

ORDINANCE NO. 3204

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A CONVENIENCE STORE WITH GASOLINE SALES USE WITHIN A GENERAL RETAIL (GR) ZONING DISTRICT, LOCATED AT 1851 N. HIGHWAY 77, BEING PROPERTY ID 262430, BEING LOT 2R, BLOCK A OF VICTORY PARK REV. ADDITION, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, the described property is classified in said ordinance and any amendments thereto as GR; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-89-2020. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and,

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from GR to GR, with an SUP in order to permit a Convenience Store with Gasoline Sales use on the following property: Lot 2R, Block A of Victory Park Rev. Addition, which is shown on Exhibit A, Site Plan attached as Exhibit B, Landscape Plan attached as Exhibit C, and the Elevation/Façade Plan attached as Exhibit D.

SPECIFIC USE PERMIT

Purpose and Intent

The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Zoning Ordinance.

Specific Use Permit

FOR OPERATION OF A **SPECIFIC USE PERMIT FOR A CONVENIENCE STORE WITH GASOLINE SALES USE IN THE GENERAL RETAIL (GR) DISTRICT**; the following standards and conditions are hereby established as part of this ordinance:

1. The site plan shall conform as approved by the City Council under case number ZDC-89-2020.
2. The development shall adhere to the City Council approved in Exhibit A- Location Exhibit, Exhibit B – Site Plan, Exhibit C - Landscape Plan, Exhibit D – Elevation/Façade Plan, and Operational Plan.
3. Per the applicant's request, a Development Agreement will be required for the property.
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 Municipal Code and City of Waxahachie Zoning Ordinance.
5. If approved, the City Council shall have the right to review the Specific Use Permit after 12-months if needed.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED AND ADOPTED on this 17th day of August, 2020.

ATTEST:

City Secretary

MAYOR





Exhibit B - Site Plan

PROJECT CONTACT LIST

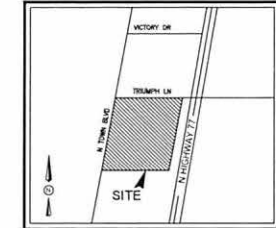
ENGINEER
TRIANGLE ENGINEERING LLC
1784 MCDERMOTT DR. STE. 110
ALLEN, TX 75013
CONTACT: KEVIN KAM
TEL: 409-213-2268

OWNER/DEVELOPER
VACUUM TANKS
2900 WINGATE STREET, SUITE 200
FORT WORTH, TX 76107
CONTACT: MATTHEW SMITH
TEL: 817-307-8084



SITE DATA SUMMARY TABLE

SITE ACREAGE	1.52 ACRES (66,365 S.F.)
ZONING	GR GENERAL RETAIL
PROPOSED USE	CONVENIENCE STORE
BUILDING AREA	4,088 S.F.
NUMBER OF STORES	1
BUILDING HEIGHT	1
BUILDING COVERAGE	6.16%
FLOOR AREA RATIO	0.09
IMPERVIOUS AREA	44,975 S.F. (67.75%)
PERVIOUS LANDSCAPE AREA	21,410 S.F. (32.25%)
REGULAR PARKING REQUIRED	20 SPACES
REGULAR PARKING PROVIDED	18 SPACES
HANDICAP PARKING REQUIRED	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED	21 SPACES
ON-SITE PARKING PROVIDED	21 PARKING SPACES
OFF-SITE SHARED PARKING PROVIDED	0 PARKING SPACES



VICINITY MAP
MAPSCO - 59 X

ZONING SUMMARY TABLE

	REQUIRED	PROVIDED
COVING	GR GENERAL RETAIL	GR GENERAL RETAIL
MIN. LOT AREA	7,000 SF	66,365 SF
MIN. LOT WIDTH	80'	250.08'
MIN. LOT DEPTH	100'	268.53'
MIN. FRONT SETBACK	40'	42'
MIN. REAR SETBACK	20' 25' ADJACENT TO RESIDENTIAL	40'
MIN. SIDE SETBACK	20'	20'
MAX. BUILDING HEIGHT	2 STORIES	1 STORY
MAX. LOT COVERAGE	40%	6%

SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERE TO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO, TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE LEGEND

CONCRETE CURB	[Symbol]
FIRE LANE	[Symbol]
STRIPE	[Symbol]
PARKING SPACES	[Symbol]
MONUMENT/PYLON SIGN	[Symbol]
WHEEL STOP	[Symbol]
HANDICAP LOGO	[Symbol]
HANDICAP SIGN	[Symbol]
RAMP	[Symbol]
BOLLARD	[Symbol]
DUMPSTER	[Symbol]
FIRE HYDRANT	[Symbol]

FLOODPLAIN NOTE

NOT PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD PLAIN. ZONE X (UNSHADDED) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR ELLIS COUNTY, TEXAS MAP#48130C0190 F, DATED JUNE 3, 2013.

ONSITE DETENTION POND SHALL BE PROVIDED TO RELEASE AT PRE-DEVELOPED FLOW CONDITION AS SHOWN ON THE VICTORY PARK PHASE I

CASE # ZDC-89-2020
SITE ACREAGE: 1.524 ACRES (66,385 SF)

SITE PLAN

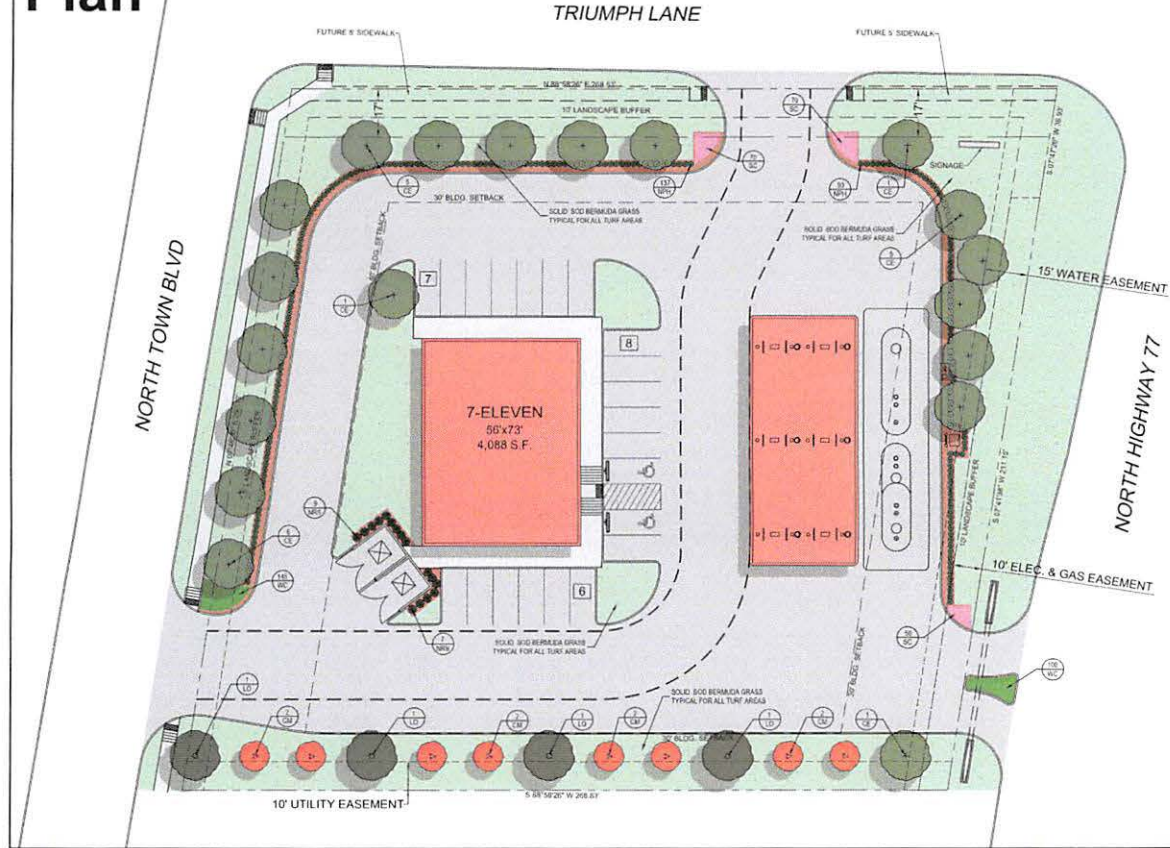
7-ELEVEN
1851 N HIGHWAY 77
WAXAHACHIE
ELLIS COUNTY, TEXAS 75165
VICTORY PARK LOT 2R, BLOCK A

TRIANGLE ENGINEERING LLC	
1784 MCDERMOTT DR. STE. 110 ALLEN, TX 75013	
TEL: 409-213-2268 FAX: 409-213-2140 E: info@triangle-engineering.com	
Planning	CM Engineering
DES.	SCALE
DATE	PROJECT NO.
06-23-20	068-20
TX P.E. #11525	C-3.0



NO.	DATE	DESCRIPTION	BY
1	06-24-20	1ST SUP. SUBMITTAL	KK
2	07-24-20	2ND SUP. SUBMITTAL	KK
3			
4			
5			
6			

Exhibit C - Landscape Plan

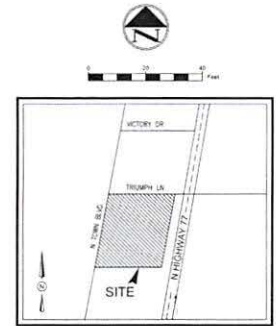


LANDSCAPE TABULATIONS

REQUIREMENT: 40% OF THE BUILDING SQUARE FOOTAGE SHALL BE LANDSCAPE AREA		
BUILDING AREA X 50% S.F.	PROVIDED	
1,030 S.F.	21,420 S.F. (524%)	
PLANTING REQUIREMENTS:		
CANOPY TREES: 1 TREE PER 500 S.F.	PROVIDED	
2 TREES	3 TREES	
UNDER STORY TREES: 1 TREE PER 250 S.F.		
7 TREES	PROVIDED	
7 TREES	8 TREES	
SHRUBS: 1 SHRUB PER 10 S.F.		
23 SHRUBS	PROVIDED	
23 SHRUBS	230 SHRUBS	
GROUND COVER: 10% OF REQUIRED AREA		
245 S.F.	PROVIDED	
245 S.F.	245 S.F.	
SEASONAL COLOR: 2% OF REQUIRED AREA		
33 S.F.	PROVIDED	
33 S.F.	180 S.F.	
PARKING LOT LANDSCAPING:		
REQUIREMENTS: 13 S.F. OF LANDSCAPING PER PARKING SPACE	PROVIDED	
TWO (2) TREES 4" CAL. AND TEN (10) SHRUBS REQUIRED FOR EVERY 500 S.F. OF	1,088 S.F.	
REQUIRED PARKING LOT LANDSCAPE AREA	1 TREES	
TOTAL PARKING SPACES = 21	6 SHRUBS	
1 LANDSCAPING ISLAND 10' WIDE (S) PROVIDED FOR EVERY 2 PARKING		
SPACES		
STREET TREES:		
REQUIREMENTS: 1 TREE PER 40 L.F. OF STREET FRONTAGE	PROVIDED	
8 TREES	8 TREES	
TRIUMPH LANE (250 L.F.):		
REQUIRED:	PROVIDED	
7 TREES	7 TREES	
NORTH TOWN BLVD (250 L.F.):		
REQUIRED:	PROVIDED	
6 TREES	6 TREES	

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS SHALL BE SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND PROTECTION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING, TREES AND LAWN AREAS TO BE BOUNDARY BY STEEL EDDING. NO STEEL TO BE INSTALLED ADJACENT TO DRIVEWAY OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% REGULATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE MAIN AND FEEDER LINES.
- ALL LAWN AREAS TO BE SOLO 500 BERMUDA GRASS (UNLESS OTHERWISE NOTED ON THE DRAWINGS).



VICINITY MAP
MAPSCO - 59 X

SOLID 500 NOTES

- FINAL GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED LEAVE AREAS TO RECEIVE TOPSOIL. 3" BELOW FINAL DESIRED GRADE PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURN AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM HOUSING AT TOP AND BOTTOM OF SLOPES AND OTHER BARRIERS TO GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLO 500 SHALL BE LEFT IN A MAINTAINABLE FINAL FIRM GRASS. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOLE BY HAND TO COVER INDICATED AREA COMPLETELY INSURE EDGES OF SOLO ARE TIGHTLY JOINED BY HAND WITH TOPSOIL TO FILL JOINTS.
- SOLO GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM IRREGULARITIES AND JOINTS.
- WATER SOLO THROUGHOUT AS SOLO OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOISTURE WATERING, WEEDING, OUTGROWTH CLEANING AND REPLACEMENT OF BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOLO AREAS TO BE OVER SEED WITH WINTER WHEATGRASS AT A RATE OF 40 POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

GENERAL LAWN NOTES

- FINAL GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM HOUSING AT TOP AND BOTTOM OF SLOPES AND OTHER BARRIERS TO GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLO 500 SHALL BE LEFT IN A MAINTAINABLE FINAL FIRM GRASS. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRANK, FREE FROM THE REGION, KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROCKS, DEBRIS, VESTIGIAL STONES, CONTAMINANTS, AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRASS, IRRIGATION FERTILIZER COMPLETELY SETTLED, AND FIRM GRASS APPROVED BY THE CHAIRMAN'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS, DEBRIS, AND LUMPS, DRIFT, CLAY, STICKS, CONCRETE, BRICKS, ETC., SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.52 ACRES (66,385 S.F.)
ZONING:	GR-GENERAL RETAIL
PROPOSED USE:	CONVENIENCE STORE
BUILDING AREA:	4,088 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	8.16'
FLOOR AREA RATIO:	0.08
PERVIOUS AREA:	44,875 S.F. (87.75%)
PERVIOUS/LANDSCAPE AREA:	21,410 S.F. (32.25%)
REGULAR PARKING REQUIRED:	20 SPACES
1 SP PER 200 S.F.	
REGULAR PARKING PROVIDED:	19 SPACES
HANDICAP PARKING REQUIRED:	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	21 SPACES
ON-SITE PARKING PROVIDED:	21 PARKING SPACES
OFF-SITE SHARED PARKING PROVIDED:	0 PARKING SPACES

ZONING SUMMARY TABLE

ZONING	REQUIRED	PROVIDED
MIN. LOT AREA	7,000 SF	66,385 SF
MIN. LOT WIDTH	60'	260.08'
MIN. LOT DEPTH	100'	268.53'
MIN. FRONT SETBACK	40'	40'
MIN. REAR SETBACK	20', 25' ADJACENT TO RESIDENTIAL	40'
MIN. SIDE SETBACK	20'	20'
MAX. BUILDING HEIGHT	2 STORIES	1 STORY
MAX. LOT COVERAGE	40%	6%

PLANT MATERIAL SCHEDULE

TREE TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	19	Central Elm	Ulmus crassifolia	4" cal	BAB 12' H, 6" spread min., 5' clear trunk
CM	8	Crape Myrtle 'Dallas Red'	Lagerflora indica 'Dallas Red'	4" cal	container, 1 1/2" trunk, bare form
LO	8	Live Oak	Quercus virginiana	4" cal	container, 12' H, 10" spread, 3' clear straight trunk
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NH	230	Needlepoint Holly	Ilex cornuta 'Needlepoint'	3 gal	container, 24" H, 20" spread
NH	18	Norfolk Island Holly	Illex cornuta 'Norfolk'	3 gal	container, 24" H, 20" spread
GROUNDCOVER	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	190	Seasonal Color	Festuca arundinacea	4" pots	section by owner, 12" x 6"
WC	245	Purple Wreathgrass	Lythrum hyssarifolius	4" pots	section by owner, 12" x 6"
			Cynodon dactylon 'K1'		solid sod refer to notes

NOTE: Plant list is as used by bidder only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed resources as indicated. All trees to show straight trunk and be meeting other varieties.

AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED PER THE CITY OF WAXAHACHIE AND TCEQ STANDARDS AND REQUIREMENTS.

PROJECT CONTACT LIST

OWNER/DEVELOPER VAGUERO VENTURES 2900 WINDLATE STREET, SUITE 200 FORT WORTH, TX 76117 CONTACT: MATTHEW SMITH TEL: 817-337-0084	LANDSCAPE ARCHITECT STUDIO GREEN ARCHITECTS 1784 W. MIDCRAFT DRIVE, SUITE 110 ALLEN, TEXAS 75013 CHRIS TRONZANO (409) 389-4444	ENGINEER TRIANGLE ENGINEERING LLC 1784 W. MIDCRAFT DRIVE, SUITE 110 ALLEN, TX 75013 CONTACT: KYLE KAM TEL: 409-213-2088
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NO.	DATE	DESCRIPTION	BY
1	07/24/2020	ISSUED FOR PERMIT	WAG
2	07/24/2020	ISSUED FOR PERMIT	WAG
3	07/24/2020	ISSUED FOR PERMIT	WAG
4	07/24/2020	ISSUED FOR PERMIT	WAG
5	07/24/2020	ISSUED FOR PERMIT	WAG
6	07/24/2020	ISSUED FOR PERMIT	WAG
7	07/24/2020	ISSUED FOR PERMIT	WAG
8	07/24/2020	ISSUED FOR PERMIT	WAG
9	07/24/2020	ISSUED FOR PERMIT	WAG
10	07/24/2020	ISSUED FOR PERMIT	WAG

LANDSCAPE PLAN

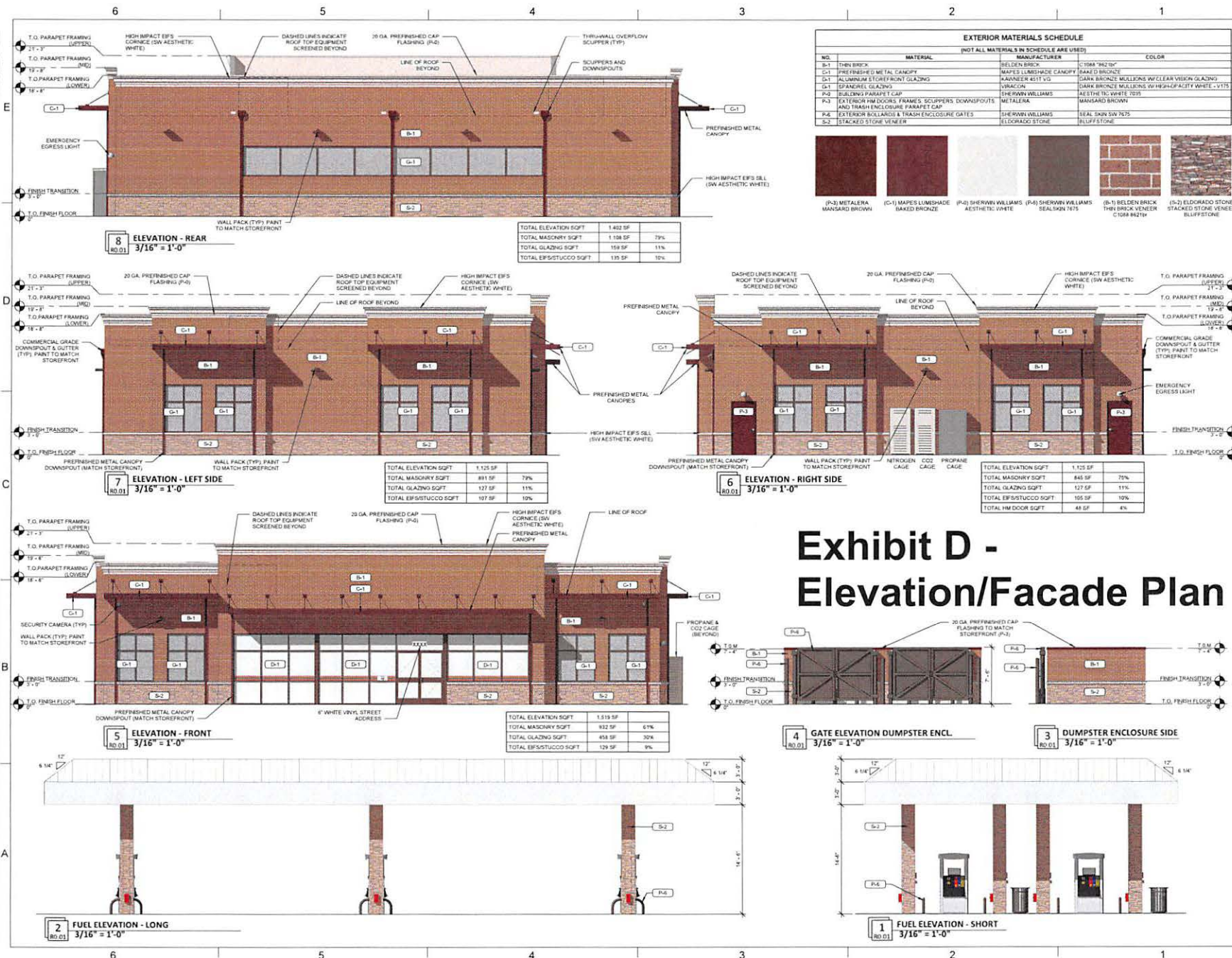
7-ELEVEN
1851 NORTH HIGHWAY 77
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS 75165
VICTORY PARK
LOT 2R, BLOCK A

TRIANGLE ENGINEERING LLC

W 400 351 8386 / F 402 213 7141 / E wtriangleeng.com
1784 W. MIDCRAFT DRIVE, SUITE 110, ALLEN, TX 75013
Planning / Civil Engineering / Construction Management
SHEET NO. 11 OF 11 SCALE: AS SHOWN
TX P.E. #11525

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702 SE 5TH ST STE 30
BENTONVILLE, AR 72717
781.479.3218

Project & location information. Project Name: 7-Eleven Store. Location: 711 Waxahachie, TX. Project Number: 20076. Architect: Ryan Faust. Architect Number: 2444.

CLIENT NAME
WAXAHACHIE VENTURES

711 WAXAHACHIE, TX
711 WAXAHACHIE, TX
711 WAXAHACHIE, TX

7-ELEVEN STORE
NORTH HIGHWAY 77
WAXAHACHIE, TX

NOT FOR
CONSTRUCTION

06/18/2020
Architect Name - RYAN FAUST
Architect Number - 2444

REVISIONS
NO. DATE DESCRIPTION

Driving Size 24 x 36
Drawn By JME
Checked By CCMB

Project # 20076
Title REVIEW BOARD ELEVATIONS

Sheet Number R0.01

Date 06/18/2020 Store #