

A G E N D A

A regular meeting of the Mayor and City Council 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 ***Monday, June 16, 2025 at 7:00 p.m.***

Council Members Present: Billie Wallace, Mayor, Council Member Place 4
Patrick Souter, Mayor Pro Tem, Council Member Place 2
Tres Atkins, Council Member Place 1
Chris Wright, Council Member Place 3
Travis Smith, Council Member Place 5

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

5. ***Consent Agenda***

All matters listed under Item 5, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Mayor/City Manager 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 City Council.

- a. Minutes of the City Council meeting of June 2, 2025
 - b. Minutes of the City Council work session of June 6, 2025
 - c. Event application for DFW Youth World Baseball Classic to be held August 1, 2025-August 4, 2025 at the Waxahachie Sports Complex
 - d. Event application for Warrior Walk at Getzendaner Park to be held September 6, 2025
 - e. Event application for Hachie 50 to be held March 7, 2026
 - f. Budget amendment for increase in funding for the Police Department parking lot expansion project
6. ***Introduce*** Honorary Council Member
 7. ***Present*** Proclamation designating the City of Waxahachie as a “Purple Heart City”
 8. ***Present*** Proclamation recognizing June 4, 2025-July 4, 2025 as “Crape Myrtle Month”

9. **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)
10. **Consider** proposed Ordinance approving ZDC-69-2025
11. **Consider** proposed Resolution of support for 2025 Transportation Alternatives Funding Application with Texas Department of Transportation
12. **Consider** Roadway and Water Line Oversize Participation Agreement for Dove Hollow Phase 3
13. **Discuss and consider** proposed Ordinance approving a general homestead exemption at a specified percentage of the appraised value of the residence homestead and with a minimum exemption of \$5,000 for the tax year beginning January 1, 2025
14. Comments by Mayor, City Council, City Attorney and City Manager
15. Adjourn

The City Council 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

A regular meeting of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Monday, June 2, 2025 at 7:00 p.m.

Council Members Present: Billie Wallace, Mayor, Council Member Place 4
Patrick Souter, Mayor Pro Tem, Council Member Place 2
Tres Atkins, Council Member Place 1
Chris Wright, Council Member Place 3
Travis Smith, Council Member Place 5

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Terry Welch, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

Deidre Hamid, Waxahachie Care Executive Director, gave the invocation. Mayor Wallace led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Public Comments

Dr. Jamal Rasheed, Ellis County African American Hall of Fame Museum and Library, 1358 Vermont Avenue, Lancaster, Texas, requested approval and council support of a Juneteenth Parade to be held on Saturday, June 14th.

Betty Square Coleman, NAACP Waxahachie Branch, 116 Bradshaw, Waxahachie, Texas, spoke in support of the Juneteenth Celebration and Parade to be held on Thursday, June 19th.

5. Consent Agenda

- a. Minutes of the City Council meeting of May 19, 2025
- b. Event application for 55th Annual Gingerbread Trail: Echoes of the Past Tour at the Waxahachie City Cemetery to be held June 6-7, 2025
- c. Event application for Ellis County African American Museum & Library Juneteenth Parade to be held June 14, 2025
- d. Event application for 911 Gives Back – School Supply Drive to be held June 28, 2025 at Railyard Park
- e. Event application for Service to America Blood Drive to be held October 11, 2025 in Downtown Waxahachie
- f. Proposed Ordinance approving a request by James Hearon, for a Petition for ETJ Release for approximately 11.489 acres, located at 4021 FM 813 (Property ID 198102) – Owner: Lena Hearon & Jerry Bollman (ETJ-PTN-62-2025)

(5a)

- g. Proposed Ordinance approving a request by Dustin Jordan, for a Petition for ETJ Release for approximately 7.490 acres, located at 3927 FM 813 (Property ID 234426) – Owner: Eagle 3 RE LLC (ETJ-PTN-64-2025)
- h. Proposed Ordinance approving a request by Robert & Melissa Tinning, for a Petition for ETJ Release for approximately 17.119 acres, located at 1070 Broadhead Rd (Property ID 235630) – Owner: Robert & Mellissa Tinning (ETJ-PTN-73-2025)
- i. Accept the FY 2024-2025 Impact Fee Revenue and Expenditure Mid-Year Report
- j. Funding Request from the TIRZ Fund for Building Improvements for 201 S. College Street
- k. Downtown Building Improvement Program Grant Application for 114 S. Rogers Street
- l. Funding Request from the TIRZ Fund for Public Infrastructure Improvements for 114 S. Rogers Street
- m. Funding Request from the TIRZ Fund for Downtown Improvements

ORDINANCE NO. 3629

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 11.489 ACRE TRACT OF LAND, LOCATED AT 4021 FM 813 KNOWN AS PROPERTY ID 198102, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

ORDINANCE NO. 3630

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 7.490 ACRE TRACT OF LAND, LOCATED AT 3927 FM 813 KNOWN AS PROPERTY ID 234426, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

ORDINANCE NO. 3631

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 17.119 ACRE TRACT OF LAND, LOCATED AT 1070 BROADHEAD ROAD KNOWN AS PROPERTY ID 235630, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

Action:

Chris Wright moved to remove Item c. from the Consent Agenda for additional discussion and approve all other items on the Consent Agenda. Motion was seconded by Travis Smith and carried unanimously (5-0).

Council members discussed whether to support two separate Juneteenth parades—one on Saturday, June 14th, and the other on the traditional holiday, June 19th. While the Juneteenth celebration at Railyard Park had already been approved, concern was raised about the request to add a second parade that would close streets and require police and fire support.

Council Member Chris Wright reiterated his position that the city does not support multiple parades for the same holiday, noting logistical strain and the potential for community confusion and division. He emphasized the importance of unity and maintaining a single, inclusive event, expressing support for the Waxahachie NAACP parade on June 19th.

Council Member Tres Atkins acknowledged those concerns but raised apprehension about denying the request so close to the proposed date, suggesting the issue should be reconsidered with more time and communication in the future. Mayor Wallace concurred with Council Member Atkins on concerns about timing, but emphasized the city had made its position known after the previous meeting.

Council members echoed concerns about setting a precedent by approving multiple parades for one holiday. They noted that other major celebrations—like Christmas and the Fourth of July—are not given multiple parades. Council Member Travis Smith also cited feedback from school groups and youth organizations that expressed frustration with participating in multiple similar events, viewing it as unnecessary and confusing.

Several council members called for community leaders to work together and agree on a single, unified parade moving forward. They acknowledged the value of both organizations involved but emphasized the need to avoid further division and to prioritize unity in future planning.

Police and fire officials confirmed they could support both events this year if needed, though some council members opposed continuing with both parades in the future.

Action:

Travis Smith moved to deny Item c. on the Consent Agenda. Motion was seconded by Chris Wright and carried 3-2 with Billie Wallace and Tres Atkins voting in opposition.

6. Introduce Honorary Council Member

Council Member Chris Wright introduced DV Lebron as the June Honorary City Council Member. Born in Puerto-Rico, Mr. Lebron grew up in New York City and California. He grew up facing a difficult childhood and, for a time, became involved with gangs. Recognizing the need for a change, he made the courageous decision to turn his life around. He joined the U.S. Navy, and his life changed forever. He traveled across Asia and the Middle East, experiencing new cultures and places. He was later deployed to Iraq in support of Operation Enduring Freedom. After leaving the Navy, he began a career in law enforcement in 2012, later transferring to a position in Texas. He moved to Waxahachie in 2014. By 2019, he found himself at the ballot box, frustrated that he didn't know enough about the candidates he was voting for. That moment sparked something in him. He launched the first version of *The Ellis Talker* and began reaching out to local candidates, inviting them for interviews—many said yes. Since then, the show has grown steadily, covering not just Waxahachie, but cities across Ellis County.

(5a)

Passionate about supporting his fellow Veterans, he volunteered with the Veterans Treatment Court and is always looking for ways to give back. He deeply loves this community, and the people he has met along the way have enriched his life in ways he never imagined.

7. 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)

Trenton Robertson, Senior Director of Planning, presented the Item. 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 SUP request.

Mayor Wallace opened the Public Hearing at approximately 7:31 p.m.

There being no others to speak for or against ZDC-14-2025, Mayor Wallace closed the Public Hearing at approximately 7:32 p.m.

8. Consider proposed Ordinance approving ZDC-14-2025

ORDINANCE NO. 3632

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A UNIFIED LOT SIGN USE WITHIN A PLANNED DEVELOPMENT-42-COMMERCIAL (PD-42-C) ZONING DISTRICT, LOCATED DIRECTLY SOUTH OF 1650 N US

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HIGHWAY 77, BEING PROPERTY ID 223131, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Chris Wright moved to approve ZDC-14-2025, a Unified Lot Sign for the Plaza at Bessie Coleman, subject to the conditions of the staff report. Motion was seconded by Patrick Souter and carried unanimously (5-0).

9. 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)

Mr. Robertson presented the Item. 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 Wallace opened the Public Hearing at approximately 7:33 p.m.

There being no others to speak for or against ZDC-54-2025, Mayor Wallace closed the Public Hearing at approximately 7:34 p.m.

10. Consider proposed Ordinance approving ZDC-54-2025

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ORDINANCE NO. 3633

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A SHORT-TERM RENTAL USE WITHIN A MULTI FAMILY 1 (MF-1) ZONING DISTRICT, LOCATED AT 865 CANTRELL ST, BEING PROPERTY ID 179113 IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING A TRACT OF LAND OUT OF THE J.C. ARMSTRONG SURVEY, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Tres Atkins moved to approve ZDC-54-2025, a Specific Use Permit for a Short-Term Rental use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Chris Wright and carried unanimously (5-0).

11. 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. Robertson 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.

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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.

Mayor Wallace opened the Public Hearing at approximately 7:38 p.m.

There being no others to speak for or against ZDC-58-2025, Mayor Wallace closed the Public Hearing at approximately 7:38 p.m.

12. Consider proposed Ordinance approving ZDC-58-2025

ORDINANCE NO. 3634

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY DWELLING UNIT USE WITHIN A SINGLE FAMILY-2 (SF-2) ZONING DISTRICT, LOCATED AT 218 UNIVERSITY AVENUE, BEING PROPERTY ID 176327, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 2, BLOCK 10 IN THE UNIVERSITY ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Chris Wright moved to approve ZDC-58-2025, a Specific Use Permit for an Accessory Dwelling Unit, subject to the conditions of the staff report. Motion was seconded by Patrick Souter and carried unanimously (5-0).

13. 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)

Mayor Wallace announced the applicant requests to continue the Public Hearing to the August 4, 2025 City Council meeting to allow the developer additional time to analyze the final construction costs of the development.

Action:

Patrick Souter moved to continue the Public Hearing for ZDC-91-2024 to the August 4, 2025 meeting for agenda items 13, 14, and 15. Motion was seconded by Travis Smith and carried unanimously (5-0).

14. Consider proposed Ordinance approving ZDC-91-2024

No action taken.

15. Consider Development Agreement for ZDC-91-2024

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No action taken.

16. Consider Development Agreement for digital billboard conversion

Shon Brooks, Executive Director of Development Services, presented the Item. Representatives for Lamar Advertising approached City Staff in December of 2024 with a proposal to convert an existing static billboard on I35E to a digital format. As permitted by Section 24-111(g) of the Waxahachie Zoning Ordinance, staff requested the removal of two (2) existing billboards along I35E in exchange for the digital conversion. In May of 2025, representatives for Lamar Advertising and City staff agreed upon the removal of existing billboards at 1405 North I35E and 3101 South I35E. The new digital billboard at 5801 North I35E is proposed to include a masonry wrap of the support pole. No City branding is proposed on the support structure and no City advertising is proposed on the billboard. The digital billboard is obligated to adhere to the requirements of the Waxahachie Lighting and Glare Standards; which includes automatic dimming.

Lamar Advertising has requested 180-days from the approval of this agreement to complete the removal of the existing billboards and conversion of the billboard at 5801 North I35E. This deadline allows for sufficient time to complete the necessary TxDOT & City permit approval processes. There is no fiscal impact to the City.

Council Member Wright questioned the rationale behind removing billboards currently promoting local businesses and developments, noting that both highlighted signs serve economic and promotional interests for the City.

City Manager Michael Scott responded that the City's long-standing policy has aimed to reduce the number of billboards, citing a nearly two-decade-old legal precedent concerning deteriorating signage. Staff indicated that any opportunity to remove outdated or dilapidated billboards has generally been pursued. It was further noted that affected advertisers retain the ability to relocate messaging to modern electronic billboards, which are easier to maintain and visually cleaner.

Council members inquired about aesthetic standards for the new sign, referencing a prior electronic billboard installation on the south end of town that included masonry wrapping and other beautification measures. It was clarified that the proposed sign would include a masonry wrap on the support structure, and that the applicant was open to including "Welcome to Waxahachie" signage, contingent on feasibility and spatial limitations.

Council Member Wright raised concerns regarding potential implications of city-branded signage on privately operated billboards, particularly in cases where ad content may not align with city values. Staff clarified that content restrictions could be negotiated through the development agreement. Lamar Advertising affirmed that it commonly agrees to standard restrictions, including prohibitions on sexually oriented businesses, THC/CBD products, and other sensitive categories.

Action:

Chris Wright moved to approve the Development Agreement with Lamar Advertising for a Digital Billboard Conversion at 5801 North I35E with restrictions on content similar to the Rusty Scott billboard recently approved. Motion was seconded by Patrick Souter and carried unanimously (5-0).

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17. Consider and take action on a resolution directing publication of notice of intention to issue Certificates of Obligation; directing the preparation of a preliminary official statement and related materials; and providing an effective date

Chad Tustison, Senior Director of Finance, presented the Item. The action to approve the publication of notice of intention to issue certificates of obligation is the first formal step to begin the process of issuing bonds to fund various streets, water, wastewater, parks, public safety, and facility capital projects. Upon approval, notices will be published in the newspaper and staff will continue the process of filing related materials and meeting with rating agencies.

The Capital Improvement Program (CIP) describes the City's large multi-year capital projects which provide new or improved City infrastructure, and comprises of projects for streets, sidewalks and drainage, park improvements, water and wastewater utilities; and municipal facilities. The CIP is funded through multiple funding sources, including proceeds from bond issuances, operating funds, and development impact fees.

On April 15, 2025, at the City Council work session, staff presented the CIP, updated annually, along with strategies to fund various capital projects for the upcoming year. As part of this overall strategy, the CIP includes the issuance of certificates of obligation to fund a portion of these projects. The total bond issuance is estimated at \$57.79 million and consists of streets, public safety, parks, city facilities, and water and wastewater projects. This represents a maximum amount and may be lowered prior to final approval in August. If approved, these projects will be funded through the ad valorem tax rate, and water and wastewater fees.

Over the next two months, staff will continue to prepare the Preliminary Official Statement and other required information, and meet with bond rating agencies. In early August, the City Council will consider an ordinance authorizing the issuances of the bonds. Upon successful pricing and selling of the bonds, the funds would be expected to be delivered and available in late August or early September.

The City utilizes certificates of obligation to fund capital projects throughout the City as part of its Capital Improvement Program funding strategy. The debt service required to fund the streets, parks, and public safety project costs are accounted for in current budget projections and would not require an increase in the total ad valorem tax rate. The water and wastewater projects would be funded through water and wastewater fees.

RESOLUTION NO. 1378

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; DIRECTING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND RELATED MATERIALS; AND PROVIDING AN EFFECTIVE DATE.

Action:

Tres Atkins moved to approve a resolution directing publication of notice of intention to issue certificates of obligation; directing the preparation of a preliminary official statement and related

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materials; and providing an effective date. Motion was seconded by Patrick Souter and carried unanimously (5-0).

18. Consider contract for Mustang Creek Park Improvements

Kyle Cooper, Senior Director of Parks and Recreation, presented the Item. The base bid project scope includes the construction of a looped walking trail around the pond, a three-rail pipe rail fence, sidewalk connections, drainage improvements, and improved parking to enhance the overall experience for park users. Staff issued a Request for Proposals and a total of eight bids were received. Following a thorough review of the submitted bids and reference checks from previous public projects, it was determined that MECA Construction, LLC was the lowest and best qualified bidder for this project.

The contractor's base bid was \$312,198.50, but the following six alternate bids were considered as well and recommended for inclusion:

- Trail Extension – Bid Alt #1: \$138,703
- Trail Extension – Bid Alt #2: \$239,303
- Three Fishing Pads – Bid Alt #3,5,6: \$43,396
- Pond Aerator – Bid Alt #4: \$12,000

The total project cost, including the selected alternate bid items, is \$745,600.50, which is within the approved budget.

The Mustang Creek Park Improvement Project is an approved project in the FY24-25 budget and is within the approved project budget amount of \$880,000. Funding will be from the 2023 Park Bonds.

Action:

Chris Wright moved to approve a contract with MECA Construction, LLC in the amount of \$745,600.50 for Mustang Creek Park Improvements and authorize the City Manager to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (5-0).

19. Consider resolution determining the costs of Phase Four public improvements to be financed by the Waxahachie Public Improvement District No. 1, approving a Preliminary Service and Assessment Plan and Phase Four Assessment Roll and calling a public hearing to consider the levy of assessments in Phase Four

Mr. Brooks presented the Item. The developer, 287 Waxahachie, L.P. is seeking to increase the current rate of \$0.22-\$0.29 to \$0.79 per \$100 of assessed value. The rate increase will impact future home buyers in the Saddlebrook Development. Current homeowners with purchases at the time of the existing PID will not be affected by this increase. The impact will be incurred on any new lot in the development.

The City of Waxahachie accepted Public Improvement District No. 1 in 2007. This PID was created to offset infrastructure costs and public open space areas. A proposed PID rate adjustment is proposed by the developer due to increased infrastructure costs over the years. To offset the increased PID rate, the developer is proposing an estimated \$7 million increase to the amenities in

existing and proposed new areas at their own cost.

Sean Terry, Vice President of Centurion American Development Group, presented an overview of the company's history and detailed their planned improvements to the Saddlebrook development. Mr. Terry highlighted that Centurion American, founded in 1990, has developed over 200 single-family communities and numerous large-scale projects across North Texas. Key examples include the revitalization of The Statler Hotel in downtown Dallas, the ongoing redevelopment of Collin Creek Mall, and the 7,200-home Legacy Hills community, which features a private golf course. He emphasized the company's long-term commitment to its developments, noting that Centurion remains involved well beyond initial construction phases.

Mr. Terry outlined a multi-phase plan to invest approximately \$7 million in private improvements to enhance the Saddlebrook community and align with modern expectations. In Phase 1, upgrades will include a new playground, enhancements to the existing playground, installation of shade structures, seating improvements near the pool, upgraded landscaping, and a redesigned entryway at Dartmoor Drive with new monumentation and irrigation. Phases 3 and 4 will introduce a new amenity building featuring restrooms, a fitness area, and meeting rooms, along with pickleball courts, a splash pad, a sport court, exercise stations along trails, and a fishing pier. Phase 7 will add further recreational features, including another restroom building, a swimming pool, additional pickleball and sport courts, a shaded playground, a new parking lot, trails, and a fire pit with seating. The increasing popularity of amenities like pickleball, reiterated the company's goal to create a vibrant, desirable neighborhood through thoughtful investment and long-term planning.

Council members expressed concerns regarding the justification for increasing the Public Improvement District (PID) rate in the Saddlebrook development. They pointed out that, aside from the proposed park improvements in Phase 7, there appeared to be little added value to warrant such a significant increase. Unlike earlier developments that required substantial infrastructure due to their isolated locations, Saddlebrook is already surrounded by existing infrastructure, making it unclear why high infrastructure costs—and by extension, a higher PID—are necessary.

Council Member Wright also noted a noticeable decline in home quality and spacing between earlier and newer phases, criticizing the more recent sections for having tightly packed homes of lower perceived quality. They questioned the fairness of charging new homeowners higher PID rates while older residents, who would also benefit from the improvements, are not expected to contribute.

The suggestion was made that current HOAs should be responsible for enhancing amenities in existing neighborhoods, rather than relying on PID funds from future residents. Council Members asked for further clarification from staff regarding the rationale behind the PID cost increase from 2007 to the present.

Dwayne Briniac, explained that the development cost for the current phase proposed for Public Improvement District (PID) assessments is approximately \$11.5 million. Even with the requested assessment rate of 76 cents per \$100 valuation, there remains a \$2.4 million shortfall in covering public infrastructure costs. Under the previous assessment plan (SAP), the deficit would have been much higher—around \$9.5 million. The significant increase in infrastructure costs, which have more than tripled since the project's inception, is the primary reason for the proposed assessment increase.

Initially, the development plan included over 400 lots, and under the old SAP rules, the developers could not request increased assessments for earlier phases until most of those lots were developed. Now, those restrictions no longer apply, allowing the current request for a higher PID assessment on this phase.

Council members noted that neighboring developments, like Myrtle Creek, have invested heavily in infrastructure without reaching the 79-cent assessment level mentioned earlier, implying that the proposed rate is consistent with similar projects nearby.

Council members voiced strong concerns about steep increases in the Public Improvement District rate which raise housing costs and limit affordability for middle- and lower-income residents. They criticized the shift of infrastructure costs onto new homebuyers, who often don't fully grasp the added taxes until after purchase. The proposed rate hike far exceeds the city and county tax rates, with minimal perceived benefits.

Council emphasized the need to balance growth with affordability to preserve the town's culture and ensure housing options for all income levels. They urged limits on developer fees and better transparency for buyers. While supportive of responsible growth, they remain worried that continued tax increases could price out many residents and strain city resources in the long run.

Action:

Travis Smith moved to deny the Phase Four district improvement request for the Waxahachie PID No. 1 and its associated Preliminary Service and Assessment Plan. Motion was seconded by Patrick Souter and carried unanimously (5-0).

20. Discuss proposed project at Midway Regional Airport

Dustin Deel, Senior Director of Administrative Services, presented the Item. The City of Midlothian received a proposal from a private developer interested in building a new hangar facility at Mid-Way Regional Airport with an associated 50-year ground lease. Since the project would have to be approved by both the City of Waxahachie and the City of Midlothian, Midlothian staff forwarded the project details to Waxahachie staff to gauge interest in the project. Staff does not want to expend an extensive amount of resources and funds for further due diligence, negotiating/drafting of a ground lease, and legal review if City Council does not appear to have adequate interest in the project. The Midlothian City Council will discuss the item at their June 10, 2025 City Council Meeting.

The proposed project site is a grass infill parcel located north of Airport Drive, near its intersection with Rex Odom Drive. The concept includes construction of a 300-foot by 60-foot row of integrated, box-style hangars with single-sided access and 18-foot clear door heights. Depending on final configuration, the design may consist of five 60'x60' units, four 80'x60' units, or three 100'x60' units. The hangars would be leased by the developer to end users or FBO providers, with no plans for resale.

The proposed facility could accommodate up to nine small jet aircraft or twenty-eight smaller piston aircraft. Preliminary renderings and engineering drawings have been submitted and appear to reflect a modern design consistent with the Airport's development standards. The proposer has

(5a)

stated that the hangars will meet all applicable building codes and airport policies. Formal code compliance will be confirmed during the plan review and permitting process. No ramp or apron improvements are proposed; the ground lease would apply only to the building footprint. The developer anticipates beginning construction promptly, with completion expected within approximately 12 months.

At this preliminary stage, there is no financial obligation to the City or Airport. If the project moves forward, the Airport will incur legal expenses to negotiate/draft the ground lease. If the project is completed, the Airport would benefit from the minimal revenue generated from the long-term ground lease and any other ancillary revenues that may occur from increased airplane and aviation activities that may result from the additional hangar space. All construction and ongoing maintenance costs would be the responsibility of the lessee.

Council members expressed concerns about limiting future expansion and better long-term uses for that land. It was the general consensus of City Council to support growth at the airport, but they want it done strategically to maximize flexibility and economic impact.

21. Convene into Executive Session for deliberation regarding real property as permitted under Section 551.072 of the Texas Government Code

Mayor Wallace announced at 8:39 p.m. the City Council would convene into Executive Session for deliberation regarding real property as permitted by Section 551.072 of the Texas Government Code and consultation with City Attorney as permitted by Section 551.071.

22. Reconvene and take any necessary action

The meeting reconvened at 9:24 p.m.

23. Comments by Mayor, City Council, City Attorney and City Manager

Council Member Tres Atkins announced the Mid-Way Regional Airport Pancake Breakfast Fly-In will be held June 7th from 8am-11am.

City Attorney Terry Welch requested consultation with City Council during executive session.

Council Member Chris Wright thanked DV Lebron for his participation as the Honorary Council Member and keeping the community informed. Council Member Wright congratulated Pastor Bruce Zimmerman on his retirement. He noted the success of the recent pet vaccine event sponsored by the SPCA. Mr. Wright expressed his support for a unified Juneteenth event.

DV Lebron thanked City Council for standing up for their community.

Mayor Pro Tem Patrick Souter thanked DV Lebron for his service to the community.

Mayor Billie Wallace congratulated DV Lebron and acknowledged his love for Ellis County and keeping citizens informed. Mayor Wallace acknowledged the success of the vaccine event hosted by the SPCA.

(5a)

24. Adjourn

There being no further business, the meeting adjourned at 9:24 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

City Council
June 6, 2025

(9b)

A Special Called Joint Meeting/Worksession of the Governing Bodies of the Cities of Midlothian & Waxahachie, Texas was held in the Community Room at Midlothian City Hall, 215 N. 8th Street, Midlothian, Texas on Friday, June 6, 2025 at 2:00 p.m.

Waxahachie Council Members Present: Billie Wallace, Mayor, Council Member Place 4
Tres Atkins, Council Member Place 1
Chris Wright, Council Member Place 3
Travis Smith, Council Member Place 5

Waxahachie Council Member Absent: Patrick Souter, Mayor Pro Tem, Council Member Place 2

Midlothian City Council Members Present: Justin Coffman, Mayor
Clark Wickliffe, Place 4, Mayor Pro Tem
Mike Rodgers, Place 2
Anna Hammonds, Place 3
Ross Weaver, Place 5
Wayne Shuffield, Place 6

Midlothian City Council Member Absent: Allen Moorman, Place 1

Others Present: Michael Scott, Waxahachie City Manager
Albert Lawrence, Waxahachie Deputy City Manager
Amber Villarreal, Waxahachie City Secretary
Chris Dick, Midlothian City Manager
Clyde Melick, Midlothian Assistant City Manager
Tammy Varner, Midlothian City Secretary

Call to Order

Waxahachie Mayor Billie Wallace and Midlothian Mayor Justin Coffman called the meeting to order.

Receive an overview of the Mid-Way Regional Airport Master Plan and Business Plan from KSA Engineers, discuss, and direct staff as necessary.

Elizabeth Burgess, KSA Engineers, presented the Mid-Way Airport Master Plan. The Master Plan is a comprehensive study that describes the short-medium and long-term development plans to meet future aviation demand. The primary functions include the following:

- Sponsor's strategy for the development (20-year) of the airport as required by TxDOT/FAA for future project funding.
- Provides the framework to guide future airport development that will cost-effectively satisfy current and future aviation demand.
- Effectively prepare a short-term Capital Improvement Program to identify project priorities

The Master Plan had input from the stakeholders, tenants, City Planning teams, Economic Development Corporations, and the Mid-Way Regional Airport Joint Airport Board (Airport Board). The Cities of Midlothian and Waxahachie will consider accepting the Plan and are responsible for implementation. Public information meetings were held to give the public the opportunity to offer feedback on development alternatives to be included in the 20-year Master Plan based on economic demand forecasts for general aviation, not commercial air service.

KSA reviewed the following and the recommended development plan:

- Phase I – Assessment: Public Involvement Plan/Pre-Planning
 - Inventory and existing conditions
 - Historical review
- Phase II – Opportunity Exploration
 - Forecast of aviation demand
 - Facility requirements
 - Alternatives evaluation
 - Urban air mobility
 - Solar and electrification
- Phase III – Implementation
 - Capital Improvement Program
 - Airport layout plan
 - Implementation plan
 - Preliminary cost estimates
- Implementation Plan/Phasing Plan
- Funding Sources
 - FAA – Airport Improvement Program
 - Bipartisan Infrastructure Law

Michael Mallonee, KSA Engineers, presented the Mid-Way Airport Business Plan. The Business Plan provides a guiding document that uses logical and disciplined structures to set goals, objectives, and action plans that drive day-to-day operations and management of the airport. The key objectives in the Business Plan provide the aviation industry with top-notch professional service, serve as a resource for economic growth in the region, streamline operational services, and adding additional revenue streams.

Mr. Mallonee further reviewed the following elements of the Plan:

- Airport and Regional Overview
- Airport Market Analysis and Strategy
- Operation and Governance
- Airport Business and Financial Analysis
- Financial Plan

Both governing bodies agreed to hold joint meetings on a quarterly basis to maintain momentum and strengthen intercity collaboration. Mayor Coffman requested a formal recommendation on the Fixed Base Operator (FBO) plan beyond 2029. He also requested input from the Airport board and staff regarding the future direction of ground leases, specifically identifying where they should be located geographically. He asked that both recommendations be submitted within the next 60 to 90 days so they can be reviewed and presented to both councils.

There was mutual agreement among both councils that the ongoing initiative presents a strong opportunity for both cities. Members emphasized the importance of aligning under a single coordinated plan to ensure consistency and maximize long-term benefits. Both councils concluded the meeting by expressing their appreciation for the presentation and the collaborative efforts taking place.

No action taken.

4. Adjourn

There being no further business, the meeting adjourned at 3:27 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary



(50)

City of Waxahachie
City Secretary's Office

Special Event Application

Date submitted

Applicant Information

Applicant name: Michael Langford

Are you representing the host organization? Yes No

Will you be the on-site point of contact during the event? Yes No

Phone: _____ Cell: _____

Email: _____

Mailing address: 127 Bowling Green Ave Red Oak, TX 75154

Host organization name: Premier Prospects Sports

Alternate contact that will be on-site during the event.

On-site contact name: Mike Langford Cell: _____

About the Event

Event name: DFW Youth World Baseball Classic

Location: Waxahachie Sports Complex

*An event site map is **REQUIRED** to be submitted with your application.*

Anticipated attendance: 20,000

Description of event: Baseball Tournament

How many times has this event been hosted before?

1st time 2 - 4 times 5 or more times Location: _____

Choose the best description of the event:

- | | |
|---|---|
| <input type="checkbox"/> Festival | <input type="checkbox"/> Birthday Party / Picnic |
| <input type="checkbox"/> Movie Screening | <input type="checkbox"/> Charitable / Fundraising |
| <input type="checkbox"/> Parade | <input type="checkbox"/> Community / Neighborhood |
| <input checked="" type="checkbox"/> Private Event | <input type="checkbox"/> Concert / Live Performance |
| <input type="checkbox"/> Run / Walk | <input type="checkbox"/> Other: _____ |

(50)



City of Waxahachie
City Secretary's Office

Special Event Application

Event activities include (check all that apply):

- Amusement rides / Inflatables
- Animals / Petting Zoo
- Announcement / Speeches
- Information / Literature Distribution
- DJ / Recorded Music
- Food – sampled, served, or sold
- Products / Services – given away, sampled, or sold
- Live music
- Street closure
- Other:

The event is:

- Private
- Free & open to the general public
- Entry by participation or registration fee
- Entry by admission fee or ticket

Admission information, if applicable:

Include entry or participant fees, ticket prices, donations, and / or fees based on activity.

Tournament Registration is \$250/participating player, Spectator fee is \$15/person

Event timeline:

	Date(s)	Start Time:	End Time:
Event Date	8/1/2025-8/4/2025	8 AM	Monday 8 PM
Event Set-up	7/31/2025	11 AM	5 PM
Event Breakdown	8/4/2025	8 PM	9 PM

Run / Walk:

Please provide the start time for each distance (if applicable)

_____ 1 mile _____ 5K _____ Other distance

Please indicate your expected attendance:

Number of participants:

- 1-99
- 100-199
- 200-299
- 300+

Provide route on attached site map.



(50)

Food / Beverage:

- Will the event offer food/beverages? Yes No
- Will event require any food preparation on-site? Yes No
- Will alcohol be served/sold? Yes No

Sample Downtown Event/Festival Boundary Map

Code of Ordinances Ch. 4 Sec. 4-7 Alcohol at approved festivals and events

If alcohol is served/sold, a licensed peace officer(s) must be onsite throughout the event's operation and outside the perimeter to provide security. Events require one officer with an additional officer per 100 guests. Ex.: <100 attendees would require one officer, 100<200 attendees would require two officers, 200<300 attendees would require three officers, etc.

Police / Security Services:

Personnel needs (indicate all that apply) Request for services is not a guarantee that staff/volunteers will be available.

- Event staff How many: 4 Date(s) & time(s): 8/1/2025 5 PM
- Volunteers How many: 0 Date(s) & time(s): _____
- Private security How many: 0 Date(s) & time(s): _____

Company name: _____

Contact name and number: _____

Off duty police How many: _____ Date(s) & time(s): _____

Have you made arrangements with the police? Yes No

If no, you will be provided the information on how to make arrangements.

If yes, please provide following information for the person that you made the arrangements with:

Contact name: _____ Phone number: _____

Street Closures:

Does the event propose closing, blocking, or using City streets and/or parking lots? Yes No

If yes, please list all streets, intersections, and parking lots that apply: _____

Street closings to begin on date: _____ Start time: _____ End time: _____

Will any businesses be impacted by the proposed road closure? Yes No

Traffic Safety Equipment:

Does your event require traffic cones or barricades? Yes No

If yes, indicate the type of equipment and how many will be used (estimated):

Traffic Cones How many: _____ Barricades How many: _____

Other: _____

Where should equipment be dropped off & picked up? _____

(nc)



City of Waxahachie
City Secretary's Office

Special Event Application

When will the traffic equipment be set-up?

Date: _____ Time: _____

When will the traffic equipment be removed?

Date: _____ Time: _____

Are you requesting the use of City traffic equipment?

Yes

No

Availability is not guaranteed

Streets cannot be blocked without prior approval.

Temporary Tents & Structures:

Will the event have a tent(s) larger than 10' x 20'?

Yes

No

List the # of tents & sizes:

Indicate locations on attached required site map.

Electrical Services:

How will electrical services be supplied?

Generator

Franchise Utilities

Both

List contractor / supplier:

Explain services in detail:

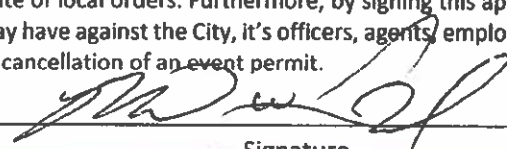
Insurance

All events taking place on City of Waxahachie property must provide a certificate of liability insurance and endorsement page. The City of Waxahachie must be listed as an "Additional Insured" in the amount of \$1 million on both pages. Please list the date of the event and location on this certificate and submit at least one month before the event. The City of Waxahachie reserves the right to increase the insurance limits based on the nature and degree of risks to the public.

If you have questions regarding City insurance coverage, please inquire with City of Waxahachie staff after submitting your event application.

Hold Harmless Clause

Applicant / organization shall assume all risks incident to or in connection with the approved activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the approved activity or the conduct of applicant's operation. Applicant hereby expressly agrees to defend and save the City, it's officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages or injuries directly or indirectly out of or in connection with the approved activities or conduct of its operation or resulting from the negligence or intentional acts or omissions of applicant or its officers, agents, and employees. Due to Covid-19, I also understand approval of my event is subject to the then current necessary precautions resulting from Covid case trends as well as any change in accordance with federal, state of local orders. Furthermore, by signing this application, applicant hereby agrees to waive any and all claims that applicant may have against the City, it's officers, agents, employees, and representatives arising out of or in connection with the revocation or cancellation of an event permit.



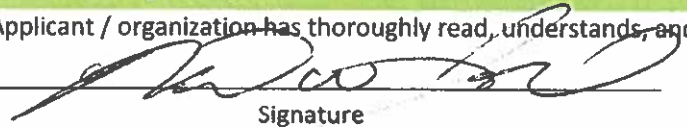
Signature

4/28/25

Date

Contract Agreement

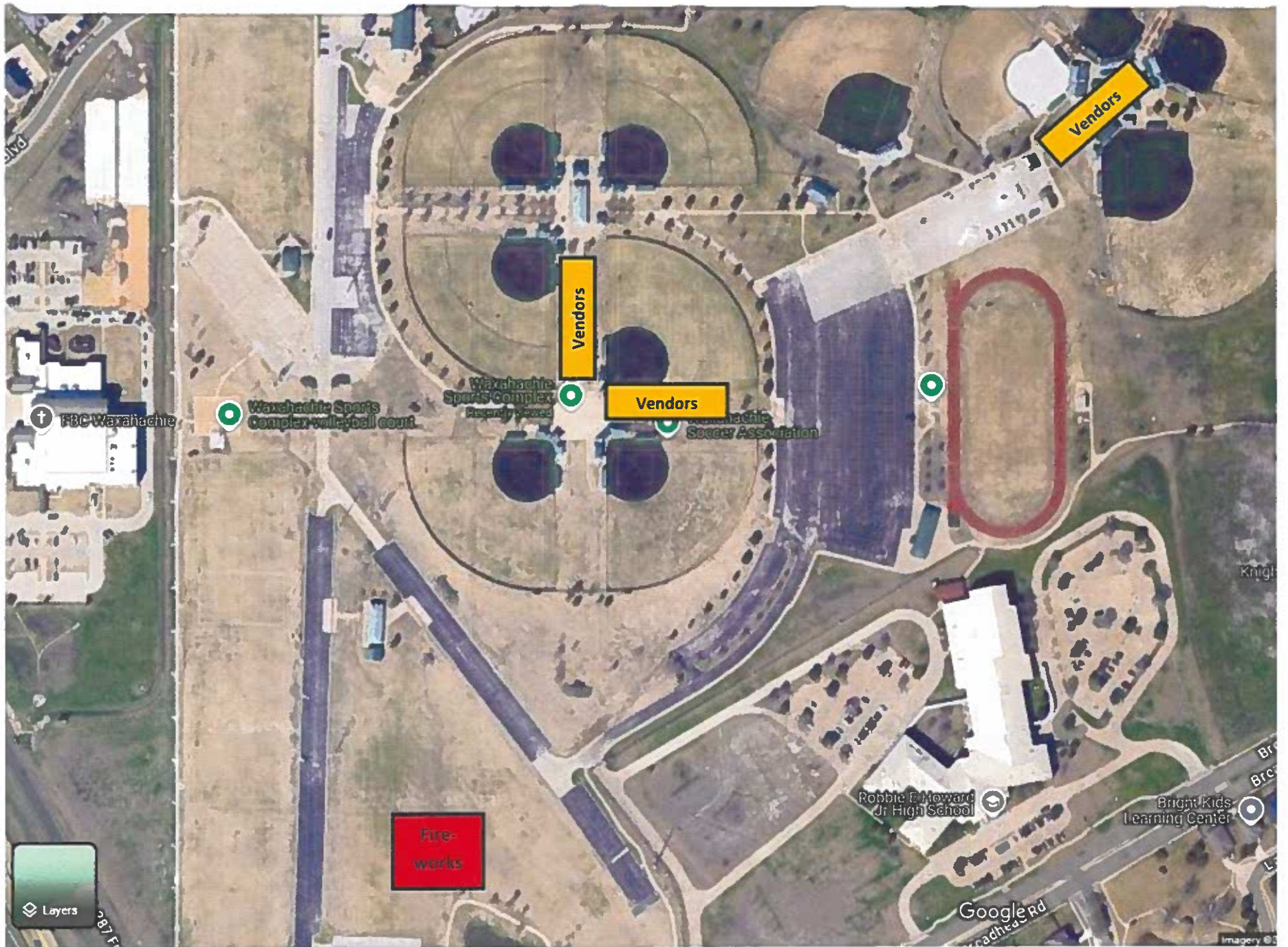
Applicant / organization has thoroughly read, understands, and agrees to all conditions listed on this application.



Signature

4/28/25

Date



(5c)

(56)

Bonner, Jami

From: Martinez, Gumaro
Sent: Friday, May 30, 2025 8:29 AM
To: Bonner, Jami; Joe Wisner; Boyd, Ricky; Griffith, Thomas; Donna Insixiengmay; Megan Womack; Villarreal, James; Cooper, Kyle; Barnes, Bradley; Massey, Morgan; Fuller, Brent; Jordan, Me'Lony; Garten, Kevin; Muniz, Vanessa; Mosley, Laurie
Cc: Villarreal, Amber; Scott, Michael; Lawrence, Albert
Subject: RE: Event Application - 8/1-4/25 DFW Youth World Baseball Classic

- Streets will need to provide cones to cordon off the fireworks area fall zone for opening ceremonies.
- Sports Complex will need to order at least one open top roll-off container for trash
- Additional Parks Dept staff (2-4) will be added to support Sports Complex staff



From: Bonner, Jami
Sent: Thursday, May 29, 2025 3:17 PM
To: Joe Wisner <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Donna Insixiengmay <donna.insixiengmay@waxahachiepd.org>; Megan Womack <megan.womack@waxahachiepd.org>; Martinez, Gumaro <gmartinez@waxahachie.com>; Villarreal, James <jvillarreal@waxahachie.com>; Cooper, Kyle <kyle.cooper@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>; Massey, Morgan <morgan.massey@waxahachie.com>; Fuller, Brent <BFuller@waxahachiefire.org>; Jordan, Me'Lony <mjordan@waxahachie.com>; Garten, Kevin <kevin.garten@waxahachie.com>; Muniz, Vanessa <vanessa.muniz@waxahachie.com>; Mosley, Laurie <Imosley@waxahachiecvb.com>
Cc: Villarreal, Amber <avillarreal@waxahachie.com>; Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>
Subject: Event Application - 8/1-4/25 DFW Youth World Baseball Classic

For your review / comments. Thank you.

We value your feedback! Please take a moment to complete our [customer satisfaction survey!](#)



Date submitted 6/2/25

Applicant Information

Applicant name: Jennifer Johnson

Are you representing the host organization? Yes No

Will you be the on-site point of contact during the event? Yes No

Phone: _____ Cell: _____

Email: jennifer@bravelikeellie.org

Mailing address: 791 N Hwy 77 Suite 501-C #131 Waxahachie, TX 75165

Host organization name: Brave like Ellie

Alternate contact that will be on-site during the event.

On-site contact name: Jennifer Johnson Cell: _____

About the Event

Event name: Warrior Walk

Location: Getzendaner Park

*An event site map is **REQUIRED** to be submitted with your application.*

Anticipated attendance: 100 guest

Description of event: We are hosting a Childhood Cancer Awareness Walk/Run.

How many times has this event been hosted before?

1st time 2 – 4 times 5 or more times Location: _____

Choose the best description of the event:

- | | |
|--|---|
| <input type="checkbox"/> Festival | <input type="checkbox"/> Birthday Party / Picnic |
| <input type="checkbox"/> Movie Screening | <input type="checkbox"/> Charitable / Fundraising |
| <input type="checkbox"/> Parade | <input type="checkbox"/> Community / Neighborhood |
| <input type="checkbox"/> Private Event | <input type="checkbox"/> Concert / Live Performance |
| <input checked="" type="checkbox"/> Run / Walk | <input type="checkbox"/> Other: _____ |



Event activities include (check all that apply):

- Amusement rides / Inflatables
- Animals / Petting Zoo
- Announcement / Speeches
- Information / Literature Distribution
- DJ / Recorded Music
- Food – sampled, served, or sold
- Products / Services – given away, sampled, or sold
- Live music
- Street closure
- Other:

The event is:

- Private
- Free & open to the general public
- Entry by participation or registration fee
- Entry by admission fee or ticket

Admission information, if applicable:

Include entry or participant fees, ticket prices, donations, and / or fees based on activity.

Tickets will be sold from \$40 - \$60

Event timeline:

	Date(s)	Start Time:	End Time:
Event Date	9/6/2025	9 am	12 pm
Event Set-up	9/6/2025	7 am	10 am
Event Breakdown	9/6/2025	12 pm	1 pm

Run / Walk:

Please provide the start time for each distance (if applicable)

10 am 1 mile 10:15 am 5K _____ Other distance

Please indicate your expected attendance: 75

Number of participants:

- 1-99
- 100-199
- 200-299
- 300+

Provide route on attached site map.



Food / Beverage:

Will the event offer food/beverages? Yes No

Will event require any food preparation on-site? Yes No

Will alcohol be served/sold? Yes No

[Sample Downtown Event/Festival Boundary Map](#)

Code of Ordinances Ch. 4 Sec. 4-7 Alcohol at approved festivals and events

If alcohol is served/sold, a licensed peace officer(s) must be onsite throughout the event's operation and outside the perimeter to provide security. Events require one officer with an additional officer per 100 guests. Ex.: <100 attendees would require one officer, 100<200 attendees would require two officers, 200<300 attendees would require three officers, etc.

Police / Security Services:

Personnel needs (indicate all that apply) Request for services is not a guarantee that staff/volunteers will be available.

Event staff How many: 2 Date(s) & time(s): 7 am - 12 pm

Volunteers How many: 10 Date(s) & time(s): 7 am - 12 pm

Private security How many: 1 Date(s) & time(s): 7 am - 12 pm

Company name: Brave like Ellie

Contact name and number: Jennifer Johnson 972.896.8282

Off duty police How many: 0 Date(s) & time(s): _____

Have you made arrangements with the police? Yes No

If no, you will be provided the information on how to make arrangements.

If yes, please provide following information for the person that you made the arrangements with:

Contact name: _____ Phone number: _____

Street Closures:

Does the event propose closing, blocking, or using City streets and/or parking lots? Yes No

If yes, please list all streets, intersections, and parking lots that apply: _____

Street closings to begin on date: _____ Start time: _____ End time: _____

Will any businesses be impacted by the proposed road closure? Yes No

Traffic Safety Equipment:

Does your event require traffic cones or barricades? Yes No

If yes, indicate the type of equipment and how many will be used (estimated):

Traffic Cones How many: _____ Barricades How many: _____

Other: _____

Where should equipment be dropped off & picked up? _____



(5d)

When will the traffic equipment be set-up?

Date: _____ Time: _____

When will the traffic equipment be removed?

Date: _____ Time: _____

Are you requesting the use of City traffic equipment?

Yes

No

Availability is not guaranteed

Streets cannot be blocked without prior approval.

Temporary Tents & Structures:

Will the event have a tent(s) larger than 10' x 20'?

Yes

No

List the # of tents & sizes:

Indicate locations on attached required site map.

Electrical Services:

How will electrical services be supplied?

Generator

Franchise Utilities

Both

List contractor / supplier:

Explain services in detail:

Insurance

All events taking place on City of Waxahachie property must provide a certificate of liability insurance and endorsement page. The City of Waxahachie must be listed as an "Additional Insured" in the amount of \$1 million on both pages. Please list the date of the event and location on this certificate and submit at least one month before the event. The City of Waxahachie reserves the right to increase the insurance limits based on the nature and degree of risks to the public.

If you have questions regarding City insurance coverage, please inquire with City of Waxahachie staff after submitting your event application.

Hold Harmless Clause

Applicant / organization shall assume all risks incident to or in connection with the approved activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the approved activity or the conduct of applicant's operation. Applicant hereby expressly agrees to defend and save the City, it's officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages or injuries directly or indirectly out of or in connection with the approved activities or conduct of its operation or resulting from the negligence or intentional acts or omissions of applicant or its officers, agents, and employees. Due to Covid-19, I also understand approval of my event is subject to the then current necessary precautions resulting from Covid case trends as well as any change in accordance with federal, state or local orders. Furthermore, by signing this application, applicant hereby agrees to waive any and all claims that applicant may have against the City, it's officers, agents, employees, and representatives arising out of or in connection with the revocation or cancellation of an event permit.

Jongelman
Signature

6.2.25

Date

Contract Agreement

Applicant / organization has thoroughly read, understands, and agrees to all conditions listed on this application.

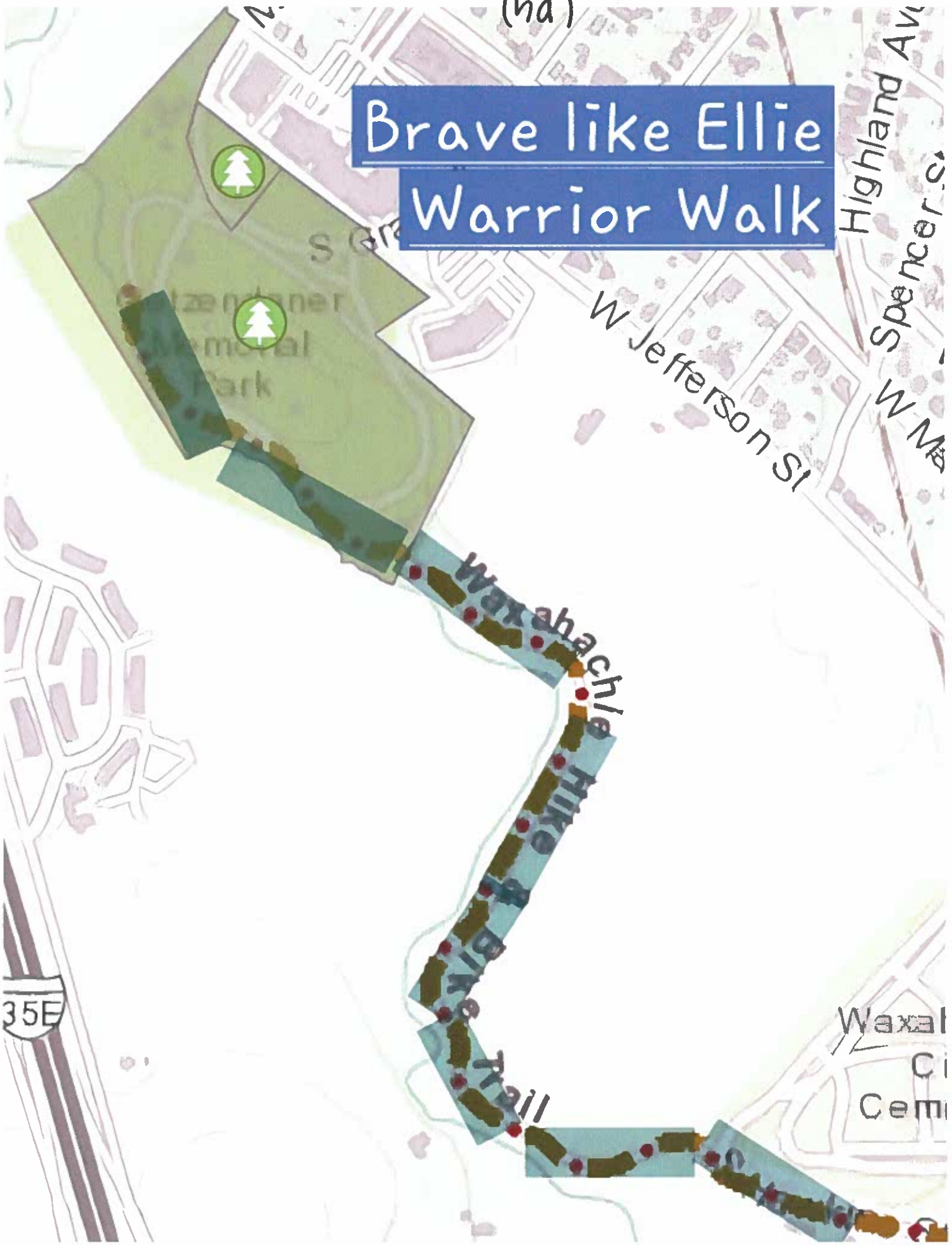
Jongelman
Signature

6.2.25

Date

(hd)

Brave like Ellie Warrior Walk



Highland Ave
Spencer St
W Main St

W Jefferson St

Waxahachie
Hike & Bike
Trail

Waxahachie
Cemetery

35E



Date submitted

Applicant Information

Applicant name: Ken Box

Are you representing the host organization? Yes No

Will you be the on-site point of contact during the event? Yes No

Phone: _____ Cell: _____

Email: _____

Mailing address: 330 Hunter Pass Wax Tx 75165

Host organization name: Waxahachie Lions Club

Alternate contact that will be on-site during the event.

On-site contact name: Paul Box Cell: _____

About the Event

Event name: Hachie 50

Location: Grtzandauer Park and trail to Lions Park

An event site map is **REQUIRED** to be submitted with your application.

Anticipated attendance: 500

Description of event: 50 mile, 26.2 mile, 20 mile Ruck Races

How many times has this event been hosted before?

1st time 2 - 4 times 5 or more times Location: SAME

Choose the best description of the event:

- | | |
|--|--|
| <input type="checkbox"/> Festival | <input type="checkbox"/> Birthday Party / Picnic |
| <input type="checkbox"/> Movie Screening | <input checked="" type="checkbox"/> Charitable / Fundraising |
| <input type="checkbox"/> Parade | <input type="checkbox"/> Community / Neighborhood |
| <input type="checkbox"/> Private Event | <input type="checkbox"/> Concert / Live Performance |
| <input checked="" type="checkbox"/> Run / Walk | <input type="checkbox"/> Other: _____ |



Event activities include (check all that apply):

- Amusement rides / Inflatables
- Food – sampled, served, or sold
- Animals / Petting Zoo
- Products / Services – given away, sampled, or sold
- Announcement / Speeches
- Live music
- Information / Literature Distribution
- Street closure
- DJ / Recorded Music
- Other:

The event is:

- Private
- Entry by participation or registration fee
- Free & open to the general public
- Entry by admission fee or ticket

Admission information, if applicable:

Include entry or participant fees, ticket prices, donations, and / or fees based on activity.

\$90⁰⁰ per participant

Event timeline:

	Date(s)	Start Time:	End Time:
Event Date	<i>March 7, 2026</i>	<i>6:00 Am</i>	<i>7:00 Pm</i>
Event Set-up	<i>March 6, 2026</i>	<i>12:00 Pm</i>	<i>8:00 Pm</i>
Event Breakdown	<i>March 7, 2026</i>	<i>—</i>	<i>8:00 Pm</i>

Run / Walk:

Please provide the start time for each distance (if applicable)

6:00 Am ⁵⁰ @ mile *7:00 Am* ^{26.2} @K ^{ROLL} *6:30 Am* Other distance

Please indicate your expected attendance:

500

Number of participants:

- 1-99
- 100-199
- 200-299
- 300+

Provide route on attached site map.



Food / Beverage:

Will the event offer food/beverages? Yes No

Will event require any food preparation on-site? Yes No

Will alcohol be served/sold? Yes No

[Sample Downtown Event/Festival Boundary Map](#)

[Code of Ordinances Ch. 4 Sec. 4-7 Alcohol at approved festivals and events](#)

If alcohol is served/sold, a licensed peace officer(s) must be onsite throughout the event's operation and outside the perimeter to provide security. Events require one officer with an additional officer per 100 guests. Ex.: <100 attendees would require one officer, 100<200 attendees would require two officers, 200<300 attendees would require three officers, etc.

Police / Security Services:

Personnel needs (indicate all that apply) Request for services is not a guarantee that staff/volunteers will be available.

Event staff How many: _____ Date(s) & time(s): _____

Volunteers How many: _____ Date(s) & time(s): _____

Private security How many: _____ Date(s) & time(s): _____

Company name: _____

Contact name and number: _____

Off duty police How many: _____ Date(s) & time(s): _____

Have you made arrangements with the police? Yes No

If no, you will be provided the information on how to make arrangements.

If yes, please provide following information for the person that you made the arrangements with:

Contact name: _____ Phone number: _____

Street Closures:

Does the event propose closing, blocking, or using City streets and/or parking lots? Yes No

If yes, please list all streets, intersections, and parking lots that apply:

from Railroad track to Dog Park entrance, same as 2025

Street closings to begin on date: March 7 Start time: 5:00 AM End time: 7:00 PM

Will any businesses be impacted by the proposed road closure? Yes No

Traffic Safety Equipment:

Does your event require traffic cones or barricades? Yes No

If yes, indicate the type of equipment and how many will be used (estimated):

Traffic Cones How many: 400 Barricades How many: 100 feet

Other: Generator with light

Where should equipment be dropped off & picked up? Getzenauer Park



When will the traffic equipment be set-up?

Date: March 7 Time: 3:00 Am

When will the traffic equipment be removed?

Date: March 7 Time: 8:00 Pm

Are you requesting the use of City traffic equipment?

Yes

No

Availability is not guaranteed

Streets cannot be blocked without prior approval.

Temporary Tents & Structures:

Will the event have a tent(s) larger than 10' x 20'?

Yes

No

List the # of tents & sizes:

Indicate locations on attached required site map.

Electrical Services:

How will electrical services be supplied?

Generator

Franchise Utilities

Both

List contractor / supplier:

None

Explain services in detail:

Insurance

All events taking place on City of Waxahachie property must provide a certificate of liability insurance and endorsement page. The City of Waxahachie must be listed as an "Additional Insured" in the amount of \$1 million on both pages. Please list the date of the event and location on this certificate and submit at least one month before the event. The City of Waxahachie reserves the right to increase the insurance limits based on the nature and degree of risks to the public.

If you have questions regarding City insurance coverage, please inquire with City of Waxahachie staff after submitting your event application.

Hold Harmless Clause

Applicant / organization shall assume all risks incident to or in connection with the approved activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the approved activity or the conduct of applicant's operation. Applicant hereby expressly agrees to defend and save the City, it's officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages or injuries directly or indirectly out of or in connection with the approved activities or conduct of its operation or resulting from the negligence or intentional acts or omissions of applicant or its officers, agents, and employees. Due to Covid-19, I also understand approval of my event is subject to the then current necessary precautions resulting from Covid case trends as well as any change in accordance with federal, state or local orders. Furthermore, by signing this application, applicant hereby agrees to waive any and all claims that applicant may have against the City, it's officers, agents, employees, and representatives arising out of or in connection with the revocation or cancellation of an event permit.

[Signature]
Signature

May 19, 2025
Date

Contract Agreement

Applicant / organization has thoroughly read, understands, and agrees to all conditions listed on this application.

[Signature]
Signature

May 19, 2025
Date

(5c)



2024 HACHIE50 10-MILE ROUTE

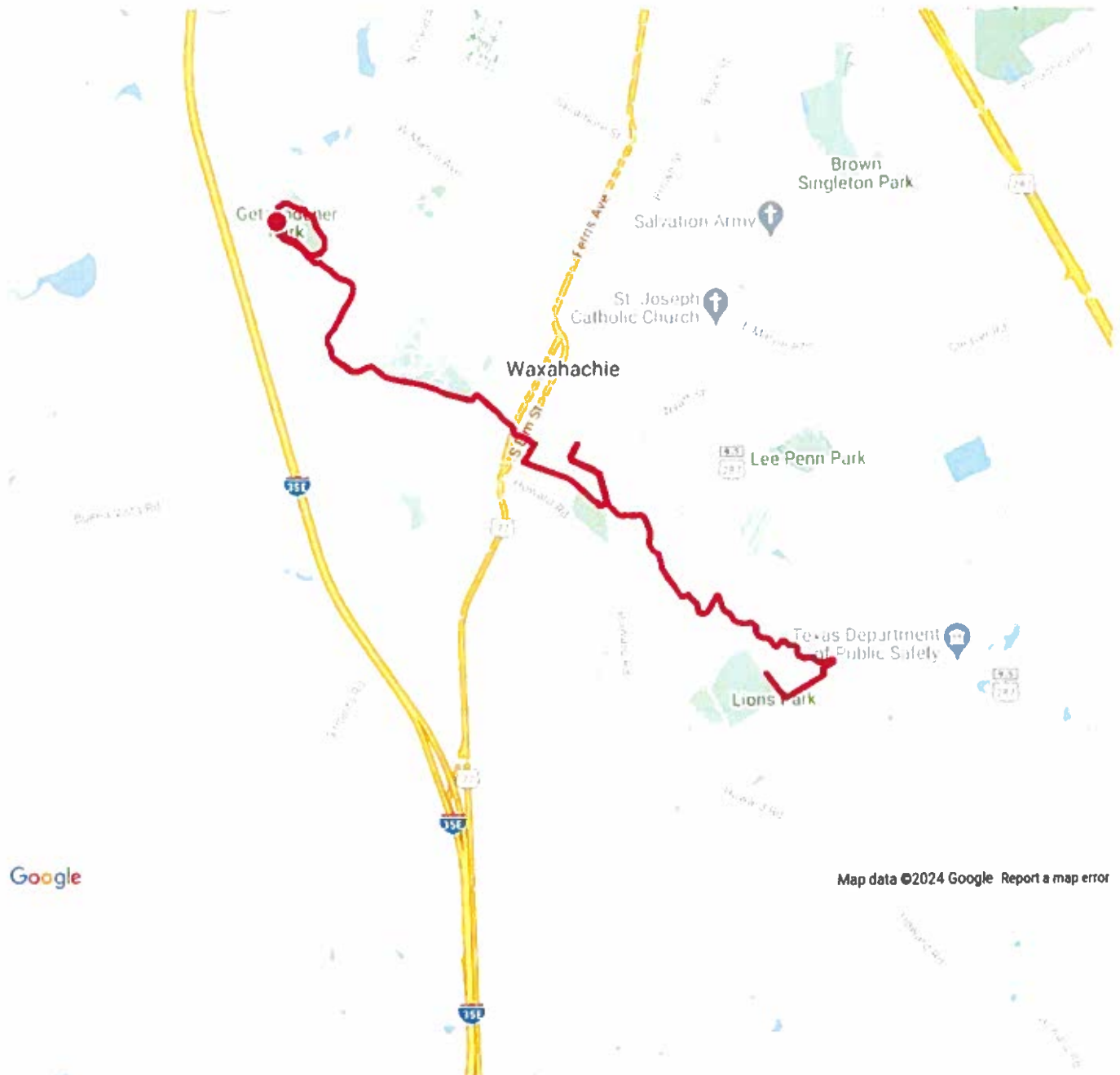
10.04 mi
Distance

152 ft
Elevation Gain

Run
Activity Type

Notes

10 Mile Lap used for the Hachie 50 Mile Ultra Marathon (5 laps), 30 Mile Ultra Marathon (3 laps) and 50 Mile Team Relay (5 laps).



Google

Map data ©2024 Google Report a map error

(he)

Bonner, Jami

From: Cooper, Kyle
Sent: Monday, June 9, 2025 1:58 PM
To: Bonner, Jami; Martinez, Gumaro; Barnes, Bradley
Cc: Massey, Morgan; Villarreal, Amber
Subject: RE: Event Application - 3/7/26 Hachie 50

The organizer will need to coordinate with the Parks Department to confirm porta-potty needs and schedule lighting at Lions Park.



Kyle Cooper, CPRP
Senior Director
Parks and Recreation
City of Waxahachie
469-309-4277
972-268-4549
Kyle.Cooper@waxahachie.com

From: Bonner, Jami
Sent: Monday, June 9, 2025 1:09 PM
To: Martinez, Gumaro <gmartinez@waxahachie.com>; Cooper, Kyle <kyle.cooper@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>
Cc: Massey, Morgan <morgan.massey@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>
Subject: FW: Event Application - 3/7/26 Hachie 50

Good afternoon,


Morgan confirmed there are no conflicting events for the Parks Department. Do you have any additional comments regarding Hachie 50? I'd like to include the application on the June 16th agenda. Thank you.

From: Bonner, Jami <>
Sent: Tuesday, May 20, 2025 2:59 PM
To: Joe Wiser <JWiser@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Donna Insixiengmay <donna.insixiengmay@waxahachiepd.org>; Megan Womack <megan.womack@waxahachiepd.org>; Martinez, Gumaro <gmartinez@waxahachie.com>; Cooper, Kyle <kyle.cooper@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>; Massey, Morgan <morgan.massey@waxahachie.com>; Mosley, Laurie <imosley@waxahachiecvb.com>; Massey, Matt <mmassey@waxahachie.com>; Stoker, Justin <justin.stoker@waxahachie.com>; Jordan, Me'Lony <mjordan@waxahachie.com>; Muniz, Vanessa <vanessa.muniz@waxahachie.com>; Garten, Kevin <kevin.garten@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber

(5f)



Memorandum

To: Honorable Mayor and City Council
From: Joe Wiser, Chief of Police
Thru: Michael Scott, City Manager 
Date: June 11, 2025
Re: Budget amendment- Increase in funding for the Police Department parking lot expansion project

Recommended Motion: "I move to approve the request to transfer funds in the amount of \$28,000 to GL account 100-210-57400, an amount that covers the additional expenses that exceeded the original budget amount of \$321,426 and authorize the City Manager to execute all necessary documents."

Item Description: This is a request for additional funding to cover expenses that exceeded the original budget as approved in FY2024 for the Police Department Parking Lot Expansion Project.

Item Summary: This is a request for a budget amendment from unallocated reserves to provide funds for the final costs associated with the parking lot expansion. Additional expenses were incurred due to the necessary replacement of fiber cable running (too shallow) underneath the new section of pavement. Original costs of materials and delays also increased the final construction costs for the parking lot expansion. This parking lot expansion project provides an additional 32 spaces of much-needed parking for the department.

Fiscal Impact: I am requesting that the \$28,000 be transferred to 100-210-57400 – Improvements Other Than Buildings, resulting in a budget increase of this amount.

(1)

PROCLAMATION

WHEREAS, the City of Waxahachie, Texas has great admiration and the utmost gratitude for all the men and women who have selflessly served their country and this community in the Armed Forces; and

WHEREAS, the Purple Heart is the oldest military decoration in present use and was initially created as the Badge of Military Merit by George Washington in 1782; and

WHEREAS, the Purple Heart was the first American service award or decoration made available to the common soldier and is specifically awarded to members of the United States Armed Forces who have been wounded or paid the ultimate sacrifice in combat with a declared enemy of the United States of America; and

WHEREAS, the contributions and sacrifices of the men and women from the City of Waxahachie, Texas, who served in the Armed Forces have been vital in maintaining the freedoms and way of life enjoyed by our citizens; and

WHEREAS, many men and women in uniform have given their lives while serving in the Armed Forces; and

WHEREAS, 16th of June, 2025, has been officially designated as the day the City of Waxahachie, Texas will remember and recognize veterans who are recipients of the Purple Heart Medal.

NOW, THEREFORE, I, Mayor Billie Wallace, along with the entire City Council, do hereby proclaim Waxahachie as

“A PURPLE HEART CITY”

PROCLAIMED this 16th day of June, 2025.

Mayor Billie Wallace

ATTEST:

City Secretary

(8)

PROCLAMATION

WHEREAS, the 75th Texas State Legislature in House Concurrent Resolution #14 named the City of Waxahachie “THE CRAPE MYRTLE CAPITAL OF TEXAS”; and

WHEREAS, this Resolution was passed in 1997, after the Crape Myrtle Council spent many hours in Austin proving their case for this designation; and

WHEREAS, Representative Jim Pitts and Senator Jane Nelson were leaders in the Legislature in this endeavor; and

WHEREAS, the Crape Myrtle Council, the Chamber of Commerce, the Convention and Visitors Bureau, and local businesses have sponsored a Crape Myrtle Festival in July every year since 1998 with an orchestra or band at the Waxahachie Sports Complex and a fireworks display; and

WHEREAS, a parade has been held on July 4th every year since 1998 through downtown Waxahachie to honor our country and the crape myrtle tree which is beautiful and in full bloom at this time of year, as well as honoring the Crape Myrtle Queen who represents the Crape Myrtle City; and

WHEREAS, it is important to continue showing our City’s support for the title we so proudly carry as the Crape Myrtle Capital of Texas;

NOW THEREFORE, I, Mayor Billie Wallace, along with the entire City Council, do hereby proclaim Tuesday, June 4, 2025 through Thursday, July 4, 2025 as

“CRAPE MYRTLE MONTH”

in the City of Waxahachie.

Proclaimed this 16th day of June 2025.

MAYOR

ATTEST:

CITY SECRETARY

Planning & Zoning Department (9)
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 deny ZDC-69-2025, a Specific Use Permit (SUP) for an Amusement, Indoor (Haunted House) use."
- "I move to approve 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."

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on June 10, 2025, the Commission voted 3-2 to recommend denial of case number ZDC-69-2025.

Note: A favorable vote of three-fourths (¾) of all members, which equates to four (4) of the five (5) members, of the City Council is also required for any zoning request that was recommended for denial by the Planning and Zoning Commission. (Sec. 2.04, City of Waxahachie Zoning Ordinance)

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

(9)

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.

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.

(9)

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 that nightly clean-up may extend to midnight for staff on most nights. 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

(9)

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. A maximum of 110 tickets per 30-minute interval is currently proposed by the applicant. 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 three (3) letters of opposition and five (5) letters of support for the proposed SUP.

(9)

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. SUP Ordinance
3. Exhibit A – Location Map
4. Exhibit B – Operational Plan
5. Exhibit C – Site Plan
6. Exhibit D – Floor Plan
7. Exhibit E – Parking Plan
8. 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



(a)

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

5/30/2025

Date

Kathleen Bowen, Owner

Printed Name and Title

527 W. Jefferson

Address

(9)

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 OF 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.



(9)

RECEIVED MAY 30 2023

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

A McL

Signature

6-2-23

Date

Greg Nohib, partner

Printed Name and Title

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.

(9)

From: Kathleen Bowen <kpbowen2@att.net>
Sent: Monday, June 9, 2025 6:06 PM
To: King, Zack
Subject: ZDC-69-2025

Hi Zach. If it is not too late, I would like to submit the attached photo of 500 W Madison as part of my opposition letter I submitted last week. This photo shows where the pedestrian path for the entrance and exit of the proposed haunted house will be. This photo compliments Exhibit E of the Operational Plan. It is not clear to me how the drive around will remain unobstructed with people entering and exiting but am looking forward to learning more about it tomorrow evening.

Thank you.

Kathleen Bowen



Sent from my iPhone



(9)

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 Womack / owner

Printed Name and Title

405 W Madison St

Address



(9)

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



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

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: 171074

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:

A. Mil
Signature

6/6/25
Date

Alex Lohmann, Managing Partner
Printed Name and Title

1023 W Main St.
Address



(9)

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



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

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: 171056

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:

A ML
Signature

6/6/25
Date

Greg Nelub, Managing Partner
Printed Name and Title

1023 W Main St.
Address



(9)

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



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

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: 171075

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:

A. NEL
Signature

6/6/25
Date

Gary Nekib, Managing Partner
Printed Name and Title

1023 W Main St,
Address



(9)

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

WEDEL LIVING TRUST JOHN A & MARY E WEDEL TRUSTEES
417 W JEFFERSON ST
WAXAHACHIE, TX 75165-3601

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: 171062

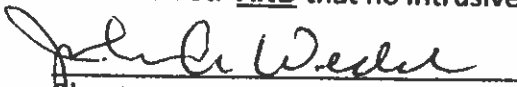
Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 4, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408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

SUPPORT

OPPOSE

Comments:

We oppose the SUP UNLESS the tenant meets city codes requiring off-street parking designated for this enterprise to support its operation. Parking cannot rely on parking on Patterson St. or on West Jefferson St. AND that no intrusive commercial signage encroaches onto West Jefferson.


Signature

John A. Wedel, Trustee
Printed Name and Title

6-8-25
Date

417 W. Jefferson St.
Address

WAXAHACHIE 75165



(9)

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

WEDEL LIVING TRUST JOHN A & MARY E WEDEL TRUSTEES
417 W JEFFERSON ST
WAXAHACHIE, TX 75165-3601

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: 171068

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: We oppose the SUP UNLESS the tenant meets city codes requiring off-street parking designated for this enterprise to support its operation. Parking cannot rely on parking on Patterson St. or on West Jefferson St. AND that no intrusive commercial signage encroaches onto West Jefferson.

John A. Wedel

Signature

6-8-25

Date

JOHN A. WEDEL, TRUSTEE

Printed Name and Title

417 W. Jefferson St.

Address

WAXAHACHIE, 75165

(9)

RE: ZDC-69-2025

My name is John Wedel. I live at 417 W. Jefferson. I oppose this request.

Once again we are being asked to allow a business establishment in an area that does not have the layout or infrastructure to support the operation of that business. I am not against a business of appropriate size at the proposed location. I enjoy having D Restaurant close by. But D Restaurant does not come close to bringing 380 people plus employees into such a constrained area.

There is only access to and exit from this location in two directions because Railroad Street heading west is essentially useless because of its condition and there is no street heading south that takes you out of the area. Patterson Street itself is narrow and under close inspection in poor condition. The north section of Patterson beginning near W. Jefferson and going almost to the D Restaurant parking lot entrance is especially problematic. The eastern edge of the road having no curb has been eroding for years and continues to do so. There is currently a drop off of about a foot or more from the edge of the street to the washed out gulley under it.

If a car heading north gets over too far to avoid oncoming southbound traffic from the Patterson-Jefferson intersection it is in danger of actually tilting off the road which would create a serious traffic situation. With volume traffic at night such an occurrence is not out of the question. Already people heading north on Patterson at the stop sign often are found waiting in the middle of the road to avoid problems. This forces cars turning onto Patterson to "cut the corner" to make the turn or wait for the stopped car to exit onto Jefferson. The corner cutting area is part of the proposed parking area at 501 W. Jefferson. Significant traffic here will also make those parking spaces on Patterson just more of a congestion factor whether the gulley is ever fixed or not.

The proposal's solution to its deficiency of required dedicated off-street parking relies on public lots blocks away. City staff has a condition for approval that on-street parking shall be prohibited along Patterson Street and W Madison Street. That alone is not going to prevent congested or constrained traffic by parking in the area along both sides of nearby streets.

We already have a current demonstration of what happens when off-street parking near an establishment is inadequate based on expected client volumes resulting in restricted traffic flow. During peak times at the Two Amigos Restaurant located at 241 Monroe their prime parking lot becomes W. Jefferson Street as the restaurant has no dedicated off-street parking of its own.

You then see cars lined up literally from the stop sign and crosswalk on both sides of W. Jefferson beginning at the intersection and going halfway down the block. The result is that W.

(9)

Jefferson during these times essentially becomes a one-way street having to handle two way traffic endangering traffic turning from Monroe and blocking the free flow of traffic on the street. Likewise on the weekend, Railport Brewing overflow parking on both sides of Madison essentially makes Madison a one lane at-a-time road.

My driveway backs up onto Patterson. Most days I drive over the north section of Patterson that will be used by traffic coming and leaving via W. Jefferson. I perhaps better than anyone knows how traffic patterns at this intersection work. There will be nothing close to acceptable and safe traffic flow at this intersection during operating hours of this establishment especially with the planned parking at the intersection. It will be a bottleneck, especially in the dark.

It is naïve to believe people who cannot park near the establishment are going to drive blocks away to park in public parking lots. We know where they are going to park, just like those Two Amigos customers. They are going to park on the nearest street. If this request is approved, the city staff's on-street parking prohibition should also include Jefferson and Franklin. But we know people will ignore this, just like those on W. Jefferson that illegally park right up to and even next to the stop sign at Monroe to get to Two Amigos. The prohibition is meaningless.

Placing such a volume business in an area that has exceptionally poor traffic handling capacity to start with during business hours is not the situation to bend or ignore parking codes that are there to prevent such street congestion. And to try to justify the problem away by citing public lots blocks away when people, including employees, will find the nearest parking spot on a nearby street and in doing so congest traffic there, does not excuse the inappropriate location for this enterprise.

This request should be denied.



(9)

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

WEDEL LIVING TRUST JOHN A & MARY E WEDEL TRUSTEES
417 W JEFFERSON ST
WAXAHACHIE, TX 75165-3601

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: 171062

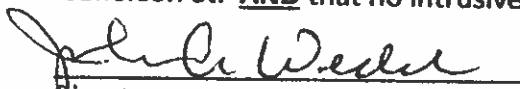
Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 4, 2025* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408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

SUPPORT

OPPOSE

Comments:

We oppose the SUP UNLESS the tenant meets city codes requiring off-street parking designated for this enterprise to support its operation. Parking cannot rely on parking on Patterson St. or on West Jefferson St. AND that no intrusive commercial signage encroaches onto West Jefferson.


Signature

John A. Wedel, Trustee
Printed Name and Title

6-8-25
Date

417 W. Jefferson St.
Address
WAXAHACHIE 75165



(a)

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

RECEIVED JUN 10 2025

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

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: 171063

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.

Comments: SUPPORT OPPOSE
Will be great for tourism for our

Signature: [Handwritten Signature]
Printed Name and Title: Brad Yates

Date: 5/29/25
Address: 410 W. madison

(10)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN AMUSEMENT, INDOOR (HAUNTED HOUSE) USE WITHIN A LIGHT INDUSTRIAL-2 (LI-2) ZONING DISTRICT, LOCATED AT 500 W MADISON STREET, SUITE B, BEING PROPERTY ID 171075, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, the described property is classified in said ordinance and any amendments thereto as LI-2; and

WHEREAS, a proper application for a SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-69-2025. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for denial and the issuance thereof; and

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

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

NOW, THEREFORE, this property is rezoned from LI-2 to LI-2, with an SUP in order to permit an Amusement, Indoor (Haunted House) use on the following property: 500 W Madison Street, Suite B, which is shown on Exhibit A, in accordance with the Operational Plan attached as Exhibit B, the Site Plan attached as Exhibit C, the Floor Plan attached as Exhibit D, the Parking Plan attached as Exhibit E, and the Signage Plan attached as Exhibit F.

SPECIFIC USE PERMIT

Purpose and Intent

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

(10)

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR AN AMUSEMENT, INDOOR (HAUNTED HOUSE) USE WITHIN A LIGHT INDUSTRIAL-2 (LI-2) ZONING DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The development shall conform as approved by the City Council under case number ZDC-69-2025.
2. The development shall adhere to the City Council approved in Exhibit A- Location Map, Exhibit B – Operational Plan, Exhibit C - Site Plan, Exhibit D – Floor Plan, Exhibit E – Parking Plan, and Exhibit F -Signage Plan.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. On-street parking shall be prohibited along Patterson Street and W Madison Street.
9. All improvements within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
10. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.

11. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance (Ordinance No. **TBD**), shall conform to those requirements and/or standards prescribed in Exhibit B – Operational Plan, Exhibit C - Site Plan, Exhibit D – Floor Plan, Exhibit E – Parking Plan, and Exhibit F -Signage Plan. Where regulations are not specified in Exhibits B, C, D, E, F, or in this Zoning Ordinance (Ordinance No. **TBD**), the regulations of the Light Industrial-2 (LI-2) zoning district and the City of Waxahachie Zoning Ordinance shall apply to this development.
12. City Council shall have the right to review the Specific Use Permit at any point, if needed.

Compliance

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

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

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

PASSED, APPROVED AND ADOPTED on this 16th day of June, 2025.

MAYOR

ATTEST:

City Secretary

EXHIBIT A - LOCATION MAP



(10)

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

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.

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

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

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

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

EXHIBIT C - SITE PLAN



EXIT



ENTRANCE



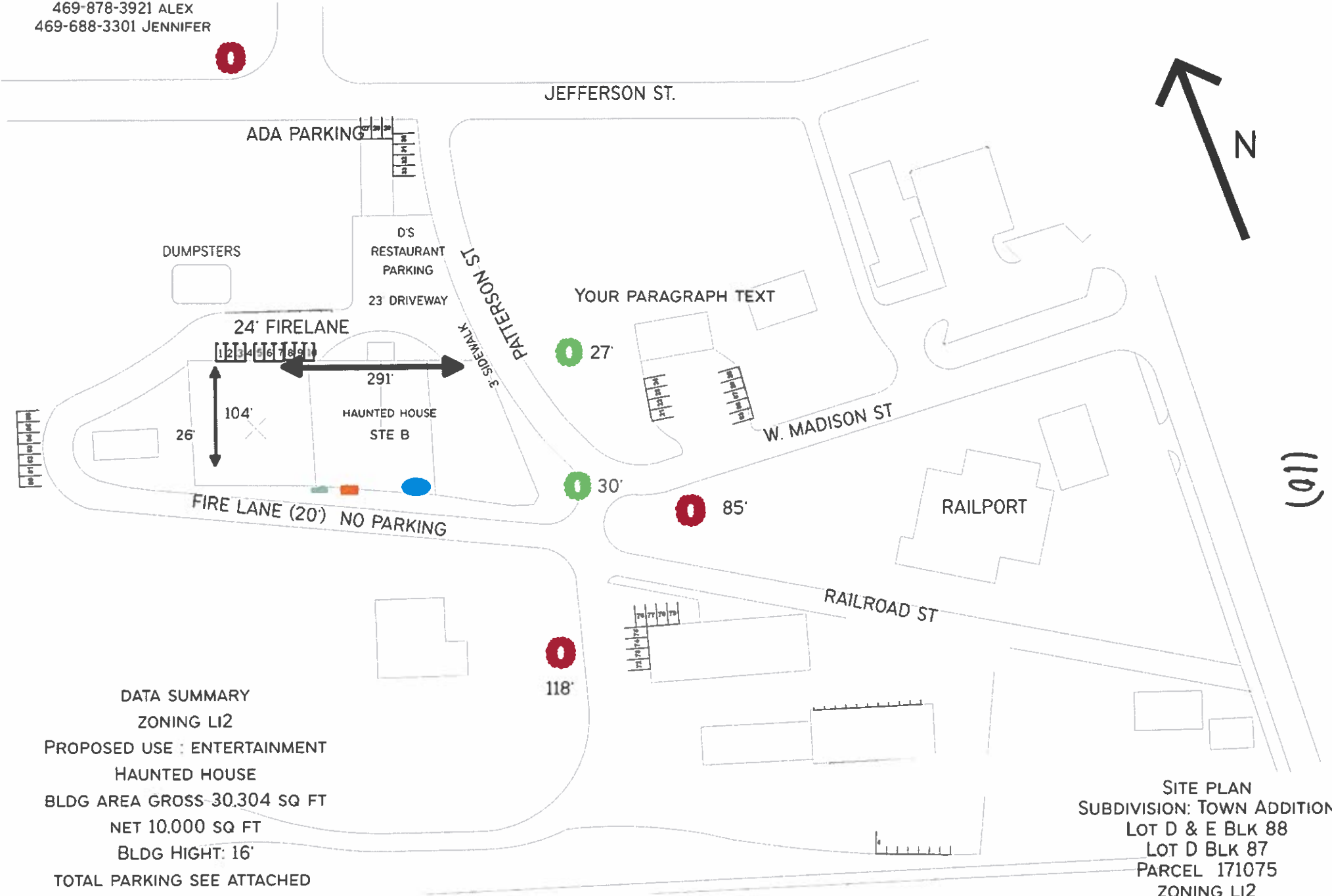
PORT O LETS & HAND WASH



HYDRANT



DRAIN 10 X 60



(10)

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 D - FLOOR PLAN

(10)

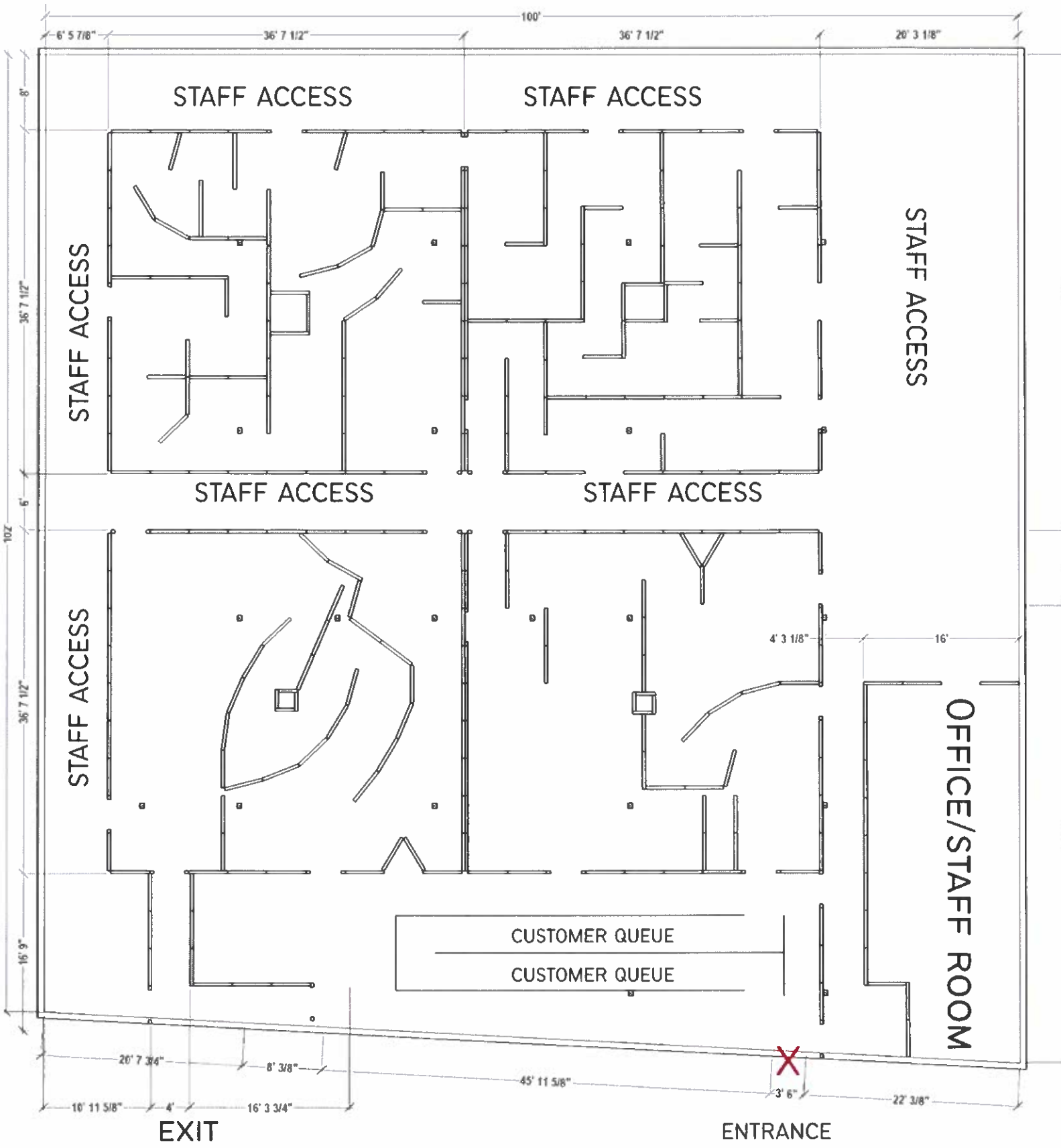
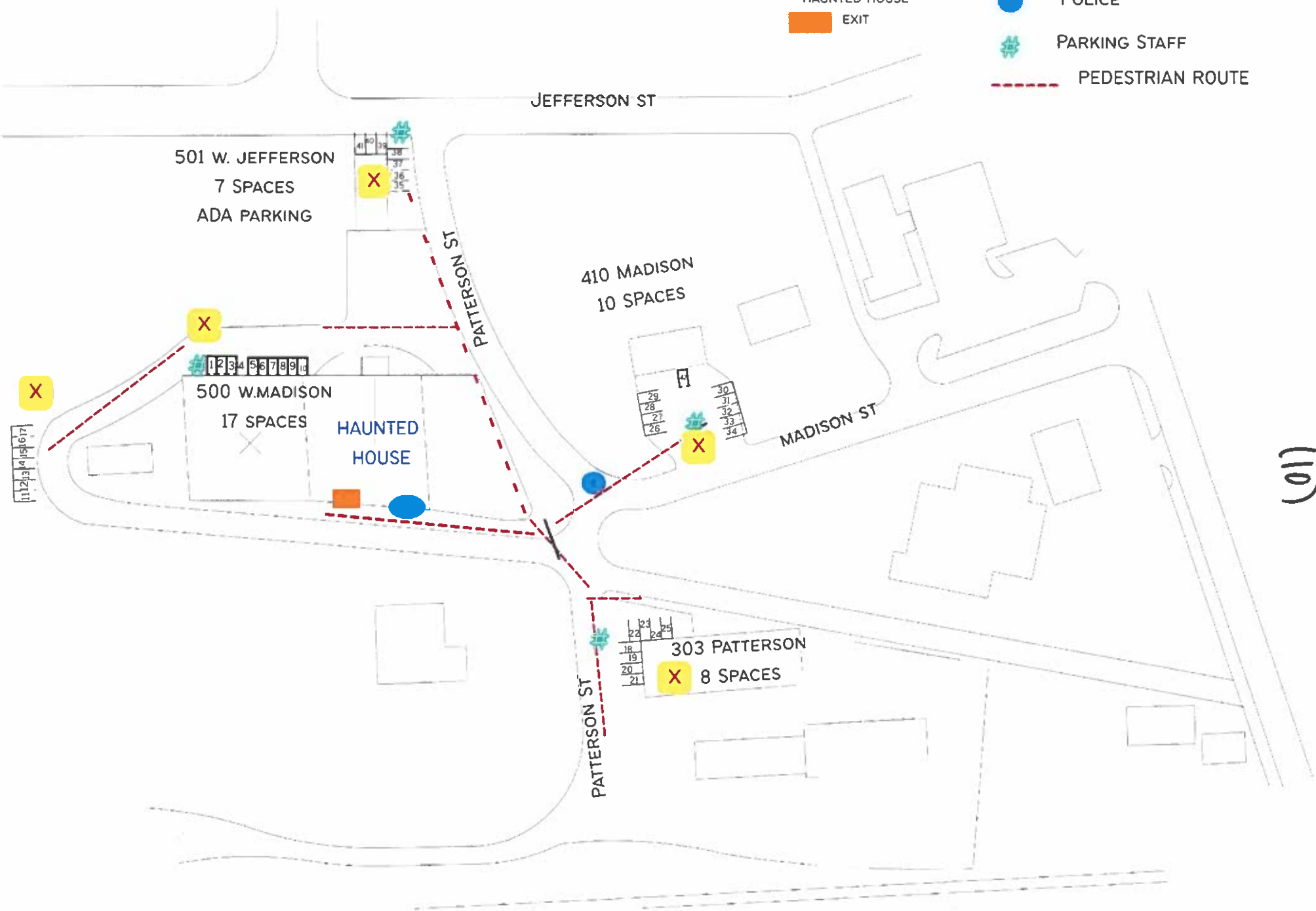


EXHIBIT E - PARKING PLAN

- HAUNTED HOUSE ENTRANCE
- HAUNTED HOUSE EXIT
- PARKING LOT 42 SPACES
- POLICE
- PARKING STAFF
- PEDESTRIAN ROUTE



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.



(16)

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.



(II)



Memorandum

To: Honorable Mayor and City Council
From: Justin Stoker, P.E., CFM, Director of Public Works & Engineering
Thru: Michael Scott, City Manager 
Date: June 16, 2025
Re: Consider Resolution of Support for 2025 Transportation Alternatives
Funding Application with Texas Department of Transportation

Recommended Motion: "I move to approve the resolution of support for the 2025 Transportation Alternatives Funding Application for the Waxahachie to Midlothian Regional Trail Phase 2 with the Texas Department of Transportation, and authorize the Mayor and/or City Manager to execute all necessary documents."

Item Description: Consider a resolution of support for submitting a detailed proposal to the Texas Department of Transportation for 2025 Transportation Alternatives funding for the Waxahachie to Midlothian Regional Trail Phase 2.

Item Summary: In January 2025, the Texas Department of Transportation (TxDOT) issued a call for projects for 2025 Transportation Alternatives funding. These are funds that prioritize alternative means of transportation between primary public places such as civic centers, parks, and schools. TxDOT is specific that this is not a grant program, but it is a reimbursement program.

A preliminary application was sent to TxDOT for the Waxahachie to Midlothian Regional Trail Phase 2, which extends the Regional Trail from FM 875 to US 287 for a total project cost of \$3,690,000. This is a highly competitive program, however, the preliminary application and interview for the Regional

(11)

Trail Phase 2 was received favorably by TxDOT. The City received an invitation to submit a detailed proposal for funding and this resolution of support is a requirement of this application. The Regional Trail Phase 1 is currently in design and the limits of this project are between Getzendaner Park and FM 875.

Fiscal Impact: The Regional Trail Phase 2 cost for design, environmental study, and construction is \$3,690,000. The City is responsible for \$768,000 (20% of the project cost), and any potential cost overruns. Funds are proposed in the Parks FY2026 Capital Improvement Program.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF WAXAHACHIE SUPPORTING THE APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION’S 2025 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS

WHEREAS, the Texas Department of Transportation issued a call for projects in January 2025 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Program; and

WHEREAS, the TA funds may be used for development of preliminary engineering (plans, specifications, and estimates and environmental documentation) and construction of pedestrian and/or bicycle infrastructure. The TA funds require a local match, comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Waxahachie would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds; and

NOW THEREFORE, BE IT RESOLVED that the City of Waxahachie supports funding this project as described in the 2025 TA Detailed Application (including the preliminary engineering budget, construction budget, the City’s direct costs for oversight, and the required local match, if any) and is willing to commit to the project’s development, implementation, construction, maintenance, management, and financing. The City of Waxahachie is willing and able to enter into an agreement with the department by resolution or ordinance, should the project be selected for funding.

APPROVED this 16th day of June, 2025.

APPROVED:

Billie Wallace, Mayor

ATTEST:

Amber Villarreal, City Secretary

(12)



Memorandum

To: Honorable Mayor and City Council

From: James Gaertner, Executive Director of Public Works & Utilities

Thru: Michael Scott, City Manager

Date: June 16, 2025

Re: Consider Roadway and Water line Oversize Participation Agreement for Dove Hollow Phase 3

Recommended Motion: "I move to approve the Roadway & Water Line Oversize Participation Agreement with GRBK Edgewood, LLC in the amount of \$310,872, and authorize the Mayor and/or City Manager to execute all necessary documents."

Item Description: Consider Roadway and Water line Oversize Participation Agreement with GRBK Edgewood, LLC for Dove Hollow Phase 3.

Item Summary: GRBK Edgewood LLC, the developer for Dove Hollow Phase 3 oversized Vista Way roadway per the Roadway Master Thoroughfare Plan and the water line per Water Distribution System Master Plan. The developer is seeking for oversize reimbursement similar to the City agreement approved by City Council on January 18, 2022. City staff has inspected the improvements, evaluated the construction costs and verified the cost difference to oversize the roadway and water line. The following is a summary of the oversize improvements performed by the developer:

1. **Vista Way Roadway** – Per the Traffic Impact Analysis, the developer is responsible to improve two (2) lanes of Vista Way Road. The developer has widened the road to four (4) lanes from Hundred Acres Drive to Grove Creek Drive for a distance of approximately 880 feet.

Storm drainage improvements were constructed within the portion of the oversized Vista Way and are eligible for roadway impact fee reimbursement.

2. **16-inch Water Line** - Per City Ordinance, the developer is responsible to construct water lines up to 12-inches in diameter. The developer constructed a 16-inch water line along Vista Way, which is consistent with the City's Water Distribution System Master Plan. The 16-inch water line was constructed along Vista Way from Hundred Acre Drive to Grove Creek Road for a distance of 850-linear feet.

Dove Hollow Phase 3 is the last phase of Dove Hollow's subdivision.

Fiscal Impact: The roadway oversize improvement was \$231,432, which will be reimbursed from the Roadway Impact Fee. The water oversize improvement was \$79,440, which will be reimbursed from the Water Impact Fee. A total reimbursement of \$310,872 from impact fees will go to GRBK Edgewood LLC, the developer of Dove Hollow Phase 3 subdivision.

(13)



Memorandum

To: Honorable Mayor and City Council

From: Chad Tustison, Finance Director

Thru: Michael Scott, City Manager

Date: June 16, 2025

Re: Consider an Ordinance approving a general homestead exemption of seven percent of the appraised value of the residence homestead and with a minimum exemption of \$5,000 for the tax year beginning January 1, 2025.

RECOMMENDED MOTION

"I move to adopt a seven percent (7%) general homestead exemption from ad valorem taxes with a minimum exemption of \$5,000 for the tax year beginning January 1, 2024."

BACKGROUND

The City has long recognized the need to provide seniors and disabled persons with property tax relief. The City currently offers an Over 65 homestead exemption and a Disabled Persons exemption in the amount of \$30,000. Additionally, the City offers an ad valorem tax ceiling on residence homesteads of the disabled and of those age 65 or over and their spouses. For these residents, the tax imposed on the qualified homestead is not increased over the amount in the year the resident qualified for this exemption. In 2023, the City Council approved a general homestead exemption of 1%, or a minimum of \$5,000. Last year, in 2024, the City Council approved an increase to the homestead exemption to 3.5%.

CONSIDERATION

During the City Council Budget Workshop held on April 15, 2025, the City Council expressed interest in increasing the general homestead exemption to provide additional tax relief, with general consensus of 7%.

(13)

The fiscal impact of increasing the homestead exemption from 3.5% to 7.0% is an estimated incremental revenue loss of \$420,000 in the General Fund and \$260,000 in the Debt Service Fund.

The adoption of a general homestead exemption or any change to the current exemption percentage amount must be approved by City Council prior to July 1 in order to be effective for the current tax year.