Urban Village, intended to encourage higher-density, walkable mixed-use development. The proposed Sam’s Club aligns with the intended commercial character of the area and complements nearby urban village growth.

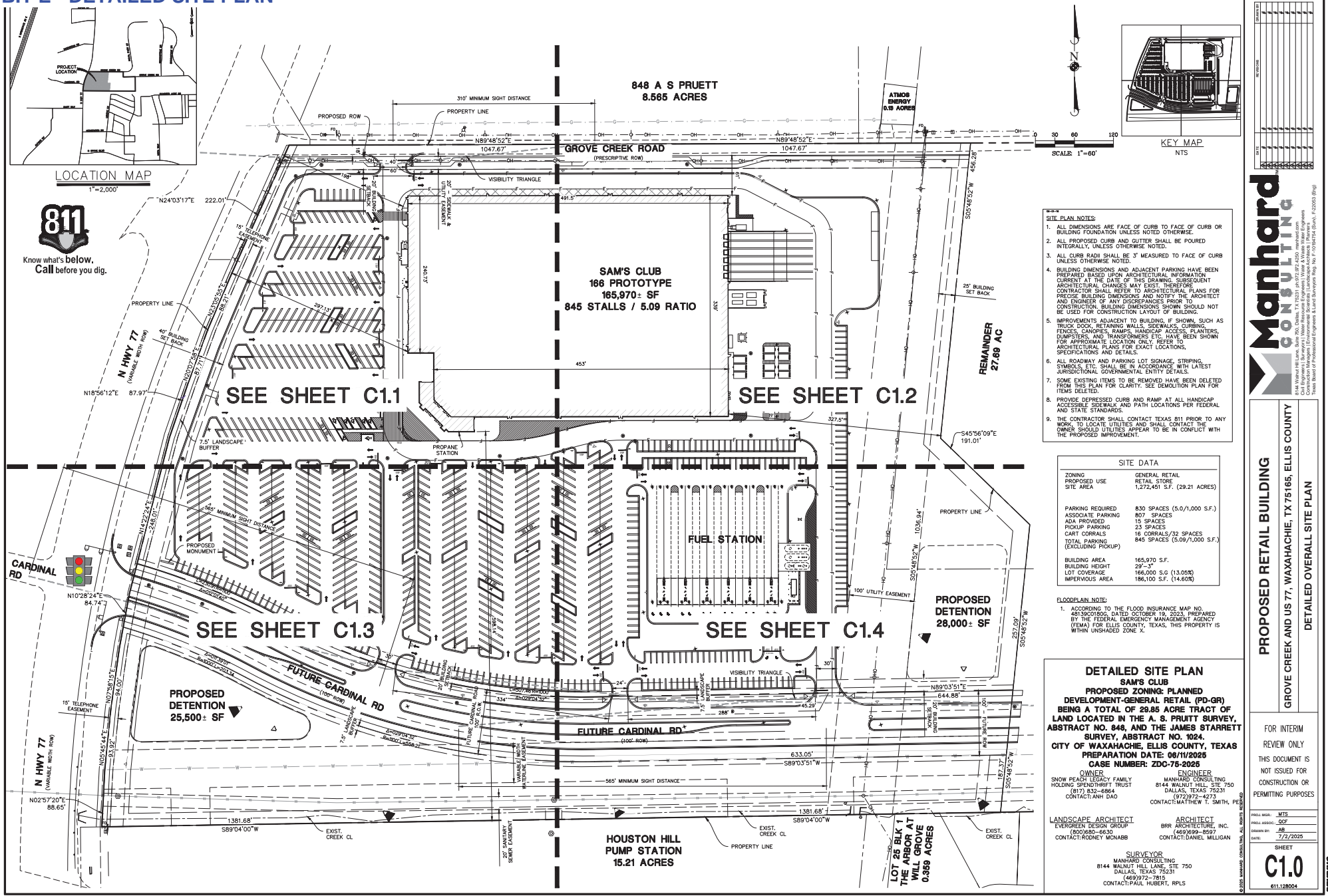
Business Plan:

The Sam’s Club store will operate on a membership-based model, offering two tiers, Club and Plus, with distinct benefits to attract both individual and business members seeking value on bulk purchases. Beyond its core merchandise, the store will offer a comprehensive suite of ancillary services designed to enhance convenience and savings for its members. These will include financial tools like Sam’s Club Credit, health and wellness offerings such as an Optical Center and Pharmacy, and automotive care at its Tire & Battery Center and Fuel Station. Additionally, specific business services, like cash rewards and exclusive fuel savings, will be tailored to support its commercial clientele.



EXHIBIT E - DETAILED SITE PLAN

Items 17 & 18



- SITE PLAN NOTES:**
1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
  2. ALL PROPOSED CURB AND GUTTER SHALL BE POURED INTEGRALLY, UNLESS OTHERWISE NOTED.
  3. ALL CURB RADI SHALL BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
  4. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
  5. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC., HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
  6. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPPING, SYMBOLS, ETC., SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
  7. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
  8. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
  9. THE CONTRACTOR SHALL CONTACT TEXAS 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.

SITE DATA	
ZONING	GENERAL RETAIL
PROPOSED USE	RETAIL STORE
SITE AREA	1,272,451 S.F. (29.21 ACRES)
PARKING REQUIRED	830 SPACES (5.0/1,000 S.F.)
ASSOCIATE PARKING	807 SPACES
ADA PROVIDED	15 SPACES
PICKUP PARKING	23 SPACES
CART CORRAIS	16 CORRAIS/32 SPACES
TOTAL PARKING (EXCLUDING PICKUP)	845 SPACES (5.09/1,000 S.F.)
BUILDING AREA	165,970 S.F.
BUILDING HEIGHT	29'-3"
LOT COVERAGE	166,000 S.F. (13.05%)
IMPERVIOUS AREA	186,100 S.F. (14.60%)

**FLOODPLAIN NOTE:**

1. ACCORDING TO THE FLOOD INSURANCE MAP NO. 18138C01000, DATED OCTOBER 19, 2023, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ELLIS COUNTY, TEXAS, THIS PROPERTY IS WITHIN UNSHADED ZONE X.

**DETAILED SITE PLAN**

**SAM'S CLUB**

**PROPOSED ZONING: PLANNED DEVELOPMENT-GENERAL RETAIL (PD-GR)**

**BEING A TOTAL OF 29.85 ACRE TRACT OF LAND LOCATED IN THE A. S. PRUETT SURVEY, ABSTRACT NO. 848, AND THE JAMES STARRETT SURVEY, ABSTRACT NO. 1024.**

**CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS**

**PREPARATION DATE: 06/10/2025**

**CASE NUMBER: ZDC-75-2026**

**OWNER:** SNOW PEACH LEGACY FAMILY HOLDING SPDRTHTRIT TRUST (817) 832-6864 CONTACT: ANH DAO

**ENGINEER:** MANHARD CONSULTING 8144 WALNUT HILL, STE. 750 DALLAS, TEXAS 75231 (972) 972-4213 CONTACT: MATTHEW T. SMITH, P.E.

**LANDSCAPE ARCHITECT:** EVERGREEN DESIGN GROUP (800) 680-6630 CONTACT: RODNEY MCNABB

**ARCHITECT:** BRR ARCHITECTURE, INC. (469) 999-8597 CONTACT: DANIEL MULLIGAN

**SURVEYOR:** MANHARD CONSULTING 8144 WALNUT HILL LANE, STE 750 DALLAS, TEXAS 75231 (469) 972-7815 CONTACT: PAUL HUBERT, RPLS

**Manhard CONSULTING**

MANHARD CONSULTING, INC. 8144 WALNUT HILL LANE, STE. 750 DALLAS, TEXAS 75231 (972) 972-4213

PROPOSED RETAIL BUILDING

GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

DETAILED OVERALL SITE PLAN

FOR INTERIM REVIEW ONLY

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PROJ. NO.: MTS

PROJ. ASSOC.: GOF

DRAWN BY: AB

DATE: 7/2/2025

SHEET

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PENDING

**Items 17 & 18**



MGR: MTS  
ASSOC: QCF  
N BY: AB  
7/2/2025

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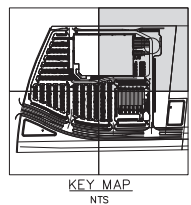
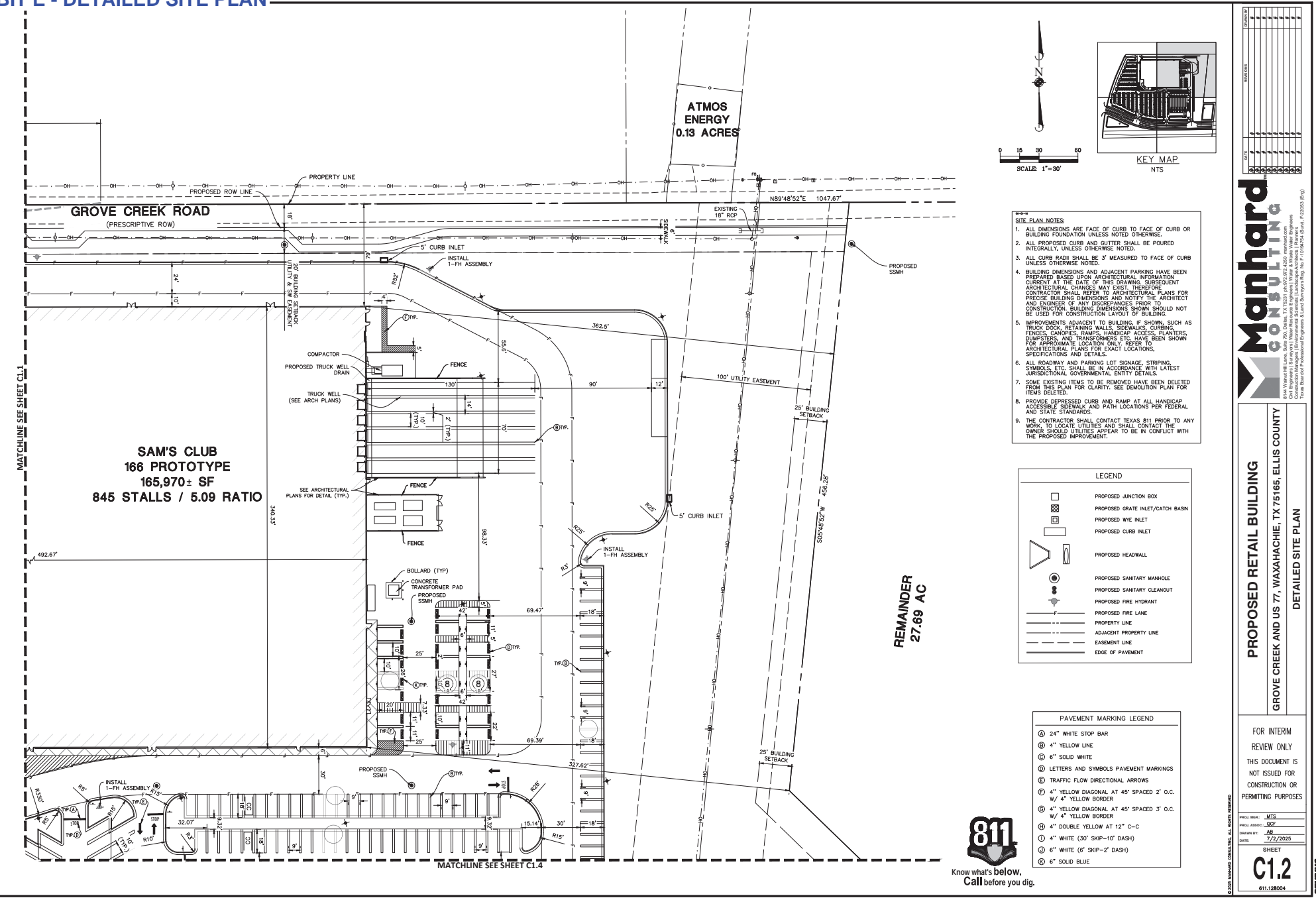
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**CHRONIC**

EXHIBIT E - DETAILED SITE PLAN

Items 17 & 18



- SITE PLAN NOTES:**
1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
  2. ALL PROPOSED CURB AND GUTTER SHALL BE POURED INTEGRALLY, UNLESS OTHERWISE NOTED.
  3. ALL CURB RADI SHALL BE 3" MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
  4. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
  5. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
  6. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL, GOVERNMENTAL, ENTITY DETAILS.
  7. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
  8. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
  9. THE CONTRACTOR SHALL CONTACT TEXAS 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

- LEGEND**
- PROPOSED JUNCTION BOX
  - PROPOSED GRATE INLET/CATCH BASIN
  - PROPOSED WYE INLET
  - PROPOSED CURB INLET
  - PROPOSED HEADWALL
  - PROPOSED SANITARY MANHOLE
  - PROPOSED SANITARY CLEANOUT
  - PROPOSED FIRE HYDRANT
  - PROPOSED FIRE LANE
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - EASEMENT LINE
  - EDGE OF PAVEMENT

- PAVEMENT MARKING LEGEND**
- ① 24" WHITE STOP BAR
  - ② 4" YELLOW LINE
  - ③ 6" SOLID WHITE
  - ④ LETTERS AND SYMBOLS PAVEMENT MARKINGS
  - ⑤ TRAFFIC FLOW DIRECTIONAL ARROWS
  - ⑥ 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
  - ⑦ 4" YELLOW DIAGONAL AT 45° SPACED 5' O.C. W/ 4" YELLOW BORDER
  - ⑧ 4" DOUBLE YELLOW AT 12" C-C
  - ⑨ 4" WHITE (30' SKIP-10' DASH)
  - ⑩ 6" WHITE (6' SKIP-2' DASH)
  - ⑪ 6" SOLID BLUE



Know what's below.  
Call before you dig.

**Manhard CONSULTING**

PROPOSED RETAIL BUILDING  
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY  
DETAILED SITE PLAN

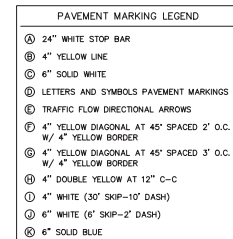
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PROJECT: MTS  
PROJECT: 007  
DESIGNED BY: AB  
DATE: 7/2/2025  
SHEET  
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611.128004

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**Items 17 & 18**

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**Manhard**  
CONSULTING

8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231, ph:972.397.4250, [manhard.com](http://manhard.com)  
Civil Engineers | Surveyors | Water Resources Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscapes Architects | Planners

<p><b>PROPOSED RETAIL BUILDING</b></p> <p>GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY</p> <p><b>DETAILED SITE PLAN</b></p>
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PROJ. ASSOC.: QCF  
DRAWN BY: AB  
DATE: 7/2/2025

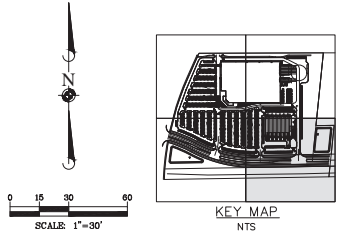
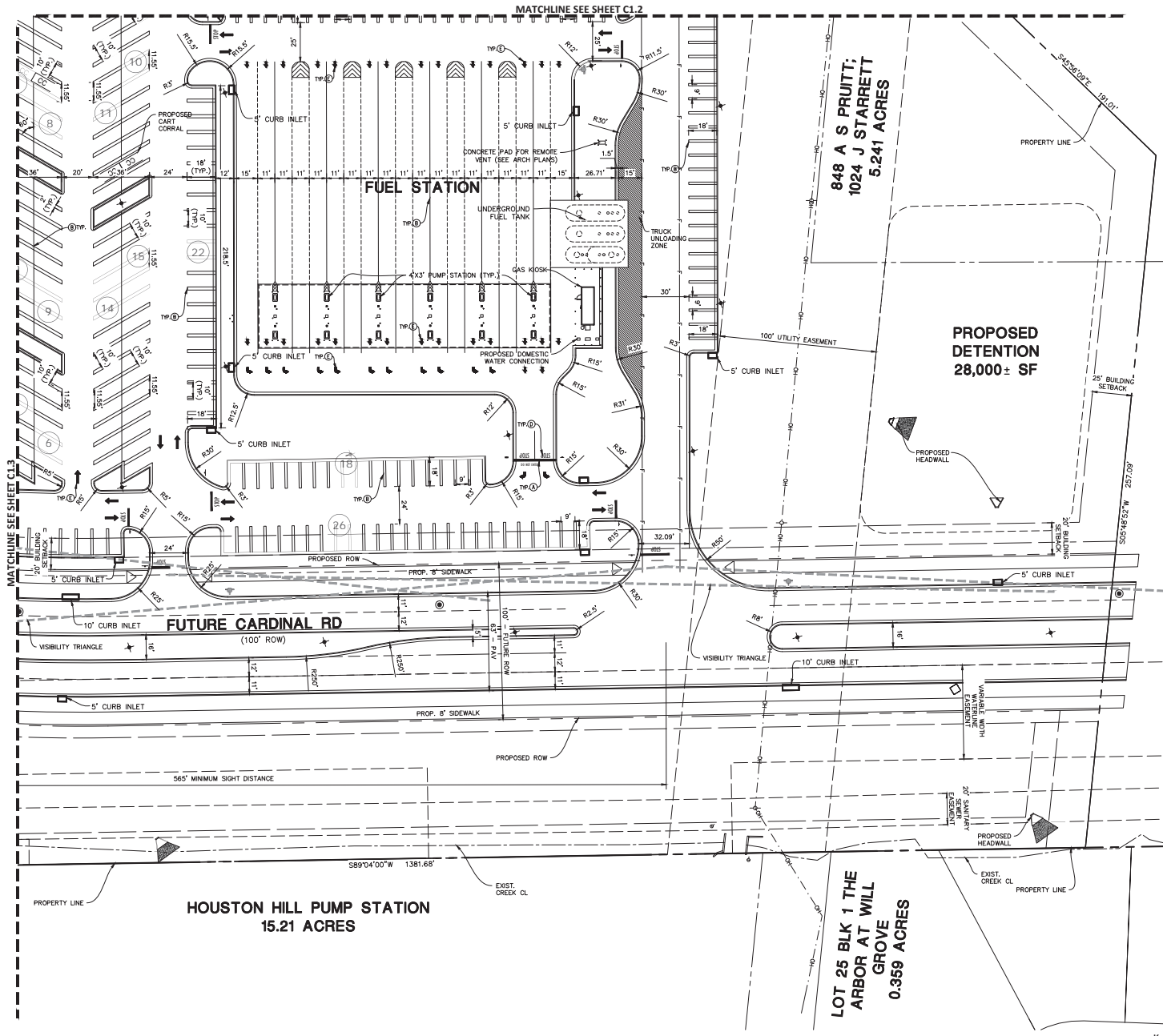
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EXHIBIT E - DETAILED SITE PLAN

Items 17 & 18



- SITE PLAN NOTES:**
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PROPOSED RETAIL BUILDING

GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

DETAILED SITE PLAN

FOR INTERIM REVIEW ONLY

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811 CONSULTING

MANHARD CONSULTING, INC. 10000 W. 10TH STREET, SUITE 100, FORT WORTH, TEXAS 76132

MANHARD CONSULTING, INC. 10000 W. 10TH STREET, SUITE 100, FORT WORTH, TEXAS 76132

MANHARD CONSULTING, INC. 10000 W. 10TH STREET, SUITE 100, FORT WORTH, TEXAS 76132

PROJECT NO. MTS

PROJECT ASSOC. 007

DRAWN BY: JR

DATE: 7/2/2025

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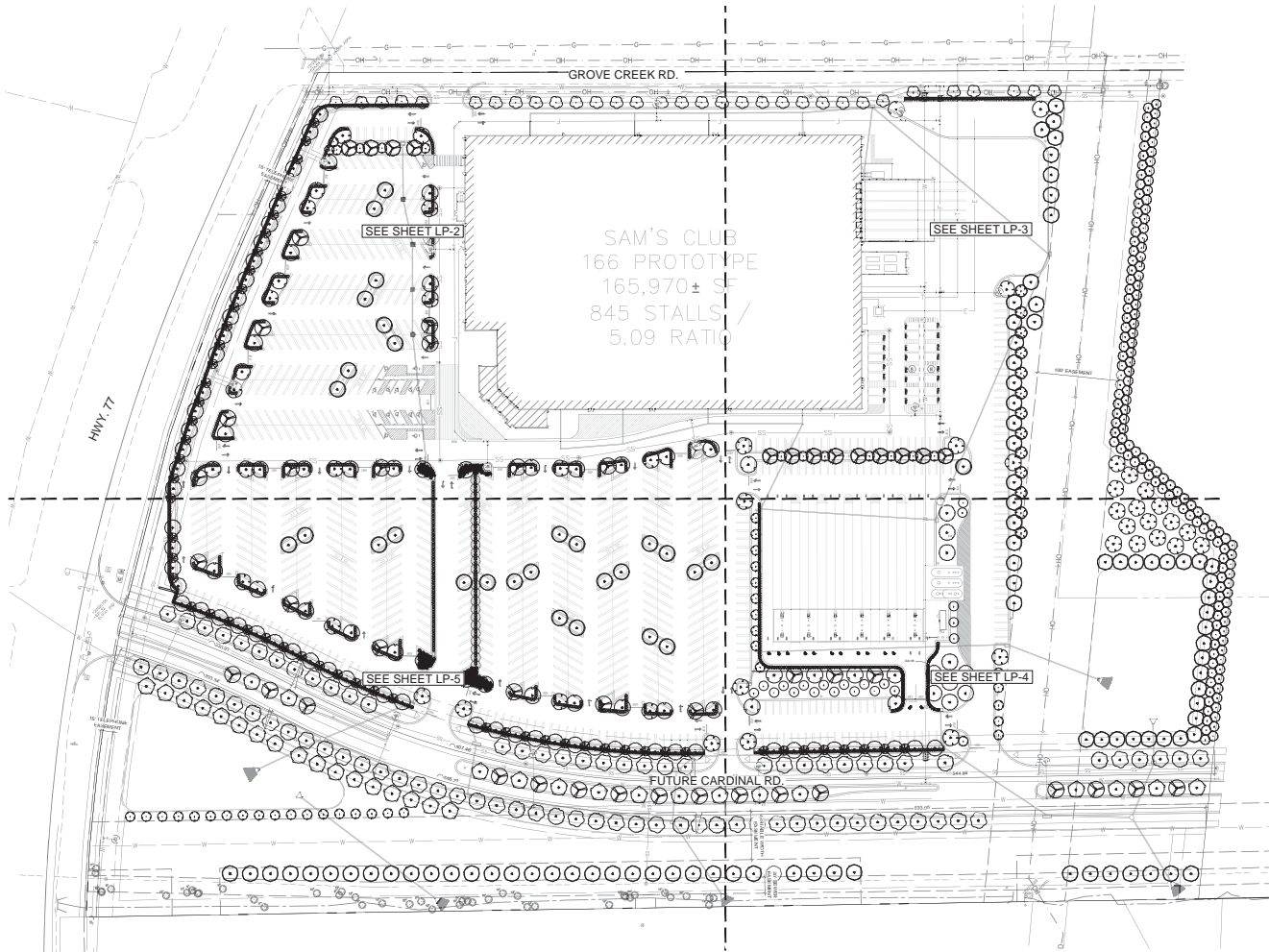
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EXHIBIT F - LANDSCAPE PLAN

Items 17 & 18



LANDSCAPE CALCULATIONS

<b>STREET TREES</b>	
US HIGHWAY 77 FRONTAGE LENGTH:	1,295 LF
STREET TREES REQUIRED:	37 TREES (1 PER 30 LF)
STREET TREES PROVIDED:	37 TREES PROVIDED ON SITE
GROVE CREEK RD. FRONTAGE LENGTH:	1,031 LF
STREET TREES REQUIRED:	35 TREES (1 PER 30 LF)
STREET TREES PROVIDED:	35 TREES PROVIDED ON SITE DUE TO OVERHEAD UTILITIES
CARDINAL RD. FRONTAGE LENGTH:	2,778 LF
STREET TREES REQUIRED:	93 TREES (1 PER 30 LF)
STREET TREES PROVIDED:	93 TREES
<b>LANDSCAPE BUFFER:</b>	
TREES REQUIRED 1 PER 40 LF:	PROVIDED
<b>PARKING LOT LANDSCAPE</b>	
PARKING SPACE PROVIDED:	845 SPACE
REQUIRED LANDSCAPE AREA:	25,350 SF (MORE THAN 75 PARKING SPACES + 30 SF PER SPACE)
PROVIDED LANDSCAPE AREA:	27,082 SF
REQUIRED 4" CAL TREES:	102 TREES (2 PER 500 SF OF REQ'D LANDSCAPE AREA)
PROVIDED TREES:	104 TREES
REQUIRED SHRUBS:	507 SHRUBS (10 SHRUBS PER 500 SF REQ'D LANDSCAPE AREA)
PROVIDED SHRUBS:	507 SHRUBS
EACH SPACE WITHIN 84' OF A TREE:	PROVIDED
<b>REQUIRED INTERIOR LANDSCAPE:</b>	
FIRST FLOOR AREA:	165,970 SF
LANDSCAPE AREA REQUIRED:	82,985 SF (50% OF 165,970 SF)
PROVIDED LANDSCAPE AREA:	412,357 SF
REQUIRED CANOPY TREES:	166 TREES (1 PER 500 SF OF REQ'D LANDSCAPE AREA)
PROVIDED CANOPY TREES:	186 TREES
REQUIRED UNDERSTORY TREES:	332 TREES (1 PER 250 SF OF REQ'D LANDSCAPE AREA)
PROVIDED UNDERSTORY TREES:	334 TREES
SHRUBS REQUIRED:	1,186 (1 PER 70 SF OF REQ'D LANDSCAPE AREA)
SHRUBS PROVIDED:	1,220 SHRUBS
GROUND COVER REQUIRED:	12,448 SF (15% OF REQ'D LANDSCAPE AREA)
GROUND COVER PROVIDED:	12,875 SF
SEASONAL COLOR REQUIRED:	1,659 SF (2% OF REQ'D LANDSCAPE AREA)
SEASONAL COLOR PROVIDED:	1,659+ SF

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION EXCEPT WHERE NOTED TO REMAIN.
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE NOT TO BE EXCEEDED AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN 1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED, BASED ON A MAX. 10% 10" DEEP TOPSOIL, AND THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED TO THE FINISH GRADE.
- ESTABLISH THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES SHALL BE APPROXIMATELY 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1" PER 10' AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AGENCY ARE MET (E.G., MINIMUM PLANT QUANTITIES, PLANTING BEDS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN FOR INDIVIDUAL SYMBOLS OR CALLOUT FOR GROUPS/COVER PATTERNS SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE OR REJECT ALL PLANTS DELIVERED TO THE JOB SITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR PLANTING REQUIREMENTS.
- ALL TREES AND SHRUBS SHALL BE PLANTED FIVE (5) FEET AWAY FROM ALL UTILITY LINES.
- ALL TREES AND SHRUBS SHALL BE PLANTED IN A MANNER THAT THEY DO NOT OBSTRUCT THE VISIBILITY TRIANGLE.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SOODED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROLOGIC CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROLOGIC.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PROPORTION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY SNOOT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PARKING, CURB, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEER-ROOT" 24" DEEP WALLS OR EQUIVALENT. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HANDS. INSTALL PLANTS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE MAINTENANCE OF THE LANDSCAPE THROUGHOUT INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

MAINTENANCE NOTE:

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

OVERALL LANDSCAPE PLAN

National Professional Landscaping



EVERGREEN DESIGN GROUP  
1000 S. 10th St.  
Waxahachie, TX 75165  
www.evergreendesigngroup.com  
214-940-2119

DATE	07/01/2025
REVISION	
NO.	1
DATE	07/01/2025
DESCRIPTION	REVISED PLANTING QUANTITIES

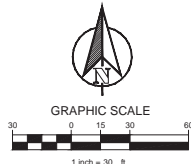
**Manhard Consulting**  
Manhard Consulting, Inc. is a professional engineering and architectural firm. The firm is a member of the Texas Society of Professional Engineers and the Texas Society of Professional Architects. The firm is also a member of the Texas Society of Professional Landscapers. The firm is a member of the Texas Society of Professional Engineers and the Texas Society of Professional Architects. The firm is also a member of the Texas Society of Professional Landscapers.

PROPOSED RETAIL BUILDING  
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY



REVISION: SS  
REVISION: ML  
DATE: 07/01/2025  
SHEET  
LP-1  
611.12804

### Items 17 & 18



**NORTH WEST  
LANDSCAPE  
PLAN**

National Presence. Local Expertise.



**EVERGREEN DESIGN GROUP**  
800.680.2630  
[www.evergreendesigngroup.com](http://www.evergreendesigngroup.com)

LANDSCAPE ARCHITECTURE  
LAND PLANNING • IRRIGATION DESIGN

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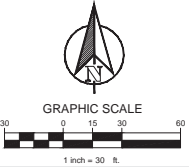
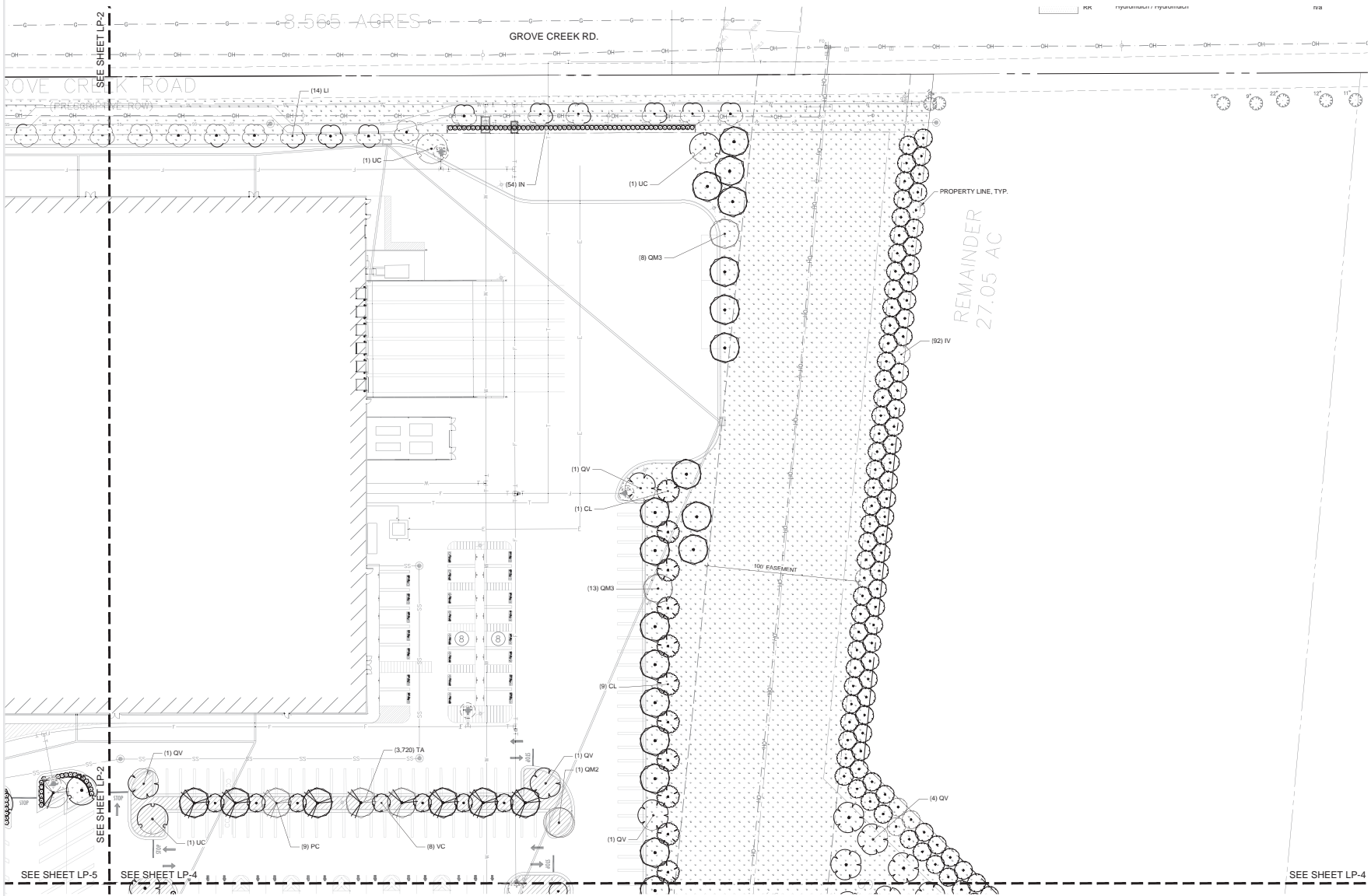
PROPOSED RETAIL BUILDING	
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY	
	
07/01/2025	
PROJECT NO.:	SS
PROJECT ASSIGNED BY:	JMT
DRAWN BY:	JMT
DATE:	07/01/2025
SHEET	
SP-2	
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EXHIBIT F - LANDSCAPE PLAN

Items 17 & 18



NORTH EAST  
LANDSCAPE  
PLAN



PROJ. NO. 2478  
PROJ. ASSOC. JH  
DESIGNED BY JH  
DATE: 07/01/2025  
SHEET

LP-3  
611.128004

NO. 1	DATE	BY	CHKD.
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**Manhard**  
CONSULTING  
MANHARD CONSULTING, INC.  
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Fax: 214.343.1235  
www.manhardconsulting.com  
Professional Engineer & Land Surveyor  
Texas Board of Professional Engineers & Land Surveyors, Inc. 10000 W. 10th Street, Suite 100, Dallas, Texas 75243

PROPOSED RETAIL BUILDING  
GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY

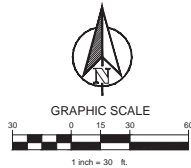


PROJ. NO. 2478  
PROJ. ASSOC. JH  
DESIGNED BY JH  
DATE: 07/01/2025  
SHEET

LP-3  
611.128004



**Items 17 & 18**



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LANDSCAPE ARCHITECTURE  
LAND PLANNING • IRRIGATION DESIGN

07/01/2025

PROJ. NO.:	<u>SS</u>
PROJ. ASSOC.:	<u>JML</u>
DRAWN BY:	<u>JML</u>
DATE:	<u>07/01/2025</u>

SHEET

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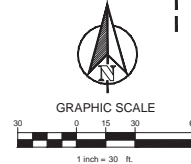


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Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscapes Architects | Planners  
Interior Designers | Architects | Engineers | Scientists | Environmental Scientists

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### Items 17 & 18



**SOUTH WEST  
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**PROPOSED RETAIL BUILDING**

GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY



PROJ MGR: SS  
PROJ ASSOC: JML  
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## PLANTING SPECIFICATIONS

- QUALIFICATIONS OF LANDSCAPE CONTRACTOR  
THE QUALIFICATION OF THE LANDSCAPE CONTRACTOR SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
- THE CONTRACTOR SHALL SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- THE LANDSCAPE CONTRACTOR SHALL HAVE A VARIETY AND A FORMAL CERTIFICATE OF LIABILITY FOR THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS DEPARTMENT OF COMMERCE, CERTIFICATE OF LIABILITY ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEEL CONTROL BOARD.
- SCOPE OF WORK  
THE WORK REQUIRED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND MAINTENANCE OF ALL WORK REQUIRED BY THESE SECTIONS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, GAS, ETC.) PRIOR TO THE START OF ANY WORK.

## PRODUCTS

- [illegible]

## METHODS

- SOIL PREPARATION**  
Prior to the start of work, the LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS IS WITHIN  $\pm 0.1$  OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCY BE IDENTIFIED.
- SOIL TESTING**  
Prior to the start of work, FINISH GRADINGS HAVE BEEN ESTABLISHED. CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LABORATORY SHALL INCLUDE THE FOLLOWING INFORMATION: PROJECT NAME, ADDRESS, LOCATION OF THE SAMPLE, AND THE NAME OF THE CONTRACTOR. THE CONTRACTOR SHALL SUBMIT THE RESULTS OF THE TESTS TO THE OWNER FOR REVIEW. THE TESTS SHALL INCLUDE: pH, ORGANIC MATTER, CATIONIC EXCHANGE CAPACITY, AND NUTRIENT LEVELS. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
- SOIL TEST RESULTS**  
The test results shall be provided to the owner within 10 business days of the test results. The test results shall be used to determine the appropriate soil amendments and fertilizers for the project. The test results shall also be used to determine the appropriate soil pH and nutrient levels for the project.
- SOIL AMENDMENTS AND FERTILIZERS**  
The CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS AND AS SPECIFIED ON THE GRADING PLANS. THE CONTRACTOR SHALL SUBMIT THE SOILS REPORT TO THE OWNER WITH THE GRADING PLANS.
- SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:**
- a. **TURF:** INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER:
    - 1. NITROGEN STABILIZED ORGANIC MATTER - 4 CYL VOLS PER 1,000 SF.
    - 2. COMPOST TURF FERTILIZER - 1 CYL VOLS PER 1,000 SF. (NUTRIENT ANALYSIS: N-18B PER 1,000 SF.)
    - 3. "CLAY BUTTER OR EQUAL" - USE MANUFACTURER'S RECOMMENDED RATE.
  - b. **WALKS, DRIVEWAYS, AND OTHER AREAS:** INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER:
    - 1. NITROGEN STABILIZED ORGANIC MATTER - 4 CYL VOLS PER 1,000 SF.
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- IN THE COURSE OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE GRADE OF THE AREAS ARE TO BE GRADED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE FINISH GRADE DATA FROM THE CITY OF CHICAGO. PRIOR TO STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE FINISH GRADE OF ALL AREAS ARE WITHIN  $\pm 0.1$  OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCY BE IDENTIFIED.**
- SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:**
- a. **TURF AREA AND PLANTING BEDS PREPARATION**
    - 1. INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER:
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## PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	
LARGE CANOPY TREES						
	MG	Magnolia grandiflora / Southern Magnolia Seasonal Color	4" Cal.	Cont. or B&B	40	
	PC	Pistacia chinensis / Chinese Pistache Seasonal Color	4" Cal.	Cont. or B&B	13	
	QM2	Quercus macrocarpa / Burr Oak Seasonal Color	4" Cal.	Cont. or B&B	29	
	QM	Quercus muhlenbergii / Chinkapin Oak	4" Cal.	Cont. or B&B	41	
	QM3	Quercus polymorpha 'Monterey' / Monterey Mexican White Oak	4" Cal.	Cont. or B&B	91	
	QS	Quercus shumardii / Shumard Red Oak	4" Cal.	Cont. or B&B	39	
	QT	Quercus texana / Texas Red Oak	4" Cal.	Cont. or B&B	32	
	QV	Quercus virginiana / Southern Live Oak	4" Cal.	Cont. or B&B	48	
	TD	Taxodium distichum / Bald Cypress	4" Cal.	Cont. or B&B	64	
	UC	Ulmus crassifolia / Cedar Elm	4" Cal.	Cont. or B&B	40	
SMALL ORNAMENTAL TREES						
	CT	Cercis canadensis texensis / Texas Redbud Seasonal Color	2" Cal.	Cont. or B&B	20	
	CL	Chilopsis linearis / Desert Willow	2" Cal.	Cont. or B&B	13	
	ID	Ilex decidua / Possumhaw	2" Cal.	Cont. or B&B	53	
	IV	Ilex vomitoria / Yaupon Holly	2" Cal.	Cont. or B&B	168	
	LI	Lagerstemia indica x fauriei 'Tuscaraoni' / Tuscaraoni Grape Myrtle	2" Cal.	Cont. or B&B	32	
	VC	Vitex agnus-castus / Chaste Tree Seasonal Color	2" Cal.	Cont. or B&B	46	
SHRUBS						
	AR	Abelia x 'Rose Creek' / Rose Creek Abelia Seasonal Color	3 gnl.	Cont.	612	
	IB	Ilex cornuta 'Burfordi Nana' / Dwarf Burford Holly Seasonal Color	3 gnl.	Cont.	180	
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly Min. 24" Ht. Seasonal Color	5 gnl.	Cont.	607	
	RC	Rhamnus indica 'Pinks' / Indian Hawthorn Seasonal Color	3 gnl.	Cont.	143	
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gnl.	Cont.	186	
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS						
	CD	Cynodon dactylon x transvaalensis 'DT-1' / TiTuf™ Bermudagrass solid sod, staggered joints, thick and green, no gaps between sod pieces.solid sod, staggered joints, thick and green, no gaps between sod pieces.	sod			317,901 sf
	TA	Trachelospermum asiaticum / Asiatic Jasmine Seasonal Color	4"	Cont.	12" o.c.	12,875 sf
SOD/SEED						
	RR	Hydromulch / Hydromulch	n/a			160,528 sf

LANDSCAPE  
SCHEDULE &  
SPECIFICATIONS

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### Items 17 & 18





EXHIBIT G - SIGNAGE PLAN

Items 17 & 18

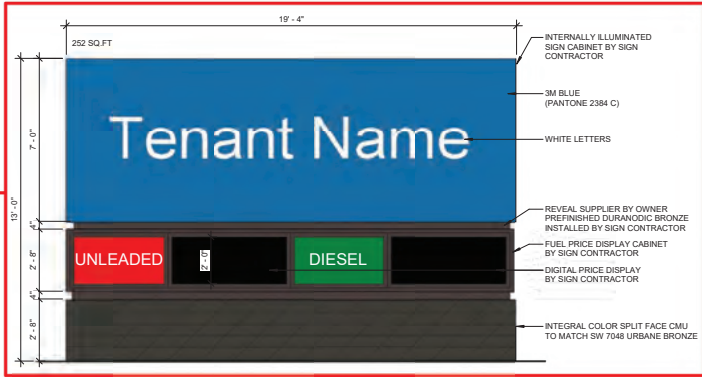
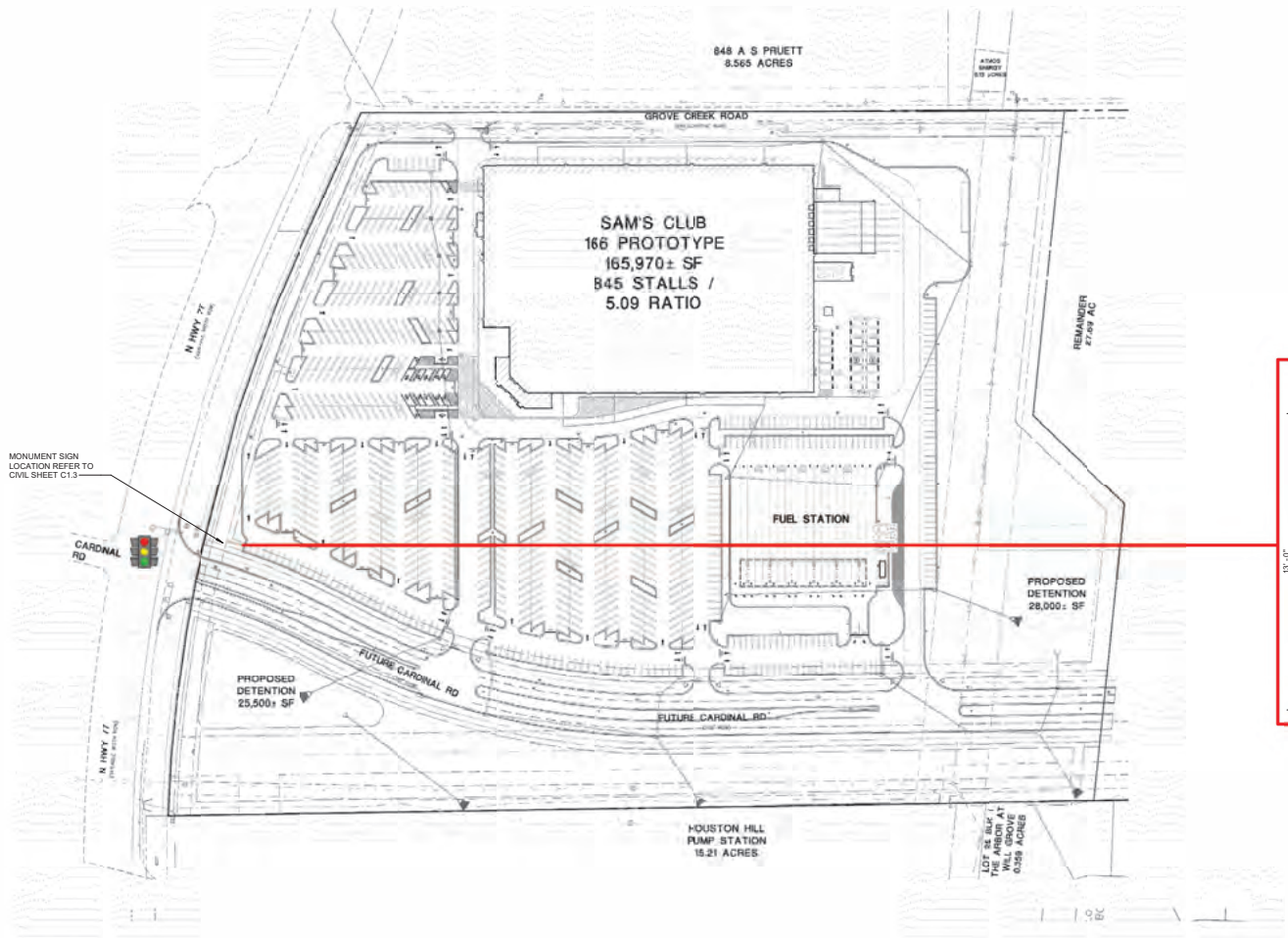
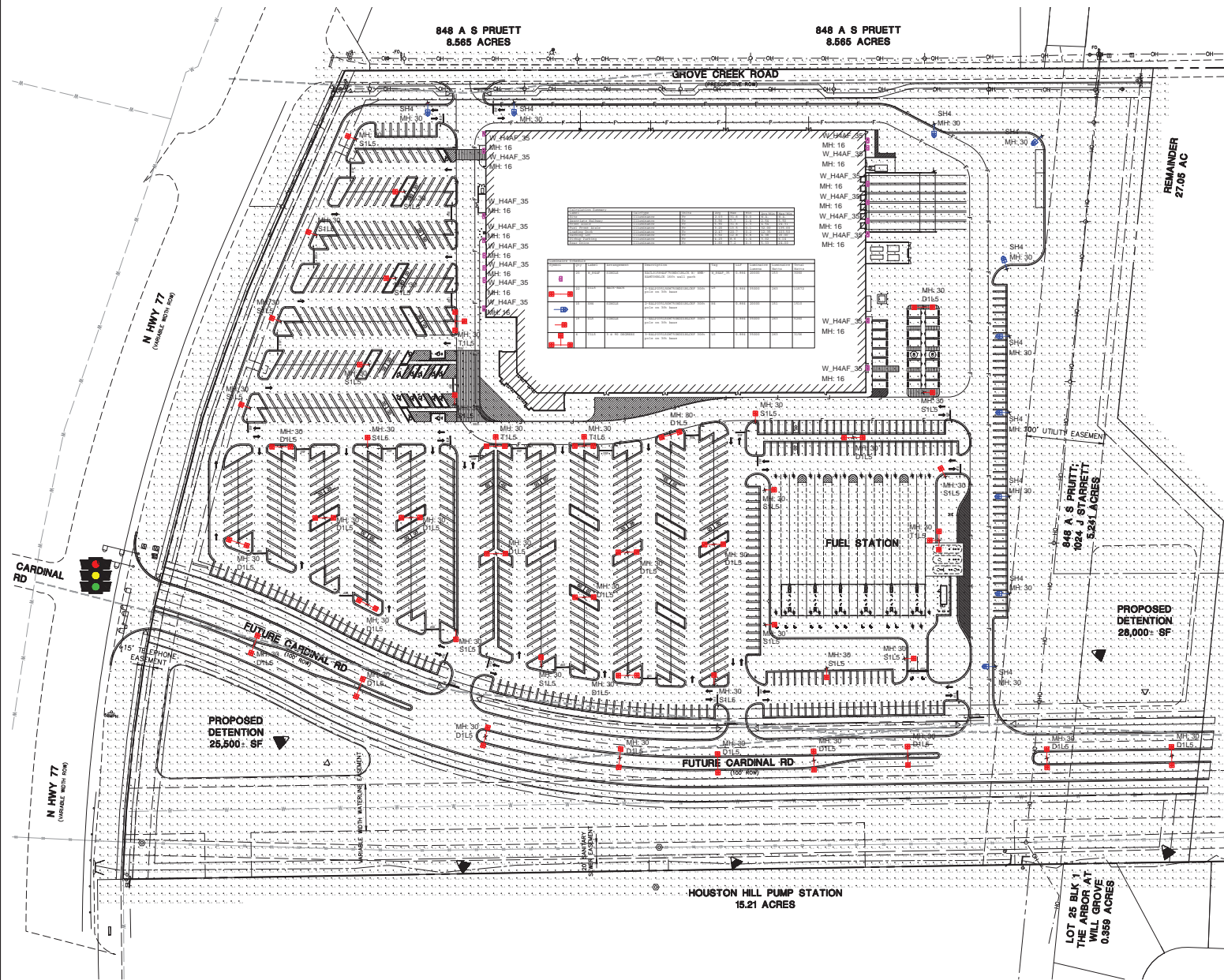


EXHIBIT H - PHOTOMETRIC PLAN

Items 17 & 18



- WAXAHACHE, TX  
LIGHTING PLAN NOTES**
- LED STATISTICS ARE SHOWN AT 5000 HOURS
  - ALL SITE LIGHTING TO RECEIVE POWER 24/7 & BE CONTROLLED VIA INTEGRAL PHOTOCELL (REFER TO ARCH. AND ELECTRICAL PLANS)
  - ALL SITE POLES W/ CCTV TO RECEIVE 2" CONDUIT FOR RETAILER USE FROM POLE INTO BUILDING (REFER TO ARCH. AND ELECTRICAL PLANS)
  - POWER TO LIGHT FIXTURE TO INCLUDE IN-LINE FUSE FOR SERVING FIXTURE. RETAILER SYSTEMS VENDOR TO PROVIDE IN-LINE FUSE FOR POWERING TRANSFORMER. (REFER TO ARCH. AND ELECTRICAL PLANS)
  - MOUNTING HEIGHTS FOR WALL MOUNTED FIXTURES SHALL BE MEASURED FROM THE FINISHED FLOOR ELEVATION (REFER TO ARCH. AND ELECTRICAL PLANS)
  - THIS LIGHTING PLAN WAS GENERATED USING AG32 LIGHTING MODELING SOFTWARE.
  - DIRECT-ONLY METHOD WAS USED AS THE STANDARD BASIS FOR CALCULATION OF EXTERIOR LIGHTING.
  - LIGHTING PLAN DOES NOT INCORPORATE CANOPY LIGHTING IN FUEL AREA. ITS IS ANTICIPATED THAT THE INCLUSION OF CANOPY LIGHTING WILL ENHANCE OVERALL AREA ILLUMINATION, ENSURING THAT LIGHT LEVELS MEET THE SPECIFIED REQUIREMENTS.
  - FUEL STATION LIGHTING PACKAGE WILL TYPICALLY BE A DIFFERENT VOLTAGE THAN THE SITE LIGHTING ASSOCIATED WITH THE STORE PARKING LOT.
  - CLIENT TO CONFIRM SITE SPECIFIC ILLUMINANCE LEVELS FOR REAR DRIVE ZONE.
  - ALL POLE MOUNTED LIGHT FIXTURES ARE MODELED AT A MOUNT HEIGHT OF 30' ABOVE FFE.
  - WALL PACKS ARE MODELED AT 16-FT ABOVE FFE AND ARE SHOWN FOR CALCULATION PURPOSES ONLY. REFER TO ARCH/ELEC PLANS FOR EXACT WALL PACK LOCATIONS.
  - MANHARD CONSULTING IS NOT RESPONSIBLE FOR PHOTOMETRIC DISCREPANCIES ENCOUNTERED BETWEEN AG32 GENERATED MODEL AND ON SITE ILLUMINATION READINGS.

**Manhard CONSULTING**

MANHARD CONSULTING, INC.  
Civil Engineers | Surveyors | Water Resources Engineers | Traffic & Air Quality Engineers  
Texas Board of Professional Engineers & Land Surveyors Reg. No. 1-101872-1 (Survey), 1-22005 (E-10)

**PROPOSED RETAIL BUILDING**

GROVE CREEK AND US 77, WAXAHACHE, TX 75165, ELLIS COUNTY

PHOTOMETRIC PLAN

FOR INTERIM  
REVIEW ONLY  
THIS DOCUMENT IS  
NOT ISSUED FOR  
CONSTRUCTION OR  
PERMITTING PURPOSES

PROJECT NO.: MTS  
PROJECT ASSOC.: 007  
DRAWN BY: JR  
DATE: 7/2/2025

SHEET  
**C4.0**  
611.128004

PENDING