

# **AGENDA**

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, March 28, 2023 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Commission Members: Rick Keeler, Chairman  
Melissa Ballard, Vice Chairman  
Betty Square Coleman  
Bonney Ramsey  
David Hudgins  
Erik Test  
Ron Ansell

1. Call to Order
2. Invocation
3. ***Public Comments:*** Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.

4. ***Consent Agenda***

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

- a. Minutes of the regular Planning & Zoning Commission meeting of March 15, 2023

5. ***Consider*** a request by Scott Sandlin, Sheppard's Place Development Co., LLC, for a Plat of Sheppard's Place, Phase 3, Lots 9-16, Block 12, Lots 1-16, Block 13, Lots 1-16, Block 14, Lots 2-39 & Lot A, Block 15, being 29.469 acres, located South of Hwy 287, West of FM 664, 78 Residential Lots and 1 Open Space, situated in the E. Horton Survey, Abstract 466 an addition to the City of Waxahachie (Property ID 277458) – Owner: SHEPPARD'S PLACE HOLDING CO, LLC (SUB-38-2022) Staff: Zack King
6. ***Public Hearing*** on a request by Gilberto Escobedo, LGE Investment Homes LLC, for a Replat of Lot 1A of the Martin Addition, to create Lot 1AR & 1BR of the Martin Addition, two (2) residential lots, being 0.192 acres, located at 215 Finley Street (Property ID: 175899) – Owner: LGE INVESTMENT HOMES LLC (SUB-180-2022) Staff: Zack King
7. ***Consider*** recommendation of SUB-180-2022

8. ***Public Hearing*** on a request by Jake Fears, JHF Engineering for a Specific Use Permit (SUP) for a restaurant with a drive-through use (Dutch Bros) within a General Retail (GR) zoning district located at 1995 North Highway 77 (Property ID 262424) - Owner: SAI COMMERCIAL GROUP, LLC (ZDC-5-2023) Staff: Eleana Tuley
9. ***Consider*** recommendation of Zoning Change No. ZDC-5-2023
10. Adjourn

**The Planning and Zoning Commission reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein.** This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4006 or (TDD) 1-800-RELAY TX

***Notice of Potential Quorum***

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

(4a)

Planning and Zoning Commission  
March 15, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Wednesday, March 15, 2023 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman  
Melissa Ballard, Vice Chairman  
Bonney Ramsey  
Erik Test

Members Absent: Betty Square Coleman  
David Hudgins  
Ron Ansell

Others Present: Shon Brooks, Executive Director of Development Services  
Jennifer Pruitt, Senior Director of Planning  
Zack King, Senior Planner  
Eleana Tuley, Senior Planner  
Macey Martinez, City Engineer  
Jami Bonner, Assistant City Secretary  
Chris Wright, Council Representative

1. **Call to Order**
2. **Invocation**

Chairman Rick Keeler called the meeting to order and gave the invocation.

3. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the special Planning & Zoning Commission meeting of February 24, 2023
- b. Minutes of the regular Planning & Zoning Commission meeting of February 28, 2023

**Action:**

*Vice Chairman Melissa Ballard moved to approve items a. and b. on the Consent Agenda. Ms. Bonney Ramsey seconded, All Ayes.*

5. **Consider a request by Ecosium LLC, for a Plat of the Peak Living Addition, Lot 1, Block A, being 10.018 acres, located directly north of 2631 FM 664, situated in the H. Bingham Survey, Abstract 114, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 295055) – Owner: ECOSIUM LLC (SUB-8-2023) Staff: Zack King**

Senior Planner Zack King presented the case noting the applicant is requesting to plat the subject property into one (1) lot for residential use. In conformance with the City of Waxahachie Thoroughfare Plan, the applicant is providing approximately 4' of right-of-way (ROW) dedication along the east-west portion of FM 664. He noted the proposed lot meets all Ellis County lot size and dimension requirements. Staff recommends approval of the plat as presented.

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**Action:**

*Mr. Erik Test moved to approve SUB-8-2023, a plat for the Peak Living Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Ms. Bonney Ramsey seconded, All Ayes.*

6. **Consider a request by Tamara Turton, KFM Engineering & Design, for a Plat of Dove Hollow Phase III, being 81.9758 acres, located south of Grove Creek Road, situated in the J.W. Wright Survey, Abstract 1182, an addition to the City of Waxahachie (Property ID 192636, 192639, and 192643) – Owner: GRBK EDGEWOOD LLC (SUB-90-2022) Staff: Zack King**

Mr. King presented the case noting the applicant is proposing to plat the third and final phase for Dove Hollow into 171 single-family residential lots and nine (9) open space lots. He explained the layout of the proposed plat meets the expectations of the City of Waxahachie Thoroughfare Plan as it relates to the subject property. The plat contains three (3) types of residential lots; 60' lots, 70' lots, and 80' lots. The minimum lot size for 60' lots is 7,200 square feet, the minimum size for 70' lots is 8,400 square feet, and the minimum size for 80' lots is 9,600 square feet. These dimensions adhere to the Site Plan, SP-75-2020, approved for the property in 2020. Staff recommends approval of the plat as presented.

**Action:**

*Ms. Bonney Ramsey moved to approve SUB-90-2022, a plat of Dove Hollow Phase III, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Vice Chairman Melissa Ballard seconded, All Ayes.*

7. **Public Hearing on a request by Shelly Lehrer for a Replat of lots 10, 11, 12 and a portion of lot 13, Block 4, University Addition to create lots 11R and 12R, Block 4, University Addition, 2 residential lots, being .497 acres, located at 308 E. University Drive (Property ID 176160 and 176159) – Owner: SHELLY LEHER AND ANDREW AND CAITLIN PRATZ (SUB-144-2022) Staff: Eleana Tuley**

*{Commissioner Betty Square Coleman arrived at 7:04 pm.}*

Senior Planner Eleana Tuley presented the case noting the applicant is requesting to replat the subject property (0.497) to revise the property line splitting the two existing lots at 308 E. University Drive. She explained the purpose of the replat is to equally divide the driveway located between the two property owners. She noted the replat is complying with the City's subdivision and zoning regulations. Staff recommends approval of the replat as presented.

Chairman Keeler inquired about setback requirements and Ms. Tuley confirmed all setback requirements have been met.

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against SUB-144-2022, Chairman Keeler closed the Public Hearing.

8. **Consider approval of SUB-144-2022**

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**Action:**

*Vice Chairman Melissa Ballard moved to approve SUB-144-2022 for a Replat of lots 10, 11, 12 and a portion of lot 13, Block 4, University Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Mr. Erik Test seconded, All Ayes.*

- 9. Public Hearing on a request by Larry and Ina Kollie for a Replat of Lots 1 and 2, Block 217, Town Addition to create Lots 1R and 2R, Block 217, Town Addition, 2 residential lots, being 2.915 acres, located at 1208 E Marvin Road (Property ID 171506) – Owner: LARRY AND INA KOLLIE (SUB-169-2022) Staff: Eleana Tuley**

Ms. Tuley presented the case noting the applicant is requesting to replat the subject property (2.915 acres) into two (2) lots for residential use. She noted the applicant is proposing to carve out a half acre tract onto Wyatt St. She explained both lots comply with the minimum setback zoning requirements and subdivision regulations. Staff recommends approval of the replat as presented.

Chairman Keeler requested confirmation that the applicant is complying with all requirements for a single-family home. Ms. Tuley confirmed and noted the applicant is responsible for installing a water meter prior to recording the replat with Ellis County.

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against SUB-169-2022, Chairman Keeler closed the Public Hearing.

- 10. Consider approval of SUB-169-2022**

**Action:**

*Ms. Bonney Ramsey moved to approve SUB-169-2022 for a Replat of Lots 1 and 2, Block 217, Town Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Mr. Erik Test seconded, All Ayes.*

- 11. Consider a request by Michael Holmes, Freedom Church for a Replat of Lot 1 and a portion of Lot 3, Block 1, Northgate Plaza, 2 lots, being 18.57 acres, located at 507 North Highway 77 (Property ID 175004) – Owner: BENBAROUKH, LLC (SUB-172-2022) Staff: Eleana Tuley**

Ms. Tuley presented the case noting the applicant is requesting to replat the subject property (18.57 acres) into two lots for non-residential use. More specifically, the property owner for the Northgate Plaza Shopping Center is sub-dividing the tract to sell Lot 6, where Freedom Fellowship Church is located. She noted both lots meet the minimum lot standards of the governing zoning and have adequate parking to serve the uses on each lot.

As part of the plat, Ms. Tuley explained the applicant is also abandoning utility and access easements that no longer serve the site. Therefore, the applicant must contact the franchise utility providers to verify no franchise utilities are in the easements being abandoned by the plat. As a condition of approval, the applicant has provided documentation from each franchise utility provider (Oncor,

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AT&T, Charter, and Atmos) before recording the plat with Ellis County. Staff recommends approve of the replat as presented.

Chairman Keeler asked if public drive easements are included in the replat and Ms. Tuley replied there are several easements that serve as access and utility easements.

**Action:**

*Vice Chairman Melissa Ballard moved to approve SUB-172-2022 for a Replat of Lot 1 and a portion of Lot 3, Block 1, Northgate Plaza, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Ms. Betty Square Coleman seconded, All Ayes.*

- 12. Public Hearing on a request by Tim Jackson, Texas Realty Capture & Surveying LLC for a Replat of Lot 9A, Leo Hightower Lots subdivision, to create Lot 9A-R, Leo Hightower Lots subdivision, 1 residential Lot, being 1.515 acres, located at 153 Lakeshore Drive, (Property ID 230811) – Owner: JEROME BEGNAUD (SUB-57-2022) Staff: Zack King**

Chairman Keeler announced the applicant requested to continue SUB-57-2022 to the April 26, 2023 Planning and Zoning Commission meeting.

- 13. Consider recommendation of SUB-57-2022**

**Action:**

*Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Tim Jackson, Texas Realty Capture & Surveying LLC for a Replat of Lot 9A, Leo Hightower Lots subdivision, to create Lot 9A-R, Leo Hightower Lots subdivision, 1 residential Lot, being 1.515 acres, located at 153 Lakeshore Drive, (Property ID 230811) to the April 26, 2023 Planning and Zoning Commission meeting. Ms. Bonney Ramsey seconded, All Ayes.*

- 14. Public Hearing on a request by Jeff Head, Evolving Texas for a Specific Use Permit (SUP) for a Franchised Private Utility (Oncor Electric) and Outdoor Storage use within a Light Industrial (LI-1) zoning district located directly north of the property at 3841 S Interstate 35 (Property ID 184700) - Owner: ONCOR ELECTRIC DELIVERY COMPANY, LLC (ZDC-165-2022) Staff: Eleana Tuley**

Ms. Tuley presented the case noting the applicant is requesting a Specific Use Permit (SUP) for a new service facility for Oncor Electric on a 14.8-acre tract of land located directly north of the property at 3841 S. Interstate 35. She noted Oncor is proposing to build a 17,318 square foot building for administrative personnel and also plan to build an outdoor storage area consisting of two accessory structures for service trailers and trucks. They will also have an above ground fuel tank and pump and a small repair shop for service vehicles. The storage area will house various equipment including poles, cross arms, wires, cables, conduits, and transformers. The applicant is proposing to screen the entire parameter with a six-foot concrete panel wall with two security gates. She noted the applicant made concerted efforts to comply with the City's development standards including the building design, screening, and landscaping requirements. In addition, the applicant will utilize concrete surface material for the entire outdoor storage area.

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The applicant has provided two sets of architectural elevations. Both options are composed of 100 percent split-face concrete masonry units (CMU), but use a different color screen.

- Option one utilizes a brown color scheme with a light brown CMU on the majority of the building and a dark brown CMU on the lower and top segments of the building. The two accessory structures and the repair shop are metal buildings that match the color of the main building.
- Option two utilizes a gray color scheme with a light gray CMU on the majority of the building and a dark gray CMU on the lower and top segments of the building. The two accessory structures and repair shop are metal buildings that match the color of the main building.

Ms. Tuley confirmed for Commissioner Square Coleman that the Commission will approve either option one or option two elevation with the motion.

Commissioner Ramsey clarified the color of the concrete parameter wall. Ms. Tuley replied the proposed wall is brown/tan in color and recommended asking the applicant if the color would change if the Commission approved the option two elevation.

Chairman Keeler inquired about a vacant lot to the south of the development. Ms. Tuley replied the vacant tract is owned by the developer as well, but is not part of the SUP request.

Chairman Keeler opened the Public Hearing.

Jeff Halbert, 10504 Grayhawk Lane, Fort Worth, Texas replied to Chairman Keeler explaining the John Arden Oncor facility will move all personnel to the new facility. Mr. Halbert explained the storage areas will house palletized materials for specific jobs throughout the areas and inventory for storm repairs or damage to the grid.

Chairman Keeler asked if materials will be stored directly to the south of the building. Mr. Halbert replied the area is a grass area and may be used for training, but materials will not be stored in the area.

Commissioner Ramsey asked if Mr. Halbert has an elevation preference. Mr. Halbert replied that he prefers the brown color, but both elevations look nice.

There being no others to speak for or against ZDC-165-2022, Chairman Keeler closed the Public Hearing.

**15. Consider recommendation of Zoning Change No. ZDC-165-2022**

**Action:**

*Ms. Bonney Ramsey moved to recommend approval of ZDC-165-2022, a Specific Use Permit (SUP) for a Franchised Private Utility (Oncor Electric) and Outdoor Storage use, subject to the conditions of the staff report with elevation option one, authorizing the City Manager and or Mayor to execute all documents accordingly. Vice Chairman Melissa Ballard seconded, All Ayes.*

**16. Public Hearing on a request by Anna Carrillo, Carrillo Engineering, for a Zoning Change from a General Retail zoning district to Planned Development-General Retail, located at the northeast corner of US Highway 77 and E North Grove Boulevard**



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**(Property ID: 191121, 262125, and 262126) – Owner: HIGH FIVE TRUST – BJA  
(Mark) (ZDC-178-2022) Staff: Zack King**

Mr. King presented the case noting the applicant is requesting approval of a Planned Development (PD) for the North Grove Center to allow for the development of a full-service grocery store (Tom Thumb), a convenience store with gasoline sales, a self-storage facility, and general retail establishments with drive-throughs. He explained the applicant intends to develop the property in three (3) phases. Phase 1 will consist of infrastructure improvements to the site. Phase 2 will occur immediately following the completion of Phase 1 and will consist of the development of lots 2, 7, 9, and 10. Construction during Phase 2 will include the full-service grocery store, convenience store and gas station, self-storage facility and one strip retail center with a drive-through. The applicant does not have an anticipated completion date for Phase 3 of the development which includes lots 3, 4, 5, 6, and 8. Development on these tracks will require the approval of separate detailed site plans, but no specific users are contemplated at this time.

Proposed uses include:

Full-service grocery store – Lot 9: 60,000 square foot Tom Thumb grocery store for Lot 9 of the North Grover Center PD. The Tom Thumb will offer online grocery pickup, a pharmacy with a drive-thru and a deli area. The grocery store will also include a roughly 600 square foot outdoor display area and outdoor seating. Tom Thumb is anticipated to operate from 6:00 am to 11:00 pm, but can operate 24 hours a day if there is additional demand. A total of 150 employees are expected to staff the Tom Thumb. 320 parking spaces are proposed for the grocery store, with up to ten (10) spaces designated for electric vehicle use and up to seven (7) spaces for online order pickup.

- The grocery store elevation is proposed to feature painted concrete masonry units (CMUs), Nichiha panels, and window glazing as the primary exterior construction materials. A total of four (4) colors are proposed to be utilized for the CMU. The Nichiha panels utilize two colors, cedar and tobacco.

Mini warehouse – Lot 2: The proposed mini-warehouse facility is currently anticipated to operate under the Store House Storage brand. The structure is a 130,000 square foot, fully indoor, climate-controlled storage facility that is anticipated to be staffed daily from 9:00 am to 6:00 pm with tenant access allowed from 6:00 am to 10:00 pm. The facility is proposed to be fully gated with all loading and unloading occurring behind the gated entrance. Adequate on-site parking has been provided for this use.

- The mini warehouse facility elevation is proposed to utilize a façade comprised primarily of stucco, thin stone veneer, and window glazing. A total of 96% of the façade will be comprised of masonry stucco or thin stone veneer. The varying stucco colors and articulation proposed for the facility serve to eliminate the monotony in the façade.

Convenience store and gas station – Lot 7: The proposed convenience store and gas station is anticipated to operate under the Tom Thumb Express brand. Twelve (12) fuel pumps are proposed to be open for public use 24/7; while the typical convenience store hours will be 7:00 am – 9:00 pm. Adequate on-site parking is proposed for this use.

- The convenience store and gas station elevation is proposed to utilize a complimentary façade with the grocery store. The proposed materials for the convenience store include painted concrete masonry units (CMUs), Nichiha panels, and window glazing. The fuel pump canopy is proposed to utilize the Nichiha panels with a cedar finish.



Multi-tenant retail building and drive through – Lot 10: A 11,000 square foot multi-tenant retail building is proposed on Lot 10. Specific users are not contemplated for the retail building at this time, but provisions have been made to allow for a single drive-through establishment to operate in the northernmost suite. Adequate parking is available if all suites are occupied by retail or office users; however, the applicant has requested that the proposed parking be considered sufficient for all potential uses allowable in the General Retail District, including restaurants. If all suites are occupied by restaurants, there is a potential for the proposed parking to be up to ten (10) spaces short of the requirement for this lot.

- The façade of the multi-tenant retail building on Lot 10 is designed to compliment the design of the grocery store, but will not utilize the same exterior construction materials. The façade is comprised by 100% masonry materials (stucco and thin stone veneer) and window glazing with minor aluminum accents.

Mr. King noted Lot 1 will not be developed for anything other than a detention lot and will be screened off.

Access:

The North Grove Center PD is proposed to have five (5) points of access. Three (3) drives will be available off of E North Grove Boulevard to provide direct access to Tom Thumb proposed on Lot 10. Curb cuts and dedicated turn lanes will be provided on E North Grove Boulevard for two of these access points. One (1) point of access is proposed off of Highway 77 with a deceleration lane. A single point of access with a dedicated turn lane will be provided for the development on Hedgewood Drive. A private drive will extend through the center of the development to provide cross-access between each proposed lot. This access drive will be memorialized with a mutual access easement. The applicant is pursuing options to install a traffic signal at the intersection of Hedgewood Drive and Highway 77 in order to improve traffic control on the site.

Landscaping:

The applicant is proposing landscaping for Phase 2 with the exception of Lot 1. Due to the size of the proposed buildings and the subsequent parking requirements for each lot, the applicant is unable to meet the minimum landscaping requirements of the Waxahachie Zoning Ordinance; however, staff believes the applicant has provided the landscaping necessary to adequately screen the development with ample trees along the outside of the 8' masonry screening wall to further buffer the site from adjacent residences. The applicant has also provided street trees along Hedgewood Drive, Highway 77, and E North Grove Boulevard. Lots included in Phase 3 will be required to adhere to landscape requirements of the Waxahachie Zoning Ordinance.

Signage:

The applicant is proposing to construct multiple freestanding monument signs for the shopping center. Multi-tenant monument signs are proposed on Lots 3, 6, and 7 while single-tenant signs are proposed on Lots 4, 5, 6, 8, and 9. The single-tenant monument signs are proposed to meet the requirements of the Waxahachie Zoning Ordinance. The multi-tenant monument signs are proposed to increase the maximum allowable height to up to 15' and maximum allowable size up to 205 square feet.

Mr. King shared that the applicant held a neighborhood meeting with surrounding residents to incorporate feedback into their plans. Staff recommends approval subject to the conditions of the staff report.

Chairman Keeler requested confirmation that all signs are monument signs and requested the height of the tallest signs. Mr. King replied that all signs included in the plan are monument signs, no pole signs, with the tallest being sign type A with an overall height of 12'.

Chairman Keeler requested clarification on the easement between the development and residents. Mr. King replied there is a 100' overhead utility easement separating existing homes to the east and the development.

Commissioner Ramsey inquired if Crape Myrtles are included in the landscaping plan. Mr. King replied that the applicant is proposing 131 Crape Myrtles to be included in the landscaping plan.

Chairman Keeler asked to clarify the landscape relief the applicant is requesting. Mr. King replied that due to existing easements, site layout, and parking requirements the applicant is unable to meet landscape requirements including street trees planted every 30 feet and as many parking lot trees as required by Waxahachie Zoning Ordinance.

Commissioner Erik Test asked if storage units are an allowable use in General Retail (GR). Mr. King replied that storage is not allowed in GR by right. Commissioner Test emphasized that the P&Z Commission has discussed being a body that intently considers requests that are not allowed by right.

Chairman Keeler opened the Public Hearing.

Chairman Keeler asked the applicant if the proposed Tom Thumb is a standard store or a concept store.

Robert Horton, 3815 Lispen St., Fort Worth, Texas, replied the proposed Tom Thumb is the standard full-service grocery store model being built around North Texas with the same architectural style.

Chairman Keeler asked if the storage unit plan is typical and Mr. Norton replied that he has not produced any and is not aware of another similar development with climate-controlled storage. Mr. Horton described the proposed self-storage facility as a fully climate controlled two story building, gated with high security, full camera system, and door access entry.

Chairman Keeler inquired about the height of the storage unit facility in comparison to the Tom Thumb. Mr. Horton replied that he expects the height of the self-storage facility to be similar with Tom Thumb's front entrance signage.

Chairman Keeler asked, even though the facility is 130' – 200' from housing, if light from the self-storage facility will affect surrounding residents and Mr. Horton replied that most facilities limit access at 10:00 pm and lights can be turned off at that point. Any lights on the rear of the building are set 8' – 10' and are shielding down to allow access around the building.

Chairman Keeler requested clarification on the convenience store and Mr. Horton replied that it is a small convenience concept with specials coordinated with Tom Thumb.

Chairman Keeler asked if residents from surrounding neighborhoods will be able to walk to the development via sidewalks. Mr. King replied there will be sidewalks along North Grove Boulevard and Hedgewood Drive to allow pedestrian access. Mr. Horton noted he has worked closely with City

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staff to provide adequate access via Hedgeworth Drive and North Grove Boulevard to keep traffic off of Highway 77.

Chairman Keeler asked if pad sites will be all retail uses with no multi family use. Mr. Horton replied the pad sites will be for single or two tenant uses such as restaurants, community services, bank, etc. Mr. King noted drive-throughs would be allowed at remaining pad sites subject to detailed site plan including all zoning requirements. Mr. Horton added, through the declaration and lease with Tom Thumb, there are internal restrictions that stacking cannot get onto main traffic aisles.

Chairman Keeler emphasized the importance of the Tom Thumb being built first and Mr. Horton replied that Tom Thumb is the first piece of the puzzle to the development and will be built first.

Commissioner Test asked if other potential uses were considered for Lot 2 and Mr. Horton replied the development was marketed to multiple retailers, but the main issue is the proximity to Tom Thumb. He explained you can't put another grocery concept and the site is not big enough for a home improvement concept. The self-storage facility does not require high traffic flow and has a relatively low impact with around 20 customers per day.

Chairman Keeler asked if adequate parking is planned for the self-storage site and Mr. Horton replied there are loading/unloading zones around the perimeter of the building and parking in front of the office. He estimates four to five customers to be onsite at any given time with possible higher traffic on Saturday. Chairman Keeler asked how many units will be available and Mr. Horton replied he doesn't have definitive numbers, but estimates approximately 600 units depending on the sizes.

There being no others to speak for or against ZDC-178-2022, Chairman Keeler closed the Public Hearing.

**17. Consider recommendation of Zoning Change No. ZDC-178-2022**

**Action:**

*Vice Chairman Melissa Ballard moved to recommend approval of ZDC-178-2022, a Zoning Change request from a General Retail zoning district to a Planned Development-General Retail zoning district (North Grove Center), located at the northeast corner of US Highway 77 and E North Grove Boulevard, subject to the conditions of the staff report. Ms. Bonney Ramsey seconded, All Ayes.*

**18. Adjourn**

Jennifer Pruitt, Senior Director of Planning, shared the P&Z Commission meeting calendar and noted there are several meeting dates that occur on a day other than Tuesday to accommodate the planned City Hall renovations. She noted the meetings will be held at the Civic Center when renovations commence and staff has to vacate City Hall.

Shon Brooks, Executive Director of Development Services, noted the Comprehensive Plan was adopted by City Council and expressed his gratitude to the P&Z Commission, City Council, members of the community, and staff.

There being no further business, the meeting adjourned at 7:53 p.m.

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Planning and Zoning Commission  
March 15, 2023  
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Respectfully submitted,

Jami Bonner  
Assistant City Secretary

# Planning & Zoning Department

## Plat Staff Report

Case: SUB-38-2022



### MEETING DATE(S)

Planning & Zoning Commission: March 28, 2023

### CAPTION

**Consider** request by Scott Sandlin, Sheppards Place Development Co., LLC, for a **Final Plat** of Sheppard's Place, Phase 3, being 29.469 acres, located South of Hwy 287, West of FM 664, 78 Residential Lots and 1 Open Space, situated in the E. Horton Survey, Abstract 466 an addition to the City of Waxahachie (Property ID 277458) – Owner: SHEPPARD'S PLACE HOLDING CO, LLC (SUB-38-2022)

### RECOMMENDED MOTION

*"I move to approve SUB-38-2022, a plat of Sheppard's Place Phase 3, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

### APPLICANT REQUEST

The applicant is requesting to plat the subject property into seventy-eight (78) residential lots and one (1) open space lot as the third phase of the Sheppard's Place subdivision.

### CASE INFORMATION

**Applicant:** Scott Sandlin, Sheppard's Place Development Co., LLC

**Property Owner(s):** Sheppard's Place Holding Co, LLC

**Site Acreage:** 29.469 acres

**Number of Lots:** 79 lots

**Number of Dwelling Units:** 78 units

**Park Land Dedication:** The cash-in-lieu of park land dedication fee is \$31,200.00 (\$400.00 per residential dwelling unit).

**Adequate Public Facilities:** Adequate public facilities are available to the subject property.

### SUBJECT PROPERTY

**General Location:** Located adjacent to, and to the west of, Sheppard's Place Ph 2.

**Parcel ID Number(s):** 277458

**Current Zoning:** Planned Development-Single Family-2 (PD-SF-2)

**Existing Use:** The subject property is currently undeveloped.

**Platting History:** The subject property was preliminary platted as part of Sheppard's Place (PP-17-0157).



**Site Aerial:****PLATTING ANALYSIS**

The applicant is requesting to plat the subject property into 79 lots as part of the third phase of the Sheppard's Place subdivision. This phase of the subdivision is proposed to consist of seventy-eight (78) single-family residential lots and one (1) open-space lot. The proposed final plat aligns with the approved preliminary plat for the subject property. The applicant is providing a 10.279-acre open space lot on the western edge of the site, in accordance with the property's planned development (PD) zoning. This open space lot will serve as a large drainage easement and the green belt required by the PD.

**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 Plat request as presented.

**ATTACHED EXHIBITS**

1. Plat

**APPLICANT REQUIREMENTS**

1. If approved by the Planning & Zoning Commission, within 30 days, the applicant shall provide the Planning Department with one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify that all outstanding comments were satisfied.
  - a. If comments were not satisfied, then the applicant will be notified to make corrections.
  - b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

**CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

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

1. All utilities, infrastructure, and other required improvements have been installed, and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's Subdivision ordinance.

**STAFF CONTACT INFORMATION**

*Prepared by:*

Zack King  
Senior Planner

[zking@waxahachie.com](mailto:zking@waxahachie.com)

*Reviewed by:*

Jennifer Pruitt, AICP, LEED-AP, CNU-A  
Senior Director of Planning

[jennifer.pruitt@waxahachie.com](mailto:jennifer.pruitt@waxahachie.com)





**FINAL PLAT**  
OF  
LOTS 1-14, BLOCK D, LOTS 1-14, BLOCK U,  
LOTS 1-14, BLOCK 14, LOTS 1-14, BLOCK 15  
**SHEPPARD'S PLACE - PHASE 3**  
29.469 ACRES  
RESIDENTIAL LOTS AND OPEN SPACE  
ZONED PD-SF-3  
AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY,  
TEXAS, AND BEING SITUATED IN THE E. HORTON SURVEY,  
ABSTRACT NO. 464, ELLIS COUNTY, TEXAS  
CASE NUMBER SJ-BJ-2012  
DATE February 22, 2012

**OWNER**  
SHEPPARD'S PLACE  
DEVELOPMENT HOLDING  
COMPANY, L.L.C.  
10000 W. 100TH STREET  
SUITE 100  
WAXAHACHIE, TEXAS 75080

**ENGINEER**  
DESMAN CONSTRUCTION  
ENGINEERING, P.C.  
10000 W. 100TH STREET  
SUITE 100  
WAXAHACHIE, TEXAS 75080

**SURVEYOR**  
WHITFIELD, HALL & BRYSON  
SURVEYING, L.L.C.  
10000 W. 100TH STREET  
SUITE 100  
WAXAHACHIE, TEXAS 75080

WHITFIELD, HALL & BRYSON  
SURVEYING, L.L.C.  
10000 W. 100TH STREET  
SUITE 100  
WAXAHACHIE, TEXAS 75080



(4+7)

# Planning & Zoning Department

## Plat Staff Report

Case: SUB-180-2022



### MEETING DATE(S)

Planning & Zoning Commission: March 28, 2023

City Council: April 3, 2023

### CAPTION

**Public Hearing** on a request by Gilberto Escobedo, LGE Investment Homes LLC, for a **Replat** of Lot 1A of the Martin Addition, to create Lot 1AR & 1BR of the Martin Addition, two (2) residential lots, being 0.19 acres, located at 215 Finley Street (Property ID: 175899) – Owner: LGE Investment Homes LLC (SUB-180-2022) Staff: Zack King

### RECOMMENDED MOTION

*"I move to recommend approval of SUB-180-2022, a replat of the Martin Addition, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

### APPLICANT REQUEST

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

### CASE INFORMATION

**Applicant:** Gilberto Escobedo, LGE Investment Homes LLC

**Property Owner(s):** LGE Investment Homes LLC

**Site Acreage:** 0.19 acres

**Number of Lots:** 2 lots

**Number of Dwelling Units:** 2 units

**Park Land Dedication:** N/A

**Adequate Public Facilities:** Adequate public facilities are available to the subject property.

### SUBJECT PROPERTY

**General Location:** 215 Finley Street

**Parcel ID Number(s):** 175899

**Current Zoning:** Single Family-3 (SF-3)

**Existing Use:** The subject property is currently undeveloped.

**Platting History:** The subject property was replatted from Lots 1 & 2 of Thompson's Southland Addition to Lot 1A of the Martin Addition in 2020 with case number SUB-23-2020.

(u+7)

*Site Aerial:*



### **PLANNING ANALYSIS**

The applicant proposes to replat the subject property into two (2) lots for residential use. The subject property was originally platted as Lots 1 & 2 of Thompson's Southland Addition. In 2020, the property was replatted into a single lot as part of the Martin Addition. A total of 5' of right-of-way (ROW) dedication was provided along Finley Street at this time. The current replat sought by the applicant would provide an additional 5' of ROW dedication along Henrietta Street and Finley Street while establishing a similar lot arrangement to the original Thompson's Southland Addition.

However, the proposed lots do not meet the minimum lot size or utility easement requirements of the Single Family-3 (SF-3) zoning district or the Infill Overlay District. Due to this, the applicant has requested a Petition for Relief Waivers for both minimum lot size and minimum utility easement size. Specifically, the applicant seeks a variance to allow a minimum lot size of 3,700 square feet. Additionally, the applicant seeks a variance to allow a 10' utility easement along Finley Street and a 5' utility easement along Henrietta Street.

Staff is supportive of the variance for minimum lot size due to the size of the proposed lots remaining comparable to neighboring properties and the provision of additional ROW. (Neighboring residential properties vary in size between 4,000 and 5,000 square feet.) Staff is also supportive of the variance for utility easements smaller than 15' in size because the City utility facilities are located in the Finley Street and Henrietta Street ROW. However, as a condition of approval, the Applicant must provide documentation from franchise utility providers in the area (Oncor, AT&T, Charter, and Atmos) stating that they have no objection to the proposed easements prior to the recordation of the replat.

### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 21 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.

**RECOMMENDATION**

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

**Conditions:**

1. The Applicant shall provide written documentation from franchise utility providers (Atmos, AT&T, and Oncor) to confirm whether existing franchise utilities are located on the subject property. The letters will also confirm that franchise utility providers have no objection to a 5' utility easement along Henrietta Street and a 10' utility easement along Finley Street. The Applicant shall provide this documentation to Staff prior to the recordation of the replat.

**ATTACHED EXHIBITS**

1. Replat

**CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

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

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department.
2. The Applicant shall provide written documentation from franchise utility providers (Atmos, AT&T, and Oncor) to confirm whether existing franchise utilities are located on the subject property. The letters will also confirm that franchise utility providers have no objection to a 5' utility easement along Henrietta Street and a 10' utility easement along Finley Street. The Applicant shall provide this documentation to Staff prior to the recordation of the replat.

**STAFF CONTACT INFORMATION*****Prepared by:***

Zack King  
Senior Planner

[zking@waxahachie.com](mailto:zking@waxahachie.com)

***Reviewed by:***

Jennifer Pruitt, AICP, LEED-AP, CNU-A  
Senior Director of Planning  
[jennifer.pruitt@waxahachie.com](mailto:jennifer.pruitt@waxahachie.com)



Date: 3/3/2023  
Scale: 1" = 20'  
Drawn: D. Hocutt  
Job: 222-0234  
Sheet 1  
of 2 sheets



OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By:

"Preliminary, this document shall not be recorded for any purpose."

Gilberto Escobedo, Owner

STATE OF TEXAS §  
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gilberto Escobedo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

"Preliminary, this document shall not be recorded for any purpose."

Notary \_\_\_\_\_ My Commission Expires On \_\_\_\_\_

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

STATE OF TEXAS:  
COUNTY OF ELLIS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: "Preliminary, this document shall not be recorded for any purpose."

Chairperson

Date

STATE OF TEXAS:  
COUNTY OF ELLIS:

APPROVED BY: City Council City of Waxahachie

By: "Preliminary, this document shall not be recorded for any purpose."

Mayer

Date

ATTEST: "Preliminary, this document shall not be recorded for any purpose."

Date

DRAINAGE NOTES:

- (1) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- (2) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- (3) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- (4) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

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

OWNERS:  
LGE INVESTMENT HOMES, LLC  
120 Deercreek Drive  
Waxahachie, Tx. 75165  
Gilbert Escobedo  
469-441-2984

Revisions	By

Davis & McDill, LLC

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT  
P.O. BOX 428, WAXAHACHIE, TEXAS 75168  
PHONE: 972-938-1185  
A Texas licensed surveying firm # 10194661

(L7)

Surveyor's Certificate §

KNOW ALL MEN BY THESE PRESENTS:

That I, Stuart G. Hamilton, RPLS 4480, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie

"Preliminary, this document shall not be recorded for any purpose."

Stuart G. Hamilton  
Registered Professional Land Surveyor  
Number 4480

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

**REPLAT  
MARTIN ADDITION  
LOTS 1RA and 1RB  
Being a 0.190 Acre Replat of Lot 1A  
of Martin Addition, an addition to  
the City of Waxahachie, Texas,  
according to the plat thereof recorded  
in Cabinet K, Slide 197, Plat Records  
Ellis County, Texas  
Silas M. Durrett Survey, A-272  
2 Single Family Lots  
Current Zoning: SF-3  
Case Number: SUB-180-2022**



Date: 3/3/2023  
Scale: N/A  
Drawn: D. Hocutt  
Job: 222-0234  
Sheet 2  
of 2 sheets.

(849)

## Planning & Zoning Department

### Zoning Staff Report

Case: ZDC-05-2023



#### MEETING DATE(S)

Planning & Zoning Commission: March 28, 2023

City Council: April 3, 2023

#### CAPTION

**Public Hearing** on a request by Jake Fears, JHF Engineering for a **Specific Use Permit (SUP)** for a restaurant with a drive-through use (Dutch Bros) within a General Retail (GR) zoning district located at 1995 North Highway 77 (Property ID 262424) - Owner: SAI Commercial Group, LLC (ZDC-05-2023)

#### RECOMMENDED MOTION

*"I move to recommend approval of ZDC-05-2023, a Specific Use Permit (SUP) for a restaurant with a drive-through use (Dutch Bros), subject to the conditions the staff report with elevation option \_\_\_\_\_, authorizing the City Manager and or Mayor to execute all documents accordingly."*

#### APPLICANT REQUEST

The Applicant is requesting a specific use permit for a restaurant with a drive-through (Dutch Bros) at 1995 North Highway 77.

#### CASE INFORMATION

Applicant: Jake Fears, JHF Engineering

Property Owner(s): SAI Commercial Group, LLC

Site Acreage: 0.562 acres

Current Zoning: General Retail District (GR)

Requested Zoning: GR with a specific use permit (SUP) for a restaurant with a drive-through use (Dutch Bros)

#### SUBJECT PROPERTY

General Location: 1995 North Highway 77

Parcel ID Number(s): 262424

Existing Use: Undeveloped Land

Development History: N/A

**Adjoining Zoning & Uses:**

Direction	Zoning	Current Use
North	GR	Undeveloped Land
East	PD-GR	Future North Grove Shopping Center
South	GR	Community National Bank
West	LI-1	Undeveloped Land

**Future Land Use Plan:****Local Commercial****Comprehensive Plan:**

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.

**Thoroughfare Plan:**

The primary access to the subject property is from Victory Drive (60' right-of-way) and North Town Boulevard (60' right-of-way). These roadways are constructed, and no additional right-of-way is required.

**Site Image:**

(8+9)

## PLANNING ANALYSIS

### Proposed Use

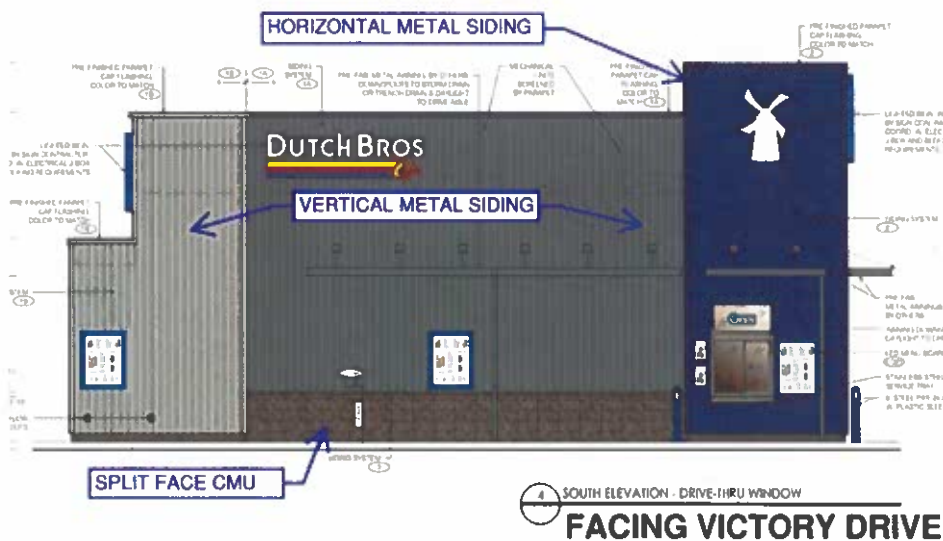
The Applicant requests a specific use permit for a restaurant with a drive-through (Dutch Bros) at 1995 North Highway 77. The Applicant proposes constructing a 950-square-foot building on a 0.5-acre tract where customers can order food and drink through the drive-through or the walk-up order window. The establishment will not have an indoor dining area. The building's occupancy will be limited to employees. However, the establishment has provided a 504-square-foot outdoor seating area for customers. Since the restaurant parking requirement is based on the floor area of the dining area, the Applicant has provided six (6) parking spaces for the outdoor seating area to ensure adequate parking for customers. Additionally, the Applicant has provided two stacking lanes for the drive-through to manage typical business demands. Typically, only six (6) stacking spaces are required. However, the Applicant has provided thirteen (13) stacking spaces for vehicle queuing.

The proposed project satisfies all the zoning ordinance requirements, including but not limited to parking, stacking, screening, and landscaping. Most notably, the Applicant has proposed constructing a 6-foot-wide sidewalk along US Highway 77, Victory Drive, and North Boulevard with canopy trees on both sides to encourage pedestrian connectivity among commercial pad sites in the general area. Additionally, since the initial submission of plans, the Applicant has made a concerted effort to revise the site layout to meet the City's driveway spacing along Victory Drive from US Highway 77 to address the City's traffic safety concerns. Furthermore, the proposed development is compatible and appropriate in the proposed location.

### Proposed Elevations

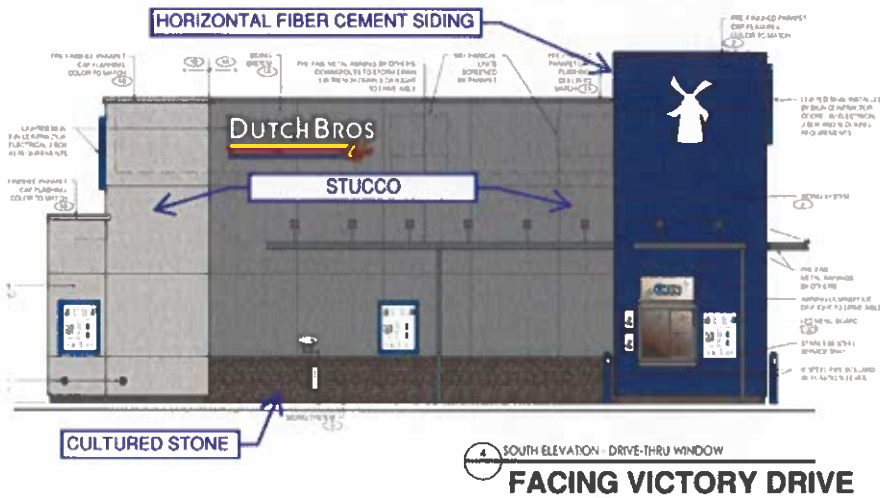
The Applicant has provided two sets of architectural elevations. Both sets of elevations have the same color scheme but utilize different exterior finishing materials. A digital material board is provided for each option listed below to show the appearance and texture of each material.

**Option 1** – In this option, each building elevation is composed of 90 to 100 percent metal siding with 0 to 10 percent split face CMU. The north, east (US Highway 77), and south (Victory Drive) elevations have the split-face CMU at the base of the building. The west elevation (North Town Boulevard) comprises 100 percent metal siding and does not have the split-face CMU at the base of the building.



(8+9)

**Option 2** - In this option, each building elevation is composed of a maximum of 85 percent stucco with a horizontal fiber cement accent siding, and cultured stone at the base of the building. The north, east (US Highway 77), and south (Victory Drive) elevations have cultured stone at the base of the building. The west elevation (North Town Boulevard) does not have cultured stone at the base of the building.



### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 10 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.

### **RECOMMENDATION**

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

1. The Applicant agrees to execute a mutually agreed upon Development Agreement for the development.
2. The Applicant submit a plat application to the Planning Department to replat the subject property in the lot configuration reflected on the site plan.
3. The Applicant shall obtain a permit from the City of Waxahachie Building Department before construction.

### **ATTACHED EXHIBITS**

1. Location Map (Exhibit A)
2. Site Plan (Exhibit B)
3. Landscape Plan (Exhibit C)
4. Option 1 - Architectural Elevations (Exhibit D)
5. Option 2 - Architectural Elevations (Exhibit D)
6. Operational Plan

### **STAFF CONTACT INFORMATION**

*Prepared by:*

Eleana Tuley, AICP

Senior Planner

[eleana.tuley@waxahachie.com](mailto:eleana.tuley@waxahachie.com)

*Reviewed by:*

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

[jennifer.pruitt@waxahachie.com](mailto:jennifer.pruitt@waxahachie.com)





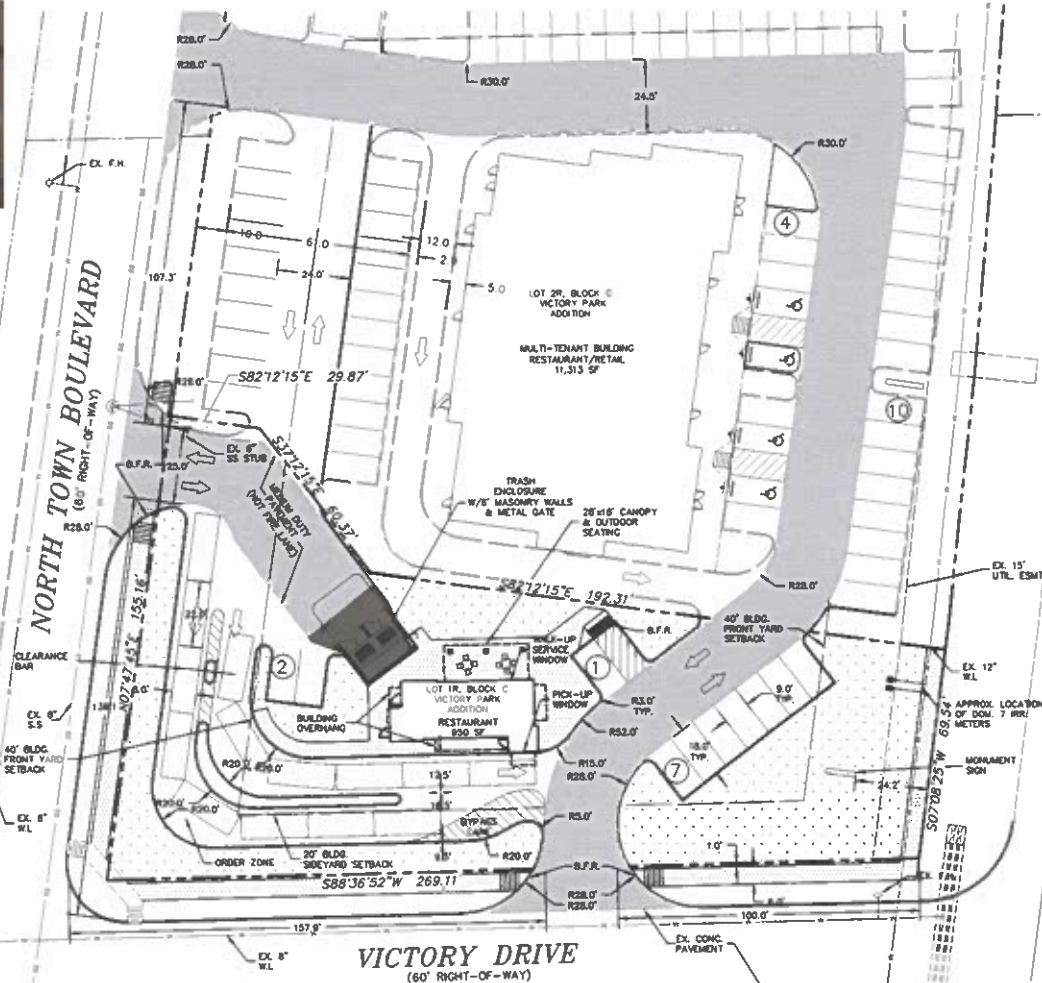
(849)  
(648)





GENERAL NOTES:

1. ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
2. DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
3. ALL PROPOSED CURB RADIUS ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
4. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
5. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.



## VICTORY DRIVE

**OWNER/DEVELOPER**  
PROJECT: Lot 2R-1, Block C  
VICTORY PARK Addition  
CONTACT: FOREMARK DEVELOPMENT  
CHAD DuBOISE  
8350 N. CENTRAL EXPRESSWAY  
DALLAS, TEXAS 75206  
214-561-6522  
CHAD@FOREMARK.COM

**ENGINEER**  
**JHF ENGINEERING**  
8738 FM 225 S  
LANEVILLE, TEXAS 75667  
CONTACT: JAKE FEARS, P.E.  
(903) 648-8340  
EMAIL: [jakefears@JHFEEngineering.com](mailto:jakefears@JHFEEngineering.com)









## SITE DATA CHART

EXISTING ZONING	OR
PROPOSED USE	RESTAURANT W/DINE THRU
LOT AREA	0.603 AC
BUILDING SF	950 SF
SEATING AREA	504 SF (DINING & PATIO)
PARKING REQ'D	1 SPACE/100 SF (SEAT AREA) 6 TOTAL REQUIRED
PARKING PROVIDED	10 SPACES
BUILDING HEIGHT	24' TOP OF PARAPET.
FLOOR AREA RATIO	0.04 FAR
IMPERVIOUS AREA	16984 SF (64%)

### CAUTIONS

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES. TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTOR'S OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTOR'S OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

### LEGEND

	PROPOSED LANDSCAPE /SEEDING AREAS
	PROPOSED CONCRETE SIDE WALK
	LIGHT DUTY CONCRETE PAVEMENT
	6" FIRELANE PAVEMENT 3,600psi CONC. w/ #301
	HEAVY DUTY CONCRETE PAVEMENT
	UNIT COUNT
	EXPANSION JOINTS
	EDGE OF PAVEMENT
	BARRIER FREE RAMP

SUP DATA

SPECIFIC USE PERMIT  
DUTCH BROTHERS  
DRIVE-THROUGH  
0.562 ACRES  
WAXAHACHIE, TEXAS  
CASE NO. ZDC-5-2023

**JHF ENGINEERING, PLLC.**  
ENGINEERS LAND PLANNERS  
8728 FU 225 S LANEVILLE, TEXAS 75467 PHONE (800)946-4340

1935 N. HWY. 77  
LOT 2R, BLOCK C  
STORY PARK ADDITION  
ELLIS COUNTY  
WAXAHACHIE, TEXAS

## SITE PLAN

PRELIMINARY PLANS  
FOR PROJECT REVIEW  
NOT FOR  
CONSTRUCTION,  
BIDDING OR PERMIT  
PURPOSES.

Prepared By/Or Under  
Direct Supervision Of  
Jacob M Fears, PE  
Texas Registration  
No. 99376  
On Delta Shawnee Station

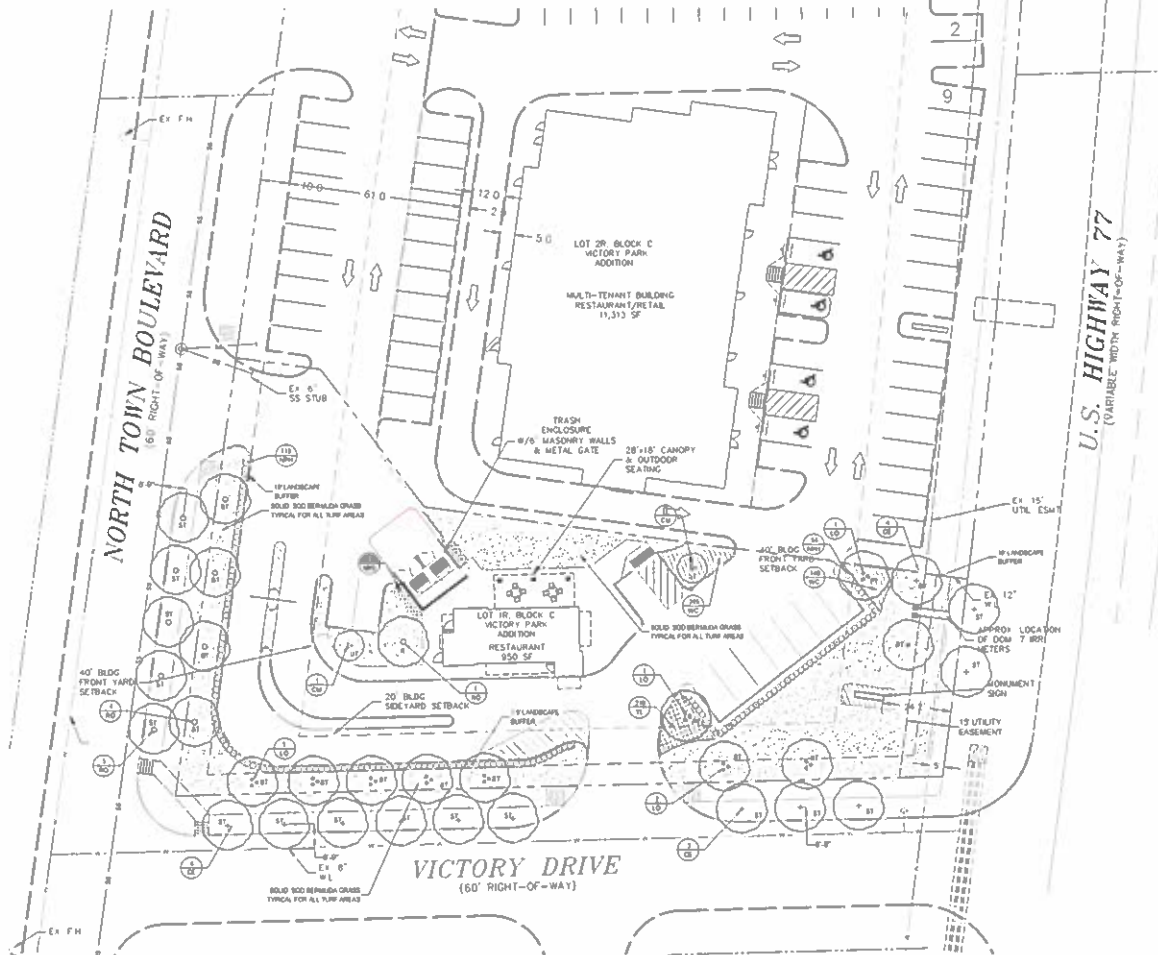
COPYRIGHT ©  
 AF DOCUMENTS PUL.  
 LAST SERIALIZED  
 DATE 7/28/73  
 JE 22003

**SHEET No.**  
**S101**

PRINTED: 2/24/2023 5TB FILE: MCR-PAVING STB LAST SAVED: 2/24/2023 2:11 AM SAVED BY: JGFH FILE: S101-SITE PLAN.DB=22018.DWG

 $(b+d)$

# EXHIBIT C - LANDSCAPE PLAN



## TREE LEGEND

- BT BUFFER YARD TREE
- IT INTERIOR LANDSCAPE TREE
- PT PARKING LOT TREE
- ST STREET TREE
- UT UNDERSTORY TREE

## PLANT MATERIAL SCHEDULE:

TREE TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	13	Center Elm	Ulmus americana	6" cal	80-120' H, 6" spread min, 3" clear trunk
CA	2	Crane Maple	Acer dasycarpum	6" cal	8' H, 6" spread min, 3" clear trunk
LO	6	Live Oak	Quercus virginiana	6" cal	12-16' H, 6" spread min, 3" clear trunk
RO	18	Red Oak	Quercus rubra	6" cal	12-16' H, 6" spread min, 3" clear trunk

SHRUB TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SPH	187	Headport Holly	Ilex parvifolia	3 gal	24" H, 20" spread
RES	1	Red Robin	Erigeron philadelphicus	3 gal	24" H, 20" spread

NOTE: Plant list is subject to change without notice. Contractor shall verify all quantities on plan. All plants and shrubs are to be installed within 14 days of construction start. All plants and shrubs are to be installed within 14 days of construction start. All plants and shrubs are to be installed within 14 days of construction start.

## LANDSCAPE TABULATIONS

INTERIOR LANDSCAPE AREA	
REQUIREMENT: 50% OF THE BUILDING SQUARE FOOTAGE SHALL BE LANDSCAPE AREA	
BUILDING AREA 900 S.F.	
REQUIRED: 450 S.F. (50%)	PROVIDED: 630 S.F. (70%)
PLANTING REQUIREMENTS	
LANDSCAPE 1 TREE PER 100 S.F. OF REQUIRED INTERIOR LANDSCAPE AREA	
REQUIRED: 4.5 TREES	PROVIDED: 6.3 TREES
UNDERSTORY TREES 1 TREE PER 250 S.F.	
REQUIRED: 1.8 TREES	PROVIDED: 2.7 TREES
SHRUBS 1 SHRUB PER 10 S.F.	
REQUIRED: 45 SHRUBS	PROVIDED: 63 SHRUBS
GROUND COVER 10% OF REQUIRED AREA	
REQUIRED: 45 S.F.	PROVIDED: 63 S.F.
SEASONAL COLOR 2% OF REQUIRED AREA	
REQUIRED: 9 S.F.	PROVIDED: 12.6 S.F.
PARKING LOT LANDSCAPING	
REQUIREMENT: 15 S.F. OF LANDSCAPING PER PARKING SPACE AND TWO (2) TREES 6" CAL AND TEN (10) SHRUBS REQUIRED FOR EVERY 500 S.F. OF REQUIRED PARKING LOT LANDSCAPE AREA	
REQUIRED: 15 S.F.	PROVIDED: 22.5 S.F.
REQUIRED: 1 TREE	PROVIDED: 1 TREE
REQUIRED: 10 SHRUBS	PROVIDED: 15 SHRUBS
BUFFER YARD REQUIREMENT: 10% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE FOR STREET FRONTAGES LESS THAN 200 L.F. 20% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE FOR STREET FRONTAGES GREATER THAN 200 L.F.	
NORTH HIGHWAY 77 (S 912 ST STREET YARD)	
REQUIRED: 1.87 S.F. (15%)	PROVIDED: 2.7 S.F. (22.5%)
VICTORY DRIVE (S 912 ST STREET YARD)	
REQUIRED: 1.87 S.F. (15%)	PROVIDED: 2.7 S.F. (22.5%)
NORTH TOWN BLVD (S 912 ST STREET YARD)	
REQUIRED: 2.07 S.F. (15%)	PROVIDED: 3.1 S.F. (22.5%)
LANDSCAPE BUFFER TREES	
REQUIREMENT: 1 TREE PER 40 L.F. OF STREET FRONTAGE	
REQUIRED: 2 TREES	PROVIDED: 2 TREES
VICTORY DRIVE (288 L.F.)	
REQUIRED: 7 TREES	PROVIDED: 7 TREES
NORTH TOWN BLVD (156 L.F.)	
REQUIRED: 4 TREES	PROVIDED: 4 TREES
STREET TREES	
REQUIREMENT: 1 TREE PER 30 L.F. OF STREET FRONTAGE	
REQUIRED: 2 TREES	PROVIDED: 2 TREES
VICTORY DRIVE (288 L.F.)	
REQUIRED: 9 TREES	PROVIDED: 9 TREES
NORTH TOWN BLVD (156 L.F.)	
REQUIRED: 5 TREES	PROVIDED: 5 TREES

## SITE DATA CHART

EXISTING ZONING	UR
PROPOSED USE	RESTAURANT AND RETAIL
LOT AREA	8,542 AC
BUILDING SF	900 SF
SEATING AREA	500 SF DINING & PATIO
PARKING REQ'D	1 BAY PER 100 SF OF GROSS AREA
PARKING PROVIDED	16 SPACES
BUILDING HEIGHT	24' TOP OF PARAPET
FLOOR AREA RATIO	0.84 F.A.R.
MINIMUM YIELD	100% SF (100%)

OWNER/DEVELOPER: PROJECT LAY 211 F. Bldg. C, VICTORY PARK ADDITION, CHAD DUBOSE, 4300 N. CENTRAL EXPRESSWAY, DALLAS, TEXAS 75206, 214-661-6672, CHAD@CREMARK.COM

ENGINEER: JPM ENGINEERING, 8728 FM 225 E, LANEVILLE, TEXAS 75861, CONTACT: JANE PEARSON, P.E., (903) 848-4340, JPEARSON@JPMENGINEERING.COM

SLIP DATA: SPECIFIC USE: SEE PLAN, SURVEY: SEE PLAN, DRAINAGE: SEE PLAN, EROSION: SEE PLAN, WIND: SEE PLAN, SOIL: SEE PLAN, CLIMATE: SEE PLAN, EARTHQUAKE: SEE PLAN, FLOOD: SEE PLAN, OTHER: SEE PLAN



## VICINITY MAP

## SOLID SOD NOTES

- THE GRASS AREAS TO ACHIEVE FINAL CONTOURS INDICATED LEAVE AREAS TO BE REMOVED. PROVIDE 1" BELLOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- GRASS AREAS TO ACHIEVE FINAL CONTOURS INDICATED LEAVE AREAS TO BE REMOVED. PROVIDE 1" BELLOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- GRASS AREAS TO ACHIEVE FINAL CONTOURS INDICATED LEAVE AREAS TO BE REMOVED. PROVIDE 1" BELLOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SODS BY HAND TO COVER INDICATED AREA COMPLETELY. INCLUDE SOILS OF SOD ARE TOUCHING. TOP DRESS JOINTS WITH SAND TOPSOIL TO FULL DEPTH.
- SOD GRASS SHALL ACHIEVE A MINIMUM 1" BELLOW FINAL GRADE. PROVIDE 1" BELLOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- WATER SODS SHALL ACHIEVE A MINIMUM 1" BELLOW FINAL GRADE. PROVIDE 1" BELLOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, AND PRUNING. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, AND PRUNING.
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- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE COVERED WITH A MINIMUM 1" BELLOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.

## GENERAL LAWN NOTES

- THE GRASS AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON THIS PLAN.
- GRASS AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON THIS PLAN. PROVIDE 1" BELLOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- ALL LAWN AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON THIS PLAN. PROVIDE 1" BELLOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, AND PRUNING. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, AND PRUNING.
- ALL LAWN AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON THIS PLAN. PROVIDE 1" BELLOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- ALL LAWN AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON THIS PLAN. PROVIDE 1" BELLOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

## LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES AND HIDE AND HIDE UTILITIES OF ANY DISSEMINATED SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND HIDE AND HIDE UTILITIES OF ANY DISSEMINATED SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL PROVIDE A MINIMUM 24" BELLOW FINAL GRADE. PROVIDE 1" BELLOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO PROVIDE A MINIMUM 24" BELLOW FINAL GRADE. PROVIDE 1" BELLOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- ALL PLANTING BEING AND LAWN AREAS TO BE REMOVED BY FINAL GRASS. NO TREES TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE REMOVED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE BURNED TREES REMOVED.
- ALL LAWN AREAS TO BE REMOVED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE BURNED TREES REMOVED.

## 01 LANDSCAPE PLAN

SCALE: 1" = 30' - 0"

LANDSCAPE ARCHITECT  
STUDIO GREEN, INC.  
1784 W. MIDCOURT DR.  
ALLEN, TEXAS 75013  
(409) 385-4444  
CHS@STUDIOGREENPOT.COM



RESTAURANT DEVELOPMENT  
1995 NORTH HWY 77  
LOT 29, BLOCK C  
VICTORY PARK ADDITION  
ELLIS COUNTY  
CITY OF WAXAHACHE, TEXAS

ISSUE:  
FOR APPROVAL 01/24/2023  
CITY COMMENT 01/31/2023  
CITY COMMENT 02/10/2023  
CITY COMMENT 02/24/2023

DATE:  
02/24/2023

SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:  
L.1

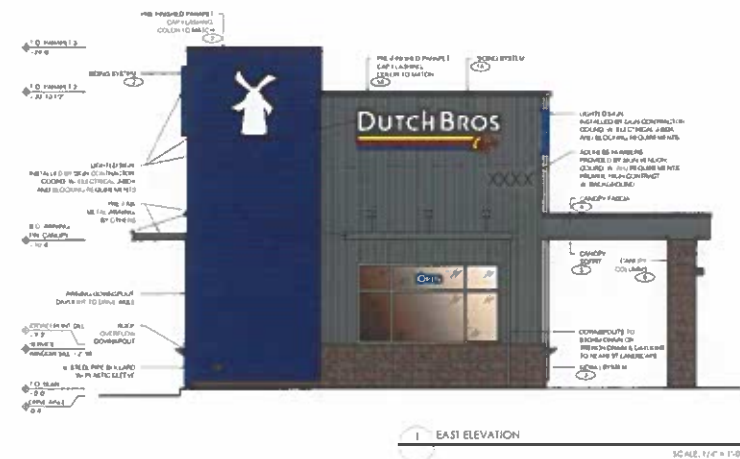
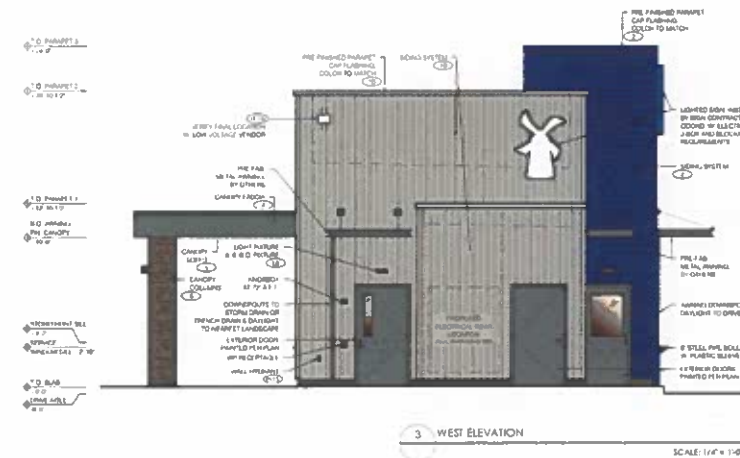
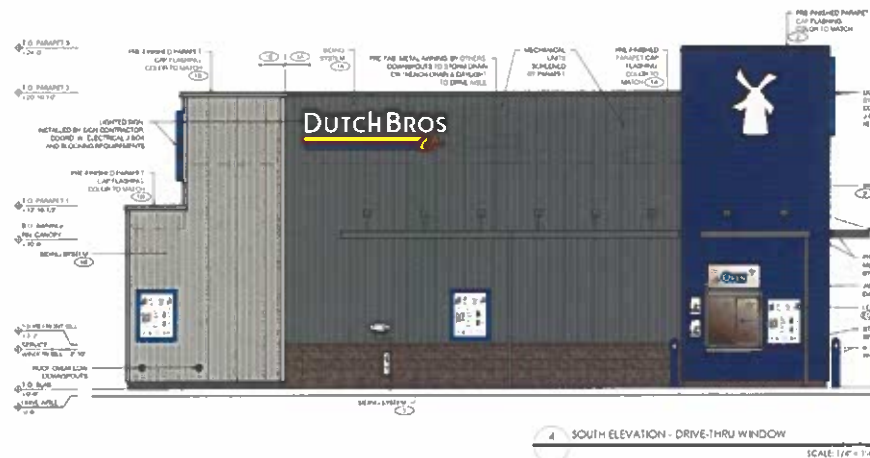
(b7s)

# EXHIBIT D - ELEVATIONS

EXTERIOR FINISH MATERIALS				
ELEVATION	VERTICAL METAL PANEL SURFACE AREA	HORIZONTAL METAL PANEL SURFACE AREA	CMU VENEER SURFACE AREA	TOTAL SURFACE AREA
1. EAST	212 SF (100%)	214 SF (100%)	16 SF (100%)	442 SF (100%)
2. NORTH	241 SF (100%)	44 SF (100%)	16 SF (100%)	401 SF (100%)
3. WEST	216 SF (100%)	161 SF (100%)	16 SF (100%)	493 SF (100%)
4. SOUTH	475 SF (100%)	214 SF (100%)	16 SF (100%)	705 SF (100%)

EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE 24 ga	ORIENTATION VERTICAL COLOR BLOOD DARK GRAY
1B	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE 24 ga	ORIENTATION VERTICAL COLOR BLOOD LIGHT GRAY
ZONE 2 (TOWER)				
2	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE 24 ga	ORIENTATION HORIZONTAL COLOR BLOOD BLUE
ZONE 3 (BASE)				
3	CMU VENEER AND GILL	SARALITE	4-8-16 SPLIT FACE	COLOR CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DBC
ZONE 4 (FRAMED CANOPY)				
4	FABRIC	WESTERN STATES METAL ROOFING	T-GROOVE 10"	3 SIDES COLOR BLOOD DARK GRAY
5	BOFFS	HEWAN ELEMENTS	NATURAL NORTH-WESTERN SPRUCE	148 TAG 148 REVEAL SEALED
8	COLUMNS	SARALITE	4-8-16 SPLIT FACE 3-SIDES	COLOR CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DBC

NOTE: GC TO PROVIDE 7"X7" SMOOTH DOWNPOUTS AND ALL NECESSARY ADAPTORS AT AWNINGS AND CANOPY LOCATIONS. COLOR BLOOD DARK GRAY.



1001 SE SANDY BLVD, SUITE 100  
PORTLAND, OR 97214  
V. 503.535.9099  
F. 503.241.7365  
WWW.GNICHARCH.COM

Project No: TX1908  
Dutch Bros Coffee - New Freestanding Store  
1995 N Hwy 77  
Waco, TX 76715  
For Dutch Bros Coffee  
110 SW 4th Street  
Giant's Post, OR 97526

ISSUED FOR DESIGN  
REVIEW: 02.01.2023

REV. DATE	DESCRIPTION

SHEET NAME:  
OPTION 1  
BUILDING ELEVATIONS -  
COLOR

SHEET NUMBER  
A6.1

(b49)

# EXHIBIT D - ELEVATIONS



LOOKING NORTH-EAST



LOOKING NORTH-WEST

(648)



# EXHIBIT D - ELEVATIONS



LOOKING SOUTH-WEST



LOOKING SOUTH-EAST

(b+8)  
(b+9)

## EXHIBIT D - ELEVATIONS



METAL SIDING  
MANUFACTURER: WESTERN STATES  
METAL ROOFING  
PROFILE: WESTERN WAVE - HORIZONTAL  
COLOR: BLDG DB BLUE



METAL SIDING  
MANUFACTURER: WESTERN STATES  
METAL ROOFING  
PROFILE: WESTERN WAVE - VERTICAL  
COLOR: BLDG DB GRAY DARK



METAL SIDING  
MANUFACTURER: WESTERN STATES  
METAL ROOFING  
PROFILE: WESTERN WAVE - VERTICAL  
COLOR: BLDG DB GRAY LIGHT



CMU  
MANUFACTURER: WILLAMETTE-GRAYSTETTE  
PROFILE: SLIT FACE  
COLOR: CHARCOAL OR SIM.



CANOPY SOFFIT  
MANUFACTURER: HEWN  
PROFILE: NW SPRUCE  
NATURAL & SEALED  
COLOR: PER MFR.



WINDOW SYSTEM  
MANUFACTURER: KAWNEER OR SIMILAR  
PROFILE: CLEAR ANODIZED ALUMINUM  
FINISH: CLEAR NO 14 / 17



AWNINGS & DOORS - PAINT  
MANUFACTURER: SHERWIN-WILLIAMS  
COLOR: BLDG DB GRAY DARK



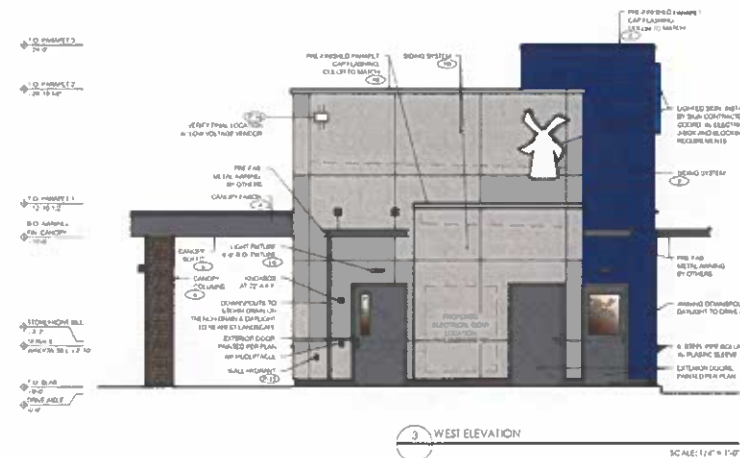
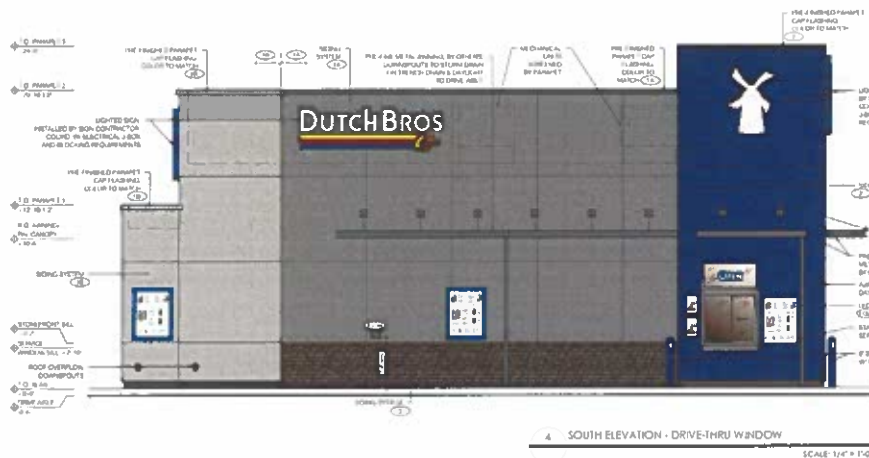
ROOFING MATERIAL  
MANUFACTURER: DURO-LAST  
DL-60 - 60 MIL  
COLOR: WHITE



# EXHIBIT D - ELEVATIONS

EXTERIOR FINISH MATERIALS				
ELEVATION	STUCCO SURFACE AREA	FIBER CEMENT SIDING SURFACE AREA	STONE VENEER SURFACE AREA	TOTAL SURFACE AREA
1 - EAST	210 SF (44%)	214 SF (45%)	10 SF (2%)	434 SF (99%)
2 - NORTH	210 SF (44%)	10 SF (2%)	10 SF (2%)	120 SF (100%)
3 - WEST	210 SF (44%)	10 SF (2%)	10 SF (2%)	120 SF (100%)
4 - SOUTH	210 SF (44%)	10 SF (2%)	10 SF (2%)	120 SF (100%)

EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCF-2 SYSTEM BANGORABLE FINE	PAINTED COLOR: BLDG DB DARK GRAY
1B	STUCCO	DRYVIT	CCF-2 SYSTEM BANGORABLE FINE	PAINTED COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	ARCHA	ILLUMINATION AMP 1518 w/ FACTORY PANEL, CORNER RB	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFF STONE, SHARP SPRINGS	COLOR: PER MFR
	STONE SILL	ELDORADO STONE	SHARP EDGE WAINSCOT SILL	COLOR: PEXTER
ZONE 4 (FRAMED CANOPY)				
4	FASCO	WESTERN STATES METAL ROOFING	T-ROOF 10'	3 SIDES COLOR: BLDG DB DARK GRAY
5	SCOTT	HEMM ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1/4" T&G 1/8" REVEAL
6	COLUMBIA	ELDORADO STONE	CLIFF STONE, SHARP SPRINGS	COLOR: PER MFR
NOTE: GC TO PROVIDE 2"x2" SMOOTH DOWNPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATIONS COORD. BLDG DB DARK GRAY				



**DUTCHBROS**

**GNICH**  
ARCHITECTURE  
STUDIO

1001 SE SANIT BLVD, SUITE 100  
PORTLAND, OR 97214  
V. 503.582.1019  
F. 503.241.7855  
WWW.GNICHARCHITECT.COM

Project No: TX1908  
Dutch Bros Coffee - New Free-standing Store  
1995 N Hwy 77  
Waco, TX 76798  
For Dutch Bros Coffee  
110 SW 4th Street  
Grant, TX 75042

ISSUED FOR DESIGN  
REVIEW: 02.01.2023

REV. DATE: DISCRIPTION

SHEET NAME:  
OPTION 2  
BUILDING ELEVATIONS -  
COLOR

SHEET NUMBER:  
**A6.1**

This sheet is for the building elevations and is not to be used for construction. It is intended for informational purposes only. All dimensions are in feet and inches. All materials are to be specified by the architect. All construction is to be in accordance with the building code. All construction is to be in accordance with the building code. All construction is to be in accordance with the building code.

(b78)

# EXHIBIT D - ELEVATIONS



LOOKING NORTH-EAST



LOOKING NORTH-WEST

(849)

# EXHIBIT D - ELEVATIONS



LOOKING SOUTH-WEST



LOOKING SOUTH-EAST

(b4b)

# EXHIBIT D - ELEVATIONS



FIBER CEMENT BOARD  
MANUFACTURER: NICHHA  
PROFILE: ILLUMINATION  
COLOR: BLDG DB BLUE



STUCCO SYSTEM  
MANUFACTURER: DRYVIT  
PROFILE: CCP-2 SYSTEM,  
SANDPEBBLE FINE E FINISH  
COLOR: PAINTED, BLDG DB GRAY DARK



STUCCO SYSTEM  
MANUFACTURER: DRYVIT  
PROFILE: CCP-2 SYTEM,  
SANDPEBBLE FINE E FINISH  
COLOR: PAINTED, BLDG DB GRAY LIGHT



CULTURED STONE  
MANUFACTURER: ELDORADO STONE  
PROFILE: CLIFFSTONE - BANFF SPRINGS  
COLOR: PER MFR



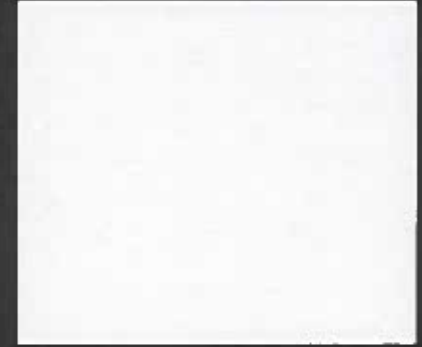
CANOPY SOFFIT  
MANUFACTURER: HEWN  
PROFILE: NW SPRUCE  
NATURAL & SEALED  
COLOR: PER MFR



WINDOW SYSTEM  
MANUFACTURER: KAWNEER OR SIMILAR  
PROFILE: CLEAR ANODIZED ALUMINUM  
FINISH: CLEAR NO 14 / 17



AWNINGS & DOORS - PAINT  
MANUFACTURER: SHERWIN-WILLIAMS  
COLOR: BLDG DB GRAY DARK



ROOFING MATERIAL  
MANUFACTURER: DURO-LAST  
DL-60 - 60 MIL  
COLOR: WHITE



1995 Hwy 77, Waxahachie, TX S

Specific Use Permit

Operational Plan

**Summary:**

Dutch Brothers is a quick serve facility for coffee and related beverage sales, as well as pre-packaged food selections, for drive-thru and walk-up customers only. No indoor seating, but occasionally offer some chairs or tables outside to allow for pedestrian/bike friendly operation. No speaker box is used at the menus, only human with portable POS stations (iPad) as runners.

**Hours of operation:**

5am-10pm daily (Monday – Sunday) with peak hours between 7am-9am and 3pm-5pm

**Number of Employees:**

Approx. 4-5 people during each shift with 40 total employees per shop

**Compatibility with adjoining uses:**

All proposed uses are consistent with the existing zoning.

**Company's Business Plan:**

Dutch Bros Coffee is a fun-loving, mind-blowing company dedicated to making a massive difference one cup at a time. Dutch Bros was founded by two real life bros in 1992. The drive-thru coffee chain has since grown to more than 500 locations in 13 states and is on pace to grow to 4,000+ shops by in the next 10-15 years.

The menu offers a range of drinks from specialty coffee, smoothies, freezes, teas, a private-label Dutch Bros Blue Rebel energy drink to nitrogen-infused cold brew coffee. All drinks are handcrafted for each customer and guaranteed to satisfy!

Dutch Bros isn't your traditional sit down, quiet place to work, coffee shop. Customers can expect upbeat music, energetic broistas (Dutch Bros' version of baristas) and outstanding speed, quality, and service. It doesn't use a speaker box for ordering; instead, a broista takes your order with an iPad for a more personal experience.

Dutch Bros believes in a non-traditional franchise model with a unique growth path which further cultivates the experience it's known for. The growth path for operators starts in the shops- to be eligible to become an operator, broistas must first work at a shop, move up within shop leadership, receive positive peer and leadership reviews, and continue to share the culture until an operating opportunity arises!

Dutch Bros also believes in giving back to the communities it serves. Through the Dutch Bros Foundation, the company donates several million dollars to its communities and nonprofit organizations!