

A G E N D A

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on ***Tuesday, June 10, 2025 at 7:00 p.m.***

Commission Members: Rick Keeler, Chairman
 Marlene Norcross, Vice-Chairman
 Jenny Bridges
 David Hudgins
 Chad Hicks
 Wendy Johnson
 Terry Connor

1. Call to Order
2. Invocation
3. ***Public Comments:*** Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. ***Speakers are requested to observe five (5) minute time limit.***
4. ***Consent Agenda***

All matters listed under Item 4, Consent Agenda, are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Planning & Zoning Commissioner to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.
 - a. Minutes of the regular Planning & Zoning Commission meeting of May 27, 2025
 - b. Consider a request by John Helms, for a **Plat** of Halperin & Helms Waxahachie Addition, being 9.98 acres, located at 2435 FM 879, situated in the Marion Woodard Survey, Abstract 1120, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 192158) – Owner: David Halperin (SUB-41-2025)
5. ***Public Hearing*** on a request by Alex Lohmann, for a **Specific Use Permit (SUP)** for an Amusement, Indoor (Haunted House) use within a Light Industrial-2 (LI-2) zoning district located at 500 W Madison Street, Suite B (Property ID 171075) - Owner: Big Blue Truck LLC (ZDC-69-2025)
6. ***Consider*** recommendation of ZDC-69-2025
7. 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.

Planning and Zoning Commission
May 27, 2025

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Tuesday, May 27, 2025 at 7:00 p.m.

Members Present: Rick Keeler, Chairman
Jenny Bridges
Terry Connor
Chad Hicks
David Hudgins
Wendy Johnson

Member Absent: Marlene Norcross, Vice Chair

Others Present: Shon Brooks, Executive Director of Development Services
Trenton Robertson, Senior Director of Planning
Zack King, Planning Manager
Amber Villarreal, City Secretary

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 regular Planning & Zoning Commission meeting of May 13, 2025
- b. Consider a request by Anwar Dossani, H&D Realty Investments, LLC, for a Plat of Scarborough Addition, Lots 1, 2, and 3, Block A, being 21.57 acres, located at the northwest corner of Interstate 35E and F.M. 66, situated in the J.C. Armstrong Survey, Abstract 6, an addition to the City of Waxahachie (Property IDs: 179035, 303130) –Owner: H&D Realty Investments, LLC (SUB-61-2025)
- c. Consider a request by Todd Wintters, Petitt-ECD, for a Plat of Garden Valley Ranch Church, Lot 1, Block A, being 1.017 acres, located at 435 Broadhead Road, situated in the John B. & Ann Adams Survey, Abstract 5, an addition to the City of Waxahachie (Property ID: 289739) – Owner: The Church of Jesus Christ (SUB-63-2025)

Action:

Wendy Johnson moved to approve the Consent Agenda, subject to the recommendations of staff. Motion was seconded by David Hudgins and carried unanimously (6-0).

5. **Public Hearing on a request by Ryan McIntosh, Trinity Partners, for a Specific Use Permit (SUP) for a Unified Lot Sign use within a Planned Development-42-C (PD-42-**

C) zoning district, located directly south of 1650 N US Highway 77 (Property ID: 223131) – Owner: Bomac Wax Investments LLC (ZDC-14-2025)

Planning Manager Zack King presented the Item and Ryan McIntosh requested approval. The applicant requests approval of a Specific Use Permit to allow for the construction of a Unified Lot Sign. The Waxahachie Zoning Ordinance only allows for the construction of Unified Lot Signs with prior approval of a Specific Use Permit (SUP) by City Council.

The subject property is currently situated in a Planned Development-42-Commercial (PD-42-C) zoning district and recently received Site Plan approval for the development of the Plaza at Bessie Coleman; which is anchored by Sprouts Farmers Market and includes 3 additional multi-tenant retail buildings. The proposed Unified Lot Sign is proposed to take the form of a monument sign situated at the southeast corner of the intersection of Bessie Coleman Boulevard and N US Highway 77. The location of the sign meets the typical setback requirements for signage. This ensures that there will not be a visibility conflict for vehicles traveling through the adjacent intersection.

The sign is proposed to reach a maximum height of 28'; which is approximately 2' shorter than the existing unified lot sign for Waxahachie Marketplace on the northeast corner of the intersection of Bessie Coleman Boulevard and N US Highway 77. The total size of the sign is 301 square feet and a total of ten (10) static advertising spaces are proposed on the sign. The sign is proposed to utilize the same color palette and stone veneer base as the buildings approved for the Plaza at Bessie Coleman.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 30 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. Staff has received zero (0) letters of support and zero (0) letters of opposition for the PD request.

Chairman Keeler opened the Public Hearing at approximately 7:05 p.m.

There being no others to speak for or against ZDC-14-2025, Chairman Keeler closed the Public Hearing at approximately 7:05 p.m.

6. Consider recommendation of ZDC-14-2025

Action:

Jenny Bridges moved to recommend approval of ZDC-14-2025, a Unified Lot Sign for the Plaza at Bessie Coleman, subject to the conditions the staff report. Motion was seconded by Chad Hicks and carried unanimously (6-0).

7. Public Hearing on a request by Alexandria Webber, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Multi-Family Residential-1 (MF-1) zoning district located at 865 Cantrell St. (Property ID 179113) - Owner: Alexandria Webber & Dustin Webber (ZDC-54-2025)

Planner Caleb Ensley presented the Item and Dustin Webber requested approval. The applicant requests a SUP for short-term rental use at 865 Cantrell St because it is located within the MF-1 zoning district. The subject property consists of a primary structure of approximately 2,084 square feet, built in 1953. The portion of the home proposed to be used as an STR has two (2) bedrooms, one (1) bathroom and enough improved surface to accommodate for the maximum parking spaces of two (2) vehicles. The property owner (emergency contact) will be residing in the remaining portion of the home which consists of one bedroom and one bathroom. The area in which the emergency contact will reside is separate from the Short-Term Rental as demonstrated in the applicant's floor plan for the subject property.

The subject property is situated on an approximately 0.51 acres (22,215.6 square feet) tract. The applicant has not been operating a short-term rental. The applicant has not been paying local hotel occupancy taxes, as they have not been operating an STR. The Ellis County Appraisal District (ECAD) does identify the subject property as a homestead. The applicant submitted the SUP application on June 12, 2024.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls had been made regarding the subject property and its current use in the past 12 months.

The applicant's local emergency contact is located on the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 37 notices were mailed to property owners within 500 feet of the subject property as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of zero (0) letters of opposition and zero (0) letters of support were received by staff.

Mayor Pro Tem Patrick Souter requested clarification on the maximum occupancy, off-street parking requirement, and homestead exemption. Mr. Ensley confirmed the maximum occupancy is six (6) and two (2) off-street parking spaces are required for the property. Mr. King noted staff will update the conditions of approval to specify the removal of the homestead exemption.

Chairman Keeler opened the Public Hearing at approximately 7:11 p.m.

There being no others to speak for or against ZDC-54-2025, Chairman Keeler closed the Public Hearing at approximately 7:12 p.m.

8. Consider recommendation of ZDC-54-2025

Action:

David Hudgins moved to recommend approval of ZDC-54-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly. Motion was seconded by Chad Hicks and carried unanimously (6-0).

9. Public Hearing on a request by Mark McReynolds for a Specific Use Permit (SUP) for an Accessory Dwelling Unit use within a Single Family-2 (SF-2) zoning district located at 218 University Avenue (Property ID 176327) - Owner: Mark McReynolds & Janet McReynolds (ZDC-58-2025)

Mr. Ensley presented the Item and Mark McReynolds requested approval. The applicant proposes a Specific Use Permit (SUP) to allow for the construction of a new 1,050 square foot Accessory Dwelling Unit. The Waxahachie Zoning Ordinance requires approval of a SUP to allow for an Accessory Dwelling Unit use within a Single Family-2 (SF-2) zoning district. The proposed accessory dwelling unit is located to the rear of the primary home at 218 University Avenue and meets the minimum setback requirements for an accessory structure within the SF-2 zoning district. If approved, the existing driveway is sufficient to meet the parking requirements for the existing home and the proposed accessory dwelling unit.

The proposed accessory dwelling unit will include one (1) bedroom, one (1) bathroom, a washer/dryer connection, a full kitchen, a den, and an open living area. A porch will also be included at the front of the property. Access doors will be available from the south and west side of the property. The structure will be accessible from the driveway facing University Ave and the driveway facing W. Ross St. Additionally, the proposed accessory dwelling unit will not have a garage, and will utilize the existing improved surfaces as off-street parking.

In regards to the material and the overall character of the proposed accessory dwelling unit, the existing carriage home will be demolished, and the applicant is planning on utilizing the original siding and shiplap material of the upper floor from the existing carriage house as material for the proposed accessory dwelling unit. The siding that cannot be used from the existing carriage house will be supplemented with similar pattern 118 siding. The overall style of the proposed accessory dwelling unit will match that of the existing primary structure at 218 University Avenue.

The property owner has confirmed that the accessory dwelling unit will only be used as a residence for their parents. The property owner has also confirmed that the accessory dwelling unit will not be leased or sold separately from the primary home, separately metered, used as a short-term rental (STR), or used for commercial purposes.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 19 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. Staff has received zero (0) letters of opposition and five (5) letters of support for the proposed SUP.

Mr. Souter commended Mr. McReynolds for his effort to repurpose the material on the existing structure.

Chairman Keeler opened the Public Hearing at approximately 7:21 p.m.

There being no others to speak for or against ZDC-58-2025, Chairman Keeler closed the Public Hearing at approximately 7:21 p.m.

10. Consider recommendation of ZDC-58-2025

Action:

Chad Hicks moved to recommend approval of ZDC-58-2025, a Specific Use Permit for an Accessory Dwelling Unit, subject to the conditions the staff report. Motion was seconded by Jenny Bridges and carried unanimously (6-0).

11. Public Hearing on a request by Lexi Cassels, Kimley-Horn, for a Zoning Change from a Commercial (C) zoning district to Planned Development-Multi-Family-2 and Planned Development-Commercial (PD-MF-2 & PD-C) zoning district, for a mixed-use development, located directly east of 2050 Conquest Boulevard, (Property ID 191630 & 191636) - Owner: B&T Realty Services Inc (ZDC-91-2024)

Mr. King presented the Item. The applicant proposes a Planned Development to allow for a mixed-use development comprised multi-family use with a maximum of 300 units on 41.9 acres and two (2) commercial tracts on 7.4 acres. The applicant proposes to preserve approximately 7.8 acres of the multi-family tract along the existing creek on the site. This area will remain in its natural state as an open space amenity for the development.

The multi-family portion of the Planned Development is designed to resemble a more traditional single-family neighborhood. This type of development is commonly referred to as “single-family-for-rent”. The single-family-for-rent tract will be developed with a total of 165 residential structures comprised of a maximum of 300 dwelling units. The results in a gross density of 7.15 dwelling units per acre (DUA); which is well below the maximum density of 18 DUA that is allowed by right in the base Multi-Family-s (MF-2) zoning district.

The applicant has proposed three (3) distinct types of residential structures with this PD. These include a townhome style building that will house between 3-6 units, a duplex style building that will house 2 units, and a traditional single-family home style building that will house 1 unit. The proposed site plan includes 26 townhome buildings, 44 duplex buildings, and 95 single-family style buildings. Each building type includes a mix of individual unit sizes that accommodate between 1 and 4 bedrooms. In total, 111 1&2-bed units, 154 3-bed units, and 31 4-bed units are proposed. The development includes a larger number of 3&4-bedroom units than a typical multi-family project due to the fact that it is designed to resemble a more traditional single-family neighborhood where 3&4-bedroom homes are more common. The proposed mix of unit types is intended to support a broader range of residents that are seeking to rent rather than own a home.

All residential building types have a proposed maximum height of two-stories. To reduce the potential for monotony across the development and introduce vertical articulation, the applicant has incorporated 1-story structures along the primary internal drive-aisle that loops through the site. To further reduce monotony along primary drive-aisles, all units are proposed to include rear-entry attached garages. This design benefits the walkability of the development by ensuring internal sidewalks and paseos are not interrupted by driveways. Of the 165 proposed residential buildings, 19 feature a one-car garage and all remaining buildings feature a two-car garage. The remaining parking for the site is provided in the form of parallel spaces along the primary drive-aisles. This design ensures that the proposal exceeds the minimum total parking requirement and the minimum attached garage requirement for multi-family development.

The applicant has provided an Elevation/Façade Plan for the residential buildings proposed with this PD. Renderings, along with example façades, of each residential building type are included in the Elevation/Façade Plan. The facades primarily feature brick and hardie plank exterior construction materials. The percentage of each material used on the exterior façade varies across the individual building types. The Elevation/Façade Plan also includes varying façade proposals for each type of residential building to ensure that the exact design for individual single-family, duplex, and townhome structures are not repeated adjacent to each other.

In addition to the varied elevations, the applicant has proposed six (6) unique color schemes for use in the development. The chosen color schemes are designed to be complimentary to each other while still being unique enough to provide additional relief from monotony. When considered together, the color schemes, multiple building types, and multiple elevation options for each building type have addressed staff concern with monotony that can arise from the presence of so many individual buildings on the site.

The applicant proposes two 3.7-acre tracts with a base Commercial (C) zoning along US Highway 287 Bypass. No specific commercial or retail development is proposed on the commercial tract at this time. However, the applicant has designed the primary access point for the subject property to bisect the two commercial tracts. This primary entrance is proposed to be constructed with the initial phase of the development and includes parallel parking, street trees, sidewalks, and four (4) pedestrian plazas for future use by the commercial tracts. In the proposed PD Regulations for the development, the applicant has prohibited multiple uses that are typically allowed by right or with approval of a Specific Use Permit (SUP) in the base Commercial zoning district. The purpose of this restriction is to limit the eventual development of these commercial tracts to land uses that better compliment the adjacent, pedestrian oriented, residential tract.

The applicant proposes to incorporate resident amenities into the center of the multi-family portion of the development. Specific amenities include a resident club room, exercise facility, swimming pool with seating and a cabana area, tot-lot, and village green in the central amenity area. Notably, the proposed PD regulations require the primary amenity area to be completed prior to the issuance of the certificate of occupancy (CO) for the final residential structure in Phase 1.

Along the creek, the applicant proposes to install additional amenities that include a dog park, walking trails, and disc golf. It is also important to note that the applicant worked extensively with staff to preserve pockets of open space throughout the multi-family portion of the property. To facilitate direct pedestrian access between the amenities and open spaces, the applicant has provided paseos (landscaped walkways) between each unit that meander through the site and converge at the open spaces and amenities. These paseos also tie into the general sidewalk network proposed around the perimeter of the site. All units that do not front onto a primary drive-aisle are proposed to front onto these landscaped paseos.

The applicant has provided a landscape plan that identifies the proposed landscaping for the site as a whole. Additionally, the landscape plan includes detail for the typical landscaping proposed in the immediate vicinity of each type of unit. Each residential unit is proposed to have access to a dedicated front or rear entry. The PD regulations require the developer to maintain all landscaping on the site; which includes these privately accessed yard areas.

The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. Street trees have specifically been clustered adjacent to US Highway 287 Bypass and the future Boulder Lane to provide an enhanced buffer between these major thoroughfares and the development. Additionally, it is important to note that trees within the vicinity of the creek on the property are proposed to be protected from clear cutting. The protected area is identified on the landscape plan and is proposed to be left in its natural state with an allowance only to remove dead trees and the trees/underbrush necessary to extend pedestrian trails through the area.

The subject property is proposed to have a total of seven (7) points of access at build out. Four (4) of the proposed access points are provided along US Highway 287 Bypass. These access points have been placed to meet TxDOT spacing requirements and provide direct access to each phase of the development. Two (2) of the proposed access points will be provided along the future extension of Boulder Lane. Notably, these connections will not be made until Boulder Lane is extended as part of Ridge Crossing Phase 2. A final point of access will be provided to the east via a mutual access easement to the Highlands at Bates Drive development. The private connection to the east, paired with the access points off of US Highway 287 Bypass, are sufficient to meet Fire Department access requirements, if the construction of Boulder Lane is delayed or never occurs. All 24' internal drive-aisles are proposed to be covered by a mutual access easement; which will facilitate access to through the development and to the commercial tracts for adjacent properties.

The subject property is directly adjacent to the Ridge Crossing subdivision to the south and primarily abuts Phase 2 of the subdivision. Phase 1 of this neighborhood is actively under development; but Phase 2 has not begun. To properly screen the six (6) directly adjacent residences from the proposed development, the applicant proposes to construct a 6-foot masonry screening wall. The screening wall will be constructed primarily of brick and is designed to complement the masonry screening wall proposed along the southern property line of the adjacent Highlands at Bates Drive development. Along the remainder of the southern property line, the proposed development will directly abut Boulder Lane. A 6' ornamental metal fence with regularly spaced masonry columns is proposed along Boulder Lane. This same ornamental metal fence is also proposed along the northern and eastern property lines. To the west, adjacent to the Mark on Conquest apartments, the applicant proposes a 6' wood board on board fence.

The applicant has provided a preliminary engineering plan to demonstrate the feasibility of utility delivery and drainage for their proposed site design. Existing water and sanitary sewer lines existing along US Highway 287 Bypass and the creek crossing the subject property. Utility and drainage improvements are required to be finalized with a future Civil Construction Permit.

The applicant proposes to develop the subject property in five phases. With Phase 1, the applicant proposes to develop 103 units on the multi-family portion of the property that is east of the creek. The amenity center tract is proposed to be developed as Phase 1A. As noted previously, the proposed PD regulations require the amenity center tract in Phase 1A to be completed prior to the issuance of the certificate of occupancy (CO) for the final residential structure in Phase 1.

Phase 2 is proposed to include the development of an additional 122 units on the remaining portion of the multi-family tract east of the creek. Phase 3 is proposed to include the portion of property west of the creek and will consist of the remainder of the residential units. The commercial tracts

will comprise the final phase of the development. The applicant has no specific plans to develop the commercial tracts at this time.

As noted above, the subject property is identified by the 2023 Comprehensive Plan partially under the Local Commercial and Residential Neighborhood placetypes. Each of these placetypes encourage a combination of residential and retail uses when property is situated along major thoroughfares. The applicant proposes to adhere to the intent of the Comprehensive Plan by developing a horizontal mixed-use development that allows for commercial development along a portion of the US Highway 287 Bypass frontage with residential dwellings located along and behind the commercial tracts. The proposed density for the development is 7.15 dwelling units per acre (DUA); which is appropriate for property adjacent along a major thoroughfare, but still bordering a less dense traditional single-family neighborhood. The horizontal mixed-use proposal serves as lower density buffer between the Ridge Crossing neighborhood and more dense multi-family developments to the east and west. The stand-alone commercial tracts are situated to be walkable and accessible for residents in and around the development, as recommended by the Waxahachie Comprehensive Plan.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, five (5) 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. Staff has received zero (0) letters of support and zero (0) letters of opposition for the PD request.

Commissioner David Hudgins asked if the development will be maintained by an HOA and Mr. King noted it will be maintained by a property management company.

Shannon Livingston explained the project proposal outlines the development of a single-family-for-rent community in Waxahachie. The plan includes 300 rental units situated on a single platted lot, excluding two designated commercial tracts. Unlike a traditional apartment complex, the development focuses on detached homes featuring private yards, individual garages, and a pedestrian-oriented layout designed to foster a neighborhood feel.

Commissioners inquired about the logistics of the development. Mr. King explained the development will feature private streets rather than public roads, with a single main address assigned to the site and individual unit numbers for each home. This addressing approach will be coordinated with emergency services to ensure full compliance.

Mr. Livingston explained the target demographic includes families, young professionals, and downsizing retirees, rather than typical apartment renters. The community will offer a higher proportion of 3- and 4-bedroom homes compared to standard multifamily developments. No units are designated as low-income or Section 8 housing.

In terms of design and amenities, the homes are designed so that no garages face the street; instead, each residence fronts landscaped courtyards. Parking will be accommodated in garages or through designated parallel street spaces—alleyway parking will not be utilized. The project exceeds City parking requirements by over 100 spaces. To promote community life, the development includes

plans for a clubhouse, green spaces, and walkable commercial areas that can host events and support an active neighborhood environment.

The commercial component of the development includes parcels currently zoned for general commercial use, though not specifically for retail. The developers intend to attract pedestrian-friendly retail or office tenants, with certain high-intensity uses being restricted to maintain a compatible neighborhood environment.

Construction will take place in phases, with the amenity center and leasing office scheduled among the first to be completed. The full development timeline is approximately 30 months, including about 22 months of active construction. Phases 1 and 2 will have overlapping timelines to expedite completion.

Rental rates will be approximately 10–15% higher than those of traditional apartments, averaging around \$2.10 per square foot depending on unit type. One-bedroom units will generally be in a duplex-style configuration, while larger homes will include two-car garages, offering a premium rental experience.

The community will be professionally managed, relieving residents of homeowner maintenance responsibilities. The property owner currently manages 17,000 units nationwide and is leveraging that experience in this project, which will be their second of its kind following a similar development in Royse City.

Commissioners raised concerns during the discussion centered around the potential impact on school capacity due to an expected influx of families, particularly at Wedgeworth Elementary. Residents also questioned whether the planned parking would be adequate, especially during gatherings or for households with multiple vehicles. Additionally, there was a desire for assurance that the final design and architecture of the homes and community would remain consistent with what was presented in the proposal.

Chairman Keeler opened the Public Hearing at approximately 8:05 p.m.

There being no others to speak for or against ZDC-91-2024, Chairman Keeler closed the Public Hearing at approximately 8:05 p.m.

12. Consider recommendation of ZDC-91-2024

Action:

Chad Hicks moved to recommend approval of ZDC-91-2024, a Planned Development request for a mixed-use (multi-family and commercial) development, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by David Hudgins and carried unanimously (6-0).

13. Adjourn

Trenton Robertson, Senior Director of Planning, thanked Commissioners for attending the development tour on May 16th.

(4a)

Planning and Zoning Commission

May 27, 2025

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Commissioners Wendy Johnson and Terry Connor thanked Mr. Robertson for organizing the tour, noting that they were impressed by the depth and quality of the information presented.

There being no further business, the meeting adjourned at 8:08 p.m.

Respectfully submitted,

Amber Villarreal

City Secretary

Planning & Zoning Department

(4b)

Plat Staff Report

Case: SUB-41-2025



MEETING DATE(S)

Planning & Zoning Commission: June 10, 2025

CAPTION

Present a request by John Helms, for a **Plat** of the Halperin & Helms Waxahachie Addition, being 9.984 acres, located at 2435 FM 879, situated in the Marion Woodard Survey, Abstract 1120, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 192158) – Owner: Halperin & Helms Waxahachie, LLC (SUB-41-2025)

RECOMMENDED MOTION

"I move to disapprove SUB-41-2025, a plat of the Halperin & Helms Addition."

APPLICANT REQUEST

The applicant requests to plat the subject property into eight (8) residential lots.

CASE INFORMATION

Applicant: John Henry Helms

Property Owner(s): Halperin & Helms Waxahachie, LLC

Site Acreage: 9.984 acres

Number of Lots: 8 lots

Number of Dwelling Units: 8 units

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: The applicant has not provided a Water Utility Providers Endorsement Letter to verify that adequate public facilities are available to the subject property.

SUBJECT PROPERTY

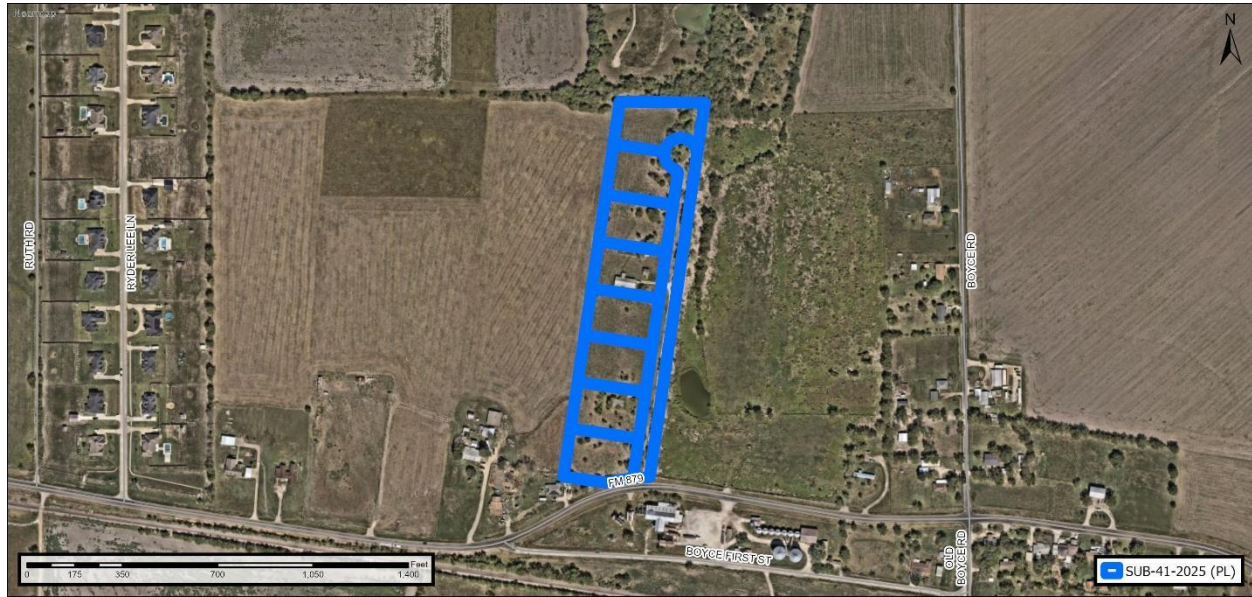
General Location: 2435 FM 879

Parcel ID Number(s): 192158

Current Zoning: N/A (ETJ)

Existing Use: Single-Family Residence

Platting History: The subject property has not been platted previously.

Site Aerial:

PLANNING ANALYSIS

The applicant proposes to plat the subject property into eight (8) residential lots as part of the Halperin & Helms Waxahachie Addition. The property is located fully within the Waxahachie Extraterritorial Jurisdiction (ETJ). It is subject to approval by the Ellis County Commissioner's Court in addition to the Waxahachie Planning & Zoning Commission. The proposed plat does not meet several requirements detailed in the Ellis County Subdivision and Development standards.

During the review of the plat application, staff identified multiple technical errors that conflict with the requirements of the Waxahachie Subdivision Ordinance and the Ellis County Subdivision and Development Standards. In addition to these technical errors, staff identified major omissions from the application. These omissions include items such as an incomplete application with the absence of a Utility Service Provider's Endorsement Letter; which is required to verify adequate utility facilities (water) are available to the subject property. Each of these items have been identified as a reason for disapproval in the staff recommendation section below.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends disapproval of the Plat request due to the reasons noted below.

Reasons for Disapproval:

1. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificates for the subject property (dated within 90 days of your filing date) showing that no delinquent taxes exist against the property is required to be provided at the time of Plat filing.
2. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, correct bearings must be provided. Please verify the direction of this bearing is correct. It appears to be towards the SE not NW.
3. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, correct bearings must be provided. Please verify this bearing, it does not match the plat.
4. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, correct bearings must be provided. Please verify the direction of this bearing is correct. It appears to be towards the SE not NW.
5. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, correct bearings must be provided. Please verify this bearing, it does not match the legal description.Z

Reasons for Disapproval (continued):

6. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, only easements and build lines need to be shown on the plat, not site improvements. Remove site improvements from the lots on the plat.
7. Per Section 2.4.c.9 of the Waxahachie Subdivision Ordinance the correct preparation date needs to be provided. Please change your date to 2025.
8. Per Section 2.4.c.12 of the Waxahachie Subdivision Ordinance, physical features, including topography, should be shown on the civil plans. Please revise accordingly.
9. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, please provide coordinates (northing, easting) for the POB and at least one (1) additional property corner.
10. Per Section 2.4.c.25.ii of the Waxahachie Subdivision Ordinance, please include the bearings and distances all proposed property lines. Please include the Chord Bearings for these curves.
11. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-41-2025."
12. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. This is just a "Plat." Please remove the word "Preliminary."
13. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, space is required to be reserved for the placement of recording information by the Ellis County Clerk. Reserve a 12"x1.5" blank box in the top right-hand corner.
14. Per Section 2.4.25.vi.a of the Waxahachie Subdivision Ordinance, a correct signature block needs to be provided. Please change "County of Rockwall" to "County of Ellis".
15. Per Section 3.8.b of the Waxahachie Subdivision Ordinance, a Water Utility Provider Endorsement Letter from Rockett SUD is required to be provided with your application to verify water for domestic and fire suppression service is available to the property.
16. Per Sections 5.6 and 5.7 of the Waxahachie Subdivision Ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements. Add this to the notes.
17. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

Reasons for Disapproval (Ellis County):

1. Per the Ellis County Subdivision and Development Standards, A letter endorsement and service from the applicable water utility provider is required.
2. Per the Ellis County Subdivision and Development Standards, original embossed Tax Certificate demonstrating all property taxes are paid in full.
3. Per the Ellis County Subdivision and Development Standards, change Preliminary Plat to Final Plat.
4. Per the Ellis County Subdivision and Development Standards, all lots must be 1 acre or more.
5. Per the Ellis County Subdivision and Development Standards, please add a note stating whether the road will be public or private
6. Per the Ellis County Subdivision and Development Standards, street names must be pre-approved by GIS please send road names to GIS via email addressing@co.ellis.tx.us, per GIS Yarvin Road, is **not** approved by addressing. Yarvin is too similar sounding to multiple road names already in use. We would need an alternative road name and the suffix used here should be Court due to the road being a cul-de-sac.
7. Per the Ellis County Subdivision and Development Standards, label all building setback lines and proposed easements.
8. Per the Ellis County Subdivision and Development Standards, Utilities must be located outside of proposed ROW. (TP & L easement)
9. Per the Ellis County Subdivision and Development Standards, Cul-de-sac shall have a turnaround right-of-way of at least sixty (60) foot radius (120-foot diameter).
10. Per the Ellis County Subdivision and Development Standards, please remit payment for the application, a revised invoice has been attached.

Additional Items Required by the Ellis County Commissioner's Court:

11. Per the Ellis County Subdivision and Development Standards, complete infrastructure as shown within the proposed subdivision.
12. Per the Ellis County Subdivision and Development Standards, approval or release letter from the County Engineer's Office is required.
13. Per the Ellis County Subdivision and Development Standards, city approval is required.
14. Per the Ellis County Subdivision and Development Standards, road bids need to be submitted.
15. Per the Ellis County Subdivision and Development Standards, 3.5% road fees need to be paid (prior to construction)
16. Per the Ellis County Subdivision and Development Standards, subdivision Inspection fee need to be paid (\$.50 per linear foot for new construction and \$.25 for existing construction).
17. Per the Ellis County Subdivision and Development Standards, a performance bond is required prior to construction.
18. Per the Ellis County Subdivision and Development Standards, construction inspection needs to be completed
19. Per the Ellis County Subdivision and Development Standards, a final inspection to release the maintenance bond is required.
20. Per the Ellis County Subdivision and Development Standards, record drawings of completed subdivision & survey benchmarks is required.
21. Per the Ellis County Subdivision and Development Standards, letters of infrastructure from water & electric providers is required.
22. Per the Ellis County Subdivision and Development Standards, TxDot approval of tie in will be required at the time of engineering review.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If 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.

STAFF CONTACT INFORMATION*Prepared by:*

Caleb Ensley

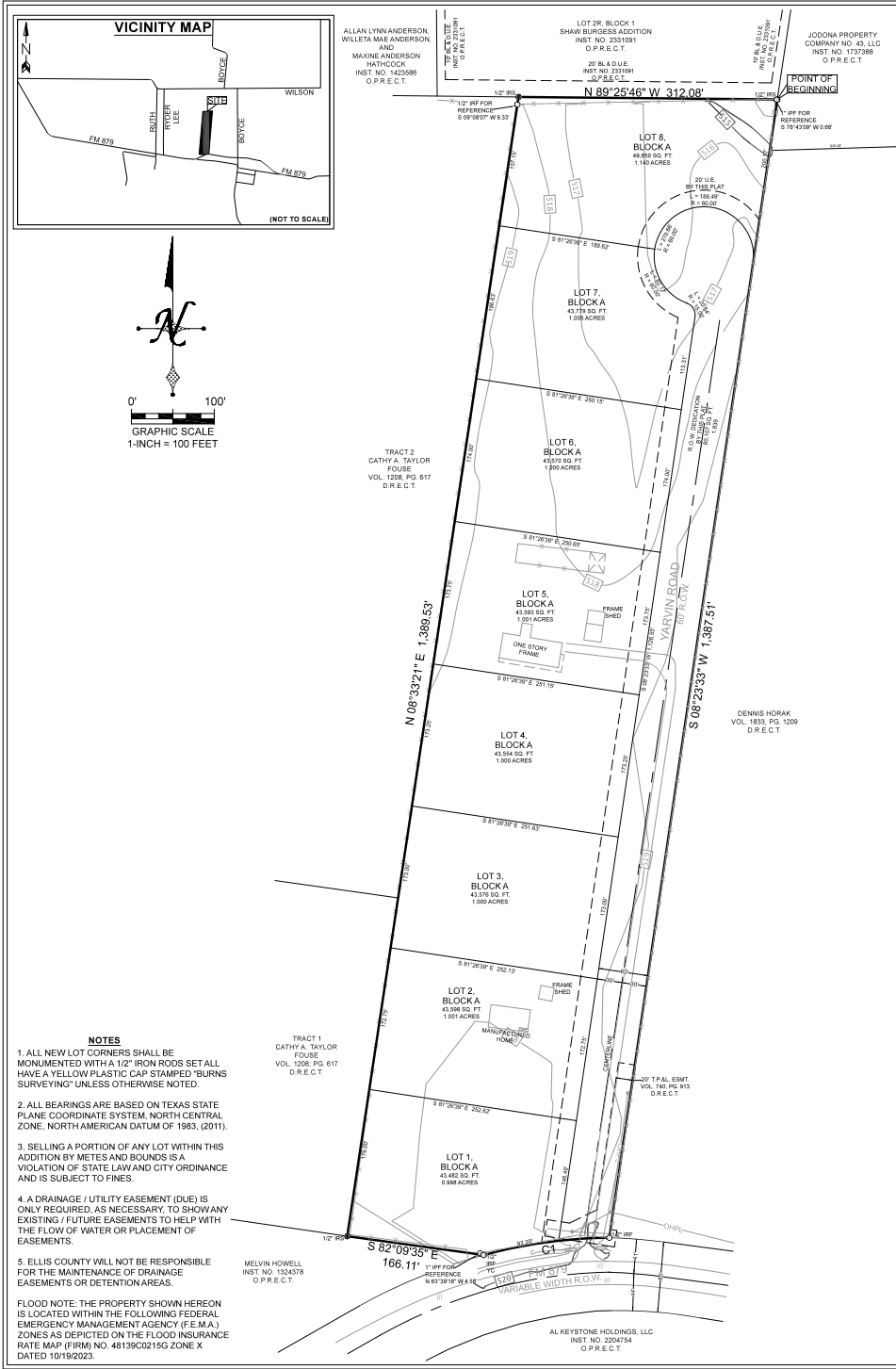
Planner

caleb.ensley@waxahachie.com*Reviewed by:*

Trenton Robertson, AICP

Senior Director of Planning

Trenton.Robertson@waxahachie.com



- NOTES**
- ALL NEW LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
 - ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
 - SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES.
 - A DRAINAGE / UTILITY EASEMENT (DUE) IS ONLY REQUIRED, AS NECESSARY, TO SHOW ANY EXISTING / FUTURE EASEMENTS TO HELP WITH THE FLOW OF WATER OR PLACEMENT OF EASEMENTS.
 - ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS.
- FLOOD NOTE: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONES AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM NO. 48135C0215G ZONE X DATED 10/19/2023.

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS Halperin and Helms Waxahachie, LLC are the owners of a 9.984 acre tract of land situated in the Marion Woodard Survey, Abstract Number 1120, Ellis County, Texas, same being that tract of land conveyed to Halperin and Helms Waxahachie, LLC by Warranty Deed with Vendor's Lien recorded in Instrument Number 2503016, Official Public Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Southwest corner of Lot 2R, Block 1, Shaw Burgess Addition, an addition to the City of Waxahachie-ETJ, Ellis County, Texas, according to the plat thereof recorded in Instrument Number 1331091, Official Public Records, Ellis County, Texas, same lying along the Northwest line of a tract of land conveyed to Jodona Property Company No. 43, LLC by deed recorded in Instrument Number 1737388, Official Public Records, Ellis County, Texas, from which a 1 inch iron pipe found bears South 76 degrees 43 minutes 09 seconds West, a distance of 0.68 feet for witness;

THENCE South 08 degrees 23 minutes 33 seconds West, along the Northwest line of said Jodona tract, a distance of 1,387.51 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to Dennis Horak by deed recorded in Volume 1833, Page 1209, Deed Records, Ellis County, Texas, same lying along the North Right-of-Way line of Farm to Market 879 (a 100 foot Right-of-Way), same being the beginning of a non-tangent curve to the left having a radius of 612.95 feet, a delta angle of 14 degrees 21 minutes 14 seconds, a chord bearing and distance of South 82 degrees 07 minutes 53 seconds West 153.56 feet;

THENCE along said curve to the left an arc length of 153.56 feet to a 1/2 inch iron rod found with a yellow cap stamped "BURNS SURVEYING" for corner, said corner lying along the Northwest Right-of-Way line of said Farm to Market Road 879, same being the East corner of a tract of land conveyed to Melvin Howell by deed recorded in Instrument number 1324378, Official Public Records, Ellis County, Texas, from which a 1 inch iron pipe found for corner bears North 63 degrees 39 minutes 18 seconds West, a distance of 4.56 feet;

THENCE North 82 degrees 09 minutes 35 seconds East, along the Northeast line of said Howell tract, a distance of 166.11 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner lying along the Northeast line of said Howell tract, same being the Southeast corner of tract 1 of a tract of land conveyed to Cathy A. Taylor Fouse by deed recorded in Volume 1206, Page 617, Deed Records, Ellis County, Texas;

THENCE North 08 degrees 33 minutes 21 seconds East, along the Southwest line of said tract 1, a distance of 1,389.53 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Northeast corner of tract 2 of said Fouse tract, same lying along the South line of said Lot 2R, from which a 1/2 inch iron rod found bears South 09 degrees 08 minutes 07 seconds West, a distance of 9.33 feet for witness;

THENCE North 89 degrees 25 minutes 46 seconds West, along the South line of said Lot 2R, a distance of 312.08 feet to the POINT OF BEGINNING and containing 434,908 square feet or 9.984 acres of land.

OWNER'S CERTIFICATE

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS:

That Halperin & Helms Waxahachie, LLC acting herein by and through its duly authorized officer, John Helms, does hereby adopt this plat designating the herein above described property as **HALPERIN AND HELMS WAXAHACHIE ADDITION, LOTS 1-8, BLOCK A**, an addition to the City of Waxahachie-ETJ, 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.

Witness my hand at _____, Texas, this _____ day of _____, 20____.

Name: John Helms
Title: Representative

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John Helms, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20____.

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

ON-SITE SEWAGE FACILITY STATEMENT

This plat has been approved by the Department of Development of Ellis County, Texas for on-site sewage disposal facilities and meets or exceeds the minimum requirements established by TCEQ and the Ellis County Septic Order, pending any and all information as may be required by the Ellis County Department of Development.

Department of Development Director _____ Approval Date: _____

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	612.95	153.56	153.56	S 82°07'53" W	14°21'14"

LEGEND

D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
C.M. CONTROLLING MONUMENT
VOLUME
PG. PAGE
INST. NO. INSTRUMENT NUMBER
IRP IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
IRS IRON PIPE FOUND
IPF IRON CAP STAMPED "BURNS SURVEYING"
DUE DRAINAGE & UTILITY EASEMENT
BL BUILDING LINE

BURNS SURVEYING

PROFESSIONAL LAND SURVEYORS

BARRY S. RHODES - RPLS NO. 3691 - FIRM NO. 10194366
2701 SUNSET RIDGE DRIVE, STE. 303, ROCKWALL, TEXAS 75032
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 328-1090
JOB NO.: 202408911-02 DATE: 03/13/2025 DRAWN BY: ANR

PRELIMINARY PLAT
HALPERIN & HELMS
WAXAHACHIE ADDITION
LOTS 1-8, BLOCK A
8 RESIDENTIAL LOTS
BEING 9.984 ACRES SITUATED IN THE
MARION WOODARD SURVEY, ABSTRACT NO. 1120,
CITY OF WAXAHACHIE (ETJ), ELLIS COUNTY, TEXAS
CASE NO. _____
OWNER: HALPERIN & HELMS WAXAHACHIE, LLC
ADDRESS: 310 HARVARD AVENUE, STE. 601, DALLAS, TEXAS 75225
PHONE: 214-629-5216

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-69-2025



MEETING DATE(S)

Planning & Zoning Commission: June 10, 2025
 City Council: June 16, 2025

CAPTION

Public Hearing on a request by Alex Lohmann, for a **Specific Use Permit (SUP)** for an Amusement, Indoor (Haunted House) use within a Light Industrial-2 (LI-2) zoning district located at 500 W Madison Street, Suite B (Property ID 171075) - Owner: Big Blue Truck LLC (ZDC-69-2025)

RECOMMENDED MOTION

- "I move to recommend denial of ZDC-69-2025, a Specific Use Permit (SUP) for an Amusement, Indoor (Haunted House) use."
- "I move to recommend approval of ZDC-69-2025, a Specific Use Permit (SUP) for an Amusement, Indoor (Haunted House) use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) to allow for the operation of a Haunted House (Amusement, Indoor use) at 500 W Madison Street on Fridays and Saturdays in October 2025.

CASE INFORMATION

Applicant: Alex Lohmann

Property Owner(s): Big Blue Truck LLC

Site Acreage: 1.76-acres

Current Zoning: Light Industrial-2 (LI-2)

Requested Zoning: LI-2 with SUP for an Amusement, Indoor (Haunted House) use

SUBJECT PROPERTY

General Location: 500 W Madison Street, Suite B

Parcel ID Number(s): 171075

Existing Use: A multi-tenant warehouse currently exists on the subject property.

Development History: The subject property is comprised of Lot D, Block 87 and Lots D & E, Block 88 of the Town Addition.

(5&6)

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Singe Family-1	Single Family Homes & Paw Avenue Grooming Salon
East	Light Industrial-2	Single Family Home and A&F Thompson Park
South	Light Industrial-2	Cruz Auto Repair
West	Commercial & Singe Family-1	Single Family Homes & Love Your Neighbor Thrift

Future Land Use Plan:

Downtown & Mixed-Use Neighborhood

Comprehensive Plan:

Downtown: It is most appropriate to think of the Downtown placetype as a modification of the mixed-use neighborhood placetype. Waxahachie benefits from an attractive historic core and this placetype serves to preserve and allow for incremental improvement of that area. The core of Downtown is ripe for quality vertical mixed-use development. New single-family homes are generally discouraged here as denser housing types are desired in downtown to provide more patrons to support the abundance of local businesses downtown. Attached and stacked housing is appropriate, since the downtown core is predominantly developed, denser housing will most likely occur on the fringes or edges of downtown. Active rooftops, sidewalk cafes, and parklets are an opportunity to further activate the downtown core.

Mixed-Use Neighborhood: A mixed-use neighborhood harkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Thoroughfare Plan:

The subject property is accessible via Patterson Street.

Site Image:

PLANNING ANALYSIS

Proposed Use

The applicant proposes a Specific Use Permit (SUP) to allow for the operation of a Haunted House in Suite B at 500 W Madison Street on Fridays and Saturdays in October 2025. A SUP is required for this use due to the fact that the subject property cannot support the minimum on-site parking requirement for an “Amusement, Indoor” land use; which is approximately 110 spaces in this instance. “Reindeer Manor” is the specific haunted house proposed with this SUP. Owner’s Alex & Jennifer Lohmann have previously operated Reindeer Manor in Red Oak and Grand Prairie and are now looking to relocate the Haunted House to Waxahachie. The Reindeer Manor Haunted House is intended to be complimentary to the “Fall for Hachie – Benny and Boneless Adventure” event planned around the square in the month of October.

Operational Plan

The Haunted House at 500 W Madison Street is proposed to take place only on 9 nights (Fridays & Saturdays) in October of 2025. Hours of Operation on Halloween night are proposed to be 7:00pm to 10:00pm; while hours of operation for all other nights are proposed to be 8:30pm to 11:30pm. The applicant has noted in the Operational Plan (Exhibit B) for the event that the Haunted House is expected to employ up to 40 seasonal employees. While not explicitly referenced in the Operational Plan, the Haunted House is obligated to adhere to Chapter 20 of the Waxahachie Code of Ordinances; which prohibits noise on private property that constitutes a nuisance.

Floor Plan

500 W Madison Street, Suite B is approximately 11,000 square feet in total size. The applicant has provided a Floor Plan (Exhibit D) that identifies how the interior of the building is proposed to be set up for the Haunted House. In addition to the Haunted House path traversed by patrons, the Floor Plan identifies the customer queuing area, staff office, and staff access corridors. The applicant proposes to ensure that all customers wait/queue inside Suite B as opposed to elsewhere inside the building or outside the building. Additionally, it is important to note that the existing building does have a functional fire sprinkler system.

Site & Parking Plan

The applicant has also provided a Site Plan and Parking Plan with this SUP Application. The Site Plan identifies the location of the entrance for the Haunted House on the south side of building and identifies the on-site parking for the use. As noted above, the typical parking requirement for an “Amusement, Indoor” land use cannot be supported on the subject property. In this instance, approximately 110 on-site parking spaces are required for the Haunted House based on the size of Suite B. The applicant proposes to provide 17 un-improved on-site parking spaces for the Haunted House use. The proposed on-site parking does not include the existing 25 concrete parking spaces on the subject property, as these existing spaces are reserved current tenants of 500 W Madison Street. Off-site Parking agreements have been executed for the use of an additional 25 parking spaces spread across the neighboring 303 Patterson Street, 410 W Madison Street, and 510 W Jefferson Street properties.

The applicant proposes that existing public parking around the square be utilized for additional patron parking beyond the on-site and specified off-site parking locations. The Parking Plan provided by the applicant identifies several locations around the subject property where Haunted House staff are proposed to be stationed for way-finding and parking assistance. The applicant has also provided a Signage Plan that identifies the proposed signage for the 500 W Madison Street building as well as temporary way-finding signs that are proposed to be placed near the subject property.

Staff Concerns

After review of the SUP Application, staff does have concerns related to the existing conditions and setting of the subject property. Specifically, staff has concern with parking and accessibility for the site. The lack of dedicated parking for the Haunted House on, and immediately surrounding, the subject property is likely to lead congestion issues around the site. Public Parking on and near the square cannot be relied upon for availability to supplement the on-site parking. The lack of on-site parking also contributes to the second staff concern of access to the subject property. A deficiency in dedicated parking has the potential to result in on-street parking on the narrow Patterson and W Madison Streets. Due to the narrow existing conditions of these streets, both patrons and emergency services attempting to navigate to the site may be hindered or slowed by on-street parking.

To address these concerns, staff has provided recommendations for conditions that may be added to the SUP, if the application is approved. These conditions include restrictions for on-street parking, customer queuing/waiting areas, and the placement of vehicles, trailers, and temporary structures associated with the Haunted House. Additionally, the applicant has identified several proposals to address concerns with parking and congestion of the surrounding area. Specifically, the applicant has proposed to require ticket pre-orders for a specific start time. This is intended to limit the number of customers arriving on-site at one time. Additionally, staff members are proposed to be dedicated to key areas around the subject property to assist in parking and way-finding to the Haunted House.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City’s public hearing notice requirements, 29 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

Staff has received one (1) letter of opposition and one (1) letter of support for the proposed SUP.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering a recommendation for approval:

Conditions:

1. The Specific Use Permit shall expire November 1, 2025. The applicant shall be required to submit, and receive approval of, a new or amended Specific Use Permit application to reinstate the use after November 1, 2025.
2. The Haunted House shall remain exclusively within the approximately 11,000 square foot Suite B at 500 W Madison Street; which is identified in Exhibit C & D. The applicant shall be required to submit, and receive approval of, a new or amended Specific Use Permit application to expand the Haunted House beyond Suite B.
3. Patrons shall only be permitted to queue inside Suite B at 500 W Madison Street. Patrons shall not be permitted to wait or queue for access to the Haunted House elsewhere inside the building or outside the building.
4. The drive-aisle around the 500 W Madison Street and public right-of-way (ROW) adjacent to 500 W Madison Street shall remain unobstructed. No vehicles, trailers, or temporary structures are permitted to obstruct the drive-aisle or ROW.
5. The hours of operation for the Haunted House shall remain limited to 8:00pm to 11:30pm on 10/3 – 10/25 and 7:00pm to 10:00pm on 10/31. The applicant shall be required to submit, and receive approval of, a new or amended Specific Use Permit application to operate outside of these hours.
6. On-street parking shall be prohibited along Patterson Street and W Madison Street.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Exhibit A – Location Map
3. Exhibit B – Operational Plan
4. Exhibit C – Site Plan
5. Exhibit D – Floor Plan
6. Exhibit E – Parking Plan
7. Exhibit F – Signage Plan

APPLICANT REQUIREMENTS

1. If approved by City Council, the applicant can apply for building permits from the Building and Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:

Zack King, AICP
Planning Manager
zking@waxahachie.com

Reviewed by:

Trenton Robertson, AICP
Senior Director of Planning
trenton.robertson@waxahachie.com

(5&6)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-69-2025

RECEIVED MAY 30 2025

◇◇◇◇

BOWEN MARK D & KATHLEEN P
527 W JEFFERSON ST
WAXAHACHIE, TX 75165-3223

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 10, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 16, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Alex Lohmann, for a **Specific Use Permit (SUP)** for an Amusement, Indoor (Haunted House) use within a Light Industrial-2 (LI-2) zoning district located at 500 W Madison Street, Suite B (Property ID 171075) - Owner: Big Blue Truck LLC (ZDC-69-2025)

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

Case Number: ZDC-69-2025

City Reference: 171078

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 4, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

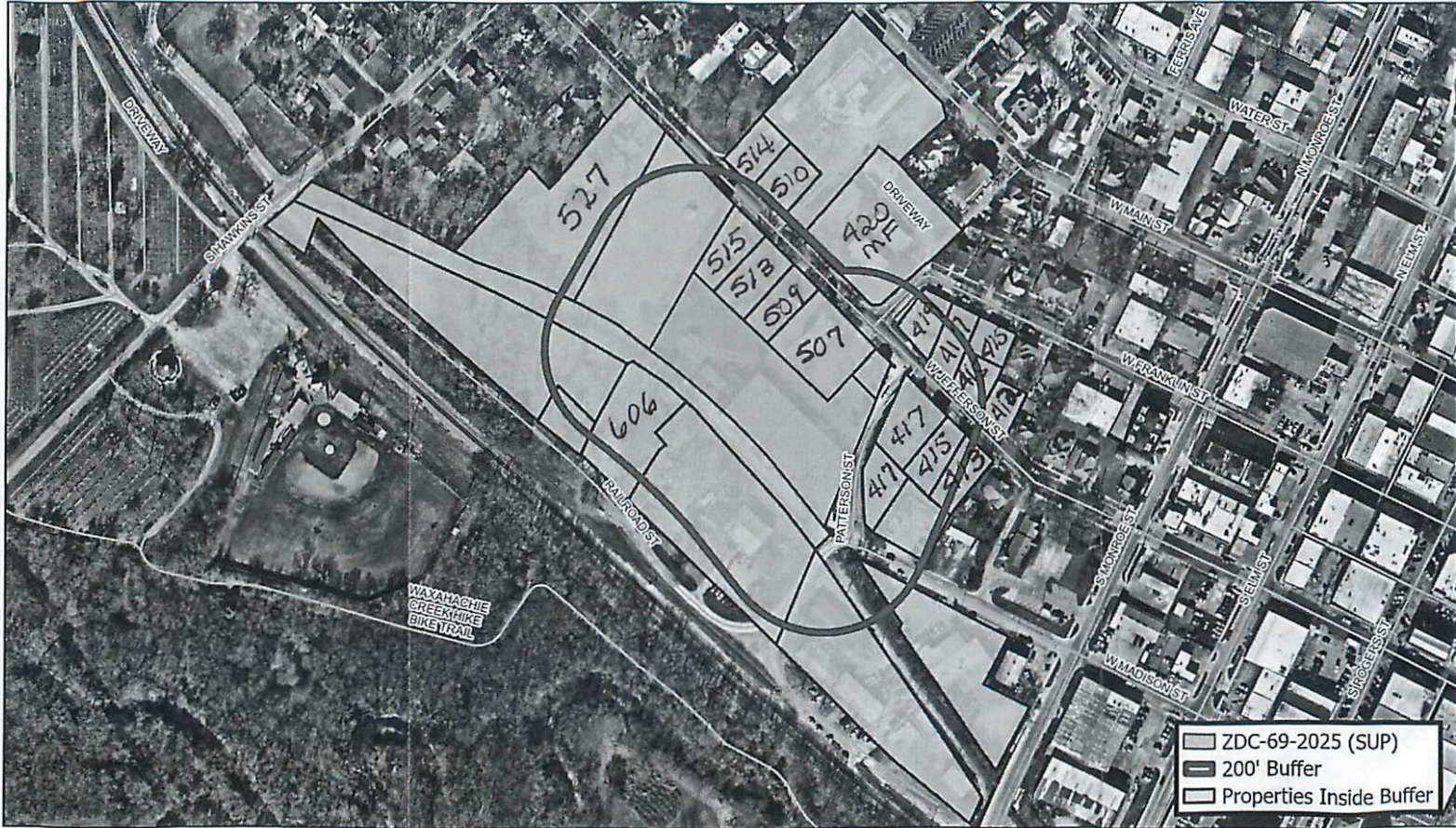
The location is unsuitable for this type of business.
See attached.

Kathleen Bowen
Signature

Kathleen Bowen, Owner
Printed Name and Title

5/30/2025
Date

527 W. Jefferson
Address



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Waxahachie for the sole purpose of geographic reference. No warranty is made by the City of Waxahachie regarding specific accuracy or completeness.



RECEIVED MAY 30 2025

May 30, 2025

City of Waxahachie
Planning Department
408 South Rogers Street
Waxahachie TX 75165

RE: Opposition to Case ZDC-69-2025

We oppose the request for a SUP for an Amusement, Indoor (Haunted House) within a LI-2 zoning district at 500 W. Madison Street, Suite B, Property ID 171075 for the following reasons:

1. Similar to the thoughtful consideration given to closing lake parks during Summer holiday weekends (See City Council Meeting Minutes dated May 5, 2025 Item 17), similar conclusions should be applied. A haunted house at this location would lead to overcrowding, unsafe conditions, verbal/physical altercations, parking issues, significant litter accumulation, and operational strain on city staff and law enforcement. The lake parks were designed to handle large volumes of people and heavy traffic – 500 W. Madison Street was not.
2. In a letter opposing ZDC-58-2023 (See copies labelled (8)), the owner of 500 W. Madison Street stated that a bail bond company should not be adjacent to residential properties and that there are "...at least 3 addresses within the 200 ft. zone that are zoned residential...". The proposed haunted house, which will generate more traffic and more noise than a bail bond company, has 16 single family properties and 1 Multi-Family property within the 200 ft. zone.
3. Currently, Madison Street and Patterson Street are difficult to navigate during the evening hours because of other businesses in the area. Adding another evening business will only make traffic conditions worse. The narrow streets, like Patterson, are simply not equipped to handle the large amounts of heavy traffic. The traffic that would be generated by adding this type of high volume business increases the risk of emergency vehicles not being able to access the area in a timely manner.
4. There is no buffer zone between the proposed haunted house and the 16 affected single family residences. This will lead to decreased property values and hardship for existing residents.

Regards,



Mark and Kathleen Bowen
527 W. Jefferson Street
Waxahachie TX 75165

16. Consider proposed Ordinance repealing existing Chapter 31, "Taxicabs," of the City of Waxahachie Code of Ordinances by replacing it with a new Chapter 31, "Taxicabs and Limousines"

City Attorney Terry Welch presented the Item. He reviewed the proposed amendments to the city's taxicab ordinance that would prohibit individuals from obtaining a license if they have, within the past 10 years, been convicted or received deferred adjudication for driving while intoxicated or under the influence of drugs. The amendments also bar applicants who have ever been convicted or received deferred adjudication for a range of serious offenses, including kidnapping, unlawful restraint, human smuggling, reckless discharge of a firearm, human trafficking, various prostitution- and child-related sex crimes, aggravated assault, sexual assault, aggravated sexual assault, certain types of disorderly conduct, or any felony or offense involving moral turpitude, as defined in the Texas Penal Code.

ORDINANCE NO. 3624

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, REPEALING EXISTING CHAPTER 31, "TAXICABS," OF THE CITY OF WAXAHACHIE CODE OF ORDINANCES BY REPLACING IT WITH A NEW CHAPTER 31, "TAXICABS AND LIMOUSINES"; MAKING FINDINGS; PROVIDING CUMULATIVE/REPEALER CLAUSES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

Action:

Patrick Souter moved to approve an ordinance repealing existing Chapter 31, "Taxicabs" and replacing it with Chapter 31 "Taxicabs and Limousines" as presented. Motion was seconded by Travis Smith and carried unanimously (5-0).

17.

Consider closing lake parks during summer holiday weekends

Gumaro Martinez, Executive Director of Parks and Leisure Services, presented the Item. During holiday weekends, the lake parks become overcrowded, leading to unsafe conditions, verbal/physical altercations, parking issues, and significant litter accumulation. These situations have generated numerous complaints from Waxahachie residents. The Waxahachie Police Department has also expressed concerns about the inability to manage the large crowds and maintain public safety.

After thorough consideration, staff feel that closing the lake parks for the summer holiday weekends is the most effective solution. Last year, members of the Council and Waxahachie Community Development Corporation supported closing the lake parks for Labor Day Weekend. This action would help prevent accidents and altercations, as well as minimize the impact to the local residents during peak holiday usage. Moreover, it would alleviate the operational strain on city staff and law enforcement, who would otherwise be managing the large crowds and dealing with the aftermath of the holiday weekend. Closing the lake parks for these holiday weekends is expected to save an estimated \$19,500 in additional staffing costs.

Council Members confirmed that the closure will impact only public access to the lake parks. They expressed support for the closure request, citing safety concerns, and discussed the possibility of exploring a long-term solution that could allow city residents access during holiday weekends.

Action:

Chris Wright moved to approve the closing of Boat Dock Park, Jetti Park, and Spring Park May 23, 2025 – May 26, 2025, July 4, 2025 – July 6, 2025, and August 29, 2025 – September 1, 2025. Motion was seconded by Patrick Souter and carried unanimously (5-0).

18. Consider contract for replacement of cranes at Jefferson Lift Station

Kumar Gali, Senior Director of Utilities, presented the Item. The Jefferson Lift Station is one of the largest lift stations of the City's wastewater collection system and houses seven large pumps that pump the City's wastewater flows into the Howard Road Wastewater Treatment Plant. The current crane and steel support structure providing access to Pumps No.1 through No.5 has exceeded its service life and the crane and steel support structure for Pumps No.8 and No.9 was damaged from a recent grass fire. To ensure continued accessibility for maintenance of the seven pumps, staff proposes replacement of two steel structures and hoist cranes at the lift station. The scope of the agreement includes all necessary materials, labor, and equipment required for the installation of the new steel structures and hoist cranes.

The replacement of the steel structures and hoist cranes is an approved project in the Utility Department's FY 2025 Operations and Maintenance Budget for \$300,000. The contract with Staples Construction Company is \$227,675 and staff is requesting a construction contingency of \$20,000, for a total of \$247,675.

Council Member Patrick Souter expressed concerns regarding the contingency amount. City Manager Michael Scott responded by noting that all change orders are thoroughly reviewed by staff. Mayor Pro Tem Wright requested a review of past contracts that included contingency funds, along with information on how often those funds were utilized.

Action:

Tres Atkins moved to approve a contract with Staples Construction Company, Inc. in the amount of \$227,675 and an additional contingency of \$20,000 for the replacement of two steel structures and hoist cranes at Jefferson Lift Station and authorize the City Manager to execute all the necessary documents. Motion was seconded by Chris Wright and carried unanimously (5-0).

19. Consider Professional Services Agreement for Northeast Trunk Sewer Expansion Project

Mr. Gali presented the Item. This project consists of design and engineering of wastewater infrastructure improvements from Jefferson Lift Station to Grove Creek Lift Station to provide additional wastewater capacity for future growth and development in Grove Creek, Cole Creek and Lower Mustang Creek wastewater basins. The professional services agreement includes survey, engineering, right-of-way acquisitions, and bidding phase services for the proposed 48-inch parallel wastewater interceptor from the Jefferson Street Lift Station to intersection of Parks School House Road and Whitewater Drive.

(5&6)

(8)

RECEIVED MAY 30 2025



City of Waxahachie, Texas
 Notice of Public Hearing
 Case Number: **SUB-58-2023**

BIG BLUE TRUCK LLC
1023 W MAIN ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 13, 2023 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 19, 2023 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Request by MaRichard Shinpaugh, Ellis County Bail Bonds, for a **Specific Use Permit (SUP)** for a Bail Bond Agency use within a Commercial (C) zoning district located at 201 E. Main Street, Suite 109 (Property ID 170540) - Owner: 201 Main Wax, LLC (ZDC-58-2023) Staff: Eleana Tuley

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

Case Number: **SUB-58-2023**

City Reference: 170696

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 7, 2023** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

see attachment

Signature

Gray Nohib, partner

Printed Name and Title

Date

6-2-23
 lot adjacent to 217 E Main

Address

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

201 E Main SUP Position

While Big Blue Truck, LLC understands that Ellis County Bail Bonds is a respectable and important business within our community, we generally oppose the SUP for a bail bond company to occupy 201 E Main for the following reasons:

1. The storefront is on Jackson St. The business address is misleading for business purposes and for the purpose of first responders. Mis-addressed businesses can lead to parking problems and unnecessary traffic uplift.
- ★ 2. The SUP proposed is directly adjacent to property that is zoned residential. Many cities do not allow bail bond business to operate within a certain radius of residential property. This is due to the nature of the business and the hours of operation. This factor alone should disqualify the SUP.
- ★ 3. There are at least 3 addresses within the 200 ft zone that are zoned residential and some of those parcels would support multiple family residences.
4. Across the street, and within the 200 ft zone is a children's splash pad. Bail businesses are generally not collocated with children's play areas.
5. There are other office spaces available for this business. We would assume the City or the County could temporarily house this business if it is deemed vital.
6. The City has recently denied re-zoning of adjacent property on Jackson St. in order to preserve the investment in the restaurant/market/wine sales that is going into the old Police Station. It is not evident that a bail business is more upscale than what has already been denied. Considering this can be subjective, it more importantly creates a double standard.
7. Ellis County Bail Bonds uses aggressive signage in its current location. This includes neon and bright colors that are not conducive with the 201 E Main neighborhood or a residential setting in general.

In the interest of the common good, we would consider support of this SUP if the following terms were met:

1. The storefront is on E Main St. and not Jackson St.
2. No lighted signage after 10pm.
3. The SUP is only valid for 12 months from the permit date of the building that Ellis County Bail Bonds is proposing to build on Jefferson St. near the Ellis County Jail.
4. No extensions are granted to the 12 month SUP.

(5&6)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-69-2025
◇◇◇◇

RAILPORT HOLDINGS LLC
405 W Madison St
Waxahachie, TX 75165-3666

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 10, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 16, 2025 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Alex Lohmann, for a **Specific Use Permit (SUP)** for an Amusement, Indoor (Haunted House) use within a Light Industrial-2 (LI-2) zoning district located at 500 W Madison Street, Suite B (Property ID 171075) - Owner: Big Blue Truck LLC (ZDC-69-2025)

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

Case Number: ZDC-69-2025

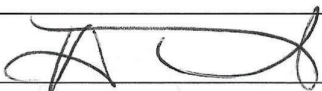
City Reference: 294747

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 4, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:



Signature

6/4/25

Date

Richard Wornade / owner

Printed Name and Title

405 W Madison St

Address

EXHIBIT A - LOCATION MAP



WHEN HINGES CREAK, LLC
d.b.a Reindeer Manor
OPERATIONAL PLAN

Prepared by:
Alex Lohmann and Jennifer Lohmann

801 W.Main St, Waxahachie TX 75165

469-878-3921 or 469-688-3301

whenhingescreak@gmail.com

reindeermanor.com

I. EXECUTIVE SUMMARY

When Hinges Creak (referred to from hereon in as the "Company") was established as a Limited Liability Company at 410 Houston School rd, Red Oak TX, 75154 with the expectation of rapid expansion in the entertainment industry.

Business Description

The Company was formed on 11/19/2012 as Limited Liability Company under Texas state laws and headed by Alex and Jennifer Lohmann.

Alex and Jennifer Lohmann have been operating haunted houses since 1999. They have grown from owning a 1200 sq ft yard haunt, to owning and operating the oldest haunted house in the country, 49 seasons, on 33 acres and developing and evolving the art of entertaining guests. The Lohmann's have been operating for profit haunted houses since 2004, growing from a single haunt, to an entire park with 4 haunted houses, midway games and live stage shows. Donating proceeds to charities such as, Boy Scout Troop 1 – Duncanville, Red Oak Explorer post, Ellis County Explorer post, Ellis County food banks as well as multiple pet rescues.

Alex and Jennifer teach classes at national and international trade shows in this industry. Everything from safety and security, working with your city fire marshal's, developing growth plans, to costuming and makeup.

The Company currently employs 1 full-time employees and 1 part-time employee.

Company Objective

The Company is prepared to introduce the following service to the market:

Entertainment:

Under the DBA Reindeer Manor, the Lohmann's provide a haunted house that provides scares and entertainment during the Halloween season. The haunted house would utilize about 5200 overall square feet during show nights. The haunt will be open, depending upon the year, an average of 9 nights. Proposed operational times are 8pm-11:30pm, Fridays and Saturdays starting either late

EXHIBIT B - OPERATIONAL PLAN (5&6)

September/early October, depending on calendar. Depending on what day Halloween falls on, there may be a Sunday and or weekday to be open Halloween night when hours are reduced to 7pm to 10pm. The haunted house only has 1 full time employee and one part time employee. When open for show nights, we would staff about 40 temporary workers.

Parking Strategy:

Below we have detailed out information regarding available parking options, and we are amicable to any/all of the options:

Lease agreement for use of parking 303 Patterson, 501 W. Jefferson and 410 W. Madison.

There is an available lease agreement with the owners of the parking at 303 Patterson, 410 Madison and 501 W. Jefferson. 303 Patterson has 8 available parking spaces. 410 W. Madison has 10 parking space. 501 w. Jefferson has 7 parking spaces.

The haunted house will only be open weekends in October. For the 2025 season those dates are 10/3, 10/4, 10/10, 10/11, 10/17, 10/18, 10/24, 10/25, 10/31. To help mitigate any potential parking/ customer congestion, we will have timed ticketing for the haunted house. Customers purchase tickets for a set time to arrive, so this allows us greater knowledge and control of when groups arrive. Additional parking can be allocated to the multitude of public parking lots located around the downtown area. Specifically, the 3-story parking garage with a total number of spaces 317, , the County Admin Building lot with 70 spaces, Parks and Rec parking with 23 spaces, the Hike and Bike with 21 spaces and the Cantrell Street Parking with 54 spaces. For a total of 485 public parking spaces. This does not include the current construction of any new public lots going in. Of course, if the city has any concerns about a particular parking lot, we can certainly omit it if it's deemed necessary.

With city, and appropriate business permissions, we could make directional signs with arrows for walking guests to make their way to the haunt. We could also have non-scary, costumed staff at the main designated public parking locations. Costumed staff could "escort" groups from the parking lots directly to the haunted house.

We would have large signage on the exterior of the building, located at 500 W. Madison, either in a vinyl banner format, or a façade of wood, foam, or the like. The official Reindeer Manor website would list the street address of 500 W. Madison, however the parking guide on the website would direct them to park at the haunts designated parking lots first, then advise for overflow parking to the address of the biggest parking lots for public use. Parking lot only staff can be available to help direct traffic as they arrive to the haunt's location, to park in our specific leased lots, and if full, direct to main public parking garage.

We are proposing a one year specific use permit, if approved, we would return next year with a request to renew this SUP for an extended period. The literal application of the zoning code requirements for parking are not able to be met by any existing building located within the downtown district. A facility with 1 parking space for every 100 sq ft is proving to be very difficult to find in this area for indoor entertainment. The proposed SUP is in harmony with the general purpose and intent of the code. The SUP will allow us to spread our parking out around downtown, get customers safely to not only our business, but the other downtown businesses participating in Fall For 'Hachie.

Business Goals and Objectives

Short Term:

Relocate from our existing location at 410 Houston School Rd, Red Oak TX 75154, where Reindeer Manor has been there for 49 seasons. Being the oldest haunted house in the country, our immediate goal is to move to Downtown Waxahachie and reinvent our haunt as an anchor destination for visiting Waxahachie, but not as the only destination. The Fall For 'Hachie Festival will in short order, be THE place to be in Texas to enjoy Halloween.

Long Term:

Haunted House, Long-term we would love to help turn Downtown Waxahachie into THE HALLOWEEN DESTINATION for all families and age ranges. Partnering with the city to provide entertainment for all, on and around the city square, helping existing business grow and thrive through October. Growing Fall For 'Hachie to be just as successful as Bethlehem Revisited, is a lofty goal. But with Reindeer Manor's long history and the charm of downtown Waxahachie, we may reach that goal sooner than we think.

EXHIBIT B - OPERATIONAL PLAN (5&6)

This SUP request is for 1 year with the option to extend for multiple years, if all parties are satisfied with the outcome. It is our goal to keep our haunt in our beloved city of Waxahachie, until the end of the haunts life.

Dates for 2025

The Haunted House would be open Fridays & Saturdays in October from 8pm to 11:30pm and on Halloween from 7pm-10pm. Listed dates below:

Oct.3 rd	8pm-11:30pm
Oct 4 th	8pm-11:30pm
Oct 10 th	8pm-11:30pm
Oct 11 th	8pm-11:30pm
Oct 17 th	8pm-11:30pm
Oct 18 th	8pm-11:30pm
Oct 24 th	8pm-11:30pm
Oct 25 th	8pm-11:30pm
Oct 31 st	7pm-10pm

EXHIBIT B - OPERATIONAL PLAN (5&6)

Traffic Mitigation Plan

- **Event:**** Reindeer Manor Haunted House
- **Location:**** 500 W. Madison, Ste B, Waxahachie, TX 75165
- **Dates/Hours:****
- Fridays & Saturdays in October, 7:00 PM–11:30 PM
 - Halloween Night (10/31), 6:00 PM–10:00 PM
 - Event Nights: 10/3–4, 10/10–11, 10/17–18, 10/24–25, 10/31
- **Expected Attendance:**** Approximately 3,500 attendees total; ~380 per night
- **Scope:**** Remote parking coordination for event

Parking Plan

Guests will utilize the following leased parking lots at no charge:

- 303 Patterson – 8 spaces
- 501 W. Jefferson – 7 spaces (with 3 designated ADA spots)
- 410 W. Madison – 10 spaces
- 500 W. Madison – 17 spaces

All leased lots will be clearly marked with event signage and

EXHIBIT B - OPERATIONAL PLAN (5&6)

monitored by trained event staff. Attendees will access the lots through their existing entrances and exits.

Signage Plan

- Directional signage reading “Haunted House Parking” with arrows will be placed at all major appropriate intersections and lot entrances.
- When a lot is full, signage will indicate “Haunted House Parking Full – Use Public Lot,” and staff will redirect vehicles accordingly.
- The ADA parking at 501 W. Jefferson will be clearly labeled.
- No additional lightening needed. There are current lights in the lots.

Pedestrian Safety

- Guests will walk from parking lots using existing, accessible sidewalks.
- Each leased lot will be staffed by at least one trained flagger or event team member.
- A hired off-duty police officer will monitor pedestrian crossing at Patterson Street.
- Wayfinding signage will guide pedestrians from public parking areas.

Traffic Control

- Coordination with local law enforcement will be initiated to ensure officer availability.
- Off-duty officers and event staff will manage traffic at critical intersections.
- Timed Ticketing will be implemented with 30-minute time blocks from 8:00 PM to 11:30 PM.

Overflow Parking Plan

Public parking locations include:

- 3-story Parking Garage – 317 spaces

EXHIBIT B - OPERATIONAL PLAN

(5&6)

- County Admin Building Lot – 70 spaces
 - Parks & Rec Lot – 23 spaces
 - Hike & Bike Trail Lot – 21 spaces
 - Cantrell Street Lot – 54 spaces
- Total Overflow Capacity: 485 spaces

Street & Emergency Access

- Madison Street and surrounding streets will remain accessible to emergency services.
- 500 W. Madison has a fire lane approved by the Waxahachie Fire Marshal.
- No street access will be blocked to businesses or residential properties.

Communication Plan

- Event website will provide parking details and maps.
- Ticket buyers must confirm they've read parking info.
- Signage at leased and public lots, with QR codes linking to walking maps.
- Lighted marquee at Patterson & Madison will indicate the entrance.
- Staff will use walkie-talkies for real-time coordination.

APPLICANTS: ALEX AND JENNIFER LOHMANN
801 W. MAIN ST
WAXAHACHIE, TX 75165
469-878-3921 ALEX
469-688-3301 JENNIFER

EXHIBIT C - SITE PLAN (5&6)



EXIT



ENTRANCE



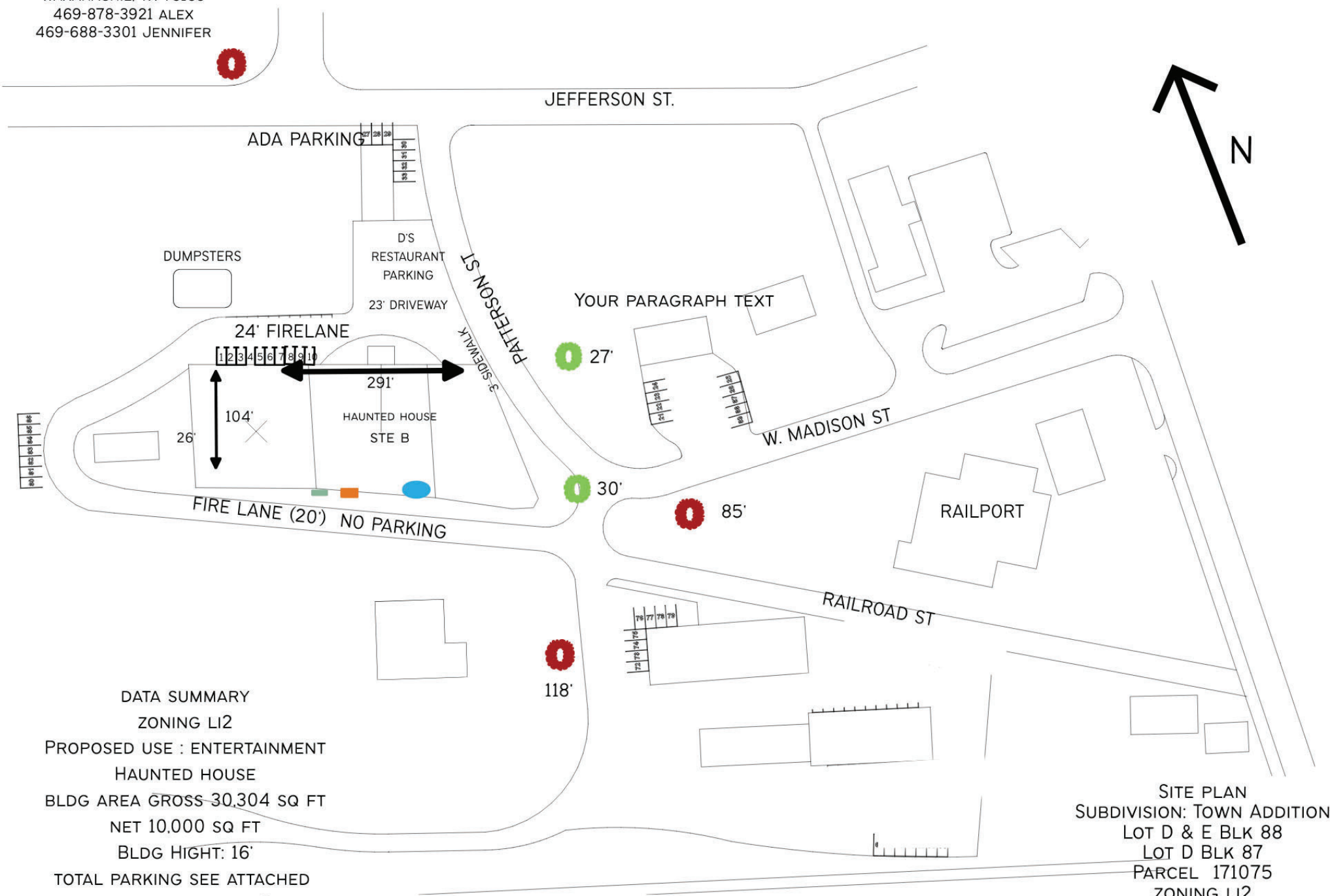
PORT O LETS & HAND WASH



HYDRANT



DRAIN 10 X 60



DATA SUMMARY
ZONING LI2
PROPOSED USE : ENTERTAINMENT
HAUNTED HOUSE
BLDG AREA GROSS 30,304 SQ FT
NET 10,000 SQ FT
BLDG HIGHT: 16'
TOTAL PARKING SEE ATTACHED
HANDICAP SPACES 3
DWELLING UNITS 0

SITE PLAN
SUBDIVISION: TOWN ADDITION
LOT D & E BLK 88
LOT D BLK 87
PARCEL 171075
ZONING LI2
ACRES 1.76
WAXAHACHIE, ELLIS CO
CASE NUMBER: ZDC-69-2025

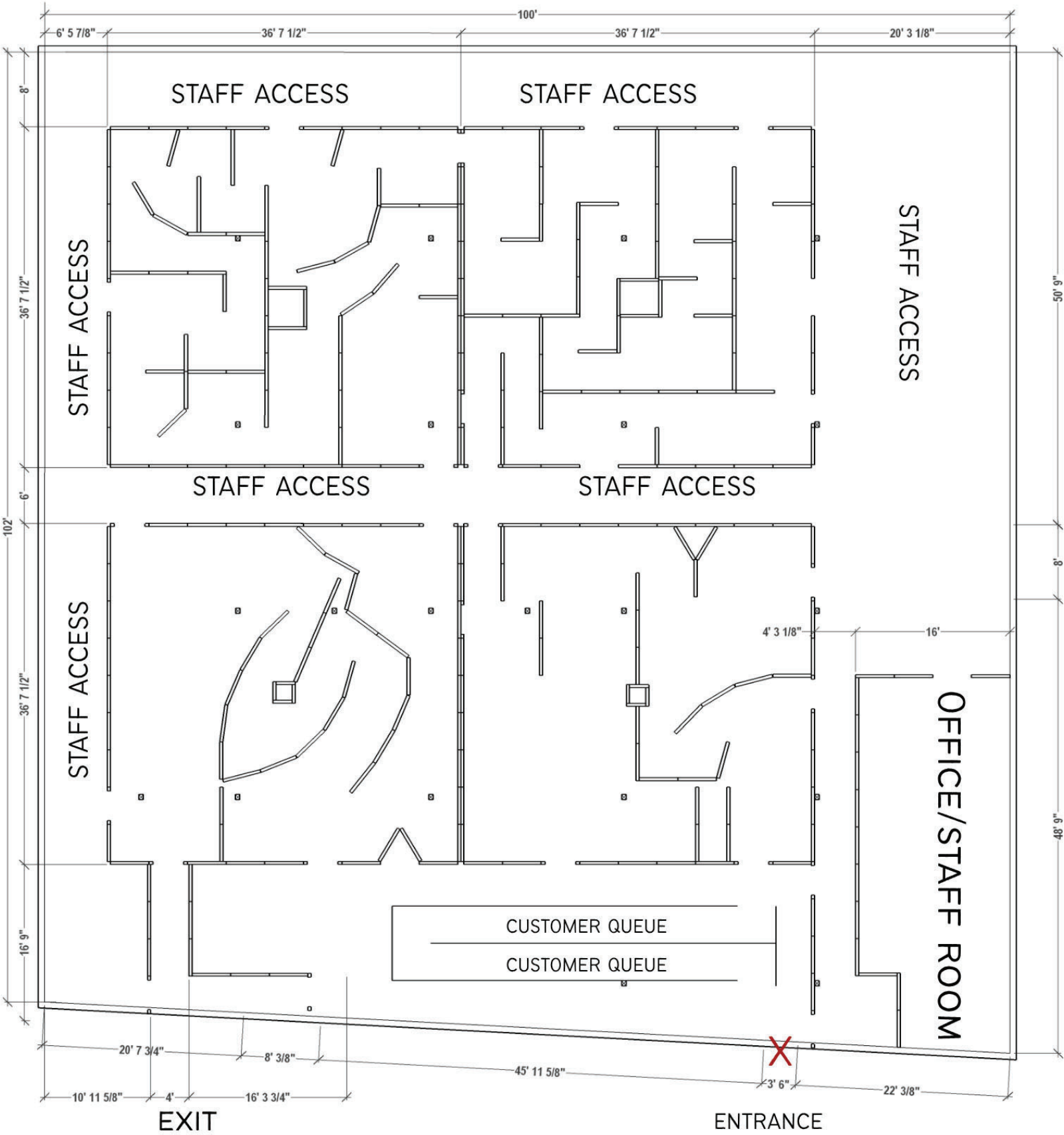
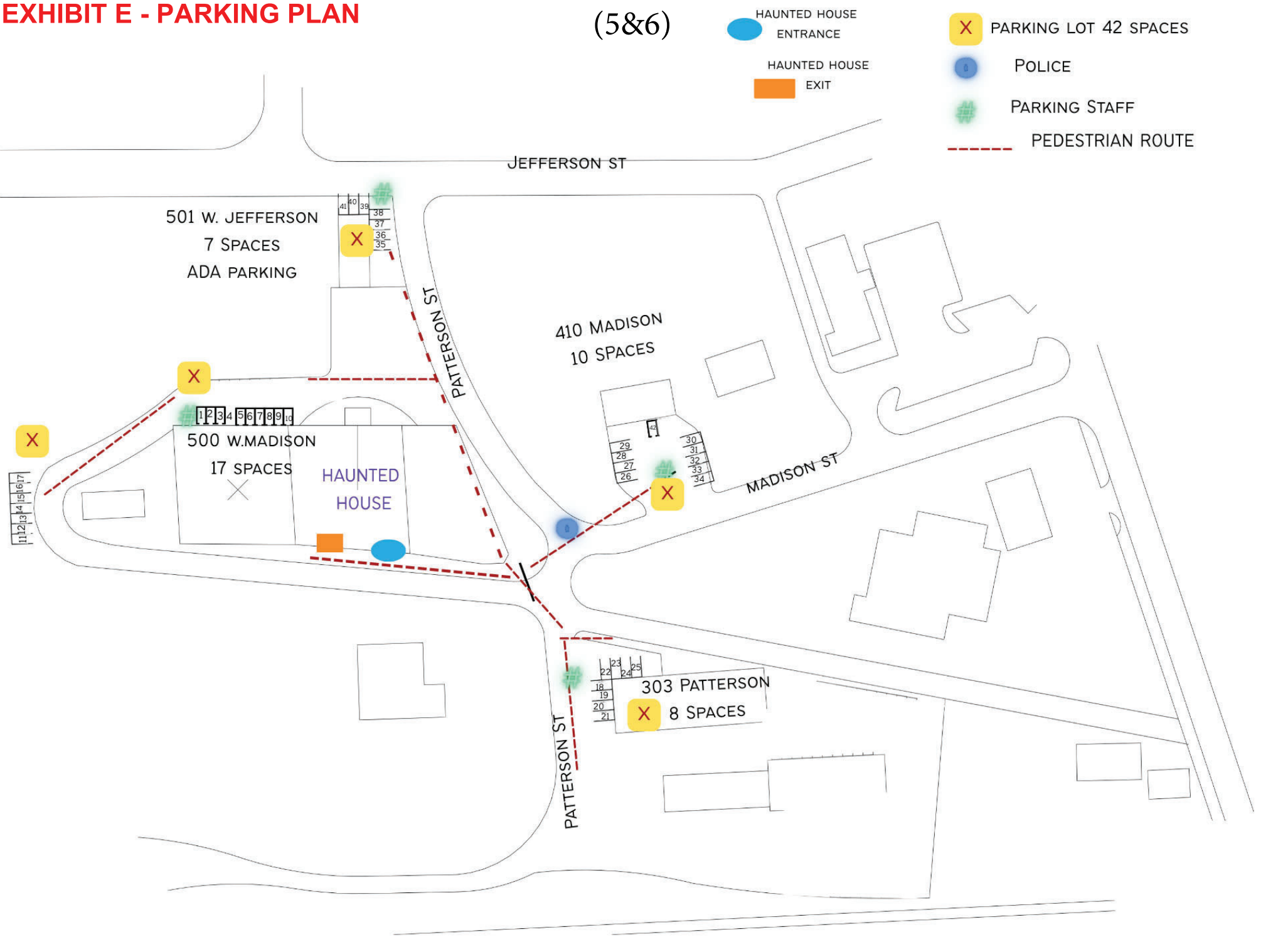


EXHIBIT E - PARKING PLAN

(5&6)



Signage for Reindeer Manor

At this time, the projected signage needed is as follows:

1. Directional arrow signage from any leased parking lots and public parking lots to the entrance of the haunted house. Any permission needed to place the signs in particular locations would be acquired before placing any signs. These signs would be 24" w x 18" h. The qr code would go directly to the parking/walking info on reindeers website.



2. Lighted Trailer Arrow Sign. This sign is stationed on a trailer. It would be placed at 500 w. Madison, on the corner of the fence line between 500 w. Madison and 302 Patterson. This lighted sign measures 8' by 3 1/2' and would be visible from all leased parking lots. This Trailered sign would not block the fire lane. It will be up on the fence line, by a tree.



3. Sign on building, if allowable, there is a backlit, steel sign that is 3' tall and 16' wide. Otherwise we would use a vinyl banner sign similar to image below. This sign would be on the building, facing south. It would be positioned above the entrance to the haunted house.



4. 2'x 2' vinyl banners or 2'x2' metal yard signs, for leased parking lots. "Haunted House Parking Here" and "Lot full – Use Public Parking " The QR code would lead to the public parking lot location information on our website.



5.