

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, October 6, 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. Proclamation designating October 7th as a “Day of Remembrance and Community Resilience”
 - c. Recognize Utility Department team member, David Bailey, for receiving the W.T. “Doc” Ballard Memorial Service Award from Texas Water Utilities Association
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 September 15, 2025
- b. Event application for Trick or Treat on the Square to be held on October 30, 2025
- c. Event application for Tulipalooza to be held February 27-March 16, 2026
- d. Proposed Ordinance approving a request by Caleb Bates, for a Petition for ETJ Release for approximately 0.681 acres, located at 654 Sardis Rd (Property ID 180420) – Owner: Sardis Properties, LLC (ETJ-PTN-117-2025)
- e. Resolution to deny a rate increase request by Oncor Electric Delivery Company, LLC

- f. Buy Board Contract 746-24 with Siddons Martin Emergency Group, LLC for the purchase of a new Pierce Velocity PUC Pumper, designated as Fire Engine 5 in the amount of \$1,279,903
 - g. Supplemental appropriation for insurance reimbursement for replacement of fabric shade covers at the Sports Complex in the amount of \$47,916
 - h. Resolution designating an official newspaper and an alternate advertising source for the City of Waxahachie for Fiscal Year 25-26
 - i. Appointment to the Waxahachie Community Development Corporation to fill unexpired term
 - j. Authorize funding from the Tax Increment Reinvestment Zone No. 1 (TIRZ) fund for improvements at 208 ½ S. Rogers Street in the amount of \$13,082.90
 - k. Authorize funding from the Tax Increment Reinvestment Zone No. 1 (TIRZ) fund for improvements at 112 S. Rogers Street in the amount of \$21,201.93
 - l. Authorize funding from the Tax Increment Reinvestment Zone No. 1 (TIRZ) fund for improvements at 100 N. College Street in the amount of \$75,000
 - m. Construction contract for the Highland Avenue and Grand Avenue Water Tanks Rehabilitation Project in the amount of \$936,512
 - n. Construction contract for the Martin Luther King Blvd Water Line and Sidewalk Improvements Project in the amount of \$1,597,852
 - o. Contract for replacement of Membrane Filter Cell No.1 Components at Sokoll Water Treatment Plant in the amount of \$546,756
 - p. Construction contract for the US77 Water Main Extension Project in the amount of \$2,461,200
 - q. Professional Services Agreement for the Jefferson Lift Station Hydrogen Sulfide Reduction Project in the amount of \$174,576
 - r. Contract for body worn cameras in the amount of \$1,175,787.85
 - s. Contract for eight (8) fleet camera systems in the amount of \$124,272
7. **Public Hearing** on a request by Ndorerwanayo Cesar, for a Specific Use Permit (SUP) for a Home for Aged, (Assisted Living) use within a Planned Development Single-Family-3 (PD-SF-3) zoning district located at 1107 East Ross Street (Property ID 272982) - Owner: Tammy & Robert Tanguma (ZDC-89-2025)
8. **Consider** proposed ordinance approving ZDC-89-2025
9. **Public Hearing** on a request by Gilberto Escobedo, Jr., for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-3 (SF-3) zoning district located at 104 Ryburn Street (Property ID 175937) – Owner(s): LGE Investment Homes, LLC (ZDC-101-2025)
10. **Consider** proposed ordinance approving ZDC-101-2025
11. **Public Hearing** on a request by Deanna Carter for a Zoning Change from a Future Development (FD) zoning district to a Rural Residential (RR) zoning district, located at 1183 Lone Elm Road (Property ID 180654) - Owner: Deanna Carter (ZDC-104-2025)
12. **Consider** proposed ordinance approving ZDC-104-2025

13. **Public Hearing** on a request by Lexi Cassels, Kimley-Horn, for a Zoning Change from a Commercial (C) zoning district to Planned Development-Multi-Family-2 and Planned Development-Commercial (PD-MF-2 & PD-C) zoning district, for a mixed-use development, located directly east of 2050 Conquest Boulevard, (Property ID 191630 & 191636) - Owner: B&T Realty Services Inc (ZDC-91-2024)
14. **Consider** proposed ordinance approving ZDC-91-2024
15. **Consider** Development Agreement for ZDC-91-2024
16. **Public Hearing** on a request by Quinn Foster, Manhard Consulting, for a Zoning Change from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)
17. **Consider** proposed ordinance approving ZDC-75-2025
18. **Consider** Development Agreement for ZDC-75-2025
19. **Consider** proposed resolution for Candidate Nominations for the Ellis Appraisal District Board of Directors for the Year 2026
20. **Consider** vote for Texas Municipal League (TML) Region 13 Board of Directors Election
21. **Convene** into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including the appointment, evaluation, duties or dismissal of any member of a City board or commission, and selection of a City Manager, all as permitted by Texas Government Code Section 551.074; and to consult with the City Attorney regarding legal issues related to the city manager transition, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto
22. **Reconvene** and take any necessary action
23. Comments by Mayor, City Council, City Attorney and City Management
24. 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.

ACCESSIBILITY STATEMENT

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 ADA Coordinator at (469) 309-4000 or (TDD) 1-800-RELAY TX

(4b)

PROCLAMATION

WHEREAS, on October 7, 2023, Hamas, a US-designated Foreign Terrorist Organization and a proxy of the Islamic Republic of Iran, launched an unprovoked terrorist attack and invaded southern Israel, and brutally and indiscriminately murdered nearly 1,200 men, women, and children, while kidnapping 250 more, including American citizens; and

WHEREAS, the October 7th massacre marked the worst act of violence targeting Jews since the Holocaust, left Jewish communities worldwide in grief and deeply traumatized, and triggered a global wave of antisemitism unprecedented in the post-World War II era; and

WHEREAS, antisemitism is not only a danger to Jewish communities, but a corrosive force that undermines the social fabric of democratic societies; and

WHEREAS, rejects antisemitism and all forms of hatred, bigotry, and extremism, and affirms the safety, dignity, and equal protection of all who call our city home;

NOW THEREFORE, I, Billie Wallace, Mayor of the City of Waxahachie, along with the entire City Council, do hereby proclaim October 7, 2025 as

“MUNICIPAL DAY OF REMEMBRANCE AND COMMUNITY RESILIENCE”

On this day, we remember the lives taken on October 7th, call for the immediate return of all hostages still held by Hamas, stand in solidarity with our Jewish neighbors, and unconditionally condemn antisemitism in all its contemporary forms, along with every expression of hatred and bigotry. We reaffirm our city’s unwavering commitment to safeguard the safety, dignity, and equal rights of every resident.

Proclaimed this 6th day of October, 2025.

MAYOR

ATTEST:

CITY SECRETARY

City Council
September 15, 2025

(ua)

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, September 15, 2025 at 7:00 p.m.

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

Others Present: Ricky Boyd, Interim City Manager
Albert Lawrence, Deputy City Manager
Terry Welch, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

Mayor Wallace gave the invocation, led the Pledge of Allegiance, and the Texas Pledge of Allegiance.

4. Announcements/Presentations

- a. Introduce Honorary Council Member
- b. Present Proclamation proclaiming September 17-23, 2025 as "Constitution Week"
- c. Present Keep Waxahachie Beautiful Committee Pride in Neighborhood (PIN) Award

There was not a September Honorary Council Member in attendance.

Mayor Wallace read the proclamation recognizing September 17-23, 2025 as "Constitution Week."

Brad Barnes, Assistant Director of Parks and Recreation Director, presented the Pride in Neighborhood Award to the Ordaz Family at 518 Cottonview.

5. Public Comments

Seleathia Garner, 109 Shoreside Trail, Waxahachie, Texas, shared her concerns regarding Ordinance No. 3004, which addresses overnight camping and temporary shelters. She emphasized the impact on public safety and residents' quality of life, urging the City Council to amend the ordinance to prohibit camping or sleeping in public areas such as streets, sidewalks, and parks. Her concerns were prompted by a recurring sight of an individual stationed along Highway 77, sitting in a lawn chair near a grocery cart filled with personal belongings, reportedly present 24/7 for several weeks

(4a)

6. Consent Agenda

- a. Minutes of the City Council meeting of September 2, 2025
- b. Minutes of the City Council special meeting of September 8, 2025
- c. Event application for Hachie Hustle to be held at Railyard Park on November 1, 2025
- d. Proposed ordinance approving a request by Bryan Petrich and Samantha Petrich, for a Petition for ETJ Release for approximately 10.2190 acres, located at 1651 FM 876 (Property ID 238140) – Owners: Bryan Petrich and Samantha Petrich (ETJ-PTN-125-2025)
- e. Resolution authorizing execution of agreements for Routine Airport Maintenance Program (RAMP) Grant
- f. Contract for fiber network extension to City Garage
- g. Proposed ordinance repealing annual fee for alcoholic beverage sales

ORDINANCE NO. 3664

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 10.2190 ACRE TRACT OF LAND, LOCATED AT 1651 FM 876, KNOWN AS PROPERTY ID 238140, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

RESOLUTION NO. 1387

A RESOLUTION OF THE CITY OF WAXAHACHIE, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR GRANT FUNDS FOR THE ROUTINE AIRPORT MAINTENANCE PROGRAM; PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 3665

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, REPEALING THE ANNUAL FEE REFERENCED IN SUBPART (2) OF SECTION 4-3, "ALCOHOLIC BEVERAGE SALES," OF CHAPTER 4, "ALCOHOLIC BEVERAGES," OF THE CODE OF ORDINANCES OF THE CITY OF WAXAHACHIE, TEXAS; MAKING FINDINGS; PROVIDING CUMULATIVE/REPEALER CLAUSES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE

Action:

Tres Atkins moved to approve all items on the Consent Agenda as presented and authorize the Interim City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (5-0).

7. Public Hearing on the proposed Tax Rate for fiscal year 2025-2026

(lea)

The Item was presented by Senior Director of Finance Chad Tustison. As part of the annual budget process, Chapter 26 of the Property Tax Code requires taxing units to comply with truth-in-taxation laws in adopting their tax rates. This item meets the requirement for the City Council to hold a public hearing on the proposed tax rate necessary to fund the Fiscal Year (FY) 2026 Annual Budget. The adoption of the tax rate will be considered following the public hearing.

The FY 2025-2026 Proposed Budget includes a tax rate of \$0.610000 per \$100 valuation, which is unchanged from the current rate. This rate provides funding for operating costs to keep pace with growth and to fund and plan for capital needs throughout the city. Of this amount, a rate of \$0.383857 is for Operations and Maintenance (including the Sims Library rate) and \$0.226143 is for Interest and Sinking. The proposed rate exceeds the no-new-revenue rate of \$0.575843 and does not exceed the voter-approval tax rate of \$0.610326.

Mayor Wallace opened the Public Hearing at approximately 7:19 p.m.

There being no others to speak for or against the City of Waxahachie proposed Tax Rate for fiscal year 2025-2026, Mayor Wallace closed the Public Hearing at approximately 7:19 p.m.

8. Consider proposed ordinance approving revised budget figures for fiscal year 2024-2025 and adopting the budget for fiscal year 2025-2026

The Item was presented by Mr. Tustison. This agenda item is for the City Council to consider the approval of revised budget figures for Fiscal Year 2024-2025 and the proposed budget for Fiscal year 2025-2026. The proposed budget represents the City's funding plan for the next fiscal year, beginning October 1.

The development of the annual budget is a comprehensive effort that involves input from the Mayor and City Council, and all City departments. This process begins early in the calendar year as city staff begins reviewing the current budget, revenue and expenditure trends, and preparing budget proposals.

On April 15, staff held a work session with the City Council on the preliminary Capital Improvement and Debt Management Plan to discuss upcoming capital projects and funding options, including the issuance of bonds.

On July 7, a second budget work session was held to provide City Council an overview of the draft budget, including all major funds, proposed operating and capital plans, major revenue sources, as well as an opportunity to discuss the proposed tax rate.

On August 4, staff and City Council held a third work session to discuss potential changes to the draft budget presented at the July 7 work session.

A public hearing was held on the proposed budget on September 8.

Council Member Travis Smith expressed his appreciation to Mayor Wallace, Interim City Manager Ricky Boyd, Deputy City Manager Albert Lawrence, and Finance Director Chad Tustison for their dedicated efforts in thoroughly addressing the Council's questions and requests regarding the budget.

(4a)

ORDINANCE NO. 3666

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, APPROVING REVISED BUDGET FIGURES FOR FISCAL YEAR 2024-2025, FUNDS APPROPRIATED FOR STREET MAINTENANCE AND PROFESSIONAL SERVICES WILL BE USED FOR THAT PURPOSE, EITHER BY ENCUMBRANCE OR BY TRANSFER TO CAPITAL PROJECT FUND FOR STREETS; APPROVING AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND TERMINATING SEPTEMBER 30, 2026, AND MAKING APPROPRIATIONS FOR EACH DEPARTMENT; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

Action:

Travis Smith moved to approve the Ordinance approving the revised budget figures for Fiscal Year 2024-2025 and adopting the budget for Fiscal Year 2025-2026 as presented. Motion was seconded by Tres Atkins and carried unanimously (5-0).

9. Consider proposed ordinance amending Water and Wastewater rates and fees and setting an effective date of October 1, 2025

The Item was presented by Mr. Tustison. The Water and Wastewater Funds provide for the administration, operation and maintenance of all City water services including distribution, wastewater collection, water and wastewater treatment activities, meter management, and billing services. Revenue to support these operations is generated primarily through water and sewer usage rates, as outlined in City ordinance.

As part of the budget process, City staff recommends that City Council vote to affirm these rates annually and amend rates and fees when necessary. The FY 2026 Budget includes an increase of 4% in water and wastewater rates, fees, and charges to keep up with growth, address inflationary cost escalations, and preparation for future capital projects. Additionally, the ordinance includes changes to various utility fees to recover the costs of service, eliminate fees for services no longer provided, and clarify certain language in the ordinance.

The proposed ordinance includes the Sokoll rate fee of 1.60 per 1,000 gallons. Updated annually, this rate is charged to the City and Rocket SUD to recover each entity's proportional cost to operate and maintain the Sokoll Water Plant.

Mr. Tustison provided an overview of how Waxahachie's water and wastewater rates compare to those of similar cities. Mr. Tustison explained that the city's rates are competitive, with increases implemented incrementally, and noted that inflation is a significant contributing factor. Mayor Wallace added that Waxahachie's rates remain lower than those in comparable cities, a point Mr. Tustison confirmed.

ORDINANCE NO. 3667

AN ORDINANCE SETTING WATER AND WASTEWATER FEES, BY AMENDING VARIOUS SECTIONS OF THE CODE OF ORDINANCES, CITY OF WAXAHACHIE,

(ua)

AND SETTING AN EFFECTIVE DATE OF OCTOBER 1, 2025 AND DECLARING AN EMERGENCY.

Action:

Travis Smith moved to approve an Ordinance setting water and wastewater rates and fees and setting an effective date of October 1, 2025. Motion was seconded by Patrick Souter and carried unanimously (5-0).

10. Consider proposed ordinance adopting the Tax Rate for fiscal year 2025-2026

The Item was presented by Mr. Tustison. This agenda item is for the City Council to consider the proposed Property Tax rate included in the Fiscal Year 2025-2026 Budget. In accordance with the Tax Code, a public hearing on the property tax rate was held earlier in this meeting. The proposed rate of \$0.610000 is above the no-new-revenue rate of \$0.575843 and lower than the voter-approval rate of \$0.610326.

The increase in the budget provides for continued and additional funding for essential city services such as public safety; street and sidewalk installation and maintenance; park improvements; to keep pace with growth; and continued support of the City's capital improvements program.

Mayor Wallace confirmed that this marks the third consecutive year the tax rate has remained at \$0.61.

ORDINANCE NO. 3668

AN ORDINANCE LEVYING FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF WAXAHACHIE, TEXAS, AND PROVIDING FOR THE INTEREST AND SINKING FUND FOR FISCAL YEAR 2026 AND APPORTIONING EACH LEVY FOR THE SPECIFIC PURPOSE.

Action:

Travis Smith moved that the property tax rate be increased by the adoption of a tax rate of 61 cents, with an operation and maintenance rate of 38.3857 cents, and an interest and sinking rate of 22.6143 cents, which is effectively a 5.9% percent increase in the tax rate. Motion was seconded by Patrick Souter and carried unanimously (5-0) with the votes as follows:

*Billie Wallace – Aye
Patrick Souter – Aye
Tres Atkins – Aye
Chris Wright – Aye
Travis Smith – Aye*

11. Consider a motion to ratify the property tax revenue increase reflected in the fiscal year 2025-2026 budget in accordance with the Texas Local Government Code

The Item was presented by Mr. Tustison. The Texas Local Government Code requires that "adoption of a budget that will require raising more revenue from property taxes than in the

(lea)

previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget.”

The increase in the budget provides for continued and additional funding for essential City services such as public safety; street and sidewalk installation and maintenance; park improvements; increases in operational costs; and continued support of the City’s capital improvements program.

Action:

Travis Smith moved to ratify the property tax revenue increase reflected in the Fiscal Year 2025-2026 Budget. Motion was seconded by Patrick Souter and carried unanimously (5-0).

12. Consideration and adoption of a resolution authorizing defeasance and redemption of certain of the City’s outstanding obligations and other related matters

The Item was presented by Mr. Tustison. As part of the annual budget process, City staff reviews existing debt service capacity and identifies opportunities to defease or retire portions of the City’s outstanding debt. A defeasance is a financing tool by which outstanding bond principal is paid off early, thereby removing all obligations of the City for payment of all or a portion of the bonds and associated interest costs.

This action is in line with the City’s overall debt management strategy. In addition to reducing the City’s overall debt burden, there are other advantages to utilizing a defeasance on existing bonds. Primarily, the early payoff of these bonds will save the City in future interest costs. This also creates additional bonding capacity for future projects outlined in the City’s five-year-capital plan and other future funding initiatives.

Staff recommends using up to \$6,000,000 in debt service capacity in the Interest and Sinking Fund to defease a portion of the Series 2014 and 2016 Certificates of Obligation. The attached resolution authorizes the Finance Director, the City’s Financial Advisor, and the City’s Bond Counsel to take all actions necessary to initiate the transactions. Mr. Tustison noted that the City is projected to save nearly \$3 million in future interest expenses.

RESOLUTION NO. 1388

RESOLUTION AUTHORIZING DEFEASANCE AND REDEMPTION OF CERTAIN OF THE CITY’S OUTSTANDING OBLIGATIONS AND OTHER RELATED MATTERS

Action:

Travis Smith moved to approve a resolution authorizing defeasance and redemption of the City’s outstanding obligations and other related matters. Motion was seconded by Tres Atkins and carried unanimously (5-0).

13. Consider proposed ordinance re-establishing classified positions under Civil Service

The Item was presented by Lindsey Mearns, Senior Director of Human Resources and Civil Service. Texas Local Government Code Chapter 143 requires cities to establish and maintain the number of classified positions in each rank in the Police and Fire Departments.

(6a)

The proposed ordinance increases the number of authorized positions in the Firefighter, Police Officer, and Sergeant ranks to reflect the positions added and approved in the FY2026 budget. The proposed ordinance continues to include three (3) additional positions in the Firefighter rank exceeding the number of funded positions approved through budget to allow for greater flexibility when hiring. The increase to the number of authorized positions in the Firefighter rank does not change the number of funded positions in the FY2026 operating budget or create a vacancy with a time constraint to fill under Civil Service.

This ordinance does not include the three (3) additional Pump Engineer positions approved in the FY2026 budget. An additional ordinance update will be presented later this year to authorize these positions once the new blocker truck has been ordered.

ORDINANCE NO. 3669

AN ORDINANCE OF THE CITY OF WAXAHACHIE, TEXAS, ESTABLISHING AND RE-ESTABLISHING CLASSIFIED POSITIONS UNDER CIVIL SERVICE IN THE FIRE AND POLICE DEPARTMENTS, REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

Action:

Patrick Souter moved to adopt the proposed ordinance re-establishing the classified positions in under Civil Service in the Police and Fire Departments. Motion was seconded by Travis Smith and carried unanimously (5-0).

- 14. Consider and act upon an ordinance of the City of Waxahachie, Texas, approving the 2025-2026 annual service plan update to the Service and Assessment Plan for the Waxahachie Public Improvement District No. 1 and providing an effective date.**

Abdi Yassin, Public Improvement District (PID) Administrator, Municap, Inc., presented the annual update to the Waxahachie Public Improvement District No. 1 Service and Assessment Plan and Assessment Roll. He reviewed the authorized improvements, annual budget, and annual installments for Phases 1, 2, and 3 of the PID.

- No changes to Assessment Methodology that was previously approved in the updated Service and Assessment Plan (SAP).
- No additional parcel subdivisions or consolidations to be reported in the 2025-26 Annual SAP update.
- Prepayments
 - Phase One: As of July 31, 2025, five Lot Type 2 Parcels and two Lot Type 3 Parcels were prepaid in full within Phase One of the PID.
 - Phase Two: As of July 31, 2025, two Lot Type 1 Parcels, two Lot Type 2 Parcels and three Lot Type 3 Parcels were prepaid in full within Phase Two of the PID.
 - Phase Three: As of July 31, 2025, one Lot Type 3 Parcel has prepaid in full within Phase Three of the PID.

(wa)

ORDINANCE NO. 3670

AN ORDINANCE OF THE CITY OF WAXAHACHIE APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL[S] FOR THE WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Action:

Tres Atkins moved to approve an Ordinance of the City of Waxahachie, approving the annual update of the Service and Assessment Plan for the Waxahachie Public Improvement District No. 1 and providing an effective date. Motion was seconded by Patrick Souter and carried unanimously (5-0).

- 15. Consider and act upon an ordinance of the City of Waxahachie, Texas, approving the 2025-2026 annual service plan update to the Service and Assessment Plan for the North Grove Public Improvement District and providing an effective date.**

Mr. Yassin presented the annual update to the North Grove Public Improvement District Service and Assessment Plan and Assessment Roll. He reviewed the authorized improvements, annual budget, and annual installments for Improvement Areas 1, 2, and 3.

- No changes to Assessment Methodology that was previously approved in the updated Service and Assessment Plan (SAP).
- Parcel subdivisions and consolidations: There are no additional parcel subdivisions or consolidations to be reported in the 2025-26 Annual SAP Update.
- Prepayments
 - Improvement Area #1: As of July 31, 2025, nine parcels have prepaid their Special Assessments in full.
 - Improvement Area #2: As of July 31, 2025, there have been no prepayments for Parcels in Improvement Area #2.
 - Improvement Area #3: As of July 31, 2025, nine Parcels have prepaid their Special Assessments in full.

ORDINANCE NO. 3671

AN ORDINANCE OF THE CITY OF WAXAHACHIE APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL[S] FOR THE NORTH GROVE PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

(ua)

Action:

Patrick Souter moved to approve an Ordinance of the City of Waxahachie, approving the annual update of the Service and Assessment Plan for the North Grove Public Improvement District and providing an effective date. Motion was seconded by Tres Atkins and carried unanimously (5-0).

- 16. Public Hearing to consider proposed assessments to be levied against property within Phase 4 of the Waxahachie Public Improvement District No. 1 pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended. All written or oral objections on the proposed assessment within the District will be considered at the public hearing.**

The Item was presented by Shon Brooks, Executive Director of Development Services. Agenda items 16 – 18 are associated with considering approval of a PID Tax Rate Equivalent for Saddlebrook Estates. The developer, 287 Waxahachie, L.P. is seeking to levy a rate equal to the current rate for existing phases of \$0.21 per \$100 of assessed value. This rate impacts future home purchases in the development and provides the same rate as the existing home PID rates. Existing PID rates for Phases one through three are to remain as are currently adopted.

The City of Waxahachie accepted Public Improvement District No. 1 in 2007. This PID was created to offset infrastructure costs and public open space areas. This update includes Phase 4 of the development and establishes the services and assessments, as well as the methods for reimbursement of the improvements.

There is no fiscal impact to the City. Phase 4 residents will pay the \$0.21 per \$100 assessment on their property. Termination of assessment is available with the payment of the total outstanding balance.

Mayor Wallace opened the Public Hearing at approximately 7:43 p.m.

There being no others to speak for or against the proposed assessments to be levied against property within Phase 4 of the Waxahachie Public Improvement District No. 1, Mayor Wallace closed the Public Hearing at approximately 7:43 p.m.

- 17. Discuss, consider and act on approving Ordinance of the City of Waxahachie, Texas accepting and approving a service and assessment plan and assessment roll for Phase 4 of the Waxahachie Public Improvement District No. 1; making a finding of special benefit to the property located within Phase 4 of the Waxahachie Public Improvement District No. 1; levying special assessments against property within Phase 4 of the District and establishing a lien on such property; providing for payment of assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date**

ORDINANCE NO. 3672

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN, AS UPDATED

(lea)

FOR PHASE #4 ON SEPTEMBER 15, 2025 AND PHASE #4 ASSESSMENT ROLL FOR THE WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY IN PHASE #4 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASE #4 OF THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Action:

Travis Smith moved to approve an Ordinance accepting and approving a Service and Assessment Plan and assessment roll for the Waxahachie PID No. 1 Phase 4. Motion was seconded by Patrick Souter and carried unanimously (5-0).

- 18. Discuss and consider approval of a Resolution of the City Council of the City of Waxahachie, Texas, approving and authorizing the Mayor to execute a “Waxahachie Public Improvement District No. 1 Phase 4 Improvements Reimbursement Agreement” between the City of Waxahachie, Texas, and 287 Waxahachie, L.P., a Texas limited partnership**

RESOLUTION NO. 1389

A RESOLUTION OF THE CITY COUNCIL OF WAXAHACHIE, TEXAS, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A “WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1 PHASE 4 IMPROVEMENTS REIMBURSEMENT AGREEMENT” BETWEEN THE CITY OF WAXAHACHIE, TEXAS, AND 287 WAXAHACHIE, L.P., A TEXAS LIMITED PARTNERSHIP

Action:

Tres Atkins moved to approve a Resolution approving and authorizing the Improvements Reimbursement Agreement. Motion was seconded by Patrick Souter and carried unanimously (5-0).

- 19. Consider Development Agreement for Myrtle Creek Development with Spur Myrtle Creek Development, L.P.**

The Item was presented by James Gaertner, Executive Director of Public Works and Engineering. Myrtle Creek Development will be constructing water, sewer and roadway capital projects that are eligible for impact fees. Per State Law and the overall Myrtle Creek Subdivision development agreement, they are entitled to receive reimbursement or impact fee credits for the impact fee eligible capital projects they construct with their development. City staff reviewed the capital projects within the development, cost already incurred, and anticipated costs. Based on this information, City Staff recommend the following:

- One hundred percent (100%) Roadway Impact Fee Credit for Roadway Capital Projects in all phases, since their cost will exceed the roadway impact fees collected for their development;

(lea)

- Eight hundred twenty-one dollars and seventy-five cents (\$821.75) Sewer Impact Fee credit per lot for all phases of the project, since all the Sewer Capital Projects for this development have been constructed or under construction;
- There will not be any water impact fee credits. However, the City will collect water impact fees in full, which will then be reimbursed to the Developer as the impact fee eligible Water Capital Projects are constructed and accepted by the City. The City has accepted \$60,816 in water impact fees to date.

Some of the future Water Impact Fee eligible Capital Projects include an offsite 24-inch water line and an elevated water storage tank. Future reimbursement of the water impact fees shall be evaluated on a yearly basis.

This agreement will help City staff, the developer, and home builders, have a clear process for the Myrtle Creek development impact fees from the first phase to the last phase of development.

The impact fee credits and reimbursement of impact fees will not exceed the fees collected or value that would have been collected if a credit was not received.

Action:

Travis Smith moved to approve a Development Agreement with Spur Myrtle Creek Development, L.P. related to impact fees associated with the Myrtle Creek water, sewer and roadway impact fee eligible projects, and authorize the Interim City Manager to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (5-0).

20. Consider award of construction contract for the FM 664 Water Main Transmission and Sewer Line Project

The Item was presented by Kumar Gali, Senior Director of Utilities. The FM 664 Water Transmission Main project limits is from Marshall Road to just south of the U.S. 287 Bypass. During the design process, it was determined that the sewer line required relocation at two locations within the water project limits. The sanitary sewer needs to be relocated due to the TxDOT proposed FM 664 roadway widening and drainage improvements. The scope of work includes installation of approximately 5,000 linear feet of 24-inch water transmission main and installation of approximately 350 linear feet of sanitary sewer line.

On August 14, 2025, the City received seven sealed bids as summarized below:

EGW Services:	\$3,264,868
Circle H Contractors, LP:	\$3,432,370
Blue Star Utilities, LLC:	\$3,750,935
Blackrock Construction:	\$3,814,045
SYB Construction Co. Inc:	\$3,793,821
Day Services, LLC:	\$4,076,385
Canary Construction, Inc:	\$4,697,671

EGW Services submitted the lowest responsive bid in the amount of \$3,264,868. Birkhoff, Hendricks & Carter, L.L.P. (Design Engineer) and City staff reviewed the bids, lowest bidder's

(lea)

qualifications and references, and recommends awarding the construction contract to EGW Services.

This project is part of the approved 5-year CIP budgeted at \$4,428,168 and funded through the 2023 Water Fund bond sale. A supplemental appropriation of \$502,710 (includes 5% contingency) from the Wastewater Fund unrestricted reserve is needed to support the sanitary sewer portion of the construction. The total construction contract amount is \$3,264,868, and an additional \$163,245 contingency is requested for a total of \$3,428,113.

Councilman Smith inquired about the references used to evaluate the lowest bidder, expressing concern since the City has not previously worked with this vendor. Mr. Gali responded that both City staff and the project engineer conducted thorough due diligence, including checking references with other municipalities that have worked with the vendor, to ensure they possess the appropriate equipment and sufficient staffing.

Action:

Patrick Souter moved to approve a construction contract with EGW Services for the FM 664 Water Transmission Main and Sanitary Sewer Construction project in the amount of \$3,264,868 with an additional contingency of \$163,245, and a supplemental appropriation of \$502,710 from the Wastewater Fund unrestricted reserve to support the sanitary sewer portion of the construction and authorize the Interim City Manager to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (5-0).

21. Consider Crossing Surface Installation Agreement with BNSF Railway for the S. Rogers Street, College Street, and Flat Street Sidewalk & Drainage Project

The Item was presented by Mr. Gaertner. Staff seeks authorization of an agreement with BNSF Railway for track panel installation and replacement along S Rogers Street, College Street and Flat Street. It is proposed for BNSF and their contractors to install three pedestrian crossings across BNSF tracks: one (1) at Flat Street and two (2) at S. Rogers Street. Additionally, BNSF will install a drainage pipe under their tracks along College Street. BNSF's scope is strictly to work within their right-of-way. The City is responsible for the sidewalk approaches leading to the tracks, and drainage work outside the railroad tracks, which will be done with a separate contractor following the completion of BNSF work.

The total amount of the Crossing Surface Installation Agreement is estimated by BNSF to be \$270,838, with actual amounts to be determined after construction is complete. Funding is available in Fund 612: Streets – Capital Project Fund.

Councilman Smith asked whether the rail crossings would be prioritized due to cost uncertainty. Mr. Gaertner confirmed they would be, but noted that the total project cost won't be known until completion, as the work is being performed by BNSF.

Mayor Pro Tem Souter inquired about the project timeline. Mr. Gaertner responded that City staff will actively monitor progress and push BNSF to stay on schedule and within budget. Mayor Pro Tem Souter also asked what level of notice the City will receive throughout the process. Mr.

(lea)

Gaertner explained that while material costs are fixed, staff will regularly request updates on labor hours after each crossing is completed to better track overall costs.

Action:

Travis Smith moved to approve the BNSF Crossing Surface Installation Agreement for the S. Rogers Street, College Street, and Flat Street Sidewalk & Drainage Project, and authorize the Interim City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

22. Consider contract for chlorine dioxide generator equipment rental, maintenance service, and chemical purchase

The Item was presented by Mr. Gali. Evoqua Water Technologies is the provider for the chemical supply and maintenance services of the sodium chlorite generation system equipment currently installed at the Howard Road and Robert W. Sokoll Water Treatment Plants. Chlorine Dioxide is utilized as a disinfectant and for iron and manganese control at the treatment plants.

The term of the contract will be from October 1, 2025 to September 30, 2026. The cost of the contract is based on consumption at the price not to exceed \$0.99 per liquid pound of sodium chlorite.

The contract amount shall not exceed \$0.99 per liquid pound of sodium chlorite and is an approved budget expense included in the Utility Department's FY2026 operations and maintenance budget.

Mr. Gali explained that the contract is for a one-year term and will be rebid afterward, allowing additional time to verify references before awarding the contract for the following year.

Action:

Tres Atkins moved to approve a contract with Evoqua Water Technologies for the rental of chlorine dioxide generator equipment, maintenance services, and the purchase of sodium chlorite for water treatment at Howard Road and Robert W. Sokoll Water Treatment Plants and authorize the Interim City Manager to execute all the necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

23. Consider proposed Ordinance rescinding Ordinance No. 3662 thus amending Sections 8-30 and 8-31 of Chapter 8 of the City of Waxahachie Code of Ordinances

The Item was presented by Interim City Manager Ricky Boyd requesting City Council to consider a proposed text amendment to prohibit the use of copper-clad aluminum (CCA) wiring in residential construction. This material has been restricted for many years under local amendments to the Building Code.

On September 2, 2025, the Council approved Ordinance No. 3662, which permitted the use of CCA wiring in residential settings. However, following further evaluation, staff now recommends reversing this decision due to multiple safety concerns.

Copper clad wiring has more restrictions on installations compared to copper wiring and is almost

(lea)

indistinguishable from copper wiring under simple visual inspection. Even with proper labeling, mistakes can be made. The risk of fire can occur by the following means:

- Using a wire size that is too small and/or using connectors (wire nuts and terminals) that are not rated for use with CCA increases heat and causes a fire risk.
- Using the push-in connectors on plugs and switches instead of the screw connectors can result in loose connections as the aluminum expands and contracts which can increase heat and cause a fire risk.
- The aluminum core in CCA can oxidize when exposed to air, forming a non-conductive layer that increases resistance and heat.
- Aluminum expands and contracts at a different rate than copper, which can loosen connections over time, increasing resistance and the risk of fire.
- The aluminum core has higher electrical resistance than copper, leading to greater voltage drop and more heating under load.
- Aluminum has a lower melting point than copper, increasing the risk of ignition if the wire overheats.
- CCA cales are more fragile than pure copper and can break easily during installation or at connection points, especially if the wire is acutely bent.
- When moisture is present, a chemical reaction between the copper and aluminum can occur, leading to accelerated corrosion, especially in humid environments.

For the above reasons, the City of Waxahachie needs to ban the use of CCA in R-3 occupancy classification and uses for the safety and well-being of our citizens. The proposed code revision will not have any financial impact on the permitting or inspection process.

ORDINANCE NO. 3673

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, REPEALING EXISTING SECTION 8-30, "ALUMINUM WIRE CONDUCTORS RESTRICTED," AND SECTION 8-31, "WIRE SIZE," OF CHAPTER 8, "BUILDING," OF THE CODE OF ORDINANCES OF THE CITY OF WAXAHACHIE, TEXAS, AND REINSTATING THE PRIOR VERSIONS OF SAID SECTIONS; REPEALING ORDINANCE NO. 3662 IN ITS ENTIRETY; MAKING FINDINGS; PROVIDING CUMULATIVE/REPEALER CLAUSES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

Action:

Tres Atkins moved to approve an Ordinance to rescind ordinance #3662 thus amending sections 8-30 and 8-31 of Chapter 8 of the Code of Ordinances to disallow the use of copper clad aluminum wire in R-3 occupancy classification and uses. Motion was seconded by Travis Smith and carried unanimously (5-0).

- 24. Consider proposed resolution for Candidate Nominations for the Ellis Appraisal District Board of Directors for the Year 2026**

(ua)

The Item was presented by Mr. Boyd. He requested nominations from City Council for the Ellis Appraisal District Board of Directors. Nominations must be adopted by Resolution and submitted to ECAD before October 15th. Once all entity nominations are received by ECAD, Council will adopt a Resolution allocating votes. He encouraged City Council to submit their nominations to him for consideration at the October 6th City Council meeting.

Action:

Travis Smith moved to table Item 24, a Resolution for candidate nominations for the Ellis Appraisal District Board of Directors to the October 6, 2025 City Council meeting. Motion was seconded by Tres Atkins and carried unanimously (5-0).

- 25. Convene into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including selection of a City Manager, as permitted by Texas Government Code Section 551.074; and to consult with the City Attorney regarding legal issues related to the city manager transition, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto**

{Item 27, was moved up and discussed immediately following Item 24.}

Mayor Wallace announced at 8:23 p.m. the City Council would convene into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including selection of a City Manager, as permitted by Texas Government Code Section 551.074; and to consult with the City Attorney regarding legal issues related to the city manager transition, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto.

- 26. Reconvene and take any necessary action**

The meeting reconvened at 9:44 p.m.

Action:

Tres Atkins moved to authorize the Interim City Manager to execute a Lease Agreement with the Board of Trustees for the Ellis County Woman's Building. Motion was seconded by Patrick Souter and carried unanimously (5-0).

Action:

Tres Atkins moved to authorize the Mayor to execute a Quitclaim Deed for a 0.224-acre lot with an Ellis Central Appraisal District ID Number of 175739. Motion was seconded by Patrick Souter and carried unanimously (5-0).

- 27. Comments by Mayor, City Council, City Attorney and City Management**

(6a)

Executive Director of Development Services Shon Brooks introduced Ryan Lilley as our new Oncor Representative for our area.

City Council and City Management expressed their appreciation to Senior Finance Director Chad Tustison and his team for their hard work and dedication in preparing and presenting the budget for Council approval. Emphasizing the importance of community, faith, and unity, they encouraged residents to stay connected—through church, family, and supportive relationships—and called for a renewed commitment to civility and shared values. Council members also reflected on the lasting impact of recent events and asked the public to keep all affected individuals and families in their thoughts and prayers.

28. Adjourn

There being no further business, the meeting adjourned at 9:45 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary



Date submitted 9/16/25

Applicant Information

Applicant name: James Gaertner

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: jgaertner@waxahachie.com

Mailing address: 408 S Rogers

Host organization name: City of Waxahachie

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

On-site contact name: James Gaertner Cell: _____

About the Event

Event name: Annual Trick or Treat on the Square 2025

Location: 408 S. Rogers

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

Anticipated attendance: _____

Description of event: Rogers Street Road closure from Madison to railroad tracks for Halloween Event (Annual Trick or Treat on the Square)

How many times has this event been hosted before?

1st time 2 – 4 times 5 or more times Location: 408 S Rogers

Choose the best description of the event:

- Festival
- Birthday Party / Picnic
- Movie Screening
- Charitable / Fundraising
- Parade
- Community / Neighborhood
- Private Event
- Concert / Live Performance
- Run / Walk
- 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: Candy

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	10/30/2025	3:00 pm	5:00 pm
Event Set-up		2:00 pm	
Event Breakdown			5:00 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: _____ Date(s) & time(s): _____
- Volunteers How many: _____ Date(s) & time(s): _____
- Private security How many: _____ Date(s) & time(s): _____

Company name: _____

Contact name and number: _____

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

Have you made arrangements with the police? Yes No

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

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

Contact name: _____ Phone number: _____

Street Closures:

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

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

S. Rogers from Madison to Railroad tracks.

Street closings to begin on date: 10/30/25 Start time: 2:00 pm End time: 5:00 pm

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

Traffic Safety Equipment:

Does your event require traffic cones or barricades? Yes No

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

Traffic Cones How many: _____ Barricades How many: _____

Other: Will coordinate with Street Dept.

Where should equipment be dropped off & picked up? City Hall



(wb)

When will the traffic equipment be set-up?

Date: 10/30/25

Time: 2:00 pm

When will the traffic equipment be removed?

Date: 10/30/25

Time: 5:00 pm

Are you requesting the use of City traffic equipment?

Yes

No

Availability is not guaranteed

Streets cannot be blocked without prior approval.

Temporary Tents & Structures:

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

Yes

No

List the # of tents & sizes:

Indicate locations on attached required site map.

Electrical Services:

How will electrical services be supplied?

Generator

Franchise Utilities

Both

List contractor / supplier:

Explain services in detail:

Insurance

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

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

Hold Harmless Clause

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

James Gaertner, PE, CFM, CPM Date: 2025.09.16 17:08:24-05'00'

09/16/2025

Signature

Date

Contract Agreement

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

James Gaertner, PE, CFM, CPM Date: 2025.09.17 08:38:57-05'00'

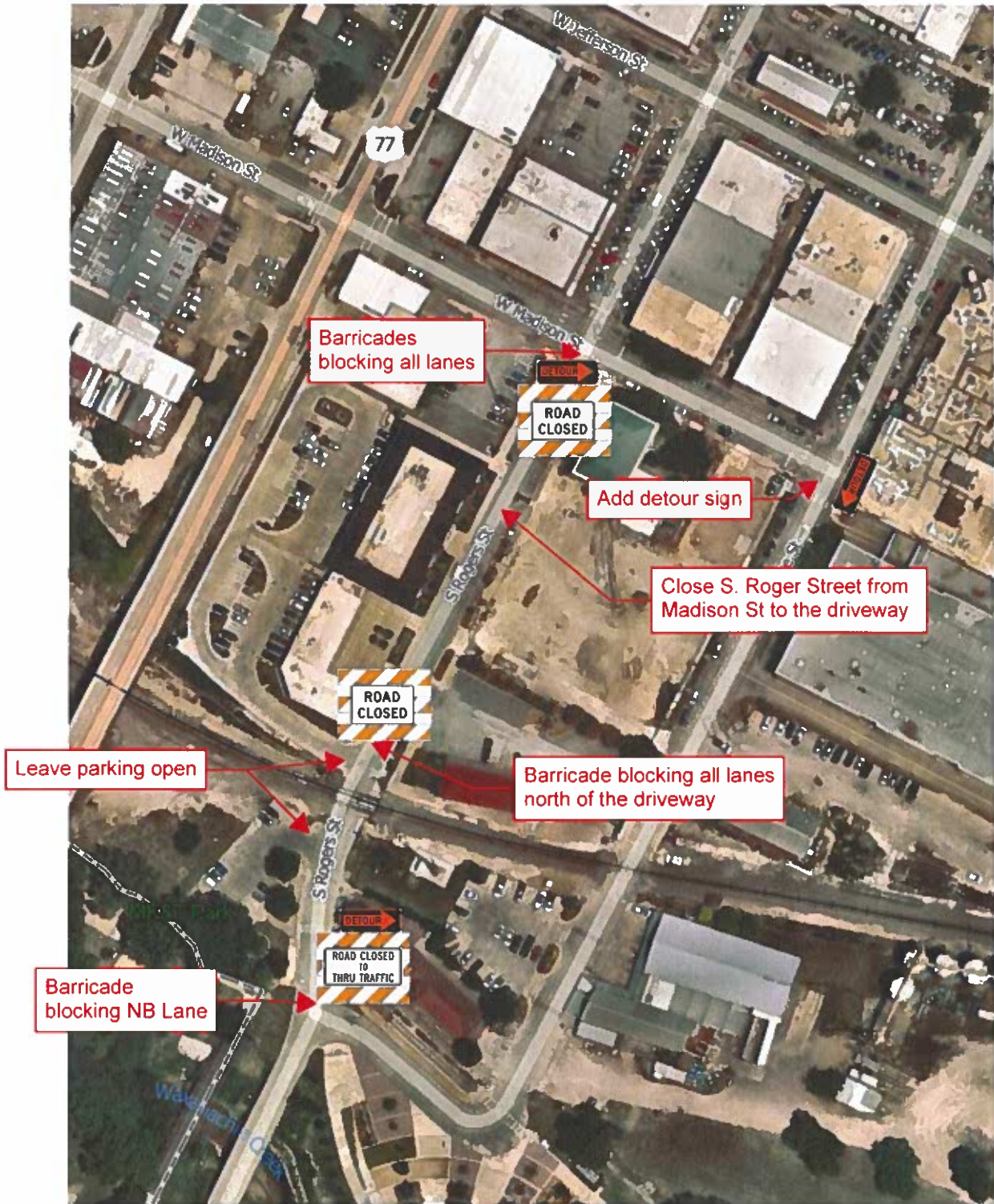
09/17/2025

Signature

Date

(wb)

Roger Street Closure for Annual Trick or Treat at the Square Event





(UC)

Date submitted

9/1/2025

Applicant Information

Applicant name: Tulipalooza LLC

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: 4626 Firewheel drive Garland Texas 75044

Host organization name: Tulipalooza

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

On-site contact name: KimHolman Cell: _____

About the Event

Event name: Tulipalooza

Location: Getzendaner Park

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

Anticipated attendance: 10-15.000

Description of event: Tulip Spring Festival

How many times has this event been hosted before?

1st time 2 – 4 times 5 or more times Location: Civic Ctr. and Getzendaner Park

Choose the best description of the event:

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



(lec)

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: U pick them Tulip garden

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.

Adults \$15.- Children \$5.- Senior Day event \$10.-

Event timeline:

	Date(s)	Start Time:	End Time:
Event Date	2/27/2026	10-am	6pm
Event Set-up	2/26/2026		
Event Breakdown	3/16/2026		

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: 8 Date(s) & time(s): During Festival Dates

Volunteers How many: 8-10 Date(s) & time(s): During festival Dates

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

Company name: Tulipalooza LLC

Contact name and number: Kim Holman festival director 903 570 9521

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

Have you made arrangements with the police? Yes No

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

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

Contact name: _____ Phone number: _____

Street Closures:

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

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

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

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

Traffic Safety Equipment:

Does your event require traffic cones or barricades? Yes No

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

Traffic Cones How many: _____ Barricades How many: _____

Other: _____

Where should equipment be dropped off & picked up? _____



(lec)

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.



Signature

9/1/25

Date

Contract Agreement

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



Signature

9/5/25

Date

TULPALOOZA (loc) 2025 SITE PLAN



Planning & Zoning Department (ud)

Petition for ETJ Release

Case: ETJ-PTN-117-2025



MEETING DATE(S)

City Council: October 6, 2025

CAPTION

Consider proposed Ordinance approving a request by Caleb Bates, for a **Petition for ETJ Release** for approximately 0.681 acres, located at 654 Sardis Rd (Property ID 180420) – Owner: Sardis Properties, LLC (ETJ-PTN-117-2025)

RECOMMENDED MOTION

"I move to approve ETJ-PTN-117-2025, a request by Caleb Bates, for a Petition for ETJ Release for approximately 0.681 acres, at 654 Sardis Road, authorizing the Mayor to sign the associated documents accordingly."

APPLICANT REQUEST

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

CASE INFORMATION

Applicant: Caleb Bates
Property Owner(s): Sardis Properties, LLC
Site Acreage: 0.681 acres
Number of Lots: 1 lot
Number of Dwelling Units: 1 dwelling unit

SUBJECT PROPERTY

General Location: 654 Sardis Road
Parcel ID Number(s): 180420
Current Zoning: N/A (ETJ)
Existing Use: Residential
Platting History: The subject property is not platted
CCN Service Area: Sardis-Lone Elm WSC

(wd)

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 October 6, 2025 City Council Meeting
2. Proposed Ordinance
3. Legal Description (Exhibit A)
4. Location Map (Exhibit B)

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley

Planner

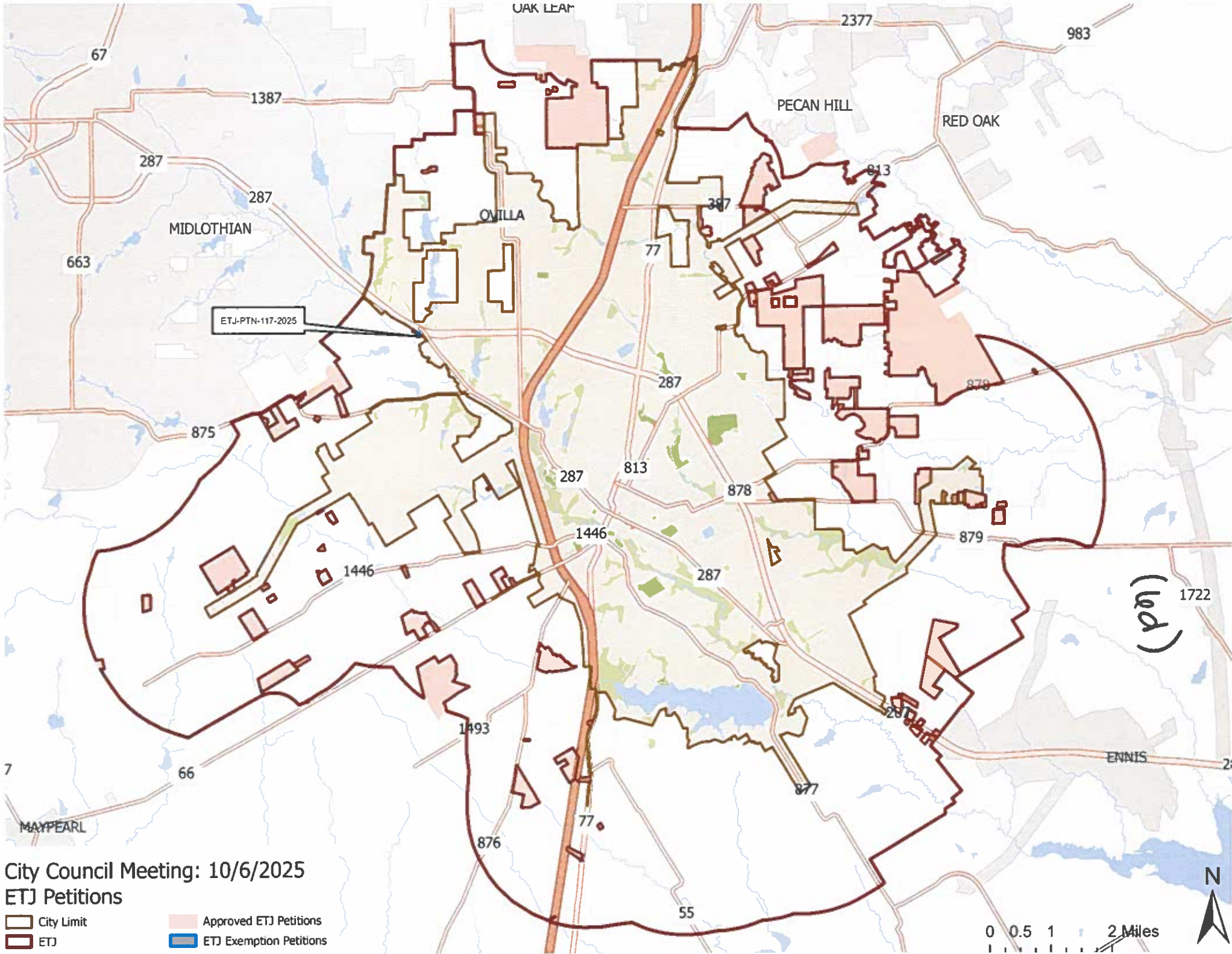
caleb.ensley@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

Trenton.Robertson@waxahachie.com



City Council Meeting: 10/6/2025
ETJ Petitions

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

0 0.5 1 2 Miles

(led)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 0.681 ACRE TRACT OF LAND, LOCATED AT 654 SARDIS ROAD KNOWN AS PROPERTY ID 180420, 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-117-2025, 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 Legal Description 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 6th day of October, 2025.

MAYOR

ATTEST:

City Secretary

EXHIBIT A LEGAL DESCRIPTION

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED INCLUDING SARDIS PROPERTIES, LLC:
THIS IS TO CERTIFY THAT I HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND
OF THE PROPERTY LOCATED AT 654 SARDIS ROAD IN THE CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS.

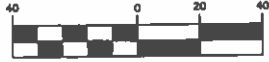
FRANCISCO CUEVAS
INST. 20200827-2030412
O.P.R.E.C.T.

WADE & JUANITA BITTLE
VOL. 1793, PG. 1585
O.P.R.E.C.T.

SARDIS PROPERTIES, LLC
INST. 20250110-2501070
O.P.R.E.C.T.

FELIPE & ELIZABETH MANRIQUEZ
VOL. 2553, PG. 831
O.P.R.E.C.T.

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

BEING all that certain tract or parcel of land situated in the John Boyd Survey, Abstract No. 108, Ellis County, Texas as evidenced by the deed to Sardis Properties, LLC as recorded in Instrument No. 20250110-2501070 of the Official Public Records of Ellis County, Texas and being more particularly described as follows

BEGINNING at a 3/8 inch rod found in the southwest line of U.S. Highway 287, the east corner of said Sardis tract the northeast corner of the Felipe and Elizabeth Manriquez tract described in Volume 2553, Page 831, of said Public Records;

THENCE S 28° 31' 27" W, along the common line of said Sardis and Manriquez tracts, a distance of 225.79 feet a 1/2" steel rod found for the southeast corner of this tract and a point in the west line of the Wade and Juanita Bittle tract, described in Volume 1793, Page 1585 of said Public Records;

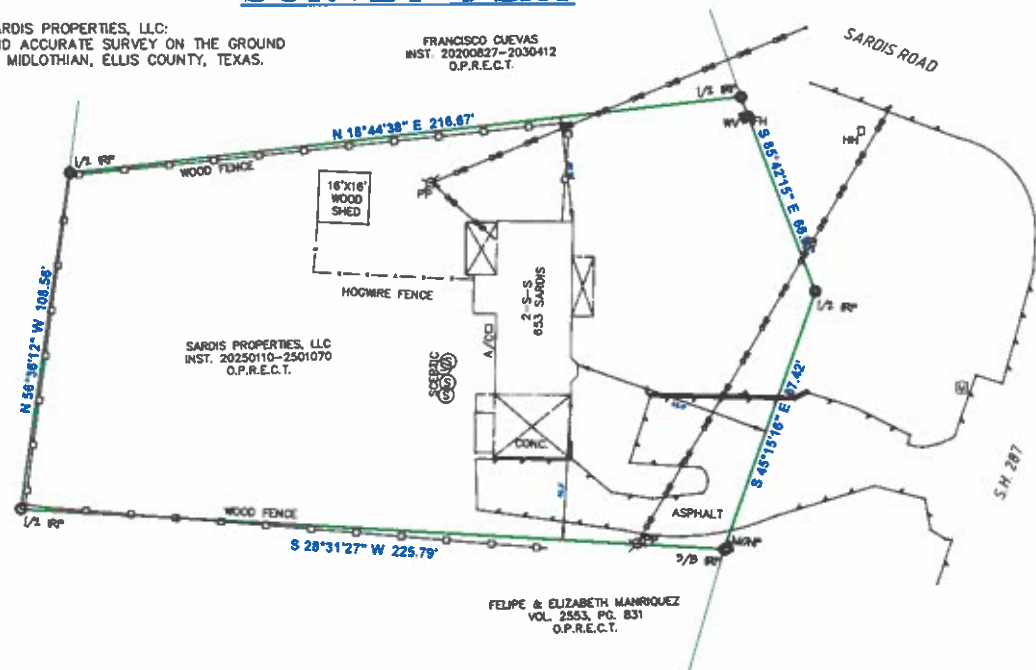
THENCE N 55° 36' 12" W, along the common line of said Sardis and Bittle tracts, a distance of 108.56 feet, to a 1/2" steel rod found at the south corner of the Francisco Cuevas tract as recorded in Instrument No. 20200827-2030412 of said Public Records;

THENCE N 18° 44' 38" E, along the common line of said Sardis and Cuevas tracts, a distance of 216.87 feet to a 1/2" steel rod found in the south line of Sardis Road for the westerly northwest corner of the aforesaid tracts and same for this tract;

THENCE S 85° 42' 15" E, along said south line, a distance of 66.93 feet to a 1/2" steel rod found in the intersection of said south line with the southwest line of U.S. Highway 287 for the easterly northwest corner of this tract and same for the aforesaid tracts;

THENCE S 45° 15' 16" E, along said southwest line, a distance of 87.42 feet to the POINT OF BEGINNING, and containing 29,643 square feet or 0.6805 acres of land within these metes and bounds as recited.

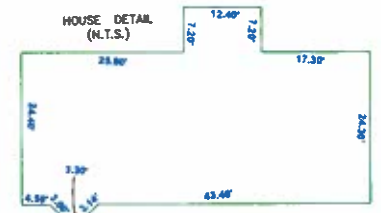
I, Brian C. Wright, Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground under my direct supervision.



LEGEND	
	CONCRETE
	WOOD / DECK
	OVERHANG
	BLDG SETBACK
	EASEMENT
	WIRE FENCE
	CHAINLINK FENCE
	WOOD FENCE
	IRON ROD
	LIGHT STANDARD
	POWER POLE
	MAILBOX
	SEPTIC
	U.G. CABLE SIGN
	UTIL. PED.
	UTIL. CABINET



(lod)



Notes:

1. All bearings are based on Texas State Plane Coordinate System, Zone 4202.

FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48138C01800, THIS PROPERTY IS NOT IN A FLOOD PRONE AREA, ZONE X

THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

MW MA YO - WRIGHT CONSULTANTS
329 OAKS TRL. STE 222
GARLAND, TEXAS 75043
972-346-5203
CONSULTANTS
WWW.MAYO-WRIGHT.COM
T&E'S FIRM No. 10794516

PROJECT # 250340



Brian C. Wright

Brian C. Wright R.P.L.S. No. 4560
April 17, 2024

EXHIBIT B LOCATION MAP



(red)



Memorandum

To: Mayor and City Council

From: Dustin Deel, Senior Director of Administrative Services

Thru: Ricky Boyd, Interim City Manager *RB*

Date: October 6, 2025

Re: Consider Resolution to Deny a Rate Increase Request by Oncor Electric Delivery Company, LLC.

Proposed Motion: "I move to approve a resolution to deny the rate change application proposed by Oncor Electric Delivery Company, LLC and authorizing the hiring of legal counsel and consulting services."

Item Description: Consider approval of a resolution to deny Oncor's request to increase its transmission and distribution rates within the City; authorizing participation with the Steering Committee of Cities Served by Oncor; and authorizing the hiring of legal counsel and consulting services.

Item On June 26, 2025, Oncor Electric Delivery Company, LLC ("Oncor") filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$834 million, or approximately 13% over present revenues. The Company requests a 12.3% increase in residential rates and a 51.0% increase in street lighting rates. If approved, the impact on an average residential customer would be about \$7.90 per month.

In a prior City action, Oncor's rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This suspension allowed the City, through its participation in the Steering Committee of Cities Served by Oncor ("Steering Committee"), to review the filing. Based on the recommendations of

(see)

experts engaged by the Steering Committee, the proposed rate increase is found to be unreasonable, and Oncor's request should be denied.

Adoption of the resolution will deny the rate change application. Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas ("PUC"), where the appeal will be consolidated with Oncor's pending filing (PUC Docket No. 58306). All cities with original jurisdiction must adopt the resolution by October 29, 2025.

Fiscal Impact: The City of Waxahachie is already a member of the Steering Committee of Cities Served by Oncor, and there will be no additional cost associated with hiring of legal services or consultants to conduct the rate case review on behalf of the Steering Committee. All expenses associated with this rate case must be reimbursed by Oncor. Legal counsel and consultants approved by the Steering Committee will submit monthly invoices that will be forwarded to Oncor for reimbursement.

(we)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF WAXAHACHIE, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Waxahachie, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee"), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about June 26, 2025, Oncor filed with the City an application to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve an 12.3% increase in residential rates and a 51.0% increase in street lighting rates; and

WHEREAS, the Steering Committee is coordinating its review of Oncor's application and working with the designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, the Steering Committee's consultants determined that Oncor's proposed rates are excessive; and

WHEREAS, the Steering Committee's members and attorneys recommend that members deny the Application; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

Section 1. That the rates proposed by Oncor to be recovered through its electric rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

(ue)

Section 3. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this _____ day of _____, 2025.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

(uf)



Memorandum

To: Honorable Mayor and City Council

From: Scott Safford, Interim Fire Chief

Thru: Ricky Boyd, Interim City Manager *RB*

Date: October 6, 2025

Re: Request to Approve Contract for Fire Engine 5

Recommended Motion: Consent Agenda, no motion necessary.

Item Description: Request City Council approval to enter into Buy Board Contract 746-24 with Siddons Martin Emergency Group, LLC for the purchase of a new Pierce Velocity PUC Pumper, designated as Fire Engine 5.

Item Summary: Waxahachie Fire Rescue has identified the need for an additional frontline engine to ensure we maintain adequate response capabilities and continue meeting the growing service demands of our community. After reviewing available vendors and apparatus specifications, Siddons Martin Emergency Group was selected as the vendor that best meets the department's operational requirements and the City's procurement standards.

Fiscal Impact: Funding for this purchase has been allocated in the City's General Fund budget for \$1,279,903. Final contract costs and financing details are attached for your review. We do not anticipate any other funding needs in FY26 for this apparatus.



Memorandum

To: Honorable Mayor and City Council
From: James Villarreal, Assistant Director – Sports Complex
Thru: Ricky Boyd, Interim City Manager *RB*
Date: October 6, 2025
Re: Consider Supplemental Appropriation for Insurance Reimbursement for Replacement of Fabric Shade Covers

Motion: "I move to approve a supplemental appropriation of \$47,916 from the WCDC unreserved fund balance to replace fourteen (14) hail-damaged sun shade fabric covers at the Sports Complex and authorize the City Manager to execute all necessary documents."

Item Description: Consider approving a supplemental appropriation of \$47,916 from the WCDC unreserved fund balance to replace fourteen (14) hail-damaged sun shade fabric covers at the Sports Complex, which will assist in finalizing the insurance claim.

Item Summary: In June 2024, the sports complex facility sustained hail damage that affected multiple sun shade fabric covers. To maintain safety and uninterrupted use of the facility, the seven most severely damaged covers were replaced immediately.

The remaining fourteen (14) damaged covers were submitted as part of the original insurance claim and now need to be replaced to complete the repair project. This action is required for the City to receive reimbursement from its insurance provider.

Staff solicited three quotes for the fabric shade covers replacement:

(leg)

Red River Recreation: \$47,916

USA Shade: \$51,000

Kraftsman Playground: \$52,580

Staff is requesting an approval of a supplemental appropriation for \$47,916 based on the quote received from Red River Recreation to recover the insurance funds back into the departmental budget.

Approval of this supplemental appropriation will enable staff to proceed with the replacement project and submit documentation for insurance reimbursement.

Fiscal Impact: The WCDC unreserved fund balance has sufficient capacity to cover the \$47,916 supplemental appropriation request. The specific line item subject to increase is 208-530-54320 Maintenance, Improvements for FY25-26.

(lh)



Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Ricky Boyd, Interim City Manager *RB*

Date: October 6, 2025

Re: Consider Proposed Resolution Designating an Official City Newspaper and Alternate Advertising Source

Recommended Motion: "I move to approve a resolution designating an official City newspaper and alternate advertising source as presented."

Item Description: Consider proposed resolution designating an official City newspaper and alternate advertising source.

Item Summary: The proposed resolution designates that The Waxahachie Daily Light will serve as the City's official newspaper for publishing ordinances, notices, and other required materials, in accordance with City Charter requirements. The Dallas Morning News would be authorized as a secondary publication option for advertising or notices when deadlines cannot be met by the primary publication. Both newspapers meet all legal criteria outlined in Section 2051.044 of the Texas Local Government Code.

(uh)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF WAXAHACHIE DESIGNATING *THE WAXAHACHIE DAILY LIGHT* AS THE OFFICIAL NEWSPAPER OF THE CITY OF WAXAHACHIE, AND *THE DALLAS MORNING NEWS* AS ALTERNATE ADVERTISING SOURCES, FOR FISCAL YEAR 2025-2026.

WHEREAS, the City Charter requires the City Council of the City of Waxahachie, Texas to designate by ordinance or resolution a public newspaper to be the official publication of the city, which designation shall continue until otherwise designated by the City Council; and

WHEREAS, the City Council shall cause to be published therein all ordinances, notices and other matters required by the City Charter or the ordinances of the city to be published; and

WHEREAS, the City Council finds that *The Waxahachie Daily Light* and *The Dallas Morning News* are public newspapers of general circulation, published at least once a week, and has been published regularly and continuously for at least 12 months before the governmental entity or representative publishes notice; and

WHEREAS, the City Council finds that *The Waxahachie Daily Light* and *The Dallas Morning News* are publications that meet all of the criteria legally required of an officially designated newspaper for the City of Waxahachie in compliance with Section 2051.044 of the Local Government Code; and

WHEREAS, the City Council of the City of Waxahachie desires to designate *The Dallas Morning News* as a secondary alternate newspaper of the City; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

SECTION 1

The City Council of the City of Waxahachie hereby designates *The Waxahachie Daily Light* as the official newspaper of said City, the same to continue as such until another is selected, and shall cause to be published therein all ordinances, notices and other matters required by law or by ordinance to be published. *The Dallas Morning News* is hereby designated as an authorized advertising source in the event that the City encounters a situation where an advertising or public notice deadline cannot be timely met by *The Waxahachie Daily Light*.

SECTION 2

This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ON THIS THE 6TH DAY OF OCTOBER 2025.

(uh)

Billie Wallace, Mayor

ATTEST:

Amber Villarreal, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, City Attorney

(ui)



Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Ricky Boyd, Interim City Manager RB

Date: October 6, 2025

Re: Appointment to the Waxahachie Community Development Corporation
to Fill Unexpired Term

Recommended Motion: "I move to appoint Justin Rios to the Waxahachie Community Development Corporation to fill the unexpired term of Bob Lynn, as presented."

Item Description: Consider appointment to fill unexpired term on the Waxahachie Community Development Corporation.

Item Summary: Bob Lynn submitted his resignation to the Waxahachie Community Development Corporation effective September 9, 2025. Mayor Billie Wallace recommends the following appointment to fill the unexpired term.

Waxahachie Community Development Corporation (2-year term)

- Justin Rios (filling unexpired term of Bob Lynn until September 2026)

(u)



Memorandum

To: Honorable Mayor and City Council
From: Gumaro Martinez, Executive Director of Parks & Leisure Services
Thru: Ricky Boyd, Interim City Manager *RB*
Date: October 6, 2025
Re: Consider a Downtown Building Improvement Program Grant Application for 208 ½ S. Rogers Street

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$13,082.90 for the improvements at 208 ½ S. Rogers Street, and authorize the Interim City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$13,082.90 for the electrical improvements at 208 ½ S. Rogers Street.

Item Summary: The Applicant has submitted a reimbursement request through the Downtown Building Improvement Grant Program for \$13,082.90, which represents 50 percent of the total project cost of \$26,165.80, for a new electrical service panel for Oddfellows building that has been installed.

The IOOF building located at 208 ½ S. Rogers Street required a new electrical service with a proper shutoff and installation of a new electrical panel. This work included all related components such as circuits, breakers, and connections necessary to bring the system up to current code standards. The new panel also provides capacity for future electrical connections to areas of the building that have been without power for more than 40 years, thereby enabling the full utilization of those spaces.

(6j)

The project scope for this grant request encompasses the costs of installing a new 3-phase service, electrical panel, connecting the main service wires and branch circuits, installing new wire, and making the proper connections to the building.

As noted above, the grant request aligns with the Downtown Building Improvement Grant Program, which offers a 50/50 match for qualifying improvement costs up to \$50,000.

This item was presented before the TIRZ board on September 22, 2025 and was approved unanimously.

Fiscal Impact: The \$13,082.90 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.

(uK)



Memorandum

To: Honorable Mayor and City Council
From: Gumaro Martinez, Executive Director of Parks & Leisure Services
Thru: Ricky Boyd, Interim City Manager *RB*
Date: October 6, 2025
Re: Consider a Downtown Building Improvement Program Grant Application for 112 S. Rogers Street

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$21,201.93 for the improvements at 112 S. Rogers Street, and authorize the Interim City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$21,201.93 for the improvements at 112 S. Rogers Street.

Item Summary: The Applicant has submitted a request through the Downtown Building Improvement Grant Program for \$21,201.93, which represents 50 percent of the total project cost of \$42,403.86, to replace the roof and canvas fabric awning.

The existing roof requires full replacement due to extensive deterioration. Leaks from the roof have caused significant damage to the building's interior, including the ceiling, floors, walls, and fixtures. In addition, the entryway canvas awning is severely weathered and full of holes, preventing it from functioning as intended and requiring replacement.

The project scope for this grant request encompasses the costs of replacing the roof and installing a new canvas awning with a new steel frame.

(UK)

As noted above, the grant request aligns with the Downtown Building Improvement Grant Program, which offers a 50/50 match for qualifying improvement costs up to \$50,000.

This item was presented before the TIRZ board on September 22, 2025 and was approved unanimously.

Fiscal Impact: The \$21,201.93 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.

(u1)



Memorandum

To: Honorable Mayor and City Council

From: Gumaro Martinez, Executive Director of Parks & Leisure Services

Thru: Ricky Boyd, Interim City Manager *RB*

Date: October 6, 2025

Re: Consider a Downtown Building Improvement Program Grant Application for 100 N. College Street

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$75,000 for the improvements at 100 N. College Street, and authorize the Interim City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$75,000 for the improvements at 100 N. College Street.

Item Summary: The Applicant has submitted a request through the Downtown Building Improvement Grant Program (DBIP) for \$75,000, which represents a fraction of the cost to replace and restore the windows on the Rogers Hotel.

The application also applied and was approved for a \$5,000 Historic Waxahachie Inc. (HWI) façade grant to assist with the replacement and restoration of the windows. The cost proposals submitted as part of the DBIP grant ranged from \$1.5M - \$2.8M for the window project. The damages sustained to the Rogers Hotel windows were attributed to the major hail storm that occurred in March 2025.

The DBIP allows for up to a \$50,000 reimbursement for qualifying projects, and administrative approval can be given if the applicant receives an HWI façade grant. However, since the cap is \$50,000 for the grant program, the TIRZ Board approval is needed for the additional \$25,000 above the program cap.

(ul)

The project scope for this grant request encompasses the costs of installing approximately 100 new windows and restoration of another 96.

This item was presented before the TIRZ board on September 22, 2025 and was approved unanimously.

Fiscal Impact: The \$75,000 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.

(um)



Memorandum

To: Honorable Mayor and City Council
From: Kumar Gali, PE, BC.WRE, Senior Director of Utilities
Thru: Ricky Boyd, Interim City Manager *RB*
Date: October 6, 2025
Re: Consider Construction Contract for the Highland Avenue and Grand Avenue Water Tanks Rehabilitation Project

Recommended Motion: "I move to approve a construction contract with AMR Industrial Coatings, Inc. for the Highland Avenue and Grand Avenue Water Tanks Rehabilitation project in the amount of \$891,922 with an additional contingency of \$44,590, and authorize the Interim City Manager to execute all necessary documents."

Item Description: Consider the award of a construction contract with AMR Industrial Coatings, Inc. for the Highland Avenue and Grand Avenue Water Tanks Rehabilitation project in the amount of \$891,922 with an additional contingency of \$44,590, for a total of \$936,512.

Item Summary: The Highland Avenue and Grand Avenue Water Tanks Rehab project includes the rehabilitation and repainting of two major water storage facilities. The scope of work includes rehabilitation of the 750,000-gallon elevated water storage tank on Highland Avenue and the 1,000,000-gallon ground storage tank on Grand Avenue, focusing on structural integrity, surface preparation, and protective coating systems to extend their service life.

(um)

On August 28, 2025, the City received fourteen sealed bids as summarized below:

AMR Industrial Coatings Inc:	\$891,922
O&J Coatings Inc:	\$972,000
Tanksco, Inc:	\$1,180,200
BRZ Coatings, Inc:	\$1,256,000
O&A Classic Coatings & Painting Corp:	\$1,335,300
D&M Tank, LLC:	\$1,436,150
CTEX Construction Services, LLC:	\$1,611,150
M.K. Painting, Inc:	\$1,623,500
Viking Industrial Painting:	\$1,705,100
NG Painting, LP:	\$1,783,500
Tankez Coating, Inc:	\$1,860,866
Classic Protective Coatings, Inc:	\$2,210,500
TMI Coatings, LLC:	\$2,569,500
Blastco:	\$3,044,115

AMR Industrial Coatings, Inc. submitted the lowest responsive bid in the amount of \$891,922. WindForce, Inc. (Design Engineer) and City staff reviewed the bids, lowest bidder's qualifications and references, and recommends awarding the construction contract to AMR Industrial Coatings, Inc.

Fiscal Impact: This project is part of the approved 5-year Capital Improvement Program budgeted at \$1,800,000 and funded through the 2025 Water Fund bond sale. The total construction contract amount is \$891,922, and an additional \$44,590 contingency is requested for a total of \$936,512.



Memorandum

To: Honorable Mayor and City Council

From: Kumar Gali, PE, BC.WRE, Senior Director of Utilities

Thru: Ricky Boyd, Interim City Manager *RB*

Date: October 6, 2025

Re: Consider Construction Contract for the Martin Luther King Blvd Water Line and Sidewalk Improvements Project

Recommended Motion: "I move to approve a construction contract with Standard Site Utilities, LLC for the Martin Luther King Blvd Water Line and Sidewalk Improvements project in the amount of \$1,521,765 with an additional contingency of \$76,087, and approve using the FY26 Street Operating Fund to fund the sidewalk portion of the project in the amount of \$408,782, and authorize the Interim City Manager to execute all necessary documents."

Item Description: Consider the award of a construction contract with Standard Site Utilities, LLC for the Martin Luther King Blvd Water Line and Sidewalk Improvements project.

Item Summary: The Martin Luther King Blvd Water Line improvements project is from Clift Street to Young Street along Martin Luther King Blvd. The sidewalk pavement improvements are along Martin Luther King Blvd from Kaufman Street to N. Aiken Street and along N. Aiken Street up to slightly north of Frierson Street. The scope of construction contract includes installation of approximately 2,700 linear feet of 8-inch water main and installation of approximately 400 linear feet of 16-inch water transmission line.

(6n)

On August 21, 2025, the City received seven sealed bids as summarized below:

Standard Site Utilities, LLC:	\$1,521,765
Canary Construction, Inc:	\$1,668,281
La Banda, LLC:	\$1,858,925
J & L Construction, LLC:	\$2,117,897
SYB Construction, Inc:	\$2,196,757
Apple Pavement, LLC:	\$2,318,437
Circle H Contractors, LP:	\$2,731,810

Standard Site Utilities, LLC submitted the lowest responsive bid in the amount of \$1,521,765. Freese and Nichols, Inc. (Design Engineer) and City staff reviewed the bids, lowest bidder's qualifications and references, and recommends awarding the construction contract to Standard Site Utilities, LLC.

Fiscal Impact: The water project is part of the approved 5-year Capital Improvement Program budgeted at \$1,304,765 and funded through the 2021 Water Fund bond sale and the Water Fund. The water portion of the bid was \$1,132,448 and staff is requesting \$56,622 in contingency. The sidewalk is a budgeted project from the Streets Operating Budget. The sidewalk portion of the bid is \$389,317 and staff is requesting \$19,465 in contingency for a total of \$408,782 to be funded from the FY26 Street Operation fund. The total construction contract is \$1,521,765, and staff is requesting a combined contingency of \$76,087, for a total of \$1,597,852.

(60)



Memorandum

To: Honorable Mayor and City Council

From: Kumar Gali PE, BC.WRE, Senior Director of Utilities

Thru: Ricky Boyd, Interim City Manager 

Date: October 6, 2025

Re: Consider Contract for Replacement of Membrane Filter Cell No.1
Components at Sokoll Water Treatment Plant

Motion: "I move to approve a contract with Dupont Water Solutions for the Replacement of Membrane Filter Cell No.1 Components in the amount of \$546,756, and authorize the Interim City Manager to execute all necessary documents."

Item Description: Consider contract with Filmtec Corporation dba DuPont Water Solutions for the Replacement of Sokoll Membrane Filter Cell No.1 Components in the amount of \$546,756. This cost will be split 50/50 with Rockett Special Utility District (Rockett), which will reimburse the City for their portion of the expense.

Item Summary: The Robert W. Sokoll Water Treatment Plant is a microfiltration membrane plant. Membrane Filter Cell No.1, which houses proprietary components essential to the filtration process, has exceeded its manufacturer recommended service life and now requires replacement to maintain reliable operations.

(60)

DuPont Water Solutions is the exclusive supplier of the plant's proprietary membrane components. The scope of work includes removal and replacement of the rack and modules for Membrane Filter Cell No.1.

Robert W. Sokoll Water Treatment Plant is jointly owned by the City and Rockett. The expenditures associated with the plant operations and capital purchases are shared with Rockett. This is a capital purchase and the \$546,756 cost will be split 50/50 between the two entities.

Fiscal Impact: This project is part of the approved 5-year Capital Improvement Program, with a budget of \$650,000 from the Water Fund. The total contract amount is \$546,756. Rockett is aware of the need for this expenditure and will reimburse the City for half of this cost.



Memorandum

To: Honorable Mayor and City Council
From: Kumar Gali, PE, BC.WRE, Senior Director of Utilities
Thru: Ricky Boyd, Interim City Manager *RB*
Date: October 6, 2025
Re: Consider Construction Contract for the US77 Water Main Extension Project

Recommended Motion: "I move to approve a construction contract with Circle H Contractors, LP for the US 77 Water Main Extension project in the amount of \$2,344,000 with an additional contingency of \$117,200 and authorize the Interim City Manager to execute all necessary documents."

Item Description: Consider the award of a construction contract with Circle H Contractors for the US 77 Water Main Extension project in the amount of \$2,344,000 with an additional contingency of \$117,200, for a total of \$2,461,200.

Item Summary: The US 77 Water Main Extension project limit is from south of Park Hills Drive, along US 77 to proposed Spur 394 and then to Old Italy Road. During the design process, it was determined that TxDOT required the encasement of four existing water lines across their right-of-way. The scope of the construction contract includes installation of approximately 2,100 linear feet of 24-inch water line and 3,000 linear feet of 12-inch water transmission main and encasement of four existing water lines.

(Up)

On September 18, 2025, the City received 16 sealed bids as summarized below:

Blackrock Construction:	\$2,307,925.00
Circle H Contractors, LP:	\$2,344,000.00
Day Services, LLC:	\$2,846,491.00
Acadia Services, LLC:	\$2,867,953.00
Dallas Underground, LLC:	\$2,884,474.00
Standard Site Utilities:	\$2,900,000.00
All-Tex Utilities, LLC:	\$2,945,747.00
Southern Contractors Group, LLC:	\$3,107,715.00
La Banda, LLC:	\$3,203,996.00
Kitching & Co, LLC:	\$3,554,161.32
J & K Excavations, LLC:	\$3,560,356.35
Takco Construction, Inc:	\$3,588,561.54
Moss Utilities, LLC:	\$3,746,753.00
2R Construction Services:	\$4,199,041.00
Canary Construction, Inc:	\$4,551,180.00
J & L Construction, LLC:	\$4,620,110.98

Out of the sixteen bids received, fifteen were deemed responsive. Blackrock Construction submitted the lowest bid in the amount of \$2,307,925 but was deemed unresponsive due to insufficient bonding information. Circle H Contractors, LP submitted the second lowest responsive bid in the amount of \$2,344,000. Teague Nall & Perkins, Inc. (Design Engineer) and City staff reviewed the bids, bidder's qualifications and references, and recommends awarding the construction contract to Circle H Contractors, LP.

Fiscal Impact: This project is part of the approved 5-year Capital Improvement Project budgeted at \$2,800,000 and funded through Water Impact Fees. The total construction contract amount is \$2,344,000, and an additional \$117,200 contingency is requested for a total of \$2,461,200.



Memorandum

To: Honorable Mayor and City Council

From: Kumar Gali, PE, BC.WRE, Senior Director of Utilities

Thru: Ricky Boyd, Interim City Manager 

Date: October 6, 2025

Re: Consider Professional Services Agreement for the Jefferson Lift Station Hydrogen Sulfide Reduction Project

Motion: "I move to approve a professional services agreement with Garver for the Jefferson Lift Station Hydrogen Sulfide Reduction project in the amount of \$174,576 and authorize the Interim City Manager to execute all necessary documents."

Item Description: Consider the approval of a professional services agreement with Garver for the Jefferson Lift Station Hydrogen Sulfide Reduction project in the amount of \$174,576.

Item Summary: The Jefferson Lift Station is one of the largest and most critical components of the City's wastewater system facilities conveying flows to the Howard Road Wastewater Treatment Plant. Due to its scale and location, the station has experienced consistent higher levels of hydrogen sulfide gas which creates corrosion related issues to the lift station infrastructure.

The professional services agreement includes assessment of feasible hydrogen sulfide reduction methods, development of construction drawings and technical specifications, and assistance with bidding and construction administration.

Fiscal Impact: This project is part of the approved 5-year Capital Improvement Program budgeted at \$1,080,000 for professional services and construction, funded through the 2023 Wastewater Fund Bond sale. The total professional service agreement amount is \$174,576.



Memorandum

To: Honorable Mayor and City Council
From: Joe Wiser, Chief of Police
Thru: Ricky Boyd, Interim City Manager *RB*
Date: September 23, 2025
Re: Consider Contract for Body Worn Cameras

Motion: "I move to award a contract with Axon Enterprise, Inc. for Body Worn Cameras and authorize the Interim City Manager to execute all necessary documents."

Item Description: Consider awarding contract to Axon Enterprises, Inc. for Body Worn cameras, and all accompanying equipment, licenses, evidence storage, AI-Assisted Report Writing, and functions included in Body Worn Camera Bundle for the police department. The term is for five years. The total contract cost is \$1,175,787.85, with the first payment of \$233,506.81 due November 2025, and the following four payments of \$235,570.26 due in November of subsequent years, ending 2029.

Item Summary: This contract will incorporate both current and projected officer body worn cameras, equipment, associated licenses and software necessary for the operation of the department and will supersede previous Axon Enterprises, Inc. contracts associated with Body Worn Camera Bundles.

Fiscal Impact: Expenditures for this contract for the body worn camera bundle have been approved for department's FY2026 operating budget as well as the 5-year plan.



Memorandum

To: Honorable Mayor and City Council
From: Joe Wiser, Chief of Police
Thru: Ricky Boyd, Interim City Manager *RB*
Date: September 23, 2025
Re: Consider Contract for 8 Fleet Camera Systems

Motion: "I move to award a contract with Axon Enterprise, Inc. for 8 new fleet camera systems and authorize the Interim City Manager to execute all necessary documents."

Item Description: Consider awarding contract to Axon Enterprises, Inc. for eight (8) new fleet camera systems, and all accompanying equipment and licenses for three (3) new patrol vehicles and five (5) replacement patrol vehicles for the police department. The contract is a one-year contract. The total contract cost is \$124,272.00 payable in full November 2025.

Item Summary: This contract includes eight fleet camera systems, and all associated licenses and software required for the full operation of the camera systems used in the operation of department patrol vehicles.

Fiscal Impact: Expenditures for this contract for the fleet camera systems have been approved for department's FY2026 operating budget.

Planning & Zoning Department (7)

Zoning Staff Report

Case: ZDC-89-2025



MEETING DATE(S)

Planning & Zoning Commission: September 8, 2025
City Council: October 6, 2025

CAPTION

Public Hearing on a request by Ndorerwanayo Cesar, for a **Specific Use Permit (SUP)** for a Home for Aged, (Assisted Living) use within a Planned Development Single-Family-3 (PD-SF-3) zoning district located at 1107 East Ross Street (Property ID 272982) - Owner: Tammy & Robert Tanguma (ZDC-89-2025)

RECOMMENDED MOTION

"I move to approve ZDC-89-2025, a Specific Use Permit (SUP) for a Home for Aged, (Assisted Living) use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

ACTION SINCE THE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on September 8, 2025, the Commission voted 6-0 to recommend approval of case number ZDC-89-2025, subject to the initial conditions of the staff report. For clarity, the Planning & Zoning Commission has recommended an additional condition that the applicant will obtain proper licensing and obtain all necessary permits as it pertains to providing residential assisted living care in accordance with state and local regulations.

APPLICANT REQUEST

The Applicant requests approval of a Specific Use Permit (SUP) for a Home for Aged (Assisted Living) use.

CASE INFORMATION

Applicant: Ndorerwanayo Cesar, Light Dreams Healthcare LLC
Property Owner(s): Tammy Tanguma & Robert Tanguma
Site Acreage: 0.17 acres
Current Zoning: Planned Development Single-Family-3 (PD-SF-3)
Requested Zoning: PD-SF-3 with a SUP for a Home for Aged, (Assisted Living) use

SUBJECT PROPERTY

General Location: 1107 East Ross Street
Parcel ID Number(s): 272982
Existing Use: Single-Family Residence

Development History:

The subject property is platted as Lot 5, Block A of the Trevino Helms Addition. The existing structure was constructed in 2018.

(7)

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-3	Single-Family Residence
East	SF-3	Vacant
South	PD-SF-3	Single-Family Residence
West	SF-3	Single-Family Residence

Future Land Use Plan:

Mixed-Use Neighborhood

Comprehensive Plan:

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.

Thoroughfare Plan:

The primary access to the subject property is from East Ross Street.

Site Image:



PLANNING ANALYSIS

The Applicant proposes a SUP for a Home for Aged, (Assisted Living) use within the Planned Development Single-Family-3 (PD-SF-3) zoning district located at 1107 East Ross Street. A Home for Aged Land Use requires a SUP to be approved by City Council per the City of Waxahachie Zoning Ordinance. Ndorerewanayo Cesar, the owner of Light Dreams Healthcare, LLC, states that this use is a non-medically licensed Residential Care Home (Home for Aged, Assisted Living) that provides non-medical care services in a residential setting to elderly or disabled adults.

(1)

Planning Analysis (continued):

This business has been in operation for multiple years prior to the submission of this SUP application and it remains in operation at the time of this staff report. According to the applicant's Operational Plan, this Residential Care Home holds a maximum of 3 residents at a time, and provides 24/7 non-medical assistance and supervision to its residents. The owner employs only 1 caregiver that resides with the residents 24/7, and there is no rotation of caregivers at this particular location. Additionally, due to the services being non-medical in nature and the residents only requiring minimal assistance with daily living; a contracted nurse, additional medical staff, or medical equipment are not available onsite. Additionally, according to the applicant, a transportation van is not present nor stored onsite.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 10 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

Staff has received three (3) letters in support and no letters of opposition for the SUP request.

RECOMMENDATION

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

Conditions:

1. This SUP shall remain with the applicant for this specific location, only. If the applicant moves to another location or Light Dreams Healthcare, LLC closes, this SUP will be terminated immediately.
2. The applicant shall amend this SUP should they decide to increase the number of provided beds beyond three (3).
3. The applicant will obtain proper licensing and obtain all necessary permits as it pertains to providing residential assisted living care in accordance with state and local regulations.
4. This property owner shall obtain all necessary permits from the City of Waxahachie Building & Community Services Department prior to operating at the subject property.

ATTACHED EXHIBITS

1. PON Responses
2. SUP Ordinance
3. Exhibit A - Location Map
4. Exhibit B – Floorplan
5. Exhibit C – Operational Plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

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(8)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A HOME FOR AGED, (ASSISTED LIVING) USE WITHIN A PLANNED DEVELOPMENT SINGLE-FAMILY-3 (PD-SF-3) ZONING DISTRICT, LOCATED AT 1107 EAST ROSS ST BEING PROPERTY ID 272982, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 5, BLOCK A OF THE TREVINO HELMS ADDITION, 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 PD-SF-3; 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-89-2025. 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-3 to PD-SF-3, with a SUP in order to permit a food processing use on the following property: 1107 East Ross Street, which is shown on Exhibit A, in accordance with the Floorplan attached as Exhibit B, and the Operational Plan attached as Exhibit C.

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 A HOME FOR AGED (ASSISTED LIVING) USE IN A PLANNED DEVELOPMENT SINGLE-FAMILY-3 (PD-SF-3) ZONING DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The use shall conform as approved by the City Council under case number ZDC-89-2025
2. Permission to operate a Home for Aged (Assisted Living) use is restricted exclusively to Light Dream Healthcare, LLC. Approval to operate a Home for Aged (Assisted Living) use at this location will not transfer to another Home for Aged (Assisted Living) establishment or owner of the subject property.
3. The applicant shall amend this SUP should they decide to expand the footprint of the coffee roasting business.
4. Light Dream Healthcare, LLC shall obtain a new Certificate of Occupancy to reflect the Home for Aged (Assisted Living) Land Use that notes this SUP by name and number before operating.
5. All development 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.
6. The applicant will obtain proper licensing and obtain all necessary permits as it pertains to providing residential assisted living care in accordance with state and local regulations.
7. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A - Location Map, Exhibit B – Floorplan, & Exhibit C – Operation Plan.
8. This use 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.
9. 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 – Floorplan, and Exhibit C – Operational Plan. Where regulations are not specified in Exhibits B, C, or this Zoning Ordinance, the regulations of the Planned Development Single-Family-3 (PD-SF-3) Zoning District and the City of Waxahachie Zoning Ordinance shall apply to this development.
10. 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. 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.

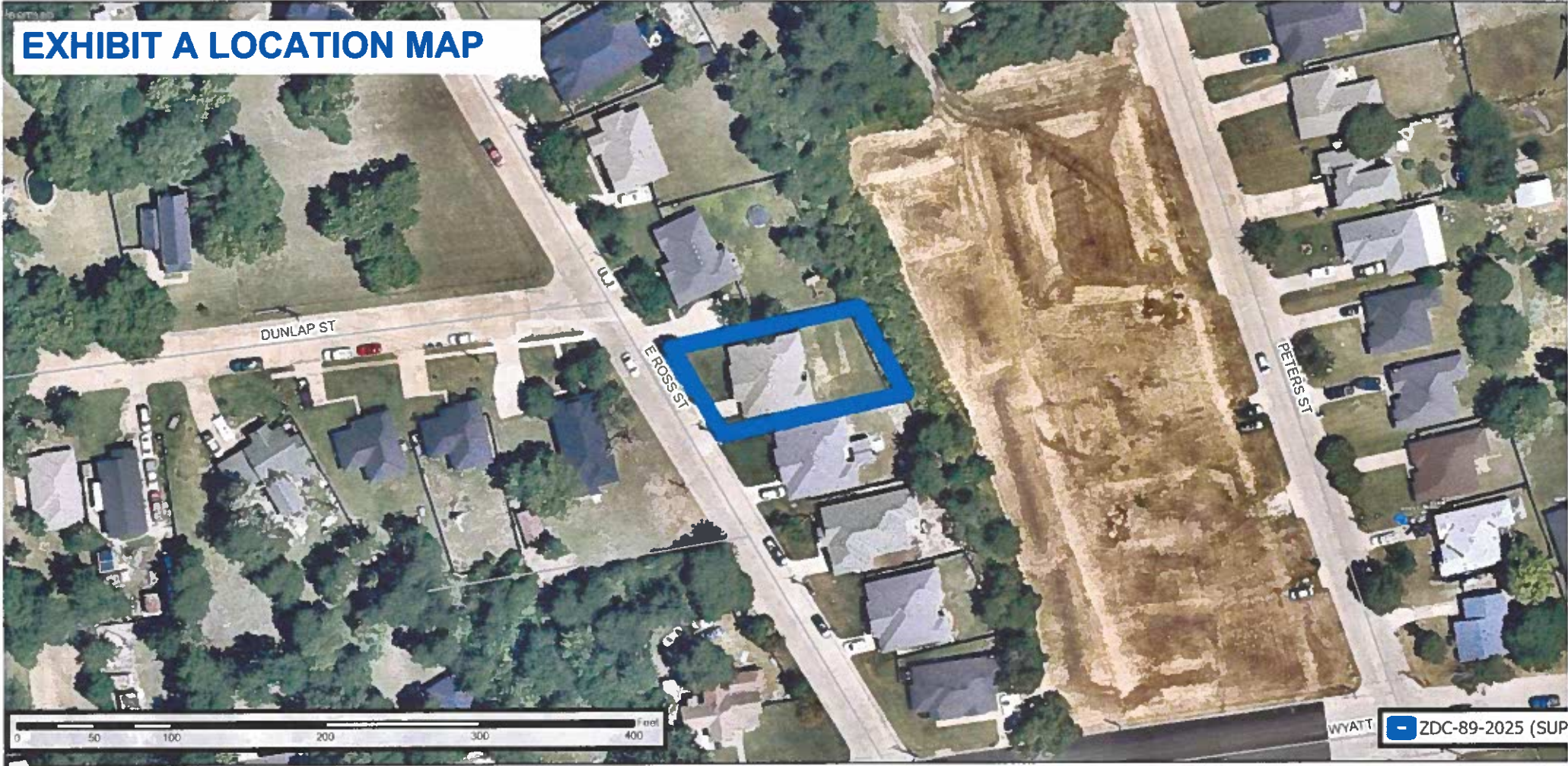
PASSED, APPROVED AND ADOPTED on this 6th day of October, 2025.

MAYOR

ATTEST:

City Secretary

EXHIBIT A LOCATION MAP



Executive Summary

Business Name: Light Dreams Healthcare, LLC

Business Type: Non-licensed Residential Care Home

Address: 1107 E Ross St, Waxahachie, TX 75165

Owner/Operator: Ndorerwanayo Cesar

Capacity: Maximum of 3 residents

Business Structure: Veteran-Owned, LLC

Regulatory Compliance: In compliance with Texas Health and Human Services Commission (HHSC) guidelines for unlicensed care homes (under 4 residents)

Mission Statement:

To provide compassionate, respectful, and individualized non-medical care services in a comfortable residential setting, enabling residents to maintain dignity and quality of life.

Business Description

Light Dreams Healthcare, LLC is a private, non-licensed residential care home that offers 24/7 non-medical assistance and supervision for up to three elderly or disabled adults. The care home provides essential daily living support services in a nurturing, home-based environment while promoting independence and well-being.

Goals:

- Offer high-quality personal care and companionship
- Maintain a family-oriented atmosphere
- Foster long-term well-being and resident satisfaction
- Serve the local community with excellence and integrity

Services Provided

- Assistance with Activities of Daily Living (ADLs): bathing, dressing, grooming, toileting, and mobility
- Medication reminders and monitoring
- Nutritious home-cooked meals (3 meals and 2 snacks daily)
- Light housekeeping and laundry
- Social activities and companionship
- Transportation coordination for medical appointments
- Fall prevention and home safety supervision

Target Market**Client Demographics:**

- Elderly individuals needing daily assistance but not requiring nursing home-level care

Business Operational Plan (8)

- Adults with physical limitations or mild cognitive impairments
- Families seeking a more personal alternative to institutionalized care

Referral Sources:

- Local hospitals and clinics
- Hospice and home health agencies
- Churches and senior centers
- Online care directories and local advertising

Location & Facility Overview

Property Address: 1107 E Ross St, Waxahachie, TX 75165

Zoning: Residential; pending Specific Use Permit (SUP) for Residential Care Facility use

Property Type: Single-family home

Home Features:

- 4 bedrooms, 2 bathrooms
- ADA-compliant modifications (grab bars, ramp access if needed)
- Smoke detectors and fire extinguishers in key areas
- Furnished communal living room, dining area, and kitchen
- Quiet, safe, and accessible residential neighborhood

Staffing Plan

Staff-to-Resident Ratio: 1 caregiver per 3 residents (on shift)

Staff Roles:

- Owner/Administrator: Overall management, compliance, training, Assist residents with personal care and household tasks.
- Caregivers: Assist residents with personal care and household tasks
- On-call nurse: As needed. No contract

Hiring Requirements:

- CPR/First Aid Certification
- Background checks
- Personal care experience
- CNA certification preferred, NOT REQUIRED
- Compassionate, professional demeanor

Operations Plan

Daily Schedule:

Business Operational Plan (8)

- Morning: Hygiene care, breakfast, medication reminders, morning activities
- Midday: Lunch, light exercises, rest time
- Afternoon: Social activities, snack, outings (as applicable)
- Evening: Dinner, hygiene care, medication reminders, bedtime routines

Documentation & Records:

- Resident intake forms
- Daily care logs
- Medication reminder logs
- Emergency contact information
- Incident and fire drill logs

Marketing Plan

Branding:

- Emphasize veteran-owned, community-focused values
- Highlight the homelike, compassionate care model

Marketing Channels:

- Local senior services directories
- Online platforms (Care.com, Facebook, Google My Business)
- Flyers in churches, clinics, and senior centers
- Partnerships with local healthcare providers and hospice agencies

Financial Plan

Startup Costs:

- Property modifications and furnishings: \$5,000 - \$8,000
- Licensing/legal/insurance: \$2,500
- Marketing materials: \$500
- Staff training and onboarding: \$1,000

Monthly Operating Expenses:

- Staff Hourly rate, above minimum wage per FLSA
- Food and supplies
- Utilities
- Insurance
- Maintenance
- Emergency fund reserve

Compliance & Risk Management

Business Operational Plan (8)

- Operate under Texas law for non-licensed care homes (max 3 residents)
- Adhere to fire safety and sanitation standards
- Maintain active liability insurance
- Conduct regular safety checks and staff training
- Ensure all resident rights and privacy are upheld

Response to Comments

1. Is the applicant on-site as one of the caregivers? If not, what is his role?

No. The applicant will not reside at the care home but will oversee operations as the responsible party.

2. How many caregivers in total do you employ? How long are their shifts?

1 caregiver, who's a live-in

3. Are caregivers present 24/7?

Yes, 1.

4. Are caregivers certified/licensed in any form?

Yes. Caregiver is trained in basic lifesaving skills and holds CPR and First Aid certification

5. Do the caregivers reside at this location full time?

Yes. A caregiver resides onsite full-time and provides continuous supervision and care to residents. There is no rotation of caregivers. This arrangement ensures consistent oversight, immediate response to residents' needs, and compliance with safety and care expectations.

6. Is the on-call nurse currently contracted?

No. We do not have an on-call nurse contracted at this time, as the care provided is non-medical.

7. Is a van for the facility present on site or are personal vehicles used/stored on site?

No van present on the site and no vehicle stored on site.

8. Does the applicant operate other similar facilities?

No

9. Does the subject property have a fire sprinkler system?

No

10. Do you admit bed-ridden residents?

No. We do not admit bed-ridden residents. Our home only serves individuals who are ambulatory and require minimal assistance with daily living.

11. Are any medical equipment present on site?

No medical equipment is present on site. We have basic assistive devices such as walkers or blood pressure monitors, which are used solely for non-medical support and resident safety.

Planning & Zoning Department Zoning Staff Report

(9)



Case: ZDC-101-2025

MEETING DATE(S)

Planning & Zoning Commission: September 8, 2025

City Council: October 6, 2025

CAPTION

Public Hearing on a request by Gilberto Escobedo, Jr., for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-3 (SF-3) zoning district located at 104 Ryburn Street (Property ID 175937) – Owner(s): LGE Investment Homes, LLC (ZDC-101-2025)

RECOMMENDED MOTION

- "I move to deny ZDC-101-2025, a Specific Use Permit (SUP) for Short-Term Rental use."
- "I move to approve ZDC-101-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

ACTION SINCE THE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on September 8, 2025 the Commission voted 6-0 to recommend approval of case number ZDC-101-2025, subject to the conditions of the staff report.

APPLICANT REQUEST

The Applicant requests a Specific Use Permit for a Short-Term Rental use at 104 Ryburn Street.

CASE INFORMATION

Applicant: Gilberto Escobedo, Jr.

Property Owner(s): LGE Investment Homes, LLC

Site Acreage: 0.11 acres

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

Requested Zoning: SF-3 with a Specific Use Permit (SUP) for a Short-Term Rental use

SUBJECT PROPERTY

General Location: 104 Ryburn Street

Parcel ID Number(s): 175937

Existing Use: Residential use

(19)

Development History:

The subject property is currently platted as Lot 5, Block 4 of the Temple Addition

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-3 w/ SUP for STR use	Single Family Residence
East	SF-3	Single Family Residence
South	SF-3	Single Family Residence
West	SF-3	Single Family Residence

Future Land Use Plan:

Mixed Use Neighborhood

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via Ryburn Street.

Site Image:



(9)

PLANNING ANALYSIS

The Applicant requests a SUP for short-term rental use at 104 Ryburn Street because it is located within the SF-3 zoning district. The subject property consists of a primary structure of approximately 1,412 square feet, with three (3) bedrooms and enough improved surface to accommodate parking for a maximum of three (3) vehicles. The subject property is situated on an approximately 0.11 acres (4,791 square feet) lot. The applicant has not been operating the subject property as a short-term rental; therefore, they have not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on April 2, 2025.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls.

The applicant's local emergency contact is Priscilla Santiago, 1225 Hillview Drive, Waxahachie, TX 75165, priscilla099@outlook.com, which is located approximately eight (8) miles from the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 68 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

At the time of the publishing of this staff report, a total of ten (10) letters of support and two (2) letters of opposition were received by staff. No letters of support and two (2) of the letters of opposition were received within the 200' buffer.

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 short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
2. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
3. The short-term rental operator shall allow a maximum occupancy of eight (8) guests per stay.
4. The short-term rental operator shall permit a maximum of three (3) vehicles to be parked on the subject property. Off-site and/or on-street parking is prohibited.
5. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
6. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

(9)

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. SUP Ordinance
3. Location Map (Exhibit A)
4. Zoning Map (Exhibit B)
5. Floorplan (Exhibit C)
6. Site Plan (Exhibit D)
7. Host Rules (Exhibit E)

STAFF CONTACT INFORMATION

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trenton.robertson@waxahachie.com



(9)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2025



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

RECEIVED AUG 26 2025

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, September 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, October 6, 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 Gilberto Escobedo, Jr., for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-3 (SF-3) zoning district located at 104 Ryburn Street (Property ID 175937) – Owner(s): LGE Investment Homes, LLC (ZDC-101-2025)

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Scan for additional information.

Case Number: ZDC-101-2025

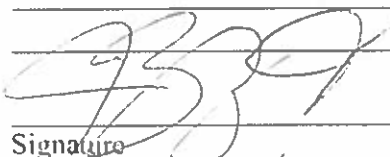
City Reference: 175861

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SUPPORT

OPPOSE

Comments:



Signature

8/26/25

Date

Brad Yates member

Printed Name and Title

102 Myers

Address



(9)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2025

RECEIVED AUG 26 2025

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

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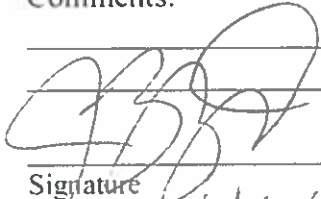
City Reference: 171254

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SUPPORT

OPPOSE

Comments:



Signature

Brad Yates member

Printed Name and Title

8/26/25

Date

111 Getzenauer

Address



(9)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2025



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

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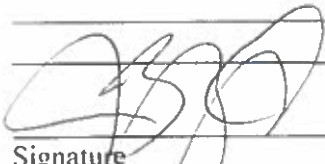
City Reference: 175860

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SUPPORT

OPPOSE

Comments:


Signature
Brad Yates member
Printed Name and Title

8/26/25
Date
104 myers
Address



(9)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2025

RECEIVED AUG 26 2025

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

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Scan for additional information.

Case Number: ZDC-101-2025

City Reference: 175116

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SUPPORT

OPPOSE

Comments:

Signature

8/26/25

Date

Brad Yates member

Printed Name and Title

313 Henry

Address



(9)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2025

RECEIVED AUG 26 2025

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

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Scan for additional information.

Case Number: ZDC-101-2025


City Reference: 175110

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SUPPORT

OPPOSE

Comments:


Signature
Brad Yates member
Printed Name and Title

8/26/25
Date
319 Henry
Address



(9)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2025



RECEIVED AUG 26 2025

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PO BOX 2868
WAXAHACHIE, TX 75168-8868

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Scan for additional information.

Case Number: ZDC-101-2025

City Reference: 175849

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SUPPORT

OPPOSE

Comments:

Signature

Brad Yates member
Printed Name and Title

8/26/25

Date

112 Kinchen
Address

(9)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2025

LGE INVESTMENT HOMES LLC
120 Deercreek Dr
Waxahachie, TX 75165-9520

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, September 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, October 6, 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:

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Scan for additional information.

Case Number: ZDC-101-2025

City Reference: 175937

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SUPPORT

OPPOSE

Comments:

Gilberto Escobedo
Signature

8/26/2025
Date

Gilberto ESCOBEDO, OWNER
Printed Name and Title

104 RYBURN ST.
Address



(a)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2025

LGE INVESTMENT HOMES LLC
120 Deercreek Dr
Waxahachie, TX 75165-9520

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City Reference: 175937

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SUPPORT

OPPOSE

Comments:

Signature

Gilberto ESCOBEDO - owner

Printed Name and Title

8/27/2025

Date

309 HENRY ST.

Address



(a)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2025

LGE INVESTMENT HOMES LLC
120 Deercreek Dr
Waxahachie, TX 75165-9520

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City Reference: 175937

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SUPPORT

OPPOSE

Comments:


Signature

8/26/2025
Date

Gilberto ESCOBEDO-OWNER
Printed Name and Title

106 RYBURN ST
Address



(9)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2025



LGE INVESTMENT HOMES LLC
120 Deercreek Dr
Waxahachie, TX 75165-9520

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SUPPORT

OPPOSE

Comments:


Signature

8/27/2025
Date

LIGIA ESCOBEDO - OWNER
Printed Name and Title

501 BETZEMANER AVE
Address

From: Alma Perez <alma.perez0613@gmail.com>
Sent: Thursday, September 4, 2025 5:26 PM
To: Planning
Subject: Opposition to Case ZDC-101-2025 (104 Ryburn Street Short-Term Rental Request)

Some people who received this message don't often get email from alma.perez0613@gmail.com. [Learn why this is important](#)

Dear Planning Department,

While our family was unable to attend the public hearing in person, we want to ensure our concerns and opposition are clearly heard regarding the request for a Specific Use Permit (SUP) for a short-term rental at 104 Ryburn Street.

Our concerns include:

- **Safety and Security:** Short-term rentals bring frequent turnover of unfamiliar guests, which undermines the sense of trust and accountability in our neighborhood.
- **Traffic and Parking:** Ryburn Street was designed for single-family residential use, not the additional vehicles and congestion that a rental property would bring.
- **Noise and Quality of Life:** Transient renters are more likely to disrupt the peace of our community with late-night gatherings or inconsiderate behavior.
- **Property Values and Stability:** The introduction of short-term rentals diminishes the stability of our family-oriented neighborhood and risks lowering property values.
- **Zoning Intent:** Our area is zoned Single-Family (SF-3) to protect residential integrity. Allowing this permit would go against the spirit of that zoning and set a harmful precedent.

For these reasons, we respectfully urge the Planning & Zoning Commission and City Council to deny the permit request. We strongly believe that approving this use would be detrimental to the long-term safety, character, and well-being of our neighborhood.

Thank you for your time and consideration.

Sincerely,

Perez Family

109 Ryburn Street

Waxahachie, TX 75165



(9)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-101-2025

HERNANDEZ PRICILIANO P & ALICIA Z PEREZ
109 RYBURN ST
WAXAHACHIE, TX 75165-3944

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Scan for additional information.

Case Number: ZDC-101-2025

City Reference: 175943

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SUPPORT

OPPOSE

Comments:

Constant flow of strangers, increased traffic in street, disrupts family-oriented neighborhood

Alicia Perez

Signature

9/3/25

Date

Alicia Perez

Printed Name and Title

109 Ryburn St Waxahachie

Address

Tx 75165

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A SHORT-TERM RENTAL USE WITHIN A SINGLE-FAMILY 3 (SF-3) ZONING DISTRICT LOCATED AT 104 RYBURN STREET IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.11 ACRES KNOWN AS PROPERTY ID 175937, 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 SF-3; 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-101-2025. 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 SF-3 to SF-3 with a SUP in order to permit a Short-Term use on the following property: Property ID 175937, which is shown on the Location Map (Exhibit A), Zoning Map (Exhibit B), Floorplan (Exhibit C), Site Plan (Exhibit D), and Host Rules (Exhibit E).

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 the Zoning Ordinance.

Specific Use Permit

FOR THE OPERATION OF A SPECIFIC USE PERMIT FOR A SHORT-TERM RENTAL USE IN A SINGLE-FAMILY-3 (SF-3) ZONING DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The subject property shall conform to the site plan approved by the City Council under case number ZDC-101-2025.
2. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A – Location Map, Exhibit B – Zoning Map, Exhibit C – Floorplan, Exhibit D – Site Plan, and Exhibit E – Host Rules.
3. The STR Operator for the subject property shall be responsible for obtaining registration per the City’s applicable rules and regulations governing such permits.
4. The STR Operator for the subject property shall be responsible to pay hotel occupancy taxes as required per Section 3.27.e.7 of the City of Waxahachie Zoning Ordinance.
5. The subject property shall comply with the City of Waxahachie Municipal Code and Zoning Ordinance when any zoning, land use requirement, or restriction is not addressed or disclosed in Exhibits C, D, and E.
6. 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.
7. City Council shall have the right to review the Specific Use Permit at any point, necessary.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to operate, a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the owner and therefore shall not be transferred from owner to owner.
4. The short-term rental operator shall complete the STR registration process with the City’s vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
5. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City’s vendor.
6. The short-term rental operator shall allow a maximum occupancy of eight (8) guests per stay.

(10)

7. The short-term rental operator shall permit a maximum of three (3) vehicles to be parked on the subject property. Off-site and/or on-street parking is prohibited.
8. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
9. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.
10. 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 6th day of October, 2025.

MAYOR

ATTEST:

City Secretary



EXHIBIT A - LOCATION MAP

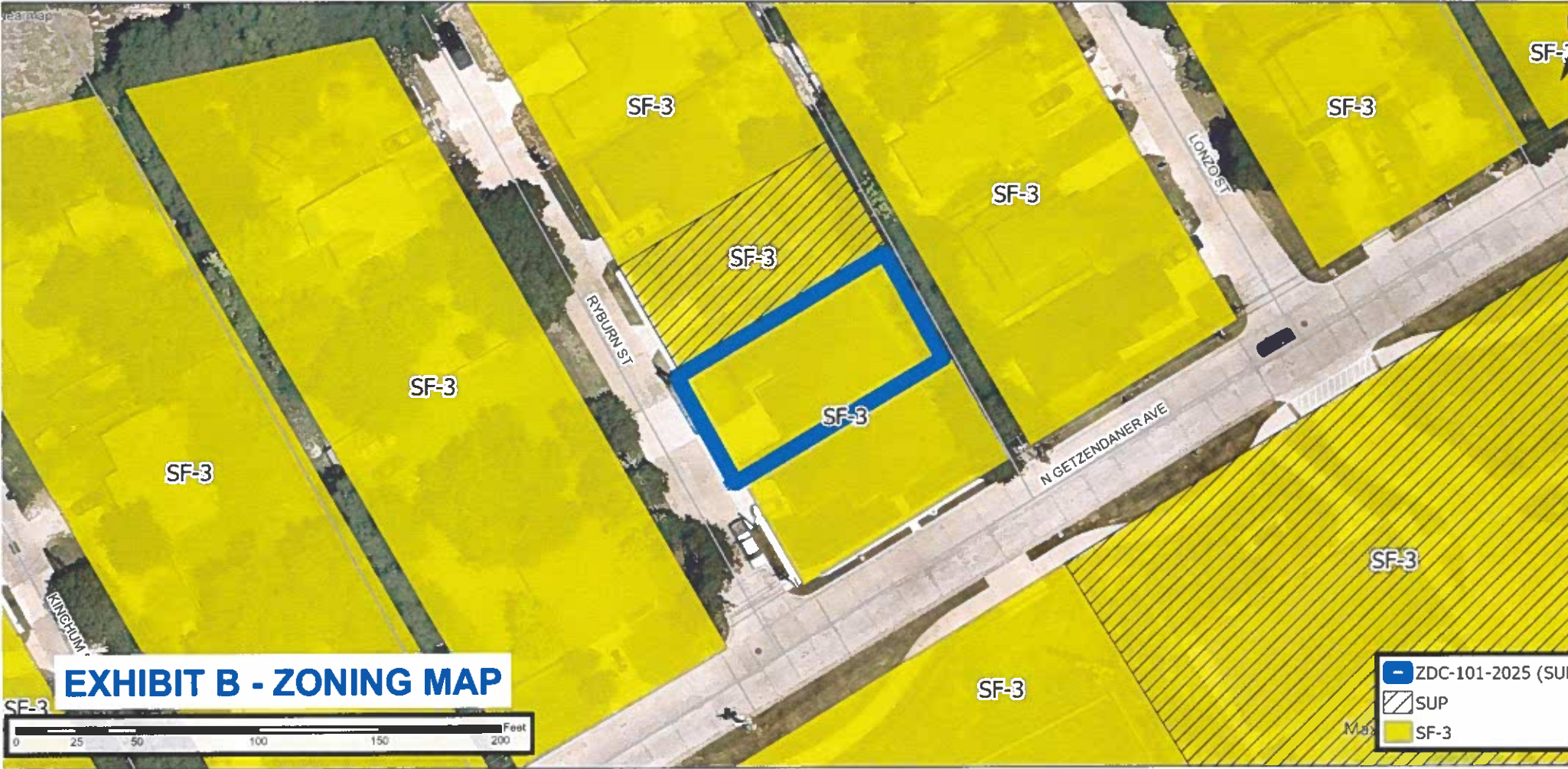


EXHIBIT B - ZONING MAP

- ZDC-101-2025 (SUP)
- SUP
- SF-3

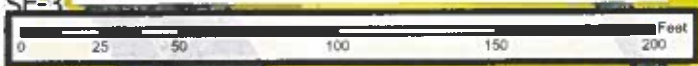
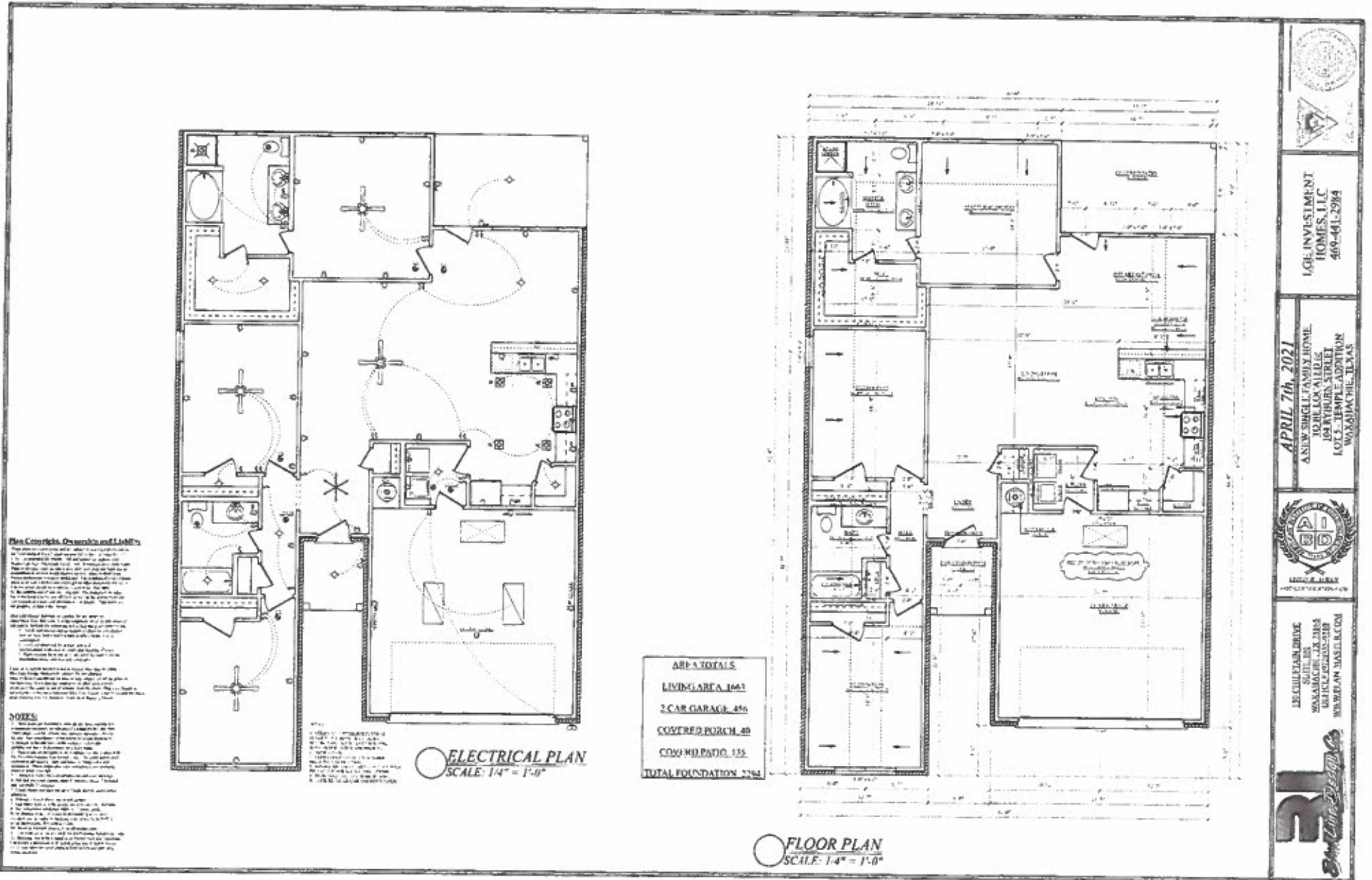


EXHIBIT C - FLOORPLAN





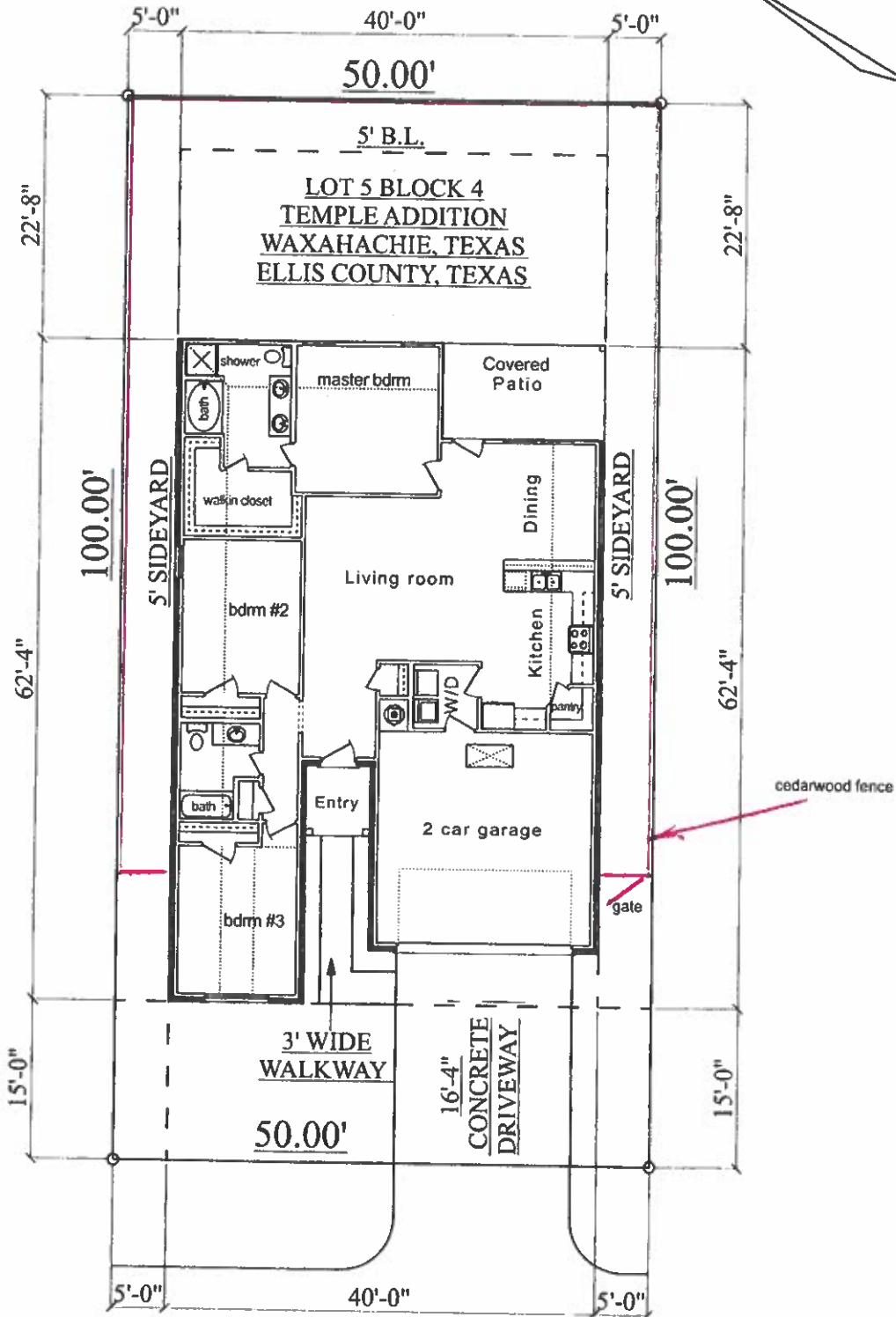
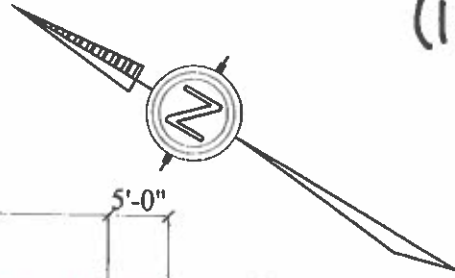
 LGE INVESTMENT
 HOMES, L.L.C.
 469-411-2984
 APRIL 7th, 2021
 A NEW SINGLE FAMILY HOME
 102 RILAN ALLEY
 104 WYURN STREET
 LOT 5 - TEMPLE ADDITION
 WOODBRIDGE, TEXAS

 JOHN E. TERRY
 REGISTERED PROFESSIONAL ENGINEER
 100 CULLEMAN DRIVE
 SUITE 105
 WYMAN, TEXAS 76798
 817-251-8888
 WWW.JETERRYPENG.COM

(a1)

EXHIBIT D - SITE PLAN

(10)



104 RYBURN STREET

SITE PLAN
SCALE: 1" = 10'-0"

	<p>120 CHESTNUT DRIVE SUITE 101 WAXAHACHIE, TX 75165 OFFICE: 972.635.9710 WWW.PLAN-MASTER.COM</p>		<p>APRIL 7th, 2021 A NEW SINGLE FAMILY HOME TO BE LOCATED @: 104 RYBURN STREET LOT 5 - TEMPLE ADDITION WAXAHACHIE, TEXAS</p>	<p>LGE INVESTMENT HOMES, LLC 469-441-2984</p>	
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House Rules for 104 Ryburn St, Waxahachie, TX

Welcome to our home! We're excited to host you and hope you have a comfortable stay. Please follow these house rules to ensure a great experience for everyone.

General Rules

- The maximum occupancy is 8 people.
- **Parking on the street is prohibited!**
- The maximum amount of parking is 3 vehicles
- All off-street parking must be on an improved surface
- Please treat our home with respect.
- No smoking inside the house; smoking is permitted outside only
- **pets allowed. (fee may be required)**
- No parties, large gatherings, or unregistered guests allowed.

Check-in & Check-out

- Check-in: 4:00 PM | Check-out: 11:00 AM
- Late check-outs will result in additional fees.

Quiet Hours

- Quiet hours are from 10:00 PM to 7:00 AM.
- Please be considerate of neighbors, especially at night.

Cleanliness & Maintenance

- Keep the home tidy and clean up after yourself.
- Report any damage or maintenance issues immediately.
- Wash and put away any dishes used before check-out.

Visitors & Security

- Only registered guests are allowed on the property.
- Please lock all doors and windows when leaving the home.
- **Outdoor security cameras are installed for safety reasons.**

Additional Fees & Penalties

- Extra cleaning: \$100 if the property is left excessively dirty.
- Unauthorized guests: \$50 per extra guest per night.

(10)

Safety & Emergencies

- In case of emergency, dial 911.
- Fire extinguishers are located under the kitchen sink.
- First aid kit is in the pantry.

By booking this stay, you agree to follow these rules. We appreciate your cooperation and hope you enjoy your time in Waxahachie!

Planning & Zoning Department (11)

Zoning Staff Report

Case: ZDC-104-2025



MEETING DATE(S)

Planning & Zoning Commission:

September 8, 2025

City Council:

October 6, 2025

CAPTION

Public Hearing on a request by Deanna Carter for a **Zoning Change** from a Future Development (FD) zoning district to a Rural Residential (RR) zoning district, located at 1183 Lone Elm Road (Property ID 180654) - Owner: Deanna Carter (ZDC-104-2025)

RECOMMENDED MOTION

"I move to approve ZDC-104-2025, a Zoning Change at 1183 Lone Elm Road from Future Development (FD) to Rural Residential (RR), authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

ACTION SINCE THE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on September 8, 2025, the Commission voted 6-0 to recommend approval of case number ZDC-104-2025.

APPLICANT REQUEST

The applicant requests approval of a Zoning Change from a Future Development (FD) zoning district to a Rural Residential (RR) zoning district at 1183 Lone Elm Road to a future plat of the 10.191-acre property into two (2) lots.

CASE INFORMATION

Applicant: Deanna Carter

Property Owner(s): Deanna Carter

Site Acreage: 10.183 acres

Current Zoning: Future Development

Requested Zoning: Rural Residential (RR)

SUBJECT PROPERTY

General Location: 1183 Lone Elm Road

Parcel ID Number(s): 180654

Existing Use: Single Family Residence

Development History: The subject property was annexed by the City of Waxahachie in March of 2005. The subject property is not currently platted.

(11)

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Future Development (FD)	Single Family residence
East	Future Development (FD)	Undeveloped
South	Future Development (FD)	Single Family residence
West	Future Development (FD)	Single Family residence

Future Land Use Plan:

Rural Estate

Comprehensive Plan:

This placetype is characterized by large lots with single-family homes in rural settings away from the city center as well as public services. This type of development leaves ample amount of surrounding open space, and should involve minimal infrastructure investment. Though this placetype will almost exclusively be single family homes, it is to be expected that home-based businesses may thrive in this environment.

Thoroughfare Plan:

The subject property is accessible via Lone Elm Road.

Site Image:



PLANNING ANALYSIS

The applicant proposes to rezone the subject property from a Future Development (FD) zoning district to a Rural Residential (RR) zoning district. The subject property was annexed into the City of Waxahachie in 2005. At the time of this annexation, the FD zoning district was assigned to the property and has not since been changed. Notably, the subject property is situated in a "finger" of City Limits that abruptly ends to the north and south, as can be seen on the Site Image above.

The purpose of the request is to allow the 10.183-acre property to be platted in the future as two (2) lots. The current FD zoning requires lots to have a minimum of 250' of frontage onto a public right-of-way (ROW) while the RR zoning district only requires a minimum lot frontage of 150'. The subject property has approximately 401' of ROW frontage on to Lone Elm Road; which means that it cannot be subdivided into two (2) lots under the FD zoning district.

(11)

Planning Analysis (Continued):

Multiple existing developed properties adjacent to the subject property have ROW frontage ranging between 120' to 150'. The subject property and adjacent properties on Lone Elm Road were originally developed prior to annexation by the City of Waxahachie, meaning that the requirements of the FD zoning district were not applicable at the time of development. The aforementioned adjacent properties also range in size between 0.59 acres and approximately 1.25 acres.

The RR zoning district proposed by the applicant requires a minimum lot size of 2 acres; which is larger than a majority of existing developed properties along Lone Elm Road. Based on the subject property's 401' of frontage along Lone Elm Road, the applicant could subdivide the property into a maximum of two (2) lots, if this zoning change request is approved.

The proposed zoning change is compatible with existing developed properties immediately adjacent to the subject property. Furthermore, the zoning change request will result in a development pattern consistent with the recommendation of 2023 Comprehensive Plan for the area. With this in mind, staff is supportive of the zoning change request.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 17 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received zero (0) letters of support and one (1) letter of opposition to the zoning change 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 Zoning Change request.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Zoning Change Ordinance
3. Exhibit A – Location Map
4. Exhibit B – Survey

STAFF CONTACT INFORMATION

Prepared by:
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Reviewed by:
Trenton Robertson, AICP
Senior Director of Planning
trenton.robertson@waxahachie.com

(12)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM FUTURE DEVELOPMENT (FD) TO RURAL RESIDENTIAL (RR) LOCATED 1183 LONE ELM ROAD IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 10.183 ACRES KNOWN AS PROPERTY ID 180654, 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, a proper application for a Zoning Change has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-104-2025. Said application, having been referred to the Planning and Zoning (P&Z) Commission for their final report, was recommended by the P&Z Commission for zoning change approval of the subject property from FD to RR; 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 zoning amendment;

NOW, THEREFORE, this property is rezoned from FD to RR in order to facilitate development of the subject property in a manner that allows single-family detached dwelling units on lots of not less than two (2) acres in size on the following property: Property ID 180654, which is shown on Exhibit A, in accordance with the Survey shown on Exhibit B.

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 6th day of October, 2025.

(12)

MAYOR

ATTEST:

City Secretary

Case Number: ZDC-104-2025

City Reference: 150406

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **September 3, 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

RECEIVED SEP 03 2025

Comments:

E. Durand

Signature

09-03-25

Date

Elsa I Durand

Printed Name and Title

1172 & 1168 Lone Elm Rd

Address

(12)

EXHIBIT A - LOCATION MAP



(13,14,15)



Memorandum

To: Honorable Mayor and City Council

From: Trenton Robertson, Senior Director of Planning

Thru: Ricky Boyd, Interim City Manager

Date: October 6, 2025

Re: ZDC-91-2024– Planned Development (PD) for Waxahachie 49 Ac.

On September 22, 2025, the Applicant requested to continue case no. ZDC-91-2024 from the October 6, 2025, City Council meeting to the October 20, 2025, City Council meeting. The Applicant noted the purpose of the further continuance was to allow the developer additional time to analyze the final construction costs of the development.

Planning & Zoning Department (16)

Zoning Staff Report

Case: ZDC-75-2025



MEETING DATE(S)

Planning & Zoning Commission: September 8, 2025
City Council: October 6, 2025

CAPTION

Public Hearing on a request by Quinn Foster, Manhard Consulting, for a **Zoning Change** from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

RECOMMENDED MOTION

"I move to approve ZDC-75-2025, a Zoning Change request from a Single Family-1 zoning district to a Planned Development-General Retail zoning district (Sam's Club), subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

ACTION SINCE INITIAL STAFF REPORT

On July 15, 2025, the Applicant requested to continue the application from July 15, 2025 Planning and Zoning Commission meeting to the August 12, 2025 Planning and Zoning Commission Meeting to refine their proposal and address citizen concerns. At the Planning and Zoning Commission meeting on July 15, 2025, the Commission voted 5-0 to continue the case to August 12, 2025 Planning and Zoning Commission meeting.

The applicant held a neighborhood meeting on July 24, 2025 to introduce the proposal to community members and solicit feedback on the development. Following this meeting, the applicant has begun working to address concerns with screening and setbacks from the proposed Cardinal Road extension.

On August 4, 2025, the Applicant requested to continue the application from the August 12, 2025 Planning and Zoning meeting to the September 8, 2025 Planning and Zoning Meeting to address citizen concerns that were mentioned at the neighborhood meeting. At the Planning and Zoning Commission meeting on August 12, 2025, the Commission voted 6-0 to continue the case to September 8, 2025 Planning and Zoning Commission meeting.

At the Planning & Zoning Commission meeting held on September 8, 2025, the Commission voted 6-0 to recommend approval of case number ZDC-75-2025, subject to the conditions of the staff report and with an additional condition for the applicant to submit a sound study to determine if a masonry screening wall would be required.

APPLICANT REQUEST

The applicant requests approval of a Zoning Change from a Single-Family-1 (SF-1) zoning district to Planned Development-General Retail (PD-GR) zoning district to allow for the development of wholesale club grocery store (Sam's Club).

(16)

CASE INFORMATION

Applicant: Quinn Foster, Manhard Consulting

Property Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust

Site Acreage: 29.21 acres

Current Zoning: Single-Family-1 (SF-1)

Requested Zoning: Planned Development – General Retail (PD-GR)

SUBJECT PROPERTY

General Location: Directly north of 2400 North US Highway 77

Parcel ID Number(s): 189302

Existing Use: The subject property is currently undeveloped.

Development History: The subject property is not currently platted.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	General Retail (GR)	Undeveloped
East	Single-Family-1 (SF-1)	Undeveloped
South	Single-Family-1 (SF-1)	Tarrant Regional Water District (TRWD)
West	Commercial (C) and Planned Development – Commercial (PD-C)	Enterprise and Undeveloped

Future Land Use Plan: Local Commercial and Urban Village

Comprehensive Plan: Local Commercial: The local commercial placetype includes areas for restaurants, shops, grocery stores, offices, and personal service establishments. This placetype was incorporated to preserve the City’s commercial corridors. Where appropriate, local commercial uses should be located at the intersection or frontage of major thoroughfares (60 feet or greater). The intensity of this placetype falls between neighborhood scale commercial and regional commercial. Local commercial will consist of a single or cluster of standalone office, retail or commercial buildings with an anchor. Local commercial uses should be interconnected with sidewalks to increase walkability. In addition, a shared open space comprised of a plaza or park is encouraged for multi-pad site developments.

(16)

Comprehensive Plan (continued):

Urban Village: An urban village is intended to be a bustling center of activity with active streets and a focus on the pedestrian. Filled with high-yield development, it is also one of the most fiscally resilient placetypes and in the right proportion can subsidize low-value development patterns. Streets are narrow with on-street parking making the streetscape comfortable for people who inhabit and patronize the homes and businesses here. When uses which require large amounts of parking are built, parking is hidden with continuous building frontage. Commercial uses on the ground floor should have a higher proportion of glazing to create a more interesting interface between the public and private realm. Most commercial uses make sense in this area as long as the building form treats pedestrians as their principal user.

Thoroughfare Plan:

The subject property is accessible via North US Highway 77 which is identified as a 100' Major Arterial, Grove Creek Road which is identified as a 50' prescriptive right-of-way, and Future Cardinal Road which is identified as a 100' Minor Arterial.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Planned Development – General Retail (PD-GR) zoning district to allow for development of a Sam’s Club on approximately 29.85 acres located directly north of 2400 North US Highway 77. The subject property is currently located within the Single-Family-1 (SF-1) zoning district. The proposed use of “Retail Stores & Shops” is not permitted within the current SF-1 zoning district; therefore, the applicant is proposing a zoning change to PD-GR. The applicant proposes to establish specific development standards that are appropriate for Sam’s Club and the surrounding area.

(14)

Proposed Use:

The Planned Development is proposed to include Sam's Club as the primary use, along with a Fuel Station, a Propane Refill Station, Tire Center, Pick-Up area, and an Outdoor Display area as accessory uses. Sam's Club is a membership-only retailer that offers groceries, apparel, appliances, and household goods along with tire, propane, and fuel services at each location. Typical operating hours for Sam's Club are Monday through Saturday from 8:00am to 8:00pm, and Sunday from 10:00am to 6:00pm. The applicant anticipates up to 210 individuals to be employed by the proposed Sam's Club.

Accessory Uses:

In addition to the primary retail land use of Sam's Club, the applicant proposes development standards that allow for the following accessory uses on the subject property. It is important to note that the following uses are only permitted as accessories, meaning they are not permitted to operate as stand-alone land uses without affiliation with Sam's Club.

- Gasoline Sales as an accessory use to the Retail Store [Sam's Club]
- Outside Storage, limited to a tire trailer adjacent to the Tire Center area and screened accordingly, as shown on the Detailed Site Plan, as an accessory use to the Retail Store [Sam's Club]
- Propane Refill Station, as an accessory use to the Retail Store [Sam's Club]
- Tire Installation or Repair as an accessory use to the Retail Store [Sam's Club]

Site Design:

The applicant has provided a Detailed Site Plan for the subject property, which is designed around an approximately 166,000 square-foot structure that will house Sam's Club. The Detailed Site Plan also includes a detached, self-service fuel center with twelve (12) dual-sided fuel pumps, Tire and Battery Center, and a self-service propane tank exchange. The development is proposed to be situated on a single lot. The primary 165,970 square foot structure will house the Tire & Battery Center in the northwest corner of the building. An online pick-up area has also been designated on the southeastern side of the primary building.

The proposed Site Plan includes a total of 845 parking spaces, which exceeds the minimum requirement of 830 parking spaces. The site is designed to adhere to the minimum setback requirements of the General Retail (GR) zoning district. However, it is important to note that the primary building is situated approximately 648' from the nearest adjacent single-family residential lot in the Arbors at Willow Grove neighborhood located southeast of the subject property. The product loading area and trash compactor for the site are situated at the northeast corner of the primary building, which is setback approximately 900' from the nearest adjacent single-family residential lot. The trash compactor and product loading area are proposed to be screened.

Access & Traffic:

The subject property is proposed to have a total of four (4) points of access. Three (3) access points are proposed along future Cardinal Road and one (1) access point is proposed along Grove Creek Road, as shown on the Detailed Site Plan. Notably, the Development Standards require all delivery truck traffic to leave the property using the Grove Creek exit. This development standard was added to reduce the potential for conflicts between truck and commuter vehicle traffic at the primary access points along Cardinal Road.

(16)

Access & Traffic (continued):

Cardinal Road is identified as a 100' Minor Arterial (4-Lane) on the 2024 Waxahachie Thoroughfare Plan. The applicant proposes to construct four (4) lanes of Cardinal Road beginning at the existing intersection of Cardinal Road and Highway 77 and extending to their eastern property line.

The City will continue the construction of four (4) lanes of Cardinal Road with dedicated landscaped medians from the developer's eastern property line to Vista Way. The majority of Grove Creek Road will remain in its existing form, parallel to the proposed Cardinal Road. The right-of-way dedication for Grove Creek Road will be provided as necessary to facilitate improvements required with the civil construction permit. The Thoroughfare Plan ultimately identifies Cardinal Road extending west to connect to Interstate 35E and the Lofland Bridge. The City is in the early stages of the planning process for the Cardinal Road extension to Interstate 35E.

The applicant has submitted a Traffic Impact Analysis (TIA) with this PD Application. The TIA evaluated the expected traffic demands of the proposed development and recommended several off-site improvements to mitigate traffic concerns for the property. The TIA is actively under review by City staff and is required to be approved by the City through the Civil Construction Permit process prior to the development of the site. To mitigate turning conflicts at the intersection of Highway 77 and Grove Creek Road, the City has requested that the developer install a "pork chop" raised median at the intersection. The "pork chop" median will result in a right-out only condition for vehicles exiting the site via Grove Creek Road, meaning that vehicles will only be able to exit northbound on Highway 77. This will eliminate the current condition allowing vehicles to turn southbound across traffic onto Highway 77 from Grove Creek road. The developer has committed to installing the off-site improvements along Highway 77 as recommended by the TIA. The Detailed Site Plan reflects the design for on-site drive-aisles and Cardinal Road. Final design of remaining off-site improvements will be completed with a future Civil Construction Permit and will require TxDOT approval in addition to City approval.

Landscaping:

The applicant has provided a Landscape Plan (Exhibit F) that identifies the proposed landscaping for the site. The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. Notably, the applicant has clustered required landscaping along the eastern property line to provide a significant buffer between the Sam's Club store and the adjacent single-family zoned property. The proposed landscape plan is designed to address neighbor's concerns by enhancing the buffer between the proposed Cardinal Road extension and existing residences to the south.

Additionally, the applicant is proposing to install a portion of the required canopy trees for the development in a landscape buffer along the southern side of the Cardinal Road extension. The landscape buffer south of the Cardinal Road extension ranges between approximately 100' and 300' in width. This large landscape buffer is intended to mitigate the impact of the Cardinal Road extension on the existing residential homes to the south of the subject property. At the closest point to the southern property line, the edge of Cardinal Road is approximately 105' from the adjacent residential property.

Screening:

The Waxahachie Zoning Ordinance typically requires non-residential development adjacent to single-family zoning districts to install a 6' masonry screening wall along the shared property line; but does allow for equivalent alternative screening methods. To screen the adjacent SF-1 zoning district to the east, the applicant proposes to heavily cluster canopy and understory trees along the eastern property line. The proposed design results in a variable width landscape buffer along the eastern property line that ranges from approximately 115' in width at the narrowest point to approximately 280' at its widest point.

Screening (continued):

(16)

It is important to note that portions of this landscape buffer include a 100' overhead electric easement and a proposed detention pond. In terms of sound mitigation, living screens are considered more effective than standard 6' walls due to their increased surface area and ability to increase in size and height with time. Staff is supportive of this alternative screening proposal due to the large size of the landscape buffer and the degree of landscaping proposed within the buffer.

Elevation/Façade:

The applicant has provided an Elevation/Façade Plan for all structures proposed with this development. The wholesale club structure is proposed to feature concrete masonry units (CMUs) and stucco as the primary exterior construction materials. All exterior construction materials are proposed to be painted with the standard Sam's Club palette; which features a combination of complimentary gray and blue color scheme. The primary structure meets the typical articulation requirements of the Waxahachie Zoning Ordinance. Enhanced articulation is proposed at several key locations that are accessible to customers. All roof-mounted equipment is fully screened from view by the proposed building articulation. The fuel station canopy utilizes the same color scheme as the primary structure. Exhibit B can be referenced for additional detail regarding the proposed elevations.

Signage:

The applicant has proposed a dedicated Signage Plan with this PD application that includes wall signage and a monument sign. The proposed monument sign is a total 252 square feet and exceeds to the typical height and size requirements of the Waxahachie Zoning Ordinance. The monument sign is proposed to feature dual gas pricers for the fuel station and Sam's Club typical logo. The proposed wall signs for the development exceed the total maximum square footage allowed by the Waxahachie Zoning Ordinance; but are consistent with recently approved signage for the Tom Thumb and BJ's Wholesale Club to the south. Due to this, staff is supportive of the proposed signage for the site. The Signage Plan can be referenced in Exhibit G below.

Photometric Plan:

The applicant has provided a Photometric Plan with this Planned Development application to demonstrate compliance with the Waxahachie Zoning Ordinance. The Photometric Plan does adhere to the requirements of the Waxahachie Lighting and Glare standards. Staff has verified that all wall-mounted and pole-mounted light fixtures are designed to be directed downward towards the site and will be equipped with shields to further mitigate light trespass on adjacent properties.

Detention & Utilities:

The applicant has designed the Site Plan for the property to include two dedicated detention areas that can fully account for runoff from the proposed developed conditions of the site without impacting adjacent properties. The design of the detention areas will be fully reviewed and approved with a future Civil Construction Permit to ensure they fully mitigate additional runoff created by the development. The applicant is required to extend public water and sanitary sewer lines across the subject property. These extensions will provide sufficient utility services for the development. The applicant has accounted for these extensions on the proposed Site Plan. Utility improvements are also required to be fully reviewed and approved with a future Civil Construction Permit.

(16)

Phasing:

The applicant proposes to develop the subject property as a single lot and in a single phase. Once development commences, the applicant anticipates construction to be completed between 8 and 18-months.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 48 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 six (6) letters of support and ten (10) letters of opposition for the PD request, with five (5) letters in support and two (2) letters of opposition received are located inside of the two-hundred-foot (200') buffer. In addition to the letters received, Staff received a petition with forty-seven (47) signatures in opposition of this application 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 PD request, subject to the conditions noted below.

Conditions:

1. A sound study shall be submitted to Staff for review to determine if a masonry screening wall is required to absorb the sound from the loading dock.
2. A mutually agreed upon Development Agreement shall be required for the development, and shall be executed within ninety (90) calendar days
3. The property owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit F - Landscape Plan and maintain the required landscaping at all times. The property owner shall maintain all landscaping located within the right-of-way as shown on Exhibit F.
4. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in the development shall conform with the Building Materials/Elevations (Exhibit B).
5. All exterior lighting, including accent and security lighting, shall maintain compliance with the Lighting & Glare Standards of Section 6.03 of the Waxahachie Zoning Ordinance.
6. Use of chain-link fencing shall be prohibited on the subject property.
7. The Yaupon Holly trees proposed to be installed along the eastern property boundary shall be at a minimum of six-foot (6') in height at planting. The Landscape Plan (Exhibit F) shall be revised to identify the minimum required height at planting.
8. The property owner shall install 4" caliper canopy trees every 30' on center, solid sod, and irrigation within the medians of the Cardinal Road extension. The installation of landscaping and irrigation infrastructure within the medians of the Cardinal Road extension shall be done concurrently with the construction of Cardinal Road by the property. The property owner shall maintain the landscaping and irrigation infrastructure within the medians of the Cardinal Road extension in perpetuity.
9. All truck, delivery, and heavy-load vehicles exiting the subject property shall be required to utilize Grove Creek Road.
10. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.

(14)

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then applicant will be notified to make corrections.
 - b. If all comments satisfied, applicant shall provide a set of drawings that incorporate all comments.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Petition In Opposition of the Application Request
3. Conceptual Grove Creek Road Widening Details
4. Conceptual Grove Creek Road and Highway 77 Intersection
5. Development Agreement
6. Planned Development Ordinance
7. Location Map – Exhibit A
8. Building Materials/Elevations – Exhibit B
9. Planned Development Standards – Exhibit C
10. Operational Plan – Exhibit D
11. Detailed Site Plan - Exhibit E
12. Landscape Plan – Exhibit F
13. Signage Plan – Exhibit G
14. Photometric Plan – Exhibit H

STAFF CONTACT INFORMATION

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Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com

(116)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

SNOW PEACH LEGACY FAMILY HOLDING SPENDTHRIFT TRUST
3710 Beverly Ln
Arlington, TX 76015-3821

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 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 Quinn Foster, Manhard Consulting, for a **Zoning Change** from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

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-75-2025

City Reference: 189302

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on July 9, 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:

Great for residents to go shopping & the tax revenue will help city prosper.

Signature

Printed Name and Title

Anh Dao, Land owner

Date

Address

6/27/25

*3710 Beverly Ln
Arlington, TX 76015*

(16)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

SNOW PEACH LEGACY FAMILY HOLDING SPENDTHRIFT TRUST
3710 Beverly Ln
Arlington, TX 76015-3821

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 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 Quinn Foster, Manhard Consulting, for a **Zoning Change** from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

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Case Number: ZDC-75-2025

City Reference: 194279

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on July 9, 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:

Great to have more retail stores

[Signature]
Signature

6/27/25
Date

Anh Dao, Land owner
Printed Name and Title

3710 Beverly Ln.
Arlington TX 76015
Address



(16)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

SNOW PEACH LEGACY FAMILY HOLDING TTEE ANH DUY DAO
3710 BEVERLY LN
ARLINGTON, TX 76015

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 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 Quinn Foster, Manhard Consulting, for a **Zoning Change** from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

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Case Number: ZDC-75-2025

City Reference: 180378

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on July 9, 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:

Retail / Commercial always great for city, more tax revenue to help city grow.

Signature

Anh Dao
Printed Name and Title

Date

6/27/25
3710 Beverly Ln
Arlington TX 76015
Address

From: Sara Kulzer <kulzer.sara@gmail.com>
Sent: Wednesday, July 2, 2025 6:34 AM
To: Planning
Subject: Case ZDC-75-2025

Some people who received this message don't often get email from kulzer.sara@gmail.com. [Learn why this is important](#)

Dear Members of the Town Planning Committee,

I am writing as a concerned citizen to formally express my opposition to the proposed construction of a second wholesale general merchandise club within close proximity to the one currently under construction.

While I understand the potential economic benefits such developments may bring, the cumulative impact of two large-scale retail facilities in such a confined area raises significant concerns that I urge the committee to consider carefully:

1. Increased Traffic Congestion

The addition of another high-traffic retail destination will undoubtedly strain our local roadways. The current infrastructure is already under pressure, and the influx of delivery trucks, employee vehicles, and customer traffic will exacerbate congestion, increase commute times, and elevate the risk of accidents—particularly near residential neighborhoods and school zones.

2. Community Impact

The presence of two wholesale clubs in such close proximity may disrupt the character of our community. Smaller local businesses could suffer, and the increased commercial footprint may erode the sense of neighborhood cohesion that Waxahachie residents value. This development risks turning our community into a commercial corridor rather than a livable, family-friendly environment.

3. Soil Conservation and Environmental Degradation

Large-scale construction and paving for parking lots can lead to significant soil erosion and compaction, reducing the land's natural ability to absorb rainwater. This not only affects local vegetation and wildlife but also contributes to increased runoff and potential flooding in surrounding areas.

4. Water Distribution and Resource Strain

Two massive retail facilities will place a considerable burden on our local water supply and distribution systems. From landscaping to sanitation and cooling systems, the water demand will rise sharply, potentially affecting availability and pressure for nearby residential areas.

5. Access and Safety for Nearby Neighborhoods

The proposed location, in conjunction with the existing site, may limit safe and convenient access to nearby neighborhoods. Increased traffic and commercial activity can create bottlenecks and reduce the quality of life for residents who rely on these routes for daily travel.

In light of these concerns, I respectfully urge the committee to reconsider the approval of this second wholesale club. I believe that a more balanced approach to development—one that prioritizes sustainability,

community well-being, and long-term urban planning—would better serve the interests of Waxahachie's residents.

Thank you for your time and consideration.

(16)

Sincerely,

Sara

--

**Thank you,
Sara Kulzer**

956-559-0963





(16)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025



WRAY JOHN C
PO BOX 717
WAXAHACHIE, TX 75168-0717

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 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:

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Case Number: ZDC-75-2025

City Reference: 189374

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on July 9, 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

07/02/2025
Date

Mark Singutan, President/CEO
Printed Name and Title

P.O. Box 717, Waxahachie
Address 75168



(16)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025



JAMES HARDIE BUILDING PRODUCTS INC
2425 HIGHWAY 77 N
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 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 Quinn Foster, Manhard Consulting, for a **Zoning Change** from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

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Case Number: ZDC-75-2025

City Reference: 289478

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on July 9, 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:

See comments in email.

Alex Wetters
Signature

Alex Wetters - Controller
Printed Name and Title

7/3/25
Date

2425 N Hwy 77
Address

From: Alex Wetters <Alex.Wetters@jameshardie.com>
Sent: Thursday, July 3, 2025 8:22 AM
To: Planning
Cc: Brian Billingsley; Brian Quina
Subject: James Hardie - ZDC-75-2025 Response
Attachments: 2763_001.pdf

Some people who received this message don't often get email from alex.wetters@jameshardie.com. [Learn why this is important](#)
Hello,

Please see attached support for proposed zoning change. Our comments are below.

We want to share that James Hardie has active plans underway to relocate our main entrance from Highway 77 to Cardinal Road. This change is part of our ongoing commitment to improving traffic flow and safety in the area. We anticipate this project will be completed by Q4 of 2026.

In reviewing the proposed development, we do have a few questions and requests for clarification:

1. Entrance to Sam's Club: Could you please confirm the planned location of the new Sam's Club entrance? If it is expected to be at or near the Cardinal Road intersection, we respectfully request that a traffic impact study be conducted to ensure the intersection can safely accommodate the anticipated increase in traffic volumes, including both commercial and employee vehicles.
2. Utility Impacts: We would also appreciate confirmation on whether any construction related to this development is expected to impact our utilities. If so, we request advanced notice to help us mitigate potential disruptions to our operations.

We look forward to continued collaboration with the city to ensure this development benefits the entire community and supports safe, efficient infrastructure planning.

Thanks,

Alex Wetters
Plant Controller – Waxahachie



James Hardie Building Products Inc.

M: (214) 463-8195
2425 N Highway 77
Waxahachie, TX 75165

www.jameshardie.com

Please consider the environment before printing this email

Notice: The information contained in this e-mail message and any attached files may be confidential information and may also be the subject of legal professional privilege. If you are not the intended recipient any use, disclosure or copying of this e-mail is unauthorized. If you have received this e-mail in error, please notify the sender immediately by reply e-mail and delete and destroy all copies of this transmission together with any attachments.

RECEIVED JUL 08 2025

Case Number: ZDC-75-2025

City Reference: 154365

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on July 9, 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

RECEIVED JUL 08 2025

Comments:

Decrease property value, severe traffic problems
noise, detention center in heavily residential
area.

Thomas / Rebecca O'Neal
Signature

7/4/2025
Date

Thomas / Rebecca O'Neal
Printed Name and Title
owners

100 Royal Park LN
Address

(16)



(16)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025



WALLS TARRIS & LETINA
105 Holly St
Waxahachie, TX 75165-7871

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 15, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 21, 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 Quinn Foster, Manhard Consulting, for a **Zoning Change** from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

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-75-2025

City Reference: 241696

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *July 9, 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:

Noise/sound barrier fence installed? impact to home values?
How will the ponds/creek be addressed?

Letina Walls
Signature

7/4/2025
Date

Letina Walls, Resident
Printed Name and Title

105 Holly Street, 75165
Address

From: Tammy <tswill27@gmail.com>
Sent: Friday, July 18, 2025 2:12:56 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>
Subject: Re: Message to P/Z Chairman

(14)

That would be great! Thank you
T. Willoughby
from my iPhone

On Jul 18, 2025, at 2:07 PM, Villarreal, Amber <avillarreal@waxahachie.com> wrote:

Received. I will share it with the Chairman. Do you also want me to send it to the Planning team and they will include your email on their agenda packet to the Commission?

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

Amber Villarreal, TRMC, CMC

City Secretary

City of Waxahachie

Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168

www.waxahachie.com

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Attention Public Officials: A "Reply to All" of this email message could lead to violations of the Texas Open Meetings Act. If replying, please reply only to the sender.

From: Tammy <tswill27@gmail.com>
Sent: Friday, July 18, 2025 1:41:28 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>
Subject: Message to P/Z Chairman

> Hi Mr. Keeler,

> I know building is inevitable here in Waxahachie, but building a Sam's Club on 77 isn't a great idea. Building another wholesale store within a tenth of a mile of the other wholesale store that is already under construction wouldn't be a smart move. Building a Sam's Club on 287 in either direction of 77 would be a better move. As I stated at the beginning, I know building is inevitable. Since that's the case, another grocery store - such as Walmart Neighborhood Store, Walmart Green, Trader Joes etc. would all be better choices for that space. I have been told that Walmart Corp. already owns the land. But please consider the traffic load on 77 and the neighborhoods around that area.

> Thank you for listening to my thoughts.

> Tammy Willoughby

> 624 Grove Creek Rd.



(14)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

MARKET JAMES C & JO-ELLEN E
102 HOLLY ST
WAXAHACHIE, TX 75165-7870

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 12, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, September 2, 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 Quinn Foster, Manhard Consulting, for a **Zoning Change** from a Single-Family-1 (SF-1) zoning district to Planned Development - General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID: 18930).
Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

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 scan the QR Code or contact the Planning Department at (469) 309-4290 or Planning@Waxahachie.com for additional information on this request.



Scan for additional information

Case Number: ZDC-75-2025

City Reference: 241651

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on August 6, 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

James C & Jo-Ellen E Markle
Printed Name and Title

July 26, 2025
Date

102 Holly St
Address

Waxahachie, TX 75165-7870

(11)

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on August 6, 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:

Our quality of life will be affected by this commercial development with a large parking lot with high and multiple pole lights!

Edith C. Winn
Signature

8-6-25
Date

Edith C. Winn Mrs.
Printed Name and Title

107 Holly Street
Address

RECEIVED AUG 06 2025

on

(16)

Richard & Nancy Eberlen
144 Brookstone Dr.
Waxahachie, TX. 75165

August 14, 2025

Planning and Zoning Department
P.O. Box 757 408 S. Rogers St.
Waxahachie, TX. 75168
469-309-4290

Attn: Trenton Robertson
Senior Director of Planning

Subject: Opposition to Proposed Zoning Change – Case ZDC-75-2025

Dear Mr. Trenton Robertson,

We are writing to formally express our opposition to the proposed zoning change from a Single-Family Zoning District to a Planned Development General Retail Zoning District for the property located north of 2400 North US Highway 77 (Sam's Club).

As longtime residents of Waxahachie, we are deeply concerned about the potential impact this change would have on our community. Our concerns motivated us to contact other Waxahachie residents about their views on the plans for a Sam's Club. Attached is a petition outlining opposition of Case ZDC-75-2025. Other Waxahachie citizens have posted points of concern on the Neighborhood APP (neighbors for Grove Creek, Brookbend Grove, North Grove) as well as on Facebook.

Objections are outlined in the petition but some of the specific concerns are as follows:

The proposed retail development stands in stark contrast to the established residential character of the neighborhood east of the planned site. Our community is built around peaceful streets, family-oriented homes, and a deep-rooted sense of connection—values that are at risk of being undermined by the influx of commercial activity.

(16)

Grove Creek Road, already in poor condition, is ill-equipped to handle the heavy traffic from delivery trucks servicing the new Sam's Club location. As a narrow two-lane road, it simply cannot absorb the increased load without significant deterioration and disruption. Residents traveling south on Highway 77 will face mounting delays, likely forcing many to seek alternate routes.

Moreover, the proposed traffic pattern—requiring a mandatory right turn at the Grove Creek and Hwy. 77 intersection—will only worsen congestion at that junction, creating a bottleneck that affects both local commuters and neighborhood safety.

We respectfully urge the Waxahachie Planning and Zoning Commission to preserve the integrity of our area neighborhoods by denying this zoning change. We believe that thoughtful planning should prioritize the well-being and safety of existing Waxahachie residents and maintain the residential nature of our community.

Please ensure all phone numbers in the attached petition are redacted, and this letter is incorporated into the planning and zoning documentation for this request.

Thank you for your time and consideration.

Sincerely,
Richard & Nancy Eberlen

(16)

Petition Against ZDC-75-2025 Zoning Change

WE SAY NO TO SAM'S CLUB AT 2400 NORTH HWY 77

We, the undersigned residents of the City of Waxahachie, oppose the zoning change request from General Retail Zoning to Planned Development General Retail zoning (Sam's Club).

The reasons for our opposition are:

- 1) This request would violate Section 1.02 Purpose of the City of Waxahachie City Zoning Ordinance which states that the purposes for having zoning in Waxahachie are to:
 - a. Promote health, safety, morals and general welfare, convenience and protecting and preserving places and areas of historical, cultural, or architectural importance and significance in the city;
 - b. Lessen the congestion in the streets;
 - c. Secure safety from fire, panic, and other dangers;
 - d. Provide adequate light and air;
 - e. Prevent overcrowding of land;
 - f. Avoid undue concentration of population and;
 - g. Facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

- 2) Having another Wholesale Club within 0.6 miles of BJ's Wholesale Club will create traffic nightmares and exacerbate all the issues listed in Point 1 above

While we understand growth and change are part of the normal process of a thriving city, the growth needs to be properly managed with long term thought and consideration and not short sided "bring it and they will come" mentality, especially in locations that cannot handle excessive amounts of traffic. This request to add a Sam's Club to an already highly congested area will create long term problems and have a long-term negative impact to Waxahachie. We ask that you vote to DENY this request.

Petition Against ZDC-75-2025 Zoning Change

WE SAY NO TO SAM'S CLUB AT 2400 NORTH HWY 77

We, the undersigned residents of the City of Waxahachie, oppose the zoning change request from General Retail Zoning to Planned Development General Retail zoning (Sam's Club).

Signature	Address	Phone
1. Richard Eberle	144 Brookstone Dr. Waxahachie, TX 75165	[REDACTED]
2. Robert Hanel	669 Brookcrest Ct. WAX 75165	[REDACTED]
3. Yanny Segall	1212 W 670 Brookcrest Ct.	[REDACTED]
4. Douglas M Coffey	136 Brookstone Drive	[REDACTED]
5. M M	132 Brookstone Dr.	[REDACTED]
6. Richard Zube	100 Vassar Ct	[REDACTED]
7. Judy S. Pelt	512 Muskingum Rd.	[REDACTED]
8. Doug Zell	459 SILVERSTONE DR.	[REDACTED]
9. Melanie Ogbay	11 Country Club Pl	[REDACTED]
10. Kelly Hill	110 Brookbend Dr	[REDACTED]
11. Doug	315 Brookbend Dr.	[REDACTED]
12. Terry Ponce	330 Brookbend Dr	[REDACTED]

Petition Against ZDC-75-2025 Zoning Change

WE SAY NO TO SAM'S CLUB AT 2400 NORTH HWY 77

We, the undersigned residents of the City of Waxahachie, oppose the zoning change request from General Retail Zoning to Planned Development General Retail zoning (Sam's Club).

Signature	Address	Phone
13. <i>Bruce Shover</i>	673 Brookhaven Ct	[REDACTED]
14. <i>Julita</i>	674 Brookhaven Ct	[REDACTED]
15. <i>Donna</i>	672 Brookhaze Ct	[REDACTED]
16. <i>W Lynn</i>	664 Brookhaze Ct	[REDACTED]
17. <i>Lisa Mott</i>	108 Royal Park Ln	[REDACTED]
18. <i>Clint Reddy</i>	673 Brookvista Ct W	[REDACTED]
19. <i>W. Nantz</i>	672 Brookvista	[REDACTED]
20. <i>Daniel Roden</i>	651 Brookvista Ct E	[REDACTED]
21. <i>Travis Wynn</i>	153 Brookstone Dr.	[REDACTED]
22. <i>Robert Shew</i>	671 Brookhaven Ct	[REDACTED]
23. <i>Daniel Escobar</i>	156 Brookstone dr	[REDACTED]
24. <i>Melanie Reed</i>	229 Brookbend Dr.	[REDACTED]

Petition Against ZDC-75-2025 Zoning Change

WE SAY NO TO SAM'S CLUB AT 2400 NORTH HWY 77

We, the undersigned residents of the City of Waxahachie, oppose the zoning change request from General Retail Zoning to Planned Development General Retail zoning (Sam's Club).

Signature	Address	Phone
25. <u>Johnna Wallace</u>	<u>3305 Sanger Creek Way Waxahachie, TX 75165</u>	[REDACTED]
26. <u>Kati Hill</u>	<u>117 Royal Park Lane Waxahachie, TX 75165</u>	[REDACTED]
27. <u>Marsha Moody</u>	<u>121 Royal Park Dr WAXAH 75165</u>	[REDACTED]
28. <u>Jennifer Chelwid</u>	<u>2202 Abela Dr.</u>	
29. <u>Kuda Baker</u>	<u>115 Terra Verde Ct Waxahachie Tx</u>	
30. <u>Rudon</u>	<u>111 Terra Verde Ct wax tx</u>	
31. <u>Bethie Swanner</u>	<u>103 Terra Verde</u>	
32. <u>Ray Crum</u>	<u>122 Terra Verde</u>	
33. <u>Pam Wilkett</u>	<u>114 Terra Verde</u>	
34. <u>[Signature]</u>	<u>817 W. MAIN</u>	
35. <u>Mary R. Kauffman</u>	<u>817 W. Main</u>	
36. <u>[Signature]</u>	<u>527 W. JORDISON</u>	

(16)

Petition Against ZDC-75-2025 Zoning Change

WE SAY NO TO SAM'S CLUB AT 2400 NORTH HWY 77

We, the undersigned residents of the City of Waxahachie, oppose the zoning change request from General Retail Zoning to Planned Development General Retail zoning (Sam's Club).

Signature	Address	Phone
120. <u>Patricia Sterling</u>	<u>880 Garden Valley Dr</u>	[REDACTED]
121. <u>Mary White</u>	<u>880 Garden Valley</u>	[REDACTED]
122. <u>Li Moody</u>	<u>121 Royal Park Ln</u>	[REDACTED]
123. <u>Sandra Lopez</u>	<u>113 Royal Park Ln</u>	[REDACTED]
124. <u>Ron Hill</u>	<u>117 Royal Park Ln</u>	[REDACTED]
125. <u>Robin Richie</u>	<u>105 Royal Park Ln</u>	[REDACTED]
126. <u>Steven Nye</u>	<u>128 Royal Park Ln</u>	[REDACTED]
127. <u>W. C. Gage</u>	<u>128 Royal Park Ln</u>	[REDACTED]
128. <u>Amey Wilmore</u>	<u>133 Royal Park Ln</u>	[REDACTED]
129. <u>Ron</u>	<u>125 Royal Park Ln</u>	[REDACTED]
130. <u>Sterling Moody</u>	<u>121 Royal Park Ln</u>	[REDACTED]
131. _____	_____	_____



(1u)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

RECEIVED AUG 25 2025

BERG RATANA C
117 Holly St
Waxahachie, TX 75165-7871

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, September 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, October 6, 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 Quinn Foster, Manhard Consulting, for a **Zoning Change** from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

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 scan the QR Code or contact the Planning Department at (469) 309-4290 or Planning@Waxahachie.com for additional information on this request.



Scan for additional information.

Case Number: ZDC-75-2025

City Reference: 241702

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **September 3, 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 do not need a second warehouse

Ratana Berg
Signature
RATANA BERG
Printed Name and Title

8/23/25
Date
117 Holly St.
Address

Waxahachie, 75165

Case Number: ZDC-75-2025

City Reference: 241652

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *September 3, 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

RECEIVED AUG 29 2025

Comments:

Joyce Needham

Signature

8-25-2025

Date

Ms. Joyce Needham

Printed Name and Title

104 Holly Street

Address

(16)

Case Number: ZDC-75-2025

City Reference: 241697

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **September 3, 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

RECEIVED SEP 05 2025

Comments:

I am a resident backing on the proposed rezoning from single family to retail property. Parking lot outdoor lighting installation will result in excessive light pollution.

Edith C. Winn

Signature

9-2-25

Date

Mrs. Edith C. Winn - Home Owner

Printed Name and Title

107 Holly Street

Address

(11)



(16)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-75-2025

EDWARDS CHRISTOPHER D & MARIAN A ETAL
307 HUNDRED ACRE DR
WAXAHACHIE, TX 75165

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Request by Quinn Foster, Manhard Consulting, for a **Zoning Change** from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

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 scan the QR Code or contact the Planning Department at (469) 309-4290 or Planning@Waxahachie.com for additional information on this request.



Scan for additional information.

Case Number: ZDC-75-2025

City Reference: 292798

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *September 3, 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

Christopher Edwards /owner
Printed Name and Title

8/31/25

Date

307 Hundred Acre Dr.
Waxahachie, Tx 75165

Address

(17)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM SINGLE FAMILY-1 (SF-1) TO PLANNED DEVELOPMENT – GENERAL RETAIL (PD-GR) LOCATED AT 2400 NORTH US HIGHWAY 77 IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 29.21 ACRES KNOWN AS PART OF ABSTRACT NO. 848 OF THE A. S. PRUETT SURVEY AND PART OF ABSTRACT NO. 1024 OF THE J. STARRETT SURVEY, PROPERTY ID: 189302, 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, a proper application for a Zoning Change has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-75-2025. Said application, having been referred to the Planning and Zoning (P&Z) Commission for their final report, was recommended by the P&Z Commission for zoning change approval of the subject property from SF-1 to PD-GR; 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 zoning amendment;

NOW, THEREFORE, this property is rezoned from SF-1 to PD-GR in order to facilitate development of the subject property in a manner that allows Sam's Club to operate a Membership-Only Retail Store, Automotive Care Center, and Gasoline Sales uses only on the following property: Property ID: 189302, being part of Abstract No. 848 of the A.S. Pruett Survey and Abstract No. 1024 of the J. Starrett Survey, which is shown on Exhibit A, in accordance with the Detailed Site Plan attached as Exhibit C.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development to allow for the property owner(s) to operate a Membership-Only Retail Store, Automotive Care Center, and Gasoline Sales uses at 2400 North US Highway 77 and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

Development Standards

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance, and as shown on Exhibit B – Building Materials/Elevations, Exhibit C – Planned Development Standards, Exhibit D – Operational Plan, Exhibit E – Detailed Site Plan, Exhibit F – Landscape Plan, Exhibit G – Signage Plan, and Exhibit H – Photometric Plan. Where regulations are not specified in this ordinance, the development shall comply with the City of Waxahachie Municipal Code of Ordinances. The subject property shall develop in accordance with the “PD-GR” Planned Development – General Retail zoning district as follows:

1. The development shall conform as approved by the City Council under case number ZDC-75-2025.
2. The Membership-Only Retail Store, Automotive Care Center, and Gasoline Sales uses are limited to 2400 North US Highway 77 as shown on Exhibit C.
3. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in this development shall conform with the Building Materials/Elevations Plan (Exhibit B).
4. All exterior lighting, including accent and security lighting, shall maintain compliance with the Lighting & Glare Standards of Section 6.03 of the Waxahachie Zoning Ordinance.
5. The use of chain-link fencing shall be prohibited on the subject property.
6. The Yaupon Holly trees proposed to be installed along the eastern property boundary shall be at a minimum of six-foot (6') in height at planting. The Landscape Plan (Exhibit F) shall be revised to identify the minimum required height at planting.
7. The property owner shall install 4” caliper canopy trees, solid sod, and irrigation within the medians of the Cardinal Road extension. The installation of landscaping and irrigation infrastructure within the medians of the Cardinal Road extension shall be done concurrently with the construction of Cardinal Road by the property. The property owner shall maintain the landscaping and irrigation infrastructure within the medians of the Cardinal Road extension in perpetuity.
8. All truck, delivery, and heavy-load vehicles exiting the subject property shall be required to utilize Grove Creek Road.
9. The Applicant shall execute a mutually agreed upon development agreement shall be executed within ninety (90) calendar days of the approval of this PD request.
10. All development 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.
11. 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 of Ordinances.

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.

(17)

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 6th day of October, 2025.

MAYOR

ATTEST:

City Secretary



EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN



(17)



EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN



(17)

1 CORNER VESTIBULE NOT TO SCALE

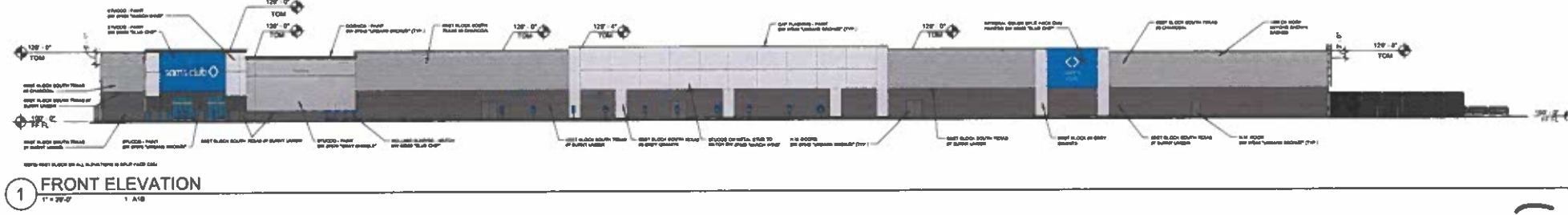
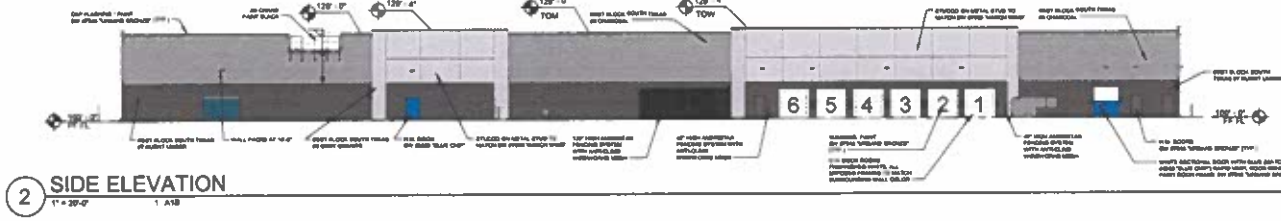
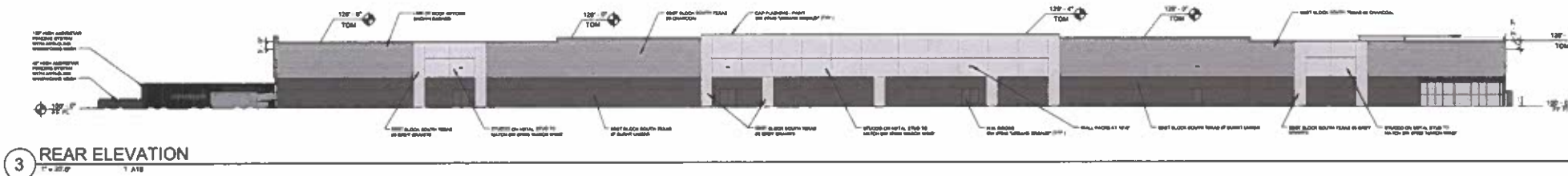
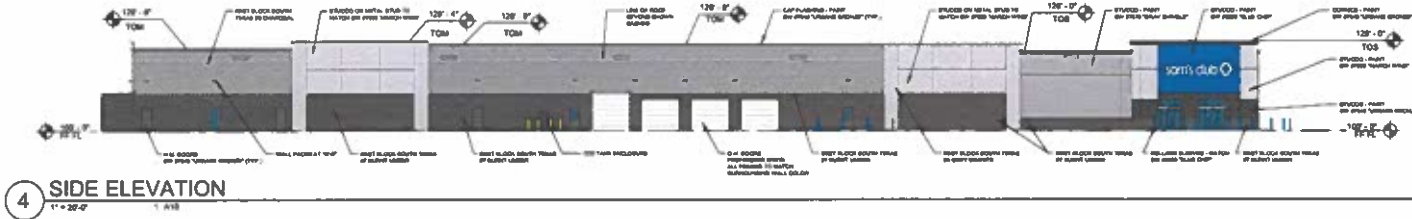


WAXAHACHIE, TX - Renders

06/06/25

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, bit, shading, ambient light intensity, materials, textures, contrast, font size, construction variations required by building codes or inspectors, materials, or final design detailing.

EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN



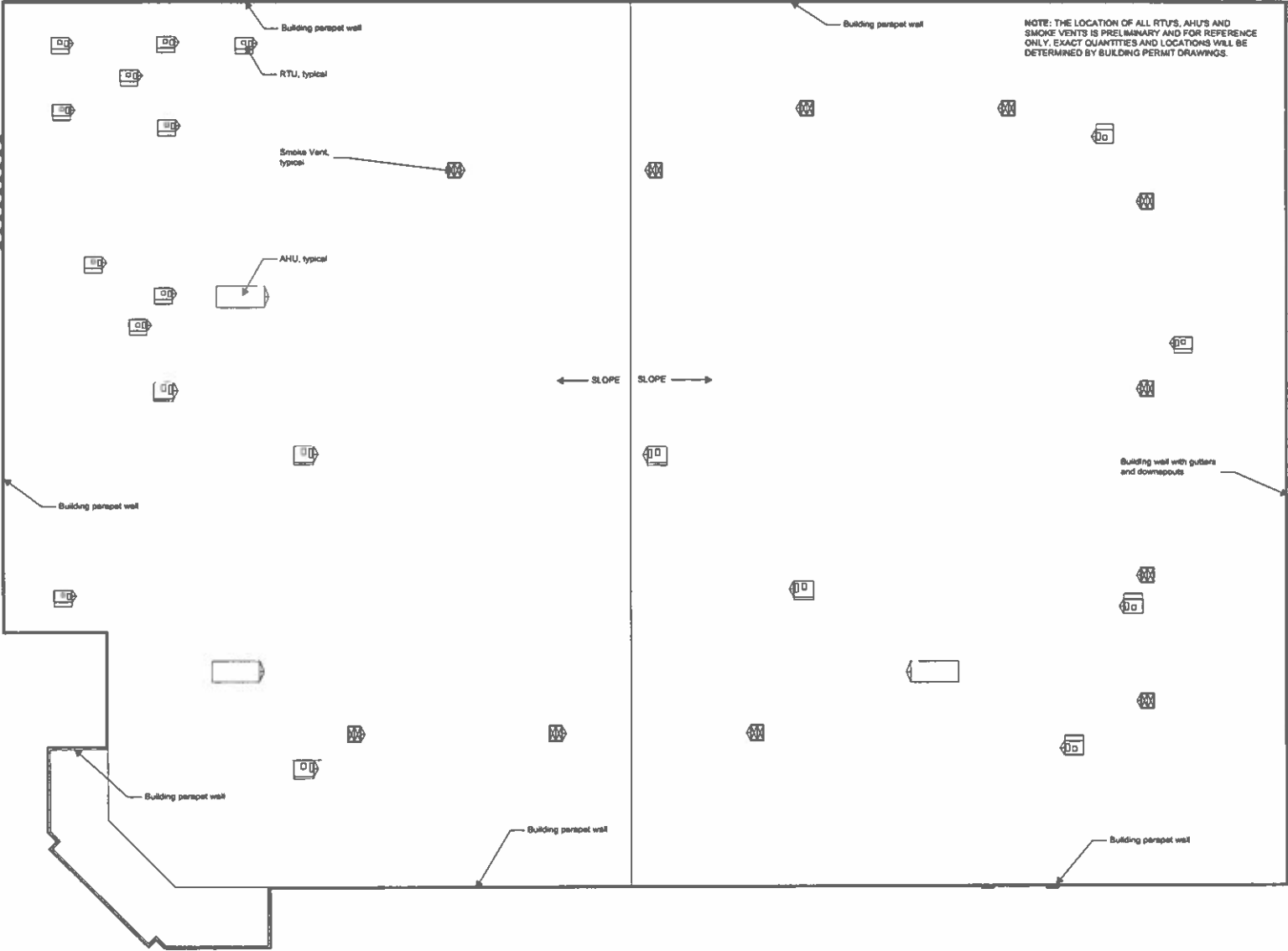
WAXAHACHIE, TX - Elevations

06/06/25

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, and shading, ambient light intensity, materials, textures, contrast, font size, construction conditions required by building codes or inspectors, materials, or final design detailing.

(17)
3

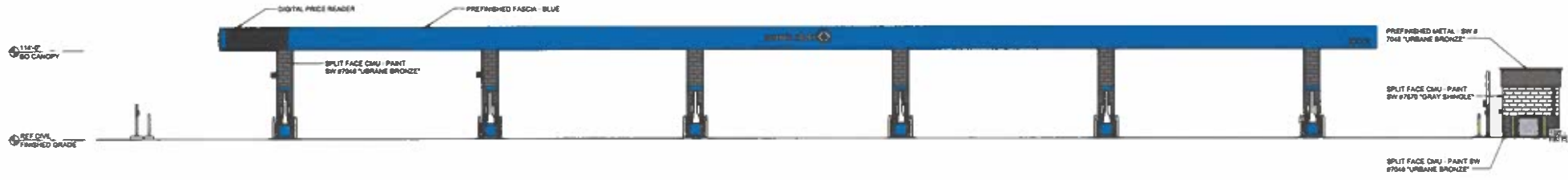
EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN



(17)



EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN



4 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"

2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

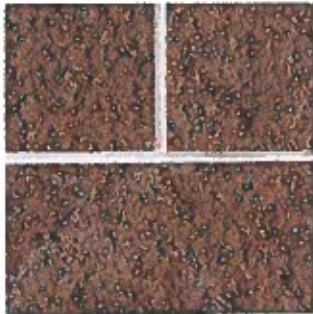
(17)



EXHIBIT B - BUILDING MATERIALS & ELEVATIONS PLAN



Best Block South Texas #6 Grey Granite



Best Block South Texas #7 Burnt Umber



Best Block South Texas #8 Charcoal



Paint
Sherwin Williams
SW 7668 March Wind



Paint
Sherwin Williams
SW 7670 Gray Shingle



Paint
Sherwin Williams
SW 7048 Urbane Bronze



Paint
Sherwin Williams
SW 6959 Blue Chip

(17)



Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

Preliminary PD Draft – Sam’s Club at N Hwy 77 & Grove Creek Rd

1. Purpose and Intent

This Planned Development (PD) is intended to facilitate the development of two parcels totaling approximately 56.90 acres for a membership-only retail store (Sam’s Club), along with supporting uses including a fuel station, tire and battery center, and associated site improvements. The development is strategically located at the southeast corner of North Highway 77 and Grove Creek Road, bisected by the future Cardinal Road thoroughfare.

2. Land Use Summary

- Total Area: ±56.90 acres (PD-GR: 29.85 AC)
- Proposed Uses:
 - Membership-based retail warehouse (Sam’s Club)
 - Fuel Station with multiple pump islands and canopy
 - Tire and Battery Center (TBC)
 - Associated surface parking and loading areas
 - Internal drive aisles and pedestrian circulation
 - Off-site roadway and infrastructure improvements as needed

3. Zoning & Development Standards

- Base Zoning:
 - Existing: SF (Single-Family)
 - Proposed:
 - PD-GR: 29.85 AC
 - Remainder to remain SF: 27.05 AC

Development to adhere to the standards outlined herein and in the accompanying exhibits, unless otherwise specified.

4. Access and Circulation

- Primary access from future Cardinal Road and Grove Creek Road
- Cardinal Road to bisect the development, providing enhanced connectivity
- Internal private driveways and shared access easements to support traffic circulation and emergency access

5. Architectural and Site Design

- Building elevations, signage, and site layout to be consistent with national Sam's Club standards and adapted to local requirements
- Screening and landscaping to be provided per city code and PD exhibits

6. Phasing

- Initial phase to include primary retail building, fuel station, and TBC
- Future phases may include additional pad sites or infrastructure improvements (if applicable)

Sam's Club – Waxahachie, Texas site – PD Standards/Amendment Requests

Purpose and Intent

The purpose of this Planned Development is to allow General Retail uses with a membership- only wholesale club with accessory member-only fuel pumps, a propane filling station, tire and battery center. The Planned Development establishes appropriate restrictions and development controls necessary to predict the development of land, safe and efficient vehicular and pedestrian traffic, and appropriate design standards.

Development Standards

All development on land located within the boundaries of this Planned Development shall adhere to the rules set forth in this ordinance. The locations of the building, fuel canopy, propane filling station, tire center, driveways, parking, and screening shall substantially conform to the locations shown on the approved Exhibit B, "Building Materials/Elevations"; Exhibit C, "Planned Development Standards"; Exhibit D, "Operational Plan"; Exhibit E, "Detailed Site Plan"; Exhibit F, "Landscape Plan"; Exhibit G, "Signage Plan"; and Exhibit H, "Photometric Plan."

Development Regulations

1. The development shall conform as approved by the City Council under case number ZDC-000075-2025.
2. All materials, location of materials, and percentage of materials for the building shall be generally consistent with the Building Elevations (Exhibit B).
3. All development 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.
4. The development shall maintain compliance with all Federal, State, and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie and City of Waxahachie Zoning Ordinance.
5. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance shall generally conform to those requirements and/or standards prescribed in the Detailed Site Plan, Building Elevations, and Landscape Plan. Where regulations are not specified in the Detailed Site Plan, Building Elevations, and Landscape Plan, in this Ordinance, the regulations of the General Retail zoning district of the City of Waxahachie zoning ordinance shall apply to this development.

Planned Development Standards

I Purpose and Intent

The development plan is for General Retail uses with accessory member-only fuel pumps, a propane filling station, tire and battery center accessory to a membership-only wholesale club. The development is designed to facilitate a quality store while respecting nearby residential uses. The development has been designed to be properly screened from adjacent residences, provide robust landscaping throughout the site, and provide efficient vehicular and pedestrian mobility to and from the site.

II Land Uses

The following uses shall be allowed by right:

- Uses permitted in the General Retail District
- Retail Stores and Shops (including the approximate 166,000-square-foot Wholesale Club as shown in the supporting Exhibits)
- Gasoline Sales as an accessory use to the Retail Store [Wholesale Club]
- Outside Storage, limited to a tire trailer adjacent to the Tire Center area and screened accordingly, as shown on the Detailed Site Plan, as an accessory use to the Retail Store [Wholesale Club]
- Propane Refill Station, as an accessory use to the Retail Store [Wholesale Club]
- Tire Installation or Repair as an accessory use to the Retail Store [Wholesale Club]

Unless otherwise outlined in these development standards, use requirements and design guidelines shall default to the General Retail District base zoning. The permitted uses on the property shall include the uses of its respective General Retail base zoning uses in addition to the above itemized uses. This Planned Development shall be limited to the Detailed Site Plan and subsequent regulations for gasoline sales accessory to the Retail (Wholesale Club) use.

Retail Store and Shops

Retail Stores and Shops, as defined in the Waxahachie Zoning Ordinance, are allowed on the Property per the base General Retail District zoning. This includes the approximate 166,000 square-foot membership-only wholesale club as shown in the supporting Exhibits and accessory uses including gasoline sales, tire installation or repair, and propane filling station. The club provides services including, but not limited to, fresh foods, produce, a full-service deli, fresh bakery, apparel, small appliances, and household essentials.

Gasoline Sales

Gasoline sales are a permitted accessory use to the Retail (Wholesale Club) use, though not a required component. As shown on the Detailed Site Plan, the fuel station will include twelve (12) double-sided, self-service fuel pumps intended for use by club members only. A staffed convenience kiosk is also included. To provide operational flexibility, the fuel station is being entitled as an automated, unattended facility with the capability for 24-hour operation.

Propane Refill Station

The propane tank exchange station, as depicted on the Detailed Site Plan, is an allowed accessory use to the primary Retail (Wholesale Club) operation. This facility offers a self-service propane tank exchange, enabling customers to swap their empty 20 lb. propane cylinders for pre-filled ones at their convenience. The exchange station operates independently, without the need for on-site staff assistance, and is accessible during the store's operating hours. All payment transactions for the propane exchange are conducted through the self-service kiosk integrated into the exchange unit. The propane tank exchange station shall comply with all applicable safety standards and regulations, including the 2021 International Fire Code (IFC), National Fire Protection Association (NFPA) 58, and the International Fuel Gas Code

The Tire & Battery Center

The Tire & Battery Center is a permitted accessory use to the Retail Store (Wholesale Club). The center provides tire and battery sales, along with installation services for passenger vehicles, including automobiles and pickup trucks. Services are limited to tire mounting, balancing, repair, battery testing, and replacement. No other automotive repairs or services, as defined under "Auto Repair, Minor" or "Automotive Care Center" in the Waxahachie Zoning Ordinance, are permitted.

III Area and Height Regulations (density, lot area, width, depth, coverage, yard depths and widths, height)

Maximum Lot Coverage, Minimum Lot Width, Minimum Lot Area, Minimum Lot Depth, Yard Depths (Setbacks), and Building Height shall follow the General Retail zoning district standards in the Waxahachie Zoning Ordinance.

Regulation	General Retail Requirement	Proposed Variance
Maximum Lot Coverage	40%	-
Minimum Lot Width	60 feet	-
Minimum Lot Area	7,000 square feet	-
Minimum Lot Depth	100 feet	-
Front Yard Setback	40 feet	-
Side Yard Setback	20 feet	-
Rear Yard Setback	20 feet (25 feet if adjacent to residential)	-
Maximum Building Height	2 stories	-
Monument Sign Area	125 square feet	252 square feet

IV Building Elevations

Building elevations are provided in **Exhibit B** and reflect the design intent, building massing, and architectural character of the proposed Retail Store (Wholesale Club). The final building shall generally conform to the design, materials, articulation, and color palette shown in Exhibit E.

A. Screening Standards

The following materials shall be used on all primary elevations, with variations in percentage based on building orientation. The building will use integrally colored split-face CMU in lieu of painted smooth-face CMU. The CMU will match the color palette of the prototype design, with final material selection to closely align with Sam’s Club standards.

- Primary façade material: Integrally colored split-face CMU (not painted) in colors equivalents
 - Best Block South Texas #6 Grey Granite (equivalent to SW 7668 March Wind)
 - Best Block South Texas #8 Charcoal (equivalent to SW 7670 Gray Shingle)
 - Best Block South Texas #7 Burnt Umber (equivalent to SW 7048 Urbane Bronze)
- Accent material: Stucco (EIFS or comparable) to match SW 7668 “March Wind” and SW 6959 “Blue Chip”
- Trim and details: Painted metal cornices, cap flashing, and doors in SW 7048 “Urbane Bronze”
- Glazing: Limited storefront-style windows at the front (vestibule/corner entry)
- Other: Sectional overhead doors (white), bollard sleeves (blue), and H.M. service doors painted to match the primary palette

B. Articulation Requirements

- To provide visual relief and meet City of Waxahachie articulation requirements, the following architectural offsets shall apply:
- Maximum uninterrupted wall plane shall not exceed three times the wall height (29'-4") without a required architectural offset.
- Offset depth and height: Minimum 9.75' vertical articulation required; project provides minimum 18'-0" offset heights
- Offset length: Minimum 25% of wall length required; project provides between 136'-5" and 183'-4" on key elevations

Elevation	Max Wall Height	Required Offset Height	Offset Height Provided	Required Offset Length	Offset Length Provided
West (Front)	29'-4"	9.75'	18'-0"	123.25'	183'-4"
East (Rear)	29'-4"	9.75'	18'-0"	123.25'	136'-5"
South (Side)	29'-4"	9.75'	18'-0"	85.25'	124'
North (Side)	29'-4"	9.75'	18'-0"	85.25'	88'

C. Color Strategy

- Best Block South Texas #6 Grey Granite (equivalent to SW 7668 March Wind)
- Best Block South Texas #8 Charcoal (equivalent to SW 7670 Gray Shingle)
- Best Block South Texas #7 Burnt Umber (equivalent to SW 7048 Urbane Bronze)

V *Parking and Loading*

In accordance with the Waxahachie Zoning Ordinance, 1 parking space per 200 square feet is required for the Retail Store (wholesale club), and 1 parking space per 3 gas pumps, up to 8 nozzles on 2 sides, is required for the Gasoline Sales. The designated loading area for heavy-load vehicles is limited to the general location shown in the Detailed Site Plan.

Truck traffic may enter the site via the adjacent thoroughfare or Grove Creek Road; however, delivery trucks are restricted from exiting onto the thoroughfare (proposed future Cardinal Road) and must exit via Grove Creek Road. All loading and unloading must occur within the designated loading zone.

No parking or loading within any fire lane is permitted at any time.

VI *Access*

Driveways shall be provided as generally shown in the Detailed Site Plan.

Sidewalks shall be constructed along the perimeter of the property adjacent to (future) Cardinal Road, US Highway 77, and Grove Creek Road. The sidewalk along Cardinal Road shall be a minimum of eight (8) feet wide to align with the City's Comprehensive Plan, while sidewalks along US Highway 77 and Grove Creek Road shall be a minimum of six (6) feet wide.

VII *Landscaping and Screening*

Landscaping shall be generally provided as shown in the Landscape Plan (Exhibit D). The proposed development includes a robust landscape program that meets and exceeds City of Waxahachie code requirements. The following quantities are provided throughout the site:

- Interior Canopy Trees: 166 trees
- Ornamental/Understory Trees: 334 trees
- Shrubs: 1,186 shrubs
- Ground Cover: 12,875 square feet
- Seasonal Color: 1,659 square feet

Street trees are provided along all street frontages in compliance with the required spacing (1 tree per 30 linear feet):

- US Hwy 77: 37 trees required, 37 provided
- Grove Creek Rd: 35 trees required, 35 provided
- Cardinal Rd: 93 trees required, 93 provided

In accordance with the Waxahachie landscape code, interior landscaping is required to equal 50% of the building's floor area (166,000 SF), totaling 83,000 square feet. The project provides 412,357 square feet of interior landscaping, significantly exceeding this requirement. A minimum of 75% (62,250 square feet) of this required landscaping shall be located between the building and the interior edge of buffer yards, and adjacent to the building where practical.

The project also complies with all parking lot landscape standards based on 844 total parking spaces, including:

- A minimum of one landscape island (minimum 10 feet wide) for every two parking bays
- Placement of shade trees such that no parking space is located more than 64 feet from a tree
- 25,350 square feet of required landscape area; 27,082 square feet provided
- 104 large canopy trees required (2 trees per 500 SF of required landscape area); 103 trees provided
- 507 shrubs required (10 shrubs per 500 SF of required landscape area); 512 shrubs provided

Additional Landscape Standards

- All planting areas (excluding turf and seeded areas) will be mulched with 3" of undyed shredded wood mulch over landscape fabric
- Root barriers will be installed adjacent to all trees within 5 feet of paving or utilities
- All irrigation will be automatic and designed for water conservation, with hydrozones, matched precipitation rates, and rain sensors
- All non-turf planted areas will be drip irrigated; turf areas will utilize spray or rotor heads with 100% head-to-head coverage

VIII Signage

Signage shall comply with the following standards. Where the following standards and the included signage elevations in Exhibit C are silent, signage shall otherwise comply with the standards in the Waxahachie Zoning Ordinance.

Freestanding Signs:

The design of the freestanding monument sign, as shown on Exhibit C, shall conform to the following standards:

Maximum size: 252 square feet

Maximum height: 13 feet measured from grade

Setbacks: 15 feet from street right-of-way

Wall Signs:

A maximum of six (6) wall signs, with a combined total of 540 square feet, are allowed. The wall signs shall generally conform to the signage elevations as shown in Exhibit C. The site will contain nine (9) wall signs with a total area of 275.69 sq.ft.

Canopy Signs:

The square footage for signage on the canopy structure shall not exceed 10% of the area of the face of the canopy elevation. Canopy area = 1,657.58 square feet. 165.76 square feet of signage allowed.

Three (3) fuel canopy pricing signs (approximately 17.33 square feet each) are allowed on the north and south elevations (with a total of 6 fuel canopy pricing signs), as shown on the Signage Elevations (Exhibit C).

Total allowed (including canopy pricing signs): 165.76 square feet

IX Lighting

All building and site lighting shall be shielded down, away from adjacent residential lots. All lighting shall meet Section 6.03 of the Waxahachie Zoning Code requirements for intensity and glare.

X Detention

The detention system provided is designed to mitigate for stormwater runoff from the development. Maintenance and upkeep of the detention system and this lot shall be dictated through a private declaration of easements, conditions, covenants, and restrictions.

XI Maintenance

The property owner is responsible for all maintenance on the Property including the building(s), screening walls, landscaping, irrigation, private water and private sewer lines, parking areas, detention areas, and signage.

XII Project Phasing & Schedule

The development shall occur in one phase. Construction will include all public and private improvements shown on the approved construction plans. It is anticipated that construction will take an estimated 8 - 18 months to complete.



Civil Engineering
Surveying
Water Resources Management
Construction Management
Environmental Consulting
Land Planning

Operational Plan for Case: ZDC-75-2025

Proposed Hours of Operation:

Club

- Monday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Tuesday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Wednesday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Thursday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Friday: 10:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 10:00 a.m.)
- Saturday: 9:00 a.m. - 8:00 p.m. (Plus membership early hours: 8:00 a.m. - 9:00 a.m.)
- Sunday: 10:00 a.m. - 6:00 p.m. (No early hours for Plus members)

Fuel

- Monday – Sunday: 24 hours a day

Number of Employees:

- 210 Employees

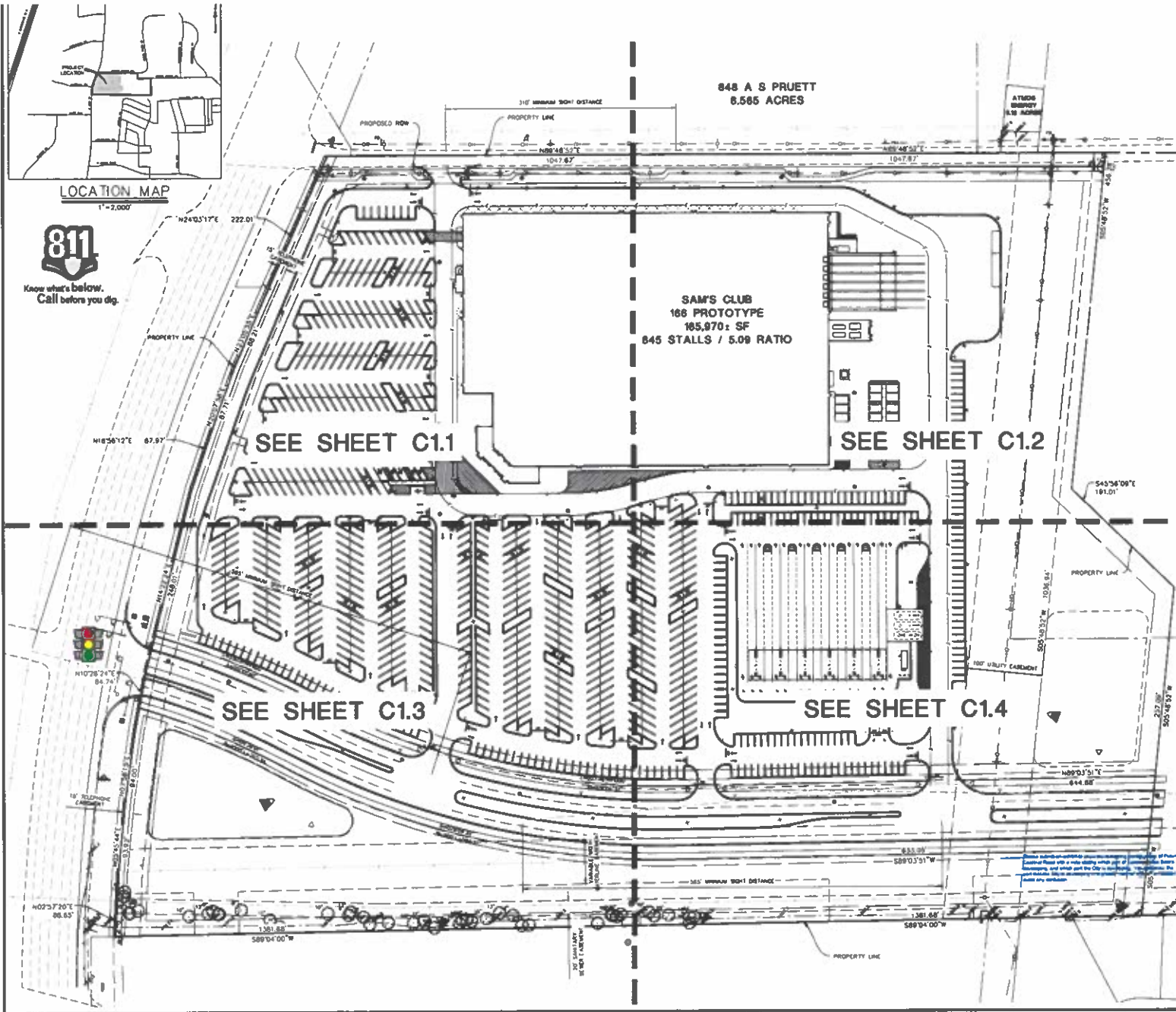
Compatibility with Adjoining Uses:

Per the City of Waxahachie Future Land Use Map/Plan, dated March 6, 2023, the subject property is designated as Local Commercial, which supports retail and service uses such as warehouse clubs. The site is adjacent to areas designated as Urban Village, intended to encourage higher-density, walkable mixed-use development. The proposed Sam's Club aligns with the intended commercial character of the area and complements nearby urban village growth.

Business Plan:

The Sam's Club store will operate on a membership-based model, offering two tiers, Club and Plus, with distinct benefits to attract both individual and business members seeking value on bulk purchases. Beyond its core merchandise, the store will offer a comprehensive suite of ancillary services designed to enhance convenience and savings for its members. These will include financial tools like Sam's Club Credit, health and wellness offerings such as an Optical Center and Pharmacy, and automotive care at its Tire & Battery Center and Fuel Station. Additionally, specific business services, like cash rewards and exclusive fuel savings, will be tailored to support its commercial clientele.

EXHIBIT E - DETAILED SITE PLAN



- SITE PLAN NOTES:**
1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
 2. ALL PROPOSED CURBS AND CUTTERS SHALL BE Poured IN PLACE, UNLESS OTHERWISE NOTED.
 3. ALL CURB RISES SHALL BE 3" MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
 4. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY CAUSE THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
 5. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOOR, RETAINING WALLS, SIDE WALKS, CURBSIDE PLANTERS, CHANGEOVER STATIONS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROPRIATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 6. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST ARCHITECTURAL CONVENTIONAL ENTRY DETAILS.
 7. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 8. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE DRIVEWAYS AND PATH LEADINGS PER FEDERAL AND STATE STANDARDS.
 9. THE CONTRACTOR SHALL CONTACT TEXAS 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL VERIFY THAT OTHER OWNER UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.

SITE DATA

ZONING	GENERAL RETAIL
PROPOSED USE	RETAIL STORE
SITE AREA	1,272,451 S.F. (29.21 ACRES)
PARKING REQUIRED	830 SPACES (5.0/1,000 S.F.)
ASSOCIATE PARKING	607 SPACES
ADA PROVIDED	13 SPACES
PICKUP PARKING	23 SPACES
CART CORNERS	100 CORNERS/33 SPACES
TOTAL PARKING (EXCLUDING PICKUP)	845 SPACES (5.09/1,000 S.F.)
BUILDING AREA	165,970 S.F.
BUILDING HEIGHT	28'-2"
LOT COVERAGE	165,000 S.F. (13.05%)
IMPERVIOUS AREA	186,100 S.F. (14.66%)

FLOODPLAIN NOTE:

1. ACCORDING TO THE FLOOD INSURANCE MAP NO. 48180C002C, DATED OCTOBER 19, 2003, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ELLIS COUNTY, TEXAS, THIS PROPERTY IS WITHIN UNSHADED ZONE X.

DETAILED SITE PLAN
SAM'S CLUB
 PROPOSED ZONING: PLANNED DEVELOPMENT-GENERAL RETAIL (PD-GR)
 BEING A TOTAL OF 28.88 ACRE TRACT OF LAND LOCATED IN THE A. S. PRUETT SURVEY, ABSTRACT NO. 802A, CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS
 PREPARATION DATE: 08/11/2025
 CASE NUMBER: ZDC-76-2025

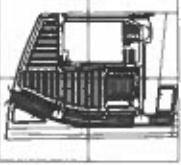
OWNER:
 SHOH PREYETI FAMILY HOLDING SPONSHIP TRUST
 877 843-8884
 CONTACT: AMI DAO

CONTRACTOR:
 MANHARD CONSULTING
 8144 WALNUT HILL, STE. 750
 DALLAS, TEXAS 75231
 (972) 712-4713
 CONTACT: MATTHEW T. SMITH, P.E.

LANDSCAPE ARCHITECT:
 EVANSON DESIGN GROUP
 8807 W. 86th
 CONTACT: ROSEY MOHAB

ARCHITECT:
 BRB ARCHITECTURE, INC.
 (646) 944-8857
 CONTACT: DAVID MULLIGAN

SURVEYOR:
 MANHARD CONSULTING
 8144 WALNUT HILL LANE, STE. 750
 DALLAS, TEXAS 75231
 (480) 872-7815
 CONTACT: PAUL HUBERT, RLS



PROPOSED RETAIL BUILDING
 GROVE CREEK AND US 77, WAXAHACHE, TX 76165, ELLIS COUNTY
 DETAILED OVERALL SITE PLAN

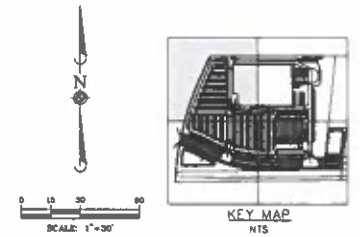
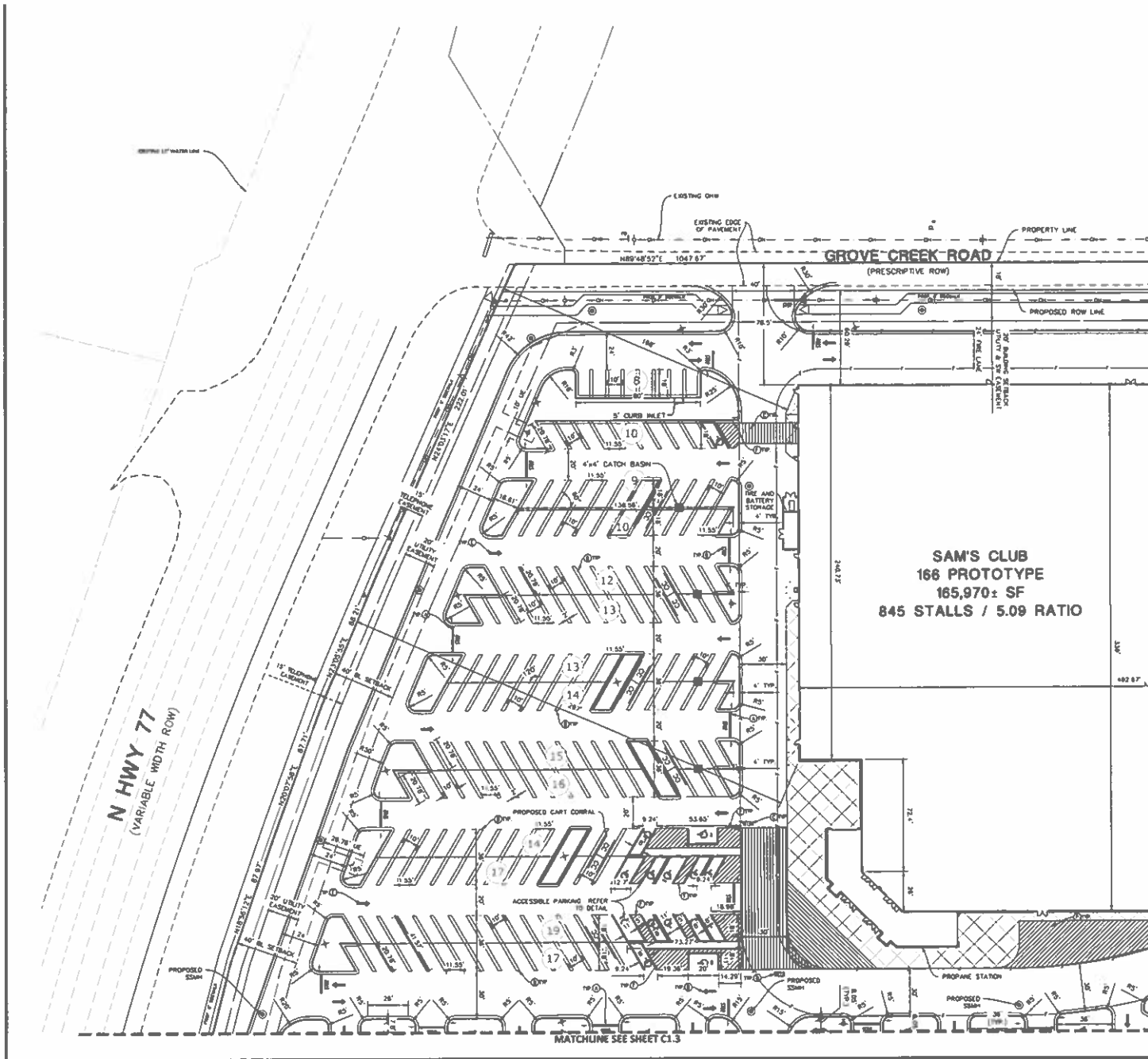
FOR INTERM REVIEW ONLY
 THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES

DATE: 08/11/2025
 DRAWN BY: JMS
 CHECKED BY: JMS
 SCALE: 1/8"=1'-0"

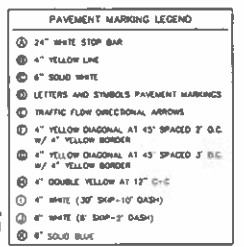
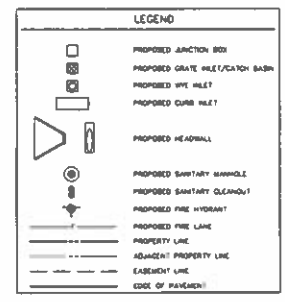
C1.0

(17)

EXHIBIT E - DETAILED SITE PLAN



- SEE PLAN NOTES:**
1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
 2. ALL PROPOSED CURB AND GUTTER SHALL BE POURED INTERNALLY UNLESS OTHERWISE NOTED.
 3. ALL CURB RISES SHALL BE 3" MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
 4. BUILDING DIMENSIONS AND ADJACENT PAVING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CONTAINED AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY OCCUR. THEREFORE, CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
 5. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDE WALKS, CURBS, FENCES, GARDENS, CAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 6. ALL ROADWAY AND PARKING LOT STORAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST ARCHITECTURAL/GOVERNMENTAL ENTRY DETAILS.
 7. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 8. THE CONTRACTOR SHALL CONTACT TEXAS 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.



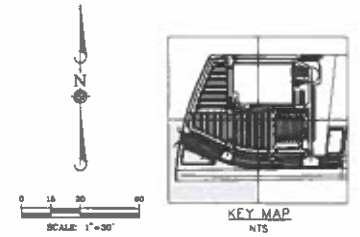
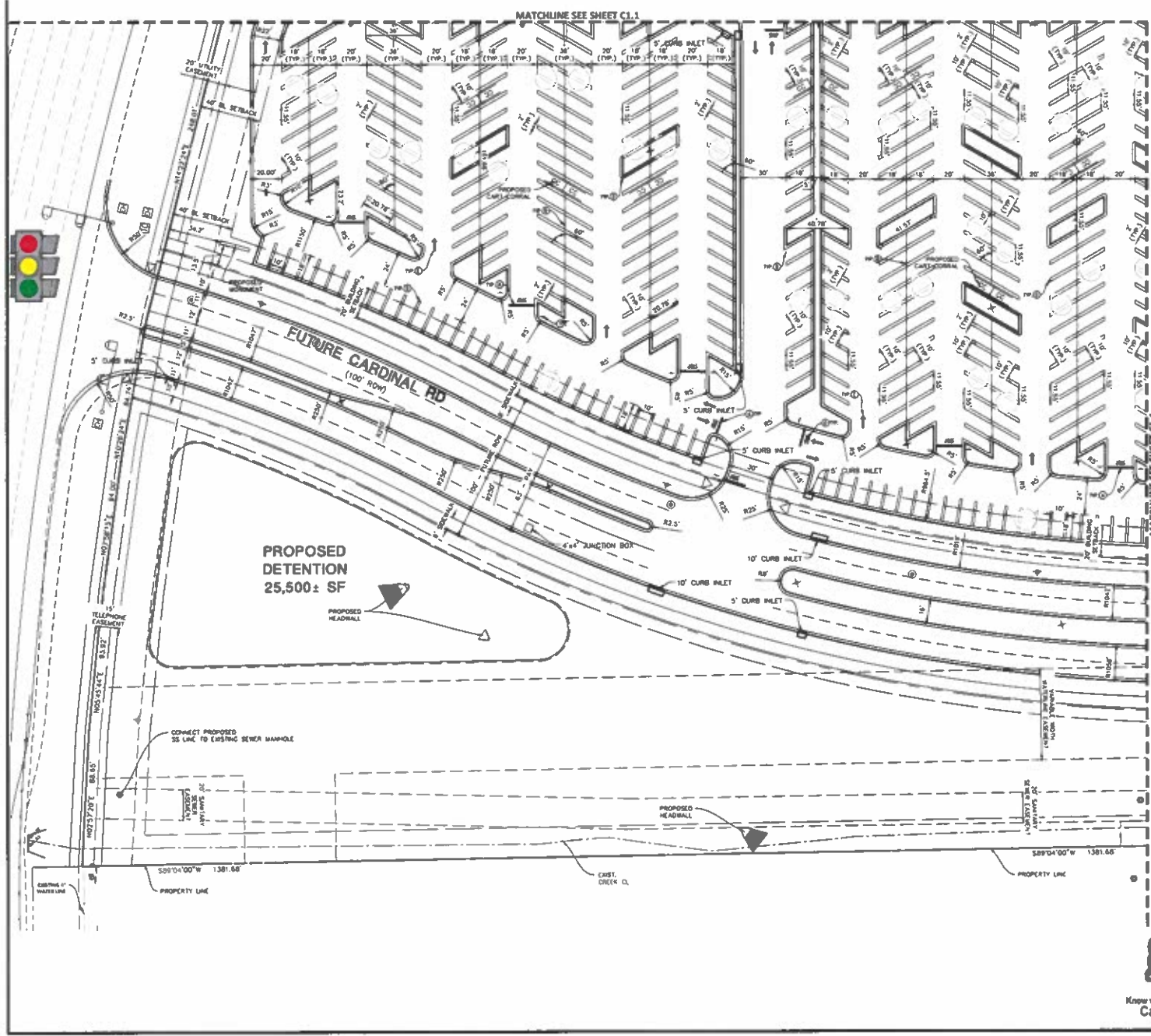
Manhard CONSULTING

PROPOSED RETAIL BUILDING
GROVE CREEK AND US 77, WAXAHACHIE, TX 75168, ELLIS COUNTY
DETAILED SITE PLAN

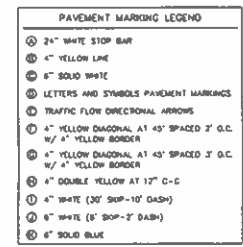
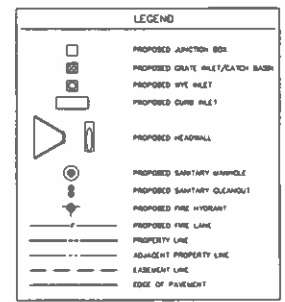
FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES

DATE: 1/10/2025
SHEET: C1.1
911.130001

EXHIBIT E - DETAILED SITE PLAN



- SITE PLAN NOTES**
1. ALL DIMENSIONS ARE FACE OF CURB OR FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
 2. ALL PROPOSED CURB AND GUTTER SHALL BE POURED IN PLACE UNLESS OTHERWISE NOTED.
 3. ALL CURB RISES SHALL BE 3" MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
 4. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION. CONTRACTOR SHALL VERIFY THIS DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS MAY VARY FROM ARCHITECTURAL PLANS FOR PRELIMINARY PURPOSES AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
 5. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOOR, RETAINING WALLS, SIDEWALKS, CURBS, FENCES, CANOPIES, RAMP, HANGAR ACCESS, PLANTERS, DUMPSTERS AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 6. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
 7. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 8. PROVIDE DEEPENED CURB AND RAMP AT ALL HARBORCRAFT ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
 9. THE CONTRACTOR SHALL CONTACT TEXAS 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.



NO.	DATE	DESCRIPTION

Manhard CONSULTING
 1401 West Loop East, Suite 200, Houston, TX 77027
 Tel: 281.410.1234 Fax: 281.410.1235
 Cell: 281.410.1236 Email: info@manhard.com
 Civil Engineer (License No. 10000) Professional Engineer (License No. 10000) Surveyor (License No. 10000)

PROPOSED RETAIL BUILDING
 GROVE CREEK AND US 77, WAXAHACHIE, TX 75165, ELLIS COUNTY
 DETAILED SITE PLAN

FOR INTERIM REVIEW ONLY
 THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES

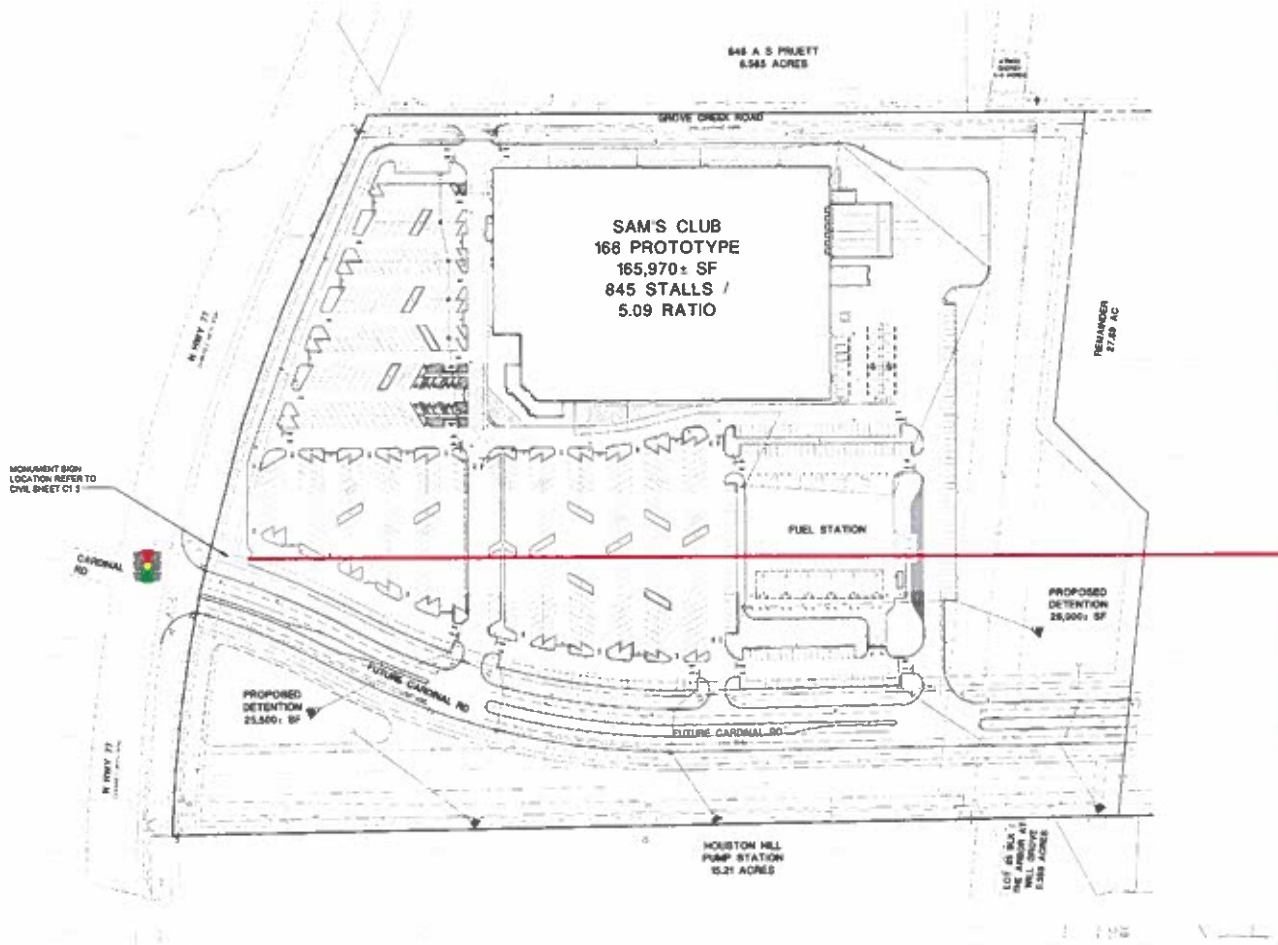
Project No.: 8173
 Sheet No.: 002
 Date: 08/11/2023
 Scale: 1/16"=1'-0"

SHEET

C1.3
 08/11/2023

(17)

EXHIBIT G - SIGNAGE PLAN



WAXAHACHIE, TX - Site Signage

06/06/25

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, 3d, shading, ambient light intensity, materials, texture, curvature, hot spots, construction variations required by building codes or inspectors, materials, or final design detailing

(117)

(187)

STATE OF TEXAS § DEVELOPMENT AGREEMENT FOR
 § SAM'S CLUB
COUNTY OF ELLIS §

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the City of Waxahachie, Texas ("City"), and Sam's East, Inc., an Arkansas corporation ("Developer") (individually, a "Party" and collectively, the "Parties") to be effective (the "Effective Date") on the latest date executed by a Party.

WHEREAS, the City is a home-rule municipal corporation, located in Ellis County, Texas, organized and existing under the laws of the State of Texas; and

WHEREAS, Developer is developing in the City retail stores and shops on approximately 29.21 acres of land generally located at the southeast corner of Grove Creak Road and N US Highway 77, Parcel Numbers 189302 & 194279 in the City (the "Property"), and a legal description and depiction of the Property is attached hereto as Exhibit A and incorporated by reference; and

WHEREAS, the foregoing Property was rezoned by the City Council on or about *October 6, 2025*, when the City Council approved a (Planned Development or insert other type of development) for the Property, contained in Ordinance No. [REDACTED], and this Agreement seeks to incorporate, in part, the negotiated and agreed upon development standards contained in the underlying zoning ordinance, as may be amended, and/or this Development Agreement, to recognize Developer's reasonable investment-backed expectations in the Development, as may be amended, and as more fully described herein.

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties to this Agreement agree as follows:

1. **Development Standards.** For any structure built on the Property following the Effective Date, it shall comply with the elevations and building materials requirements contained in Exhibit B, attached hereto and incorporated herein. The Parties agree and acknowledge that the provisions of this Paragraph shall apply to any structure constructed subsequent to the execution of this Agreement. Nothing in this Agreement shall be deemed to modify or otherwise amend any zoning regulation duly adopted by the City, previously or in the future.

2. **Covenant Running with the Land.** The terms, conditions, rights, obligations, benefits, covenants and restrictions of the provisions of this Agreement shall be deemed covenants running with the land, and shall be binding upon and inure to the benefit of the Developer and its heirs, representatives, successors and assigns. This Agreement shall be deemed to be incorporated into each deed and conveyance of the Property or any portion thereof hereafter made by any other Developers of the Property, regardless of whether this Agreement is expressly referenced therein.

3. **Applicability of City Ordinances.** Developer shall develop the Property, and construct all structures on the Property, in accordance with all applicable City ordinances and building/construction codes. Further, Developer shall plat the Property prior to the submission of any applications for any building permit.

4. **Rough Proportionality.** Developer hereby agrees that any land or property donated and/or dedicated to the City pursuant to this Agreement, including but not limited to any dedication of zero (0) feet of right-of-way along either N US Highway 77, eighteen (18) feet of right-of-way along Grove Creek Road, and 100 feet of right-of-way along Cardinal Road, whether in fee simple or otherwise, including any easements (as may be reflected in any Final Plat), including any utility and/or access easements, relative to any development on the Property is roughly proportional to the need for such land and Developer hereby waives any claim therefor that it may have. Developer further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the development referenced herein. Both Developer and the City further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the provision of roadway services to the Property.

5. **Exactions/Infrastructure Costs.** Both the City and Developer have been represented by legal counsel in the negotiation of this Agreement and been advised or each has had the opportunity to have legal counsel review this Agreement and advise them, regarding Developer's and the City's rights under Texas and federal law. Developer and the City hereby waive any requirement that the other retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code and any exemptions from impact fees under current or future law; however, notwithstanding the foregoing and to the extent permitted by law, Developer hereby releases the City from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

6. **Default.** No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under

this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages.

7. **Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Ellis County, Texas.

8. **Notice**. Any notices required or permitted to be given hereunder (each, a "Notice") shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the City: The City of Waxahachie
 408 S. Rogers Street
 Waxahachie, Texas 75165
 Attention: City Manager

If to Developer: Sam's East Inc.
 2101 SE Simple Savings Drive,
 Bentonville, Arkansas 72712
 Attention: Real Estate Project Manager - TX

9. **Prevailing Party**. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

10. **Entire Agreement**. This Agreement contains the entire agreement between the Parties hereto with respect to development of the Property and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

11. **Savings/Severability**. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

12. **Binding Agreement**. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein, including without limitation a scanned copy sent via electronic mail by either Party.

13. Authority to Execute. This Agreement shall become a binding obligation on the Parties upon execution by all Parties hereto. The City warrants and represents that the individual executing this Agreement on behalf of the City has full authority to execute this Agreement and bind the City to the same. Developer warrants and represents that the individual executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. The City Council hereby authorizes the City Manager of the City to execute this Agreement on behalf of the City.

14. Filing in Deed Records. This Agreement, and any and all subsequent amendments to this Agreement, shall be filed in the deed records of Ellis County, Texas.

15. Mediation. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to nonbinding mediation.

16. Notification of Sale or Transfer; Assignment of Agreement. Except with respect to a sale or transfer to a related entity of Developer, Developer shall notify the City in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the City, but upon written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will become an Developer of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement. Except with respect to a sale or transfer to a related entity of Developer, a copy of each assignment shall be provided to the City within ten (10) business days after execution. Provided that the successor Developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement and/or the building has been constructed on the Property as provided in this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon such transfer. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

17. Sovereign Immunity. The Parties agree that the City has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

18. Effect of Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council; and (d)

reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

19. **Consideration.** This Agreement is executed by the parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

20. **Counterparts.** This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original.

21. **Amendment.** This Agreement shall not be modified or amended except in writing signed by the Parties. A copy of each amendment to this Agreement, when fully executed and recorded, shall be provided to each Party, Assignee and successor Developer of all or any part of the Property; however, the failure to provide such copies shall not affect the validity of any amendment.

22. **Waiver of Texas Government Code § 3000.001 et seq.** With respect to any structures or improvements constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005, as amended.

23. **Miscellaneous Drafting Provisions.** This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date referenced herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

(18)

CITY:

THE CITY OF WAXAHACHIE, TEXAS

By: _____

Name: Ricky Boyd

Title: Interim City Manager

STATE OF TEXAS)

)

COUNTY OF ELLIS)

This instrument was acknowledged before me on the ____ day of _____, 202__, by Ricky Boyd, Interim City Manager of the City of Waxahachie, Texas, on behalf of the City of Waxahachie, Texas.

Notary Public, State of Texas

My Commission Expires: _____

(18)

DEVELOPER:

Sam's East, Inc., an Arkansas corporation

By: _____

Name: _____

Title: _____

STATE OF _____)

COUNTY OF _____)

This instrument was acknowledged before me on the ___ day of _____, 2025, by _____ in his/her capacity as _____ of Sam's East, Inc, an Arkansas corporation, known to be the person whose name is subscribed to the foregoing instrument, and that he/she executed the same on behalf of and as the act of Developer.

Notary Public, State of _____

My Commission Expires: _____

(18)

EXHIBIT A

(Property Legal Description)

Property Description: Portions of Ellis County Appraisal District Parcel Numbers 189302 & 194279.

(18)

EXHIBIT B

(Building Materials/Elevations)



ELLIS APPRAISAL DISTRICT (19)
 400 Ferris Ave * PO Box 878
 Waxahachie, Texas 75168
 972-937-3552 * Toll Free 1-866-348-3552
 ecad@elliscad.com

Board of Directors
 Richard Keeler, Chairman
 David Hurst, Vice-Chairman
 Paula Baucum, Secretary
Members
 Rusty Ballard George Ricks
 T Walter Erwin Jennifer Zarate
 Dani Muckleroy
 Richard Rozier, Ex-Officio Member
 Kathy Rodrigue, Chief Appraiser

August 18, 2025

Voting Taxing Units of the Ellis Appraisal District:

It is election time and the **2026 Board of Directors Taxing Unit Voting Entitlements** are enclosed. The 2026 Election is for the **two appointed directors positions** who served for a one-year term in 2025. The total possible votes to be cast is 2,000 (1,000 votes x 2 positions).

The FIRST step for in this process is NOMINATIONS. Each taxing unit may **nominate by resolution** adopted by its governing body (sample enclosed) one candidate for each position to be filled on the board of directors. The presiding officer of the governing body of the unit shall submit the name(s) of the unit's nominee(s) to the chief appraiser **before October 15th**.

Before October 30th, the chief appraiser will prepare a ballot, listing the candidates and shall deliver a copy of the ballot to the presiding officer of your unit. **The SECOND step in this process is for your governing body to VOTE.** The governing body shall determine its **vote by resolution** (sample enclosed) and submit it to the chief appraiser before December 15th. Your voting entitlement may be cast for one candidate or distributed as the governing body chooses. Mathematically, it should take 667 votes to secure a position on the board. The chief appraiser will count the votes, declare the five candidates who received the largest cumulative vote totals elected, and submit the results before December 31st to each governing body.

Taxing Units with more than 5% of the total vote are listed on the following page and have **additional requirements** under Section 6.03(k-1). This includes Ellis County, Ennis, Midlothian, Red Oak and Waxahachie ISDs and Cities of Midlothian and Waxahachie.

Please mark these dates for the governance of the Ellis Appraisal District:

- Before October 15 Your governing body submits candidate(s) name(s) (with bio) to the chief appraiser
- Before October 30 I will prepare and deliver a ballot to the presiding officer of your unit
- Before December 15* Your governing body will vote by resolution and submit to the chief appraiser
- Before December 31 I will send the results of the election to each governing body

Please make plans on your scheduled meetings to consider and act on these matters. Your vote is very important to the continued leadership of this board.

I have asked the current board members Rick Keeler and Walter Erwin about their interest in serving another term. **Walter Erwin from Ennis is interested in continuing to serve on the BOD.**

So that all taxing units in the election are familiar with any new candidates, **please submit a short bio and contact information** (email and cell phone) for any **newly nominated candidate**. Please contact me if you have any questions.

Respectfully submitted,

Kathy Rodrigue, RPA

Taxing Units with More than 5% of Total Votes in Board of Directors Election

SECTION 3. Section 6.03, Tax Code, is amended by amending Subsection (k) and adding Subsection (k-1) to read as follows:

(k) Except as provided by Subsection (k-1), the [The] governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit it to the chief appraiser before December 15. The chief appraiser shall count the votes, declare the five candidates who receive the largest cumulative vote totals elected, and submit the results before December 31 to the governing body of each taxing unit in the district and to the candidates. For purposes of determining the number of votes received by the candidates, the candidate receiving the most votes of the conservation and reclamation districts is considered to have received all of the votes cast by conservation and reclamation districts and the other candidates are considered not to have received any votes of the conservation and reclamation districts. The chief appraiser shall resolve a tie vote by any method of chance.

(k-1) This subsection applies only to an appraisal district established in a **county with a population of 120,000 or more**. The governing body of each taxing unit entitled to **cast at least five percent of the total votes** must determine its vote by resolution adopted **at the first or second open meeting of the governing body that is held after the date the chief appraiser delivers** (before October 15th) **the ballot to the presiding officer of the governing body**. The governing body must **submit its vote to the chief appraiser not later than the third day following the date the resolution is adopted**.

This law applies to the following taxing units that make up 84.16% of the total votes:

Ellis County	16.42%	with	328 votes
Ennis ISD	8.50%	with	170 votes
Midlothian ISD	19.32%	with	386 votes
Red Oak ISD	7.60%	with	152 votes
Waxahachie ISD	16.88%	with	337 votes
City of Midlothian	7.74%	with	155 votes
City of Waxahachie	7.70%	with	154 votes

(19)

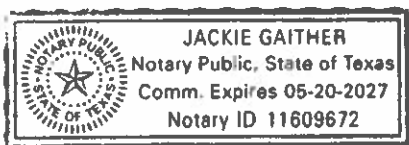
ELLIS APPRAISAL DISTRICT
2026 BOARD OF DIRECTORS
TAXING UNIT VOTING ENTITLEMENT

1,000 VOTES PER BOARD OF DIRECTOR MEMBER TO BE APPOINTED:					2	5	
TAXING UNITS	2024 CERT FRZ ADJ TAXABLE VALUES (as of 7/24/2025)	2024 TAX RATES	TAX LEVY ON ACCTS WITH CLNGS AT CERT	2024 TOTAL LEVY	% OF TOTAL LEVY	2026 VOTES 2,000	2025 VOTES 5,000
ELLIS COUNTY	30,533,096,784	0.255357	9,756,962.38	87,725,362.33			
ELIS COUNTY & LATERAL ROAD	30,430,313,951	0.018635	804,865.08	6,475,554.08	16.42%	328	750
AVALON ISD	79,330,703	0.821530	18,364.24	670,089.76	0.12%	2	7
ENNIS ISD	3,927,407,365	1.215200	1,031,737.14	48,757,591.44	8.50%	170	473
FERRIS ISD	923,900,239	1.140800	316,049.38	10,855,903.31	1.89%	38	90
FROST ISD	8,094,674	0.999200	611.42	81,493.40	0.01%	1	1
ITALY ISD	247,790,646	1.073700	63,671.62	2,724,199.79	0.47%	9	27
MIDLOTHIAN ISD	9,813,793,205	1.076900	5,200,821.20	110,885,560.22	19.32%	386	1,019
MILFORD ISD	137,045,031	1.098160	15,434.62	1,520,408.33	0.26%	5	12
PALMER ISD	535,903,976	1.050200	348,533.01	5,976,596.57	1.04%	21	60
RED OAK ISD	3,730,551,160	1.103300	2,423,898.97	43,583,069.92	7.60%	152	408
WAXAHACHIE ISD	7,895,333,961	1.168100	4,620,501.20	96,845,897.20	16.88%	337	910
MAYPEARL ISD	707,801,373	0.976600	579,879.78	7,492,267.99	1.31%	26	72
CITY OF ALMA	70,648,620	0.250000	0.00	176,621.55	0.03%	1	1
CITY OF BARDWELL	35,359,114	0.172755	0.00	61,084.64	0.01%	1	1
CITY OF CEDAR HILL	212,056,674	0.636455	0.00	1,349,645.30	0.24%	5	10
CITY OF ENNIS	3,108,902,910	0.664000	1,430,456.12	22,073,571.44	3.85%	77	186
CITY OF FERRIS	375,335,063	0.534800	167,074.68	2,174,366.60	0.38%	8	20
CITY OF GARRETT	52,682,094	0.269453	0.00	141,953.48	0.02%	1	1
CITY OF GLENN HEIGHTS	822,961,527	0.565015	0.00	4,649,856.07	0.81%	16	37
CITY OF GRAND PRAIRIE	350,888,609	0.660000	30,174.39	2,346,039.21	0.41%	8	9
CITY OF ITALY	169,415,046	0.435213	92,813.68	830,129.98	0.14%	3	8
CITY OF MANSFIELD	191,104,455	0.645000	37,464.32	1,270,088.05	0.22%	4	10
CITY OF MAYPEARL	75,159,394	0.500000	46,421.43	422,218.40	0.07%	1	4
CITY OF MIDLOTHIAN	6,479,526,338	0.650000	2,306,873.00	44,423,794.20	7.74%	155	360
CITY OF MILFORD	53,836,136	0.252260	21,000.76	156,807.80	0.03%	1	1
CITY OF OAK LEAF	241,360,944	0.301542	0.00	727,804.62	0.13%	2	6
CITY OF OVILLA	488,287,061	0.626213	777,289.64	3,835,006.69	0.67%	13	29
CITY OF PALMER	238,387,717	0.666947	0.00	1,589,919.73	0.28%	5	13
CITY OF PECAN HILL	73,768,507	0.226135	0.00	166,816.41	0.03%	1	2
CITY OF RED OAK	2,444,314,394	0.696886	1,138,743.21	18,172,828.02	3.17%	63	118
CITY OF VENUS	190,056,134	0.738059	33,541.03	1,436,267.43	0.25%	5	9
CITY OF WAXAHACHIE	6,690,179,402	0.610000	3,389,657.79	44,199,752.14	7.70%	154	346
TOTAL				573,798,566.12	100.00%	2,000	5,000

I, KATHY A. RODRIGUE, CHIEF APPRAISER FOR THE ELLIS APPRAISAL DISTRICT,
DO HEREBY CERTIFY THAT THE ABOVE VOTING ENTITLEMENTS
ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Kathy Rodrigue
KATHY RODRIGUE, RPA - CHIEF APPRAISER

SUBSCRIBED AND SWORN BEFORE ME THIS 18TH DAY OF AUGUST, 2025.



Jackie Gaither
JACKIE GAITHER, NOTARY

TAXING UNIT: _____

Resolution No. _____

RESOLUTION OF CANDIDATE NOMINATIONS FOR THE ELLIS APPRAISAL DISTRICT BOARD OF DIRECTORS FOR THE YEAR 2026*

WHEREAS, Section 6.03 (g) of the Texas Property Tax Code, requires that each taxing unit entitled to vote may nominate by Resolution one candidate for each position to be filled on the Board of Directors and submit the nomination(s) to the Chief Appraiser of the Ellis Appraisal District before October 15, 2025.

THEREFORE, the _____ submits the following nomination(s) with contact information for Board of Directors of the Ellis Appraisal District for 2026:

Name	E-mail	Cell	Bio Included

ACTION TAKEN this _____ day of _____, 2025, in _____ Session of the governing body of the above mentioned taxing unit; as authorized under Section 6.03 of the Texas Property Tax Code, for the purpose of nominating candidates to the Board of Directors of the Ellis Appraisal District.

Presiding Officer

ATTEST: _____

*This election is for 2026, to appoint two directors who will begin serving a four-year term January 1, 2026.

(20)



Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Ricky Boyd, Interim City Manager *RB*

Date: October 6, 2025

Re: Consider Vote for TML Region 13 Board of Directors Election

Recommended Motion: "I move that the City of Waxahachie cast its vote for *(Candidate Name)* as the Region 13 Director on the TML Board of Directors."

Item Description: Consider vote for TML Region 13 Board of Directors Election.

Item Summary: Attached is the corrected ballot for the Texas Municipal League (TML) Region 13 Board of Directors election, dated September 9, 2025. A timely applicant was inadvertently omitted from the original version, and only ballots dated 9/9/2025 will be accepted.

- Ballot Deadline: Completed ballots must be received by TML no later than October 23, 2025.
- Voting Requirement: Each TML member city is allowed one vote, which must be cast by a majority vote of the city council.
- Term Length: The elected director will serve a two-year term, beginning October 31, 2025, and ending October 15, 2027, upon adjournment of the TML Annual Conferences.

This change in election process follows updates to the TML Constitution approved last year. Previously, regional directors were elected at regional meetings; elections are now managed centrally by TML. Please review the ballot and attached candidate biographies. City Council will need to schedule a vote during a council meeting prior to the submission deadline.

(20)



OFFICIAL BALLOT (Corrected 9/9/2025)
Texas Municipal League (TML) Region 13 Director Election

This is the official ballot for the election of the Region 13 director of the TML Board of Directors. You received this ballot because you are the city's primary contact person with TML. Each TML member city is entitled to one vote, which vote must be cast by a majority vote of the city's governing body. Please record your city's choice by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You can only vote for one candidate.

The officials listed on this ballot have been nominated to serve a two-year term on the TML Board of Directors. A brief biography for each candidate is included after the ballot.

Ballots must reach the TML office by 5:00 p.m. Central Time on October 23, 2025. Ballots received after this date cannot be counted. **The ballot must be properly signed and mailed to: Rachael Pitts, Texas Municipal League, 1821 Rutherford Lane, Suite 400, Austin, TX 78754, or scanned and emailed to rpitts@tml.org. If the ballot is not signed, it will not be counted.**

Region 13 Director (select one)

- Crystal Chism, Mayor Pro Tem, DeSoto
- Stanley Jaglowski, Councilmember, Lancaster (Incumbent)
- John Lopez, Councilmember, Grand Prairie
- Wes Mays, Mayor, Coppell

Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the city named below.

Witness my hand, this _____ day of _____, 2025.

Signature of Authorized Official

Title

Printed Name of Authorized Official

Printed Name of City

Region 13 Director Candidate Biographies Page 1 of 2



Crystal Chism, Mayor Pro Tem, DeSoto

Crystal Chism proudly serves the City of DeSoto as mayor pro tem and councilmember for Place 6, currently in her second term. A native of Dallas, Texas, she is a graduate of Dallas ISD's Skyline High School, class of 2001. Following graduation, she dedicated the next ten years to military service, both active duty and reserve, and is a proud combat veteran. She went on to earn an Associate of Arts degree from Mountain View Community College and a Bachelor of Business Administration in Management from the University of Texas at Arlington. On the DeSoto City Council, Chism serves as liaison to the Citizens Police Advisory Committee, Veterans Affairs Committee, DeSoto Rotary, and the North Texas Council of Governments Emergency Preparedness Planning Council. Her leadership extends beyond DeSoto through service on statewide and national boards and committees, including: Texas Municipal League Budget and Audit Committee member, Texas Association of Black City Council Members treasurer, Texas Municipal League Legislative Policy Summit delegate (2022, 2024), National League of Cities Federal Advocacy Community and Economic Development Committee member, National League of Cities REAL (Race, Equity, and Leadership) Council member, and Leadership Southwest Board of Directors member. Chism's dedication has been recognized with numerous honors, including the 2023 Community Service Award from TLOD, Inc. Trinity West Chapter, the 2024 Woman of the Year Award from Zeta Phi Beta Sorority, Inc., and the prestigious Texas Municipal League Certified Municipal Official (CMO) designation.



Stanley Jaglowski, Councilmember, Lancaster (Incumbent)

Councilmember Stanley Jaglowski has been proudly serving his community on the Lancaster City Council since 2011. His focus and committed involvement has led to many recognized and notable successes for himself and the City. Jaglowski continues to work on his Certified Municipal Officer (CMO) designation from TML since 2015. This designation, held by less than one hundred other Texas elected officials, is awarded to officials who commit time on enhancing their knowledge of governance roles and city government through a variety of educational opportunities. In both 2019 and 2025, Jaglowski earned the Texas Municipal League's prestigious "Award of Excellence" for maintaining five consecutive years of Certified Municipal Official (CMO) status—an achievement that brought statewide recognition to the City. He has served in various capacities across several boards and committees over the years, including Lancaster's Tax Increment Financing Reinvestment Zone (TIRZ) Board of Directors, the Nominating Committee for the Texas Association of Mayors, Councilmembers and Commissioners, the TML Resolutions Committee, the TML Municipal Policy Summit, the Lancaster Comprehensive Planning Committee, the Institutional Animal Care and Use Committee for Dallas College, the ERCOT Advisory Board, and the TML Broadband Advisory Committee. He was elected secretary of TML Region 13 in September 2019 and rose to vice president in February 2021. Today, he proudly serves as president and TML board director of TML Region 13, continuing his commitment to regional leadership and municipal excellence. Jaglowski is a dedicated public servant committed to a healthy, safe, and engaged community.

Region 13 Director Candidate Biographies Page 2 of 2



John Lopez, Councilmember, Grand Prairie

John Lopez represents Grand Prairie's Council District 4. He was first elected in June 2019 and was appointed to serve as mayor pro tem for 2023-2024. He currently serves as chair of the City Council Development Committee where they hear items from city staff on current, future and proposed construction, economic development, planning and zoning items and new business. Previously, he served as chair of the Council Public Safety, Health and Environment Committee. Lopez has served the public for many years prior to his election including on various City of Grand Prairie boards and commissions: Planning and Zoning Commission vice-chair and secretary, Zoning Board and Adjustments, Community Rating System Program Public Information Committee, Public Safety, Health and Environment Committee, City Council Development Committee, and Grand Prairie 2020 Census Committee. On the national level, Lopez was appointed to the National

League of Cities Transportation and Infrastructure Services Committee in 2001 and was reappointed in 2023 and 2025. Additionally, he has served on the following community boards and commissions: Grand Prairie Independent School District Education Improvement Council, Grand Prairie ISD Bond Committee and Dream Weaver Foundation, Inc., Grand Prairie Cinco de Mayo Committee, League of United Latin American Citizens Council 22262, and the Hispanic Association for Culture and Education, Inc. He currently serves on Every Good Work of North Texas Advisory Board, National Association of Latino Elected and Appointed Officials (NALEO), the Association of Hispanic Municipal Officials (AHMO), and the National League of Cities Hispanic Elected Local Officials constituency group (HELO). Lopez has called Grand Prairie home for decades. He and his wife Michele have two amazing children and one grandchild. They attend Saint Michael the Archangel Catholic Church.



Wes Mays, Mayor, Coppell

Mayor Wes Mays was first elected to the Coppell City Council in 2012, was elected mayor in 2021, and is the 2025-2026 president of the Metroplex Mayors Association. His regional leadership extends to the executive board of the Circle 10 Council of Scouting America and the board of the DFW Airport. He served as president of both the Arbor Manors and Westbury Manor Homeowners Associations, is a graduate of Leadership North Texas, and participated in Coppell's Citizen Summit. Throughout his tenure, he has provided vital liaison services connecting the City to key partners, including Coppell ISD, North Central Council of Governments, Carrollton/Farmers Branch ISD, Lewisville ISD, and Metrocrest Community Clinic. Mays brings extensive technical and leadership expertise to his role. He holds a Bachelor of Science in Electrical Engineering from Texas A&M University and serves

as an executive engineering manager specializing in advanced electronic design and strategic development. As a registered Professional Engineer, he holds multiple patents spanning Radio-Frequency Identification (RFID), radio frequency design, and communication systems. Mayor Mays is an Eagle Scout who has earned the prestigious Silver Beaver Award and District Award of Merit. As an Extra Class amateur radio operator (N5HK), he maintains active involvement in emergency communications. He shares his musical talents as a saxophonist with both the First United Methodist Church wind ensemble and the Coppell Community Orchestra. He is also a member of the General Society of Mayflower Descendants. Mayor Mays and his wife, Linda, have been married since 1984 and are proud parents of two Coppell High School graduates. Their son, Chris, works as a project engineer in Irving, while their daughter, Allison, works as a commercial real estate appraiser residing in Coppell. They also have one granddaughter. The Mays family are active members of First United Methodist Church in Coppell.