

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, January 5, 2026 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. Introduce new Director of Animal Services Kenzie Redington
 - c. Introduce new Downtown Redevelopment and Historic Preservation Manager Sandy Rehkopf
 - d. Present Keep Waxahachie Beautiful Committee Pride in Neighborhood (PIN) Award
 - e. Presentation on changes to Rules of Procedure for City Council
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 (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 December 15, 2025
- b. Event application for C10s in the Park to be held September 19, 2026 at Getzendaner Park
- c. Event application for C10s in the Park Party on the Square to be held September 19, 2026 in Downtown Waxahachie
- d. Temporary Road Closure of a portion of Patrick Road
- e. Easement Dedication and Sanitary Sewer Service Agreement with Bluejacket Group, The Little Living Trust and the City of Waxahachie

- f. Supplemental appropriation to allocate funds received through insurance reimbursement for repairs on two City Marshal vehicles in the amount of \$23,291
 - g. Supplemental appropriation to allocate funds received through insurance reimbursement for repairs on an Animal Services vehicle in the amount of \$17,749
 - h. Supplemental appropriation to allocate funds received through insurance reimbursement for repairs on police vehicles in the amount of \$63,237
7. **Consider** confirmation of Waxahachie Fire Chief
8. **Consider** funding request for professional services related to a Downtown Alley Revitalization Project in the amount of \$15,000
9. **Public Hearing** on a request by Joshua Bell and Tiffany Bell, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 zoning district located at 105 Indian Ct (Property ID 173005) - Owners: Joshua and Tiffany Bell (ZDC-137-2025)
10. **Consider** proposed Ordinance approving ZDC-137-2025
11. **Public Hearing** on a request by Emilia Atkinson, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 zoning district located at 311 Morene Ave (Property ID 173731) - Owners: Emilia Ochoa-Atkinson and Joshua Atkinson (ZDC-144-2025)
12. **Consider** proposed Ordinance approving ZDC-144-2025
13. **Public Hearing** on a request by Timothy Ramos, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 zoning district located at 211 Pecan St (Property ID 175135) - Owner: Seven Partners LLC (ZDC-165-2025)
14. **Consider** proposed Ordinance approving ZDC-165-2025
15. **Public Hearing** on a request by Grant Easton, for a Specific Use Permit (SUP) for an Accessory Dwelling Unit use within a Planned Development-27-Single Family-2 zoning district located at 301 Buffalo Creek (Property ID 174372) - Owner: Claire Bridgefurd and Brandon Bridgefurd (ZDC-159-2025)
16. **Consider** proposed Ordinance approving ZDC-159-2025
17. **Public Hearing** on a request by Todd Baker, YMCA Metro Dallas for a Zoning Change from an Office (O) zoning district to Planned Development-Neighborhood Services (PD-NS) zoning district, for a Public Community Center use, located at 100 YMCA Drive, (Property ID 193929) - Owner: YMCA of Metro Dallas (ZDC-139-2025)
18. **Consider** proposed Ordinance approving ZDC-139-2025
19. **Consider** Development Agreement for ZDC-139-2025
20. **Public Hearing** on a request by Andrew Ruegg, Masterplan Consultants for a Zoning Change from a Future Development (FD) zoning district to Planned Development-Commercial (PD-C) zoning district for commercial and industrial uses, located at 3705 N US Highway 77, (Property ID185355) - Owner: NH Waxahachie LLC (ZDC-43-2025)

21. **Consider** proposed Ordinance approving ZDC-43-2025
22. **Public Hearing** on a request by Dennis Church, Minto Communities Texas, LLC, for a Zoning Change from Planned Development-Mixed Use Residential (PD-MUR), Single Family-1 (SF-1), Future Development (FD), and General Retail (GR) zoning districts to a Planned Development (PD) zoning district, located at 300 Brookside Road (Property ID's 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652) – Owners: Walton Texas LP, United Presbyterian Homes, William & Leanne Kelley (ZDC-232-2024)
23. **Consider** proposed Ordinance approving ZDC-232-2024
24. **Consider** Development Agreement for ZDC-232-2024
25. **Consider** a request by Presbyterian Children's Homes and Services & Walton Texas LP for an annexation agreement for approximately 204.94+/- acres situated off of Brookside Road in the Elijah Bellow Survey, Abstract Number 10, Ellis County, Texas (ANX-DNX-164-2025)
26. **Consider** approval of a Supplemental Appropriation for Animal Shelter Feasibility Study in the amount of \$14,500
27. **Consider** approval of the City of Waxahachie being named as the 'Lessee' for financing a Lenco Bearcat with payments being made through SRRG funds and Resolution authorizing the execution and delivery of a Master Tax-Exempt lease agreement, and related instruments, and determining other matters in connection therewith
28. **Consider** approval of transfer of ownership of the 2022 Lenco BearCat armored vehicle to the City of DeSoto
29. **Receive** Fiscal Year 2025 Preliminary 4th Quarter Financial Report
30. **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, as permitted by Texas Government Code Section 551.074; to consult with the City Attorney regarding legal issues related to the city manager transition, pending or contemplated litigation as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto
31. **Reconvene** and take any necessary action
32. Comments by Mayor, City Council, City Attorney and City Management
33. 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

New City Council Meeting Rules

What Residents Need to Know

- The City of Waxahachie has adopted new rules for how City Council meetings and public hearings are conducted
- These rules apply to:
 - City Council
 - City boards, commissions, and committees
- Goal: Clear, fair, and consistent meetings

Effective Date: February 2, 2026



Public Participation

Public Comments

- Speak on items not on the agenda
- Sign up:
 - In person at least 10 minutes before the meeting,
or
 - Online by 4:00 p.m. on meeting day
- 3 minutes per speaker, one appearance per meeting agenda item; A speaker is not allowed to donate to or confer upon another speaker any of his or her unused time.



Public Participation

Public Hearings

- Standard process for fairness and consistency
- Public speakers limited to 3 minutes; A speaker is not allowed to donate to or confer upon another speaker any of his or her unused time.
- Mayor may adjust time based on meeting needs



Respectful & Orderly Meetings

Why These Rules Matter

- Meetings must remain respectful and orderly
- Disruptive behavior may result in removal
- City Council cannot debate or vote on topics raised during Public Comments
- Issues raised may be placed on a future agenda

Why the City Made This Change

- Improve transparency, ensure equal opportunity to speak, keep meetings efficient and productive meeting needs



(4e)

Public Meeting Appearance Card



**City of Waxahachie
Public Meeting Appearance Card**

COMMENTS PROCEDURES

When called, please step up to the podium and state your name and address for the record. Speakers will be permitted up to three (3) minutes to speak.

Council Members are not permitted to respond to your comments during the Public Comments portion of the meeting.

Your presence and participation at this meeting is appreciated.

Date & time received by City Secretary or designee:

Please print the following information:

Date: _____

Name: _____

Address: _____

Phone Number: _____

E-mail Address: _____

My comment is in reference to agenda item: _____

Will you be speaking? Yes: No:

I support this agenda item? Yes: No:

I oppose this agenda item? Yes: No:



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, December 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
Chris Wright, Council Member Place 3

Council Members Absent: Tres Atkins, Council Member Place 1
Travis Smith, Council Member Place 5

Others Present: Ricky Boyd, 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. Recognize Paul Box for completing and winning the seven-continent Great World Race

Mayor Wallace recognized Paul Box for his extraordinary achievement of completing seven marathons on seven continents in seven days, securing first place in the prestigious Great World Race. From November 15–21, 2025, Paul raced across South Africa, Antarctica, Australia, the United Arab Emirates, Portugal, Colombia, and the United States, demonstrating unparalleled endurance, courage, and dedication. His remarkable journey, marked by an average marathon time of 3:26:29 and a total winning time of 24:05:23, exemplifies excellence, resilience, and global fellowship, inspiring his community and family through a pursuit of adventure and achievement that spans the world. His extraordinary performance, competitive spirit, and representation of our city reflect the highest standards of excellence. The city of Waxahachie proudly celebrates Paul's achievement and extends its heartfelt congratulations.

5. Public Comments

None.

6. Consent Agenda

- a. Minutes of the City Council meeting of December 1, 2025

(ua)

- b. Minutes of the City Council special meeting of December 8, 2025
- c. Event application for Hachie Gras to be held February 14, 2026 in Downtown Waxahachie
- d. Set City Council meeting date of January 20, 2026
- e. Proposed Resolution approving the City of Waxahachie Investment Policy as required by the Texas Public Funds Investment Act
- f. Proposed Ordinance approving a request by David Lankford, for a Petition for ETJ Release for approximately 182.87 acres, located directly west of 2055 Gibson Rd (Property IDs 192412, 259983) – Owner: Merrifield Family Investments LTD (ETJ-PTN-168-2025)
- g. Proposed budgeted costs for Phase 2 of the Haven Ranch Public Improvement District (PID)
- h. Professional Services Agreement with LJA Engineering, Inc. for the design of the Virginia Street Reconstruction Project in the amount of \$330,000
- i. Resolution to Decertify Water and Wastewater Certificates of Public Convenience and Necessity (CCN)
- j. Contract for Magistrate Services between the City of Waxahachie and Dan Cox, Attorney at Law.
- k. Renewal of the existing contract for Magistrate Services between the City of Waxahachie and Scott Kurth, Attorney at Law
- l. Purchase of Mobile Command Center from Farber Specialty Vehicles in the amount of \$1,179,692

RESOLUTION NO. 1395

A RESOLUTION APPROVING AND ADOPTING THE CITY OF WAXAHACHIE INVESTMENT POLICY, AND DECLARING AN EFFECTIVE DATE.

ORDINANCE NO. 3691

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 179.67 ACRE TRACT OF LAND, LOCATED DIRECTLY WEST OF 2055 GIBSON ROAD, KNOWN AS PROPERTY IDS 192421, 259983, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

RESOLUTION NO. 1396

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, AUTHORIZING CITY STAFF TO SUBMIT AN APPLICATION TO THE TEXAS PUBLIC UTILITY COMMISSION TO AMEND A PORTION OF THE CITY'S CERTIFICATES OF CONVENIENCE AND NECESSITY FOR WATER AND WASTEWATER SERVICE FOR CERTAIN PROPERTY WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION

(ua)

Action:

Chris Wright moved to approve all items on the Consent Agenda as presented and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (3-0).

7. Public Hearing on a request by David Berryman, for a Specific Use Permit (SUP) for an Accessory Structure 700+ within a Single-Family 2 zoning district located at 303 Kirven Ave (Property ID 311319) - Owners: David Berryman and Barbara Schneider (ZDC-150-2025)

Trenton Robertson, Senior Director of Planning, presented the Item. The applicant proposes a Specific Use Permit (SUP) to construct an accessory structure which exceeds seven hundred (700) square feet at 303 Kirven Avenue. The City of Waxahachie Zoning ordinance requires City Council to approve a SUP to allow accessory structures over 700 square feet in size.

The applicant initially applied for a building permit to permit an interior remodel in 2024. The permit did not include the demolition or reconstruction of a detached garage. During a site visit in 2024, staff noticed that that an unpermitted accessory structure was under construction. Staff issued a stop work order and directed the applicant to seek approval of a Specific Use Permit due to the structure's size prior to resuming work on the structure. Per the provided site plan, the accessory structure is shown to sit three (3) feet from the side property line and 6 feet from the rear property line. Due to the structure not being able to meet current setbacks as built, the structure is required to come into compliance with the 2021 International Building Code and the 2021 International Fire Code. This includes the southern wall of the accessory structure being redesigned to a fire-rated wall.

Additionally, the structure is built on top of 9-foot utility easement. Normally, structures are not permitted to be built in easements, however staff was able to confirm that there is no city infrastructure underneath the structure. An Amended Plat for the property would need to be approved and filed prior to the issuance of a building permit for the accessory structure and the resumption of work on the structure.

The applicant has confirmed to staff that the structure will not be used as a dwelling or short-term rental and will not be sold or leased separately from the existing primary structure.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 24 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 (1) letter of opposition and two (2) letters of support for the SUP request. The Planning and Zoning Commission recommended denial at the December 8th meeting.

Mayor Wallace opened the Public Hearing at approximately 7:14 p.m.

Those who spoke in support:

Kevin Tidwell, 406 Commerce Street, Maypearl, Texas

(ua)

There being no others to speak for or against ZDC-150-2025, Mayor Wallace closed the Public Hearing at approximately 7:15 p.m.

Councilman Chris Wright noted that the property is located within an infill area and that the proposed building is compatible with the surrounding neighborhood.

8. Consider proposed Ordinance approving ZDC-150-2025

ORDINANCE NO. 3692

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE EXCEEDING SEVEN HUNDRED (700) SQUARE FEET USE WITHIN A SINGLE-FAMILY-2 (SF-2) ZONING DISTRICT, LOCATED AT 303 KIRVEN AVENUE, BEING PROPERTY ID 311319, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 2R-1, BLOCK 6 OF THE TRINITY HEIGHTS ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Chris Wright moved to approve ZDC-150-2025, a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet in use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by Patrick Souter and carried unanimously (3-0).

9. Consider a request by Presbyterian Children's Homes and Services for an annexation agreement for approximately 204.94+/- acres situated off of Brookside Road in the Elijah Bellow Survey, Abstract Number 10, Ellis County, Texas

Mayor Wallace announced this Item would be considered after Item 12.

No action taken.

10. Public Hearing on a request by Dennis Church, Minto Communities Texas, LLC, for a Zoning Change from Planned Development-Mixed Use Residential (PD-MUR), Single Family-1 (SF-1), Future Development (FD), and General Retail (GR) zoning districts to a Planned Development (PD) zoning district, located at 300 Brookside Road (Property ID's 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652) – Owners: Walton Texas LP, United Presbyterian Homes, William & Leanne Kelley (ZDC-232-2024)

Richard Rozier requested a continuance to the January 20, 2026, City Council meeting to allow consideration by the full five-member council and to provide additional time to address outstanding items.

Mayor Wallace opened the Public Hearing at approximately 7:18 p.m.

Those who spoke in opposition:

(ua)

Kathy Kacal, 405 Brookside Road, Waxahachie, Texas
Dean Settlemyer, 605 Brookside Road, Waxahachie, Texas
Heather Fagan, 1720 Lone Elm Road, Waxahachie, Texas
Terry Nay, 711 Brookside Road, Waxahachie, Texas
Geneva Alcalá, 411 Brookside Road, Waxahachie, Texas

There being no others to speak for or against ZDC-232-2024, Mayor Wallace closed the Public Hearing at approximately 7:38 p.m.

Council Members expressed concern about voting on the large Minto development without adequate time for review, discussion, and full council participation. They emphasized the need for a dedicated work session or special meeting to thoroughly review updated documents item by item. Council stressed fairness to citizens, staff, and the developer, and made clear they will not support the project unless staff is comfortable with it. Scheduling challenges around the holidays led to discussion of postponing decisions to allow proper vetting, potentially into late January with firm deadlines for submitting final materials.

City Manager Ricky Boyd emphasized that staff needs documentation submitted much earlier to allow proper review and comment. He criticized the repeated last-minute delivery of materials, including documents sent to individual council members instead of staff, which forces rushed reviews just before meetings. He stressed that this process is insufficient for understanding proposed changes and urges timely, coordinated submissions so staff and council can thoroughly evaluate the project.

Overall, City Council urged continued work, transparency, timely communication, and a structured process to ensure the project is done correctly before any vote.

Action:

Patrick Souter moved to postpone consideration of Items 9, 10, 11, and 12 to the January 5, 2026 City Council meeting. Motion was seconded by Chris Wright and carried unanimously (3-0).

11. Consider proposed Ordinance approving ZDC-232-2024

No action taken.

12. Consider Development Agreement for ZDC-232-2024

No action taken.

13. Consider proposed Ordinance amending the Code of Ordinances of the City of Waxahachie, Texas, by adding a new Article X, "Rules of Procedure," to Chapter 2, "Administration"; making findings; providing cumulative/repealer clauses; providing a severability clause; declaring an emergency; and providing for an effective date

City Secretary Amber Villarreal presented the Item. At the request of City Council, the City Attorney drafted the proposed ordinance to establish a comprehensive set of Rules of Procedure governing the City Council and all boards, commissions, and committees.

(6a)

This ordinance amends Chapter 2 of the City of Waxahachie Code of Ordinances to establish a new Article X, Rules of Procedure, governing meetings of the City Council and all City boards and commissions. The article formalizes procedures for conducting meetings, public comments, and public hearings, adopts Robert's Rules of Order as the default parliamentary authority, outlines requirements for appearance cards and speaking time limits, and establishes decorum standards for attendees. It also affirms the Council's authority to manage meetings, provides for advisory input from the City Attorney, and includes standard repealer, severability, and emergency-effectiveness clauses.

The new public comment rules will require people to sign up in advance to speak, with speaking time reduced from five minutes to three. Sign-ups will be available online (until 4:00 p.m. the day of the meeting) and in person (up to 10 minutes before the meeting), with a sign-up area at the meeting room. The City will widely advertise the changes through its website, social media, newsletters, and public presentations to ensure the public is informed. The goal is to create a more structured, efficient, and fair public comment process while allowing people to register support or opposition without speaking. The rules will apply to all boards and committees, not just City Council.

Mayor Wallace suggested delaying the effective date to the first council meeting in February and requested the City Secretary to present and explain the specific changes that will occur, so the public is clearly informed and aware before the changes take effect.

ORDINANCE NO. 3693

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF WAXAHACHIE, TEXAS, BY ADDING A NEW ARTICLE X, "RULES OF PROCEDURE," TO CHAPTER 2, "ADMINISTRATION"; MAKING FINDINGS; PROVIDING CUMULATIVE/ REPEALER CLAUSES; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

Action:

Chris Wright moved to approve an ordinance amending the Code of Ordinances of the City of Waxahachie, Texas, by adding a new Article X, "Rules of Procedure," to Chapter 2, "Administration" as presented with an effective date of February 2, 2026. Motion was seconded by Patrick Souter and carried unanimously (3-0).

- 14. 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; to consult with the City Attorney regarding legal issues related to the city manager transition, pending or contemplated litigation as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto**

(6a)

Mayor Wallace announced at 8:09 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; to consult with the City Attorney regarding legal issues related to the city manager transition, pending or contemplated litigation as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto.

15. Reconvene and take any necessary action

The meeting reconvened at 9:15 p.m.

16. Comments by Mayor, City Council, City Attorney and City Management

City Attorney Terry Welch wished everyone a Merry Christmas and Happy New Year.

Council Member Chris Wright thanked City staff across all departments for their extensive and ongoing work on the Minto project, acknowledging the time, effort, and frustration involved. Councilman Wright expressed appreciation for everyone's dedication, wished staff a Merry Christmas, and noted he may not be able to attend the city Christmas luncheon due to a personal obligation.

Mayor Pro Tem Patrick Souter praised City staff for their hard work and dedication in an often-thankless role. Mayor Pro Tem Souter recognized Paul Box for a significant achievement and extended Christmas and New Year wishes. Mr. Souter encouraged compassion and support for those in need during the Advent and holiday season.

Executive Director of Development Services Shon Brooks thanked City Council for their support and recognition of staff efforts, noting the heavy workload on the Minto project, but he emphasized pride in the work and commitment to serving the City of Waxahachie. Mr. Brooks expressed gratitude and wished everyone a Merry Christmas.

City Manager Ricky Boyd acknowledged several successful city events over the past weekend, including the Santa Run, Bethlehem Revisited, which drew about 20,000 visitors over six days despite cold weather, and the Tour of Homes. Mr. Boyd thanked volunteers, staff, and council members for their efforts, recognized participation in Wreaths Across America, and extended Christmas and New Year greetings.

Mayor Billie Wallace echoed comments by thanking staff for their hard work on the Minto project. She expressed her full support of staff and wished everyone a Merry Christmas.

17. Adjourn

There being no further business, the meeting adjourned at 9:15 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary



City of Waxahachie
City Secretary's Office
9/19/2026

Special Event Application

(leb)

C10s in the Park

Date of Submission: 11/17/2025

Applicant Information

Applicant name: Terry Hill - C10s in the Park

Host organization name: C10s in the Park

Are you representing the host organization? Yes

Will you be the on-site point of contact during the event? Yes

Cell phone number: 9729215187

Email: c10sinthepark@yahoo.com

Mailing Address: 207 Nocona Drive, Waxahachie, TX 75165

About the Event

Event name: C10s in the Park

Event location: Getzendaner Park

Anticipated attendance: 11K

Description of event: 11th Annual Classic Truck Show

	Date(s)	Start Time	End Time
Event date	9/19/2026	7am	4pm
Event set-up	9/19/2026	10am	
Event breakdown	9/19/2026		5pm

This event is Entry by participation or registration fee

Registration / admission information: Truck registration is required - Spectators are free to attend

How many times has this event been hosted before? 10 years

Best description of the event: Truck Show

Event activities include:

- Food - sampled, served, or sold;
- Products / Services - given away, sampled, or sold

Food / Beverage

Will the event offer food / beverage (sampled, served, sold)? Yes

- I understand that all food and drink vendors are required to obtain a health permit at least five days prior to the event. Permits must be visibly displayed on-site at all times for consumer awareness. Health permits will not be approved until the event has received approval.

Will the event require any food preparation on site? Yes

Will alcohol be present, served, or sold? Yes

- I understand the requirements for serving alcohol at the event.



Have you made arrangements for private security or off-duty officers for security services? **No, not yet.**

- I understand I am responsible for securing security services for the event.

Street Closures

Does the event propose closing, blocking, or using City streets and / or parking lots? **Yes**

Please list all streets, intersections, and parking lots that apply: **Just the entrance to Getzendaner Park**

Street closings to begin at **11/18/2026 - During set up times through 11/19 until 5pm**

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

Equipment

Does the proposed event require portable toilet facilities? **No**

Are you requesting to use City-owned equipment? (barricades, cones, and / or other) **Yes**

Please indicate the type (cones / barricades / other) of equipment and how many you are requesting: **4 barricades - 40 traffic cones**

Where should the equipment be dropped off and picked up? **The entry of Getzendaner Park**

When (date and time) will the equipment be set-up? **11/18/26 10am**

When (date and time) will the equipment be removed? **11/20/26 8am**

Waste Management Plan

Describe how trash and waste will be managed before, during, and after the event. Please include the location of trash containers on your submitted site map. **Same place as last years - over by the old scout building was.**

- I understand the waste management requirements.

Temporary Tents & Structures

Will the event have a tent(s) larger than 400 square feet? **No**

Electrical Services

Will your event need electrical services? **No**

Site Map Requirement

A detailed site map must be submitted as part of the special event application. The map should accurately depict the layout of the event area and include the following (as applicable):

- Location of all streets, sidewalks, and property boundaries
- Placement of tents, stages, booths, food vendors, and merchandise vendors
- Placement of barricades and / or cones
- Entry and exit points



- Emergency access routes
- First aid stations and fire extinguishers
- Portable restrooms and handwashing stations
- Electrical hookups and generators
- Trash receptacles
- Parking areas
- Any other temporary structures or equipment

The site map must be legible, to scale, and clearly labeled. It should ensure compliance with all safety and accessibility regulations.

- I understand my application is not considered complete until I email a detailed site map to jami.bonner@waxahachie.com.

Insurance Requirement

The Applicant/Organization assumes all risks associated with the approved event and is solely responsible for any damage, injury, or loss, of any kind or nature, to persons or property, arising directly or indirectly from or in connection with the event or the Applicant's operations. The Applicant agrees to defend, indemnify, and hold harmless the City of Waxahachie, its officers, agents, employees, and representatives from any penalties, fines, or liabilities arising from violations of laws, ordinances, or regulations related to the event. The Applicant further agrees to hold the City, its officers, agents, employees, and representatives harmless from any and all claims, lawsuits, damages, injuries, or losses resulting directly or indirectly from the approved activities or the Applicant's operations, including those caused by the negligence or intentional misconduct of the Applicant or its officers, agents, or employees.

By submitting this application, the Applicant waives any and all claims against the City, its officers, agents, employees, and representatives arising from or related to the revocation or cancellation of the event permit.

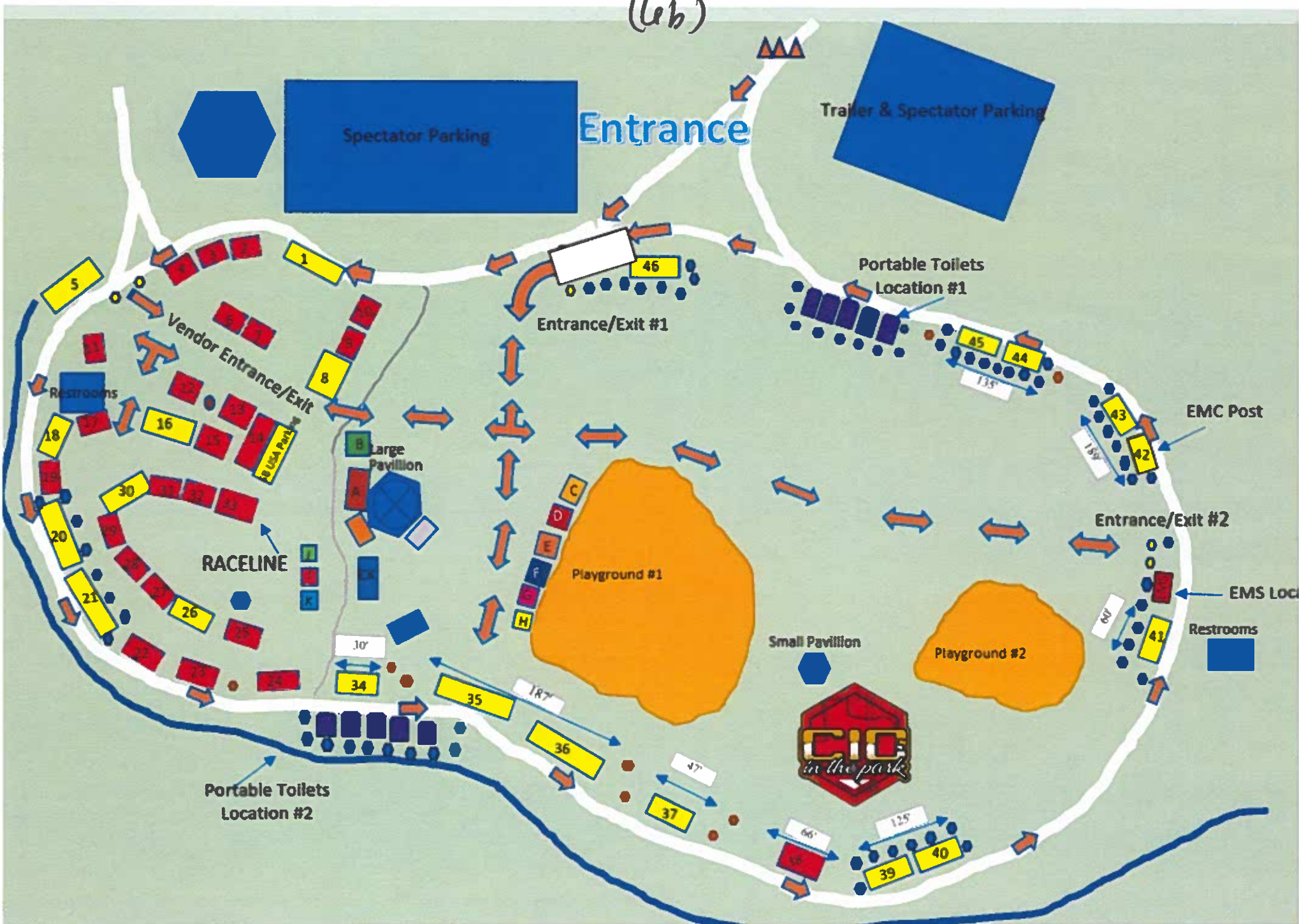
- I acknowledge and fully agree to the terms outlined in the Hold Harmless Clause.

Application Agreement

By submitting the Special Event Application, the applicant / organization has thoroughly read, understands, and agrees to all conditions outlined on this application.

- Date of Submission: 11/17/2025

(let)





City of Waxahachie
City Secretary's Office
9/19/2026

(bc)

Special Event Application
Party on the Square - C10s in the Park

Date of Submission: 11/17/2025

Applicant Information

Applicant name: **Terry Hill - C10s in the Park Party on the Square**
Host organization name: **Party on the Square**
Are you representing the host organization? **Yes**
Will you be the on-site point of contact during the event? **Yes**
Cell phone number: **9729215187** Email: **C10sinthepark@yahoo.com**
Mailing Address: **207 Nocona Drive**

About the Event

Event name: **Party on the Square - C10s in the Park**
Will the event be held in Downtown Waxahachie? **Yes**

- **I understand that my application will not be considered complete until a letter of support from the WDMA has been submitted to jami.bonner@waxahachie.com.**

Event location:
Anticipated attendance: **3.5K**
Description of event: **Truck Show - Concert around downtown square area**

	Date(s)	Start Time	End Time
Event date	9/19/2026	5:30pm	10PM
Event set-up	9/19/2026	12 noon	
Event breakdown	9/19/2026		10pm

This event is **Free and open to the general public**
How many times has this event been hosted before? **6 times**
Best description of the event: **Concert / Live performance**
Event activities include:

- **Street closure;**
- **Live music**

Food / Beverage

Will the event offer food / beverage (sampled, served, sold)? **No**
Will alcohol be present, served, or sold? **No**

Street Closures

Does the event propose closing, blocking, or using City streets and / or parking lots? **Yes**
Please list all streets, intersections, and parking lots that apply: **Will provide map - Same as previous years**



City of Waxahachie
City Secretary's Office
9/19/2026

(4c)

Special Event Application

Party on the Square - C10s in the Park

Street closings to begin at 09/19 - 10am

Will any businesses be impacted by the proposed road closure? Yes

- I understand I am responsible for securing support signatures from all impacted businesses and emailing the documentation to jami.bonner@waxahachie.com.

Equipment

Does the proposed event require portable toilet facilities? No

Are you requesting to use City-owned equipment? (barricades, cones, and / or other) Yes

Please indicate the type (cones / barricades / other) of equipment and how many you are requesting: **Barricades for street closures**

Where should the equipment be dropped off and picked up? **Wally will advise**

When (date and time) will the equipment be set-up? **09/19/2026 - Wally will advise**

When (date and time) will the equipment be removed? **9/20/26 8am**

Waste Management Plan

Describe how trash and waste will be managed before, during, and after the event. Please include the location of trash containers on your submitted site map. **n/a**

- I understand the waste management requirements.

Temporary Tents & Structures

Will the event have a tent(s) larger than 400 square feet? No

Electrical Services

Will your event need electrical services? No

Site Map Requirement

A detailed site map must be submitted as part of the special event application. The map should accurately depict the layout of the event area and include the following (as applicable):

- Location of all streets, sidewalks, and property boundaries
- Placement of tents, stages, booths, food vendors, and merchandise vendors
- Placement of barricades and / or cones
- Entry and exit points
- Emergency access routes
- First aid stations and fire extinguishers
- Portable restrooms and handwashing stations
- Electrical hookups and generators
- Trash receptacles
- Parking areas
- Any other temporary structures or equipment



City of Waxahachie
City Secretary's Office
9/19/2026

(lec)

Special Event Application

Party on the Square - C10s in the Park

The site map must be legible, to scale, and clearly labeled. It should ensure compliance with all safety and accessibility regulations.

- I understand my application is not considered complete until I email a detailed site map to jami.bonner@waxahachie.com.

Insurance Requirement

The Applicant/Organization assumes all risks associated with the approved event and is solely responsible for any damage, injury, or loss, of any kind or nature, to persons or property, arising directly or indirectly from or in connection with the event or the Applicant's operations. The Applicant agrees to defend, indemnify, and hold harmless the City of Waxahachie, its officers, agents, employees, and representatives from any penalties, fines, or liabilities arising from violations of laws, ordinances, or regulations related to the event. The Applicant further agrees to hold the City, its officers, agents, employees, and representatives harmless from any and all claims, lawsuits, damages, injuries, or losses resulting directly or indirectly from the approved activities or the Applicant's operations, including those caused by the negligence or intentional misconduct of the Applicant or its officers, agents, or employees.

By submitting this application, the Applicant waives any and all claims against the City, its officers, agents, employees, and representatives arising from or related to the revocation or cancellation of the event permit.

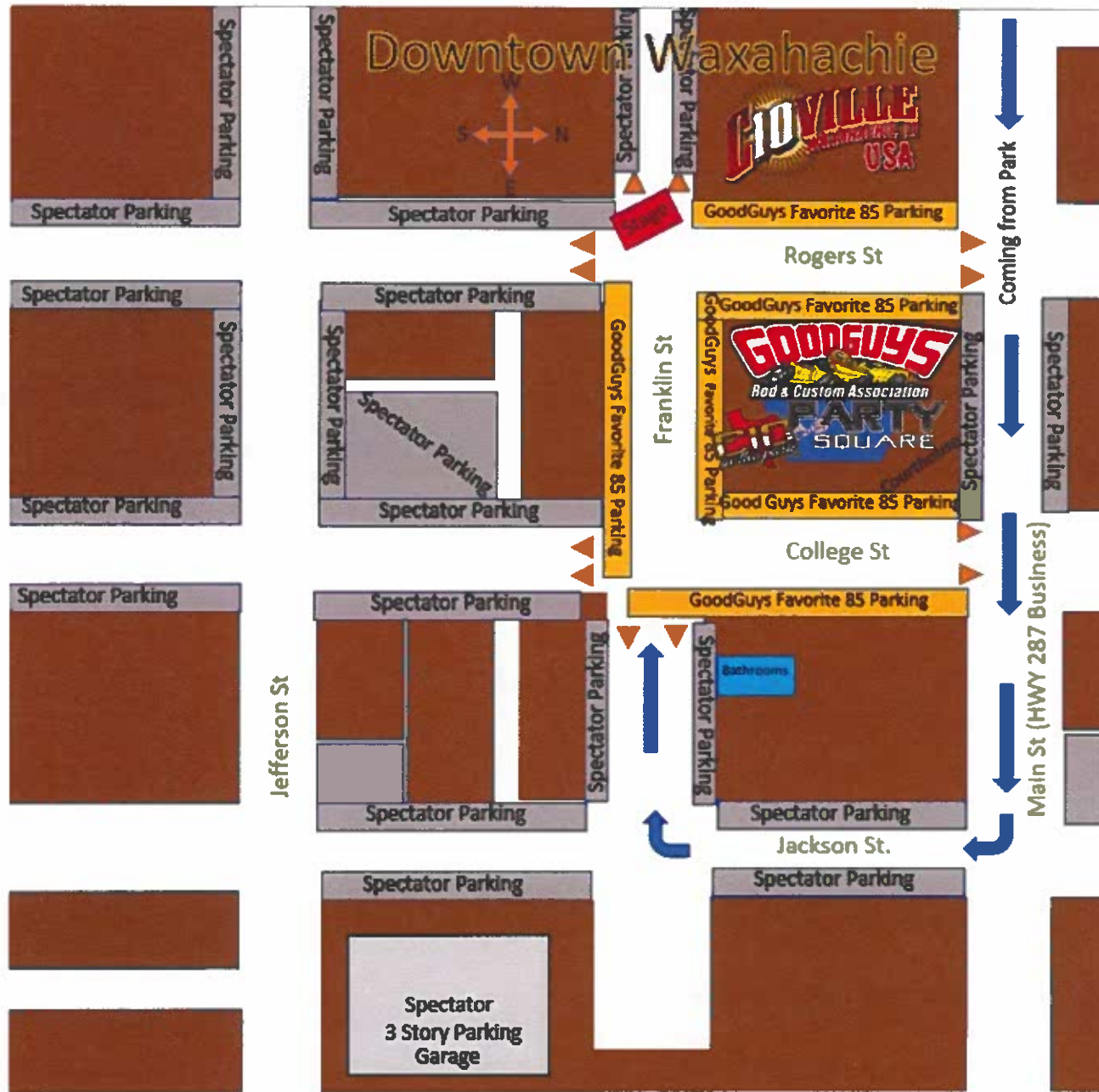
- I acknowledge and fully agree to the terms outlined in the Hold Harmless Clause.

Application Agreement

By submitting the Special Event Application, the applicant / organization has thoroughly read, understands, and agrees to all conditions outlined on this application.

- Date of Submission: 11/17/2025

(6c)



(ud)



Memorandum

To: Honorable Mayor and City Council

From: Justin Stoker, P.E., CFM, Director of Public Works & Engineering

Thru: Ricky Boyd, City Manager *RB*

Date: January 5, 2026

Re: Consider Temporary Road Closure of a Portion of Patrick Road

Recommended Motion: "I move to approve the temporary road closure on Patrick Road, between Marshall Road and Old Settlers Trail, for a period up to three weeks."

Item Description: Consider temporary road closure of a portion of Patrick Road.

Item Summary: Two 36-inch drainage culverts have begun to separate and create sink holes in Patrick Road about 650 feet south of Marshall Road. City Street crews are requesting to temporarily close Patrick Road between Marshall Road and Old Settlers Trail for up to three weeks to facilitate the removal and reinstallation of the drainage culverts crossing the road. The start date will depend on the weather, but is expected to begin immediately following Council approval.

Message boards will be deployed for local traffic to notice the closure at least seven days in advance, and additional messaging will be sent to major stakeholders regarding the proposed closure. Proper signage will be installed to indicate detour routes during the closure.

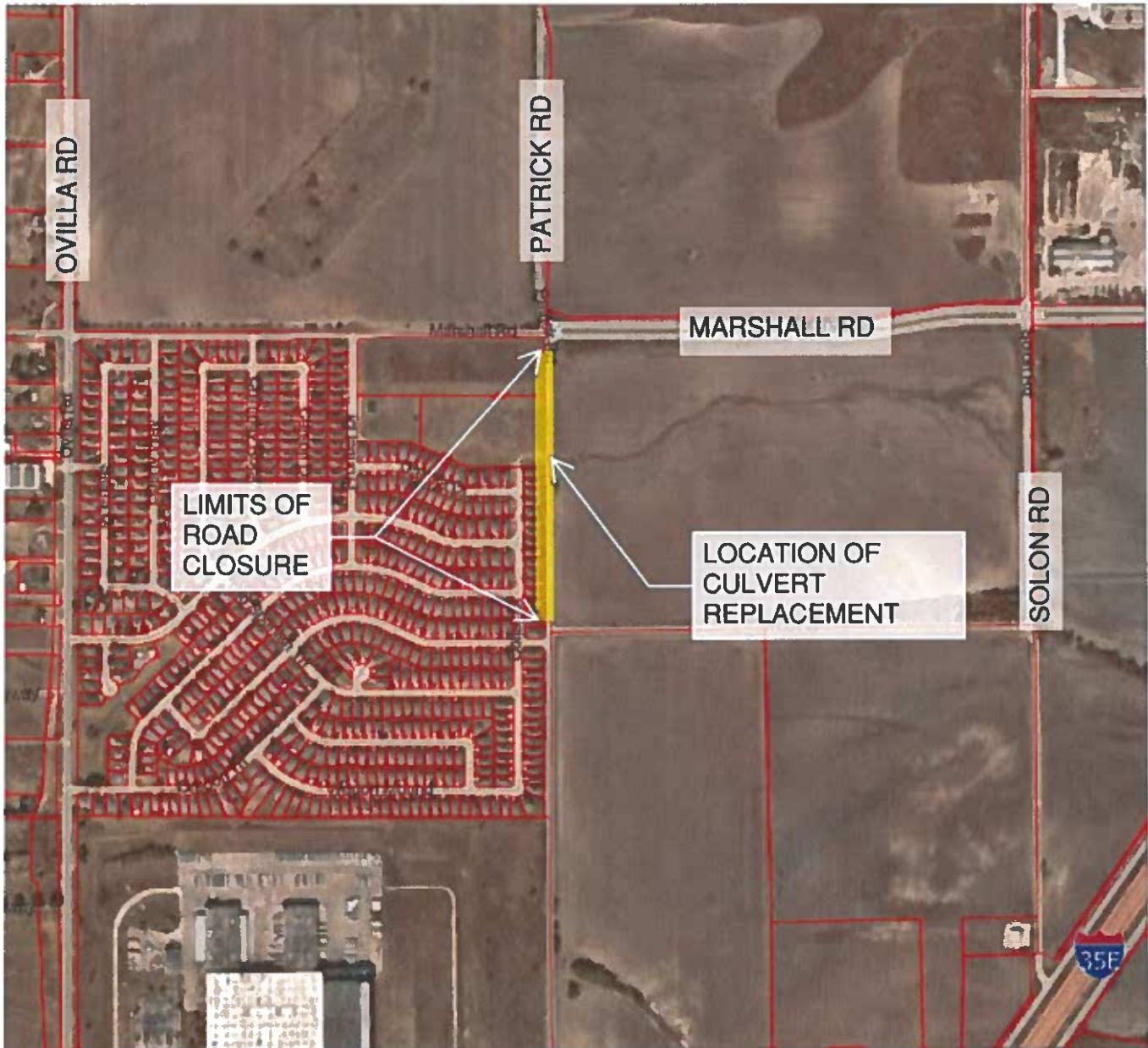
Fiscal Impact: The closure itself has no budgetary impact. City Staff will perform the repairs from the Street operational budget.

(led)

LOCATION MAP

PROPOSED TEMPORARY ROAD CLOSURE (3 WEEK)

BETWEEN MARSHALL ROAD AND OLD SETTLERS TRAIL (SEE YELLOW LINE BELOW)



(ue)



Memorandum

To: Honorable Mayor and City Council

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

Thru: Ricky Boyd, City Manager *RB*

Date: January 5, 2025

Re: Consider Easement Dedication and Sanitary Sewer Service Agreement with Bluejacket Group, The Little Living Trust and the City of Waxahachie

Motion: "I move to approve the Easement Dedication and Sanitary Sewer Service Agreement with Bluejacket Group, LLC and The Little Living Trust and authorize the City Manager to execute all necessary documents."

Item Description: Consider approval of an Easement Dedication and Sanitary Sewer Service Agreement between Bluejacket Group, LLC, The Little Living Trust and the City of Waxahachie. The agreement has been reviewed by the City Attorney.

Item Summary: City staff coordinated with Bluejacket Group, LLC and the Little Living Trust (referred hereafter as Bluejacket) for the acquisition of two (2) sewer easements, a drainage easement, a water easement and temporary construction easements through two (2) Bluejacket properties. Bluejacket is willing to dedicate the easements to the City of Waxahachie at no monetary cost, in exchange for holding the sewer capacity for 925 equivalent single family residential units until September 30, 2026. There is a one-time 6-months extension option (up to March 31, 2026), if they submit a concept plan, zoning application, or a plat for their proposed development. The city shall endeavor to reserve sewer capacity after the extension option, but shall not guarantee its availability.

(we)

The City shall reserve the sewer capacity when the property is entitled based on the zoning and the portion of the property that has a recorded plat.

Fiscal Impact: Bluejacket shall dedicate the sewer, water, drainage and temporary construction easements at no monetary cost to the city, in exchange for the terms of the agreement. The benefits for Bluejacket are: they shall have a public sewer line through their property, the City is constructing the public sewer line, the city upsized the sewer line to account for the 925 single family equivalent units within their property, and the city is reconstructing the street along their west property line (Old Italy Road).

(lef)



Memorandum

To: Honorable Mayor and City Council

From: Dustin Deel, Senior Director of Administrative Services

Thru: Ricky Boyd, City Manager *RB*

Date: January 05, 2026

Re: Insurance Reimbursement for two City Marshal Vehicle Repairs

Recommended Motion: "I move to approve a supplemental appropriation from the General Fund unrestricted reserve in the amount of \$23,291 to the City Marshal's budget for insurance reimbursement related to vehicle repair".

Item Description: Consider approval of a supplemental appropriation to allocate funds received through insurance reimbursement for repairs on two City Marshal vehicles.

Item Summary: Two vehicles assigned to the City Marshal's Office sustained substantial hail damage during an unexpected storm while parked at the Chales Beatty Building.

The City has received an insurance reimbursement in the amount of \$23,291 from the Texas Municipal League (TML) to cover the repair costs.

This supplemental appropriation will allow those reimbursed funds to be formally budgeted in the appropriate maintenance account, enabling proper financial tracking and reconciliation of the repair expenses.

Fiscal Impact: This supplemental appropriation increases the City Marshal's vehicle maintenance budget by \$23,291. These funds have already been received through an insurance reimbursement from TML and deposited in the General Fund unrestricted reserve. The City was responsible for a \$500 deductible, which will be covered within the existing FY 2026 budget. There is no additional fiscal impact.



Memorandum

To: Honorable Mayor and City Council

From: Dustin Deel, Senior Director of Administrative Services

Thru: Ricky Boyd, City Manager *RB*

Date: January 05, 2026

Re: Insurance Reimbursement for Animal Service's Vehicle Repairs

Recommended Motion: "I move to approve a supplemental appropriation from the General Fund unrestricted reserve in the amount of \$17,749 to the Animal Services budget for insurance reimbursement related to vehicle repair".

Item Description: Consider approval of a supplemental appropriation to allocate funds received through insurance reimbursement for repairs on an Animal Services vehicle.

Item Summary: One vehicle assigned to the Animal Services Department sustained substantial hail damage during an unexpected storm while parked at the City Animal Shelter.

The City has received an insurance reimbursement in the amount of \$17,748.18 from the Texas Municipal League (TML) to cover the repair costs.

This supplemental appropriation will allow those reimbursed funds to be formally budgeted in the appropriate maintenance account, enabling proper financial tracking and reconciliation of the repair expenses.

Fiscal Impact: This supplemental appropriation increases the Animal Services Department's vehicle maintenance budget by \$17,749. These funds have already been received through an insurance reimbursement from TML and deposited in the General Fund unrestricted reserve. The City was responsible for a \$500 deductible, which will be covered within the existing FY 2026 budget. There is no additional fiscal impact.

(uh)



Memorandum

To: Honorable Mayor and City Council

From: Joe Wiser, Chief of Police

Thru: Ricky Boyd, City Manager

Date: January 5, 2026

Re: Budget amendment- TML reimbursement for hail damage to police vehicles.

Recommended Motion: "I move to approve the request to transfer funds in the amount of \$63,237.00 to GL account 100-210-54340, an amount reimbursed to the City of Waxahachie as a result of an insurance reimbursement for repairs made to three police vehicles and authorize the City Manager to execute all necessary documents."

Item Description: Consider the approval of a budget transfer related to funds reimbursed to the general fund for repairs to three police vehicles.

Item Summary: This is a request for a budget amendment (transfer) that will allow the police department to recuperate insurance reimbursement funds used to repair three police vehicles. These units were damaged during last year's hailstorm. Expenses related to these repairs will be paid out of the vehicle maintenance account 100-210-54340 and have already been reimbursed by TML.

Fiscal Impact: I am requesting that the \$63,237.00 be transferred to 100-210-54340 – Maintenance Purchased – Vehicles, resulting in budget increases of the same amount. Fiscal impact is limited to the redistribution of monies received by the City of Waxahachie related to insurance pay-outs on the damaged vehicles. In sum, this is a net-zero cost to the City.

(1)



Memorandum

To: Honorable Mayor and City Council
From: Ricky Boyd, City Manager *RB*
Thru:
Date: January 5, 2026
Re: Appointment of Waxahachie Fire Chief

While serving as Fire Chief, I was appointed to serve as Interim City Manager on July 14, 2025, and was subsequently appointed City Manager on December 8, 2025.

This presents the need to appoint a new Fire Chief to lead the department into the next chapter. Section 143.013(a)(1) the Texas Local Government Code is applicable to Texas cities that have adopted in the Civil Service processes. This statute stipulates that the Fire Chief position is appointed by the municipality's chief executive and is confirmed by the governing body. Therefore, the selection is made by the City Manager with confirmation by the City Council.

Prior to my appointment to the Interim City Manager position, I had planned to retire in July 2026. After making that decision, I began considering several factors related to the Waxahachie Fire Department including, but not limited to: the current state of the department, the future growth of the department, the desired direction for the department, and the needs of the community as well as the culture and the morale of the department. In considering these factors, I determined the best course of action would be to promote the most qualified individual from within the department to continue and build on the positive direction of the department.

(1)

As I looked toward my retirement, I wanted to ensure that the Fire Department had every opportunity for a smooth transition. I have always believed that the best way to achieve long-term progress was to promote from within the department.

As such, since January 2025, I have mentored and coached Training/EMS Chief Scott Safford to be my successor. In doing so, I had the opportunity to provide daily insight to Scott into every aspect of being the Fire Chief. This process has included such key responsibilities as leadership, management, budgeting, Civil Service requirements, working with other departments of the City, and navigating the political arena in order to provide excellent service to the citizens, visitors and businesses of the City of Waxahachie.

One very positive success of this department has been the ability to build a strong team of professionals that are able to qualify for growth opportunities when they become available. We have experienced this in a number of promotion opportunities during my tenure and with this opportunity, it is no different.

After I was named the Interim City Manager, I immediately named Chief Safford the Interim Fire Chief. During this time, he has proven to be the perfect choice to become the next Fire Chief. Morale within the department continues to be very high. Additionally, the culture of the department is excellent.

After a thorough review of Chief Safford's A and G personnel files, conversations with staff and a background investigation, **I am proud to present Battalion Chief Scott Safford as my unwavering choice as the next Fire Chief for the City of Waxahachie.** Scott has 21 years of service with the WFR serving this community. He is well-known in this community by its residents, well-respected by his peers at the department and has the requisite knowledge, experience and vision to lead this department forward.

Please confirm Scott Safford as the Fire Chief of Waxahachie effective January 5, 2025.

(8)



Memorandum

To: Honorable Mayor and City Council
From: Gumaro Martinez, Executive Director of Parks & Leisure Services
Thru: Ricky Boyd, Interim City Manager *RB*
Date: January 5, 2026
Re: Consider Funding Request for Professional Services Related to a
Downtown Alley Revitalization Project

Motion: "I move to approve a funding request of \$15,000 from the TIRZ Fund for professional services to be provided for a Downtown alley revitalization project, 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 \$15,000 for professional services related to the design and engineering of a Downtown alley revitalization project.

Item Summary: The Waxahachie Partnership Inc. (WPI) Board developed a transformation strategy to clean-up and beautify the alleys within the city's downtown area. What started as a simple code enforcement and business owner education initiative, gained momentum from the Alley Revitalization Committee. The committee was formed to address the alley issues with cleanliness and activation of space, and were driven to a greater mission to beautify and program the alleys to make them more attractive, useable, and inviting.

The committee is comprised of several WPI members, downtown merchants, and staff that have vetted several versions of alley beautification that involve resurfacing of the alley way, adding entry-way masonry column signs, adding lighting, benches and other furniture as well as planters. The committee agreed to start with the alley between Big Al's and Gran's Antiques as the first phase of

(8)

a multi-phase revitalization project. In order to get the project started, a consultant will need to be hired to design and engineer the project, but to also prepare constructions documents, offer bid assistance, and assist with the construction administration.

Staff have solicited a proposal in the amount of \$15,000 from London Landscapes, who are qualified and capable of taking on this scale of project.

This item was presented to the TIRZ Board on November 12, 2025, and approved unanimously.

Fiscal Impact: The \$15,000 would be funded by the TIRZ fund, which has sufficient capacity to fund the professional services.

Planning & Zoning Department (9)
Zoning Staff Report



Case: ZDC-137-2025

MEETING DATE(S)

Planning & Zoning Commission: December 8, 2025
City Council: January 5, 2026

CAPTION

Public Hearing on a request by Joshua Bell and Tiffany Bell, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 zoning district located at 105 Indian CT (Property ID 173005) - Owners: Joshua and Tiffany Bell (ZDC-137-2025)

RECOMMENDED MOTION

"I move to approve ZDC-137-2025 a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or Interim City Manager to execute all documents accordingly."

ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on December 8, 2025, the Commission voted 7-0 to recommend approval of case number ZDC-137-2025, subject to the conditions of the staff report.

APPLICANT REQUEST

The Applicant requests a Specific Use Permit for a Short-Term Rental use at 105 Indian Court.

CASE INFORMATION

Applicant: Joshua Bell and Tiffany Bell
Property Owner(s): Joshua Bell and Tiffany Bell
Site Acreage: 0.1940 acres
Current Zoning: Single-Family 2(SF-2)
Requested Zoning: SF-2 with a Specific Use Permit (SUP) for Short-Term Rental use.

SUBJECT PROPERTY

General Location: 105 Indian Court
Parcel ID Number(s): 173005
Existing Use: Residential use
Development History: The subject property is currently platted as Lot 8 Block 2 of the Colonial Acres Addition.

Adjoining Zoning & Uses:

(9)

Direction	Zoning	Current Use
North	SF-2	Single Family Residence
East	SF-2	Single Family Residence
South	SF-2	Single Family Residence
West	SF-2	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 place type, 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 Indian Court.

Site Image:



PLANNING ANALYSIS

The Applicant requests a SUP for short-term rental use at 105 Indian Court because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,340 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 0.1940 acres (8,450 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 this application on September 15, 2025.

(9)

Planning Analysis (continued)

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 James Bell, 1734 Greathouse Road, Waxahachie, TX 75165, kbell@northtexas.ag, which is located approximately 12 (Twelve) 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, 27 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Daily Light and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

At the time of the publishing of this staff report zero (0) letters of support and three (3) letters of opposition to the request were received by staff.

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 six (6) 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.

ATTACHED EXHIBITS

1. Public 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

Prepared by:

David Jones

Planner

david.jones@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com

(9)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-137-2025

**RGR SONY PROPERTIES LLC-104 CHEROKEE COURT SERIES
1330 NORTH CREEK CIR
WAXAHACHIE, TX 75165**

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, January 5, 2026 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 Joshua Bell and Tiffany Bell, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 zoning district located at 105 Indian CT (Property ID 173005) - Owners: Joshua and Tiffany Bell (ZDC-137-2025)

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-137-2025

City Reference: 173023

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 28, 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:

RENTAL GUESTS ALWAYS MAKE TOO MUCH NOISE. THEY DONT CARE ABOUT NIEGHBORS

Ronny Robinson
Signature

11/25/25
Date

Ronny Robinson - owner
Printed Name and Title

104 CHEROKEE CT. 75165
Address

(9)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-137-2025**



**RGR SONY PROPERTIES LLC-102 CHEROKEE COURT SERIES
1330 NORTH CREEK CIR
WAXAHACHIE, TX 75165**

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, January 5, 2026 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 Joshua Bell and Tiffany Bell, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 zoning district located at 105 Indian CT (Property ID 173005) - Owners: Joshua and Tiffany Bell (ZDC-137-2025)

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-137-2025**

City Reference: 173014

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 28, 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:

MENTAL GUESTS ALWAYS MAKE TOO MUCH NOISE -

[Handwritten Signature]

Signature

Date

RONNY ROBINSON - owner

Printed Name and Title

102 CHEROKEE CT. 75165

Address

(9)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-137-2025



VIEN LADD & LOWRIE GLYNN
1015 FERRIS AVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, January 5, 2026 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 Joshua Bell and Tiffany Bell, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 zoning district located at 105 Indian CT (Property ID 173005) - Owners: Joshua and Tiffany Bell (ZDC-137-2025)

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-137-2025

City Reference: 189997

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 28, 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:

Glynn Lowrie
Signature

11/28/25
Date

Glynn Lowrie
Printed Name and Title

1015 Ferris Ave
Address

(10)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A SHORT-TERM RENTAL USE WITHIN A SINGLE-FAMILY-2 (SF-2) ZONING DISTRICT, LOCATED AT 105 INDIAN COURT, BEING PROPERTY ID 173005, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 8 BLOCK 2 OF THE COLONIAL ACRES 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 SF-2; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-137-2025. 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_2 to SF-2, with an SUP in order to permit a Short-Term Rental use on the following property: Lot 8 Block 2 of the Colonial Acres Addition, which is shown on Exhibit A, in accordance with the Zoning Map attached as Exhibit B, the Floorplan attached as Exhibit C, the Site Plan attached as Exhibit D, and the Host Rules attached as 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 Zoning Ordinance.

(1b)

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR A SHORT-TERM RENTAL USE IN A SINGLE-FAMILY-2 (SF-2) 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-137-2025.
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 cease to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to re-establish the use.
3. This Specific Use Permit shall run with the 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 six (6) guests per stay.

(10)

7. The short-term rental operator shall allow a maximum of three (3) vehicles to park on the subject property. Off-site and/or on-street parking is prohibited.
8. The short-term rental operator shall not lease simultaneously to more than one (1) group under separate contacts, bookings or appointments as stated in Section 3.27(g)(ii) of the City's Zoning Ordinance.
9. The short-term rental operator shall not advertise the subject property as a short-term rental prior to the approval of the short-term rental registration as stated in Section 3.27(d)(i).
10. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
11. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.
12. 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 5th day of January, 2026.

MAYOR

ATTEST:

City Secretary

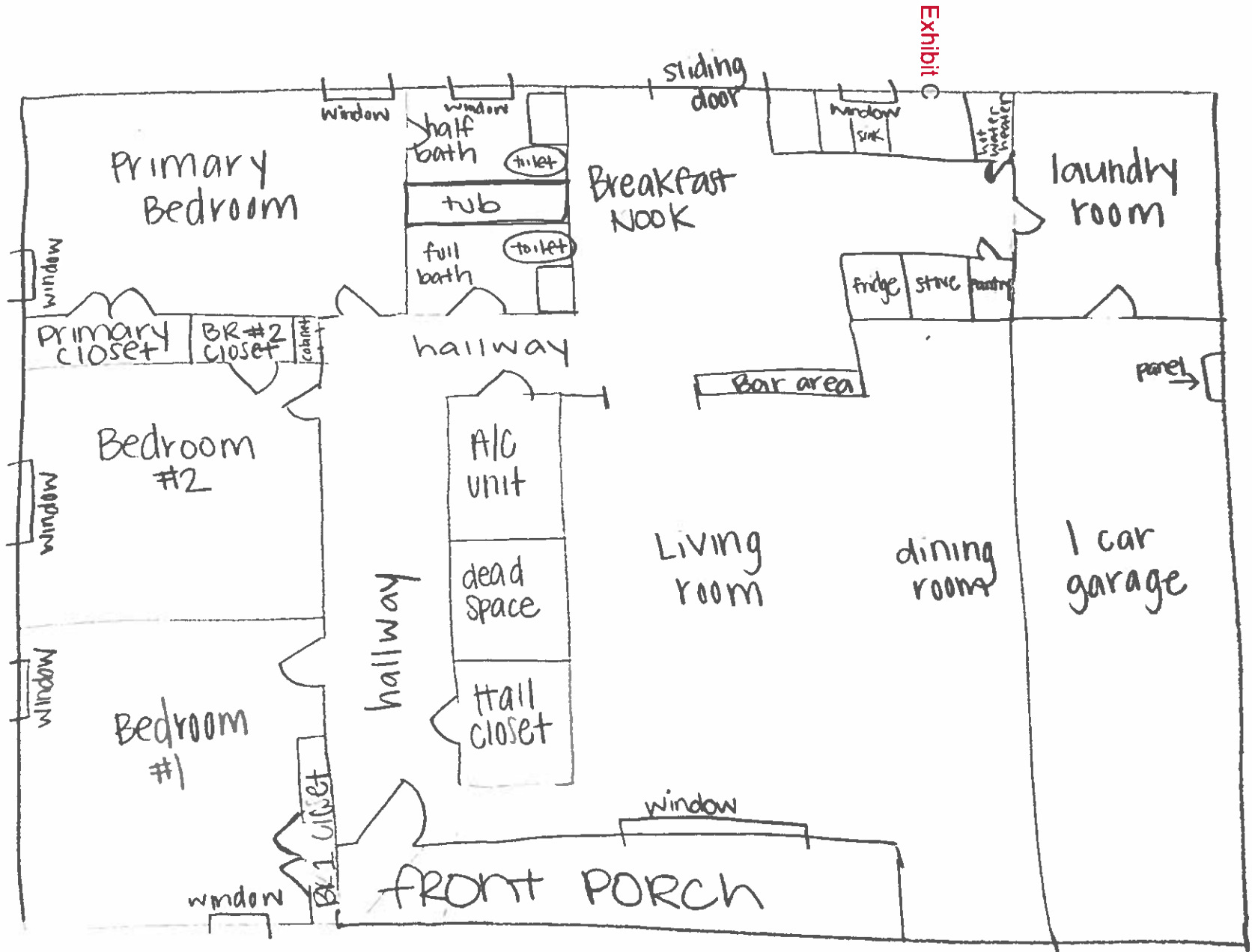
(10)



(10)



(10)



(10)

House Rules for 105 Indian Court, Waxahachie, Texas 75165

General Conduct

- No parties or events allowed. Quiet hours are from 8:00 PM to 10:00 AM.
- Only 6 registered guests are permitted to stay overnight.
- Only a maximum of 3 cars will be permitted.
- No smoking or vaping inside the home. Smoking is only allowed outdoors and cigarette butts must be disposed of properly.
- Illegal activity of any kind is strictly prohibited.

Safety & Security

- Keep all doors and windows locked when leaving the property.
- Security cameras are installed at exterior entrances for safety. Tampering with cameras is prohibited.
- Do not disable or remove smoke detectors, carbon monoxide detectors, or fire extinguishers.

Property Care

- Treat the home with respect. Please report any damages *immediately*.
- No rearranging furniture or removing items from the property.
- Garbage must be placed in the provided lidded trash containers.
- Do not flush anything other than toilet paper down the toilets.

Parking & Neighbors

- Parking is only permitted on the driveway or in the garage - NO parking will be permitted on the street
- Respect neighbors. No loud music, disruptive behavior, or trespassing on nearby properties.
- Follow all city noise and occupancy ordinances.

Amenities

- Outside: No glass containers outside. Gates must remain closed and latched at all times.
- Kitchen Use: Cooking is permitted, but please clean up after use and make sure ALL appliances are off.
- Laundry: Dryer lint trap must be cleaned after each use.

(10)

Check-In / Check-Out

- Check-in time: 2:00pm | Check-out time: 11:00pm
- Late check-outs may result in additional charges.

Acknowledgment

By staying at this property, all guests agree to follow these rules. Violation of rules may result in additional fees, cancellation of reservation, or removal from the property without refund.

Planning & Zoning Department Zoning Staff Report

(11)



Case: ZDC-144-2025

MEETING DATE(S)

Planning & Zoning Commission: December 8, 2025
City Council: January 5, 2026

CAPTION

Public Hearing on a request by Emilia Atkinson, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 zoning district located at 311 Morene Ave (Property ID 173731) - Owners: Emilia Ochoa-Atkinson and Joshua Atkinson (ZDC-144-2025)

RECOMMENDED MOTION

"I move to approve ZDC-144-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the authorizing the Mayor and/or Interim City Manager to execute all documents accordingly."

ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on December 8, 2025, the Commission voted 7-0 to recommend approval of case number ZDC-144-2025, subject to the conditions of the staff report.

Property owner opposition within 200' of the subject property equals over twenty (20) percent of the total land area within the 200-foot notice area. Per the Texas Local Government Code (Section 211.006), the SUP request necessitates approval from three-fourths of the City Council members, equating to 4 out of 5 members.

APPLICANT REQUEST

The Applicant requests a Specific Use Permit for a Short-Term Rental use at 311 Morene Avenue.

CASE INFORMATION

Applicant: Emilia Ochoa-Atkinson
Property Owner(s): Emilia Ochoa-Atkinson and Joshua Atkinson
Site Acreage: 0.1824 acres
Current Zoning: Single-Family 2 (SF-2)
Requested Zoning: SF-2 with a Specific Use Permit (SUP) for Short-Term Rental use.

SUBJECT PROPERTY

General Location: 311 Morene Avenue
Parcel ID Number(s): 173731
Existing Use: Residential use
Development History: Lot 224 of the Gingerbread Village Phase 1 & 2.

Adjoining Zoning & Uses:

(11)

Direction	Zoning	Current Use
North	SF-2	Single Family Residence
East	SF-2	Single Family Residence
South	SF-2	Single Family Residence
West	SF-2	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 place type, 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 Morene Avenue.

Site Image:



PLANNING ANALYSIS

The Applicant requests a SUP for short-term rental use at 311 Morene Avenue because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,943 square feet, with four (4) bedrooms and enough improved surface to accommodate parking for a maximum of four (4) vehicles. The subject property is situated on an approximately 0.1940 acres (8,450 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) identifies subject property as a Homestead. The applicant submitted the SUP application on September 3, 2025.

(11)

Planning Analysis (continued)

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 six (6) 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, 31 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

At the time of the publishing of this staff report, a total of zero (0) letters of support and eight (8) letters of opposition were received by staff.

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 ten (10) guests per stay.
4. The short-term rental operator shall permit a maximum of four (4) 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.

ATTACHED EXHIBITS

1. PON 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

Prepared by:

David Jones

Planner

david.jones@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com

(11)



Case Number: 205-144-2625

City Reference: 173600

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on November 28, 2021 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahatchie.com or you may drop off your form to City of Waxahatchie, Attention: Planning, 408 South Rogers Street, Waxahatchie, TX 75165.

SUPPORT

OPPOSE

Comments:

We do not want short term rentals in our family neighborhood.

Katie Vienna

Signature

11/24/25

Date

Mrs Katie Vienna

Printed Name and Title

223 Modene Ave

Address

(11)

Case Number: ZDC-144-2025

City Reference: 173681

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 28, 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 DEC 01 2025

Comments:

NO WILL NOT SUPPORT THIS

[Signature]

Signature

MISS. MECK (HOME OWNER)
NISA MECK

Printed Name and Title

NISA MECK
Homeowner

Date

11/23/25

312 MODERN AVE
WAXAHACHIE TX 75165

Address

(11)

Case Number: **ZDC-144-2025**

City Reference: 173682

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 28, 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 DEC 01 2025

Comments:

We do NOT want this in our Neighborhood, This was in the News lately about the problems Dallas is having Dont let this come to our City

BJA
Signature

11-23-25
Date

Benjamin J. Parten - Home Owner
Printed Name and Title

310 Modene Ave
Waxahachie, TX 75165
Address

(11)

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 28, 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 DEC 01 2025

Comments:

DEAD END STREET - NO PARKING AREA

DON'T APPROVE TYPE OR PURPOSE



Signature

11-23-25

Date

Josh Messenger

Printed Name and Title

PRESIDENT & CEO

717 W. Ave H / P.O. Box 58

Address

MIDLOTTON TX 76065

(PROPERTY OWNER)
WITHIN 2 BLOCKS

2DC-144-2025

(11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-144-2025



LOWRIE GLYNN
1015 FERRIS AVE
WAXAHACHIE, TX 75165-2588

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, January 5, 2026 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 Emilia Atkinson, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 zoning district located at 311 Morene Ave (Property ID 173731) - Owners: Emilia Ochoa-Atkinson and Joshua Atkinson (ZDC-144-2025)

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-144-2025

City Reference: 173723

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 28, 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:

Should not be allowed in Residential Areas

Glynn Lowrie
Signature

12/28/25
Date

Glynn Lowrie
Printed Name and Title

1015 Ferris Ave.
Address *313-215 Morene*

(11)

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 28, 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

NO NO NO

Comments:

We have young families in this neighborhood as well as the hike and bike along Mustang Creek.

Dawn C Davis

Signature

11/25/25

Date

DAWN C. DAVIS

Printed Name and Title

318 Modene Ave

Address

RECEIVED DEC 05 2025

a lot of children use the hike & bike trail. Please take the safety of them in your decision.



(11)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-144-2025



RECEIVED DEC 08 2025

WOODARD LEGERRON
304 PENSACOLA AVE
WAXAHACHIE, TX 75165-2026

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, January 5, 2026 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 Emilia Atkinson, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 zoning district located at 311 Morene Ave (Property ID 173731) - Owners: Emilia Ochoa-Atkinson and Joshua Atkinson (ZDC-144-2025)

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-144-2025

City Reference: 184231

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 28, 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:

LEGERON WOODARD
Signature

LEGERON WOODARD
Printed Name and Title

11/25/25
Date

304 PENSACOLA AVE
Address
WAXAH, TX 75165



(11)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-144-2025



RECEIVED DEC 08 2025

LARSON KELLY J
314 MORENE AVE
WAXAHACHIE, TX 75165-4527

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, January 5, 2026 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 Emilia Atkinson, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 zoning district located at 311 Morene Ave (Property ID 173731) - Owners: Emilia Ochoa-Atkinson and Joshua Atkinson (ZDC-144-2025)

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-144-2025

City Reference: 173719

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 28, 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

Kelly J. Larson
Printed Name and Title

11/25/25
Date

314 MORENE AVE
Address WAXAHACHIE TX

75165

(12)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A SHORT-TERM RENTAL USE WITHIN A SINGLE-FAMILY-2 (SF-2), LOCATED AT 311 MORENE AVENUE, BEING PROPERTY ID 173731, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 224 OF THE GINGERBREAD VILLAGE PHASE 1&2, 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-2; and

WHEREAS, a proper application for a SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-144-2025. 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-2 to SF-2, with a SUP in order to permit a Short-Term Rental use on the following property: Lot 224 of the Gingerbread Village Phase 1&2, which is shown on Exhibit A, in accordance with the Zoning Map attached as Exhibit B, Floorplan attached as Exhibit C, Site Plan attached as Exhibit D, and Host Rules attached as 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 Zoning Ordinance.

(12)

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR A SHORT-TERM RENTAL USE IN A SINGLE-FAMILY-2 (SF-2) 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-144-2025.
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 cease to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to re-establish the use.
3. This Specific Use Permit shall run with the 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 ten (10) guests per stay.

(12)

7. The short-term rental operator shall allow a maximum of four (4) vehicles to park on the subject property. Off-site and/or on-street parking is prohibited.
8. The short-term rental operator shall not lease simultaneously to more than one (1) group under separate contacts, bookings or appointments as stated in Section 3.27(g)(ii) of the City's Zoning Ordinance.
9. The short-term rental operator shall not advertise the subject property as a short-term rental prior to the approval of the short-term rental registration as stated in Section 3.27(d)(i).
10. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
11. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.
12. 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 5th day of January 2026.

MAYOR

ATTEST:

City Secretary

(12)



(12)



(12)
311 Morene Avenue, Waxahachie TX 75165 - Floorplan

311 Morene Avenue, Waxahachie TX 75165
Floorplan



SURVEY PLAT



FIRM REGISTRATION NO. 10194386

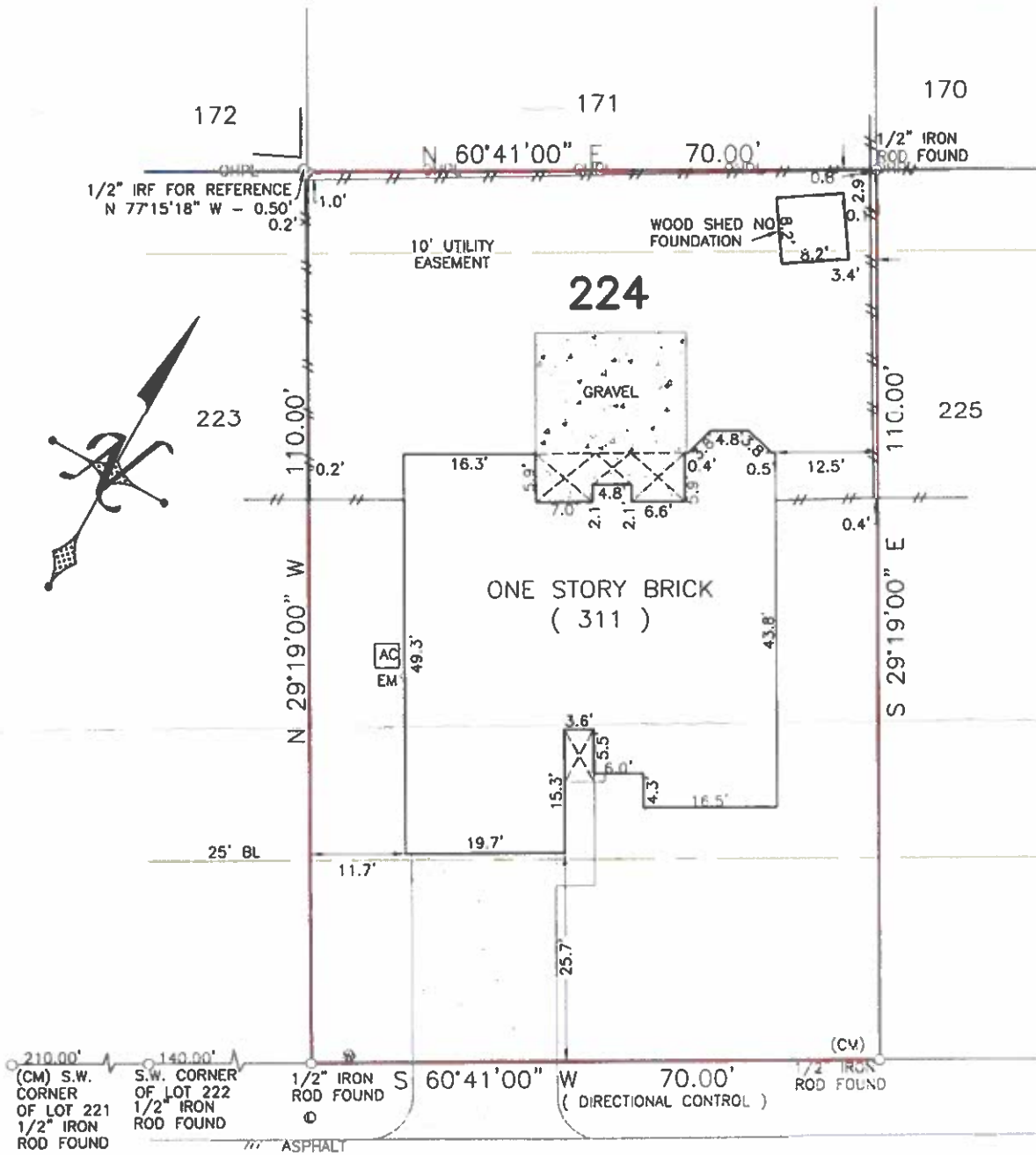
BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 311 MORENE AVENUE, in the City of WAXAHACHIE Texas.

Being All that certain lot, tract or parcel of land being Lot 224, Gingerbread Village Phase 1 & 2, an addition to the City of Waxahachie, Ellis County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 352 and 353 of the Plat Records of Ellis County, Texas.



(12)



MORENE AVENUE

ACCEPTED BY:

MCKNIGHT TITLE

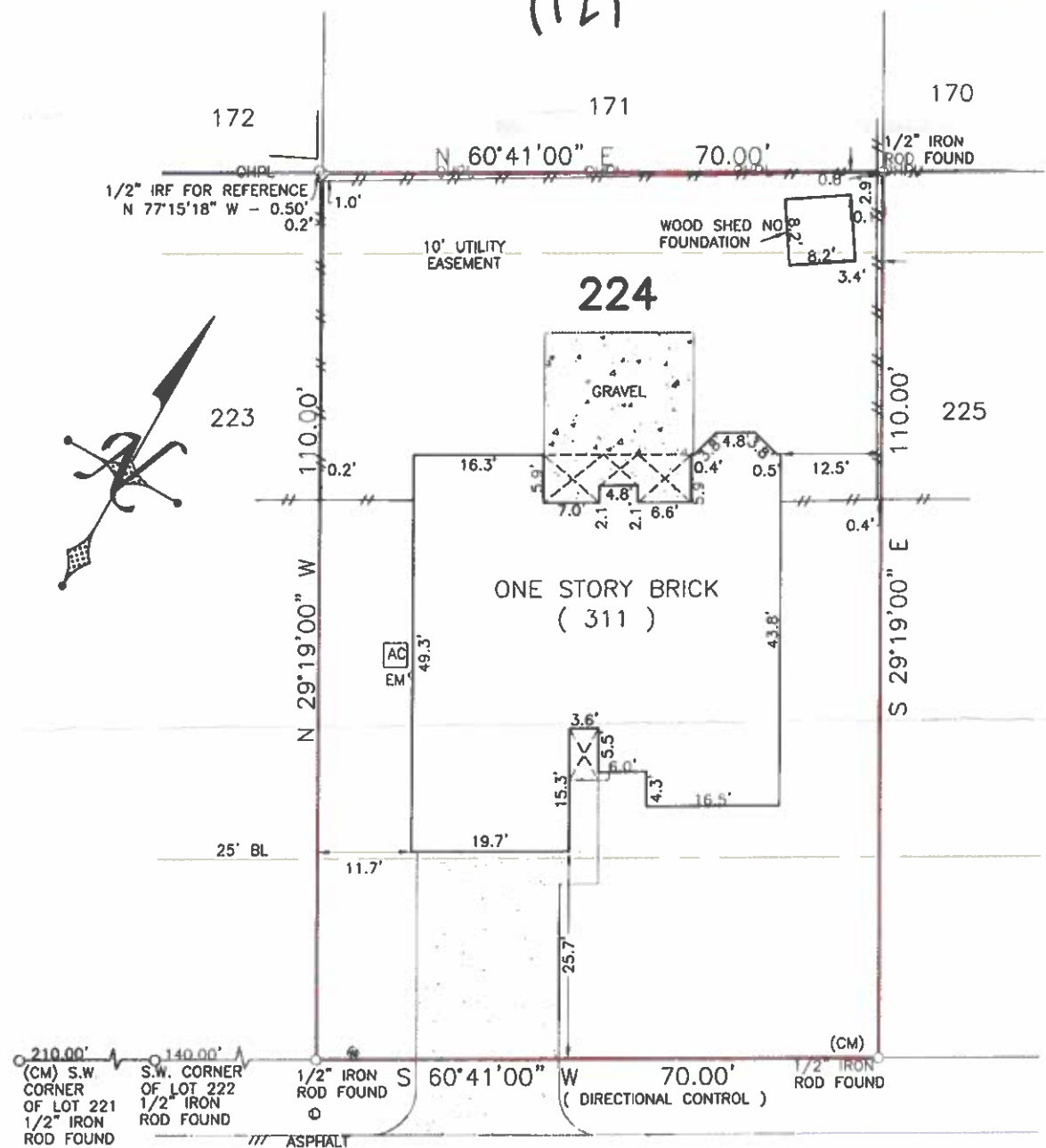
PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS

Volume 1154, Page 947,
Volume 409, Page 389,

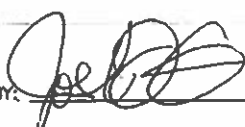
LEGEND



(127)



MORENE AVENUE

ACCEPTED BY: 

MCKNIGHT TITLE

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
 Volume 1154, Page 947,
 Volume 409, Page 369,
 Volume 4838, Page 328

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY MCKNIGHT TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 10/25/2024

G. F. No.: CB-12901-VL

Job no.: 202409171

Drawn by: NM

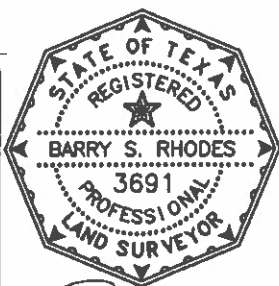
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR MCKNIGHT TITLE

LEGEND

WOOD FENCE -#- IRON FENCE -#-
 CHAIN LINK -O- WIRE FENCE -X-
 MCKNIGHT TITLE

CM - CONTROLLING MONUMENT
 MRD - MONUMENT OF RECORD DIGNITY
 P - POINT FOR CORNER
 1/2" YELLOW-CAPPED IRON ROD SET STAMPED "BURNS SURVEYING"
 X-CUT FOUND OR SET (AS NOTED)
 FENCE POST FOR CORNER
 MONUMENT FOUND EM - ELECTRIC METER

⊙ - CABLE ⊙ - ELECTRIC
 ⊙ - CLEAN OUT ⊙ - PE - POOL EQUIP
 ⊙ - GAS METER ⊙ - POWER POLE
 ⊙ - FIRE HYDRANT ⊙ - TELEPHONE
 ⊙ - LIGHT POLE ⊙ - WATER METER
 ⊙ - MANHOLE ⊙ - WATER VALVE
 (UNLESS OTHERWISE NOTED)





Waxahachie Airbnb Host Rules

Welcome & General Guidelines

Welcome to your home-away-from-home! To ensure an enjoyable and respectful stay for everyone, we kindly ask you to follow these house guidelines. Adhering to them helps preserve our space and ensures a smooth experience for all guests.

Local Occupancy Regulation

Per the City of Waxahachie zoning requirements, no more than two adults per bedroom, plus two additional adults, are allowed—maximum occupancy: 10 people total, including children.

Check-In & Check-Out

Check-in: 3:00 PM

Check-out: 11:00 AM

Early or late times may be available upon request.

Noise & Neighbors

Please respect our neighbors by maintaining quiet hours from 10:00 PM to 8:00 AM. Loud gatherings, amplified music, or shouting that may disturb nearby homes is prohibited.

No Parties, Events, or Unregistered Guests

Parties and events are not permitted. Only registered guests are allowed on the property.

Smoking Policy

No smoking inside the property. If you wish to smoke, please use the designated outdoor area and properly dispose of cigarette waste.

Pets

Pets are not allowed unless pre-approved in writing. This helps maintain a high standard of cleanliness.

Cleanliness & Safety

Please leave the home in a tidy condition. Dispose of trash in designated bins. Report any damage promptly.

(127)

Parking

Two-car garage plus two spaces in the driveway are available on the property for use. A total of 4 vehicle spaces included. Street parking is **NOT allowed** - to comply with the City of Waxahachie zoning ordinances/requirements for short-term rentals.

No Surveillance Inside

No indoor cameras are installed. Outdoor cameras are in points of entrance (front & back door/backyard gate and garage) to monitor for parties/events and for property security.

Energy Conservation & Guest Comfort

Please turn off lights, heating, or AC when leaving for extended periods.

Emergencies & Security

For urgent matters, dial 911. Contact us immediately for assistance with locks or appliances

Planning & Zoning Department

(13)

Zoning Staff Report



Case: ZDC-165-2025

MEETING DATE(S)

Planning & Zoning Commission:

December 8, 2025

City Council:

January 5, 2026

CAPTION

Public Hearing on a request by Timothy Ramos, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 zoning district located at 211 Pecan St (Property ID 175135) - Owner: Promise Church Ministries (ZDC-165-2025)

RECOMMENDED MOTION

"I move to approve ZDC-165-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the authorizing the Mayor and/or Interim City Manager to execute all documents accordingly."

ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on December 8, 2025, the Commission voted 7-0 to recommend approval of case number ZDC-165-2025, subject to the conditions of the staff report.

APPLICANT REQUEST

The Applicant requests a Specific Use Permit for a Short-Term Rental use at 211 Pecan Street.

CASE INFORMATION

<i>Applicant:</i>	Timothy Ramos
<i>Property Owner(s):</i>	Promise Church Ministries
<i>Site Acreage:</i>	0.1640 acres
<i>Current Zoning:</i>	SF-2 with a Specific Use Permit (SUP) for Short-Term Rental use.
<i>Requested Zoning:</i>	SF-2 with a Specific Use Permit (SUP) for Short-Term Rental use.

SUBJECT PROPERTY

<i>General Location:</i>	211 Pecan Street
<i>Parcel ID Number(s):</i>	175135
<i>Existing Use:</i>	Residential Use
<i>Development History:</i>	Lots 7-R and 8-R, Block 3 Replat of Park Hill Addition. A Specific Use Permit (Ord. 3544) was approved for a Short-Term Rental use, conducted by a different Owner/Operator, in August of 2024.

(13)

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-2	Single Family Residence
East	SF-2	Single Family Residence
South	SF-2	Single Family Residence
West	SF-2	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 place type, 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 Pecan Street.

Site Image:



(137)

PLANNING ANALYSIS

The Applicant requests a SUP for short-term rental use at 211 Pecan Street because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,007 square feet, with three (3) bedrooms and enough improved surface to accommodate parking for a maximum of two (2) vehicles. The subject property is situated on an approximately 0.1640 acres (7,143 square feet) lot. The applicant would normally be allowed to have 3 vehicles parked on site but has proposed a maximum of 2 vehicles with a maximum occupancy of 6 guests. The applicant has not been operating the subject property as a short-term rental; therefore, they have not been paying local hotel occupancy taxes. There is an existing SUP for Short-Term Rental use that is tied to previous ownership of the home. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on October 16, 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 Timothy Ramos, 2434 Savanna Circle, Midlothian, TX 76065, tisram9@gmail.com, which is located approximately 12 (Twelve) 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, 32 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

At the time of the publishing of this staff report, a total of five (5) letters of support and two (2) Letters of opposition were received by staff. Three (3) letters of support received are 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 six (6) guests per stay.
4. The short-term rental operator shall permit a maximum of two (2) 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.

(13)

ATTACHED EXHIBITS

1. Public 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

Prepared by:

David Jones

Planner

david.jones@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com

(13)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-165-2025

ELM ST PROPERTIES LLC
200 S ELM ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, January 5, 2026 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 Timothy Ramos, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 zoning district located at 211 Pecan St (Property ID 175135) - Owner: Seven Partners LLC (ZDC-165-2025)

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-165-2025


City Reference: 175229

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 28, 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

11-24-25
Date

Dusty Autrey - Owner
Printed Name and Title

200 SE 1st Wax
Address

TX 75165

(13)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-165-2025



ELM ST PROPERTIES LLC
200 S ELM ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, January 5, 2026 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 Timothy Ramos, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 zoning district located at 211 Pecan St (Property ID 175135) - Owner: Seven Partners LLC (ZDC-165-2025)

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-165-2025

City Reference: 175266

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 28, 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

11-21-25
Date

Timothy Ramos, Owner
Printed Name and Title

200 S Elm Way TX 75165
Address

(13)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-165-2025



ELM ST PROPERTIES LLC
200 S ELM ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, January 5, 2026 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 Timothy Ramos, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 zoning district located at 211 Pecan St (Property ID 175135) - Owner: Seven Partners LLC (ZDC-165-2025)

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-165-2025

City Reference: 200771

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 28, 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:

Dusty Antley
Signature

11-29-25
Date

Dusty Antley
Printed Name and Title

200 S Elm Wax Tx
75165
Address



(13)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-165-2025

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

RECEIVED NOV 25 2025

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, January 5, 2026 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 Timothy Ramos, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 zoning district located at 211 Pecan St (Property ID 175135) - Owner: Seven Partners LLC (ZDC-165-2025)

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-165-2025

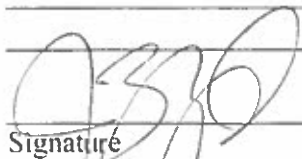
City Reference: 223902

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 28, 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

11/24/25
Date

Brad Yates member
Printed Name and Title

215 Pecan
Address

(13)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-165-2025



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

RECEIVED NOV 25 2025

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, January 5, 2026 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 Timothy Ramos, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 zoning district located at 211 Pecan St (Property ID 175135) - Owner: Seven Partners LLC (ZDC-165-2025)

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-165-2025

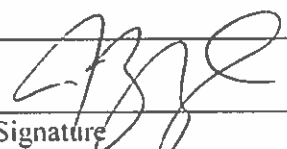
City Reference: 175162

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 28, 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

Brad Yates member
Printed Name and Title

11/24/25
Date

212 Aldridge
Address



(13)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-165-2025

GOMEZ MARIO & GLORIA CHAVEZ
800 Godwin Ave
Glenn Heights, TX 75154-8670

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, January 5, 2026 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 Timothy Ramos, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 zoning district located at 211 Pecan St (Property ID 175135) - Owner: Seven Partners LLC (ZDC-165-2025)

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-165-2025

City Reference: 175182

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *November 28, 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:

OPPOSE, CONCERN OF NOISE

Mario Gomez
Signature

11/28/25
Date

Mario Gomez, owner
Printed Name and Title

203 Lewis St Waxahachie, Tx
Address

(13)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-165-2025



MOSLEY JEANNINE L STROUS
207 ALDRIDGE ST
WAXAHACHIE, TX 75165-2760

RECEIVED DEC 01 2025

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Monday, December 8, 2025 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, January 5, 2026 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 Timothy Ramos, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 zoning district located at 211 Pecan St (Property ID 175135) - Owner: Seven Partners LLC (ZDC-165-2025)

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-165-2025

City Reference: 175155

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 28, 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:

SAFETY CONCERN: WE ARE ALREADY EXPERIENCING EXCESSIVE TRAFFIC & SPEEDING ON OUR SIDE STREETS WHERE CHILDREN PLAY BY PEOPLE WHO DO NOT LIVE ON OUR STREETS

Jeannine Mosley
Signature

11/26/2025
Date

JEANNINE MOSLEY
Printed Name and Title

207 ALDRIDGE ST
WAXAHACHIE, TX
75165
Address

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A SHORT-TERM RENTAL USE WITHIN A SINGLE-FAMILY-2 (SF-2), LOCATED AT ZONING DISTRICT, LOCATED AT 211 PECAN STREET, BEING PROPERTY ID 175135, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOTS 7-R AND 8-R, BLOCK 3 REPLAT OF PARK HILL 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 SF-2; and

WHEREAS, a proper application for a SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-165-2025. 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_2 to SF-2, with a SUP in order to permit a Short-Term Rental use on the following property: Lots 7-R and 8-R, Block 3 Replat of Park Hill Addition, which is shown on Exhibit A, in accordance with the Zoning Map attached as Exhibit B, Floorplan attached as Exhibit C, Site Plan attached as Exhibit D, and Host Rules attached as 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 Zoning Ordinance.

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR A SHORT-TERM RENTAL USE IN A SINGLE-FAMILY-2 (SF-2) 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-165-2025.
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 cease to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to re-establish the use.
3. This Specific Use Permit shall run with the 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 six (6) guests per stay.

7. The short-term rental operator shall allow a maximum of two (2) vehicles to park on the subject property. Off-site and/or on-street parking is prohibited.
8. The short-term rental operator shall not lease simultaneously to more than one (1) group under separate contacts, bookings or appointments as stated in Section 3.27(g)(ii) of the City's Zoning Ordinance.
9. The short-term rental operator shall not advertise the subject property as a short-term rental prior to the approval of the short-term rental registration as stated in Section 3.27(d)(i).
10. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
11. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.
12. 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.

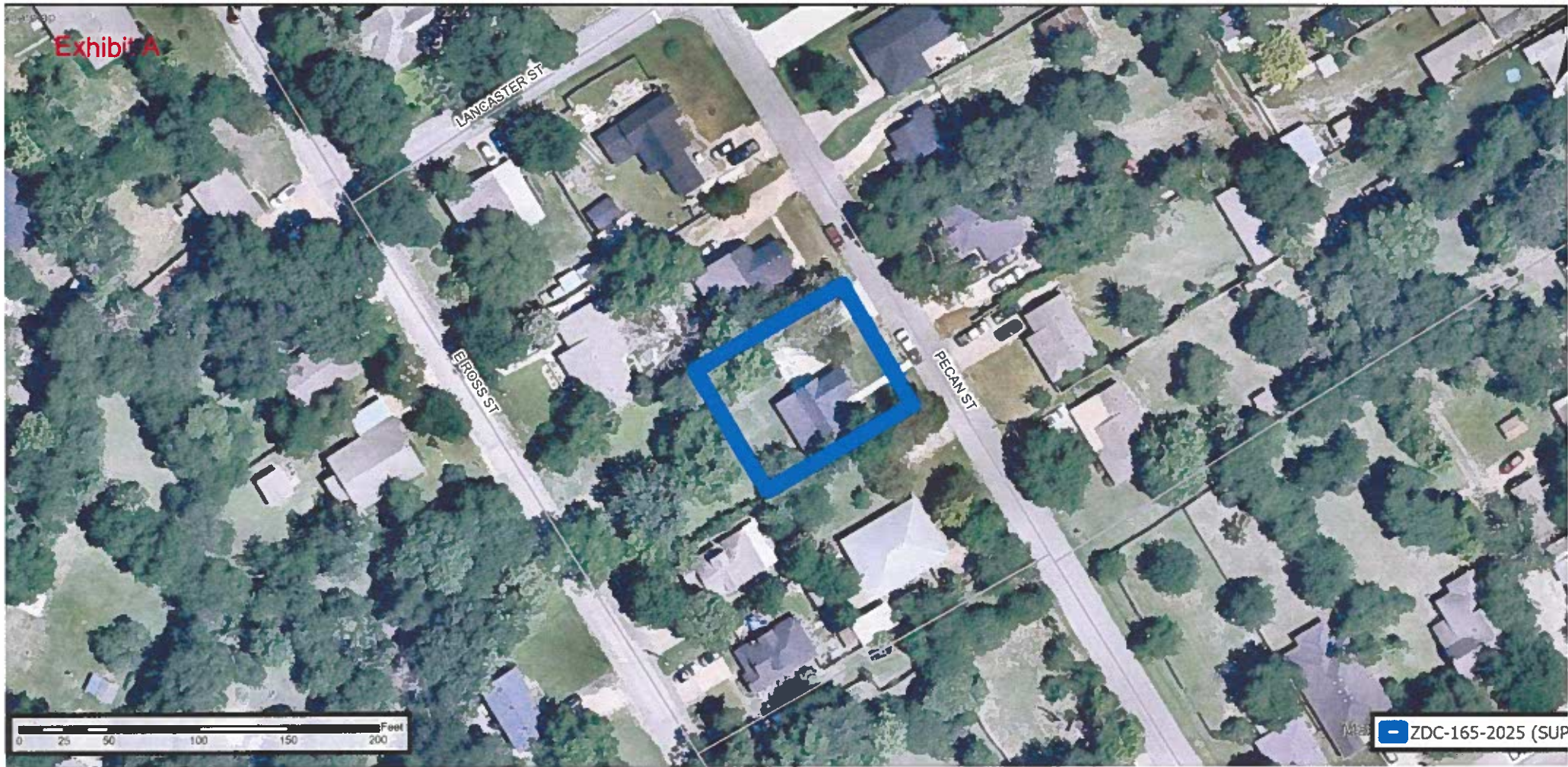
PASSED, APPROVED AND ADOPTED on this 5th day of January 2026.

MAYOR

ATTEST:

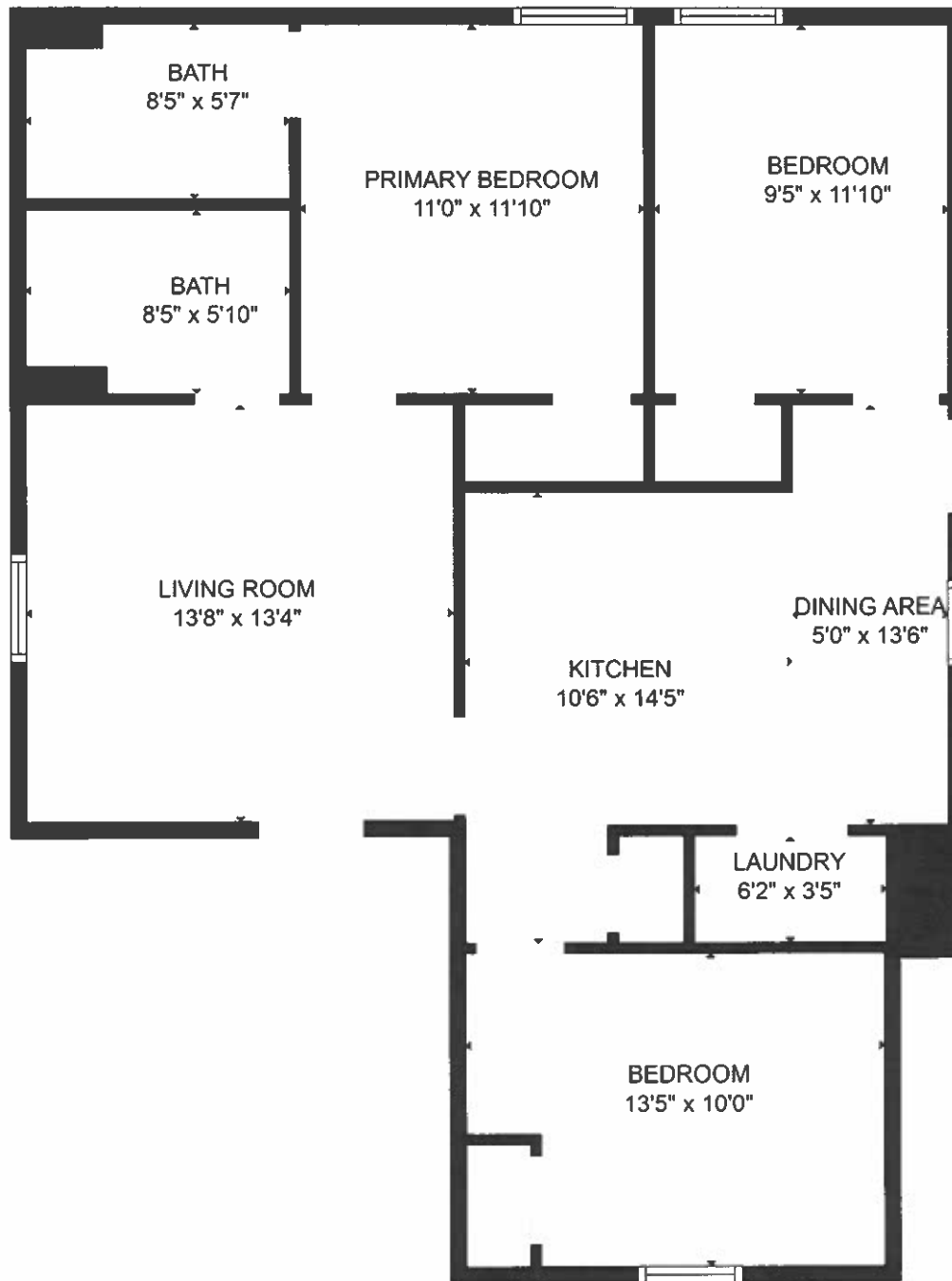
City Secretary

(14)



(14)



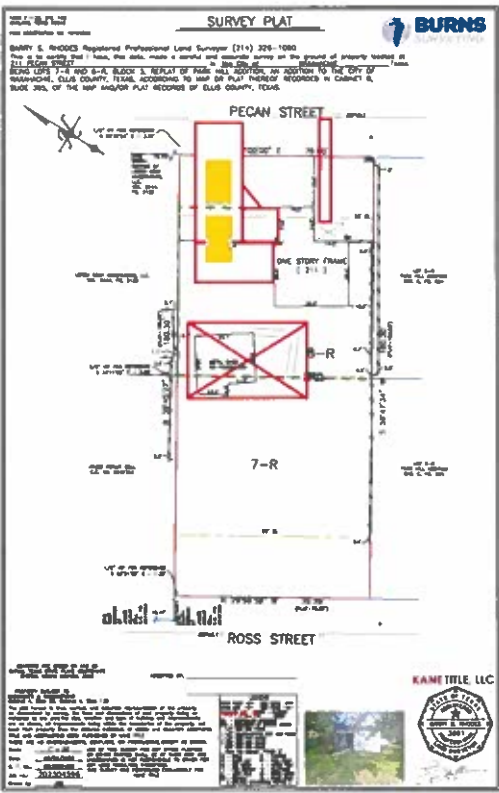




(14)

Business
Waxahachie

Exhibit D



If requested by the host, guests are required to provide a copy of their government-issued ID and a list of full names of all guests staying at the property to the host.

TRASH DAY: If you are staying on a Monday evening please roll out the trash bins for collection; Trash comes by early in the morning Tuesday

SUPPLIES: We provide an initial amount of supplies during your stay. WE DO NOT replenish items during your stay. Bath towels and wash towels are left for the max. number of guests that can occupy the property (6)

PLEASE NOTE: that routine grounds men come to keep the yard great and safe for families to enjoy. We ask that you be aware of this as they may be on the property. They will only ever be outside of course and for less than an hour. *If you do not wish to have them come by during your stay please notify us BEFORE your check-in* .

***NO parties or social gatherings**

***NO unregistered guest-** Each unregistered guest is subject to a surcharge of \$25 a day/ per extra guest.

***Please don't rearrange our furniture**

***Don't eat in the bedrooms**

***Smoking is NOT allowed inside the home or within 50 ft. of the property.**

***Pets are NOT allowed.**

***NO parking on empty lot; please park in the driveway.**

***Damages exceeding the deposit amount will be billed to the guest and reported to Airbnb**

***Quiet hours are between the hours of 10 pm- 8 am**

Thank you for following our house rules. We hope your stay is comfortable! Any questions, just message us through the Airbnb app.

(14)

****Important****

By booking you agree that you have read & agree to comply with these rules and failure could result in being asked to leave the property without refund:

No Parties: Zero tolerance policy for parties. \$1000 fee if the police visit our home due to a neighborhood complaint.

Occupancy Limit: No more than 6 guests in our home at any one time due to city occupancy regulation.

Unregistered/Unauthorized guests are prohibited. Each unregistered/Unauthorized guest is subject to a surcharge of \$25 a day/ per extra guest.

No Smoking: \$1000 fee if a guest smokes inside our home or leaves ashes or pieces of tobacco or marijuana inside our home. If smoking outside, guests are required to do so 50 ft away from the home and dispose of any cigarette butts before checking out.

Late Checkout: If housekeeping arrives after checkout and the guest has not vacated the home, the guest will be charged for housekeeping's time until they have vacated the home. This fee does not award the guest possession of the home after checkout. We strive to provide a great experience for guests. Unauthorized party, smoke, or pet requires an exhaustive process on short notice to ensure a great experience for the next guest. Thank you for your cooperation.

Other details to note

(14)

We allow 2 vehicles maximum. (2 in the driveway; DO NOT PARK in front of neighbors yard or on the yard of the property) There is a security camera and a noise sensor near the front door. The occupancy limit of our home is 6 guests.

Guests can log in to their own Netflix, Hulu, Disney+, and YouTube TV accounts. We do not provide login credentials for these services as part of your stay. If you log in to your account, please be sure to log out before checking out.

There are steps at the front entrance and side entrance doors.

This cozy home is nestled in a peaceful developing residential area, please note that you may hear typical neighborhood sounds such as passing cars and pets.

***Please note that we leave 1 bath towel and washcloth per guest up to 4; our home is equipped with a

Please read and acknowledge all house rules. House rules and additional house rules can be found under the "House Rules" section of the listing.

Airbnb Auto Messages

Reservation Confirmed

Thank you for your reservation!

We are excited to host you at [listing name], you are going to love our place! If you already spoke with us about the house rules, this message does not apply to you.

But, if you automatically booked without talking to us first, please review our house rules, (insert house rules)

.

The Check-In Instructions can be accessed the day before check in on the app.

-Click Trips and select your reservation

-Click Things to know

(14)

- Go to Checking in and out for check-in instructions
- If you have other questions, please respond and we will get back to you as soon as possible.

We look forward to hosting you!

PARKING: 2 Vehicles MAX; Street parking is PROHIBITED (Per City Ordinance)

Your Trip is around the corner!

Pack your bags, your SUPER stay at [listing name] is around the corner.

Closest airports: DFW International Airport and Dallas Love Field.

Check In time is between anytime after 4:00 pm

Our self-check-in process is very simple, and this allows you to check in whenever you like. But please note that our office hours end at 9pm. If you are able to check-in before 9pm, we would highly recommend it. Our guests typically don't have check in issues, but in the rare case that you do, we would love to be available to help with those issues.

Please ensure that the amount of registered guests at booking is correct; to avoid being charged an extra guest fee of \$25 per guest/per night.

We are looking forward to your SUPER stay. Check-in instructions will be sent the morning of your stay. In the meantime, if you have any questions please don't hesitate to ask.

Your Trip is HERE!!!

Check In Times: 4:00 pm -9:00 pm

Check Out Time: is at 11:00 am

Address: (input property address)

ACCESSING THE HOME

- Click Trips and select your reservation
- Click Things to know
- Go to Checking in and out for check-in instructions.

(14)

Parking information: If the house has a driveway please park in the driveway. Please do not park in grass. STREET PARKING IS PROHIBITED (PER CITY ORDINANCE) Please do not park in front of your neighbor's yard.

WIFI

Username:

Password:

Please remember to follow House Rules

CHECK UP

Good Morning SUPER Guest,

We hope that you settled in nicely and had a great night's rest. We hope you are enjoying your stay at [listing name]. Should you have any questions during your stay please do not hesitate to contact us.

Check Out

Good Evening Super Guest,

We hope that your stay at [listing name], was relaxing and memorable. Check Out procedures can be located in the app. Here is how to access.

- Click Trips and select your reservation
- Click Things to know
- Go to Checking in and out for check-out instructions.

Check Out is at 11:00.

***Please send us a message when you have checked out. ***

After Check Out: Review

I wanted to thank you for choosing to stay with us and let you know that I just left you a 5-star review! As I'm sure you know, reviews are a big part of this platform as they help guests and hosts provide honest feedback that benefits all users on Airbnb. For our team and family, reviews even mean a little bit more! For this

(14)

reason, we'd love to know if you did indeed feel that your stay was deserving of a 5 star review!

If you didn't feel it was, may we ask you to kindly take a moment to message us here with your feedback so we can review and discuss as a team where we can make any proposed improvements? We greatly appreciate your time should you choose to give it.

Planning & Zoning Department (15)

Zoning Staff Report

Case: ZDC-159-2025



MEETING DATE(S)

Planning & Zoning Commission: December 8, 2025
City Council: January 5, 2026

CAPTION

Public Hearing on a request by Grant Easton, for a **Specific Use Permit (SUP)** for an **Accessory Dwelling Unit use** within a Planned Development-27-Single Family-2 zoning district located at 301 Buffalo Creek (Property ID 174372) - Owner: Claire Bridgeford and Brandon Bridgeford (ZDC-159-2025)

RECOMMENDED MOTION

"I move to approve ZDC-159-2025, a Specific Use Permit for an Accessory Dwelling Unit, subject to the conditions the staff report."

ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on December 8, 2025, the Commission voted 7-0 to recommend approval of case number ZDC-159-2025, subject to the conditions of the staff report.

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) to allow for the remodel of an existing accessory structure and garage into an Accessory Dwelling Unit.

CASE INFORMATION

Applicant: Grant Easton, Rae Rock Services
Property Owner(s): Claire Bridgeford and Brandon Bridgeford
Site Acreage: 0.4090 acres
Current Zoning: Planned Development-27-Single Family-2 (SF-2)
Requested Zoning: Planned Development-27-SF-2 with a SUP for an Accessory Dwelling Unit

SUBJECT PROPERTY

General Location: 301 Buffalo Creek Drive
Parcel ID Number(s): 174372
Existing Use: Single Family Residence
Development History: The property is platted as Lot 20, Block 20 of the Indian Hills Subdivision #2.

Adjoining Zoning & Uses:

(15)

Direction	Zoning	Current Use
North	PD-27-SF-2	Single Family Home
East	PD-27-SF-2	Single Family Home
South	PD-27-SF-2	Single Family Home
West	PD-27-SF-2	Single Family Home

Future Land Use Plan: Residential Neighborhood

Comprehensive Plan: This place type serves to create neighborhoods built with a traditional walkable block/street grid network that allows some variation in housing typologies. Although this placetype will predominantly consist of traditional single family detached housing, denser housing types are encouraged such duplex, cottage courts, and townhomes. Commercial uses need to be context sensitive. Non-residential uses should have access and high visibility to collector streets. Commercial uses in this placetype may be a small pop up facility or a home converted to a small store front. Walkability is key for neighborhood commercial uses so that they are accessible from surrounding neighborhoods. This means that small or pop up facilities, or a residential home near a street corner converting to neighborhoodscale commercial use are generally acceptable. Stacked or horizontal live-work arrangements that are residentially scaled would also be well-suited to this placetype. Neighborhood-scale commercial should be allowed along collectors and higher intensity roadways. Auto-centric development, such as commercial strip centers, would be out of scale within this place type. A key indicator of a successful Residential Neighborhood area is if every residential property has access to some neighborhood scale commercial within a quarter mile of their front door. Since pedestrian connectivity is essential, on-street parking should be encouraged, and on-site parking limited and/or reduced. Small neighborhood and pocket parks are strongly encouraged.

Thoroughfare Plan: The property is accessible via Buffalo Creek Drive.

Site Image:



(15)

PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to allow for the remodel of an existing 1,500 square foot garage into a 1,552 square foot Accessory Dwelling Unit. The Waxahachie Zoning Ordinance requires approval of a SUP to allow for an Accessory Dwelling Unit use within a Single Family-2 (SF-2) zoning district. The proposed accessory dwelling unit is located to the rear of the primary home at 301 Buffalo Creek Drive and meets the minimum setback requirements for an accessory structure within the SF-2 zoning district. If approved, the existing driveway is sufficient to meet the parking requirements for the proposed accessory dwelling unit. The main dwelling has an attached 2-car garage.

The proposed accessory dwelling unit will include one (1) bedroom, one (1) bathroom, a washer/dryer connection, a full kitchen, and an open living area. Access doors will be available from the Northwest side of the property. The structure will be accessible from the driveway facing the alley behind the primary dwelling. Additionally, the proposed accessory dwelling unit will have a garage and will utilize the existing improved surfaces as off-street parking.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 30 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

Staff has received zero (0) letters of opposition and zero (0) letter of support for the proposed SUP.

RECOMMENDATION

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

Conditions:

1. The accessory dwelling shall be 1,552 square feet in size. An amendment to this SUP shall be required in the event the accessory dwelling is proposed to expand beyond 1,552 square feet in size.
2. The accessory dwelling shall only be occupied by the property owner or non-paying guest of the property owner.
3. The accessory dwelling shall not be used as a short-term rental without a Specific use Permit that has been approved by City Council.
4. The accessory dwelling shall not be used for commercial purposes.
5. The accessory dwelling shall not be leased or sold separately from the primary residence and shall not be separately metered for electric, water, or wastewater services.
6. The property owner shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department before constructing the accessory dwelling.

(15)

ATTACHED EXHIBITS

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

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

David Jones

Planner

david.jones@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com

(167)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY DWELLING UNIT USE WITHIN A SINGLE-FAMILY-2 ZONING DISTRICT, LOCATED AT 301 BUFFLAO CREEK, BEING PROPERTY ID 174372, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 20, BLOCK 20 OF THE INDIAN HILLS SUBDIVISION #2, 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-2; and

WHEREAS, a proper application for a SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-159-2025. 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-2 to SF-2, with a SUP in order to permit an Accessory Dwelling Unit use on the following property: Lot 20, Block 20 of the Indian Hills Subdivision #2, which is shown on Exhibit A, in accordance with the Site Plan attached as Exhibit B, the Floor Plan attached as Exhibit C, and the Elevation/Façade Plan attached as Exhibit D.

SPECIFIC USE PERMIT

Purpose and Intent

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

(1u)

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR AN ACCESSORY DWELLING UNIT USE WITHIN A SINGLE-FAMILY-2 ZONING DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The accessory dwelling shall be 1,552 square feet in size. An amendment to this SUP shall be required in the event the accessory dwelling is proposed to expand beyond 1,552 square feet in size.
2. The accessory dwelling shall only be occupied by the property owner or non-paying guest of the property owner.
3. The accessory dwelling shall not be used as a short-term rental without a Specific use Permit that has been approved by City Council.
4. The accessory dwelling shall not be used for commercial purposes.
5. The accessory dwelling shall not be leased or sold separately from the primary residence and shall not be separately metered for electric, water, or wastewater services.
6. The property owner shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department before constructing the accessory dwelling.
7. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A - Location Map, Exhibit B – Site Plan, Exhibit C – Floor Plan, and Exhibit D – Elevation/Façade Plan.
8. 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.
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 – Site Plan, Exhibit C – Floor Plan, and Exhibit D – Elevation/Façade Plan. Where regulations are not specified in Exhibits B, C, D, or this Zoning Ordinance, the regulations of the Single Family-2 (SF-2) 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.

Compliance

(14)

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

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 5th day of January 2026.

MAYOR

ATTEST:

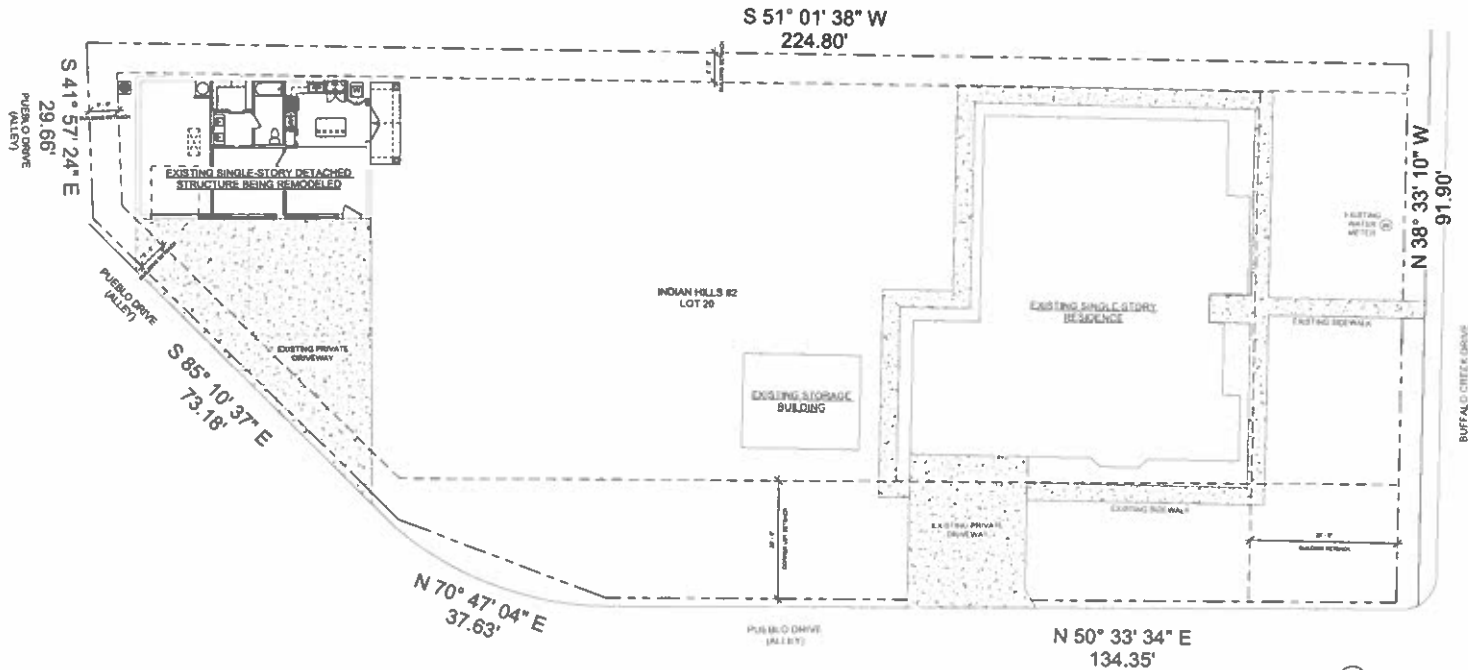
City Secretary

(16)



(16)

Exhibit B



GENERAL SITE PLAN NOTES:

- 1) All dimensions are given in feet and inches.
- 2) Building area is an estimate of the actual interior and exterior area. The actual area of the building shall be determined by the owner.
- 3) All dimensions are given in feet and inches.

GENERAL NOTES:

- 1) These plans are intended to provide the basic architectural information necessary to construct the structure. These plans must be revised and checked completely by the builder. Any discrepancies, errors, omissions, or omissions found in the drawings of the designer before any construction work is performed hereon shall be the responsibility of the contractor.
- 2) These plans are designed to be in substantial compliance with current city codes and regulations. The contractor shall conform to all relevant codes and laws. The contractor shall be responsible for obtaining all necessary permits and approvals. These plans shall be provided as-is and are not to be used for any other purpose.
- 3) Contractor must verify all dimensions and notes on-site.

BRIDGFORD - DETACHED SUITE REMODEL
 301 BUFFALO CREEK DRIVE
 INDIAN HILLS #2, LOT 20
 WAXAHACHIE, TX 75165

ISSUE FOR PERMIT
 May 02, 2025



REVISIONS

DATE	ISSUE	BY

Title
SITE PLAN

Sheet
A-001

(16)

Exhibit C

DOOR SCHEDULE			
NUMBER	WIDTH	HEIGHT	HINGE TYPE
D1	8'-0"	7'-0"	OVERHEAD GARAGE
D2	2'-0"	8'-0"	RIGHT RHT. EGGS CORE W/ HALF LITE
D3	2'-0"	8'-0"	LEFT RHT. RHT. EGGS CORE W/ HALF LITE
D4	1'-0"	8'-0"	LEFT RHT. RHT. EGGS CORE W/ HALF LITE
D5	2'-0"	8'-0"	RIGHT RHT. HOLLOW CORE
D6	2'-0"	8'-0"	LEFT RHT. HOLLOW CORE
D7	2'-4"	8'-0"	SLIDING RHT. BARN DOOR
D8	2'-0"	8'-0"	CLAMNET
D9	2'-0"	8'-0"	LOW OPENING

CONSTRUCTION
 1. ALL DOORS TO BE 1 1/2" MIN. THICK
 2. ALL DOORS TO BE 1 1/2" MIN. THICK
 3. ALL DOORS TO BE 1 1/2" MIN. THICK

WINDOW TYPE SCHEDULE			
WINDOW TYPE	WIDTH	HEIGHT	HEAD HEIGHT
W1	8'-0"	8'-0"	SHOULDERS
W2	2'-0"	8'-0"	SHOULDERS
W3	2'-0"	8'-0"	FIXED

NOTES
 1. ALL WINDOWS TO BE 1 1/2" MIN. THICK
 2. ALL WINDOWS TO BE 1 1/2" MIN. THICK
 3. ALL WINDOWS TO BE 1 1/2" MIN. THICK

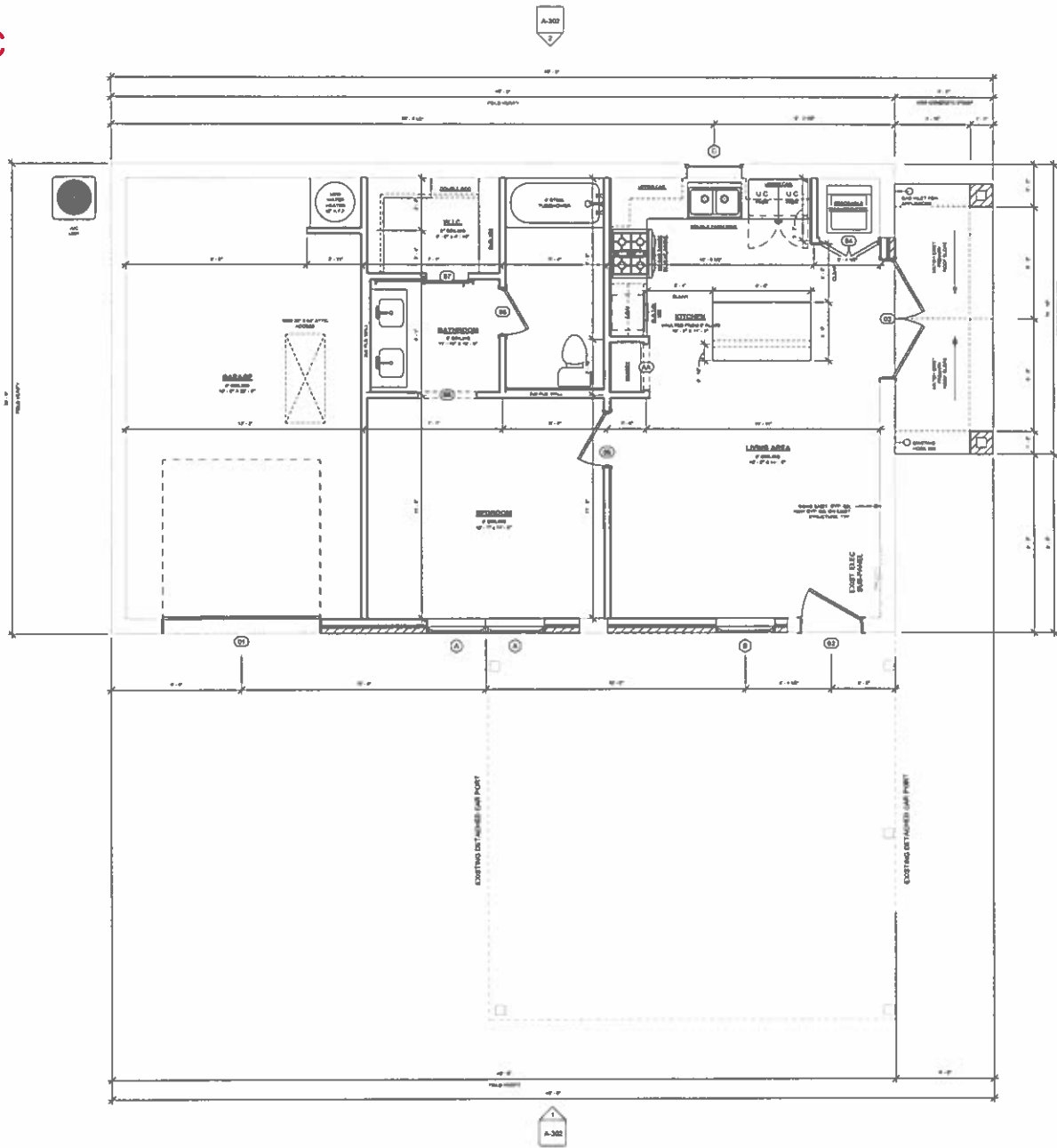
NEW AREA TOTALS	
COVERED	300 SF
FIN AREA	602 SF
NEW COVERED FINISHED	602 SF
TOTAL FINISHED FLOOR	1,002 SF

LEGEND	
	EXISTING
	TO BE DEMOLISHED
	NEW CONSTRUCTION

GENERAL NOTES
 1. REFER TO ALL NOTES ON ALL SHEETS FOR ALL INFORMATION

- GENERAL FLOOR PLAN NOTES**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
 6. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
 7. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
 8. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
 9. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.

- GENERAL NOTES**
1. These plans are intended to provide the basic information necessary to construct the building. These plans must be verified and checked carefully by the builder. Any discrepancy or error on the part of the contractor is the responsibility of the contractor. No liability shall be assumed for any errors or omissions on the part of the contractor.
 2. These plans are designed to be in substantial compliance with the applicable building codes of the State of Texas. The contractor shall obtain all necessary permits, fees, and other building codes and ordinances. These codes and fees are the responsibility of the contractor.
 3. Contractor shall verify all dimensions and notes on drawings.



BRIDGFORD - DETACHED SUITE REMODEL
 301 BUFFALO CREEK DRIVE
 INDIAN HILLS #2, LOT 20
 WAXAHACHIE, TX 75165

ISSUE FOR PERMIT
 May 02, 2025



REVISIONS

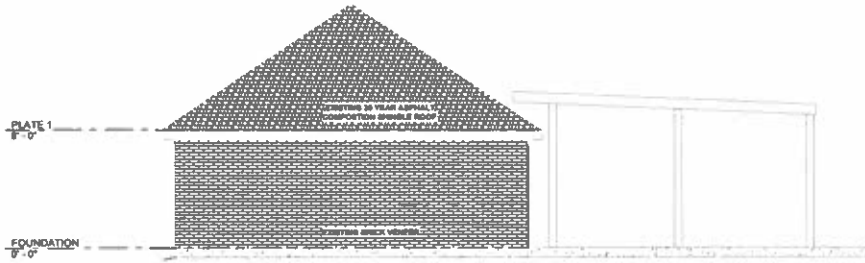
DATE	ISSUE	BY

FLOOR PLAN - NEW

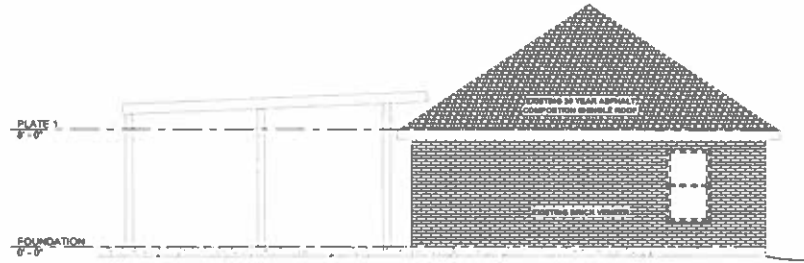
Sheet
A-102

(16)

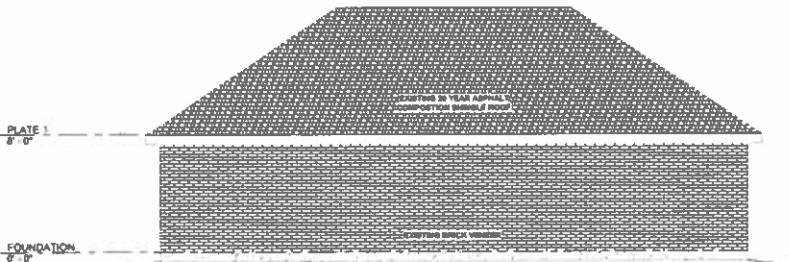
Exhibit D



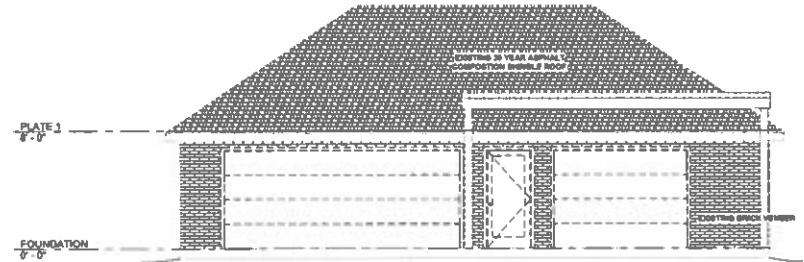
4 LEFT ELEVATION - EXISTING / DEMO
144' x 1'-0"



3 RIGHT ELEVATION - EXISTING / DEMO
144' x 1'-0"



2 REAR ELEVATION - EXISTING / DEMO
144' x 1'-0"



1 FRONT ELEVATION - EXISTING / DEMO
144' x 1'-0"

LEGEND	
	EXISTING
	TO BE DEMOLISHED
	NEW CONSTRUCTION

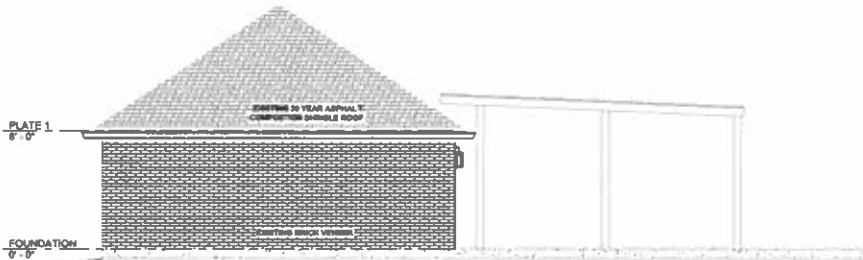
GENERAL ELEVATION NOTES:
1) Refer to pages and sheets provided for details.

GENERAL NOTES:
1) These plans are intended to provide the basic information necessary to substantially complete the structure. These plans shall be verified and checked completely by the owner. Any alterations, corrections or additions shall be the responsibility of the owner before any construction work is performed thereon.
2) These plans are designed to be in substantial accordance with current city ordinances, International Building Code, and applicable codes and regulations. These plans shall not constitute any warranty or liability on the part of the architect.
3) Owner shall verify all dimensions and area drawings.

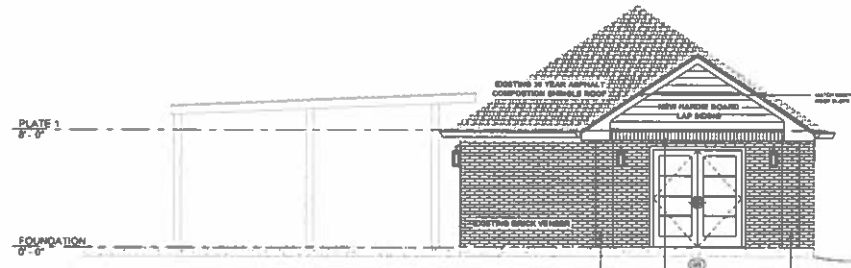


REVISIONS		
DATE	ISSUE	BY

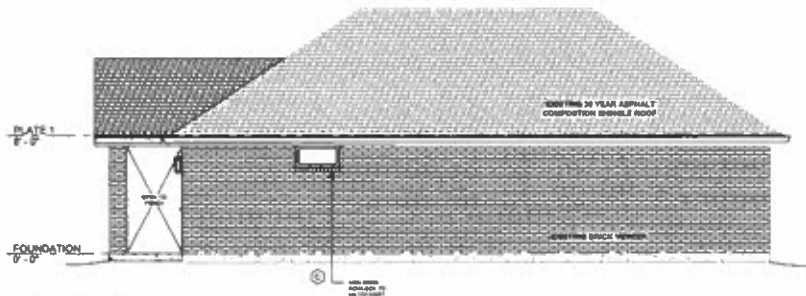
(16)



① LEFT ELEVATION - NEW
1/4" = 1'-0"



② RIGHT ELEVATION - NEW
1/4" = 1'-0"



③ REAR ELEVATION - NEW
1/4" = 1'-0"



④ FRONT ELEVATION - NEW
1/4" = 1'-0"

LEGEND	
	EXISTING
	TO BE DEMOLISHED
	TO BE DEMOLISHED
	NEW CONSTRUCTION

GENERAL ELEVATION NOTES:
1. REFER TO SECTION AND WINDOW SCHEDULES ON SHEET A-10

ROOFING NOTES:
1. These plans are intended to provide the basic construction information necessary to reconstruct existing roof structure. These plans may be revised and amended completely by the builder. Any discrepancies, errors, omissions or conditions found in the field are to be brought to the attention of the designer before any construction work is performed. This is the owner's responsibility.

2. These plans are designed to be in compliance with all applicable codes and regulations. The contractor shall verify the accuracy of all required data, including existing conditions and references. These notes shall take precedence over anything noted in these drawings.

3. Contractor must verify all dimensions and notes on drawings.



REVISIONS

DATE	ISSUE	DEL'T

This
ELEVATIONS - NEW

Sheet

A-302

**Planning & Zoning Department
Zoning Staff Report**

(17)



Case: ZDC-139-2025

MEETING DATE(S)

Planning & Zoning Commission:

December 8, 2025

City Council:

January 5, 2026

CAPTION

Public Hearing on a request by Todd Baker, YMCA Metro Dallas for a **Zoning Change** from an Office (O) zoning district to **Planned Development-Neighborhood Services (PD-NS)** zoning district, for a **Public Community Center** use, located at 100 YMCA Drive, (Property ID 193929) - Owner: YMCA of Metro Dallas (ZDC-139-2025)

RECOMMENDED MOTION

"I move to approve ZDC-139-2025, a Planned Development Zoning Change request for a Public Community Center (YMCA), subject to the conditions the staff report, authorizing the Mayor and/or Interim City Manager to execute all documents accordingly."

ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on December 8, 2025, the Commission voted 6-0 to recommend approval of case number ZDC-139-2025, subject to the conditions of the staff report.

APPLICANT REQUEST

The applicant requests a Zoning Change to a Planned Development-Neighborhood Services (PD-NS) district to facilitate the expansion of the Waxahachie Family YMCA. The YMCA proposes an expansion that encompasses additions to the existing building and the addition of multiple pavilions, sports courts/fields, outdoor activity areas, and parking that cannot be accommodated under the existing zoning regulations for the property.

CASE INFORMATION

Applicant: Todd Baker, YMCA Metro Dallas

Property Owner(s): YMCA of Metro Dallas

Site Acreage: 11.419 acres

Current Zoning: Office (O)

Requested Zoning: Planned Development-Neighborhood Services (PD-NS)

SUBJECT PROPERTY

General Location: 100 YMCA Drive

Parcel ID Number(s): 193929

Existing Use: Waxahachie Family YMCA

Development History: The subject property is platted as Lot 11, Block C of the Lakeridge I Addition.

Adjoining Zoning & Uses:

(17)

Direction	Zoning	Current Use
North	Commercial (C)	Expedian Urgent Care and US Highway 77
East	Office (O)	Multi-tenant office buildings
South	Office (O) & General Retail (GR)	Victron Energy & Multi-tenant office and retail buildings
West	Commercial (C)	Expedian Urgent Care and US Highway 77

Future Land Use Plan:

Local Commercial, Urban Village, and Residential Neighborhood

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.

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.

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

Thoroughfare Plan:

The subject property is accessible via YMCA Drive.

(17)

Site Image:



PLANNING ANALYSIS

The applicant proposes a Zoning Change to a Planned Development-Neighborhood Services (PD-NS) district to facilitate the expansion of the Waxahachie Family YMCA. The YMCA proposes an expansion that encompasses additions to the existing building and the addition of multiple pavilions, sports courts/fields, outdoor activity areas, and parking that cannot be accommodated under the existing zoning regulations for the property. As part of the request, the Applicant has proposed specific Planned Development Standards that are appropriate this unique expansion.

Permitted Uses and Development Standards:

In addition to the YMCA Public Community Center, the following uses are permitted by-right within the proposed Planned Development district: Child Daycare Center, Playfield or Stadium, Public, and Swimming Pool, Commercial. These are land uses that were identified by the applicant as consistent with the current mission and services provided by the YMCA.

The Planned Development Standards include provisions detailing site design requirements such as maximum building height, lot coverage, and setbacks that are consistent with the proposed expansion. In addition to these standards for new structures, provisions outlining parking, landscaping, signage, and lighting requirements are also provided. These standards are summarized in greater detail below.

Site Design:

The applicant has provided a Detailed Site Plan for the subject property, which is designed around an approximately 21,000 square foot addition to the YMCA building, a stand-alone restroom structure, and two outdoor pavilions totaling 29,000 square feet in area. In addition to these structures, the Detailed Site Plan identifies over 82,000 square feet of activity space designated as soccer fields, volleyball courts, pickleball courts, basketball courts, open-air exercise areas, and playground areas. The applicant has worked with staff to incorporate emergency access lanes into the center of the site between the pavilions to allow emergency services to quickly access all activity spaces. These emergency access lanes are designed to appear like pedestrian pathways that are integrated seamlessly into the site from an aesthetic standpoint; while remaining unobstructed for emergency services.

(17)

Site Design (continued):

Pedestrian access is provided via an 8' concrete trail around the perimeter of the property. This trail connects all proposed outdoor improvements to each other and the primary YMCA building. A vinyl coated chain-link fence is proposed along the perimeter of the property and along the retaining wall adjacent to the Mustang Creek to restrict access to the creek.

There are currently 109 parking spaces serving the existing YMCA facility. With this expansion, an additional 107 parking spaces are proposed to be installed, bringing the total parking on the subject property to 216 spaces. The existing drive-aisle and parking lot is proposed to be extended north, parallel to the western property line. Due to the total combined size of the sports fields and courts proposed on the property, the typical minimum parking requirement for this use would be 321 spaces. However, it is not feasible to provide this number of spaces and still construct the proposed number of sports courts and fields. The Applicant has noted that not all proposed facilities will be fully utilized at one time. With this context in mind, staff is supportive of the proposed parking for the development.

Access:

The subject property currently has three (3) points of access. Two (2) of the existing points of access provide a direct connection to YMCA Drive while the third access point connects to the internal drive-aisle of 102 YMCA Drive. These access points are proposed to remain in place to serve the expansion. However, the existing internal drive-aisle is proposed to extend to the north and connect to the drainage infrastructure running along the northern boundary of the subject property. The connection to the drainage infrastructure is proposed to be gated and to serve only as an additional means of emergency access to the rear of the property in the event that YMCA Drive is blocked.

Elevation/Façade:

The applicant has provided an Elevation/Façade Plan for the building expansion and outdoor pavilions proposed with this development. As part of the expansion, the south, east, and west facades of the building are proposed to change; while the north elevation is proposed to remain largely unchanged. The facade of the addition is proposed to be comprised primarily of architectural metal and EIFS panels that provide a modern look for the building. Similarly, the outdoor pavilions are proposed to be complimentary metal panels. Pavilion 2, the smaller pavilion, is proposed to cover metal shipping containers that have been converted for use as storage and activity spaces. Exhibit B can be referenced for additional detail regarding the proposed elevations, including material and color boards.

Landscaping:

The applicant has provided a Landscape Plan (Exhibit E) that identifies the proposed landscaping for the site. The proposed landscaping falls short of the minimum requirements of the Waxahachie Zoning Ordinance. However, the proposal is only short of typical minimum requirements due to the fact that a large portion of the site has been reserved for sports fields. While sod is provided in these areas, landscaping such as trees and shrubs cannot be provided. Due to the proposed use of the site and the provision of appropriate landscaping along walkways, parking lot, and the primary building, staff is supportive of the Landscape Plan as proposed.

(17)

Signage:

The applicant has proposed a dedicated Signage Plan (Exhibit F) with this PD application that includes wall signage and a monument sign. The proposed monument sign is 28' in height and approximately 224 square feet in size. The proposed design exceeds the typical height and size requirements of the Waxahachie Zoning Ordinance. The monument sign is proposed to feature a static YMCA logo and a 5'-7" x 8' electronic message board. 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 large developments such as Tom Thumb and BJ's Wholesale Club to the northeast. Due to this, staff is supportive of the proposed signage for the site. The Signage Plan can be referenced in Exhibit F below.

Lighting:

The applicant has provided a Planned Development Standards that require all outdoor lighting that is included in the scope of the expansion to be compliant with the Waxahachie Lighting & Glare Standards. Lighting and Photometric plans have also been provided to demonstrate that the added lighting directed downward towards the site and properly shielded so as not to create a nuisance.

Site Grading & Drainage:

The subject property has historically been situated within the FEMA designated 100-year floodplain. However, over the last few years the YMCA has through extensive site grading and channel improvement efforts with the City and FEMA to remove a majority of the property from the 100-year floodplain. The YMCA has completed these efforts through the Letter of Map Revision (LOMR) process, thereby opening up the property for the expansion efforts detailed above. This work has also accounted for the drainage needs of the proposed expansion to ensure no adverse flooding occurs along Mustang Creek as a result of the expansion.

Phasing:

The applicant proposes to develop the subject property in two (2) phases. Phase 1 is proposed to include the outdoor pavilions and restroom facility, along with associated site infrastructure, landscaping, and lighting. Phase 1 is proposed to begin in Q1 of 2026 and be completed in Q4 of 2026.

Phase 2 is proposed to include the renovation and expansion of the current YMCA building along with final site infrastructure improvements such as parking. Phase 2 is proposed to begin in Q1 of 2026 and be completed in Q2 of 2027. The YMCA is planning to work with City staff to coordinate a plan to keep current services safely operational during the expansion.

Roadway Impact Fee Waiver Request

As part of the Planned Development application, the Applicant has requested that 100% of Roadway Impact Fees be waived for the expansion project. Typically, development that expands the footprint or scope of an existing facility is subject to Roadway Impact Fees commensurate with the expanded scope. The Applicant has noted that the YMCA is a nonprofit organization providing essential services to the community and reasons that the public benefit of the provided services are sufficient to off-set the cost of the impact on the City's roadway network.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 16 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 zero (0) letters of support and zero (0) letters of opposition to the planned development 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 mutually agreed upon Development Agreement shall be required for the development and filed within thirty (90) calendar days of City Council approval.
2. Prior to filing, the Development Agreement shall be updated to include language noting that the drainage infrastructure along the northern property line of the subject property shall not be maintained by the City.
3. Prior to filing, the Development Agreement shall be updated to include language documenting the waiver of Roadway Impact Fees.
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 Elevation/Façade Plan (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. The property owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit E - Landscape Plan and maintain the required landscaping at all times.
7. The property owner shall be responsible for obtaining all building and civil construction permits per the City's applicable rules and regulations governing such permits.

ATTACHED EXHIBITS

1. Development Agreement
2. Planned Development Ordinance
3. Exhibit A – Location Map
4. Exhibit B – Elevation/Façade Plan
5. Exhibit C – Planned Development Standards
6. Exhibit D – Site Plan
7. Exhibit E – Landscape Plan
8. Exhibit F – Signage Plan
9. Exhibit G – Photometric Plan

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 the applicant will be notified to make corrections.
 - b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

STAFF CONTACT INFORMATION

Prepared by:

Zack King, AICP
Planning Manager
zking@waxahachie.com

Reviewed by:

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

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM OFFICE (O) TO PLANNED DEVELOPMENT-NEIGHBORHOOD SERVICES (PD-NS) LOCATED AT 100 YMCA DRIVE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 11.419 ACRES KNOWN AS LOT 11, BLOCK C OF THE LAKERIDGE I 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, 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-139-2025. 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 O to PD-NS; 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 O to PD-NS in order to facilitate development of the subject property in a manner that allows Public Community Center use on the following property: Lot 11, Block C of the Lakeridge I Addition, which is shown on Exhibit A, in accordance with the Elevation/Façade Plan attached as Exhibit B, the Planned Development Standards attached as Exhibit C, the Site Plan attached as Exhibit D, the Landscape Plan attached as Exhibit E, the Signage Plan attached as Exhibit F, and the Photometric Plan attached as Exhibit G.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development is to allow for the development of a Public Community Center use, 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. The locations of buildings, private streets, and utility infrastructure shall substantially conform to the locations shown on the approved Site Plan (Exhibit D).

Development Regulations

1. A mutually agreed upon Development Agreement shall be required for the development and filed within thirty (90) calendar days of City Council approval.
2. Prior to filing, the Development Agreement shall be updated to include language noting that the drainage infrastructure along the northern property line of the subject property shall not be maintained by the City.
3. Prior to filing, the Development Agreement shall be updated to include language documenting the waiver of Roadway Impact Fees.
4. The development shall conform as approved by the City Council under case number ZDC-139-2025.
5. The development shall adhere to the City Council approved in Exhibit A- Location Map, Exhibit B – Elevation/Façade Plan, Exhibit C – Development Standards, Exhibit D – Site Plan, Exhibit E – Landscape Plan, Exhibit F – Signage Plan, and Exhibit G – Photometric Plan.
6. The Property Owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit E - Landscape Plan and maintain the required landscaping at all times.
7. 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.
8. All improvements within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
9. 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.
10. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance, or the YMCA Development Agreement, shall conform to those requirements and/or standards prescribed in Exhibit A- Location Map, Exhibit B – Elevation/Façade Plan, Exhibit C –

(18)

Development Standards, Exhibit D – Site Plan, Exhibit E – Landscape Plan, Exhibit F – Signage Plan, and Exhibit G – Photometric Plan. Where regulations are not specified in Exhibits A, B, C, D, E, F, & G in this Ordinance, or the YMCA Development Agreement, the regulations of the Neighborhood Services (NS) zoning district and the City of Waxahachie Zoning Ordinance shall apply to this development.

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 5th day of January, 2026.

MAYOR

ATTEST:

City Secretary

Exhibit A - Location Map

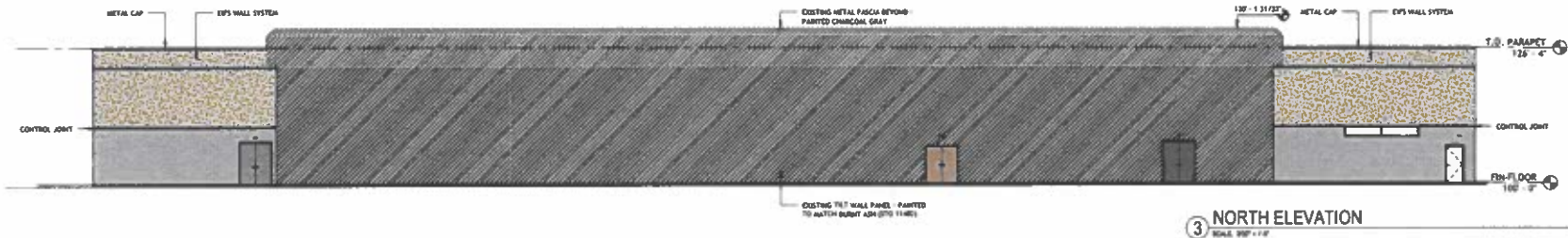


(18)

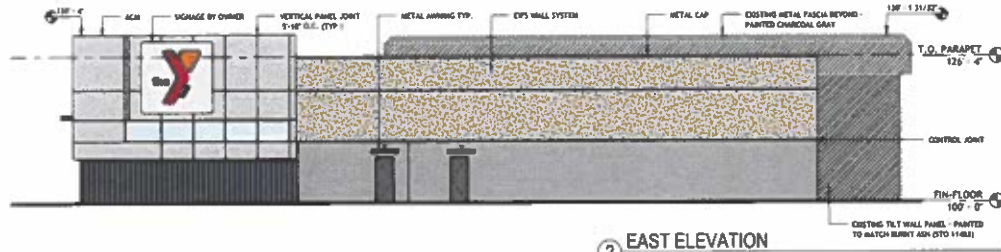
Exhibit B - ELEVATION/FACADE PLAN



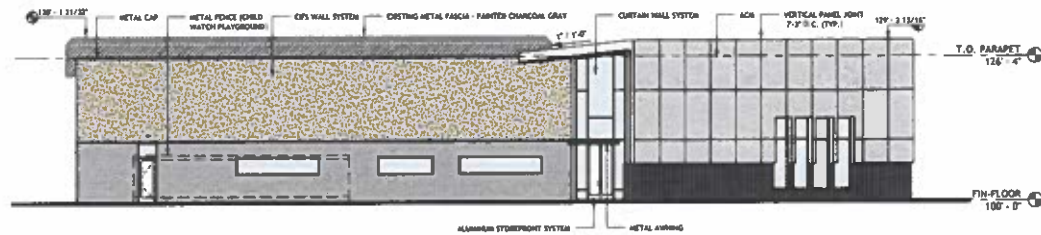
4 SOUTH ELEVATION
SCALE 3/8\"/>



3 NORTH ELEVATION
SCALE 3/8\"/>



2 EAST ELEVATION
SCALE 3/8\"/>



1 WEST ELEVATION
SCALE 3/8\"/>

SOUTH ELEVATION		
MATERIAL	SQFT	PERCENTAGE
EPS	1647 SF	24.85%
ACM METAL PANEL SYSTEM	2680 SF	32.8%
CORRUGATED METAL PANEL	2048 SF	25.75%
GLAZING	1383 SF	17.1%
TOTAL	7848 SF	100%

NORTH ELEVATION		
MATERIAL	SQFT	PERCENTAGE
EPS	1608 SF	29.2%
GLAZING	48 SF	7.9%
EXISTING TILT PANEL	4287 SF	86.75%
TOTAL	6343 SF	100%

EAST ELEVATION		
MATERIAL	SQFT	PERCENTAGE
EPS	2814 SF	75.75%
ACM METAL PANEL SYSTEM	750 SF	21.28%
CORRUGATED METAL PANEL	-	-
GLAZING	119 SF	3%
TOTAL	3744 SF	100%

WEST ELEVATION		
MATERIAL	SQFT	PERCENTAGE
EPS	3219 SF	83.20%
ACM METAL PANEL SYSTEM	501 SF	5.80%
CORRUGATED METAL PANEL	-	-
GLAZING	243 SF	12.80%
TOTAL	3963 SF	100%

MATERIAL LIST

-  EPS WALL SYSTEM CHAMPAGNE (STO 8033R)
-  EPS WALL SYSTEM EBONY ASH (STO 1448Z)
-  ACM PANEL SYSTEM SILVERSMITH LIGHT GRAY
-  CORRUGATED METAL PANEL CHARCOAL GREY
-  GLAZING CLEAR ANODIZED
-  METAL CAP SILVERSMITH LIGHT GRAY

NOTES

1. ALL ELEVATIONS SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL. EXTERIOR MATERIALS SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS. BUILDING HEIGHT SHALL NOT EXCEED MAXIMUM ALLOWABLE PER ZONING DISTRICT.
2. EXTERIOR COLORS AND FINISHES SHALL BE COORDINATED AND APPROVED BY DESIGN REVIEW COMMITTEE.
3. ALL SIGNAGE LOCATION AND DIMENSIONS SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL. WINDOW AND DOOR SCHEDULES SHALL BE VIEWED BURNING CONSTRUCTION DOCUMENT PHASE.
4. EXISTING BUILDING MATERIALS TO BE REPAIRED/REPLACED WHERE INDICATED TO MATCH NEW ADDITION.
5. ALL METAL PANELS AND TRIM TO BE FACTORY FINISHED - NO FIELD PAINTING UNLESS NOTED.
6. EPS NOT ALLOWED TO COMPLY WITH MANUFACTURER'S REQUIREMENTS FOR SUBSTRATE PREPARATION, MOISTURE BARRIER, AND FINISH APPLICATION.



100 YMCA DR. WAXAHACHIE, TEXAS 75165

50% DESIGN DEVELOPMENT

WAXAHACHIE FAMILY YMCA
100 YMCA DR.
WAXAHACHIE, TEXAS
75165
50% DESIGN DEVELOPMENT

THIS DOCUMENT IS REGULATORY REQUIREMENT FOR CONSTRUCTION OF THIS PROJECT.
SCOTT BOWEN, AIA
WAXAHACHIE, TEXAS

25-YMCA005
Original Issue Date: 1/09/2025
BUILDING ELEVATIONS
A201

WAXAHACHIE FAMILY YMCA -PLANNED DEVELOPMENT STANDARDS

• **Section I. Purpose and Intent**

The subject property is part of Lot 11, Block C of Lakeridge I Addition (Cabinet B, Slide 245 OPRECT). The property is currently zoned Office (O). The applicant is requesting rezoning to Planned Development – Neighborhood Service (PD-NS) to help the renewal and expansion of the Waxahachie Family YMCA community facility at 100 YMCA Dr. This PD designation is intended to allow a mix of community-serving recreational, educational, and wellness uses consistent with the Neighborhood Service district, while setting customized development standards tailored to this site. The development aims to serve Waxahachie and adjacent neighborhoods, provide safe and accessible services for all ages, support healthy lifestyles, and uphold high standards of architecture, landscaping, circulation, and community design.

• **Section II. The Use or the combination of uses proposed.**

The land use allocation for the Waxahachie Family YMCA Planned Development (PD-Neighborhood Service) is focused on community-serving recreational, educational, and wellness uses as summarized in the table below. The proposed uses correspond with the Neighborhood Service district zoning and are designed to support a safe, accessible, and inclusive community facility. The uses identified in Section II shall be permitted by right within this Planned Development.

Proposed Use	Base Zoning District	Description
Public Community Center	Neighborhood Service (NS)	The primary YMCA facility providing community recreation, wellness, fitness, and aquatic programs.
Child Daycare Center	Neighborhood Service (NS)	Facility space is dedicated to youth programming and childcare services.
Playfield or Stadium, Public	Neighborhood Service (NS)	Outdoor courts, soccer fields, pickleball, and volleyball courts for public use.
Swimming Pool, Commercial	Neighborhood Service (NS)	Indoor and outdoor pools support competitive and recreational aquatic activities.

All uses not explicitly listed but consistent with the Neighborhood Service zoning district may be allowed subject to administrative or City Council approval within this Planned Development framework. Uses requiring a Specific Use Permit (SUP) shall undergo the City’s public hearing and permit review process.

• **Section III. Lot Area and Height Regulations (Width, Depth, Coverage, Yard Depths and Building Height)**

The subject property is currently zoned Office (O). The applicant is requesting rezoning to Planned Development – Neighborhood Service (PD-NS) to allow the proposed YMCA community facility expansion. The following chart summarizes the area, height, density, and yard requirements for this Planned Development. Any lot or design aspect not specifically called out in the chart shall default to the requirements of the Neighborhood Service base zoning district.

Attribute	Requirement
Lot Number	11
Use Category	Public Community Center (NS)
Base Zoning District	PD - NS (Neighborhood Service)
Minimum Lot Area	7,000 SF
Maximum Lot Coverage	60%
Minimum Lot Width (ft)	60
Minimum Lot Depth (ft)	100
Minimum Front Yard (ft)	25
Minimum Side Yard (ft)	5
Minimum Rear Yard (ft)	20; 25 if next to residential
Maximum Height (ft)	31 ft

Total Site Area: 497,408 sq. ft. (11.419 acres)

Total Building Area: 66,976 sq. ft. (13.47% coverage)

Setbacks: 25 ft building setbacks along property lines adjacent to streets and 24 ft minimum fire lane clearance.

Building heights:

- **Building A:** 1 story - 31'-0" height max.
- **Building B:** 1 story - 13'-0" height max.
- **Pavilion 1:** 1 story - 29'-0" height max.
- **Pavilion 2:** 1 story - 16'-0" height max.

Lot coverage is defined by the footprints of building structures and accessory structures as shown on the Detailed Site Plan in Exhibit A.

Setback Requirement for Dumpster Enclosure

To address site-specific circulation constraints, the Planned Development standards propose the dumpster enclosure to be located within the 15-foot utility easement along the west property line.

The dumpster enclosure will be screened with a 7-foot-high masonry wall and metal gates, ensuring compliance with City screening standards and mitigating visual and odor affects to adjacent properties.

• **Section IV. Building Elevations**

Primary building elevations are provided below as well as in Exhibit B, which offers examples of building facades, materials, and color palettes to be used. All buildings embody modern accents and YMCA architectural standards, featuring compatible materials and durable finishes. New construction and additions will match the exterior palette, massing, and scale appropriate for the neighborhood and broader community context.

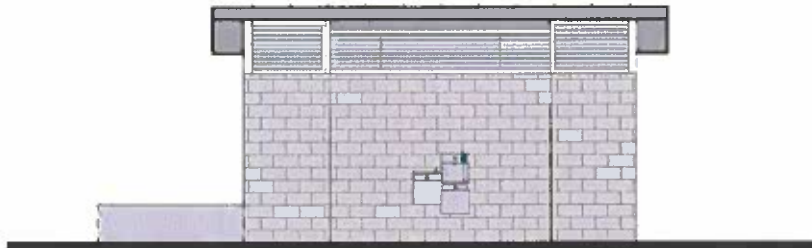
Building A - Principal Facility Addition

The primary expansion of the existing YMCA facility features a modern architectural design using an EIFS wall system, insulated metal panels, corrugated metal wall panels, and expansive glazing systems. The forms are clean and geometric, emphasizing simplicity and visual clarity. This addition is designed to seamlessly integrate with the existing structure, providing contemporary finishes for long-term durability and supporting YMCA brand consistency.



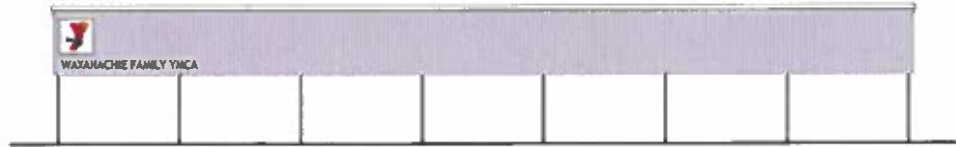
Building B - Outdoor Restroom Facility

A standalone restroom facility serving the active outdoor areas of the site. This building features a modest contemporary design with durable materials including concrete masonry and metal roofing systems. The facility is fully ADA accessible with an efficient layout designed to maximize functionality. It includes an integrated water fountain available for outdoor recreation users.



Pavilion 1 - Large-Scale Activity Structure

A large-scale Pre-Engineered Metal Building (PEMB) is designed to accommodate two basketball courts and active turf area for fitness activities. The primary elevation includes perforated corrugated metal panels providing both visual interest and functional ventilation. The YMCA logo is prominently displayed on the building facade as a key identifying element and color accent, reinforcing brand presence and wayfinding. The design ensures a clear-span interior with high ceilings to accommodate diverse programming needs while presenting a clean, contemporary exterior.



Pavilion 2 - Multi-Purpose Canopy Structure

An L-shaped canopy provides flexible outdoor programming space. The structure includes integrated shading, allocations for future storage containers, and seating areas. Steel frame construction with standing seam metal roofing provides a durable, minimal maintenance covered space for various outdoor activities.

All building elevations, materials, and architectural details are illustrated in Exhibit B.

• **Section V. Parking**

The Planned Development provides off-street parking designed to serve both the YMCA facilities and the park. The total activated space for the full build out of this proposed development is 160,724 square feet.

Parking Type	Required Spaces Calculation	Required Spaces	Provided Spaces	ADA Compliance Details
General Parking	10 base + 1 space per 500 sq. ft. over 5,000 sq. ft.	321	216	
Accessible Parking	Per ADA standards, minimum spaces based on total	7	7	Includes two van-accessible spaces per ADA 2010

• **Section VI. Access**

Vehicular access is primarily from YMCA Drive, with additional emergency and service access from secondary driveways. The site includes a 24-foot-wide fire lane conforming to city and fire code standards, and a dedicated 16-foot-wide emergency access driveway connecting the parking lot to the site. A fire lane extension traverses a curb ramp to allow controlled emergency vehicle access. Knox Box entry systems providing emergency controls are installed on the east side of Building A. Internal circulation includes accessible driveway loops designed for fire apparatus. Pedestrian and bicycle access is provided via an 8-foot-wide reinforced concrete trail with accessible curb ramps at fire lane access points, connecting open turf areas, athletic fields, and amenities. Service access points feature masonry-walled dumpster enclosures with gates, screened transformer pads, and designated maintenance areas to support facility operations.

Fire Lane Extension

The fire lane extension traversing the interior of the campus shall be constructed using concrete pavement to meet Fire Marshal requirements. This pavement shall be engineered to support required fire apparatus loading while providing compatibility with adjacent landscape areas and integration into pedestrian/open space circulation. To limit non-emergency vehicle access to this area while maintaining rapid emergency response capability, the fire lane shall incorporate passive design elements such as:

- Decorative concrete pavement with contrasting color or texture from regular drive aisles
- Pavement striping and markings indicating emergency access only
- Signage designating the area as restricted to emergency vehicles

These design elements shall provide clear visual indication to visitors that this is not a regular drive aisle, while always ensuring unobstructed emergency vehicle access.

• **Section VII. Landscaping and Screening**

Landscape shall be provided for Phase 1 and Phase 2 of the site development. This is exclusive of the flood plain/drainage channel zone which is currently bordered by a flood wall. New landscaping will be limited to areas outside of the floodplain. The flood wall will be topped with a 4' chain-link fence. Living grass turf shall be provided in adjacent YMCA public right-of-way and any non-hardscaped or areas otherwise not planted. Landscape for the site shall follow the guidelines set forth in Exhibit C. Reductions on City planting requirements are necessary to accommodate practice field and other sport play space. Buffer planting on the eastern (HWY77) boundary is limited by the drainage channel and by Oncor and other utility easements.

All dumpsters shall be screened from public view with a masonry enclosure and gates. Masonry dumpster enclosures shall complement the style of the development and shall be constructed with split face block. The color of the dumpster enclosure shall be consistent with the colors used for the principal building on the lot. In addition, ornamental trees shall be provided to screen the dumpster enclosure, providing effective visual screening.

All landscape details and plant schedules are illustrated in Exhibit C

• **Section VIII. Accessory Buildings**

Accessory structures on-site, including Pavilions 1 and 2, awnings, shade covers, and turf/play field-related facilities, are allowed as secondary and supportive to YMCA activities. These structures are clearly identified on the Detailed Site Plan on Exhibit A and shall be constructed using materials and colors compatible with the primary YMCA building to ensure visual cohesion. Any future accessory building additions or modifications require prior approval through the PD amendment process or site plan review to verify continued compatibility and compliance.

• **Section IX. Signage**

The Waxahachie Family YMCA will use a comprehensive signage system that includes monument/pylon signage, building identification, wayfinding, and directional signage throughout the development. All signage shall follow YMCA international brand standards and City of Waxahachie signage regulations. The signage plan and site sign elevations are shown in Exhibit D.

Primary Identification Signage

Freestanding Pylon Sign (A)

The primary site identification shall be provided by one (1) freestanding pylon sign found at the main entrance as shown on the site plan Exhibit A. The pylon sign shall conform to the following regulations:

Specification	Requirement
Maximum Height	Twenty-nine (29) feet measured from grade
Sign Type	Freestanding pylon sign with integrated LED electronic display
Location	Main entrance area near YMCA Dr and US Highway 77 intersection
Setbacks	Fifteen (15) feet from street right-of-way - Fifteen (15) feet from property lines other than those property lines fronting public right-of-way - 250 feet from any other monument sign on the same plated lot, measured along the right-of-way
Construction	Fabricated aluminum sign cabinet with painted gloss white finish - Structural steel or reinforced aluminum base - Weather-sealed for exterior use
LED Display	Integrated electronic message display with automatic dimming - Outdoor visibility optimization - Content restricted to YMCA-approved messaging only

(18)

Side - Exterior Building Signage (B)

Building identification signage shall be provided on the main YMCA building East elevation facade as shown on **Exhibit D**.

Specification	Requirement
Sign Type	Wall-mounted channel letters
Cabinet Dimensions	Mounted within 13'-0" width x 13'-0" height area
Sign Area	Approximately 169 square feet
Mounting Height	East elevation building facade approximately 16'-2" above finished floor
Location	East elevation, mounted on insulated metal panels section (left side of elevation)
Materials	Aluminum channel letters
Finish	Base cabinet painted with white gloss finish and letters with solid color gloss painted finish to match YMCA brand standards

Entry - Exterior Building Signage (C)

Building identification signage shall be provided on the main south YMCA building facade near the primary entry, as shown on **Exhibit D**.

Specification	Requirement
Sign Type	Wall-mounted channel letters and Logo
Letter Dimensions	Overall width 31'-0" x overall height 1'-8"
Sign Area	Max 150 square feet
Mounting Height	Mounted next to main entry, aligned with architectural facade elements
Location	Next to main building entry
Materials	Aluminum channel letters
Finish	Channel letters in white with LED internal illumination for maximum visibility

Pavilion 1 Signage (D)

Pavilion identification signage shall be provided on the East elevation of the Pavilion 2 structure as shown on **Exhibit D**.

Specification	Requirement
Sign Type	Wall-mounted channel letters and Logo cabinet
Letter Text	"WAXAHACHIE FAMILY YMCA" in Cachet typeface in all caps per YMCA brand standards and logo channel letters
Panel Dimensions	Channel letters mounted within 28'-3" width x 1'-8" height and a 7'-0" x 7'-0" logo cabinet
Location	East side, centered horizontally on elevation of perforated metal panel.
Materials	Aluminum channel letters
Background	Mounted on perforated metal panels
Finish	White painted finish to match YMCA brand standards

Wayfinding and Directional Signage

Wayfinding and directional signage are allowed throughout the development to help visitors in navigation and provide clear identification of facilities and safety requirements. See Wayfinding (E) signage locations on Exhibit D.

Wayfinding Signage System

Sign Type	Maximum Height	Maximum Area	Allowed Locations
Parking Area Identification	8 feet	32 square feet	Throughout parking areas
Program Area Directional	6 feet	24 square feet	Near playground, courts, fields
Building Entrance	4 feet	16 square feet	At all public entrances
Pedestrian Wayfinding	4 feet	12 square feet	Along walkways and trails

Note: This signage plan guidelines are part of the Planned Development application and may be modified during the approval process based on Planning and Zoning Commission and City Council review. All signage elements shall adhere to official YMCA national brand graphic standards.

• ***Section X. Lighting***

Outdoor lighting on-site shall follow the City of Waxahachie outdoor lighting regulations emphasizing safety, glare control, dark sky preservation, and energy efficiency. All fixtures will be fully shielded cut-off luminaires that direct light downward to prevent spillovers, glare, and light trespass onto adjoining properties and roadways.

Lighting across the site, including parking areas, pedestrian pathways, and recreational amenities, will be pole mounted. Parking lot luminaires will be mounted at approximately 20 feet height to provide uniform vehicular and pedestrian illumination. Pedestrian pathway and amenity lighting will be mounted on shorter poles designed to provide consistent, glare-free illumination proper for their scale and use.

Lighting controls will be implemented through a campus-wide strategy. Site lighting will utilize wireless controls integrated with a networked time clock, enabling scheduled operation and dimming in accordance with NEC requirements and ownership preferences. Each area—canopy, pickleball courts, and pavilion—will also be equipped with local overrides, allowing users to activate a timer for lighting during designated operational hours.

Site lighting plan and photometrics are illustrated in Exhibit E

• ***Section XI. Project Phasing and Schedule***

The Waxahachie Family YMCA expansion and improvement effort is organized into two parallel construction stages, designed to help efficient sequencing, minimize disruption to ongoing operations, and accelerate the delivery of new amenities for YMCA members and the broader community.

Both project stages may progress concurrently, with clear priority given to early completion of outdoor amenities and restroom support.

Phase 1: Park and Grounds Stage (Q1 2026 – Q4 2026)

- Construction of Building B and Pavilions 1 and 2 to provide outdoor sheltered amenity spaces. Fire lanes must be completed prior to vertical construction.
- Site preparation includes grading and utility connections in areas surrounding these features.
- Installation of associated landscaping, lighting, and pathways to provide functional outdoor spaces.

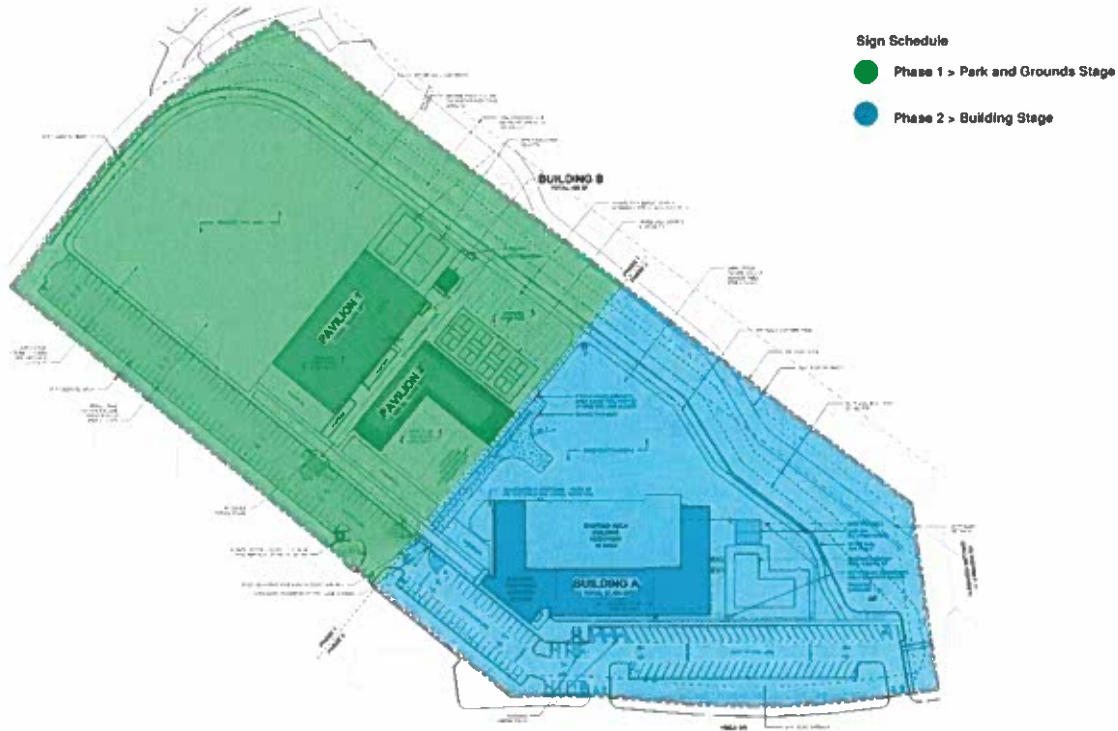
Phase 2: Building Stage (Q1 2026 – Q2 2027)

- Renovation, expansion, and modernization of the existing YMCA building facilities.
- Upgrades to program spaces, locker rooms, fitness areas, and administrative offices.
- Interior and exterior building finishes, equipment installation, and system commissioning.

- Final site integration improvements completing parking, circulation, and landscaping enhancements.

Project Schedule Summary

- Phase 1 Start: Q1 2026
- Phase 1 Completion: Q4 2026
- Phase 2 Start: Q1 2026
- Phase 2 Completion and Final Closeout: Q1 2027



This staged construction approach allows for prompt delivery of critical outdoor amenities to support programming and events, while minimizing disruption to indoor YMCA operations. Both the Park and Grounds Stage and the Building Stage are planned to move forward in parallel as site conditions and permits allow. Coordination with city staff, contractors, and stakeholders will ensure alignment with permitting and scheduling requirements.

- **Section XII. Management Associations**

The Waxahachie Family YMCA, as property owner, shall be responsible for all maintenance of the facility, parking areas, screening walls, irrigation, landscaping, and site lighting throughout the property.

- **Section XIII. Architectural Standards**

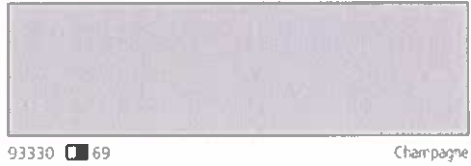
To support standards that promote uniformity in the development while allowing design flexibility to accommodate community center uses, the following architectural standards shall govern new vertical construction at the Waxahachie Family YMCA facility.

- All buildings shall be designed with compatible materials, colors, and architectural character as established in **Exhibit B**.
- Buildings shall incorporate horizontal and vertical design elements that provide visual interest and break up large wall planes. This may be achieved through:
 - Changes in building materials or textures
 - Vertical reveals or expressed structural elements
 - Horizontal banding or datum lines
 - Wall plane projections or recesses
 - Coordinated color transitions between materials

Materials and Colors

For the YMCA facility has been chosen to ensure architectural compatibility between all buildings and phases. Building materials for structures shall conform to the following standards to ensure design continuity throughout all phases. The following materials and color palettes are intended to guide future development that ensures a consistent appearance while still allowing enough flexibility for community center users to adapt their prototypes to. Strict adherence to the exact materials and/or colors is not needed, so long as the proposed materials and/or colors provide the same appearance. The compatibility of building materials for future development phases not shown on the current PD shall be decided administratively by the Director of Planning at the time of Site Plan submittal.

- **EIFS/Stucco (Texture = 1.0 / Fine)**
 - **Primary colors**
 - **Color: Champagne (STO 93330)**



- **Accent Colors**
 - **Color: Sherwin Williams – Iron Ore (SW 7069)**

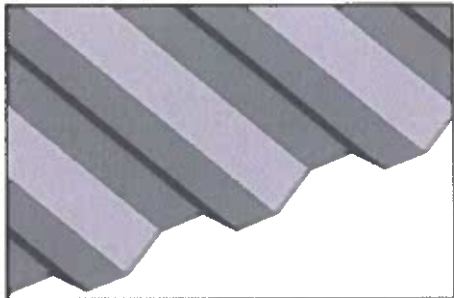


- **Color: Burnt Ash (STO 11403)**

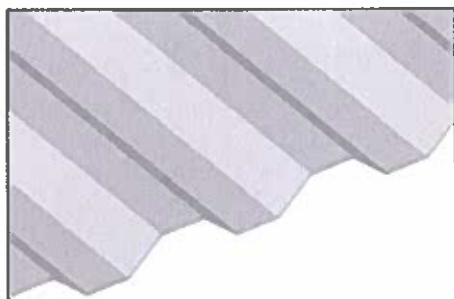


Note: Texture = 1.0 / Fine

- **Corrugated Metal Panel**
 - **Color: Slate Gray Notes (Type A: Perforated (Pattern A-25) - Type B: Flat Corrugated)**

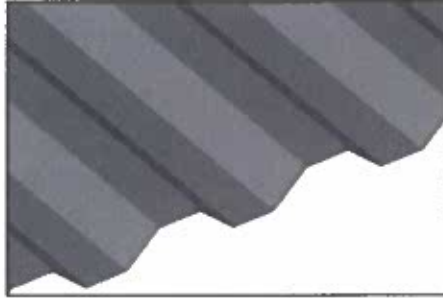


- **Color: Champagne (Type A: Perforated (Pattern A-25) - Type B: Flat Corrugated)**



(18)

- *Color: Charcoal Grey (Type A: Perforated (Pattern A-25) - Type B: Flat Corrugated)*



- **Composite Metal Panel**

- *Color: Silversmith – Light Gray*



- *Color: Medium Gray Mica*



- **Aluminum Curtain Wall System**

- *Color: Clear Anodized*

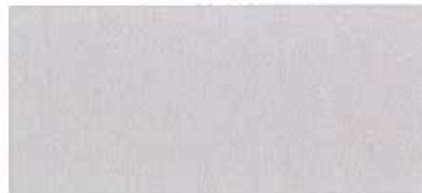


- **Concrete Block**

- *Split Face CMU (Painted)*

- *Painting Colors:*

- *Color: Sherwin Williams – Accessible Beige (SW 7036)*



(18)

- *Color: Sherwin Williams – Steely Gray (SW 7664)*



- *Color: Sherwin Williams – Double Latte (SW 9108)*



- ***Section XIV. Roadway Impact Fee Waiver Request***

The Waxahachie Family YMCA requests a full waiver of Roadway Impact Fees associated with this Planned Development application.

Basis for Waiver Request

Nonprofit Community Service Mission

The Waxahachie Family YMCA is a 501(c)(3) nonprofit organization providing essential community services including youth development programs, childcare, health and wellness programs and senior programming. The facility serves residents of all ages and economic backgrounds ensuring equitable access.

Minimal Traffic Impact

The YMCA generates significantly lower traffic volumes than commercial development of comparable size due to staggered program schedules throughout the day, carpool programs for youth activities, and primary usage during midday and evening hours outside commuter peak periods. Additionally, the expanded on-site parking area accommodates peak demand entirely within the property, minimizing any potential impact on adjacent roadways.

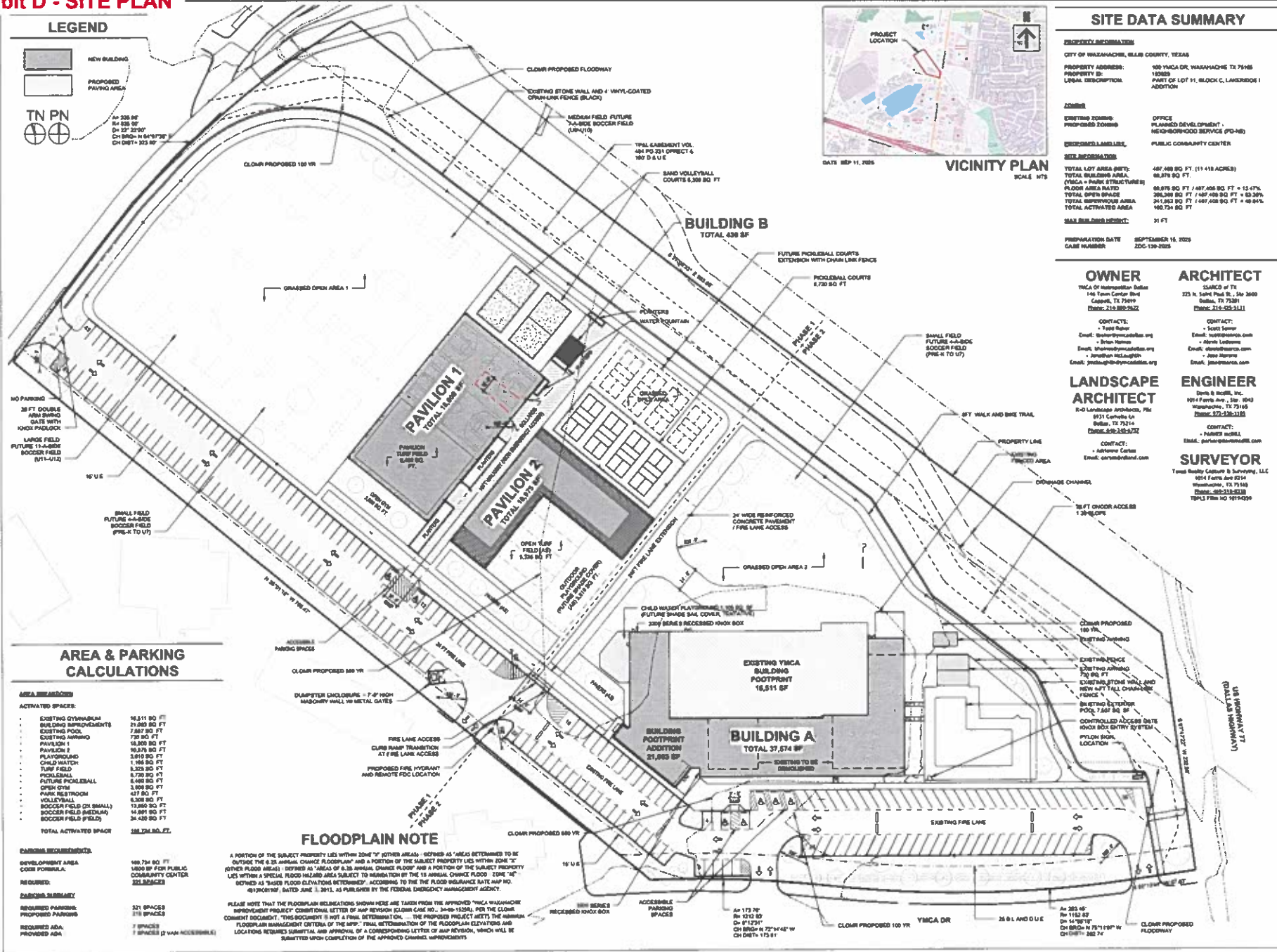
Substantial Private Infrastructure Investment

This project represents significant private investment including renovation and expansion of the existing YMCA building, construction of new outdoor pavilions and amenities, and comprehensive on-site improvements. These improvements include 24-foot fire lanes meeting city and fire code standards, emergency vehicle access infrastructure, ADA-accessible pedestrian pathways and trails, parking facilities serving both YMCA and adjacent park users, stormwater management and drainage systems, utility infrastructure upgrades, and landscape improvements.

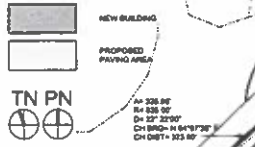
Fee Waiver Amount

The Waxahachie Family YMCA requests a full waiver (100%) of all Roadway Impact Fees. This waiver will maximize capital investment in facilities and programs directly serving Waxahachie residents. The nonprofit mission, substantial public benefit, significant infrastructure investment, and limited roadway impact provide compelling justification for this request.

Exhibit D - SITE PLAN



LEGEND



SITE DATA SUMMARY

PROPERTY INFORMATION

CITY OF WAXAHACHIE, BLISS COUNTY, TEXAS
 PROPERTY ADDRESS: 100 YMCA DR, WAXAHACHIE, TX 75165
 PROPERTY ID: 100025
 LEGAL DESCRIPTION: PART OF LOT 31, BLOCK C, LAWRENDS I ADDITION

OWNER

EXISTING ZONING: PROPOSED ZONING: OFFICE PLANNED DEVELOPMENT - NEIGHBORHOOD SERVICE (PD-NB)
 PROPOSED LAND USE: PUBLIC COMMUNITY CENTER

SITE INFORMATION

TOTAL LOT AREA (NET): 487,488 SQ. FT. (11.418 ACRES)
 TOTAL BUILDING AREA: 68,876 SQ. FT.
 TOTAL OPEN SPACE: 68,876 SQ. FT. / 487,488 SQ. FT. = 14.47%
 TOTAL IMPROVED AREA: 241,843 SQ. FT. / 487,488 SQ. FT. = 49.61%
 TOTAL ACTIVATED AREA: 160,734 SQ. FT.

MAX BUILDING HEIGHT: 31 FT

PREPARATION DATE: SEPTEMBER 16, 2025
CASE NUMBER: ZDC-139-0255

OWNER

YMCA OF Metropolitan Dallas
 146 Town Center Blvd
 Carroll, TX 75009
 Phone: 714.980.2622

CONTACTS:
 • Todd Fisher
 Email: toddfisher@ymca.org
 • Brian Johnson
 Email: bjohnson@ymca.org
 • Jonathan McLaughlin
 Email: jonmclaughlin@ymca.org

ARCHITECT

SKARCH of TX
 225 N. Lamar Blvd. Ste. 3000
 Dallas, TX 75201
 Phone: 214.592.2111

CONTACTS:
 • Scott Turner
 Email: sturner@skarch.com
 • Alvin Laddeman
 Email: alvinladdeman@skarch.com
 • Jessi Harrore
 Email: jharrore@skarch.com

LANDSCAPE ARCHITECT

S+O Landscape Architects, P.C.
 6931 Canales Ln
 Dallas, TX 75214
 Phone: 972.326.5332

CONTACT:
 • Ashlee Curtis
 Email: acurtis@solandscape.com

ENGINEER

Davis & McCull, Inc.
 1014 Farris Ave. Ste. 1043
 Waxahachie, TX 75165
 Phone: 972.238.1185

CONTACT:
 • PARKER MCCELL
 Email: parker@dmccull.com

SURVEYOR

Temp Healy Cadman & Surveying, L.L.C.
 1024 Farris Ave Ste 1043
 Waxahachie, TX 75165
 Phone: 972.238.6538
 TPL3 File No 1974429

AREA & PARKING CALCULATIONS

AREA BREAKDOWN

ACTIVATED SPACES:

EXISTING GYMNASIUM	16,511 SQ. FT.
BUILDING IMPROVEMENTS	17,887 SQ. FT.
EXISTING AMPHITHEATRE	729 SQ. FT.
PAVILION 1	13,900 SQ. FT.
PAVILION 2	16,876 SQ. FT.
PLAYGROUND	1,166 SQ. FT.
CHILD WATCH	1,325 SQ. FT.
TURF FIELD	6,728 SQ. FT.
PICKLEBALL	6,730 SQ. FT.
FUTURE PICKLEBALL	4,488 SQ. FT.
OPEN GRASS	3,888 SQ. FT.
PARK RESTROOM	427 SQ. FT.
VOLLEYBALL	6,308 SQ. FT.
SOCCER FIELD (SMALL)	13,860 SQ. FT.
SOCCER FIELD (MEDIUM)	14,880 SQ. FT.
SOCCER FIELD (FIELD)	24,430 SQ. FT.
TOTAL ACTIVATED SPACE	248,248 SQ. FT.

PARKING RECOMMENDATIONS:

DEVELOPMENT AREA CODE FORMULA: 160,734 SQ. FT. / 1,800 SF FOR PUBLIC COMMUNITY CENTER = 89,300 SPACES

REQUIRED: 89,300 SPACES

Parking Summary:

REQUIRED PARKING	89,300 SPACES
PROPOSED PARKING	1 SPACES
REQUIRED ADA	1 SPACES (2 VAN ACCESSIBLE)
PROPOSED ADA	1 SPACES

FLOODPLAIN NOTE

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (OTHER AREAS) - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN" AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "Z" (OTHER FLOOD AREAS) - DEFINED AS "AREAS OF A 0.2% ANNUAL CHANCE FLOOD AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO MEMORANDUM BY THE 1% ANNUAL CHANCE FLOOD ZONE "X" - DEFINED AS "AREAS FLOOD ELEVATIONS DETERMINED" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48129A0101, DATED JUNE 1, 2011, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PLEASE NOTE THAT THE FLOODPLAIN DELINEATIONS SHOWN HERE ARE TAKEN FROM THE APPROVED "YMCA WAXAHACHIE IMPROVEMENT PROJECT" CONDITIONAL LETTER OF MAP REVISION (CASE NO. 34-96-1523A) FOR THE CLOR COMMENT DOCUMENT. THIS DOCUMENT IS NOT A FINAL DETERMINATION. THE PROPOSED PROJECT MEETS THE GENERAL FLOODPLAIN MANAGEMENT CRITERIA OF THE NFIP. FINAL DETERMINATION OF THE FLOODPLAIN ELEVATIONS AND LOCATIONS REQUIRES SUBMITTAL AND APPROVAL OF A CORRESPONDING LETTER OF MAP REVISION, WHICH WILL BE SUBMITTED UPON COMPLETION OF THE APPROVED CHANNEL IMPROVEMENTS.

WAXAHACHIE FAMILY YMCA

100 YMCA DR.
 WAXAHACHIE, TEXAS
 75165

the X

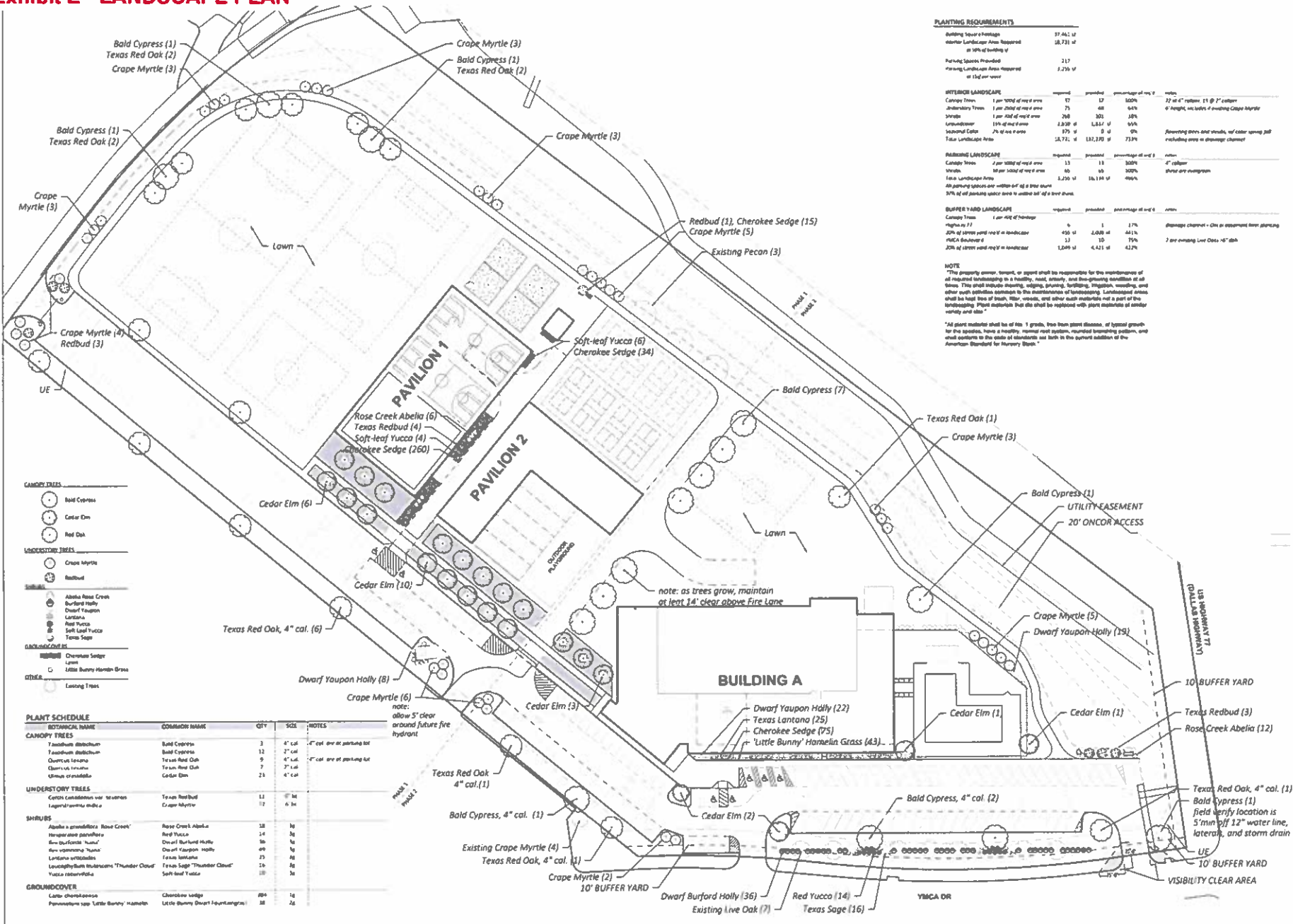
THIS DOCUMENT IS PRELIMINARY. NO PARTITION OR CONVEYANCE OF ANY INTEREST IN THE PROPERTY SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

Project No. 25-YMCA05
 Original Issue Date: 10/01/2025

DETAILED SITE PLAN

A100

Exhibit E - LANDSCAPE PLAN



PLANTING REQUIREMENTS

Building Footprint	Required	Provided	Percentage of req'd	Notes
Building Footprint	37,862 sq ft	28,731 sq ft	76%	
Minimum Landscape Area Required	18,931 sq ft	14,366 sq ft	76%	
Parking Spaces Provided	217	217	100%	
Parking Landscape Area Required	2,276 sq ft	2,276 sq ft	100%	

OUTDOOR LANDSCAPE

Planting	Required	Provided	Percentage of req'd	Notes
Canopy Trees	13	13	100%	22 in 4" calipers, 11 @ 2" calipers
Understory Trees	75	68	91%	4' height, includes 4 existing Crape Myrtle
Shrubs	260	301	116%	
Perennials	2,338 sq ft	1,854 sq ft	80%	
Groundcover	975 sq ft	5 sq ft	0%	Requiring trees and shrubs, w/ color spacing and excluding area in drainage channel
Total Landscape Area	18,712 sq ft	13,726 sq ft	73%	

INDOOR LANDSCAPE

Planting	Required	Provided	Percentage of req'd	Notes
Canopy Trees	11	11	100%	4" calipers
Shrubs	60	60	100%	Shrub are minimum
Total Landscape Area	2,200 sq ft	16,100 sq ft	73%	

BUFFER YARD LANDSCAPE

Planting	Required	Provided	Percentage of req'd	Notes
Canopy Trees	1	1	100%	4" calipers
Shrubs	450	1,000	222%	4" calipers
Total Landscape Area	1,000 sq ft	4,121 sq ft	412%	

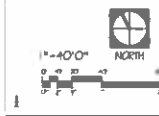
NOTE: The property owner, tenant, or agent shall be responsible for the implementation of all required landscaping in a timely, neat, orderly, and free-flowing condition at all times. This shall include mowing, weeding, pruning, fertilizing, irrigation, watering, and other such activities necessary to the maintenance of landscaping. Landscaping areas shall be kept free of brush, litter, weeds, and other such materials not a part of the landscaping. If trees die, they shall be replaced with plants of similar variety and size.

*All plant material shall be of the 1 grade, free from plant disease, of typical growth for the species, have a healthy, normal root system, rounded top, and shall comply to the rules of standards set forth in the current edition of the American Standard for Nursery Stock.

- CANOPY TREES**
 - Bald Cypress
 - Cedar Elm
 - Red Oak
- UNDERSTORY TREES**
 - Crape Myrtle
 - Redbud
- SHRUBS**
 - Abelia Rose Crown
 - Burford Holly
 - Dwarf Yaupon Holly
 - Lantana
 - Red Yucca
 - Soft-leaf Yucca
 - Texas Sage
- PERENNIALS/GRASS**
 - Cherokee Sedge
 - Lawn
 - Little Bunny Hamelin Grass
- OTHER**
 - Existing Trees

PLANT SCHEDULE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
CANOPY TREES					
Taxodium distichum	Bald Cypress	3	4" cal	4" cal. one at parking lot	
Taxodium distichum	Bald Cypress	12	2" cal		
Quercus laevis	Texas Red Oak	9	4" cal	4" cal. one at parking lot	
Quercus laevis	Texas Red Oak	7	2" cal		
Ulmus crinitifolia	Cedar Elm	21	4" cal		
UNDERSTORY TREES					
Carya cordallana var. texanensis	Texas Redbud	12	4" cal		
Liquidambar styraciflua	Crape Myrtle	17	6 in		
SHRUBS					
Abelia grandiflora 'Rose Creek'	Rose Creek Abelia	18	18		
Euonymus alatus	Red Yucca	14	18		
Euonymus alatus	Dwarf Burford Holly	36	18		
Euonymus alatus	Dwarf Yaupon Holly	19	18		
Lantana verticillata	Texas Lantana	21	18		
Leucophyllum thunbergii 'Thunder Cloud'	Texas Sage 'Thunder Cloud'	16	18		
Yucca rostrata	Soft-leaf Yucca	18	36		
GROUND COVER					
Carex obovata	Cherokee sedge	200	18		
Paspalum sp. 'Little Bunny' Hamelin	Little Bunny Hamelin	38	18		

RVD landscape architects inc
6831 Comanche Lane
Dallas, Texas 75214
646.246.8757
com@rvid.com



YMCA
of Metropolitan Dallas
148 Term Center Boulevard
Coppell, TX 75019
214-960-9622

WAXAHACHIE FAMILY YMCA
100 YMCA DRIVE
WAXAHACHIE, TEXAS 75165

NO.	DATE	REVISION

THIS DOCUMENT IS NOT FOR PERMANENT RECORD. CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

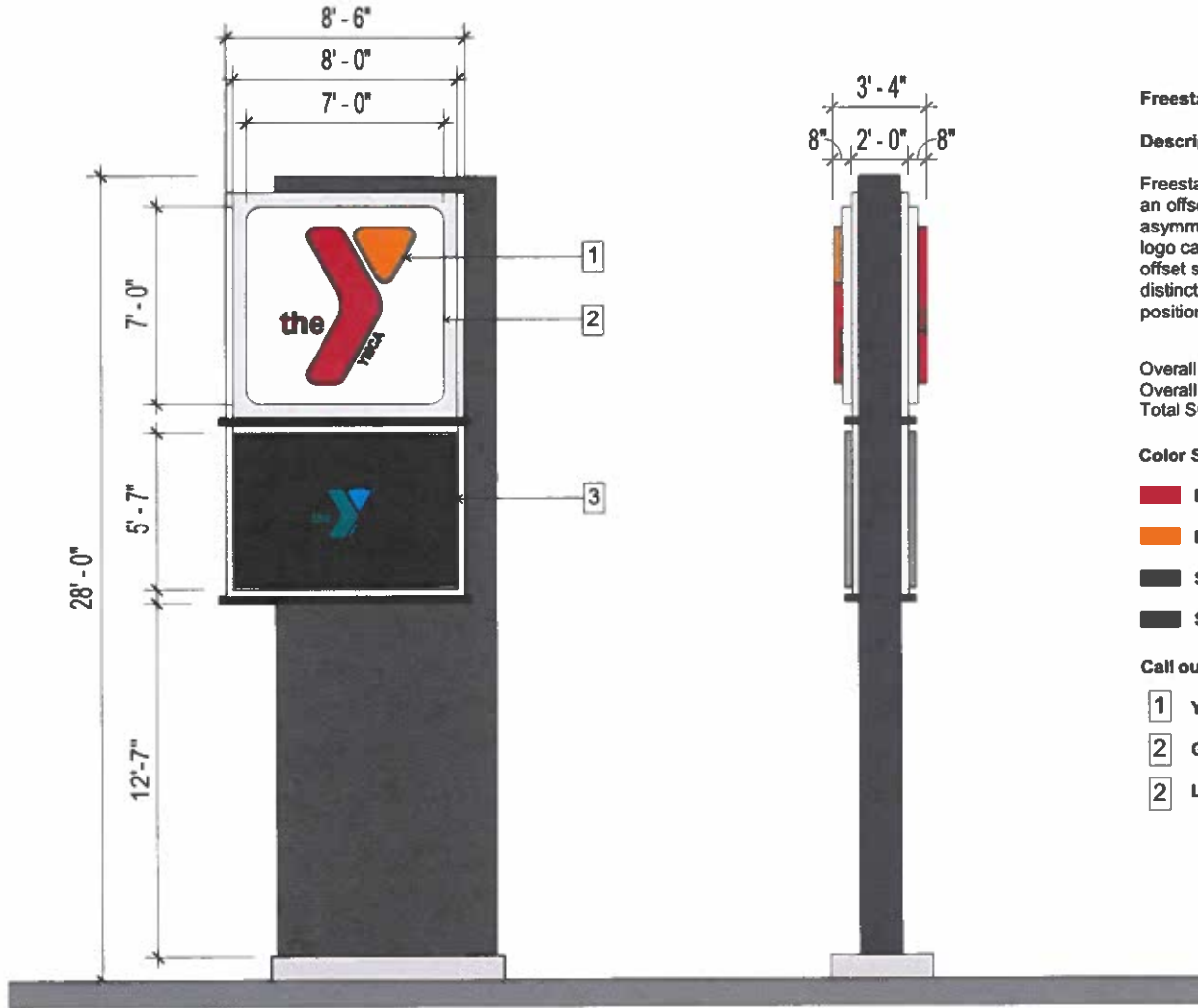
Drawn by: KXX
Date: 9-16-2025
LANDSCAPE CONCEPT--PD
L100

(18)

Exhibit F - SIGNAGE PLAN



Exhibit F - SIGNAGE PLAN



Freestanding Pylon Sign

Description

Freestanding double-faced pylon sign rises 28'-0" in overall height with an offset rectangular support profile that gives the structure a modern, asymmetrical appearance. The design integrates an illuminated YMCA logo cabinet above a full-color electronic message center (EMC). The offset support emphasizes the vertical lift of the sign while creating a distinctive architectural presence. Both the logo cabinet and EMC are positioned prominently for maximum visibility to passing traffic.

Overall Height > 28' - 0"
 Overall Width > 4' - 8"
 Total SQ. FT. > 224 ft

Color Schedule

- PMS 485 C YMCA RED
- PMS 137 C YMCA ORANGE
- SW 6991 Black Magic (TBD)
- SW 7069 Iron Ore (TBD)

Call out Legend

- 1 YMCA Logo & Letters
- 2 Gloss White Cabinet Background
- 2 LED Screen (EMC)

Freestanding Pylon Sign (A)

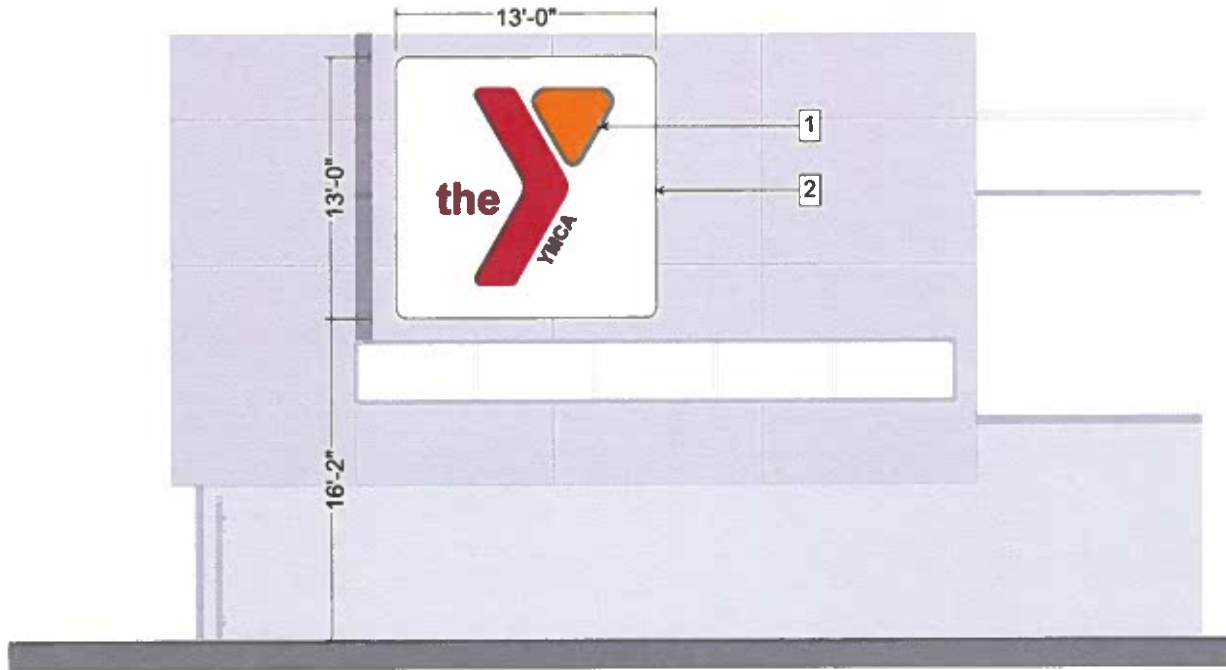
Waxahachie YMCA

09/15/2025 Scale: NTS



(18)

Exhibit F - SIGNAGE PLAN



Primary Exterior Building Sign – Channel Letters

Description

This wall-mounted sign consists of a 13'-0" x 13'-0" YMCA logo fabricated as individually mounted channel letters and logo elements. The design provides dimensionality and brand visibility. Letters and logo may be LED-illuminated for nighttime visibility or left non-illuminated for daytime-only presentation.

Overall Height > 13' - 0"
Overall Width > 13' - 8"
Total SQ. FT. > 169 ft

Color Schedule

- PMS 485 C YMCA RED
- PMS 137 C YMCA ORANGE

Call out Legend

- 1 YMCA Logo & Letters
- 2 Gloss White Cabinet Background



Side - Exterior Building Signage (B)

Waxahachie YMCA

09/15/2025 Scale: NTS



(18)

Exhibit F - SIGNAGE PLAN



Primary Exterior Building Sign – Channel Letters

Description

Primary exterior building A signage located adjacent to the main entry. The design features channel letters in a white finish with LED illumination for maximum visibility. Positioned prominently on the façade, the sign clearly identifies the Waxahachie Family YMCA, serving as the main identifier for the facility while enhancing the architectural presence of the entry.

Overall Height > 1' - 8"
Overall Width > 31' - 0"
Total SQ. FT. > 51.8 ft

Color Schedule

■ PMS Cool Gray 11 C YMCA GRAY

Call out Legend

1 YMCA Logo & Letters

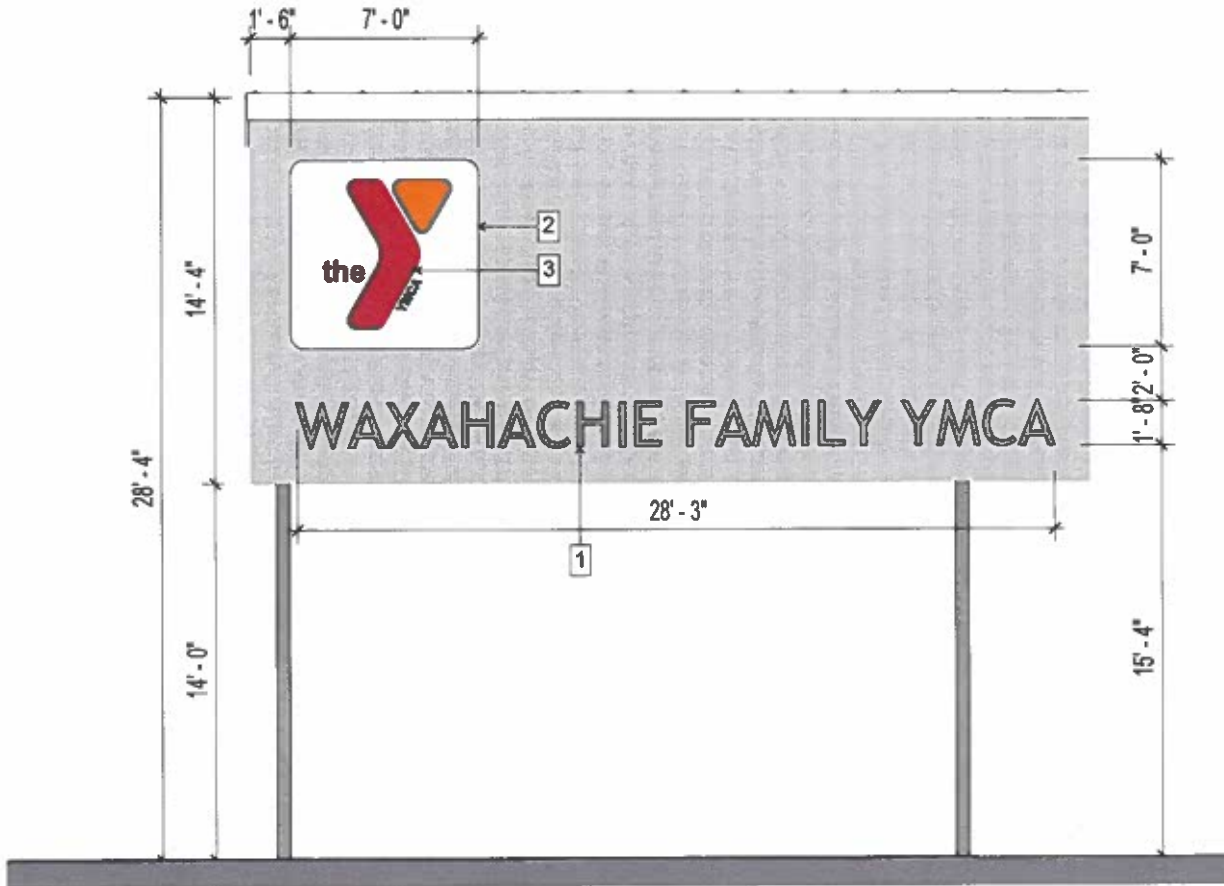
Entry - Exterior Building Signage (C)

Waxahachie YMCA

09/15/2025 Scale: NTS



Exhibit F - SIGNAGE PLAN



Pavilion 2 – Channel Letters

Description

This option features a wall-mounted signage system integrated into the pavilion's corrugated metal façade. The design includes aluminum channel letters spelling "WAXAHACHIE FAMILY YMCA" in a silver finish, paired with an illuminated YMCA logo cabinet placed above. Together, the elements establish a clear brand presence while complementing the building's architectural profile.

Overall Height > 1' - 8"
 Overall Width > 28' - 3"
 Total SQ. FT. > 43.3 ft

Color Schedule

- PMS 485 C YMCA RED
- PMS 137 C YMCA ORANGE

Call out Legend

- 1 YMCA Channel Letters
- 2 Gloss White Cabinet Background
- 3 YMCA Logo & Letters



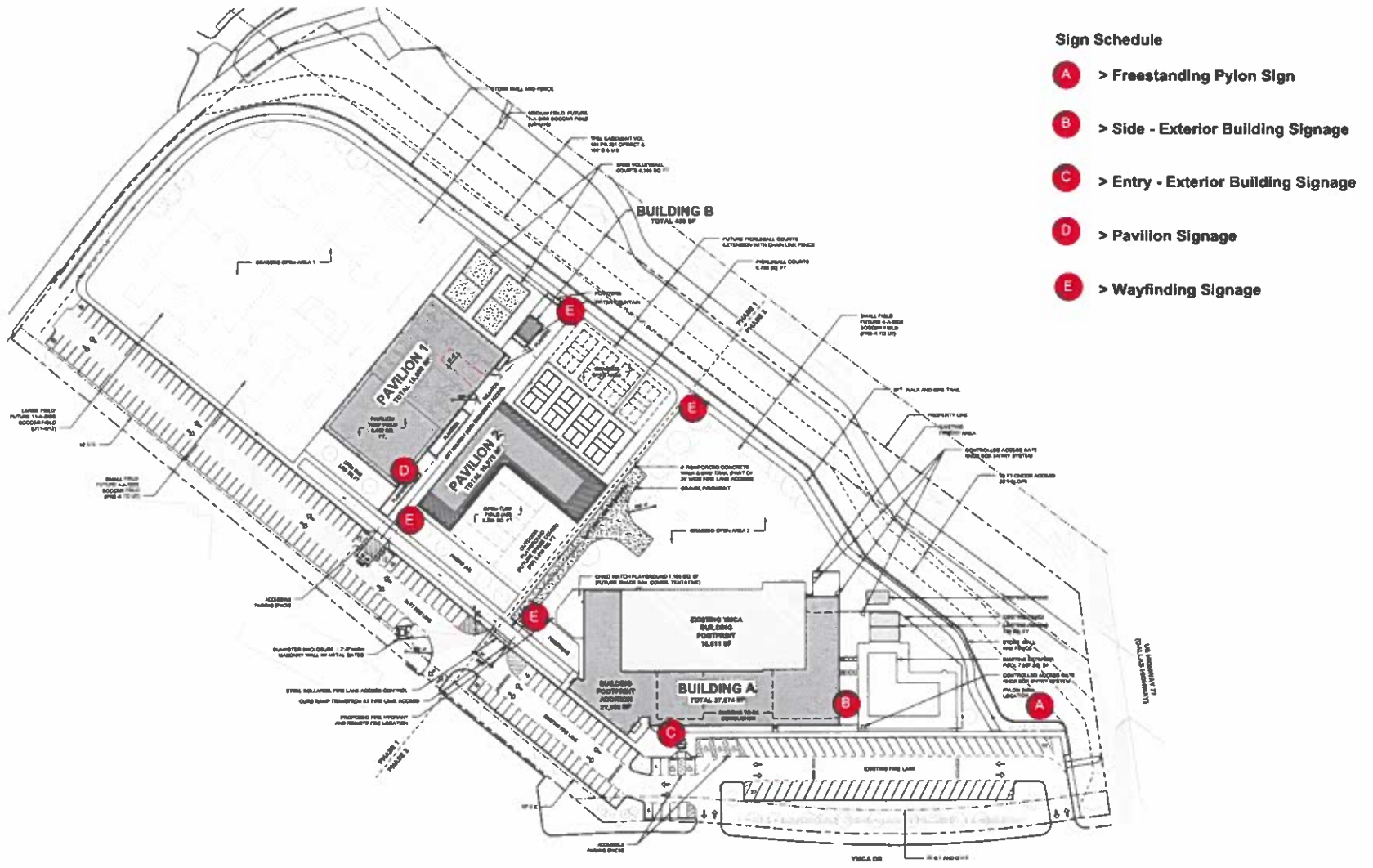
Pavilion 1 Signage (D)

Waxahachie YMCA

09/15/2025 Scale: NTS



Exhibit F - SIGNAGE PLAN



Signage Location Plan

Waxahachie YMCA

09/15/2025 Scale: NTS



STATE OF TEXAS § DEVELOPMENT AGREEMENT FOR
 § WAXAHACHIE FAMILY YMCA
 COUNTY OF ELLIS §

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the City of Waxahachie, Texas ("City"), and YMCA of Metro Dallas ("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 Public Community Center on approximately 11.419 acres of land generally located at 100 YMCA Drive, Parcel Number 193929 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 December 15, 2025, when the City Council approved a zoning change to Planned Development-Neighborhood Services (PD-NS) for the Property, contained in **Ordinance No. _____**, 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 right-of-way along YMCA Drive or N US Highway 77, 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: YMCA of Metro Dallas
 146 Town Center Boulevard,
 Coppell, TX 75019
 Attention: Todd Baker

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]

(19)

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 Michael Scott, City Manager of the City of Waxahachie, Texas, on behalf of the City of Waxahachie, Texas.

Notary Public, State of Texas

My Commission Expires: _____

(19)

EXHIBIT A

(Property Legal Description)

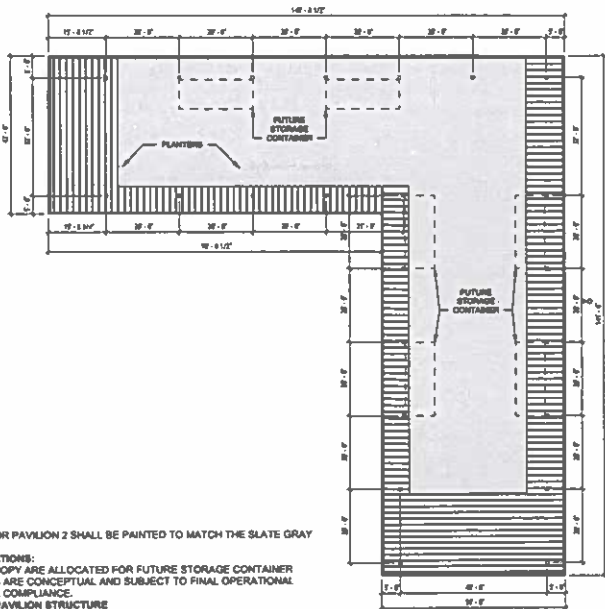
Property Description: Lot 11, Block C of the Lakeridge I Addition, Ellis County Appraisal District Parcel Number 193929.

(19)

EXHIBIT B

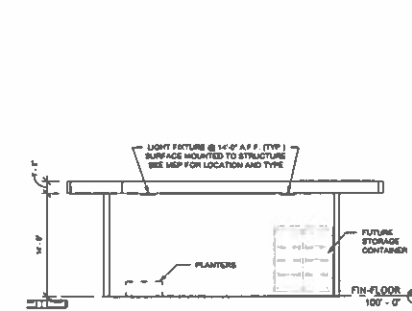
(Building Materials/Elevations)

Exhibit B - ELEVATION/FACADE PLAN

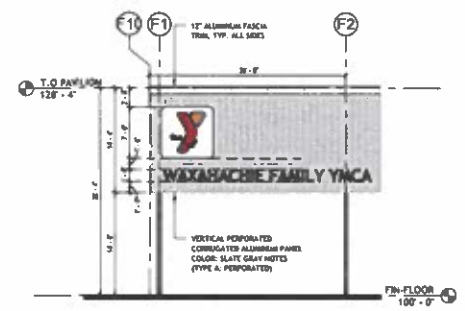


6 PAVILLION 2 - REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

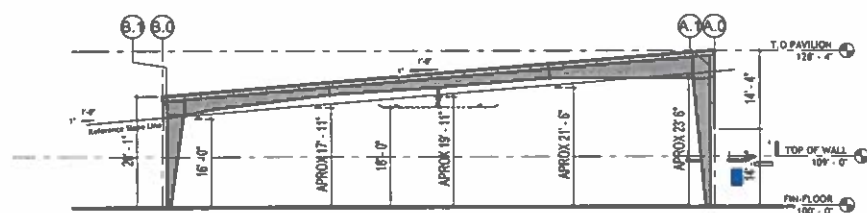
- NOTE:
- COLOR: THE CANOPY STRUCTURE FOR PAVILLION 2 SHALL BE PAINTED TO MATCH THE SLATE GRAY COLOR USED ON PAVILLION 1.
 - FUTURE STORAGE CONTAINER LOCATIONS: AREAS SHOWN UNDER PAVILLION CANOPY ARE ALLOCATED FOR FUTURE STORAGE CONTAINER PLACEMENT. CONTAINER LOCATIONS ARE CONCEPTUAL AND SUBJECT TO FINAL OPERATIONAL REQUIREMENTS AND BUILDING CODE COMPLIANCE.
 - MINIMUM 14' CLEAR HEIGHT UNDER PAVILLION STRUCTURE



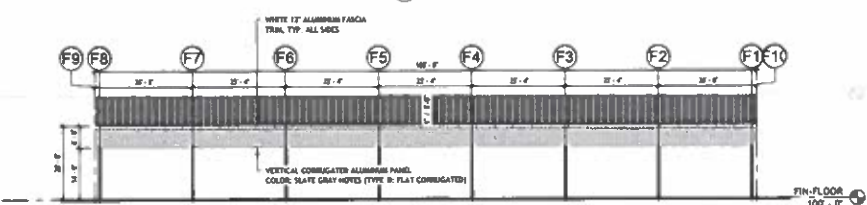
7 PAVILLION 2 SECTION
SCALE: 1/8" = 1'-0"



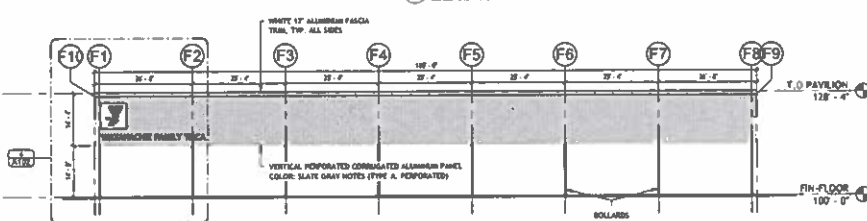
4 ENLARGED EAST ELEVATION
SCALE: 1/8" = 1'-0"



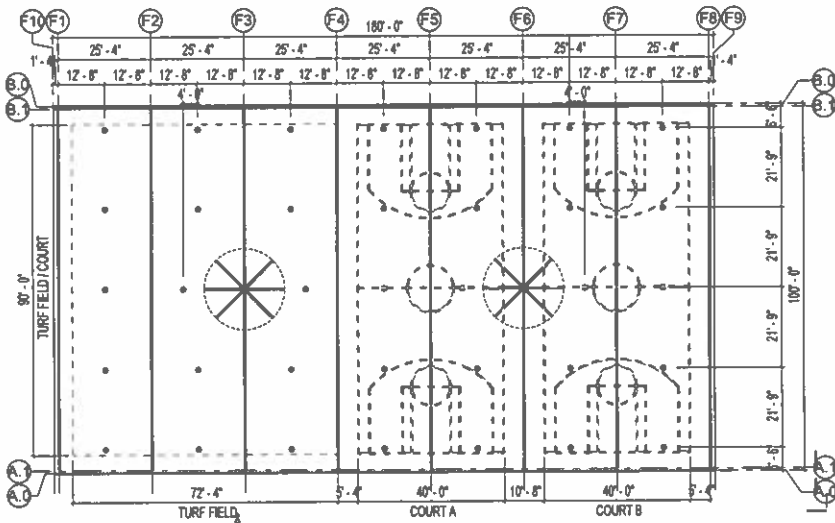
3 PAVILLION 1 SECTION
SCALE: 1/8" = 1'-0"



2 PAVILLION 1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 PAVILLION 1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 PAVILLION 1 - REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

- NOTE: VERIFY ALL MOUNTING REQUIREMENTS AND CLEARANCES:
- LIGHT FIXTURES: (26) LITHONIA REBL ALO28 LED LIGHTS (OR APPROVED EQUAL).
 - FAN MODEL: (2) BIG ASS FANS E-SERIES (OR APPROVED EQUAL), 20 FT DIAMETER, 6-BLADE HVLS FAN, SUITABLE FOR COMMERCIAL INSTALLATION.



WAXAHACHIE FAMILY YMCA
100 YMCA DR.
WAXAHACHIE, TEXAS
75165

the
WAXAHACHIE FAMILY YMCA
100 YMCA DR.
WAXAHACHIE, TEXAS
75165
50% DESIGN DEVELOPMENT

THIS DOCUMENT IS
REGULATORY
PERMITTING OR
CONSTRUCTION
11/17/2025
SCOTT BOWEN, AIA
180712025
Architect
Approved

Project No. 25-YMCA05
Original Issue Date 11/01/2025
PAVILLION FLOOR PLANS
A102

Planning & Zoning Department Zoning Staff Report

(20)



Case: ZDC-43-2025

MEETING DATE(S)

Planning & Zoning Commission:

December 8, 2025

City Council:

January 5, 2025

CAPTION

Public Hearing on a request by Andrew Ruegg, Masterplan Consultants for a **Zoning Change** from a Future Development (FD) zoning district to **Planned Development-Commercial (PD-C)** zoning district for commercial and industrial uses, located at 3705 N US Highway 77, (Property ID 185355) - Owner: NH Waxahachie LLC (ZDC-43-2025)

RECOMMENDED MOTION

"I move to approve ZDC-43-2025, a Zoning Change request from a Future Development (FD) district to a Planned Development-Commercial (PD-C) district, subject to the conditions of the staff report, authorizing the Mayor and/or Interim City Manager to execute all documents accordingly."

ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on December 8, 2025, the Commission voted 7-0 to recommend approval of case number ZDC-43-2025, subject to the conditions of the staff report.

APPLICANT REQUEST

The Applicant requests to rezone the subject property from a Future Development (FD) zoning district to a Planned Development-Commercial (PD-C) zoning district to facilitate occupancy of vacant warehouse structures and establish appropriate standards for future development of the property. No specific tenants or redevelopment plans for the property are proposed with this request.

CASE INFORMATION

Applicant: Andrew Ruegg, Masterplan Consultants

Property Owner(s): NH Waxahachie LLC

Site Acreage: 1.662 acres

Current Zoning: Future Development (FD)

Requested Zoning: Planned Development-Commercial (PD-C)

SUBJECT PROPERTY

General Location: 3705 N US Highway 77

Parcel ID Number(s): 185355

Existing Use: State what currently exists on the site

Development History:

The subject property is not platted. The existing structures on the subject property were built in 1985, prior to the property being annexed in the City in 1998. As such, no original documentation of the building design, permitting or inspections are available to City Staff.

(20)

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Light Industrial-1 (LI-1)	Southern Grouts & Mortars Batch Plat
East	N/A	US Highway 77
South	Commercial (C) with SUP	The Greenery
West	Light Industrial-1 (LI-1)	JS Diesel Truck & Trailer Repair (Recently Vacated)

Future Land Use Plan:

Local Commercial

Comprehensive Plan:

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.

Thoroughfare Plan:

The subject property is accessible via N US Highway 77.

Site Image:



(20)

PLANNING ANALYSIS

The Applicant proposes to rezone the subject property from a Future Development (FD) zoning district to a Planned Development-Commercial (PD-C) zoning district to facilitate occupancy of vacant warehouse structures and establish appropriate standards for future development of the property. No specific tenants or redevelopment plans for the property are proposed with this request.

Background

The existing structures on the subject property were built in 1985. The structures have historically been used as warehouses, with the most recent tenants being a furniture store and warehouse. The subject property was not annexed into the City of Waxahachie until 1998. As such, no original documentation of the building design, permitting, or inspections are available to City staff. Staff has been unable to verify whether the existing buildings or site improvements meet current City Building and Fire Code requirements due to the lack of available information.

Proposed Site Improvements

The existing buildings on the subject property are approximately 9700 square feet and 7100 square feet in size. Each building has with overhead doors for deliveries and loading/unloading. No expansions or modifications to the existing buildings are proposed as part of this Planned Development request.

The subject property features a single existing drive-aisle serving both buildings. The drive-aisle is currently comprised of a combination of materials; but the Applicant proposes to improve the drive-aisle to concrete sufficient to meet current Fire Code requirements. A total of 17 total parking spaces are currently present on the site. As part of the drive-aisle improvements, portions of some of the existing parking spaces that are not concrete, will be improved to concrete. As part of the site improvements for the property, the Applicant also proposes to install new dumpster and dumpster enclosure. The site does not currently have a dumpster enclosure.

The subject property includes several existing signs and a billboard that are proposed to be removed as part of this Planned Development request. Additionally, landscaping is proposed to be added to the site. The additional landscaping slightly exceeds minimum requirements and is proposed to be clustered heavily along US Highway 77 to serve a screen for the site. A 6' cedar fence is also proposed along US Highway 77 behind the proposed landscaping. The fence will have a rolling gate with a Knox box for emergency access.

Proposed Use

Beyond site improvements, the Applicant has proposed several new Planned Development standards to facilitate occupancy of the property. The proposed standards include reduced side and rear setback requirements to 10'. This proposal is less than the typical Commercial zoning requirement of 15' and 20'. The existing structures are situated approximately 12' from the rear property line, 16' from the southern (side) property line, and 15' from the northern (side) property line.

(20)

Proposed Use (continued)

Additionally, the Applicant has proposed a set of allowable uses for the Planned Development that are unique to the subject property. All uses listed below are proposed to be allowed by right within the PD, in addition to the uses already permitted by right in the Commercial (C) zoning district.

- Auto Repair, Major
- Dry Cleaning Establishment, On-Site
- Flea Market or Farmers Market
- Heavy Machinery and Equipment, Rental, Sales or Storage
- Micro-Brewery
- Data Center
- Equipment Sales, New or Used
- Heavy Manufacturing, Fully Indoor
- Machine or Welding Shop
- Medium Manufacturing, Fully Indoor
- Public or Private Utility Shop or Storage

STAFF CONCERNS

Land Use

Staff has concern that the current configuration of the site cannot support a number of land uses proposed to be allowed by right within the new Planned Development District. For example, Retail and Restaurant uses are proposed to be permitted by right; but the current site does not have sufficient parking to support these uses. Furthermore, the existing site and existing buildings are not situated to support more intense uses such as Heavy Manufacturing, or Heavy Machinery and Equipment, Rental, Sales, or Storage.

Other than repaving the existing drive-aisle, no drive-aisle reconfiguration or parking improvements are currently proposed. Without designing proper site improvements to accommodate higher intensity use of the property at this time, staff has concern that many of the proposed uses for the property are inappropriate.

To address this concern, staff has provided several recommendations in the "Conditions" section below that refines allowable uses and would require additional review and approval of the zoning for the property in the event that the owner wishes to modify or expand the site.

Code Compliance

Due to the lack of information regarding the original development of the site, staff has concern that the existing buildings are not in compliance with current City Building and Fire code requirements. Staff also has concern that the existing drive-aisles may not support the weight of a Fire Truck and are not configured to allow a Fire Truck to properly maneuver on site.

To address this concern, staff recommends that prior to the issuance of a Certificate of Occupancy (CO) for either existing building on the subject property, the property owner or prospective tenant shall be required to cause the property to come into compliance with 2021 International Building Code and 2021 International Fire Code. Additionally, staff recommends that Site Plan be revised to require a concrete turnaround, approved by the Fire Marshal, for emergency vehicles at the western end of the existing drive-aisle.

(20)

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received zero (0) letters of support and zero (0) letters of opposition to the proposed 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 PD request, subject to the conditions listed below.

Conditions:

1. The Planned Development Standards shall be revised to require approval of a Specific Use Permit (SUP) for all uses for which the Waxahachie Zoning Ordinance requires a SUP in the Commercial (C) zoning district.
2. The Planned Development Standards shall be revised to prohibit "Auto Repair, Major", "Data Center", "Flea Market or Farmers Market", "Heavy Machinery and Equipment, Rental, Sales or Storage", "Heavy Manufacturing, Fully Indoor", "Pawn Shop", and "Public or Private Utility Shop or Storage" Land Uses.
3. No parking, loading, or unloading shall be permitted within the Fire Lane identified on Exhibit C – Site Plan.
4. Administrative approval of a Detailed Site Plan Application shall be required in the event the property owner chooses to add parking to the site to accommodate tenants or land uses that require more than the existing seventeen (17) parking spaces.
5. An Amendment to the PD shall be required to be approved by City Council in the event that the property owner chooses to reconfigure the site, add an additional structure to the site, or demolish one or both of the existing structures. The Amendment shall be required to include an updated Site Plan, Landscape Plan, Elevation/Façade Plan (if applicable), Signage Plan (if applicable), Photometric Plan (if applicable), and Planned Development Standards (if applicable).
6. 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.
7. The Landscape Plan shall be revised to include sod along the entire northern property line.
8. The property owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit D - Landscape Plan and maintain the required landscaping at all times.
9. A 3200 series knox box shall be required to be installed at the front entry door of both existing buildings.
10. A knox gate key switch shall be installed as well as a chain drop box with a knox padlock on the proposed automatic gate at the entry of the property.
11. Prior to the issuance of a Certificate of Occupancy (CO) for either existing building on the subject property, the property owner or prospective tenant shall be required to cause the buildings to come into compliance with 2021 International Building Code and 2021 International Fire Code.
12. The property owner shall be responsible for obtaining all building and civil construction permits per the City's applicable rules and regulations governing such permits.

(20)

ATTACHED EXHIBITS

1. Planned Development Ordinance
2. Exhibit A – Location Map
3. Exhibit B – Planned Development Standards
4. Exhibit C – Site Plan
5. Exhibit D – Landscape Plan

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 the applicant will be notified to make corrections.

STAFF CONTACT INFORMATION

Prepared by:

Zack King, AICP
Planning Manager
zking@waxahachie.com

Reviewed by:

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

(21)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM FUTURE DEVELOPMENT (FD) TO PLANNED DEVELOPMENT-COMMERCIAL (PD-C) LOCATED AT 3705 N US HIGHWAY 77 IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 1.662 ACRES KNOWN AS PROPERTY ID 185355, 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-43-2025. 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 PD-C; 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 PD-C in order to facilitate development of the subject property in a manner that allows limited commercial uses on the following property: Property ID 185355, which is shown on Exhibit A, in accordance with the Planned Development Standards attached as Exhibit B, the Site Plan attached as Exhibit C and the Landscape Plan attached as Exhibit D.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development is to allow for the development of limited commercial uses, 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. The locations of buildings, private drive-aisles, and utility infrastructure shall substantially conform to the locations shown on the approved Site Plan (Exhibit C).

Development Regulations

1. The development shall conform as approved by the City Council under case number ZDC-43-2025.
2. The development shall adhere to the City Council approved in Exhibit A- Location Map, Exhibit B – Development Standards, Exhibit C – Site Plan, and Exhibit D – Landscape Plan.
3. The Property Owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit D - Landscape Plan and maintain the required landscaping at all times.
4. No parking, loading, or unloading shall be permitted within the Fire Lane identified on Exhibit C – Site Plan.
5. Administrative approval of a Detailed Site Plan Application shall be required in the event the property owner chooses to add parking to the site to accommodate tenants or land uses that require more than the existing seventeen (17) parking spaces.
6. An Amendment to the PD shall be required to be approved by City Council in the event that the property owner chooses to reconfigure the site, add an additional structure to the site, or demolish one or both of the existing structures. The Amendment shall be required to include an updated Site Plan, Landscape Plan, Elevation/Façade Plan (if applicable), Signage Plan (if applicable), Photometric Plan (if applicable), and Planned Development Standards (if applicable).
7. 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.
8. A Knox gate key switch shall be installed as well as a chain drop box with a Knox padlock on the proposed automatic gate at the entry of the property.
9. Prior to the issuance of a Certificate of Occupancy (CO) for either existing building on the subject property, the property owner or prospective tenant shall be required to cause the buildings to come into compliance with 2021 International Building Code and 2021 International Fire Code.
10. The owner shall plat the subject property prior to the approval of the civil permit.

(21)

11. All improvements within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
12. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
13. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance shall conform to those requirements and/or standards prescribed in Exhibit A- Location Map, Exhibit B – Development Standards, Exhibit C – Site Plan, and Exhibit D – Landscape Plan. Where regulations are not specified in Exhibits A, B, C, & D in this Ordinance, the regulations of the Commercial (C) zoning district and the City of Waxahachie Zoning Ordinance shall apply to this development.

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 5th day of January, 2026.

MAYOR

ATTEST:

City Secretary

(21)

Exhibit A - Location Map



0 62.5 125 250 375 500 Feet

City Limits
ZDC-43-2025 (ZC)

Exhibit B - DEVELOPMENT STANDARDS

(21)

Waxahachie, TX – ZDC-43-2025 New PD Development Standards

Statement of Intent – The purpose of this Planned Development District is to provide standards and regulations for property described in Exhibit A to facilitate development of compatible and appropriate future uses on the property.

PD Base Commercial (C) Standards

Height: Three (3) stories or 40'

Minimum Lot Area: 5,000 SF

Minimum Lot Width: 50'

Minimum Lot Depth: 100'

Minimum Front Yard: 25'

Minimum Side Yard: 10'

Minimum Rear Yard: 10'

Maximum Lot Coverage: 40% for the main structure

Parking Regulations: As established by Section 4.03. Parking count and location must adhere to the attached site plan. Except that, if a use requires more parking than is provided on the site plan, Staff may grant an administrative approval of an amendment to the site plan to provide for additional parking as required by use under Section 4.03.

PD Allowed Uses:

All uses permitted by right in Commercial (C) zoning

All uses permitted by SUP in Commercial (C) zoning.

All uses listed below shall be allowed by right within the PD:

Commercial and Retail Type Uses

Auto Repair, Major

Dry Cleaning Establishment, On-Site

Flea Market or Farmers Market

Heavy Machinery and Equipment, Rental, Sales or Storage

Exhibit B - DEVELOPMENT STANDARDS (21)

Micro-Brewery

Industrial and Utility Uses

Data Center

Equipment Sales, New or Used

Heavy Manufacturing, Fully Indoor

Machine or Welding Shop

Medium Manufacturing, Fully Indoor

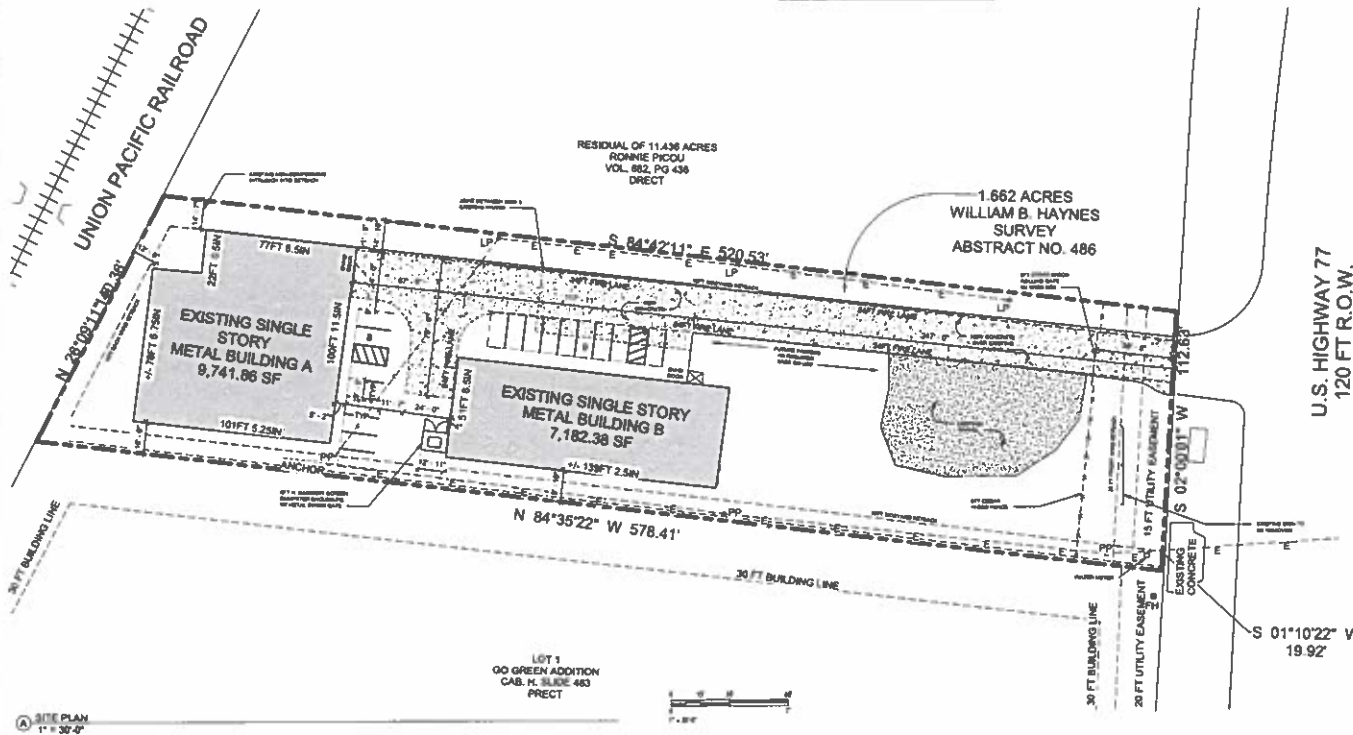
Public or Private Utility Shop or Storage

Exhibit C - SITE PLAN



VICINITY MAP
N.T.S.

NOTE: A 3200 SERIES KNOX BOX SHALL
BE INSTALLED AT THE PRIMARY
ENTRANCE TO EACH BUILDING.



**A PROPOSED PLANNED
DEVELOPMENT FOR:**

OWNER:
JON NYLUND
3515 BROWN ST. STE 109
DALLAS, TEXAS 75219
JONYLUND@GMAIL.COM
TEL: 214-678-0431

PREPARED BY:
BRIAN ANDREW HAYES, RA
ARCHITECTURE GRAVITAS, LLC
7736 MEADOW ROAD #102
DALLAS, TEXAS 75230
DREW@ARCHGRAVITAS.COM
872-992-8650

SITE PLAN DATA

SURVEY & ABSTRACT IDENTIFICATION:	WILLIAM B. HAYNES SURVEY, ABSTRACT 486
PROPOSED ZONING:	PLANNED DEVELOPMENT - COMMERCIAL
PROPOSED USE:	PERMITTED USES IN PLANNED DEVELOPMENT - COMMERCIAL
SITE AREA:	1.662 ACRES/ 72,397 SF GROSS
EXISTING BUILDING AREA:	16,825 SF
OPEN SPACE:	76.8%
REQUIRED PARKING:	PER USER, SEC. 6.02 OF ZONING ORD.
F.A.R.:	0.24:1
IMPERVIOUS AREA:	35,216 SF (50.02%)
PROVIDED PARKING:	15 - 2 ADA = 17 SPACES
ALLOWABLE HEIGHT:	40 FEET (3) STORES
FRONT YARD SET BACK:	25 FT
SIDE YARD SETBACK:	10 FT
BACK YARD SETBACK:	10 FT

ACCESSIBLE PARKING NOTE

1. ACCESSIBLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS



3705 N. US Highway 77
Waxahachie, TX
ZDC-43-2025

Subdivision Name: William B. Haynes Survey Abstract 486 Waxahachie, TX
Elle County 1.662 acres

SITE DEVELOPMENT PLAN APPROVAL

NOT FOR CONSTRUCTION
REGULATORY AGENCY
11-24-2025

Project No. ZDC4
Date: 11-24-2025
SITE PLAN
A0

(22-24)



Memorandum

To: Honorable Mayor and City Council

From: Trenton Robertson, Senior Director of Planning

Thru: Ricky Boyd, City Manager

Date: January 5, 2026

Re: ZDC-232-2024 – Kemp Tract (Minto) Planned Development

On December 18, 2025, the applicant requested to continue case no. ZDC-232-2024, from the January 5, 2026, City Council meeting to the January 26, 2026 City Council meeting. The purpose of the continuance request is to allow the Applicant additional time to address staff concerns.

(25)



Memorandum

To: Honorable Mayor and City Council

From: Trenton Robertson, Senior Director of Planning

Thru: Ricky Boyd, City Manager

Date: January 5, 2026

Re: ANX-DNX-164-2025 – UPH & WALTON ANNEXATION REQUEST

On December 18, 2025, the applicant requested to continue case no. ZDC-232-2024, from the January 5, 2026, City Council meeting to the January 26, 2026 City Council meeting. The purpose of the continuance request is to allow the Applicant additional time to address staff concerns.

(26)



Memorandum

To: Honorable Mayor and City Council
From: Dustin Deel, Senior Director of Administrative Services
Thru: Ricky Boyd, City Manager *RB*
Date: January 05, 2026
Re: Consider Approval of a Supplemental Appropriation for Animal Shelter Feasibility Study

Recommended Motion: "I move to approve a supplemental appropriation from the General Fund unrestrictive reserve in the amount of \$14,500 to fund 50% of an animal shelter feasibility study."

Item Description: Consider approval of a supplemental appropriation for an updated feasibility study and needs assessment for the Waxahachie Animal Shelter. The cost will be split evenly between the City of Waxahachie and Ellis County.

Item Summary: The City of Waxahachie is engaging Quorum Architects, Inc. to conduct an updated feasibility study and needs assessment for the Waxahachie Animal Shelter. This study is intended to evaluate long-term operational and facility needs and explore potential regional models for animal services delivery.

As part of this effort, the City is coordinating with Ellis County to explore the possibility of a future partnership. The study will provide critical information—such as space programming, population growth projections, phased development options, and conceptual site layouts—to help determine whether a shared facility model could be viable and beneficial for both entities.

Quorum's scope includes stakeholder engagement, site and facility assessment, conceptual planning, and preliminary cost estimates. This work will serve as the foundation for future planning and decision-making related to facility development and potential interlocal collaboration.

(26)

Fiscal Impact: The study requires a supplemental appropriation in the amount of \$14,500 to cover the City's share of the project cost. Funding for this appropriation will be drawn from the General Fund Reserve and allocated to the Animal Services Department budget for FY 2026. Ellis County will independently fund the remaining \$14,500 directly to the consultant, bringing the total project value to \$29,000.

(27)



Memorandum

To: Honorable Mayor and City Council

From: Joe Wiser, Chief of Police

Thru: Ricky Boyd, City Manager RB

Date: January 5, 2026

Re: Consider City of Waxahachie Carrying the Financing for Lenco BearCat

Recommended Motion: "I move to approve the City of Waxahachie be named as 'Lessee' for the partial financing through Municipal Asset Management of a Lenco BearCat that will be paid through SRRG funds, and authorize the City Manager to execute all documents as necessary."

Item Description: Consider City of Waxahachie be named as the 'Lessee' for financing a Lenco Bearcat with payments being made through SRRG funds.

Item Summary: The Waxahachie Police Department is a participating member of the Southern Regional Response Group (SRRG). SRRG provides specialized police response capabilities to its member cities, including assistance with felony arrest warrants and searches, armed barricaded persons, narcotics warrants, and other incidents requiring specialized resources. The group recognizes the operational advantages of combining manpower, training, and equipment across participating agencies, as well as the cost savings to each individual member city that comes from the combined resources.

SRRG is governed by a Board of Directors composed of the Chief of Police from each participating city. Member cities pay annual dues, which are deposited into Fund 238 – Special Response Team, maintained by the City of Waxahachie. These funds are used to purchase equipment and other items necessary to support SRRG operations.

(27)

In 2022, the SRRG Board of Directors approved the purchase of a Lenco BearCat armored vehicle. Although the vehicle was purchased with SRRG funds, it is titled and registered to the City of Waxahachie.

On December 9, 2025, the SRRG Board of Directors voted to purchase a second Lenco BearCat armored vehicle at a total cost of \$379,694. The purchase will be fully funded through SRRG funds.

At the same meeting, the Board approved entering into a five (5) year tax-exempt lease-purchase agreement with Municipal Asset Management, Inc. Under the terms of the agreement:

- A \$130,000 down payment will be made when the City of Waxahachie takes possession of the vehicle.
- The remaining \$249,694 will be financed over five years.
- The annual payment will be \$58,729.24, subject to City of Waxahachie credit rating.
- All payments—including the down payment—will be made using SRRG funds.

Since the purchase of the first BearCat in 2022, the cost of a comparable vehicle has increased by approximately 28%. Utilizing this lease-purchase option allows the team to secure the vehicle sooner while avoiding additional cost increases due to inflation.

Although BearCats are regional assets funded by the SRRG, they must be titled and registered under a single municipality. The lease-purchase agreement also requires one municipality to serve as the contracting party.

Accordingly, we are requesting that the City of Waxahachie:

1. Purchase the new Lenco BearCat using SRRG funds;
2. Be designated as the Lessee on the five-year lease-purchase agreement with Municipal Asset Management, Inc.; and
3. Serve as the titled and registered owner of the vehicle.

If this request is approved, a subsequent item will be presented seeking authorization to transfer ownership of the 2022 Lenco BearCat to the City of DeSoto, another SRRG participating member.

Fiscal Impact: All down payments and annual lease payments will be made from Fund 238 – Special Response Team. The City of Waxahachie already maintains the 2022 BearCat. If the transfer of that vehicle to the City of DeSoto

(27)

is approved, the fiscal impact to Waxahachie will be minimal to none, as the City will continue to maintain ownership of only one BearCat.

RESOLUTION OF GOVERNING BODY

At a duly called meeting of the governing body of Lessee held in accordance with all applicable legal requirements, including open meeting laws, on the _____ day of _____, 2026, the following resolution was introduced and adopted:

RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A MASTER TAX-EXEMPT LEASE PURCHASE AGREEMENT, AND RELATED INSTRUMENTS, AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the governing body of the City of Waxahachie (“Lessee”) desires to obtain certain property (the “Property”) described in the Property Schedule to the Master Tax-Exempt Lease Purchase Agreement (collectively, the “Agreement”) with Municipal Asset Management, Inc. (“Lessor”), the form of which has been available for review by the governing body of Lessee prior to this meeting; and

WHEREAS, the Property is essential for the Lessee to perform its governmental functions; and

WHEREAS, Lessee has taken the necessary steps, including those relating to any applicable legal bidding requirements, to arrange for the acquisition of the Property; and

WHEREAS, Lessee proposes to enter into the Agreement with Seller substantially in the forms presented to this meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF LESSEE AS FOLLOWS:

Section 1. It is hereby found and determined that the terms of the Agreement in the forms presented to this meeting and incorporated in this resolution are in the best interests of Lessee for the acquisition of the Property.

Section 2. The Agreement and the acquisition and financing of the Property under the terms and conditions as described in the Agreement are hereby approved. The City Manager of Lessee and any other officer of Lessee who shall have power to execute contracts on behalf of Lessee be, and each of them hereby is, authorized to execute, acknowledge and deliver the Agreement with any changes, insertions and omissions therein as may be approved by the officers who execute the Agreement, such approval to be conclusively evidenced by such execution and delivery of the Agreement. The City Manager of the Lessee and any other officer of Lessee who shall have power to do so be, and each of them hereby is, authorized to affix the official seal of Lessee to the Agreement and attest the same.

Section 3. The proper officers of Lessee be, and each of them hereby is, authorized and directed to execute and deliver any and all papers, instruments, opinions, certificates, affidavits and other documents and to do or cause to be done any and all other acts and things necessary or proper for carrying out this resolution and the Agreement.

Section 4. Pursuant to Section 147(f)/Section 265(b) of the Internal Revenue Code of 1986, as amended (the “Code”), Lessee hereby specifically designates the Agreement as a “qualified tax-exempt obligation” for purposes of Section 147(f)/Section 265(b)(3) of the Code.

The undersigned further certifies that the above resolution has not been repealed or amended and remains in full force and effect and further certifies that the Agreement executed on behalf of Lessee are the same as presented at such meeting of the governing body of Lessee, excepting only such changes, insertions and omissions as shall have been approved by the officers who executed the same.

Date: _____, 2026

City of Waxahachie
Lessee

By: _____
(Signature of Secretary, Board Chairman or other member of the Governing Body)

Name: _____

Title: _____

Attested By: _____

(Signature of one additional person who can witness the passage of this Resolution)

Name: _____

Title: _____

MEMORANDUM OF UNDERSTANDING

Between the City of Waxahachie and the City of DeSoto Regarding Transfer of Ownership of a 2022 Lenco BearCat Armored Vehicle

This Memorandum of Understanding (“MOU”) is entered into by and between the **City of Waxahachie, Texas (“Waxahachie”)** and the **City of DeSoto, Texas (“DeSoto”)**, collectively referred to as the “Parties.”

1. Purpose

The purpose of this MOU is to document the terms and conditions under which Waxahachie will transfer ownership of a **2022 Lenco BearCat Armored Vehicle (“Vehicle”)** to DeSoto. The transfer is being conducted pursuant to a vote of approval by the Board of Directors of the Southern Regional Response Group (SRRG) on December 9, 2025.

2. Background

1. Waxahachie is a participating member of SRRG and maintains **Fund 238 – Special Response Team**, through which SRRG dues and equipment funds are received.
2. In 2022, SRRG approved the purchase of a Lenco BearCat using SRRG funds. Although purchased with SRRG resources, the Vehicle was titled and registered to Waxahachie.
3. On December 9, 2025, the SRRG Board approved the purchase of a new Lenco BearCat and authorized transferring ownership of the 2022 Vehicle to DeSoto.
4. DeSoto has agreed to accept ownership and all future financial responsibility associated with the Vehicle.

3. Transfer of Ownership

1. Waxahachie agrees to transfer full ownership, title, and registration of the 2022 Lenco BearCat to DeSoto.
2. The transfer shall take place **after Waxahachie takes delivery and official possession of the new Lenco BearCat** ordered by SRRG.
3. Waxahachie will provide DeSoto with all necessary documents required to complete the transfer of title and registration under Texas law.

4. Responsibilities of DeSoto

Upon transfer, DeSoto agrees to assume:

1. Full ownership, custody, and control of the Vehicle;

- 2. All operational, maintenance, repair, insurance, and administrative costs;
- 3. Responsibility for compliance with all applicable federal, state, and local laws governing ownership and operation of armored law-enforcement vehicles;
- 4. Liability for all claims or damages arising after the date of transfer.

5. Responsibilities of Waxahachie

Waxahachie agrees to:

- 1. Maintain the Vehicle in its normal operational condition until the time of transfer;
- 2. Facilitate title and registration transfer in a timely manner;
- 3. Provide any available maintenance history, manuals, records, or equipment associated with the Vehicle.

6. No Exchange of Funds

No payment or reimbursement is required from either Party for this transfer. The Vehicle is being transferred pursuant to SRRG governance and Board authorization.

7. Term and Effective Date

This MOU becomes effective upon the date of the last signature below and remains effective until all obligations described herein have been fulfilled.

8. Modification

This MOU may be amended only by mutual written agreement signed by both Parties.

9. Non-Binding Agreement

This MOU reflects the Parties' mutual understanding and cooperation regarding the Vehicle transfer. It is not intended to create legal obligations beyond those necessary to execute the ownership transfer under applicable law.

10. Signatures

IN WITNESS WHEREOF, the Parties execute this Memorandum of Understanding:

CITY OF WAXAHACHIE, TEXAS
 By: _____
Chief of Police
 Date: _____

(27)

By: _____

City Manager

Date: _____

CITY OF DESOTO, TEXAS

By: _____

Chief of Police

Date: _____

By: _____

City Manager

Date: _____

(28)



Memorandum

To: Honorable Mayor and City Council
From: Dale Sigler, Assistant Chief of Police

Thru: Ricky Boyd, City Manager *RB*

Date: January 5, 2026

Re: Consider a Memorandum of Understanding to Transfer of Ownership of the 2022 Lenco BearCat Armored Vehicle to the City of DeSoto

Recommended Motion: "I move to approve the Memorandum of Understanding to transfer of ownership of the 2022 Lenco BearCat armored vehicle to the City of DeSoto and authorize the City Manager to execute all documents as necessary."

Item Description: Consider the transfer of ownership of the 2022 Lenco BearCat armored vehicle to the City of DeSoto.

Item Summary: The Waxahachie Police Department is a participating member of the Southern Regional Response Group (SRRG). SRRG provides specialized police response capabilities to its member cities, including assistance with felony arrest warrants and searches, armed barricaded persons, narcotics warrants, and other incidents requiring specialized resources. The group recognizes the operational advantages of combining manpower, training, and equipment across participating agencies.

SRRG is governed by a Board of Directors composed of the Chief of Police from each participating city. Member cities pay annual dues, which are deposited into Fund 238 – Special Response Team, maintained by the City of Waxahachie. These funds are used to purchase equipment and other items necessary to support SRRG operations.

In 2022, the SRRG Board of Directors approved the purchase of a Lenco BearCat armored vehicle. Although the vehicle was purchased with SRRG funds, it is titled and registered to the City of Waxahachie.

On December 9, 2025, the SRRG Board of Directors voted to purchase an additional Lenco BearCat armored vehicle for SRRG use. As part of this decision, the Board approved transferring ownership of the existing 2022 BearCat to the City of DeSoto, a member city of SRRG. The City of DeSoto has agreed to assume full ownership and financial responsibility for the vehicle.

We are requesting authorization to transfer ownership of the 2022 Lenco BearCat to the City of DeSoto. The transfer will occur once the new BearCat ordered by SRRG is delivered and placed into service. A Memorandum of Understanding (MOU) outlining the terms of the transfer will be executed at the time of ownership change.

Fiscal Impact: The vehicle subject to transfer was originally purchased with SRRG funds. Upon completion of the transfer, the City of DeSoto will be fully responsible for all operational, maintenance, and associated costs of the vehicle.

(28)

SRRG - SRT

2022 Lenco BearCat



(29)



Memorandum

To: Honorable Mayor and City Council
From: Chad Tustison, Finance Director
Thru: Ricky Boyd, City Manager *RB*
Date: January 5, 2026
Re: Fiscal Year 2025 Fourth Quarter Financial Report

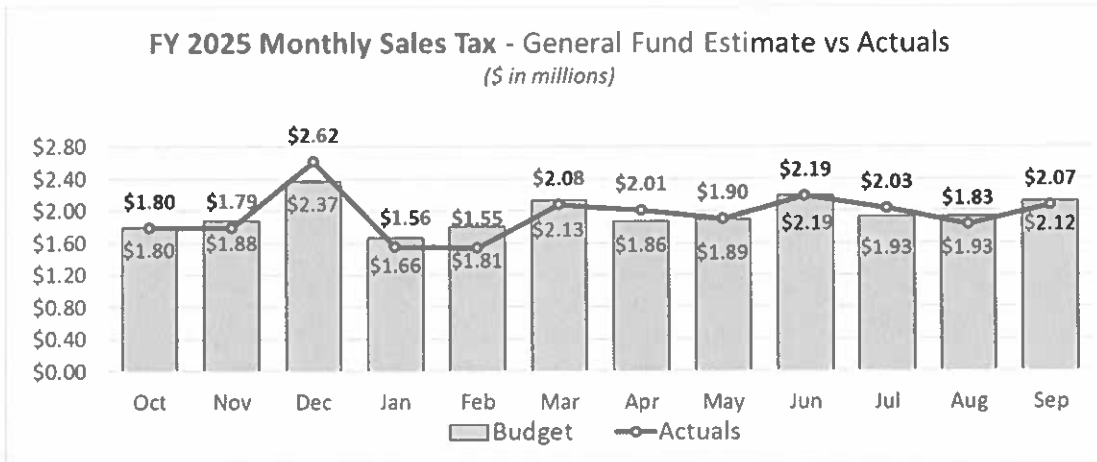
I am pleased to present the Fourth Quarter Financial Report for Fiscal Year 2025, covering the 12-month period of October 2024 through September 2025. This report highlights the General Fund, Water and Wastewater funds, Waxahachie Community Development Corporation (WCDC) Fund, Hotel/Motel Fund, and the Tax Increment Refinance Zone (TIRZ) Fund. This report compares actual revenue collections and expenses incurred during the year to the approved budget and is a preliminary unaudited year-end report. The City's annual financial audit is currently underway and is scheduled to be delivered in March 2026.

General Fund

- The City's General Fund accounts for activities commonly associated with municipal government such as police and fire protection, parks and recreation, routine street maintenance, and library services. This fund is supported by property tax, sales tax, user fees, permits and other miscellaneous revenues. Overall, revenues have performed better than anticipated and expenses are within budget.

- **Property tax collections** account for approximately 37% of the City’s revenue in Fiscal Year 2025. Through the fourth quarter, property taxes in the City’s General Fund amount to \$26.5 million. In addition to current-year collections, this revenue also includes delinquent payments from prior years and associated penalties and interest. The majority of collections occur from December through March as property tax payments become due and were reflected in the report for the second quarter.
- **Sales tax** is the second largest revenue source, accounting for 33% of the City’s General Fund. Of the 8.25 cents for every dollar of taxable sales, the state of Texas collects 6.25 cents, while 1.5 cents are distributed to the City’s General Fund, and 0.5 cent goes to the WCDC fund.

Through the fourth quarter, collections in the General Fund totaled \$23.4 million and represent an increase of 4.0% over the prior year.

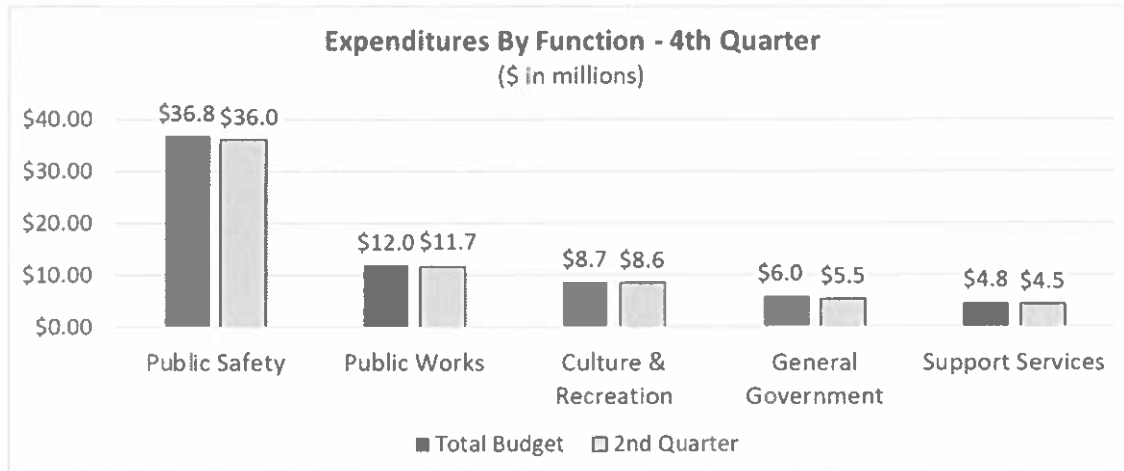


- Other major revenue sources include Franchise Fees, Licenses and Permits, Charges for Service, Miscellaneous revenue and Interfund Transfers. Franchise fees are collected from local utility companies to pay for the use of the City’s right-of-way. Building permits for residential and commercial building activity continue to be stronger than anticipated, reflecting the City’s ongoing growth.

Miscellaneous revenue is trending higher mainly as a result of interest income from higher yields on the City’s invested funds. Additionally, we’ve realized additional revenue through cooperative purchasing and credit card rebate programs. The transfer revenue category also includes unanticipated interest accrued from capital projects funds with General Fund allocations.

(29)

- **Expenditures** in the General Fund for the fourth Quarter total \$66.3 million, or approximately 3.0% below budget. The following chart compares the budget for each city function to the actual expenditures through FY 2025.



- In the area of Public Works, there are unspent funds of approximately \$1.3 million in annual street maintenance and improvements. As part of the year-end close-out process, these funds will be transferred out of the General Fund budget to the Streets Capital Fund for future and ongoing projects. For support services, actuals have come in under budget primarily due to salary savings, and delayed equipment purchases for the City Hall remodel project. Savings in General Government includes salary savings and legal fees.

Other Funds

- The Water and Wastewater Funds account for all revenues and expenditures associated with the operation and maintenance of the City's water distribution and wastewater treatment activities.

Expenses are in line with the budget and reflect some savings in personnel, lower cost of water treatment supplies, and less use of the Sokoll plant than anticipated. Revenues are slightly over budget due to additional growth in customer accounts.

- The WCDC fund accounts for revenues and expenses associated with the Waxahachie Community Development Corporation in operating the Civic Center and Sports Complex, promoting economic development, and implementing quality of life improvements throughout the community.

(29)

This fund is mainly funded by ½ cent sales tax and user fees. Overall, revenues and expenses are within budget. Similar to the General Fund, sales tax is up 4.0% over last year. Compared to the prior year, total revenue is 3.2% higher due to increased activity at the Sports Complex and additional interest income.

- The Hotel/Motel Tax Fund receives the proceeds from a 7% hotel occupancy tax available to be used to promote tourism and the convention and hotel industry. The City uses the fund to operate the Convention and Visitor's Bureau and contribute to smaller non-city organizations that promote the arts and historic tourism and preservation. Revenues and expenditures are in line with budget projections.

Investment Activity

- As part of the financial management of the City, cash balances in the City's various funds are invested and earn interest. This interest income can be used to fund operating costs, capital projects, and service debt. These funds are invested in accordance with the City's Investment Policy and are in full compliance with the Texas Public Funds Investment Act. The majority of City funds are invested in LOGIC, a AAA rated local government investment pool. For the fiscal year, the total City's interest totaled \$11.3 million.
- Additional summary information related to the fourth quarter financial and investment activity can be found in the attachments to this report.

(29)



CITY OF WAXAHACHIE QUARTERLY FINANCIAL REPORT

FISCAL YEAR 2025 - 4th QUARTER

(October 1, 2024 - September 30, 2025)

GENERAL FUND SUMMARY

	ACTUALS FY 2024	BUDGET FY 2025	4TH QUARTER FY 2025	QTR ACTUAL AS % OF BUDGET
REVENUES				
Property Tax	\$25,082,210	\$26,432,300	\$26,451,935	100%
Sales Tax	22,535,567	23,131,000	23,440,536	101%
Franchise Fees	5,317,181	5,328,100	5,473,662	103%
Licenses & Permits	2,724,188	2,173,700	2,696,821	124%
Charges for Service	3,285,758	3,179,700	3,283,025	103%
Miscellaneous	3,146,587	4,047,600	4,578,679	113%
Transfers In	23,009,021	4,237,200	4,948,384	117%
Total Revenues	\$85,100,511	\$68,529,600	\$70,873,042	103%
EXPENDITURES BY FUNCTION				
Public Safety	\$32,085,239	\$36,827,654	\$36,041,978	98%
Public Works	11,666,287	12,042,749	11,736,724	97%
Culture & Recreation	6,238,360	8,673,534	8,550,445	99%
General Government	11,007,308	5,993,440	5,466,963	91%
Support Services	3,936,902	4,759,555	4,481,708	94%
Total Expenditures	\$64,934,096	\$68,296,932	\$66,277,817	97%

* Quarterly actual figures are preliminary and unaudited

* Budget figures includes budget amendments since October 1, 2024 and prior-year encumbrances

(29)



CITY OF WAXAHACHIE QUARTERLY FINANCIAL REPORT

FISCAL YEAR 2025 - 4th QUARTER

(October 1, 2024 - September 30, 2025)

OTHER FUNDS SUMMARY

	ACTUALS FY 2024	BUDGET FY 2025	4TH QUARTER FY 2025	QTR ACTUAL AS % OF BUDGET
WATER FUND				
Revenues	\$20,312,990	\$22,373,980	\$22,731,546	102%
Expenses	19,939,012	24,362,188	23,056,407	95%
WASTEWATER FUND				
Revenues	\$15,244,299	\$16,319,735	\$16,635,106	102%
Expenses	14,277,858	15,952,098	15,559,658	98%
WAXAHACHIE COMMUNITY DEVELOPMENT FUND (WCDC)				
Revenues	\$9,004,155	\$9,044,405	\$9,295,500	103%
Expenses	8,563,590	9,342,965	8,923,093	96%
HOTEL / MOTEL FUND				
Revenues	\$1,251,084	\$1,208,076	\$1,215,323	101%
Expenses	1,149,622	1,129,108	1,121,020	99%
TAX INCREMENT FINANCE ZONE FUND (TIRZ 1)				
Revenues	\$910,552		\$982,282	-
Expenses	306,087		243,517	-

* Quarterly actual figures are preliminary and unaudited

* Budget figures includes budget amendments since October 1, 2024 and prior-year encumbrances

(29)

CITY OF WAXAHACHIE
Quarterly Investment Report
as of September 30, 2025

Account Type	Purchase Date	Maturity Date	Interest (Yield)	Book Value	Market Value	Fund Distribution
LOGIC	N/A	On Demand	4.3317%	232,633,168	232,633,168	All Funds
First Financial Bank	N/A	On Demand	3.6025%	2,655,524	2,655,524	All Funds
Totals				<u>235,288,692</u>	<u>235,288,692</u>	

Total interest earned for this quarter: \$ 2,646,709
Total interest earned fiscal year to date: \$ 11,264,132

This report complies with the requirements of the public investment law and covers all the funds of the City of Waxahachie that are subject to that law.



Chad Tustison, Finance Director and Investment Officer