

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, July 7, 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. ***Announcements/Presentations***
 - a. Introduce Honorary Council Member
 - b. Present proclamation recognizing July as “Parks and Recreation Month”
 - c. Present Keep Waxahachie Beautiful Committee Pride in Neighborhood (PIN) Award
5. ***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.***
6. ***Consent Agenda***

All matters listed under Item 6, 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 16, 2025
- b. Event application for Ellis County Fall County Safety Fair to be held September 27, 2025 at Railyard Park
- c. Event application for Turkey Trot 5k/10k to be held November 27, 2025 at Getzendaner Park
- d. Proposed Ordinance approving a request by Brian Wakefield, for a Petition for ETJ Release for approximately 20 acres, located at 1234 Broadhead Road (Property ID 219382) – Owner: Brian Wakefield and Holly Kay Wakefield (ETJ-PTN-76-2025)

- e. Proposed Ordinance approving a request by Clayton Snodgrass, for a Petition for ETJ Release for approximately 66.450 acres, located directly north of 2755 Patrick Road (Property ID 307872) – Owner: Patrick Road Investors LP (ETJ-PTN-79-2025)
 - f. Proposed Ordinance approving a request by Richard DeFord, for a Petition for ETJ Release for approximately 33.231 acres, located at 191 Windham Road (Property ID 278121) – Owner: 3D Self Storage LLC (ETJ-PTN-85-2025)
 - g. Mid-Way Regional Airport Master Plan and Business Plan
 - h. Resolution authorizing execution of agreements for Mid-Way Regional Airport Fuel Farm Expansion Project
 - i. Authorize the addition of an FTE position with the Utilities Administration Departments
 - j. Professional Services Agreement with Quorum Architecture for Animal Shelter and Emergency Operations Center needs assessment and conceptual design plans
 - k. Drainage Easement Abandonment
7. **Public Hearing** on a request by Chad Tustison for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use within a Planned Development Single Family-1 (PD-SF-1) zoning district located at 116 Homestead Lane, (Property ID 269664) – Owner: Chad Tustison & Jennifer Tustison (ZDC-77-2025)
 8. **Consider** proposed Ordinance approving ZDC-77-2025
 9. **Continue 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** supplemental appropriation from the Waxahachie Community Development Corporation for the 2025 DFW Youth World Baseball Classic
 12. **Consider** professional services agreement and supplemental appropriation for grant writing services
 13. **Consider** Professional Services Agreement for the College Hills Alley Paving and Sewer Rehabilitation
 14. **Discuss** and consider voting process for City Council meetings
 15. **Convene** into Executive Session to review performance evaluation and employment for City Manager as permitted by Section 551.074 of the Texas Government Code
 16. **Reconvene** and take any necessary action
 17. Comments by Mayor, City Council, City Attorney and City Manager
 18. 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

(4b)

PROCLAMATION

WHEREAS, parks and recreation is an integral part of communities throughout this country, including Waxahachie; and

WHEREAS, parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS, parks and recreation encourages physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS, parks and recreation is a leading provider of healthy meals, nutrition services and education; and

WHEREAS, parks and recreation programming and education activities, such as out-of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS, parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation is fundamental to the environmental well-being of our community; and

WHEREAS, parks and recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, Waxahachie recognizes the benefits derived from parks and recreation resources.

NOW, THEREFORE, be it resolved that I, Billie Wallace, Mayor of the City of Waxahachie, Texas, along with the entire City Council, do hereby proclaim July, as

“PARKS & RECREATION MONTH”

Proclaimed this 7th day of July 2025.

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 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
Chris Wright, Council Member Place 3
Travis Smith, Council Member Place 5

Council Member Absent: Tres Atkins, Council Member Place

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Joshua Galicia, City Attorney Representative
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

City Manager Michael Scott gave the invocation. Mayor Wallace led the Pledge of Allegiance and the Texas Pledge of Allegiance. Caroline Condor sang the National Anthem and the Ellis County Marine Corps League presented the colors.

4. Public Comments

Savannah Williams, 108 S. Hawkins, Waxahachie, Texas, spoke in support of ZDC-69-2025.

Crissy Brown, 503 W. Parks, Waxahachie, Texas, spoke in support of ZDC-69-2025.

Sandra Beard, 1607 Alexander, Waxahachie, Texas, expressed opposition to racism and injustice in Waxahachie.

Rebecca Wilson, 410 Williams, Waxahachie, Texas, spoke in support of ZDC-69-2025.

Sandy Emmons, 1310 E. Marvin, Waxahachie, Texas, spoke in support of ZDC-69-2025.

Sharon Sonneborn, 805 Bryson, Waxahachie, Texas, spoke in support of ZDC-69-2025.

Alex and Jennifer Lohmann, 801 W. Marvin, Waxahachie, Texas, expressed thanks to those in support of ZDC-69-2025. They explained that they have been actively addressing concerns raised by staff and citizens, and would like to withdraw their current request in order to submit a revised plan for further consideration.

5. Consent Agenda

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- 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

Action:

Patrick Souter moved to approve all items on the Consent Agenda. Motion was seconded by Travis Smith and carried unanimously (4-0).

6. Introduce Honorary Council Member

Council Member Chris Wright introduced DV Lebron as the June Honorary City Council Member and presented him with a Certificate of Appreciation. 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.

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.

Mr. Lebron expressed that his experience in Ellis County has been very positive, highlighting the opportunity to meet both elected officials and local citizens. He noted that each council member demonstrates genuine care and a consistent willingness to help. He expressed his gratitude to the City Council.

7. Present Proclamation designating the City of Waxahachie as a “Purple Heart City”

Mayor Wallace presented the Proclamation designating the City of Waxahachie as a “Purple Heart City” and recognized the DFW Mid-Cities Chapter #1513 for their assistance with the City of Waxahachie Purple Heart Designation Ceremony. Mayor Wallace announced that Congressman Jake Ellzey provided a Certificate of Recognition to recognize the designation.

8. Present Proclamation recognizing June 4, 2025-July 4, 2025 as “Crape Myrtle Month”

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Mayor Wallace presented the 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)

Trenton Robertson, Senior Director of Planning, announced during Public Comments that the applicant had requested to withdraw their application. As a result, the application would need to be resubmitted, re-posted, and go through the full review process again, including consideration by both the Planning and Zoning Commission and the City Council.

To avoid further delays, Council Member Travis Smith informed the applicants that, as an alternative to withdrawing their request, the Council could table the item. This would allow time to address outstanding concerns and ensure that all Council members are present for a vote, as a supermajority is required for approval.

Applicants Alex and Jennifer Lohmann expressed support for tabling the item to allow for a vote by the full Council and to provide additional time to address concerns and submit a revised plan that minimizes the impact on the surrounding area.

Mayor Wallace opened the Public Hearing at approximately 7:51 p.m.

Jennifer Lohmann noted that they have secured an additional 70 paved parking spaces adjacent to the proposed location, which would allow them to meet the minimum requirement of 110 parking spaces. She also stated that they are requesting only a one-year approval to evaluate the viability of the project and its impact on the area after the season. The applicant is also open to adjusting hours to close at 11pm.

Alex Lohmann presented options for 'No Parking' signage along Jefferson Street and expressed interest in exploring the possibility of temporarily converting traffic to one-way during event dates to improve traffic flow and safety.

Those who spoke in opposition:

Kathleen Bowen, 527 W. Jefferson, Waxahachie, Texas

John Wedel, 417 W. Jefferson, Waxahachie, Texas

Those who spoke in support:

Kalen McCarthy, 307 Highland Avenue, Waxahachie, Texas

There being no others to speak for or against ZDC-69-2025, Mayor Wallace closed the Public Hearing at approximately 7:56 p.m.

Mr. Robertson presented the Item. 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

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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.

The Haunted House at 500 W Madison Street is proposed to take place only on nine 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.

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.

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. A favorable vote of three-fourths ($\frac{3}{4}$) 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)

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

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building as well as temporary way-finding signs that are proposed to be placed near the subject property.

After review of the SUP Application, staff does have concerns related to the existing conditions and setting of the subject property. Specifically, staff has concerns 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.

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. Staff has received three (3) letters of opposition and eleven (11) letters of support for the proposed SUP.

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:

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.

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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.

Council Member Wright clarified if the parking requirement is based on the 11,000 square foot building or on the 5,000 square foot space for the haunted house. Mr. Robertson confirmed it is based on the 11,000 square foot building in accordance with the Zoning Ordinance.

Council Member Smith inquired about the maximum occupancy of the space and Ms. Lohmann explained timed ticketing will be used, limiting each time slot to around 110 guests to manage flow and parking.

Discussions included exploring temporary traffic flow changes, such as converting nearby streets to one-way during event nights to reduce congestion—though no decisions have been made. The Lohmann’s outlined a multi-layered security plan, including event staff, indoor monitoring through a specialized crisis control system, and at least two off-duty police officers on-site. They emphasized strong safety protocols, staff training, and their readiness to adjust hours or procedures as needed. Additionally, they expressed long-term interest in using the venue for other community events and emphasized their commitment to the city. While hopeful for immediate approval of their Special Use Permit, they were open to the item being tabled to allow time to address outstanding concerns and finalize details.

During a community discussion, participants voiced a mix of support, concerns, and potential solutions. Major safety issues were emphasized, particularly related to traffic flow on Patterson and Madison Streets, inadequate lighting, and the need for emergency vehicle access. Residents highlighted the area’s current lack of infrastructure and expressed concerns over pedestrian safety, congestion, and parking during event nights. There was general agreement that lighting should be improved and parking restrictions implemented on key streets. Concerns were also raised about compliance with city ordinances, such as noise limits and operating hours. Questions about the adequacy of restroom facilities and pedestrian access were also discussed.

In summary, the key concerns raised involve safety, lighting, walkability, parking, traffic flow, and sanitation facilities. Council members suggested tabling the item because of new information and potential costs to the city that haven’t been fully clarified.

Council members agreed that the applicant should work with City staff to clarify and submit detailed plans that address concerns. They suggested bringing the matter back at the July 7th meeting, giving everyone time to properly review and ensure public transparency.

The applicant agrees to prepare updated documentation, including:

- A lighting plan (locations, who pays)
- Walkability maps with lighting and sidewalks
- Parking details and distance to the venue
- Porta-potty and handwashing station placement
- Traffic flow and potential no-parking zones

(ka)

- A commitment to provide an additional police officer

The Council emphasized that the goal is safety and the success of the project.

10. Consider proposed Ordinance approving ZDC-69-2025

Action:

Travis Smith moved to continue ZDC-69-2025, a Specific Use Permit (SUP) for an Amusement, Indoor (Haunted House), to the July 7, 2025 City Council meeting. Motion was seconded by Patrick Souter and carried unanimously (4-0).

11. Consider proposed Resolution of support for 2025 Transportation Alternatives Funding Application with Texas Department of Transportation

Justin Stoker, P.E., CFM, Director of Public Works & Engineering, presented the Item. 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 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.

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. 1379

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

Action:

Chris Wright moved 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. Motion was seconded by Patrick Souter and carried unanimously (4-0).

12. Consider Roadway and Water Line Oversize Participation Agreement for Dove Hollow Phase 3

(lea)

James Gaertner, Executive Director of Public Works & Utilities, presented the Item. 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.

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.

Action:

Chris Wright moved 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. Motion was seconded by Patrick Souter and carried unanimously (4-0).

- 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**

City Manager Michael Scott presented the Item. 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%.

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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%.

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.

ORDINANCE NO. 3635

AN ORDINANCE AMENDING THE CITY OF WAXAHACHIE, TEXAS, CODE OF ORDINANCES, CHAPTER 30 TAXATION, TO INCLUDE A GENERAL RESIDENCE HOMESTEAD EXEMPTION FOR THE TAX YEAR BEGINNING JANUARY 1, 2025 IN THE AMOUNT EQUAL TO 7% OF THE APPRAISED VALUE OF THE RESIDENCE HOMESTEAD WITH A MINIMUM EXEMPTION OF \$5,000; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

Action:

Patrick Souter moved 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, 2025. Motion was seconded by Travis Smith and carried unanimously (4-0).

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

City Management and City Council commended staff for their exceptional response to the recent train derailment incident, recognizing the efforts of first responders, city personnel, and the emergency management team. Additionally, City Council acknowledged and praised Laurie Mosley, Director of the Convention & Visitors Bureau, for her leadership and contributions in helping Waxahachie earn the prestigious Purple Heart Designation.

Council Member Chris Wright expressed his appreciation to everyone who attended in support of Alex Lohmann and spoke on his behalf. He emphasized that while any increase to the Homestead Exemption must be approached with caution, the Council remains committed to prioritizing tax relief for residents. He also extended his gratitude to Honorary Council Member DV Lebron for his ongoing dedication to the community.

Mayor Pro Tem Patrick Souter expressed his gratitude to DV Lebron for his dedicated service and offered words of praise for his contributions. Mayor Pro Tem Souter reflected on his father's service as a Purple Heart recipient, acknowledging the profound sacrifice such an honor represents.

Mayor Billie Wallace echoed the praise for Laurie Mosley, stating it was an honor to present the Purple Heart City designation to Waxahachie. She also thanked City Manager Michael Scott and city staff for their efforts in securing the 7% Homestead Exemption, emphasizing the importance of balancing taxpayer relief with the continued delivery of high-quality city services.

(lea)

15. Adjourn

There being no further business, the meeting adjourned at 9:25 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary



Date submitted 6/17/20

Applicant Information

Applicant name: Rafael Hernandez

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: 101 W. Main Street Suite B105 Waxahachie, TX 75165

Host organization name: Ellis County OEM

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

On-site contact name: Rafael Cell: _____

About the Event

Event name: Ellis County Fall County Safety Fair

Location: Rail Yard Park - 113 N, College Waxahachie, TX 75165

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

Anticipated attendance: 1-99

Description of event: Join us for the Fall County Safety Fair, a family-friendly event dedicated to promoting emergency preparedness and community safety!

How many times has this event been hosted before?

1st time 2 – 4 times 5 or more times Location: Ennis, Midlothian, Waxahachie

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 checked="" type="checkbox"/> Community / Neighborhood |
| <input type="checkbox"/> Private Event | <input type="checkbox"/> Concert / Live Performance |
| <input 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.

Event timeline:

	Date(s)	Start Time:	End Time:
Event Date	09/27/2025	9:00 AM	12:00 PM
Event Set-up	09/27/2025	7 AM	9:00 AM
Event Breakdown	09/27/2025	12:00 PM	1:00 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.



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): 9/27/25 7AM-1PM

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

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

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: Block S College St

Use Waxahachie Creek Hike/Bike Trail Parking/Downtown-No Parking Closure Needed

Street closings to begin on date: 9/27 Start time: 7 End time: 1

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: 6 Barricades How many: 2

Other: _____

Where should equipment be dropped off & picked up? RY Park - 113 N, College Waxahachie, TX 7516



(ub)

When will the traffic equipment be set-up?

Date: 9/27

Time: 7AM

When will the traffic equipment be removed?

Date: 9/27

Time: 1 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:

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

6/17/2025

Date

Contract Agreement

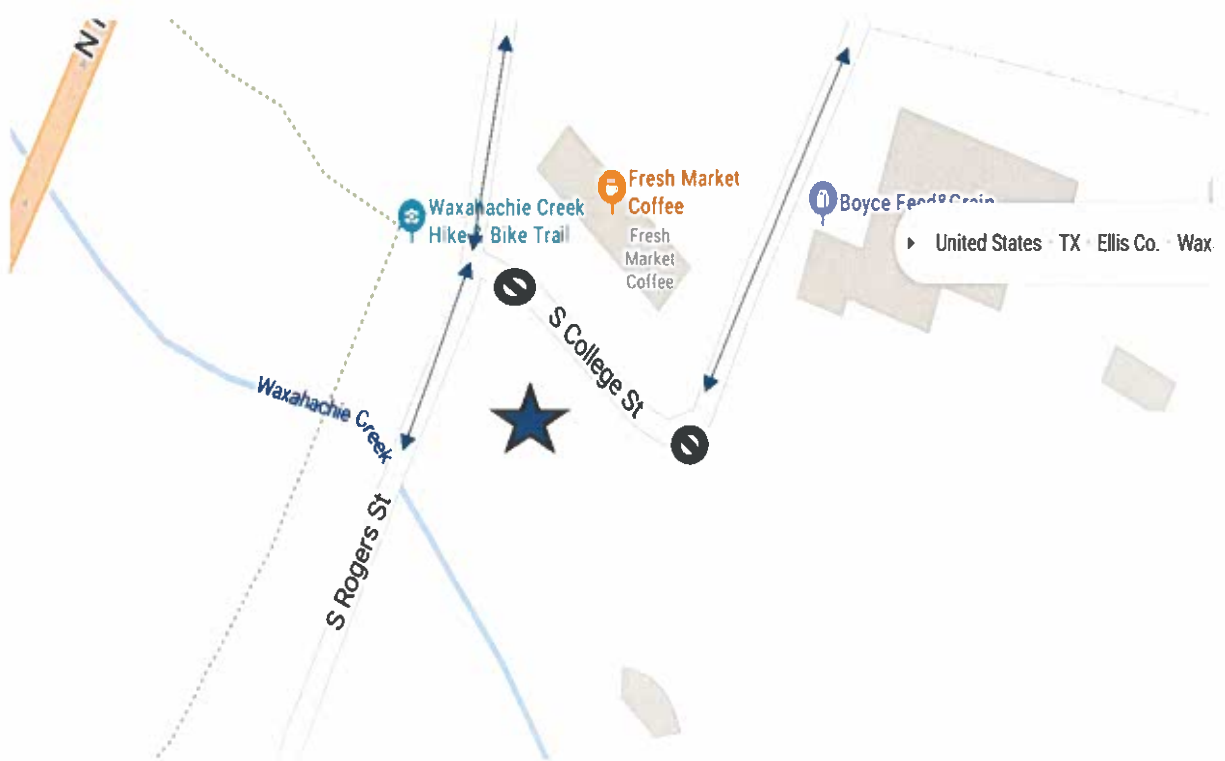
Applicant / organization has thoroughly read, understands, and agrees to all conditions listed on this application.

Signature

6/17/2025

Date

(lb)



S College St (Behind Fresh) Barricaded (Emergency Vehicle Display)

S Rogers St (Open Traffic Flow)

Star- Fair Booth/Vendors



Date submitted 6/19/2025

Applicant Information

Applicant name: Monica Flores

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: 105 Brown St Waxahachie, Tx 75165

Host organization name: Camp Gladiator

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

On-site contact name: Ashley Darden Cell: _____

About the Event

Event name: Turkey Trot 5k/10k

Location: Getzendaner Park

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

Anticipated attendance: 200 runners

Description of event: Meet up for a 5k/10k for Thanksgiving

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.

Donations will be asked. Have not decided on a

Event timeline:

	Date(s)	Start Time:	End Time:
Event Date	11/27/2025	7am	11am
Event Set-up	11/27/2025	6am	
Event Breakdown	11/27/2025	12pm	

Run / Walk:

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

_____ 1 mile yes _____ 5K _____ 10k _____ Other distance

Please indicate your expected attendance: 200

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: none Date(s) & time(s): _____

Volunteers How many: none Date(s) & time(s): _____

Private security How many: none Date(s) & time(s): _____

Company name: _____

Contact name and number: _____

Off duty police How many: 1 Date(s) & time(s): 11/27/2025

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: 10 Cones Barricades How many: None

Other: 0 mile Marker

Where should equipment be dropped off & picked up? _____



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.

M. Jones

6/19/2025

Signature

Date

Contract Agreement

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

M. Jones

6/19/2025

Signature

Date



Planning & Zoning Department

Petition for ETJ Release

Case: ETJ-PTN-76-2025



MEETING DATE(S)

City Council: July 7, 2025

CAPTION

Consider proposed Ordinance approving a request by Brian Wakefield, for a **Petition for ETJ Release** for approximately 20 acres, located at 1234 Broadhead Road (Property ID 219382) – Owner: Brian Wakefield & Holly Kay Wakefield (ETJ-PTN-76-2025)

RECOMMENDED MOTION

"I move to approve ETJ-PTN-76-2025, a request by Brian Wakefield, for a Petition for ETJ Release for approximately 20 acres, at 1234 Broadhead Rd, authorizing the Mayor to sign the associated documents accordingly."

APPLICANT REQUEST

The property owners have petitioned the City to remove their property from the extraterritorial jurisdiction (ETJ).

CASE INFORMATIONs

<i>Applicant:</i>	Brian Wakefield
<i>Property Owner(s):</i>	Brian Wakefield & Holly Kay Wakefield
<i>Site Acreage:</i>	20 acres
<i>Number of Lots:</i>	1 tract
<i>Number of Dwelling Units:</i>	1 unit

SUBJECT PROPERTY

<i>General Location:</i>	1234 Broadhead Road
<i>Parcel ID Number(s):</i>	219382
<i>Current Zoning:</i>	N/A (ETJ)
<i>Existing Use:</i>	Single Family Residence
<i>Platting History:</i>	The subject property has not been platted.
<i>CCN Service Area:</i>	Rockett SUD

Site Aerial:



PLANNING ANALYSIS

Starting September 1, 2023, residents living in areas within a municipality's ETJ are allowed to file a petition requesting their release from the ETJ. Upon providing the City with the minimum information listed below, the City must immediately release the area from its ETJ.

- The petition must be in writing and detail the area’s boundaries through either metes and bounds or a recorded plat; and
- The petition must include the property owner’s name, signature, date of birth, residence address, and date of signing.

This application satisfies the requirements of Chapter 42, Subchapter D of the Texas Local Government Code governing the requirements for an ETJ petition.

RECOMMENDATION

City staff has determined that the submitted petition complies with the requirements of Chapter 42, Subchapter D of the Texas Local Government Code and that such law requires the release of the subject property from the City’s ETJ.

ATTACHED EXHIBITS

1. ETJ Petition Map for July 7, 2025 City Council Meeting
2. Proposed Ordinance
3. Survey (Exhibit A)
4. Location Map (Exhibit B)

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley

Planner

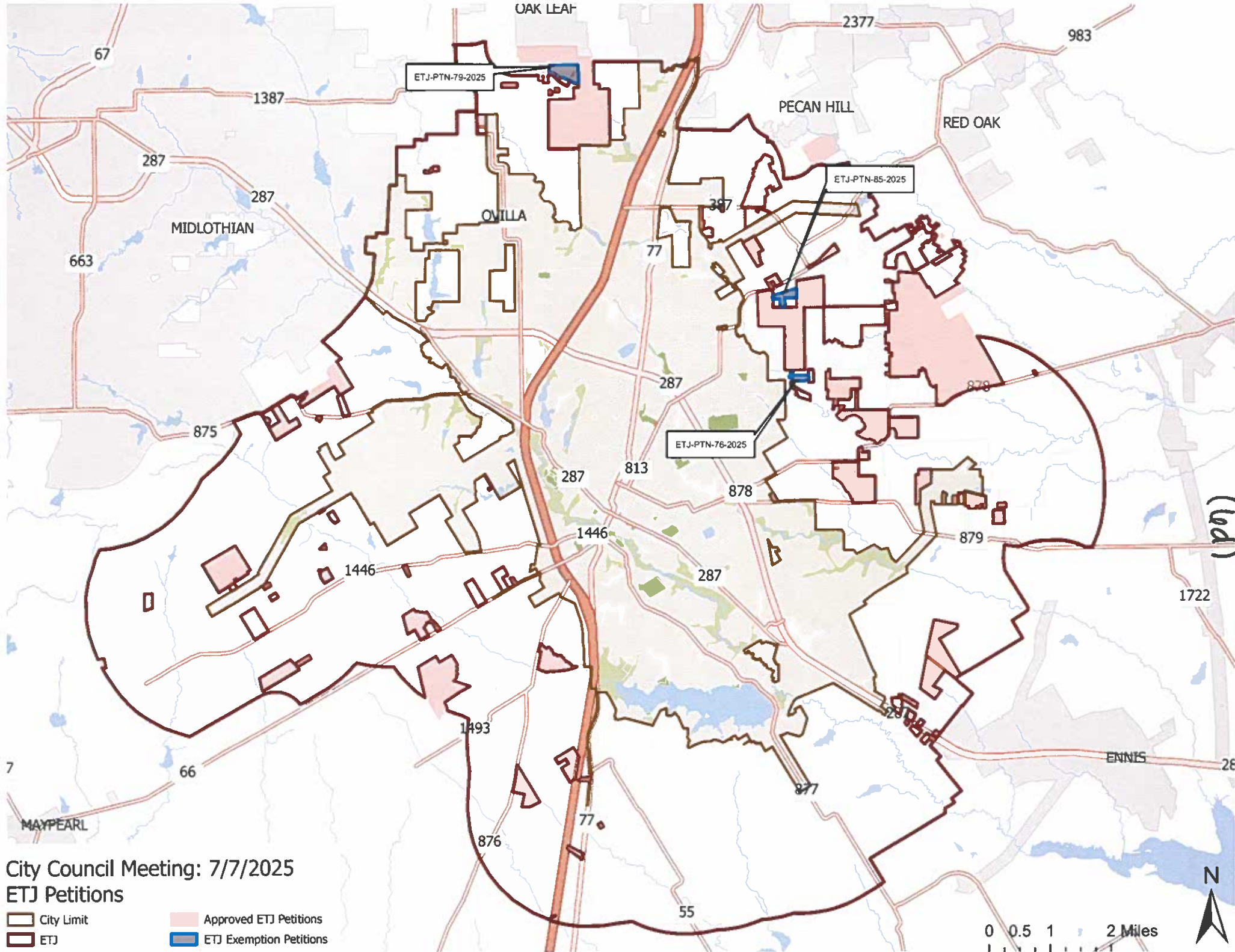
caleb.ensley@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

Trenton.Robertson@waxahachie.com



(part)



(ud)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 20 ACRE TRACT OF LAND, LOCATED AT 1234 BROADHEAD ROAD KNOWN AS PROPERTY ID 219382, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

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

WHEREAS, as authorized by Subchapter D of Chapter 42 of the Texas Local Government Code, the landowners of the herein described property have requested and petitioned in writing that the City of Waxahachie ("City") exclude the property herein described from the City's Extraterritorial Jurisdiction ("ETJ"); and

WHEREAS, City staff has determined that the submitted petition, case number ETJ-PTN-76-2025, complies with the requirements of Subchapter D of Chapter 42 of the Texas Local Government Code and that such law requires the release of the herein described property from the City's ETJ.

NOW, THEREFORE, the following described tracts of land are hereby released and removed from the City's ETJ, effective as of the date of the passage of this Ordinance:

All those certain lots, tracts or parcels of land situated in Ellis County, Texas, and being more particularly described by the recorded Plat in Exhibit A and shown on the location map in Exhibit B, which are made a part hereof and attached hereto for all purposes.

The City's ETJ boundary is hereby amended in accordance with said change. City staff is hereby directed to make all required changes to the City map showing the boundaries of the City's ETJ, as required by Section 41.002 of the Texas Local Government Code, and to promptly notify Ellis County of such changes.

PASSED, APPROVED AND ADOPTED on this 7th day of July, 2025.

MAYOR

ATTEST:

City Secretary

SURVEY PLAT

COPYRIGHT © DATE 5/9/18

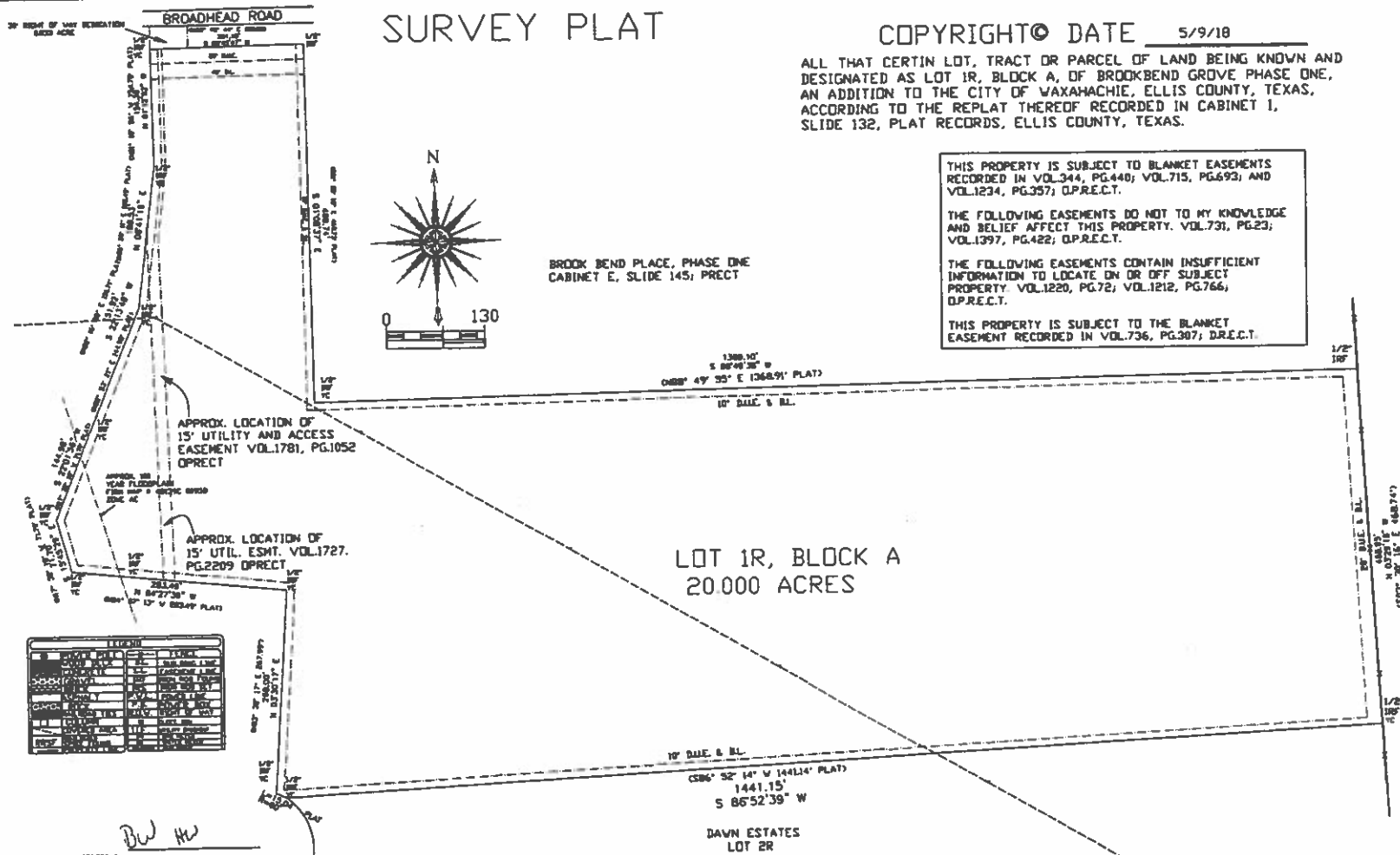
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING KNOWN AND DESIGNATED AS LOT 1R, BLOCK A, OF BROOKBEND GROVE PHASE ONE, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN CABINET 1, SLIDE 132, PLAT RECORDS, ELLIS COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO BLANKET EASEMENTS RECORDED IN VOL.344, PG.440; VOL.715, PG.693; AND VOL.1234, PG.357; D.P.R.E.C.T.

THE FOLLOWING EASEMENTS DO NOT TO MY KNOWLEDGE AND BELIEF AFFECT THIS PROPERTY. VOL.731, PG.23; VOL.1397, PG.422; D.P.R.E.C.T.

THE FOLLOWING EASEMENTS CONTAIN INSUFFICIENT INFORMATION TO LOCATE ON OR OFF SUBJECT PROPERTY. VOL.1220, PG.72; VOL.1212, PG.766; D.P.R.E.C.T.


THIS PROPERTY IS SUBJECT TO THE BLANKET EASEMENT RECORDED IN VOL.736, PG.307; D.R.E.C.T.



LINE	BEARING	DISTANCE	AREA
1	N 07° 15' 15" W	1388.10'	
2	S 86° 52' 39" W	1441.15'	
3	N 07° 15' 15" E	1388.10'	
4	S 86° 52' 39" W	1441.15'	
5	N 07° 15' 15" W	1388.10'	
6	S 86° 52' 39" W	1441.15'	
7	N 07° 15' 15" E	1388.10'	
8	S 86° 52' 39" W	1441.15'	
9	N 07° 15' 15" W	1388.10'	
10	S 86° 52' 39" W	1441.15'	
11	N 07° 15' 15" E	1388.10'	
12	S 86° 52' 39" W	1441.15'	
13	N 07° 15' 15" W	1388.10'	
14	S 86° 52' 39" W	1441.15'	
15	N 07° 15' 15" E	1388.10'	
16	S 86° 52' 39" W	1441.15'	
17	N 07° 15' 15" W	1388.10'	
18	S 86° 52' 39" W	1441.15'	
19	N 07° 15' 15" E	1388.10'	
20	S 86° 52' 39" W	1441.15'	
21	N 07° 15' 15" W	1388.10'	
22	S 86° 52' 39" W	1441.15'	
23	N 07° 15' 15" E	1388.10'	
24	S 86° 52' 39" W	1441.15'	
25	N 07° 15' 15" W	1388.10'	
26	S 86° 52' 39" W	1441.15'	
27	N 07° 15' 15" E	1388.10'	
28	S 86° 52' 39" W	1441.15'	
29	N 07° 15' 15" W	1388.10'	
30	S 86° 52' 39" W	1441.15'	
31	N 07° 15' 15" E	1388.10'	
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47	N 07° 15' 15" E	1388.10'	
48	S 86° 52' 39" W	1441.15'	
49	N 07° 15' 15" W	1388.10'	
50	S 86° 52' 39" W	1441.15'	
51	N 07° 15' 15" E	1388.10'	
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59	N 07° 15' 15" E	1388.10'	
60	S 86° 52' 39" W	1441.15'	
61	N 07° 15' 15" W	1388.10'	
62	S 86° 52' 39" W	1441.15'	
63	N 07° 15' 15" E	1388.10'	
64	S 86° 52' 39" W	1441.15'	
65	N 07° 15' 15" W	1388.10'	
66	S 86° 52' 39" W	1441.15'	
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78	S 86° 52' 39" W	1441.15'	
79	N 07° 15' 15" E	1388.10'	
80	S 86° 52' 39" W	1441.15'	
81	N 07° 15' 15" W	1388.10'	
82	S 86° 52' 39" W	1441.15'	
83	N 07° 15' 15" E	1388.10'	
84	S 86° 52' 39" W	1441.15'	
85	N 07° 15' 15" W	1388.10'	
86	S 86° 52' 39" W	1441.15'	
87	N 07° 15' 15" E	1388.10'	
88	S 86° 52' 39" W	1441.15'	
89	N 07° 15' 15" W	1388.10'	
90	S 86° 52' 39" W	1441.15'	
91	N 07° 15' 15" E	1388.10'	
92	S 86° 52' 39" W	1441.15'	
93	N 07° 15' 15" W	1388.10'	
94	S 86° 52' 39" W	1441.15'	
95	N 07° 15' 15" E	1388.10'	
96	S 86° 52' 39" W	1441.15'	
97	N 07° 15' 15" W	1388.10'	
98	S 86° 52' 39" W	1441.15'	
99	N 07° 15' 15" E	1388.10'	
100	S 86° 52' 39" W	1441.15'	

ACCEPTED BY: DW HW

BASIS OF BEARING
 1. BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
 2. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS.
 3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET.



JIMMY W. POGUE, INC.
 "Registered Professional Land Surveyors"
 2185 N HWY 67 WILKINSON, TX 74863
 (409) 371-6666 Voice (409) 371-9988 Fax
 Website: www.jwypogue.com
 Judylyn B. Woodard R.P.L.S. 5398
 Cash In Advance

I, Judylyn B. Woodard, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Survey Plat is a representation of the facts as they appear on the ground as determined by a survey on the ground. The bearings and distances of the lines shown on this plat are based on the measurements of the ground and are not based on any other source. I am not responsible for any errors or omissions in this plat. This survey was performed exclusively for the parties shown herein and is limited to the uses and purposes stated herein. No warranty is made by me or my firm for any other use or purpose. This survey is an original work prepared by me or my firm. I am not responsible for any errors or omissions in this plat. I am not responsible for any errors or omissions in this plat. I am not responsible for any errors or omissions in this plat.

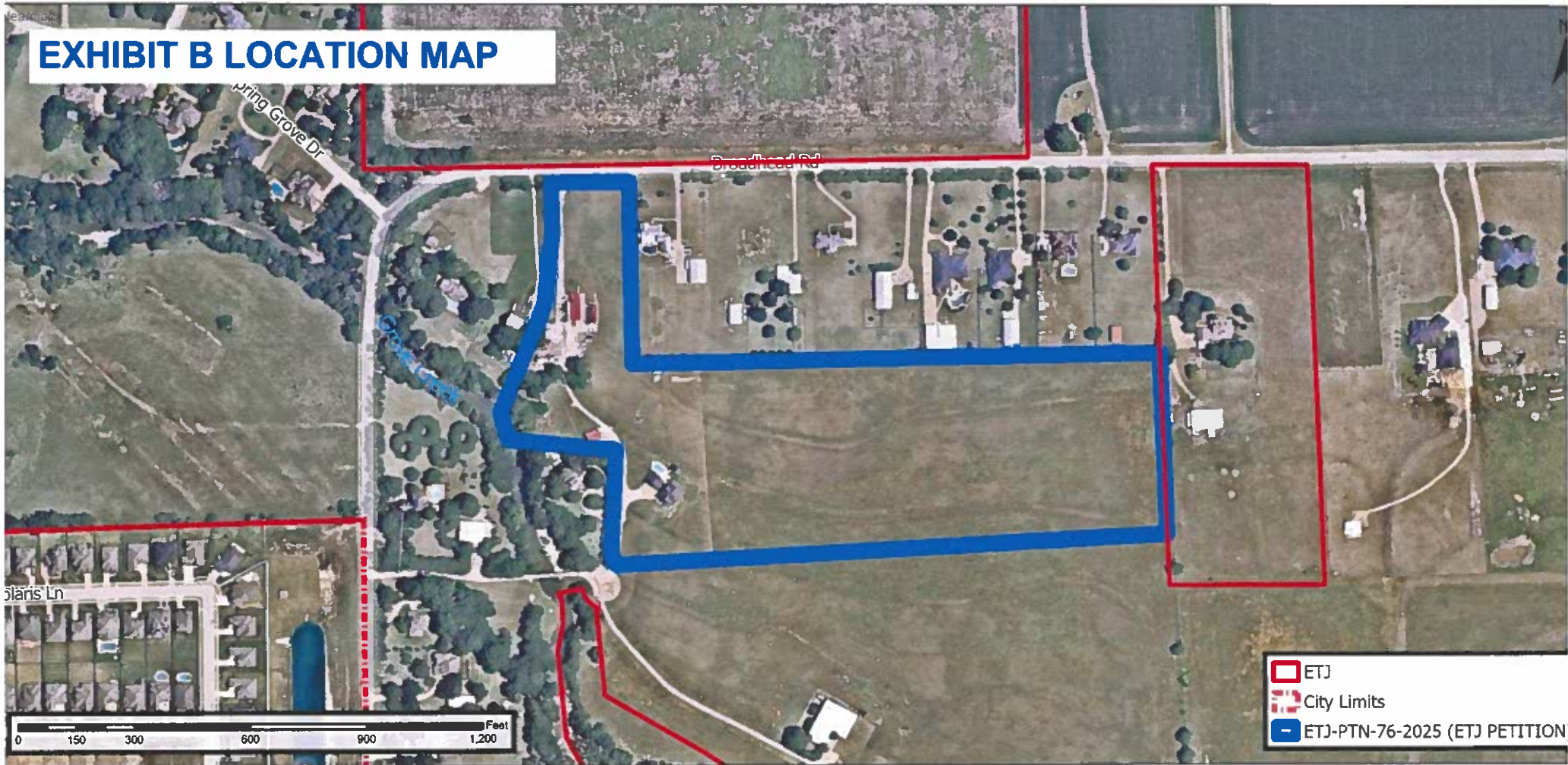
Job Number: 125440	Date: 5/9/18	Drawn by: JS
S.F. Number: 1804103V	Title Company: ELLIS COUNTY	ABSTRACT & TITLE
Certified to: JERRY POTTER AND SHERRY POTTER		

Judylyn B. Woodard R.P.L.S. 5398
 State of Texas Seal

EXHIBIT A SURVEY

(pn)

EXHIBIT B LOCATION MAP



(cont)

Planning & Zoning Department

Petition for ETJ Release

Case: ETJ-PTN-79-2025



MEETING DATE(S)

City Council:

July 7, 2025

CAPTION

Consider proposed Ordinance approving a request by Clayton Snodgrass, for a **Petition for ETJ Release** for approximately 66.450 acres, located directly north of 2755 Patrick Road (Property ID 307872) – Owner: Patrick Road Investors LP (ETJ-PTN-79-2025)

RECOMMENDED MOTION

"I move to approve ETJ-PTN-79-2025, a request by Clayton Snodgrass, for a Petition for ETJ Release for approximately 66.450 acres, located directly north of 2755 Patrick Road, authorizing the Mayor to sign the associated documents accordingly."

APPLICANT REQUEST

The property owners have petitioned the City to remove their property from the extraterritorial jurisdiction (ETJ).

CASE INFORMATIONs

<i>Applicant:</i>	Clayton Snodgrass
<i>Property Owner(s):</i>	Patrick Road Investors LP
<i>Site Acreage:</i>	66.450 acres
<i>Number of Lots:</i>	1 tract
<i>Number of Dwelling Units:</i>	N/A (Undeveloped)

SUBJECT PROPERTY

<i>General Location:</i>	Located directly north of 2755 Patrick Road
<i>Parcel ID Number(s):</i>	307872
<i>Current Zoning:</i>	N/A (ETJ)
<i>Existing Use:</i>	N/A (Undeveloped)
<i>Platting History:</i>	The subject property has not been platted.
<i>CCN Service Area:</i>	Rockett SUD

(u)

Site Aerial:



PLANNING ANALYSIS

Starting September 1, 2023, residents living in areas within a municipality's ETJ are allowed to file a petition requesting their release from the ETJ. Upon providing the City with the minimum information listed below, the City must immediately release the area from its ETJ.

- The petition must be in writing and detail the area's boundaries through either metes and bounds or a recorded plat; and
- The petition must include the property owner's name, signature, date of birth, residence address, and date of signing.

This application satisfies the requirements of Chapter 42, Subchapter D of the Texas Local Government Code governing the requirements for an ETJ petition.

RECOMMENDATION

City staff has determined that the submitted petition complies with the requirements of Chapter 42, Subchapter D of the Texas Local Government Code and that such law requires the release of the subject property from the City's ETJ.

ATTACHED EXHIBITS

1. ETJ Petition Map for July 7, 2025 City Council Meeting
2. Proposed Ordinance
3. Metes & Bounds (Exhibit A)
4. Location Map (Exhibit B)

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley

Planner

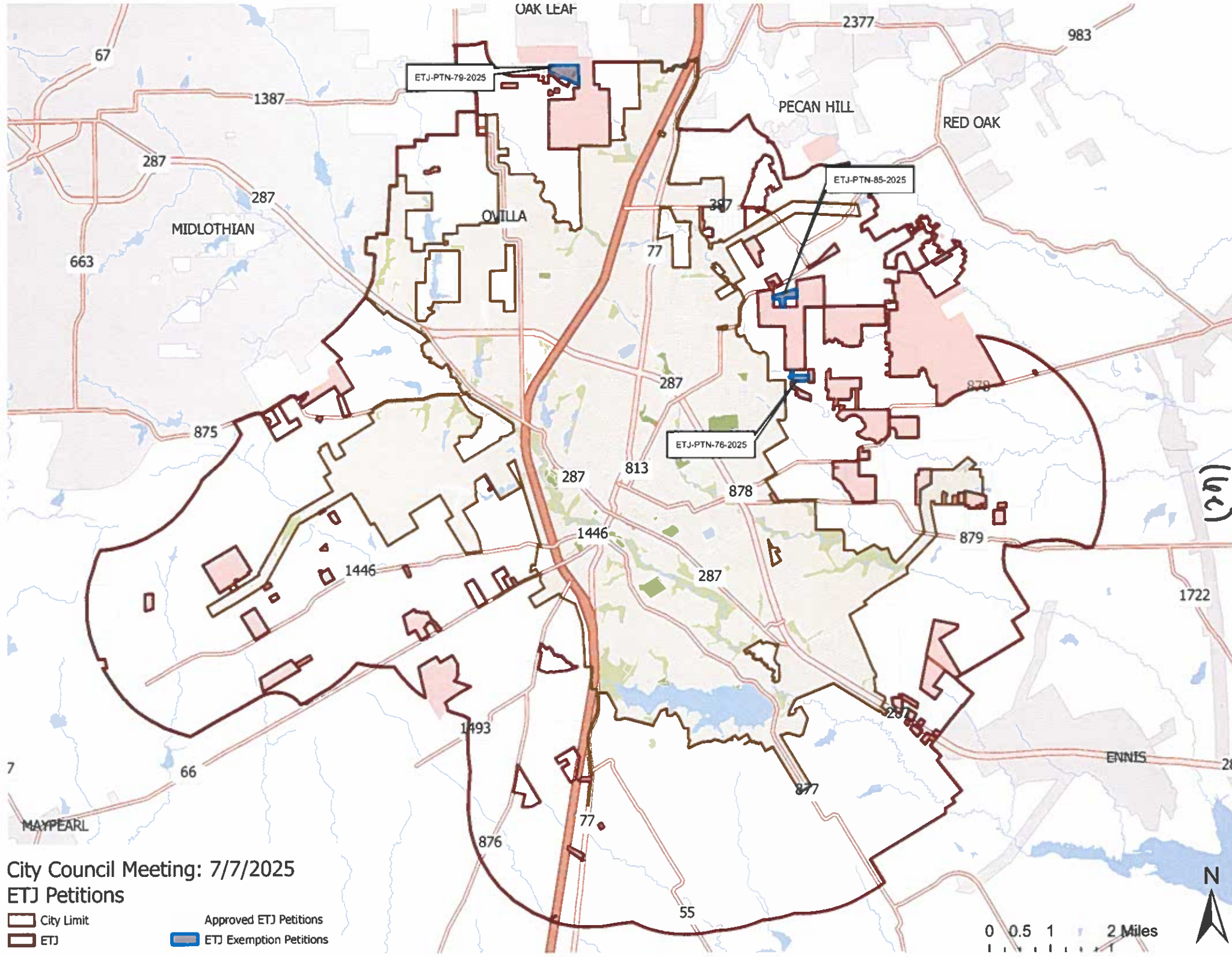
caleb.ensley@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

Trenton.Robertson@waxahachie.com



City Council Meeting: 7/7/2025
ETJ Petitions

- City Limit
- ETJ
- Approved ETJ Petitions
- ETJ Exemption Petitions

0 0.5 1 2 Miles



(62)

(46)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 66.450 ACRE TRACT OF LAND, LOCATED DIRECTLY NORTH OF 2755 PATRICK ROAD KNOWN AS PROPERTY ID 307872, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

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

WHEREAS, as authorized by Subchapter D of Chapter 42 of the Texas Local Government Code, the landowners of the herein described property have requested and petitioned in writing that the City of Waxahachie ("City") exclude the property herein described from the City's Extraterritorial Jurisdiction ("**ETJ**"); and

WHEREAS, City staff has determined that the submitted petition, case number ETJ-PTN-79-2025, complies with the requirements of Subchapter D of Chapter 42 of the Texas Local Government Code and that such law requires the release of the herein described property from the City's ETJ.

NOW, THEREFORE, the following described tracts of land are hereby released and removed from the City's ETJ, effective as of the date of the passage of this Ordinance:

All those certain lots, tracts or parcels of land situated in Ellis County, Texas, and being more particularly described by the recorded Plat in Exhibit A and shown on the location map in Exhibit B, which are made a part hereof and attached hereto for all purposes.

The City's ETJ boundary is hereby amended in accordance with said change. City staff is hereby directed to make all required changes to the City map showing the boundaries of the City's ETJ, as required by Section 41.002 of the Texas Local Government Code, and to promptly notify Ellis County of such changes.

PASSED, APPROVED AND ADOPTED on this 7th day of July, 2025.

MAYOR

ATTEST:

City Secretary

(66)



2728 N. Harwood Street
Suite 500
Dallas, Texas 75201

Juanita Downell
214.745.5197 OFFICE
winstead.com

May 20, 2025

Via Hand Delivery

Amber Villarreal
Waxahachie City Secretary
401 S. Rogers Street
Waxahachie, Texas 75135

**Re: Petition for Release of Area From The Extraterritorial Jurisdiction
("Petition")**

Dear City Secretary:

Please find enclosed one original and one copy of the *Petition for Release of Area From The Extraterritorial Jurisdiction*, as well as a copy of the Special Warranty Deed conveying the property to be released to the petitioner, Patrick Road Investors LP, confirming ownership of the property by the petitioner.

The original is for your records and the other Petition is to be file-stamped "received" with the date and return to the courier. Thank you for your assistance.

Sincerely,



Juanita Downell
Legal Assistant

/jd
Enclosure

(ue)

**PETITION FOR RELEASE OF AREA
FROM THE EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS §

COUNTY OF ELLIS §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF WAXAHACHIE,
TEXAS:

The undersigned (hereinafter called "Petitioner"), being an owner of a majority in value of land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area as indicated by the tax rolls of the Ellis Appraisal District, acting pursuant to Section 42.102 of the Texas Local Government Code, as amended, hereby respectfully petitions the City of Waxahachie, Texas (hereinafter called the "City"), for the removal of the area described in Exhibit A and depicted in Exhibit B for the 66.450-acre tract herein (the "Property") from the extraterritorial jurisdiction (the "ETJ") of the City.

In support of this Petition, Petitioner would respectfully show:

I.

Petitioner has authority, pursuant to Section 42.102(b), Texas Local Government Code, to file this Petition as the owner(s) of the majority in value of an area of land in the City's ETJ.

II.

This Petition is signed by a majority in value of the holders of title of land in the areas described by this Petition, as indicated by the tax rolls of the Ellis Appraisal District and evidenced by proof attached as Exhibit C.

III.

This Petition has satisfied the signature requirements described by Sections 42.103 and 42.104(a), Texas Local Government Code, and Chapter 277, Election Code, not later than the 180th day after the date the first signature for the Petition is obtained.

IV.

The signature(s) collected for this Petition is in writing, pursuant to Section 42.104(c), Texas Local Government Code.

V.

The Property is located in Ellis County, Texas. The Property totals approximately 66.450 acres, as described in Exhibit A, which is located within the extraterritorial jurisdiction of the City

(66)

and, to the best of the Petitioner's knowledge, is not subject to any of the exceptions from applicability described in Section 42.101, Texas Local Government Code. The Petition is intended to remove the entirety of the 66.450-acre Property from the ETJ of the City even if only a portion is located within the ETJ of the City.

VI.

This Petition shall be verified by the City Secretary of the City or other person at the City responsible for verifying signatures.

VII.

The City must notify the residents and landowners of the Property of the results of the Petition, which notification requirement may be satisfied by notifying the Petitioner in writing.

VIII.

Because this Petition contains the number of signatures required by Section 42.104, Texas Local Government Code, to release the Property from the City's ETJ, the City shall immediately release the Property from its ETJ, pursuant to Section 42.105(c), Texas Local Government Code. Should the City fail to take action to release the Property by the later of (i) 45 days after the date the City receives this Petition or (ii) the next meeting of the City's governing body that occurs after the 30th day after the date the City's receives this Petition, the Property shall be released from the ETJ by operation of law, pursuant to Section 42.105(d), Texas Local Government Code.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that: (a) this Petition be filed with the City Secretary of the City of Waxahachie, Texas, and that, thereafter, the Property be removed from the ETJ of the City, in the manner provided by law, including Sections 42.102-105, Texas Local Government Code, as amended; (b) that this Petition be granted, and that it and the City's action thereon be filed of record and be recorded in the Office of the City Secretary of Waxahachie, Texas; and (c) that Petitioner have such other order and relief to which they may show itself entitled.

[Remainder of Page Intentionally Blank]

(6c)

RESPECTFULLY SUBMITTED this 19th day of May, 2025.

PETITIONER

Patrick Road Investors LP,
a Texas limited partnership

By: Patrick Road Investors GP, LLC
a Texas limited liability company
its General Partner

By: 

Name: Clayton Snodgrass

Title: Manager

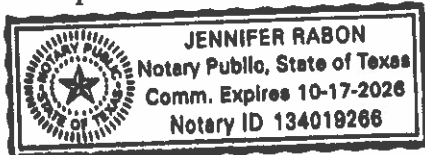
Date of Birth: 11.06.1987

Residence Address: 11234 Satterfield Circle
Dallas Texas 75229


Date of Signing: May 19, 2025

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this day, May 19, 2025, by Clayton Snodgrass, Manager of Patrick Road Investors GP, LLC, a Texas limited liability company, General Partner of Patrick Road Investors LP, a Texas limited partnership, on behalf of said limited partnership.



(SEAL)


Notary Public, State of Texas

(66)

EXHIBIT "A"

**LEGAL DESCRIPTION OF AREA TO BE REMOVED FROM THE
EXTRATERRITORIAL JURISDICTION**

LEGAL DESCRIPTION (66.450 ACRES)

Being a parcel of land located in Ellis County, Texas, a part of the Thomas Cassidy Survey, Abstract Number 225, and being a part of that called 117.964 acre tract of land described in deed to Claudia Jean Gaughan as recorded in Volume 2579, Page 723, Official Public Records of Ellis County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said 117.964 acre tract, said point being in the south line of that called 398.961 acre tract of land described in deed to CSAS 269, LP as recorded in Instrument Number 2021-2107689, Official Public Records of Ellis County, Texas;

THENCE along the common lines of said 117.964 acre tract and said 398.961 acre tract as follows;

North 89 degrees 31 minutes 12 seconds East, 2,506.51 feet to a one-half inch iron rod found at the northeast corner of said 117.964 acre tract;

South 02 degrees 01 minutes 59 seconds East, 1,690.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 02 degrees 01 minutes 41 seconds East, 46.67 feet along the east line of said 117.964 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, from which said point bears South 02 degrees 01 minutes 41 seconds East, 249.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of said 117.964 acre tract;

THENCE North 64 degrees 29 minutes 20 seconds West, 1,455.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, 293.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 52 degrees 56 minutes 21 seconds West, 463.48 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 66 degrees 08 minutes 17 seconds West, 308.48 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 77 degrees 48 minutes 51 seconds West, 311.31 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the west line of said 117.964 acre tract, said point also being in the east line of said 398.961 acre tract, from which point bears South 00 degrees 29 minutes 27 seconds East, 131.80 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the interior ell corner of said 117.964 acre tract;

(u)

THENCE North 00 degrees 29 minutes 27 seconds West, 618.20 feet along the common line of said 117.964 acre tract and said 398.961 acre tract to the POINT OF BEGINNING and containing 2,894,555 square feet or 66.450 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD 83), distances shown hereon are grid distance values.

(u)

EXHIBIT "C"

PROOF OF OWNERSHIP OF AREA TO BE REMOVED FROM THE
EXTRATERRITORIAL JURISDICTION





ATTENTION

General Info

Status: Preliminary

ACCOUNT

Property ID: **307872** Agent: **SMITH & DOUGLAS INC**
 Geographic ID: **99.0225.000.017.00.112** **(Authorized)**
 Tax Office ID: **307872**
 Type: **R**
 Legal: **225 T CASSIDY 66.480 ACRES**
 Description:
 Property Use:
 Appraisal
 Notice:

OWNER

Name: **PATRICK ROAD INVESTORS LLC**
 Secondary Name:
 Mailing Address: **2121 MIDWAY RD STE 168 CARROLLTON TX US 75006**
 Owner ID: **221992**
 % Ownership: **100.000000 %**
 Exemptions:
 State Code: **01**
 Homestead Audit:

LOCATION

Address: **FLYING G RANCH DR. WAXAHACHIE TX 75167**
 Market Area:
 Market Area CD: **LAND**
 Map ID: **15-5**

PROTEST INFORMATION

Protest Status:
 Informal Date:
 Fomal Hearing Date & Time:



(20)

(lee)

CERTIFICATE OF AUTHORITY

I, the undersigned officer of Patrick Road Investors GP, LLC, a Texas limited liability company ("Patrick Road GP"), hereby certify that:

- 1. I am the Manager of Patrick Road GP;
- 2. In such capacity, I am authorized to execute any and all documents in connection with the removal of certain property owned by Patrick Road Investors LP, a Texas limited partnership, from the City of Waxahachie's extraterritorial jurisdiction, including specifically, but not limited to, the Petition for Release of Area from the Extraterritorial Jurisdiction, attached hereto as Exhibit "A" (the "Petition for Removal"); and
- 3. Such execution of the Petition for Removal was duly authorized by Patrick Road Investors LP.

WITNESS MY HAND, this the 19th day of May, 2025.

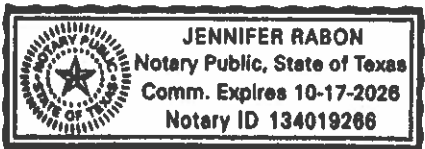
Patrick Road Investors LP,
a Texas limited partnership

By: Patrick Road Investors GP, LLC
a Texas limited liability company
its General Partner

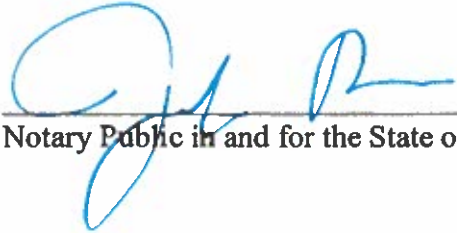
By: 
 Name: Clayton Snodgrass
 Title: Manager

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this day, May 19, 2025, by Clayton Snodgrass, Manager of Patrick Road Investors GP, LLC, a Texas limited liability company, General Partner of Patrick Road Investors LP, a Texas limited partnership, on behalf of said limited partnership.



(NOTARY SEAL)


 Notary Public in and for the State of Texas

(ee)

EXHIBIT "A"

Petition for Removal

(16)

**PETITION FOR RELEASE OF AREA
FROM THE EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS §

COUNTY OF ELLIS §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF WAXAHACHIE,
TEXAS:

The undersigned (hereinafter called "Petitioner"), being an owner of a majority in value of land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area as indicated by the tax rolls of the Ellis Appraisal District, acting pursuant to Section 42.102 of the Texas Local Government Code, as amended, hereby respectfully petitions the City of Waxahachie, Texas (hereinafter called the "City"), for the removal of the area described in Exhibit A and depicted in Exhibit B for the 66.450-acre tract herein (the "Property") from the extraterritorial jurisdiction (the "ETJ") of the City.

In support of this Petition, Petitioner would respectfully show:

I.

Petitioner has authority, pursuant to Section 42.102(b), Texas Local Government Code, to file this Petition as the owner(s) of the majority in value of an area of land in the City's ETJ.

II.

This Petition is signed by a majority in value of the holders of title of land in the areas described by this Petition, as indicated by the tax rolls of the Ellis Appraisal District and evidenced by proof attached as Exhibit C.

III.

This Petition has satisfied the signature requirements described by Sections 42.103 and 42.104(a), Texas Local Government Code, and Chapter 277, Election Code, not later than the 180th day after the date the first signature for the Petition is obtained.

IV.

The signature(s) collected for this Petition is in writing, pursuant to Section 42.104(c), Texas Local Government Code.

V.

The Property is located in Ellis County, Texas. The Property totals approximately 66.450 acres, as described in Exhibit A, which is located within the extraterritorial jurisdiction of the City

(6e)

and, to the best of the Petitioner's knowledge, is not subject to any of the exceptions from applicability described in Section 42.101, Texas Local Government Code. The Petition is intended to remove the entirety of the 66.450-acre Property from the ETJ of the City even if only a portion is located within the ETJ of the City.

VI.

This Petition shall be verified by the City Secretary of the City or other person at the City responsible for verifying signatures.

VII.

The City must notify the residents and landowners of the Property of the results of the Petition, which notification requirement may be satisfied by notifying the Petitioner in writing.

VIII.

Because this Petition contains the number of signatures required by Section 42.104, Texas Local Government Code, to release the Property from the City's ETJ, the City shall immediately release the Property from its ETJ, pursuant to Section 42.105(c), Texas Local Government Code. Should the City fail to take action to release the Property by the later of (i) 45 days after the date the City receives this Petition or (ii) the next meeting of the City's governing body that occurs after the 30th day after the date the City's receives this Petition, the Property shall be released from the ETJ by operation of law, pursuant to Section 42.105(d), Texas Local Government Code.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that: (a) this Petition be filed with the City Secretary of the City of Waxahachie, Texas, and that, thereafter, the Property be removed from the ETJ of the City, in the manner provided by law, including Sections 42.102-105, Texas Local Government Code, as amended; (b) that this Petition be granted, and that it and the City's action thereon be filed of record and be recorded in the Office of the City Secretary of Waxahachie, Texas; and (c) that Petitioner have such other order and relief to which they may show itself entitled.

[Remainder of Page Intentionally Blank]

(66)

RESPECTFULLY SUBMITTED this 19th day of May, 2025.

PETITIONER

Patrick Road Investors LP,
a Texas limited partnership

By: Patrick Road Investors GP, LLC
a Texas limited liability company
its General Partner

By: 

Name: Clayton Snodgrass

Title: Manager

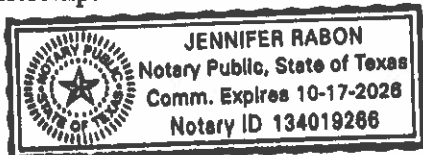
Date of Birth: 11-06-1987

Residence Address: 11234 Satterfield Circle
Dallas Texas 75227

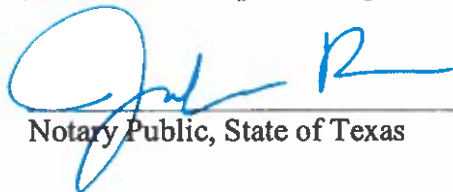
Date of Signing: May 19, 2025

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this day, May 19, 2025, by Clayton Snodgrass, Manager of Patrick Road Investors GP, LLC, a Texas limited liability company, General Partner of Patrick Road Investors LP, a Texas limited partnership, on behalf of said limited partnership.



(SEAL)


Notary Public, State of Texas

(u)

EXHIBIT "A"

**LEGAL DESCRIPTION OF AREA TO BE REMOVED FROM THE
EXTRATERRITORIAL JURISDICTION**

LEGAL DESCRIPTION (66.450 ACRES)

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BEGINNING at a one-half inch iron rod found at the northwest corner of said 117.964 acre tract, said point being in the south line of that called 398.961 acre tract of land described in deed to CSAS 269, LP as recorded in Instrument Number 2021-2107689, Official Public Records of Ellis County, Texas;

THENCE along the common lines of said 117.964 acre tract and said 398.961 acre tract as follows;

North 89 degrees 31 minutes 12 seconds East, 2,506.51 feet to a one-half inch iron rod found at the northeast corner of said 117.964 acre tract;

South 02 degrees 01 minutes 59 seconds East, 1,690.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 02 degrees 01 minutes 41 seconds East, 46.67 feet along the east line of said 117.964 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, from which said point bears South 02 degrees 01 minutes 41 seconds East, 249.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of said 117.964 acre tract;

THENCE North 64 degrees 29 minutes 20 seconds West, 1,455.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, 293.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

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THENCE North 66 degrees 08 minutes 17 seconds West, 308.48 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 77 degrees 48 minutes 51 seconds West, 311.31 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the west line of said 117.964 acre tract, said point also being in the east line of said 398.961 acre tract, from which point bears South 00 degrees 29 minutes 27 seconds East, 131.80 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the interior ell corner of said 117.964 acre tract;

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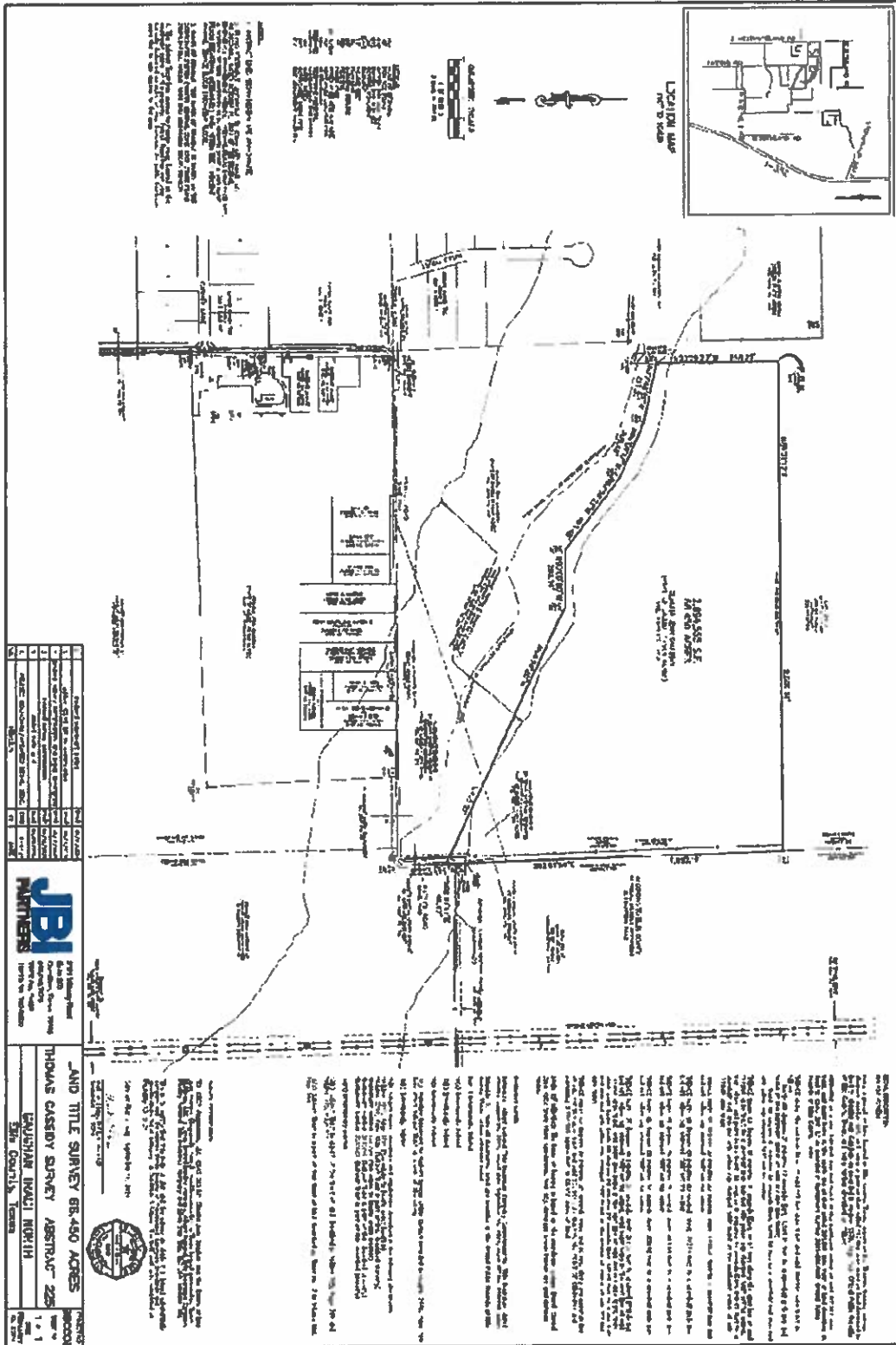
THENCE North 00 degrees 29 minutes 27 seconds West, 618.20 feet along the common line of said 117.964 acre tract and said 398.961 acre tract to the POINT OF BEGINNING and containing 2,894,555 square feet or 66.450 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD 83), distances shown hereon are grid distance values.

(66)

EXHIBIT "B"

DEPICTION OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL JURISDICTION



(66)

EXHIBIT "C"

PROOF OF OWNERSHIP OF AREA TO BE REMOVED FROM THE
EXTRATERRITORIAL JURISDICTION





ATTENTION

General Info

Status: Preliminary

ACCOUNT

Property ID: **307872** Agent: **SMITH & DOUGLAS INC**
 Geographic ID: **89.0228.000.017.00.112** *(Authorized)*
 Tax Office ID: **307872**
 Type: **R**
 Legal: **225 T CASSIDY 66.460 ACRES**
 Description:
 Property Use:
 Appraisal
 Notice:

OWNER

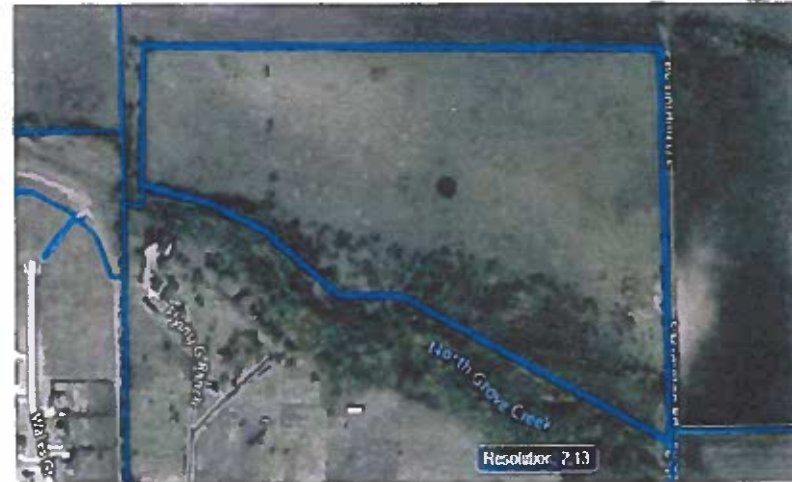
Name: **PATRICK ROAD INVESTORS LLC**
 Secondary Name:
 Mailing Address: **2121 MIDWAY RD STE 166 CARROLLTON TX US 75006**
 Owner ID: **221992**
 % Ownership: **100.000000 %**
 Exemptions:
 State Code: **01**
 Homestead Audit:

LOCATION

Address: **FLYING G RANCH DR, WAXAHACHIE TX 75167**
 Market Area:
 Market Area CD: **LAND**
 Map ID: **16-6**

PROTEST INFORMATION

Protest Status:
 Informal Date:
 Formal Hearing Date & Time:



(20)

(46)

EXECUTED on the date below to be effective as of the Effective Date.

GRANTOR:



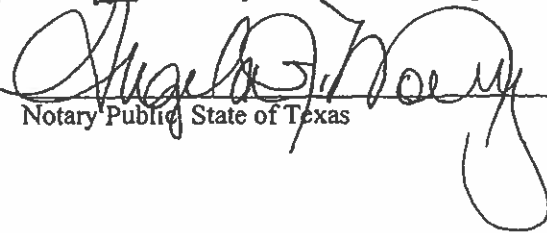
CLAUDIA JEAN GAUGHAN,
an individual

[Signature Page to Special Warranty Deed]

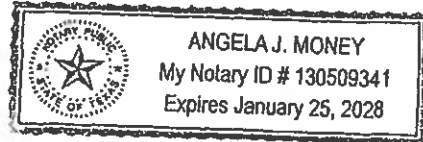
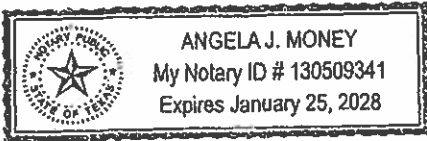
STATE OF TEXAS §
 §
COUNTY OF Ellis §

This instrument was acknowledged before me on September 12, 2024, by Claudia Jean Gaughan, an individual.

[Notary Seal]



Notary Public, State of Texas



(u)

EXHIBIT A
Legal Description of Land

Being a parcel of land located in Ellis County, Texas, a part of the Thomas Cassidy Survey, Abstract Number 225, and being a part of that called 117.964 acre tract of land described in deed to Claudia Jean Gaughan as recorded in Volume 2579, Page 723, Official Public Records of Ellis County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said 117.964 acre tract, said point being in the south line of that called 398.961 acre tract of land described in deed to CSAS 269 LP as recorded in Instrument Number 2021-2107689, Official Public Records of Ellis County, Texas;

THENCE along the common lines of said 117.964 acre tract and said 398.961 acre tract as follows:

North 89 degrees 31 minutes 12 seconds East, 2,506.51 feet to a one-half inch iron rod found at the northeast corner of said 117.964 acre tract;

South 02 degrees 01 minutes 59 seconds East, 1,690.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 02 degrees 01 minutes 41 seconds East, 46.67 feet along the east line of said 117.964 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, from which said point bears South 02 degrees 01 minutes 41 seconds East, 249.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of said 117.964 acre tract;

THENCE North 64 degrees 29 minutes 20 seconds West, 1,455.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, 293.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

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THENCE North 00 degrees 29 minutes 27 seconds West, 618.20 feet along the common line of said 117.964 acre tract and said 398.961 acre tract to the POINT OF BEGINNING and containing 2,894,555 square feet or 66.450 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD 83), distances shown hereon are grid distance values.

(66)

EXHIBIT B
Permitted Exceptions

1. Standby fees, taxes and assessments by any taxing authority for the year 2024, and subsequent years.
2. Subject property is located in the EC ESD #6 (WAXAHACHIE).
3. Waterline Easement dated January 15, 2009, from Ima Jean Martins to Rockett Special Utility District, recorded in Volume 2448, Page 766, Official Public Records, Ellis County, Texas; as shown on survey dated May 9, 2024, prepared by Mark W. Harp, RPLS No. 6425.
4. Subject to terms, conditions and stipulations as set forth by that certain on-site wastewater affidavits filed for record in Volume 1910, Page 1741; Volume 2294, Page 1236; and under Instrument No.(s) 1621724, 2333016 and 2333657; Official Public Records, Ellis County, Texas.
5. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 735, Page 399 and Volume 735, Page 414, Deed Records, Ellis County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto recorded in Volume 656, Page 944, Deed Records, Ellis County, Texas.
7. Waiver of Surface Rights dated April 10, 2024, filed on or about the date this Special Warranty Deed is filed, executed by Ann Thompson Bauer Trust, Kate Thompson Trust and Emory Powell Thompson Trust, and recorded in the Official Public Records of Ellis County, Texas.
8. To the extent such consequences do not arise by, through or under a written agreement executed or expressly assumed by Grantor, consequences, if any, including rights and interests of others, arising out of or evidenced by the following matters disclosed on the survey dated May 9, 2024, prepared by Mark W. Harp, Registered Professional Land Surveyor No. 6425:
 - a. Location of fence(s) situated inside the east and west property lines;
 - b. Portion of Patrick Road (a non-public right-of-way) situated within the southeast portion of the property.
9. Lack of right of access to and from the land.
10. To the extent such rights do not arise by, through or under a written agreement executed by Grantor, the rights of the public and others in any portion of the property lying within the boundaries of a street, alley, or road, and the regulations of the use thereof by the State or other governmental authority.

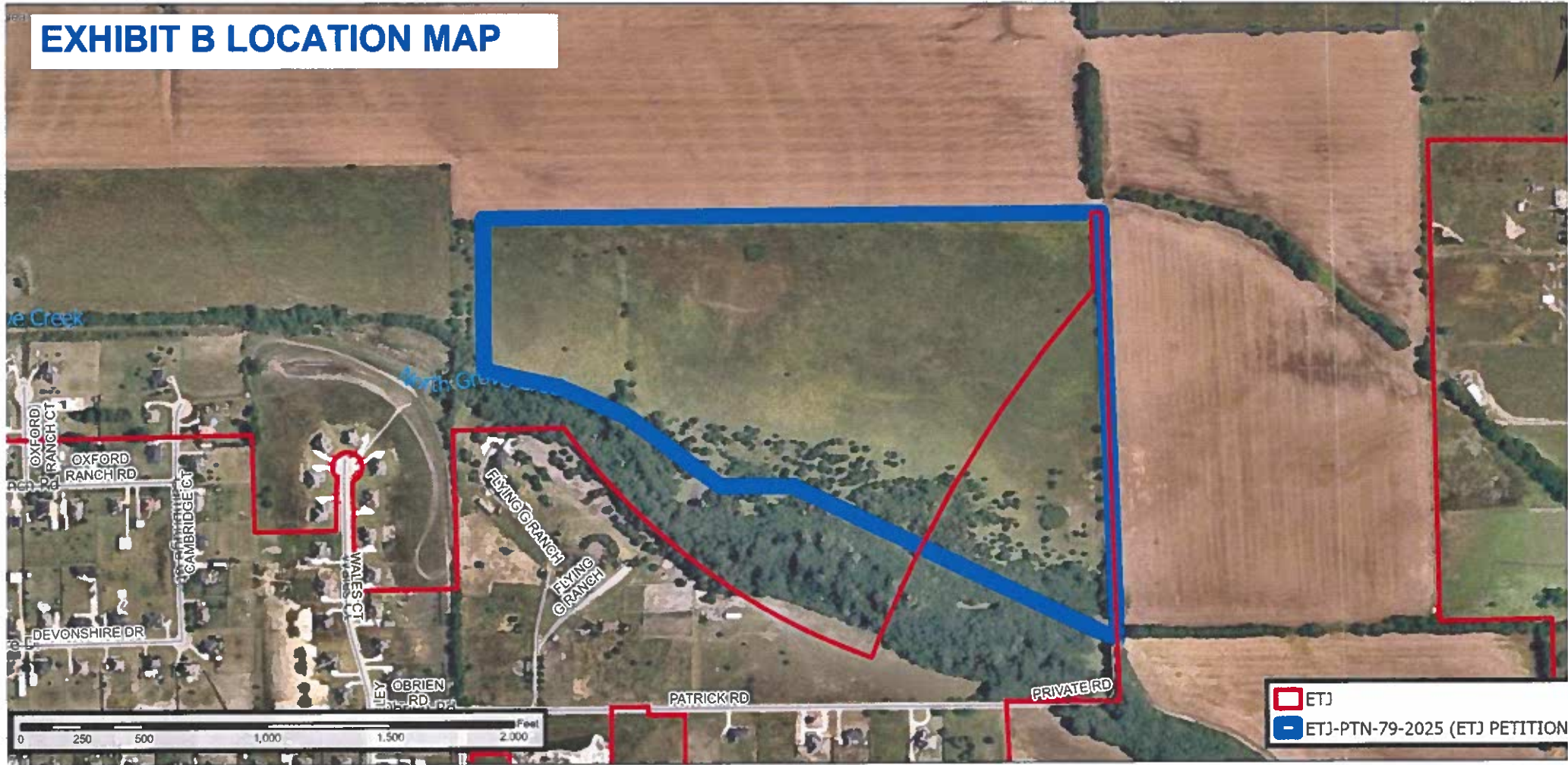
STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



Hugo Velazquez

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2429238 on September 13, 2024 at 12:42 PM

EXHIBIT B LOCATION MAP



(see)

Planning & Zoning Department (uf)

Petition for ETJ Release

Case: ETJ-PTN-85-2025



MEETING DATE(S)

City Council:

July 7, 2025

CAPTION

Consider proposed Ordinance approving a request by Richard DeFord, for a **Petition for ETJ Release** for approximately 33.231 acres, located at 191 Windham Road (Property ID 278121) – Owner: 3D Self Storage LLC (ETJ-PTN-85-2025)

RECOMMENDED MOTION

"I move to approve ETJ-PTN-85-2025, a request by Richard DeFord, for a Petition for ETJ Release for approximately 33.231 acres, located at 191 Windham Road, authorizing the Mayor to sign the associated documents accordingly."

APPLICANT REQUEST

The property owners have petitioned the City to remove their property from the extraterritorial jurisdiction (ETJ).

CASE INFORMATIONs

Applicant: Richard DeFord
Property Owner(s): 3D Self Storage LLC
Site Acreage: 33.231 acres
Number of Lots: 1 tract
Number of Dwelling Units: N/A (Undeveloped)

SUBJECT PROPERTY

General Location: 191 Windham Road
Parcel ID Number(s): 278121
Current Zoning: N/A (ETJ)
Existing Use: N/A (Undeveloped)
Platting History: The subject property has not been platted.
CCN Service Area: Rockett SUD

(left)

Site Aerial:



PLANNING ANALYSIS

Starting September 1, 2023, residents living in areas within a municipality's ETJ are allowed to file a petition requesting their release from the ETJ. Upon providing the City with the minimum information listed below, the City must immediately release the area from its ETJ.

- The petition must be in writing and detail the area's boundaries through either metes and bounds or a recorded plat; and
- The petition must include the property owner's name, signature, date of birth, residence address, and date of signing.

This application satisfies the requirements of Chapter 42, Subchapter D of the Texas Local Government Code governing the requirements for an ETJ petition.

RECOMMENDATION

City staff has determined that the submitted petition complies with the requirements of Chapter 42, Subchapter D of the Texas Local Government Code and that such law requires the release of the subject property from the City's ETJ.

ATTACHED EXHIBITS

1. ETJ Petition Map for July 7, 2025 City Council Meeting
2. Proposed Ordinance
3. Metes & Bounds (Exhibit A)
4. Location Map (Exhibit B)

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley

Planner

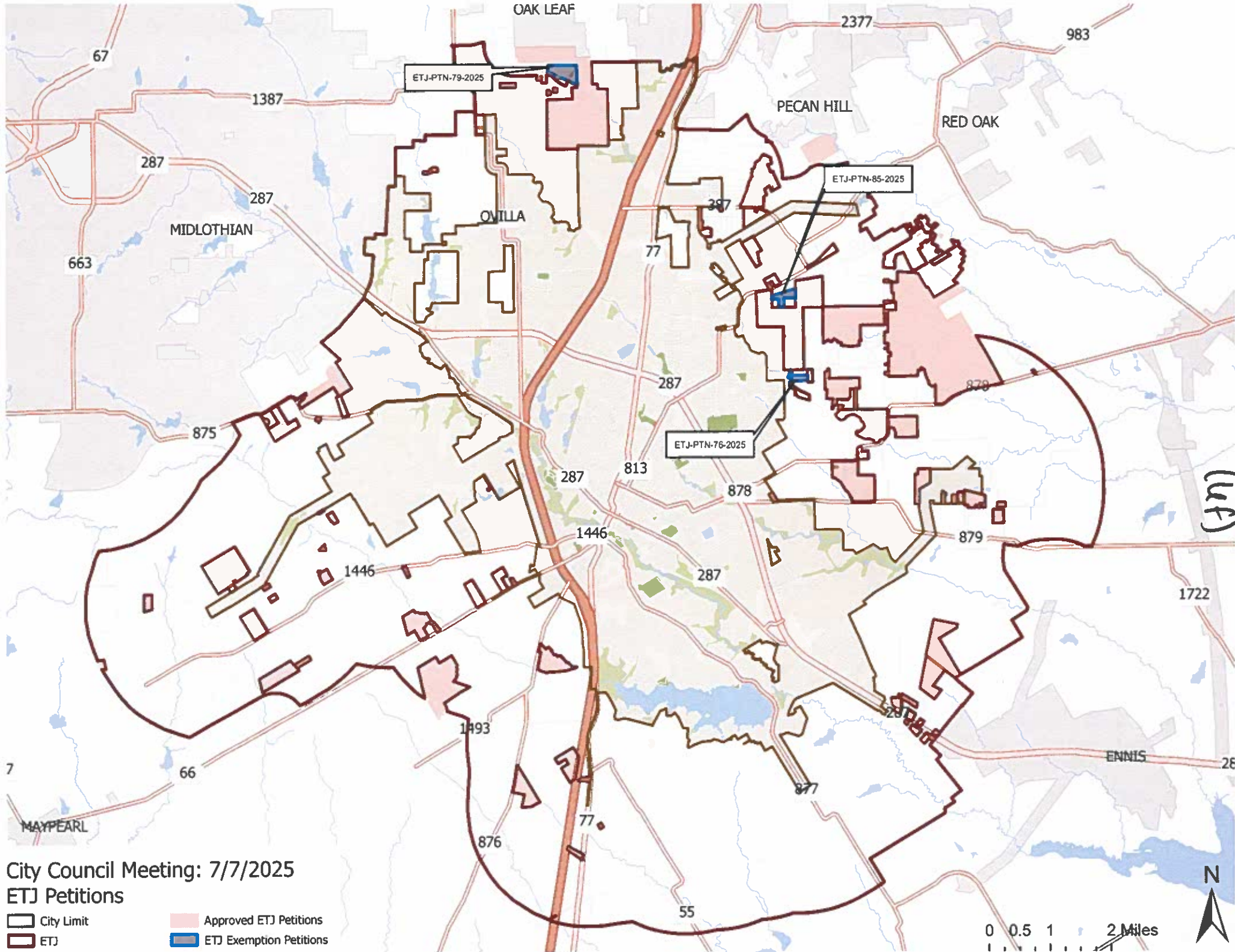
caleb.ensley@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

Trenton.Robertson@waxahachie.com



(lf)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 33.231 ACRE TRACT OF LAND, LOCATED AT 191 WINDHAM ROAD KNOWN AS PROPERTY ID 278121, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

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

WHEREAS, as authorized by Subchapter D of Chapter 42 of the Texas Local Government Code, the landowners of the herein described property have requested and petitioned in writing that the City of Waxahachie ("City") exclude the property herein described from the City's Extraterritorial Jurisdiction ("**ETJ**"); and

WHEREAS, City staff has determined that the submitted petition, case number ETJ-PTN-85-2025, complies with the requirements of Subchapter D of Chapter 42 of the Texas Local Government Code and that such law requires the release of the herein described property from the City's ETJ.

NOW, THEREFORE, the following described tracts of land are hereby released and removed from the City's ETJ, effective as of the date of the passage of this Ordinance:

All those certain lots, tracts or parcels of land situated in Ellis County, Texas, and being more particularly described by the recorded Plat in Exhibit A and shown on the location map in Exhibit B, which are made a part hereof and attached hereto for all purposes.

The City's ETJ boundary is hereby amended in accordance with said change. City staff is hereby directed to make all required changes to the City map showing the boundaries of the City's ETJ, as required by Section 41.002 of the Texas Local Government Code, and to promptly notify Ellis County of such changes.

PASSED, APPROVED AND ADOPTED on this 7th day of July, 2025.

MAYOR

ATTEST:

City Secretary

Metes and Bounds

1. Affiant is the owner of the following described property, to-wit:

BEING a 33.231 acre tract of land located in the Elizabeth Rice Survey, Abstract No. 927, Ellis County, Texas, and being a portion of the called 24.257 acre tract, and the 18.984 acre tract described in Exhibit "A" of the Warranty Deed to Brazos Electric Power Cooperative, Inc., dated February 16, 2012, as filed for record February 22, 2012, in Ellis County Clerk's Instrument No. 1203789, and also recorded in Volume 2613, Page 126, Official Public Records, Ellis County, Texas, said 33.231 acre portion being further described by metes and bounds as follows;

COMMENCING at a three quarter (3/4) inch diameter iron rod with a two (2) inch diameter aluminum cap stamped "Brazos Electric - Boundary" set for the southwest corner of said 24.257 acre tract, said commencing point also being located in the approximate center of Windham Road, an unpaved public, right-of-way of undefined width, from said point a one-half (1/2) inch diameter iron rod found (CM) with a red plastic cap stamped "RPLS 4466" and located at the southerly southeast corner of said 24.257 acre tract bears North 89 degrees 24 minutes 44 seconds East at 21.10 feet;

THENCE North 01 degrees 34 minutes 22 seconds West with the west boundary line of said 24.257 acre tract, and said approximate center of Windham Road, 713.77 feet to a three-quarter (3/4) inch diameter iron rod set with a two (2) inch diameter aluminum, cap stamped "Brazos Electric - Boundary" for the westerly southwest corner, and point of beginning the herein described 33.231 acre tract;

THENCE North 01 degrees 34 minutes 22 seconds West continuing with said approximate center line, and with the west boundary line of said 24.257 acre tract, 300.00 feet to one-half (1/2) inch diameter iron rod found (CM) with a red plastic cap stamped "RPLS 4466" located at the northwest corner of said 24.257 acre tract, same being the northwest corner of the herein described 33.231 acre tract;

THENCE North 73 degrees 28 minutes 37 seconds East departing said approximate center line, and with the north boundary line of said 24.257 acre tract, a distance of 2,155.88 feet to one-half (1/2) inch diameter iron rod found (CM) with a red plastic cap stamped "RPLS 4466" for the northeast corner of the herein described 33.231 acre tract, and said 24.257 acre tract;

THENCE South 00 degrees 48 minutes 55 seconds East with the east boundary line of said 24.257 acre tract, 796.92 feet to one-half (1/2) inch diameter iron rod found (CM) with a red plastic cap stamped "RPLS 4466" for the easterly southeast corner of said 24.257 acre tract, and herein described 33.231 acre tract;

THENCE South 89 degrees 25 minutes 13 seconds West with the easterly portion of the south boundary line of said 24.257 acre tract, a distance of 1,026.13 feet to one-half (1/2) inch diameter iron rod found (CM) with a red plastic cap stamped "RPLS 4466" for the Northeast corner of said 18.984 acre tract;

THENCE South 01 degrees 13 minutes 19 seconds East with the east boundary line of said 18.984 acre tract, 808.80 feet to one-half (1/2) inch diameter iron rod found (CM) with a red plastic cap stamped "RPLS 4466" for the southeast corner of said 18.984 acre tract, same being the southeasterly corner of

(6f)

the herein described 33.231 acre tract, said point also being located in the approximate north right-of-way line (unoccupied) of said Windham Road;

THENCE South 89 degrees 24 minutes 44 seconds West with the south boundary line of said 18.984 acre tract, and with said Windham Road, 435.37 feet to a one-half (1/2) inch diameter iron rod found (CM) with a red plastic cap stamped "RPLS 4466" for the southerly southwest corner of the herein described 33.231 acre tract, said point also being the southeast corner of a proposed 10.01 acre tract;

THENCE North 01 degrees 24 minutes 07 seconds West departing said Windham Road, and with a southerly portion of the west boundary line of the herein described 33.231 acre tract, at 583 feet passing the approximate centerline of an overhead electric transmission line, and continuing a total distance of 722.39 feet to a three-quarter (3/4) inch diameter iron rod with a two (2) inch diameter aluminum cap stamped "Brazos Electric - Boundary" set for the northeast corner of said proposed 10.01 acre tract;

THENCE South 88 degrees 35 minutes 51 seconds West with the north boundary line of said proposed 10.01 acre tract, at 578.30 feet passing a three-quarter (3/4) inch diameter iron rod with a two (2) inch diameter aluminum cap stamped "Brazos Electric - Boundary" set for reference and continuing a total distance of 608.30 feet to the place of beginning, and containing 33.231 acres of land as surveyed on the ground by Brazos Electric Power Cooperative, Inc., in the month of July, 2017.

The bearings noted herein are grid, State Plane Coordinate System (NAD 1983), Texas North Central Zone 4202, as referenced to the Texas RTK Network, Dallas Island, Base Point Mansfield DKTW-g1012, on July 18, 2017. Distances shown are surface values in U.S. Survey Feet.

EXHIBIT B LOCATION MAP



- ETJ
- ETJ-PTN-85-2025 (ETJ PETITION)

(4)



Memorandum

To: Honorable Mayor and City Council

From: Dustin Deel, Senior Director of Administrative Services

Thru: Michael Scott, City Manager

Date: July 07, 2025

Re: Consider Mid-Way Regional Airport Master Plan and Business Plan

Motion: "I move to accept the Mid-Way Regional Airport Master Plan and Business Plan as presented."

Item Description: Consider acceptance of the Mid-Way Regional Airport Master Plan and Business Plan.

Item Summary: The Cities of Midlothian and Waxahachie, as joint sponsors of Mid-Way Regional Airport, initiated an update to the Airport's Master Plan and Business Plan to establish a comprehensive framework for the future development and management of the Airport. These documents are critical in ensuring Mid-Way's compliance with Federal Aviation Administration (FAA) and Texas Department of Transportation (TxDOT) requirements and provide strategic guidance for operational, financial, and infrastructure planning.

The Master Plan, developed by KSA Engineers, serves as a 20-year roadmap for Airport improvements. It was developed through a robust planning process that included stakeholder engagement, two public information meetings (held on November 2, 2023, and April 2, 2024), and oversight by a Planning Advisory Committee composed of Airport tenants, city planning staff, economic development representatives, and Airport Board members. The plan outlines

(69)

anticipated infrastructure needs, forecasts aviation demand, and provides a Capital Improvement Program (CIP) with phased project priorities.

The Business Plan, developed in parallel, provides guidance for a operational and financial management framework for the Airport. The Business Plan sets clear goals to enhance self-sustainability, improve operational efficiency, and expand revenue streams, including evaluating FBO service options and adjusting rates and charges to ensure alignment with FAA guidance on airport self-sufficiency. The Business Plan was designed to align closely with the Airport Master Plan's development objectives and the City budget planning cycle.

At the February 13, 2025 Airport Board Meeting, the Master Plan was discussed with the Airport Board and they unanimously recommended it be presented to the two City Councils for adoption with an emphasis on land acquisition. The Business Plan was also discussed with the Airport Board at their Board Meeting on June 12, 2025.

The final drafts of both the Master and Business Plans were presented to and discussed by the Waxahachie and Midlothian City Councils at a Joint City Council Workshop on June 6, 2025.

Staff recommends formal acceptance of the Mid-Way Regional Airport Master Plan and Business Plan to help guide the future development and operational strategy of the Airport.

Fiscal Impact: There is no direct fiscal impact associated with the acceptance of the Master Plan and Business Plan. However, the documents serve as guidance tools to prioritize future grant-funded projects and identify operational strategies to increase Airport self-sufficiency and financial sustainability.



Memorandum

To: Honorable Mayor and City Council

From: Dustin Deel, Senior Director of Administrative Services

Thru: Michael Scott, City Manager

Date: July 7th, 2025

Re: Consider Resolution Authorizing Execution of Agreements for Mid-Way Regional Airport Fuel Farm Expansion Project

Motion: "I move to approve the Resolution authorizing the Airport Manager to execute all necessary agreements with the Texas Department of Transportation and related parties for the Mid-Way Regional Airport fuel farm expansion project."

Item Description: Consider approval of a Resolution authorizing execution of agreements related to the fuel farm expansion project at Mid-Way Regional Airport.

Item Summary: The Cities of Waxahachie and Midlothian are jointly pursuing improvements at Mid-Way Regional Airport. The current project involves the design and construction of a self-service fuel farm expansion. The total estimated project cost is \$1,027,000, of which 90% is eligible for reimbursement from the Texas Department of Transportation (TxDOT) under aviation grant programs.

The attached Resolution authorizes the Airport Manager to execute all necessary agreements with TxDOT and related parties to carry out the project. This action supports implementation of the airport's long-term infrastructure goals.

Fiscal Impact: The Mid-Way Regional Airport will be responsible for its portion of the 10% local match, estimated at \$102,700. The project was included in the approved FY 2025 Airport Budget.

(lh)

RESOLUTION NO.

WHEREAS, the City of Midlothian and City of Waxahachie intend to make certain improvements to the Mid-Way Regional Airport; and

WHEREAS, the general description of the project is described as: fuel farm expansion; and

WHEREAS, the total design and construction project costs available is \$1,027,000; and the City of Midlothian and City of Waxahachie will be responsible for the total project cost and will seek 90% reimbursement from TxDOT.

NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY OF CITY OF MIDLOTHIAN AND THE CITY OF WAXAHACHIE hereby directs the Airport Manager to execute on behalf of the City of Midlothian and City of Waxahachie, at the appropriate time, and with the appropriate authorizations of this governing body, all contract agreements with the Texas Department of Transportation, and such other parties as shall be necessary and appropriate for the implementation of the improvements to Mid-Way Regional Airport.

PASSED AND APPROVED THIS ____ DAY OF _____ 2025.

Billie Wallace, Mayor, City of Waxahachie


ATTEST:

Amber Villarreal, City Secretary, City of Waxahachie

(4i)



Memorandum

To: Honorable Mayor and City Council
From: Michael Scott, City Manager 
Thru:
Date: June 24, 2025
Re: Authorize the addition of an FTE position within the Utilities
Administration Departments

Recommended Motion: "I move to approve the addition of an Assistant Director of Utilities position and authorize the necessary supplemental appropriation within the FY24-25 Utility Administration Budgets."

Item Description: Consider approving the addition of a full time Assistant Director position be added to the Water and Wastewater Administration budgets (divided evenly).

Item Summary: The City of Waxahachie continues to grow, and as such, there is a continued increase in demands placed on its operations. The Utilities Department is no exception and, in many ways, those growing demands are even greater. Not only are there a growing number of demands in the way of on-going operations and repairs, but also in the need for planning for increased future demands in the way of both water and sewer capacities. Additionally, the number of state-imposed regulations continues to escalate as these operations function in a highly-regulatory environment.

In summary, these increased demands require a skilled, fully-engaged management team to lead the department. Such additional resources are needed and the addition of an Assistant Director position would lend critical support at this time.

Fiscal Impact: The requested position brings with it a \$195,595 annual cost,

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inclusive of salary and benefits. Once filled, this position is likely to only require approximately 2 months of expense this year. As such, the associated supplemental appropriation request is \$32,600 for this budget year. The annualized amount would be included in the FY25-26 proposed budget.

(6j)



Memorandum

To: Honorable Mayor and City Council
From: Thomas Griffith, Emergency Management Coordinator
Thru: Michael Scott, City Manager
Date: June 23, 2025
Re: Professional Services Agreement for Quorum Architecture

Recommended Motion: "I move to approve the Professional Service Agreement with Quorum Architecture in the amount of \$36,500.00 for Architectural Services related to the Animal Shelter and Emergency Operations Center needs assessment and conceptual design plans, and authorize the City Manager to execute all necessary documents."

Item Description: Consider approving a professional service agreement with Quorum Architecture in the amount of \$36,500.00 for a needs assessment and conceptual design plans for the Animal Shelter and the Emergency Operations Center (EOC) utilizing the existing SWFA building. With this agreement Quorum will reevaluate our animal shelter needs and develop a comprehensive needs assessment for both the EOC and Animal Shelter. Quorum will develop a conceptual site plan, floor plan and provide an opinion of probable cost for both departments in the building.

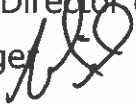
Item Summary: The project includes a comprehensive needs assessment and conceptual plans for the Animal Shelter and Emergency Operations Center in the existing SWFA building.

Fiscal Impact: The funding for this item is included in the City's upcoming bond issuance later this summer.

(uk)



Memorandum

To: Honorable Mayor and City Council
From: Justin Stoker, P.E., CFM, Director of Public Works & Engineering
Thru: Michael Scott, City Manager 
Date: July 7, 2025
Re: Consider Drainage Easement Abandonment

Recommended Motion: "I move to authorize abandonment of the drainage easement recorded with the Ellis County as Instrument Number 2109372 and authorize the Mayor and/or City Manager to execute all necessary documents."

Item Description: Consider abandonment of a drainage easement that is no longer needed. The subject easement is recorded by separate instrument with Ellis County as Instrument No. 2109372.

Item Summary: A drainage easement was established for a temporary drainage channel in the early phases of the Saddlebrook development. With the recent development and installation of the permanent drainage system for Saddlebrook Phase 3, the temporary drainage channel is no longer necessary. The location of the drainage channel has been filled in and prepared as a residential lot.

Fiscal Impact: There will be no fiscal impact to the City.

(6K)

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AFTER RECORDING, RETURN TO:

Lori Cartwright
CITY OF WAXAHACHIE
P.O. Box 757
Waxahachie, Texas 75168

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

DRAINAGE EASEMENTS and TEMPORARY CONSTRUCTION EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ELLIS

That 287 WAXAHACHIE, L.P. ("Grantor"), for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10), in hand paid by the CITY OF WAXAHACHIE, a Texas municipal corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby SELL, GRANT, and CONVEY unto Grantee following:

Grantor hereby does hereby GIVE, GRANT, and CONVEY unto Grantee a non-exclusive easement ("Drainage Easement") and right to construct, reconstruct and perpetually maintain storm drainage and positive overflow facilities together with all necessary appurtenances thereto (the "Drainage Facilities") in, on, under, over and across the approximately 0.205 acre of land described by metes and bounds and graphically portrayed in *Exhibit A* attached hereto,.

Improvements which are compatible with the use of the Drainage Easement and the Drainage Facilities may be approved by Grantee and placed on the Drainage Easement Properties.

Drainage Easement
9/15/2020

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2109372 FILING DATE/TIME: Mar 05, 2021 at 04:05:00 PM

(UK)

The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Drainage Easement Properties herein granted.

Grantor further hereby grants to Grantee a 20 feet temporary construction easement (not to exceed three years) in approximately 20 feet along the Northeast easement line of land described by metes and bounds and graphically portrayed in *Exhibit D* attached hereto, with rights of ingress and egress for the construction of the Drainage Facilities, with such temporary construction easement to terminate upon the three-year anniversary of the date that this instrument is executed and filed in the Real Property Records of Ellis County, Texas.

Grantor represents and warrants that there are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey the interests addressed in this instrument (the Drainage Easement, and the Temporary Construction Easement) to the Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the Easement granted herein.

Grantor further warrants and conveys to Grantee **TO HAVE AND TO HOLD** the Drainage Easement, and the Temporary Construction Easement unto the Grantee for the purposes herein set forth, and Grantor hereby binds itself and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend the Drainage Easement, and the Temporary Construction Easement, and rights granted herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof.

(UK)

WITNESS THE GRANTOR'S HAND this _____ day of _____, 2020.

GRANTOR

Mehrdad Moayed
257 WAXAHACHIE, LP

STATE OF TEXAS

COUNTY OF Dallas


This instrument was acknowledged on this the 5 day of February, ~~2020~~ ²⁰²¹,
by Mehrdad Moayed.

Eduardo Villanueva
Notary Public, State of Texas



(6K)

GRANTEE:
CITY OF WAXAHACHIE, TEXAS
a Texas municipal corporation

By: 
Michael Scott, City Manager
AGREED AND ACCEPTED:
CITY OF WAXAHACHIE, TEXAS

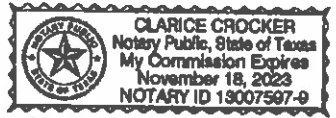


THE STATE OF TEXAS §
§
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Scott, City Manager for and on behalf of the **CITY OF WAXAHACHIE, TEXAS**, Texas municipal corporation; he acknowledged to me he is the duly authorized representative of the City of Waxahachie, Texas and that he executed said instrument for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3rd day of March, 2020²¹ ^{cc}

Clarice Crocker
Notary Public in and for the State of Texas
My Commission Expires: 11-18-2023



Drainage Easement
9/15/2020

(UK)

**EXHIBIT "A"
0.205 ACRE
DRAINAGE EASEMENT**

BEING A 0.205 ACRE TRACT OF LAND SITUATED IN THE S.M. DURITT SURVEY, ABSTRACT NO. 272 AND THE M. RAFFERTY SURVEY, ABSTRACT NO. 898, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING PART OF A 226.000 ACRE TRACT OF LAND CONVEYED TO 287 WAXAHACHIE, L.P., AS RECORDED IN INSTRUMENT NUMBER 1808887, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS. SAID 0.205 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ELLIS CORS ARP (PID-DF8988), AND DALLAS CORS ARP (PID-DF8984), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR AN ANGLE POINT IN THE SOUTHWEST LINE OF SAID 226.000 ACRE TRACT AND A COMMON ANGLE POINT IN THE NORTHEAST LINE OF A 28.084 ACRE TRACT CONVEYED TO EZZELL TRACT 28 ACRES HWY, AS RECORDED IN VOLUME 2357, PAGE 969 OF SAID OFFICIAL RECORDS, BEARS SOUTH 44 DEGREES 28 MINUTES 49 SECONDS WEST, A DISTANCE OF 234.36 FEET;

THENCE, OVER AND ACROSS SAID 226.000 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 30 DEGREES 30 MINUTES 09 SECONDS WEST, A DISTANCE OF 148.72 FEET TO A POINT FOR CORNER;

NORTH 59 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF 13.08 FEET TO A POINT FOR CORNER;

NORTH 30 DEGREES 30 MINUTES 09 SECONDS WEST, A DISTANCE OF 36.76 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR AN ANGLE POINT IN THE SOUTHWEST LINE OF SAID 226.000 ACRE TRACT AND A COMMON ANGLE POINT IN THE NORTHEAST LINE OF SAID 28.084 ACRE TRACT, BEARS SOUTH 81 DEGREES 32 MINUTES 45 SECONDS WEST, A DISTANCE OF 617.02 FEET;

NORTH 59 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF 44.86 FEET TO A POINT FOR CORNER;

SOUTH 30 DEGREES 30 MINUTES 09 SECONDS EAST, A DISTANCE OF 139.30 FEET TO A POINT FOR CORNER;

(6K)

SOUTH 20 DEGREES 56 MINUTES 14 SECONDS WEST, A DISTANCE OF
74.10 FEET TO THE POINT OF BEGINNING AND CONTAINING A
CALCULATED AREA OF 8,929 SQUARE FEET OR 0.205 ACRE OF LAND.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY
DESCRIPTION.

Michael J. Baitup

Michael J. Baitup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4574
LJA Surveying, Inc.
6060 North Central Expressway, Suite 440
Dallas, Texas 75206
469-484-0778

APRIL 6, 2020

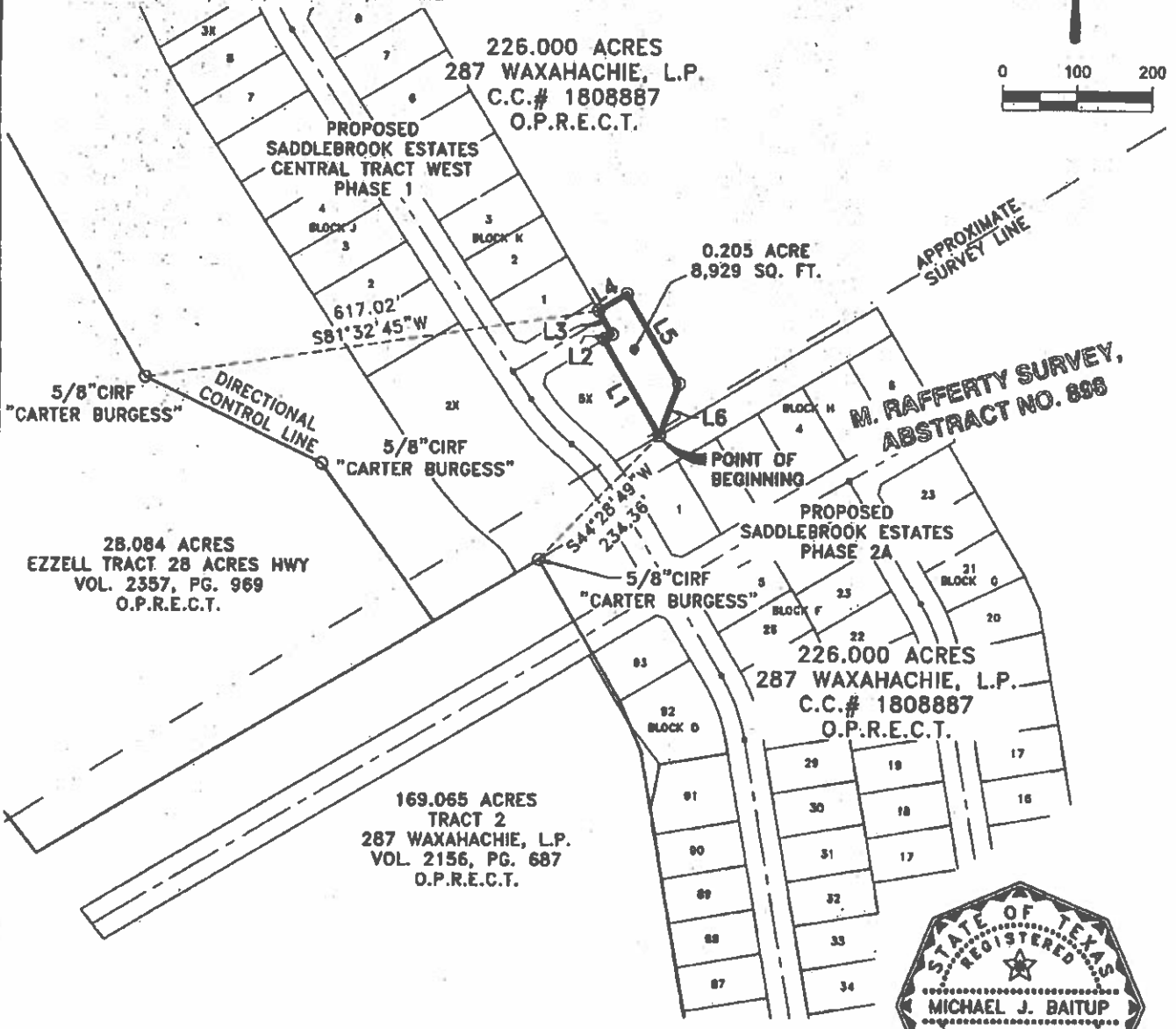
TBPLS Firm No. 10194465



(62)

LINE	BEARING	DISTANCE
L1	N30°30'09"W	148.72'
L2	N59°29'51"E	13.08'
L3	N30°30'09"W	36.76'
L4	N59°29'51"E	44.86'
L5	S30°30'09"E	139.30'
L6	S20°56'14"W	74.10'

S.M. DURITT SURVEY,
ABSTRACT NO. 272



LEGEND

CIRF IRON ROD WITH PLASTIC CAP FOUND
O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS

BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ELLIS CORS ARP (PID-DF8988), AND DALLAS CORS ARP (PID-DF8984).



Michael J. Baitup

PAGE 3 OF 3	DATE:	04/06/20
	DRWN BY:	S.C.O.
	CHKD BY:	M.J.B.
	PROJ NO.	0019

EXHIBIT "A"

0.205 ACRE
DRAINAGE EASEMENT
IN THE
S.M. DURITT SURVEY, ABSTRACT NO. 272
& THE M. RAFFERTY SURVEY, ABSTRACT NO. 898
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

LJA Surveying, Inc.

6050 North Central Expressway
Suite 440
Dallas, Texas 75206

Phone 469.621.0710
T.B.P.L.S. Firm No. 1019465

S:\MIS-LAND\0019\200 SURVEY\280 EZZELL\0019-0200.dwg 4/6/2020

(UK)

FILED FOR RECORD - ELLIS COUNTY, TX
INST NO. 2109372
on Mar 05, 2021 at 04:05:00 PM

STATE OF TEXAS

COUNTY OF ELLIS

I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.



Hupso Valdez

COUNTY CLERK, ELLIS COUNTY, TEXAS

Planning & Zoning Department (1)

Zoning Staff Report

Case: ZDC-77-2025



MEETING DATE(S)

Planning & Zoning Commission: June 24, 2025
City Council: July 7, 2025

CAPTION

Public Hearing on a request by Chad Tustison for a **Specific Use Permit (SUP)** for an **Accessory Structure exceeding seven hundred (700) square feet**, use within a Planned Development Single Family-1 (PD-SF-1) zoning district located at 116 Homestead Lane, (Property ID 269664) – Owner: Chad Tustison & Jennifer Tustison (ZDC-77-2025)

RECOMMENDED MOTION

"I move to approve ZDC-77-2025, a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on June 24, 2025, the Commission voted 6-0 to recommend approval of case number ZDC-77-2025, subject to the conditions of the staff report.

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) for a 1,600 square foot accessory structure.

CASE INFORMATION

Applicant: Chad Tustison

Property Owner(s): Chad Tustison & Jennifer Tustison

Site Acreage: 1.0 acre

Current Zoning: Planned Development Single Family-1 (PD-SF-1)

Requested Zoning: Planned Development Single Family-1 (PD-SF-1) with a SUP for an accessory structure exceeding seven hundred (700) square feet.

SUBJECT PROPERTY

General Location: 116 Homestead Lane

Parcel ID Number(s): 269664

Existing Use: Single family residence

Development History:

The subject property is platted as Lot 5, Block A of Homestead Estates.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-SF-1	Single-Family Residence
East	PD-SF-1	Single-Family Residence
South	PD-SF-1	Vacant Lot
West	PD-SF-1	Single-Family Residence

Future Land Use Plan:

Residential Neighborhood

Comprehensive Plan:

This placetype serves to create neighborhoods built with a traditional walkable block/street grid network that allows some variation in housing typologies. Although this placetype will predominantly consist of traditional single family detached housing, denser housing types are encouraged such duplex, cottage courts, and townhomes. Both residential and commercial uses need to be context sensitive. Commercial uses in this placetype may be a small pop-up facility or a home converted to a small store front. Walkability is key for neighborhood commercial uses so that they are accessible from surrounding neighborhoods.

Thoroughfare Plan:

The subject property is accessible via Homestead Lane.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to construct a 1,600-square-foot accessory structure. The primary structure on the subject property is approximately 3,102 square feet. There are no existing accessory structures onsite. The applicant has provided a Site Plan for the proposed accessory structure that verifies all setback requirements established by the Waxahachie Zoning Ordinance have been met. Notably, there have been eight (8) SUP's for similar accessory structures approved within the Homestead Estates subdivision over the last few years.

Proposed Use:

The applicant proposes to utilize the structure for a storage area, a workshop, and a personal workout area. The proposed accessory structure is comprised of tubular metal panels and a metal roof. The applicant proposes to extend a 12' wide cement driveway from the edge of the existing cement driveway to the proposed accessory structure. The applicant will extend electrical services to this accessory structure, while plumbing and water services are not proposed to be extended at this time. The applicant has provided an Operational Plan that confirms the accessory structure shall not be used for commercial purposes, shall not be used as a Short-Term Rental (STR), shall not be leased or sold separately from the primary home, and shall not be separately metered.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, thirteen (13) 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 zero (0) letters of support for the SUP request.

RECOMMENDATION

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

Conditions:

1. The accessory structure shall not be used as an accessory dwelling or Short-Term Rental without a Specific Use Permit approved by City Council.
2. The accessory structure shall not be separately metered.
3. The accessory structure shall not be used for commercial purposes.
4. The accessory structure shall not be leased or sold separately from the primary residence.
5. The property owner shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department before constructing the accessory structure.

ATTACHED EXHIBITS

1. Public Notification Responses
2. SUP Ordinance
3. Location Map (Exhibit A)
4. Site Plan (Exhibit B)
5. Elevation/Façade Plan (Exhibit C)
6. Operational Plan (Exhibit D)

STAFF CONTACT INFORMATION

Prepared by:

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Planner

Caleb.Ensley@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

Trenton.robertson@waxahachie.com

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE EXCEEDING SEVEN HUNDRED (700) SQUARE FEET USE WITHIN A PLANNED DEVELOPMENT SINGLE FAMILY-1 (PD-SF-1) ZONING DISTRICT, LOCATED AT 116 HOMESTEAD LANE, BEING PROPERTY ID 269664, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 5, BLOCK A OF THE HOMESTEAD ESTATES SUBDIVISION, 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 FD; 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-77-2025. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

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

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

NOW, THEREFORE, this property is rezoned from PD-SF-1 to PD-SF-1, with a SUP in order to permit an Accessory Structure exceeding seven hundred (700) square feet use on the following property: Lot 5, Block A of the Homestead Estates Subdivision, which is shown on Exhibit A, in accordance with the Site Plan attached as Exhibit B, Elevation and Façade Plan attached as Exhibit C, and the Operational Plan attached as Exhibit D.

SPECIFIC USE PERMIT

Purpose and Intent

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

Specific Use Permit

FOR THE OPERATION OF A SPECIFIC USE PERMIT FOR AN ACCESSORY STRUCTURE EXCEEDING SEVEN HUNDRED (700) SQUARE FEET USE IN A PLANNED DEVELOPMENT SINGLE FAMILY-1 (PD-SF-1) ZONING DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The accessory structure shall not be used as a dwelling without a Specific Use Permit that has been approved by City Council.
2. The accessory structure shall not be used as a short-term rental without a Specific Use Permit that has been approved by City Council.
3. The accessory structure shall not be used for commercial purposes.
4. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
5. The accessory structure shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department before constructing the accessory structure.
6. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A - Location Map, Exhibit B - Site Plan, Exhibit C - Elevation/Façade Plan, Exhibit D - Operation Plan.
7. 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.
8. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance as approved by City Council, shall conform to those requirements and/or standards prescribed in Exhibits B - Site Plan, Exhibit C - Elevation/Façade Plan, and Exhibit D - Operational Plan. Where regulations are not specified in Exhibits B, C, and D or this Zoning Ordinance, the regulations of the Planned Development Single Family-1 (PD-SF-1) Zoning District and the City of Waxahachie Zoning Ordinance shall apply to this development.
9. City Council shall have the right to review the Specific Use Permit at any point, if needed.

(8)

Compliance

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

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 7th day of July, 2025.

MAYOR

ATTEST:

City Secretary

EXHIBIT A LOCATION MAP

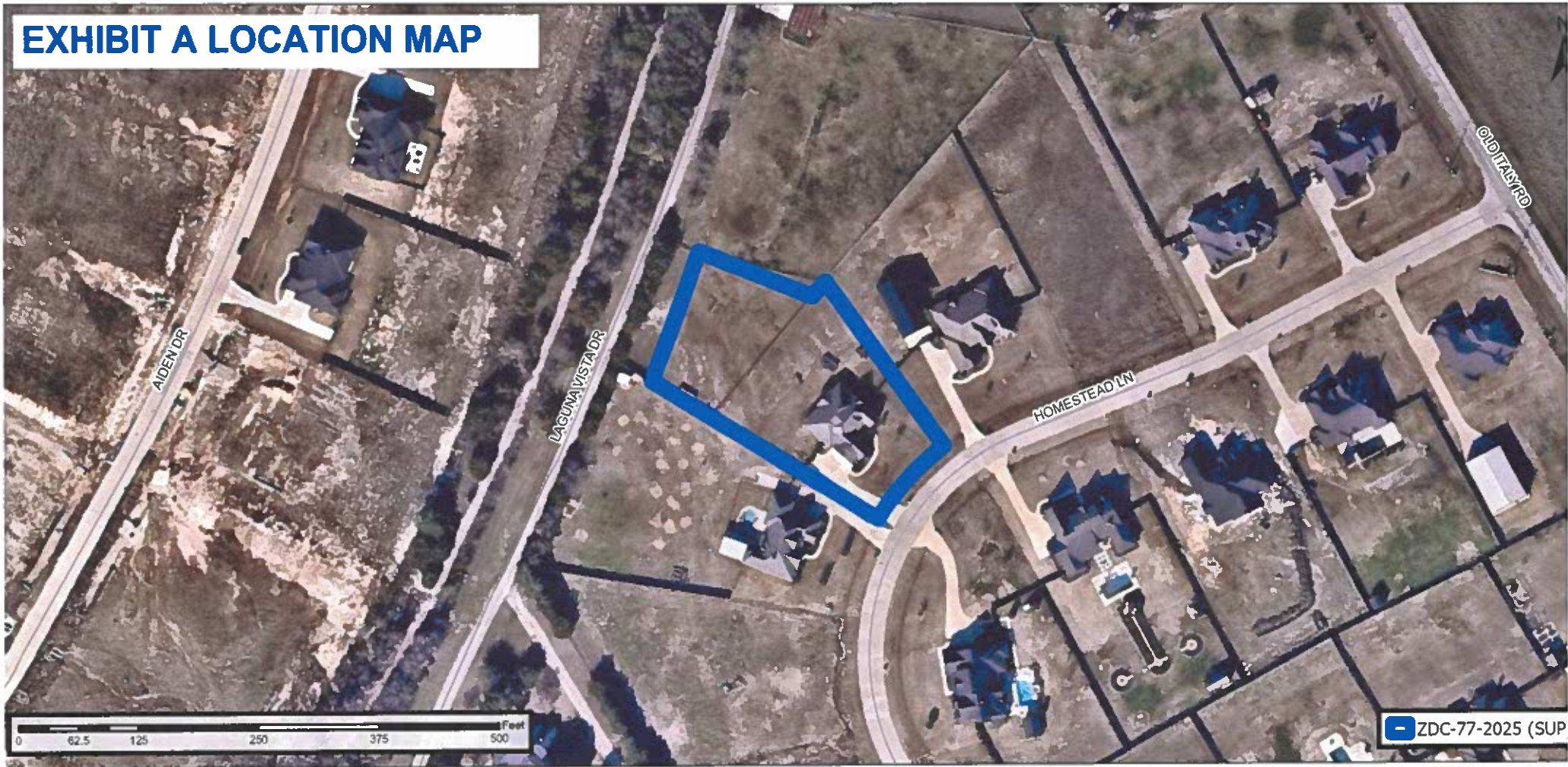


EXHIBIT C ELEVATION/FACADE PLAN

BUILDING ELEVATIONS
116 Homestead Ln
Waxahachie, Texas 75165

Height of proposed building: 18.25 ft
Height of Home: 24 ft
Tubular Metal building with Metal panels and metal roof

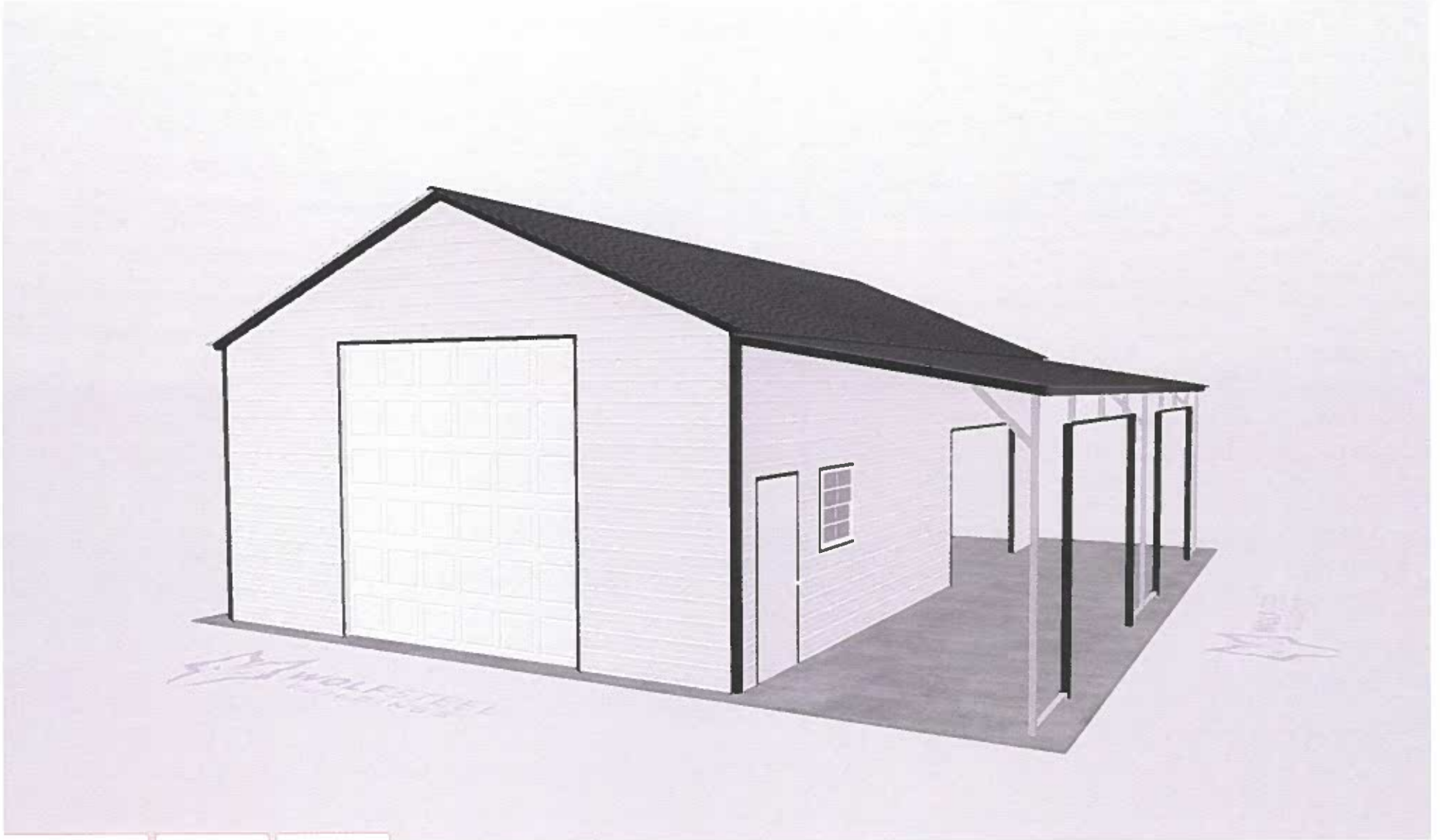


EXHIBIT D OPERATIONAL PLAN

(8)

UPDATED 5/26/2025

Property 269664

OPERATIONAL PLAN –

I am requesting to construct a 1600 square foot accessory structure to the side and rear of my single-family residential lot. This building will be 30X40 feet (1200 sq ft) with a 10X40 (400 sq ft) lean-to. The uses for this building may include a storage area, a workshop, and personal workout area. The lean-to will provide a shaded walking area to access the building. This building will not be used as a dwelling or short-term rental unit.

Updated to add:

The structure will not be used for commercial purposes.

The structure will include electrical. Plumbing not currently proposed for structure.

The structure will not be leased or sold separately from the primary residence and will not be separately metered.

Planning & Zoning Department (9) Zoning Staff Report

Case: ZDC-69-2025



MEETING DATE(S)

City Council:

July 7, 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.

At the City Council meeting held on June 16, 2025, the Council voted 4-0 to continue case number ZDC-69-2025 to the July 7, 2025 City Council meeting. The Council requested that the applicant provide additional information to address concerns with lighting, walkability, ticketing, and security. Additional information regarding these items may be referenced in the Planning Analysis section below.

Note: A favorable vote of three-fourths ($\frac{3}{4}$) of all members, which equates to four (4) of the five (5) members, of the City Council is 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 hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Thoroughfare Plan: The subject property is accessible via Patterson Street.

Site Image:

(9)



PLANNING ANALYSIS

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.

Updates since the June 16, 2025 City Council Meeting

As requested by City Council, the applicant has provided an updated Site Plan, Parking Plan, and Safety Plan for the proposed haunted house.

The updated Parking Plan identifies an additional off-site parking location at 307 Patterson Street that the applicant has secured for the haunted house use. This location can park an additional 70 vehicles; which brings the total number of available parking spaces for the facility up to 112. Furthermore, the applicant has refined their Floor Plan for the haunted house to clarify that only 5,300 square feet of the 11,000 square foot space will be activated for the haunted house. The remainder of the space will be reserved for storage and staff areas. With this clarification in hand, staff was able to reevaluate the parking requirement for the proposed use. The 5,300 square feet dedicated specifically to the haunted house results in a requirement for 53 parking on-site spaces. The applicant is able to provide 17 on-site parking spaces. However, the additional off-site parking agreements secured by the applicant provide a total of 95 additional off-site parking spaces.

The updated Parking Plan also reflects pedestrian routes from each off-site parking lot to the entrance of the haunted house. Notably, a sidewalk is only present on the northwestern side of Patterson Street. Pedestrians traveling from all other locations must walk along the street to get to the front entrance of the haunted house. The off-site parking lot at 307 Patterson Street is situated approximately 650' from the entrance of the haunted house. All other off-site parking locations are situated between 250' and 500' from the entrance. The applicant proposes to place staff with lighted parking batons at all parking locations to assist with way-finding. Additionally, the applicant is proposing to place two (2) police officers at the intersection of Madison Street and Patterson street to assist with the direction of pedestrian and vehicular traffic.

(9)

Updates since the June 16, 2025 City Council Meeting (continued)

The updated Site Plan identifies the revised location of the proposed port-o-let and hand wash station fully outside of the drive-aisle surrounding the building on site. Additionally, the updated Site Plan identifies the location of a 4-head portable light tower at 307 Patterson Street. This is the only additional light tower proposed to support the haunted house use. However, the applicant has noted that existing accent and security lighting on surrounding buildings are present for pedestrians travelling from the off-site parking lots to the subject property. To provide further lighting for pedestrians in the area, the applicant proposes to place staff members equipped with lighted parking batons at the Jefferson Street-Patterson Street intersection, the Madison Street-Patterson Street intersection, and at all off-site parking lots.

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 are proposed to be 7:30pm 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. This total area is divided between the staff/storage areas (5,700 SqFt) and the actual haunted house (5,300 SqFt). The applicant has provided a Floor Plan (Exhibit D) that identifies how the interior of the building is proposed to be set up for the Haunted House. In addition to the Haunted House path traversed by patrons, the Floor Plan identifies the customer queuing area, staff office, and staff access corridors. The applicant proposes to ensure that all customers wait/queue inside Suite B as opposed to elsewhere inside the building or outside the building. Additionally, it is important to note that the existing building does have a functional fire sprinkler system.

Site & Parking Plan

The applicant has also provided a Site Plan and Parking Plan with this SUP Application. The Site Plan identifies the location of the entrance for the Haunted House on the south side of building and identifies the on-site parking for the use. As noted above, the typical parking requirement for an "Amusement, Indoor" land use cannot be supported on the subject property. In this instance, approximately 53 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 95 parking spaces spread across the neighboring 303 Patterson Street, 307 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. As noted above, 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.

(9)

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 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. The advanced ticketing proposal is detailed in the Operational Plan attached as Exhibit B. 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 eleven (11) letters of support for the proposed SUP.

RECOMMENDATION

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

Conditions:

1. The Specific Use Permit shall expire November 1, 2025. The applicant shall be required to submit, and receive approval of, a new or amended Specific Use Permit application to reinstate the use after November 1, 2025.
2. The Haunted House shall remain exclusively within the approximately 11,000 square foot Suite B at 500 W Madison Street; which is identified in Exhibit C & D. The applicant shall be required to submit, and receive approval of, a new or amended Specific Use Permit application to expand the Haunted House beyond Suite B.
3. Patrons shall only be permitted to queue inside Suite B at 500 W Madison Street. Patrons shall not be permitted to wait or queue for access to the Haunted House elsewhere inside the building or outside the building.
4. The drive-aisle around the 500 W Madison Street and public right-of-way (ROW) adjacent to 500 W Madison Street shall remain unobstructed. No vehicles, trailers, or temporary structures are permitted to obstruct the drive-aisle or ROW.

(9)

Conditions (continued):

5. The hours of operation for the Haunted House shall remain limited to 7:30pm to 11:30pm. 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.
7. A minimum of two (2) police officers shall be hired and shall remain present during the hours of operation of the Haunted House.
8. A 4-head portable light tower shall be placed in the off-site parking area at 307 Patterson 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:

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Planning Manager
zking@waxahachie.com

Reviewed by:

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



(9)

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

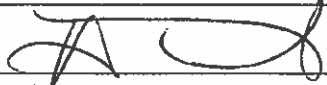
City Reference: 294747

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. M. L.
Signature

6/6/25
Date

Greg Nuhic, 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 McL
Signature

6/6/25
Date

Greg Nebel, 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


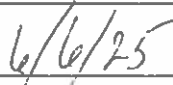


City Reference: 171075

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:

<hr/>	
	
Signature	Date
	
Printed Name and Title	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.

John A. Wedel

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.



Sun 6/15/2025 7:08 PM

John Wedel <jawedel@att.net> (9)

Pictures for ZDC-69-2025

To King, Zack

 This message has extra line breaks.



W Madison 8 PM Saturday.jpg
99 KB



Patterson Street 8 PM Saturday.jpg
184 KB

There may not be a way at this late time for the attached pictures to be made available to the City Council for Monday's Council Meeting where zoning change ZDC-69-2025 for the haunted house will be reviewed. And if that is the case, I understand. However, I wanted to take the pictures during a time frame that reflects the times the establishment would be open.

It was stated that consideration for approval should have the condition of prohibiting on-street parking on Patterson and W. Madison. The pictures show how vehicles already park on Madison and Patterson because of Railport Brewing and D Restaurant during their best hours of operation, Friday and Saturday nights. The haunted house will just exacerbate the problematic situation of those streets handling two-way traffic, especially something like a large fire truck

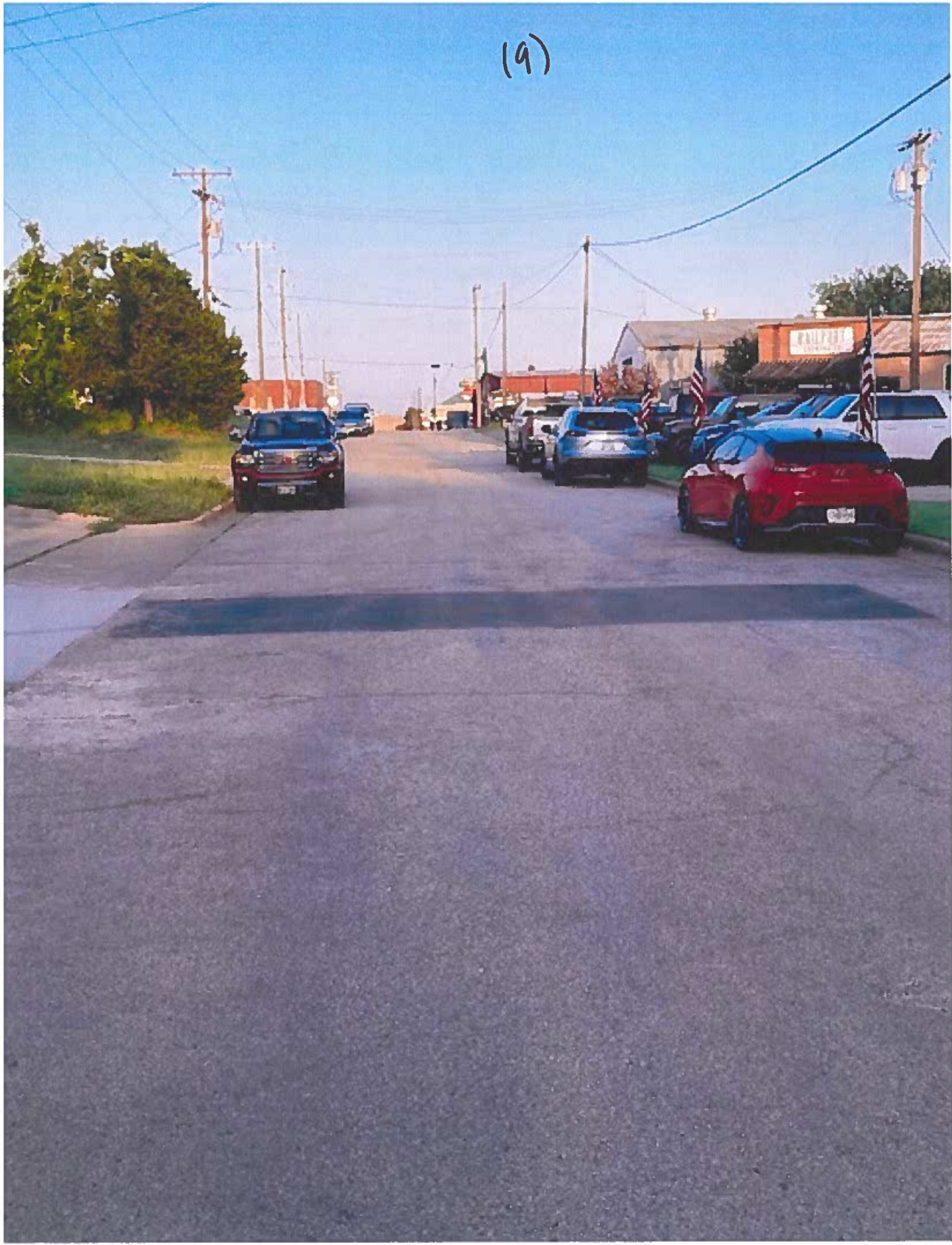
I will speak to this in my comments on Monday night, but if the pictures can be shared with the Council, that would provide an actual picture of what I will be speaking about.

Both pictures were taken this past Saturday night just a few minutes before 8:00 PM. I might also point out that on this night Railport did not have any special event or promotion going on. When they have those types of nights the street is much more used for parking and patrons typically take up some parking on lots at 410 W. Madison and 303 Patterson, both of which are being counted on in the haunted house parking plan.

Thank you

John Wedel (owner of references 171062 and 171068)
417 W. Jefferson
214-213-6936

(9)



(9)



(9)

From: John Wedel <jawedel@att.net>
Sent: Monday, June 23, 2025 3:39 PM
To: King, Zack
Subject: Information for ZDC-69-2025

Zack,

I don't know if your department is even involved any longer with the haunted house zoning change request where City Council action was delayed to allow the requestor to provide an alternate plan, but in case it is, I wanted to share some information.

If this was a legal case before a court, what I am providing might be considered as an *"amicus brief"....a "friend of the court brief"*. I provided this information to Councilman Wright after we had a phone conversation last week. I do this in the context that my wife and I are the only people who live in the immediate W. Madison - Patterson street intersection area. We are here 24 hours 7 days a week. No business or other person can make this claim.

I had told Mr. Wright, I would look at the new proposed parking area, a fenced area that is between Railport Brewing and the train tracks to check out the lighting situation. I also provided my thoughts as to what could be done about traffic on W. Madison. I know that in your staff's recommendation it prohibited parking on W. Madison. However, this impacts the other two businesses already operating on the street at night. And regardless of what parking is designated to be used by the haunted house, cars will still have to get to that parking.

Below is what I related to Mr. Wright. As I said I offer this as information that might be of use to anyone in this consideration of if / how to allow the business to operate in the proposed location. I have offered to be involved in any discussions because of my unique situation of being here 24-7. (I wrote the note last Friday.)

" I told you yesterday that I was going over to the area where the haunted house parking is planned (the new parking) at night. The lot itself is not lit, at least from where I was looking, however, there is a new (at least to me) car repair place somewhat behind where Railport is that has a couple of security lights on its building. I went there last night at about 9:20 PM. They were still working and had their bay open, so there was light coming from that. Don't know if they work on Friday and Saturday nights, and how long if they do. So there is some light over there, but how much is "left" after they close I don't know. I would suspect that one of the haunted house temporary light structures may have to go over there.

Concerning W. Madison.....last night there were cars parked on both sides. This leaves only enough room for one lane of traffic to go through, certainly cannot handle 2 cars passing each other going in opposite directions. And people walking down the street with a car in that one lane is not impossible, but even that is a little tight unless people are walking in single file. I might also relate that there were cars parked (supposedly Railport customers) in the Thrift Store parking lot which is one of the lots the haunted house thinks they are using.

I don't have a good suggestion for W. Madison without some discussion with others:

(9)

- *If all parking on the street is banned, that is going to be a problem for Railport. Those people who have been parking on the street are going to have to park somewhere, especially if they also can't park in the Thrift Store parking lot.*
- *If the street is turned temporarily into a one-way street and parking on both sides still allowed (perhaps tight with pedestrians), it is going to be a problem for D Restaurant. I believe that Railport customers can order from "D" and "D" uses a motorized cart to take food up to Railport. As such, "D" needs two-way traffic.*
- *If the street is turned temporarily into a one-way street and parking is allowed only on one side, it will be safer for pedestrians, but that still reduces the current Railport parking which is used and D Restaurant has the same problem as in the above bullet.*
- *If W. Madison is turned into a one-way, that is going to put a lot of pressure on an even narrower Patterson and likely create confusion for people not even going to the haunted house.*
- *Even if the haunted house uses this new area for all their parking except that immediately around the warehouse, the W. Madison problem is still there because cars have to get to that parking lot.*

It seems to me that the three businesses are going to have to work out who uses what parking as there seems to be the potential for double-dipping the same parking areas and it is going to have to be determined by the city what to do with W. Madison, because the current situation, I don't think, can handle the in and out traffic needed by the haunted house because the traffic is so concentrated in a short period of time. Perhaps the haunted house temporary light capabilities will mitigate the darkness safety situation, but the roads remain problematic.

Feel free to contact me to meet with anyone or answer any questions that might come up for which I might provide input. I don't think I have any further input at this time without someone bringing something else up."

Zack, please contact me with any questions or need for further information on what I am providing. I will also be happy to meet with anyone concerning this issue to try to find possible solutions. Without doing something to change the status quo, adding a whole bunch more traffic into a tight area with limited access to and from is just going to be, as I recall, the chairman of the P&Z commission saying, a nightmare.

John Wedel
417 W. Jefferson St.
214-213-6936



(9)

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

(9)

From: 13th Street Morgue Morgue <texashauntedhouse@yahoo.com>
Sent: Wednesday, June 11, 2025 8:59 PM
To: King, Zack
Subject: Fwd: Reindeer Manor

Sent from my iPhone

Begin forwarded message:

From: Fbadgett <fbadgett@gmail.com>
Date: June 11, 2025 at 8:51:38 PM CDT
To: texashauntedhouse@yahoo.com
Subject: Reindeer Manor

Greetings, all!

My name is Fran Badgett, and I'm a 5th generation Waxahachie resident. I'm writing to express my enthusiastic support for permitting Reindeer Manor's haunted house to operate this fall, and, hopefully, going forward for autumns to come.

My grandparents, Betty and Bill Getzendaner, modeled the twin values of community and entrepreneurship to all of their children and grandchildren. They believed in Waxahachie as a place worth investing in, whether that investor was a newly-arrived restaurateur, a staid and established financial institution, or a pie-in-the-sky research facility—the growth potential for the community was their foremost consideration.

In their spirit, I encourage this board to look favorably on Reindeer Manor's application. Having a seasonal destination in the heart of the city will bring visitors from near and far into contact with all of the local businesses around downtown—local residents are spared the traffic boondoggle of Screams, and out-of-towners get to experience the charms of Waxahachie itself, not merely the i-35 access road.

The plan presented by Reindeer Manor takes into account all of the potential anxieties such an undertaking may arouse. There are creative, thoughtful, and brilliant people behind this project who are as invested in the growth of this city as you are, as I am, and as my family has historically been. I hope that you will grant them the opportunity to demonstrate that this fall.

Thank you,
Fran Badgett
(972)743-7969
411 W Marvin Ave.
Waxahachie, TX 75165

Sent from my iPhone

(9)

From: 13th Street Morgue Morgue <texashauntedhouse@yahoo.com>
Sent: Thursday, June 12, 2025 8:20 AM
To: King, Zack
Subject: Fwd: Support for Haunted House

Sent from my iPhone

Begin forwarded message:

From: Silas Cagle <daniandsean@hotmail.com>
Date: June 12, 2025 at 7:51:28 AM CDT
To: texashauntedhouse@yahoo.com
Subject: Support for Haunted House

This email is a letter of support for Alex Lohmann and his efforts to bring a haunted house to 500 Madison in Waxahachie.

As lifelong community members and former downtown merchants, we know the importance of having a variety of entertainment offerings to bring in business.

Small businesses face many barriers to success. Seasonal events such as Scarborough Faire, Screams, and others like it are crucial to building a customer base and overall reputation for Waxahachie as a destination.

We hope that P&Z, the City Council, and city staff will lend a hand to support this endeavor as it brings family friendly entertainment to downtown and offers economic growth to our community.

Thank you,

Sean and Dani Cagle
700 N Gibson St
Waxahachie, TX

214-244-4251
Sent from my iPhone

(9)

From: 13th Street Morgue Morgue <texashauntedhouse@yahoo.com>
Sent: Wednesday, June 11, 2025 2:22 PM
To: King, Zack
Subject: Fwd: Support for Reindeer Manor Haunt

Hey Zack. I'm just going to forward you these as i get them. Thanks

Jen

Sent from my iPhone

Begin forwarded message:

From: Terri Crouch <terri.crouch@icloud.com>
Date: June 11, 2025 at 2:18:06 PM CDT
To: texashauntedhouse@yahoo.com
Subject: Support for Reindeer Manor Haunt

To the city council,

As a member of Rebekah Lodge #381 here in Waxahachie, this type of business will be very beneficial to our community. It can provide a fun and spooky atmosphere for people of all ages! It brings revenue to small businesses in the downtown area as well! I highly recommend you approve this venture.

Regards,

Terri Crouch
"I am a Rebekah!"

(9)

From: 13th Street Morgue Morgue <texashauntedhouse@yahoo.com>
Sent: Wednesday, June 11, 2025 3:44 PM
To: King, Zack
Subject: Fwd: Letter of Support - Reindeer Manor

Sent from my iPhone

Begin forwarded message:

From: Sandy Bates Emmons <sandy.b.emmons@gmail.com>
Date: June 11, 2025 at 3:08:09 PM CDT
To: texashauntedhouse@yahoo.com
Subject: Letter of Support - Reindeer Manor

Dear City of Waxahachie,

I strongly support Alex and Jennifer Lohmann bringing their very popular and lucrative business "Reindeer Manor" to Waxahachie.

Scores of towns, sites, and historic buildings around the U.S. pursue dark tourism dollars to fund preservation efforts and support local businesses. As an economic development strategy cities find that tapping into this niche can pay off — haunted attractions, such as haunted houses, ghost-themed tours, and historic site tours bring in about \$300 million annually in the U.S.

Waxahachie would be able to tap into those dollars.

Not only would it help with out of zip code tourism, but would provide seasonal entertainment for the scores of new citizens who live in and around Waxahachie.

As Administrator of the Ellis County Museum, I'm asked on a daily basis "what's there to do around town at night?" With Reindeer Manor here, I would be able to include it in attractions to see or do.

Please support this wonderful opportunity for Waxahachie!

Sincerely,

Sandy Emmons
1310 E. Marvin Ave
Waxahachie, Tx. 75165

(9)

From: 13th Street Morgue <texashauntedhouse@yahoo.com>
Sent: Wednesday, June 11, 2025 4:54 PM
To: King, Zack
Subject: Fw: Specific Use Permit, 500 W. Madison

----- Forwarded Message -----

From: Steven VanGeem <steven.vangeem@gmail.com>
To: "texashauntedhouse@yahoo.com" <texashauntedhouse@yahoo.com>
Sent: Wednesday, June 11, 2025 at 04:39:48 PM CDT
Subject: Specific Use Permit, 500 W. Madison

To Whom it May Concern,

I am writing to voice my support for the Specific Use Permit for a haunted house at 500 W. Madison, Waxahachie, Texas. Alex Lohmann is a friend and brother in the Odd Fellows Lodge #80. I know that this haunted house is a passion project for Alex, and will be a first-rate attraction which will benefit Waxahachie as a whole, and downtown in particular.

I hope that you will also support this project, as I do. Thank you.

--

Steven N. Van Geem
steven.vangeem@gmail.com

(9)

June 11, 2025

To Whom It May Concern,

It is with great pride and confidence that I write this character reference for Alex and Jennifer Lohmann. My husband Allen and I, owners of Dark Hour Haunted House in Plano, Texas, have known and worked with them for nearly two decades as colleagues in the haunted attraction industry. Over the years, we've collaborated on numerous projects between our respective haunts, Reindeer Manor and Dark Hour and I've had the pleasure of seeing firsthand the professionalism, dedication, and creative passion they bring to every endeavor.

Alex and Jennifer are hard-working, talented, and deeply committed to building quality events and attractions. As owners and operators of Reindeer Manor, at the time the oldest haunted attraction in the country, they not only preserved the venue's rich history, but expanded its offerings with innovative additions, all while honoring its legacy. Their ability to respect the past while steering bold new growth is a rare and admirable quality.

When challenges arise or support is needed, they are among the first people we turn to. Their knowledge, reliability, and willingness to take on big projects without hesitation make them invaluable. Their hands-on experience with everything from show production to safety, property maintenance, and operations gives them a well-rounded edge. They are efficient, generous with their time and expertise, and some of the most dependable individuals I've ever worked with.

Since relocating to Waxahachie, Alex and Jennifer have become actively involved in their new community. Their commitment to being helpful, creative, and forward-thinking makes them outstanding neighbors and contributors. They would be an incredible asset to any event or initiative the city hosts bringing with them not just talent and experience, but a genuine desire to improve and uplift those around them.

Within the haunted attraction community, Alex and Jennifer are highly sought-after leaders. Their reputation for creativity, professionalism, and collaborative spirit precedes them. With decades of industry experience and a legacy of excellence, they are trusted and respected professionals who elevate any event or team they are a part of.

I give them my highest recommendation.

Sincerely,
Shannon Hopps – 214-454-2911
Owner, Dark Hour Haunted House / Stiltbeast Studios

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.

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. A minimum of two (2) police officers shall be hired and shall remain present during the hours of operation of the Haunted House.
10. A 4-head portable light tower shall be placed in the off-site parking area at 307 Patterson Street.
11. 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.

12. 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.
13. 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.
14. 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 7th day of July, 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, 52 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 employee 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 thrills and entertainment during the Halloween season. The haunted house would be located at 500 W. Madison, ste B, Waxahachie Tx 75165. The entire suite is 11000 sq.ft. but the haunt would only utilize about 5300 overall square feet during show nights. The rest of the space is for office, staff areas, and

storage. The haunt will be open, depending upon the year, an average of 9 nights. Proposed operational times are 7:30pm-11:30pm, Fridays and Saturdays starting October 3, 2025, and the last night would be Friday Oct.31, 2025. 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. We do have first aid responders on staff, as well as a stocked medic kit in the haunted house office.

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 & 307 Patterson, 501 W. Jefferson and 410 W. Madison.

There is an available lease agreement with the owners of the parking at 303 Patterson, 307 Patterson, 410 Madison and 501 W. Jefferson. 303 Patterson has 8 available parking spaces. 307 Patterson has 70 parking spaces. 410 W. Madison has 10 parking space. 501 w. Jefferson has 7 parking spaces.

We have a portable 4 head light tower that will be used at 307 Patterson to increase lighting in the area.

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.

Contingency plan for public parking for if there is an overflow of customers parking in the 3 story public garage. We will have A-frame style signage located in

EXHIBIT B - OPERATIONAL PLAN

(10)

approved locations from the garage, down Jefferson at each crossing intersection. We can have costumed staff with lighted parking batons at the intersection of Jefferson and Elm and at Monroe. They can help guide across the street and continue to give walking directions. Customers would, after crossing Monroe, walk on the public sidewalk from Jefferson down to Madison and turn right and use the sidewalk to walk up to our location.

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 will request through the city, 2 Off-Duty Waxahachie police officers for the duration of our haunt.

Reindeer, along with an audio engineer from Deaf Mule Studios, conducted an SPL Test, to get accurate decibel levels at various locations.

dBS Level	Source	Party Room Estimate (Maximum dB)
10	Breathing	
15	Whisper	
20	Normal Conversation	
25	Quiet Office	
30	Commercial Speech (50 to 60)	
35	Normal Conversation	
40	Normal Conversation	
45	Normal Conversation	
50	Normal Conversation	
55	Normal Conversation	
60	Normal Conversation	
65	Normal Conversation	
70	Normal Conversation	
75	Normal Conversation	
80	Normal Conversation	
85	Normal Conversation	
90	Normal Conversation	
95	Normal Conversation	
100	Normal Conversation	
105	Normal Conversation	
110	Normal Conversation	
115	Normal Conversation	
120	Normal Conversation	
125	Normal Conversation	
130	Normal Conversation	
135	Normal Conversation	
140	Normal Conversation	
145	Normal Conversation	
150	Normal Conversation	
155	Normal Conversation	
160	Normal Conversation	
165	Normal Conversation	
170	Normal Conversation	
175	Normal Conversation	
180	Normal Conversation	
185	Normal Conversation	
190	Normal Conversation	
195	Normal Conversation	
200	Normal Conversation	

SPL Results 500 W. MADISON

Location	Ambient SPL	Peak SPL
Inside at siren	45db	114db
12 inches outside of wall	46db	69db
25 feet away from wall	45db	57db
At fence line	46db	54db
At fence closest to residence located at 509 W Jefferson	49db	50db
At property line at 417 W Jefferson	38db	52db
Inside buildings "Common Area" on SE corner	43db	60db
Inside restaurant's hallway	52db	55db

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.

It is our goal to keep our haunt in our beloved city of Waxahachie, where we feel bringing our best will be the most beneficial.

Dates for 2025

The Haunted House would be open Fridays & Saturdays in October from 7:30pm to 11:30pm. Listed dates below:

EXHIBIT B - OPERATIONAL PLAN

(10)

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

We train our staff in fire safety and the use of extinguishers. Extinguishers are inspected each and every year and we station one in every occupied position, every exit and entry point and essentially everyone on staff is within just a few feet of one. SAFETY

Inside:

Fire Safety Precautions and procedures for the haunt: The pre-built wall flats and sets will be set up with plenty of fire escape paths, plenty of egress hallways, 42-inch hallways and are only eight feet tall. The goal in our design is to aid in a fast and comprehensive evacuation protocol. All lighting and effects are done properly and largely done with low-voltage fixtures and controllers. Every surface in any customer area is treated with FF6 fire retardant (MSDS sheet available). We also have a very comprehensive fire and safety protocol in place.

We also train our staff with fire drills and before season we determine the best path for staff to escort guests and themselves out of the building. This path ensures that every pathway and backstage area has at least one staff member verify that its empty of people. Each position has a particular escape path and any new staffer is shown that path by our Response Team to ensure they know how to vacate. All of the efforts for fire safety will also be cleared with the fire marshal and we intend to make sure they are completely at ease with our event.

Additionally, we have a self-implemented system that we call The Crisis Control System. We are very proud of this system and it has been very effective and even copied and utilized by other attractions. It's a simple and effective 12volt DC, monitored system. Each position throughout the attraction has a switch-set which is comprised of three switches. They are both labeled and also painted their actual color for clarity and simple use. Each set has a white switch, a yellow switch and a red switch. We train our staff to fully understand the outcome of each of these. Each of these switch-sets is wired to a monitor station, which is being watched the entire time guests are in the attraction. The entrance to the attraction has a primary and secondary Response Team member, so when one needs to respond to an issue, a Response Team member is still present. In the rare event that both Response Team members at the attraction are needed the ticket taker will hold the line and have an additional Response person brought over until the issues are resolved and we can resume normal operation.

A white light is a maintenance issue. This covers most all non-emergency issues, small repairs, staff change, a torn costume, and things of that nature. In the event of a white light the call over the radio from the monitor position will call out the White light and give the room location. When it's convenient a Response Team member will acknowledge the call over the radio and secretly find their way to the room between customer groups, shut the switch off and then address the issue.

A Yellow light is a Safety issue. This covers every situation from a rude or rowdy customer all the way to the point that a guest has threatened an actor. In this situation, the call will go out over the radio that a yellow light has been called and the room it was called from. A Response Team member moves to that area immediately, generally taking a fire exit that's "down the customer flow" from that room and enters the area going opposite show direction. This is so they can get a visual on the last few groups coming from the problem area. Once in the room, Response Team member shuts the light off and can deal with the issue. If, for instance, it was a person damaging a set the actor can tell Response Team who it was, what others in the group looked like and the issue can be dealt with. This is also a good time to mention, we train our staff to enforce the rules, breaking the law is a job for law enforcement and on the occasional time we run into that kind of issue we make that a matter for law enforcement. Most of our yellow lights are rowdy people who are having a good time but are getting a little carried away and have been a bit of a danger to themselves and the attraction.

A Red light is marked "death" and that's precisely what a red light is for, any situation where death is a possibility. While we've fortunately never actually encountered a situation like this a red light is for the following. Fire, seizure, unconscious person, tornado, knife, gun, profuse bleeding and any situation where immediate help is needed. In this case the line is put at a standstill and all secondary and backup Response Team member as well as management run to that area in the fastest way possible with no regard to staying inconspicuous. Once the first person arrives the situation is dealt with, and calls go out in accordance with the issue IE, evacuating the building, calling law enforcement, whatever the situation is. It's a show stopper but each actor has the ability to get any and all help needed in a matter of seconds.

We like our Crisis Control System. Its effective, reliable and fast and doesn't rely on the need to interpret or misunderstand a radio call from inside the attraction. The Response Team knows when, where, and precisely how to react once they arrive and they know ahead of time what to expect. Even in our largest attraction at our previous location the system results in responses to problems in a matter of 10-20 seconds, not minutes and our staff never has to go to find help, any help they (or our guests) need is the flip of a switch away.

Parking

Reindeer will provide additional lighting in the parking lot, and staff to monitor the parking lot during the haunts open hours.

Staff will be advised to use the city's parking garage only. Some attendees are dropped off by ride shares/parents. Some attendees who have been patronizing other businesses on the square (Big Al's, D's restaurant, Railport) will have parked at those business and would walk over.

Outside:

Reindeer will hire 2 off duty Waxahachie PD. Each Leased Lot will have a staff member to monitor the lot.

Sound Decibel Level Results – See Attached

Decibel Level Info

(10)

dB Level	Examples	Permitted Exposure (Hours per Day)
10	Breathing	
20	Whisper	
30	Library	
50	Quiet Office	
60	Conversational Speech, Electric shaver	
65	Piano Practice	
70	Noisy Restaurant	
75	Alarm Clock	
80	Vacuum Cleaner	
85	Garbage Disposal / Busy Hotel Lobby	
90	Tractor / Subway	8
100	Blender, Factory Noise	2
105	Motorcycle, Orchestra	1
110	Power Saw, Heavy Truck, Power Mower	0.5
115	Uncomfortable Feeling Starts	0.25
120	Disco / Loud Bar Music / Shotgun	0
130	Cymbal Crash, Air Raid Siren	0
140	Rock Concert Front Row / Jet	0
150	Chest begins to vibrate	0
160	Eardrum bursts	0
190	Loudest Possible Sound	0

Decibel Level Info

(10)

One of our concerns was the proximity of the homes to the North of the proposed structure and the noise levels involved. We decided to conduct a few experiments with sound to see what the disparity between internal volume and external is. We conducted this test using a simple SPL (Sounds Pressure Level) meter. The same device was used in each test so the data is a true “apples to apples” comparison. Helping us with this testing was a professional audio engineer from Deaf Mule Studios.

For the first part of our test, we needed to establish a base-line. In short, how loud is the attraction when fully in operation? To answer this, we conducted a series of sound tests in and around the existing haunted attractions while in operation and open to the public. This data was collected on October 1st, 2022 and approx. midway through the night. Some areas had a constant level of sound but our attractions are a little more dynamic so we took a reading of ambient levels and then peak levels. Peak levels are the result of a loud prop being activated or other loud sound made to startle patrons. What we found is as follows.

Reindeer Manor SPL levels during actual operation.		
Location	Ambient SPL	Peak SPL
Makeup Room		65db
Midway	62db	72db
Ticket Booth	62db	
Food Court	65db	
Dungeon Of Doom	74db	88db
The Morgue	72db	90db
The Bunker	76db	88db
Reindeer Manor	72db	79db

Decibel Level Info

(10)

Now that we had a base line established it was time to conduct some experiments in the proposed property. Our goal was to generate a sound pressure level much greater than would be created during showtime and then see what the volume outside the structure was. To create the SPL needed we utilized an electric bullhorn siren. This meant that the sound created each time was the same and we used the same device to take our readings. It's also important to remember that the sound we created to conduct this experiment is much, much louder than any sound we generate during normal operation. So, the first number on the chart is from inside the building, directly adjacent to the source of the sound. We took a couple of readings from inside the restaurant in our building, next door to the tortilla factory. All other readings are taken in various spots outside the building on the Northern side. We also created the sound 60 inches away from the North wall from the same position each time. Furthermore, we took an ambient reading of each location in addition to the sound of the siren creating our "peak". The results are as follows:

Decibel Level Info

(10)

SPL Test at 500 Madison		
Location	Ambient SPL	Peak SPL
Inside at siren	45db	114db
12 inches outside of wall	46db	69db
25 feet away from wall	45db	57db
At fence line	46db	54db
At fence closest to residence located at 509 W Jefferson	49db	50db
At property line at 417 W Jefferson	38db	52db
Inside buildings "Common Area" on SE corner	43db	60db
Inside restaurant's hallway	52db	55db

Decibel Level Info

(10)

We would also like to add a few other pieces of data we collected to offer even further perspective. While at 417 W Jefferson we measured 38db ambient and 52db when the siren went off, however, a breeze picked up and gave us a reading of 62 db. Additionally, while at the fence line nearest 509 W Jefferson we measured 49db ambient and 50db when the siren was activated, however a car passing on W Jefferson gave us a reading of 56db and a motorcycle passing by several blocks away gave us a reading of 64db.

Based on what we found, we feel the building already possesses enough acoustic reduction through its walls that even when we generate SPL far greater than our show produces that our operation shouldn't be a nuisance to other residents in the area.

EXHIBIT C - SITE PLAN

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



EXIT



ENTRANCE



PORT O LETS & HAND WASH



HYDRANT



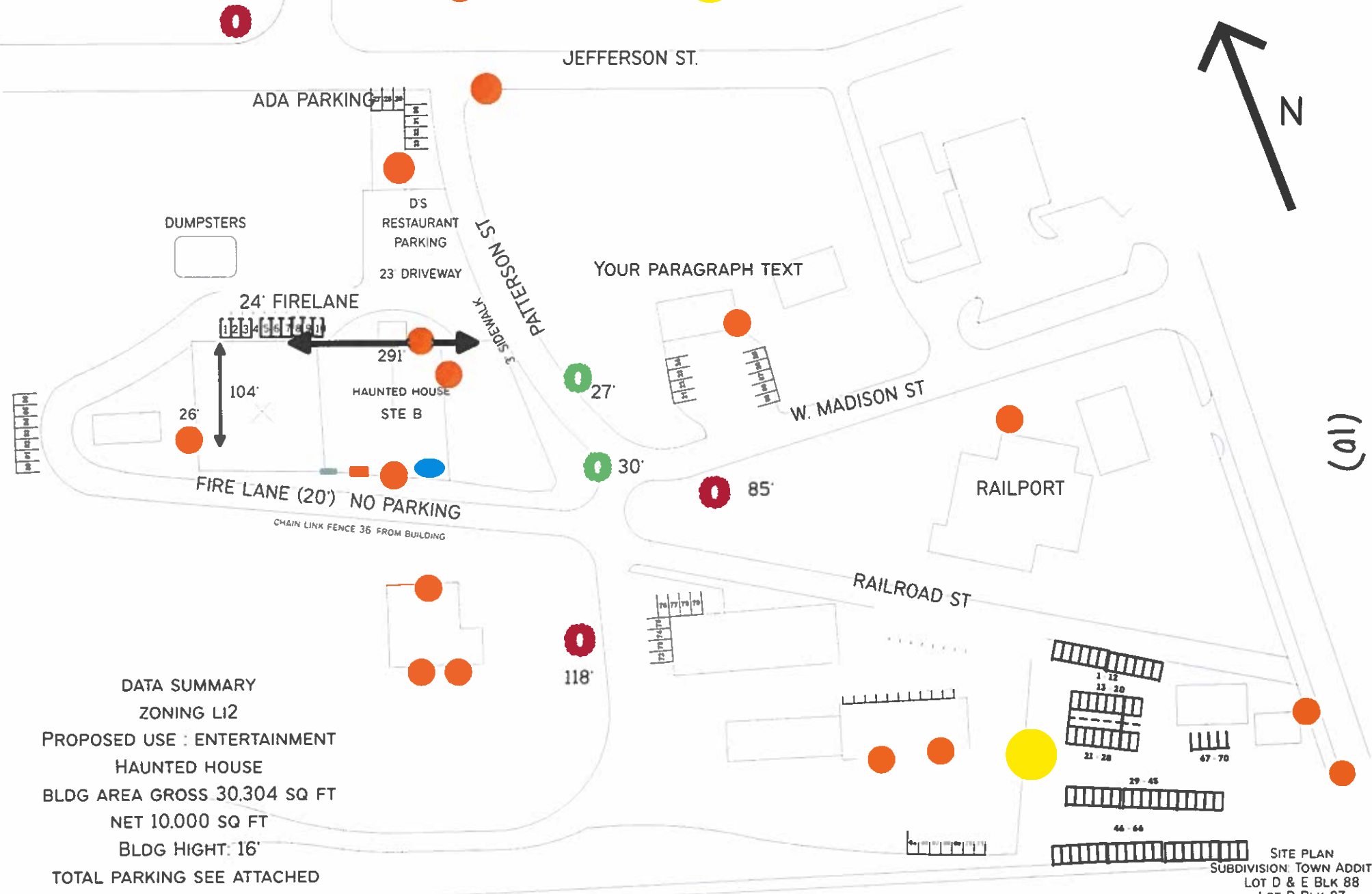
DRAIN 10 X 60



EXISTING LIGHTING



4HEAD PORTABLE LIGHT TOWER



(al)

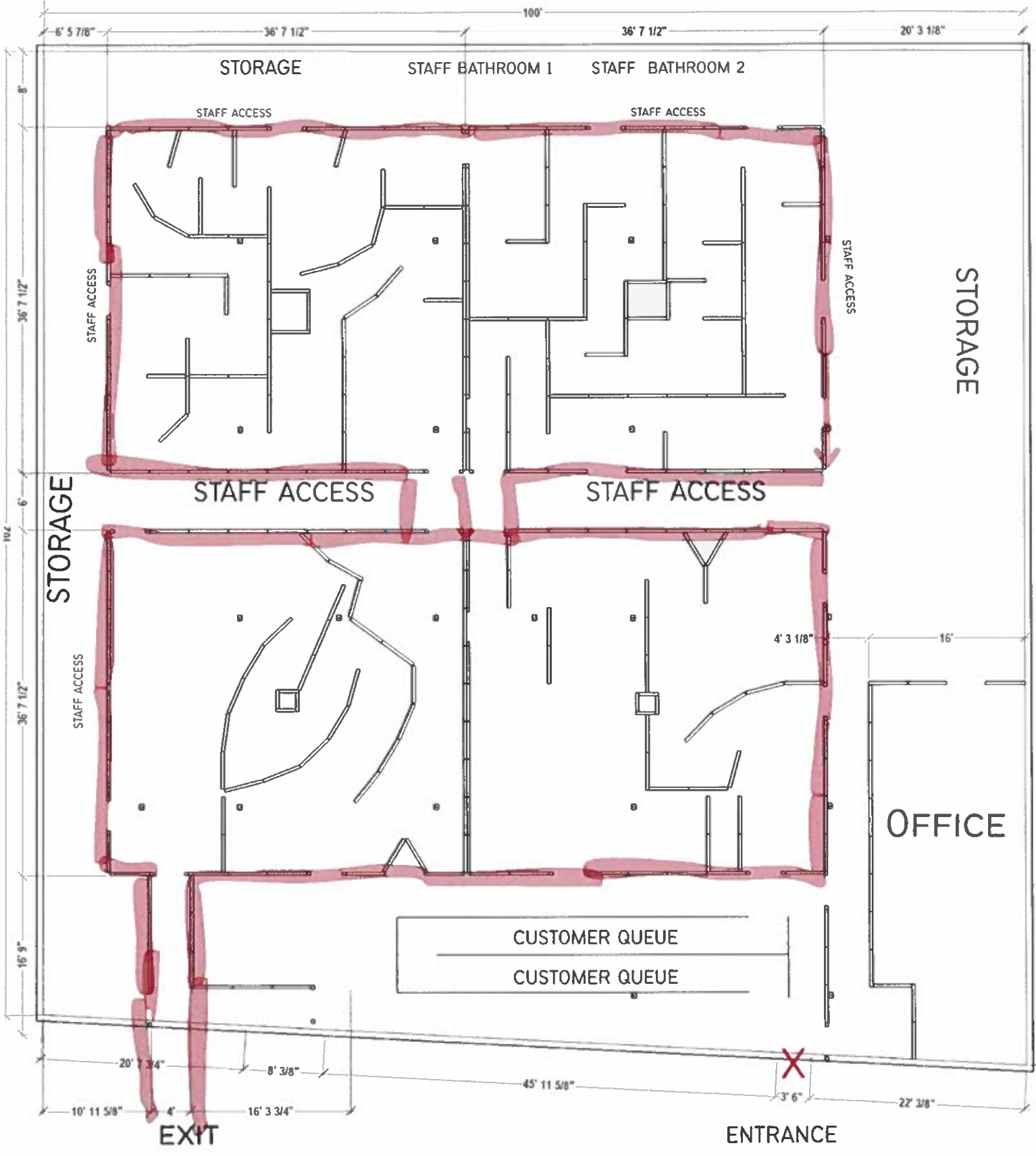
DATA SUMMARY
 ZONING LI2
 PROPOSED USE : ENTERTAINMENT
 HAUNTED HOUSE
 BLDG AREA GROSS 30,304 SQ FT
 NET 10,000 SQ FT
 BLDG HIGHT: 16'
 TOTAL PARKING SEE ATTACHED
 HANDICAP SPACES 3
 DWELLING UNITS 0

SITE PLAN
 SUBDIVISION: TOWN ADDITION
 LOT D & E BLK 88
 LOT D BLK 87
 PARCEL 171075
 ZONING LI2
 ACRES 1.76
 WAXAHACHIE, ELLIS CO

HAUNTED HOUSE SPACE 5300 SQ FEET (10)

OFFICE/STAFF ROOM/STORAGE 5700 SQ FEET

ENTIRE SUITE B 11,000 SQ FT.
SEE BELOW



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.



EXHIBIT F - SIGNAGE PLAN

(10)

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.





Memorandum

To: Honorable Mayor and City Council

From: Laurie Mosley, Director – CVB

Thru: Michael Scott, City Manager 

Date: July 7, 2025

Re: Consider Supplemental Appropriation from the Waxahachie Community Development Corporation for the 2025 DFW Youth World Baseball Classic

Motion: “I move to approve a supplemental appropriation of \$17,000 from the Waxahachie Community Development Corporation unrestricted reserve fund balance to support the 2025 DFW Youth World Baseball Classic, and authorize the City Manager to execute all necessary documents.”

Item Description: Consider approving a supplemental appropriation in the amount of \$17,000 from the Waxahachie Community Development Corporation (WCDC) unrestricted reserve fund balance to support the 2025 DFW Youth World Baseball Classic event.

Item Summary: During the June 17, 2025 WCDC board meeting, the board discussed a sponsorship for the 2025 DFW Youth World Baseball Classic and unanimously voted to approve a sponsorship in the amount of \$25,000. The sponsorship will be funded through a combination of \$8,000 from Hotel Occupancy Tax Fund contingency budget, and \$17,000 from the WCDC unrestricted reserve fund balance. A supplemental appropriation from the WCDC unrestricted reserve fund balance is needed as it was not approved as part of the FY24-25 budget.

The DFW Youth World Baseball Classic is taking place August 1-4, 2025 at the Waxahachie Sports Complex, with an expected 140 teams comprised of players from across the United States representing 15 countries/regions and 20+

(())

international teams including Colombia, Venezuela, Puerto Rico, Bahamas, Panama, and Mexico. The baseball tournament will attract numerous players and spectators who will stay in our hotels, dine and shop in Waxahachie, and contribute to a family-friendly atmosphere where local kids can meet international athletes and engage in cultural exchange. The sponsorship will be used for assistance with meals and transportation for the international players.

Fiscal Impact: The supplemental appropriation will increase the GL account 208-000-55274 – Sponsorships by \$17,000. The WCDC’s unrestricted reserve fund balance has sufficient capacity for the supplemental appropriation. As mentioned, the remaining \$8,000 will be funded from the Hotel Occupancy Tax Fund contingency budget, which has sufficient capacity to fund the sponsorship.

(12)



Memorandum

To: Honorable Mayor and City Council
From: Dustin Deel, Senior Director of Administrative Services
Thru: Michael Scott, City Manager
Date: July 7th, 2025
Re: Consider Professional Services Agreement and Supplemental Appropriation for Grant Writing Services

Motion: "I move to approve a Professional Services Agreement with Buckleston Consulting, LLC for grant writing and consulting services in the amount of \$86,000 and a correlating supplemental appropriation from the General Fund unrestricted reserve to fund the expense and authorize the City Manager to execute all necessary documents."

Item Description: Consider a Professional Services Agreement for grant writing and consulting services, as well as, a supplemental appropriation from the General Fund unrestricted reserve to fund the expense. The agreement will support citywide efforts to proactively identify, pursue, and manage competitive grant opportunities.

Item Summary: The City of Waxahachie is seeking to expand its grant capacity through a strategic partnership with Buckleston Consulting, LLC. Services will include the identification of grant opportunities, preparation and submission of applications, and ongoing support with compliance and administration. This is anticipated to increase the City's likelihood of securing funding for infrastructure, transportation, public safety, and community development initiatives.

The proposed agreement is structured as a 12-month contract beginning September 1, 2025 and continuing through August 30, 2026. Payments will be

(12)

made to the consultant as a monthly retainer and the City can terminate the agreement for any reason without obligation to pay out the remainder of the agreement term, given 30-day notice. The total amount of the agreement will not exceed \$86,000.

Fiscal Impact: A supplemental appropriation from the General Fund unrestricted reserve is necessary to fund the \$86,000 contract for grant writing services. There are sufficient reserve funds available to cover the expense.

(13)



Memorandum

To: Honorable Mayor and City Council

From: Justin Stoker, Senior Director of Public Works and Engineering

Thru: Michael Scott, City Manager

Date: July 7, 2025

Re: Consider Professional Services Agreement for the College Hills Alley Paving and Sewer Rehabilitation Project

Motion: "I move to approve a professional services agreement with Quiddity Engineering LLC for the design and construction engineering services associated with the College Hills Alley Paving and Sewer Rehabilitation Project in an amount of \$401,400, as well as a supplementary budget transfer of \$85,365 from the Streets Capital Fund and authorize the City Manager to execute all necessary documents."

Item Description: Consider professional services agreement with Quiddity Engineering LLC for the design and construction engineering services for the College Hills Alley paving and sewer rehabilitation project.

Item Summary: The College Hills subdivision was developed in the late 1960s and includes concrete alleys and clay sanitary sewer system. The sewer system located under the both the alleys and a portion of Trinity Lane requires replacement at this time. This project includes upgrading the sewer lines with PVC pipes and reconstructing the concrete alley pavement. The professional services agreement covers the development of construction drawings, technical specifications, and bidding assistance for the alley and sewer improvements.

Fiscal Impact: The College Hills Alley and Sewer Rehab Project is an approved project in the FY 2025 CIP with \$200,000 budgeted from the 2024 Streets Bond and \$116,035 budgeted from the 2024 Wastewater Bond. Also, a \$85,365 supplementary budget transfer from the Streets Capital Fund is necessary cover the 401,400 total cost of the contract.



LOCATION MAP

COLLEGE HILLS ALLEYS SEWER AND PAVING RECONSTRUCTION PROJECT

VARIOUS LOCATIONS

