

AMENDED AGENDA

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, February 16, 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. Present Proclamation proclaiming March 1, 2026 as “Believing Restoration Attainable Day”
 - c. Recognize Waxahachie Citizens Academy Class of 2026
 - d. Recognize Utility Department team member, David Bailey, for receiving the W.T. “Doc” Ballard Memorial Service Award from Texas Water Utilities Association

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

In order to be recognized during Public Comments or during a Public Hearing, please complete a Public Appearance Card located at the entrance of the meeting room. If you would like to speak on more than one Public Hearing item, please submit a separate card for each item. Please present the card(s) to the City Secretary, or their designee, by 6:50 p.m., ten minutes before the start of the 7:00 p.m. regular business meeting. [Online Public Appearance Cards](#) must be submitted by 4:00 p.m. on the day of the meeting.

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 February 2, 2026
- b. Minutes of the special City Council meeting of January 28, 2026

- c. Minutes of the City Council work session of February 2, 2026
 - d. Minutes of the City Council and Waxahachie Community Development Corporation work session of February 3, 2026
 - e. Consider action regarding the removal of a board member from the Tax Increment Reinvestment Zone No. 1 and the appointment of a successor to fill the unexpired term
 - f. Receive Waxahachie Police Department Racial Profiling Report for 2025
 - g. Professional Services Agreement for the Northeast Trunk Sewer Expansion Project (Phase IV) in the amount of \$1,200,404
 - h. Professional Services Agreement for the Howard Wastewater Treatment Plant Expansion Permitting and Preliminary Design Services in the amount of \$963,383
 - i. Contract for replacement of membrane cell no.3 valve and actuator components at Sokoll Water Treatment Plant in the amount of \$162,142
 - j. Supplemental appropriation for the FY 2026 Water and Wastewater Operations and Maintenance Budget in the amount of \$132,028 (Wastewater) and \$219,040 (Water) for vehicle repairs related to hail damage
 - k. Supplemental appropriation for Fire Department deployment reimbursement for overtime in the amount of \$63,196.87
7. **Consider** bid award for North Grove Park Project in the amount of \$2,337,585.18
 8. **Consider** the purchase of a replacement truck for Streets Operations in the amount not to exceed \$98,258
 9. **Consider** Amendment No. 5 for additional services related to Katy Trunk Sewer and Southwest Interceptor Rehab Project in the amount of \$94,300
 10. **Consider** a supplemental appropriation for a City Fleet Car Wash Program in the amount of \$12,030
 11. **First** reading of proposed Ordinance approving the Oncor Electric Delivery Company LLC Franchise Agreement
 12. **Public Hearing** on a request by Derrick & Shawna Cunningham for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 707 Dunn Street (Property ID 173450) - Owner: Derrick & Shawna Cunningham (ZDC-172-2025)
 13. **Consider** proposed Ordinance approving ZDC-172-2025
 14. **Public Hearing** on a request by Kelly Dlabaj for an Amendment to Ordinance No. 3121, to eliminate the requirement for a HOA Amenity lot within an approved 7-lot Planned Development-Single Family-3 (PD-SF-3) zoning district located at 300 Haley Drive (Property ID 314068) - Owner: Kelly Dlabaj and Adrian Tijerina (ZDC-178-2025)
 15. **Consider** proposed Ordinance approving ZDC-178-2025

16. **Convene** into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including the appointment, evaluation, duties or dismissal of any member of a City board or commission, as permitted by Texas Government Code Section 551.074; to consult with City Attorney regarding legal issues associated with City Code and Charter provisions, including legal issues related to possible revisions to propositions contained in Ordinance No. 3707, and consultation with City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto
17. **Reconvene** and take any necessary action, including any revisions to propositions contained in Ordinance No. 3707
18. Comments by Mayor, City Council, City Attorney and City Management
19. Adjourn

The City Council reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein.

ACCESSIBILITY STATEMENT

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the ADA Coordinator at (469) 309-4000 or (TDD) 1-800-RELAY TX

(4b)

PROCLAMATION

WHEREAS, Believing Restoration Attainable (BRA) is a non-profit organization based in Ellis County that exists to uplift and support women navigating divorce, widowhood, single parenting, and other challenging life transitions through community, shared experience, Bible studies, grief support, transition assistance, and practical resources; and

WHEREAS, the mission of BRA strengthens individuals and families by encouraging hope, healing, restored purpose, spiritual support, and practical assistance in the city of Waxahachie and across Ellis County; and

WHEREAS, recognizing March 1st as BRA Day and affirming that related restoration, support, and community outreach activities may extend beyond that date offers an opportunity to highlight the importance of community service, volunteer engagement, and faith-driven support; and

WHEREAS, supportive, collaborative efforts among city leadership, faith-based partners, volunteers, and civic organizations contribute to a more resilient and compassionate community throughout Waxahachie and Ellis County;

NOW, THEREFORE, I, Billie Wallace, Mayor of the City of Waxahachie, along with the entire City Council, do hereby proclaim March 1, 2026 as

“BELIEVING RESTORATION ATTAINABLE DAY”

in the city of Waxahachie, and encourage residents and community partners to participate in acts of service, support programs, and outreach that strengthen individuals, families, and neighborhoods within our city and throughout Ellis County.

Proclaimed this 16th day of February, 2026.

MAYOR

ATTEST:

CITY SECRETARY

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, February 2, 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

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

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

Council Member Tres Atkins gave the invocation. Mayor Wallace led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Announcements/Presentations

- a. Introduce Honorary Council Member
- b. Recognize Mathias Hudock and James Breen for earning the GIS Professional (GISP) certification

There was not an Honorary Council Member in attendance.

Senior Director of Planning Trenton Robertson recognized Mathias Hudock and James Breen for earning their Geographic Information Systems Professional (GISP) certifications, noting it as a significant professional achievement. He highlighted the rigor of the certification, which requires years of hands-on GIS experience, applied technical skills, and real-world problem solving beyond academic study. Mr. Robertson emphasized that the GIS team plays a critical role in the City's operations and decision-making, and stated that the certifications strengthen the organization while underscoring the importance of GIS in the City's day-to-day work.

5. Public Comments

Mayor Wallace reminded attendees that the new rules and procedures governing Public Comments and Public Hearings are now in effect. She explained that speakers may sign up online, by 4:00 p.m. the day of the meeting, or in person at least ten minutes before the meeting, and that individual speaking time has been reduced from five minutes to three minutes. There was no one signed up to speak this evening.

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6. Consent Agenda

- a. Minutes of the City Council meeting of January 20, 2026
- b. Minutes of the City Council work session of January 5, 2026
- c. Minutes of the special City Council meeting of January 26, 2026
- d. Event application for Hopeful Horizons event to be held March 21, 2026 at Getzendaner Park
- e. Proposed Ordinance approving a request by Timothy Montgomery for a Petition for ETJ Release for approximately 3.216 acres, located at 101 & 105 Vail Lane (Property ID 262354, 314475, & 271177) – Owner: Gary Weber & Karl Hartzel/Rebecca Hartzell Williams (ETJ-PTN-185-2025)
- f. Consumer Price Index adjustment to the Garbage and Trash Collection effective April 1, 2026
- g. Consider Resolution authorizing to operate the Criminal Justice Grant Program for the Fiscal Year 2027
- h. Request to approve contract for Station 1 Design and Engineering in the amount of \$500,000

ORDINANCE NO. 3705

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 3.216 ACRE PARCELS OF LAND, LOCATED AT 101 & 105 VAIL LANE KNOWN AS PROPERTY IDS 262354, 314475 & 271177, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

RESOLUTION NO. 1398

A RESOLUTION OF THE CITY OF WAXAHACHIE TO OPERATE THE "CRIMINAL JUSTICE GRANT PROGRAM – JUSTICE ASSISTANCE GRANT" FOR THE FISCAL YEAR 2027

Action:

Patrick Souter moved to remove Item f. from the consent agenda for further discussion. Motion was seconded by Chris Wright and carried unanimously (5-0).

Action:

Travis Smith moved to approve all items on the Consent Agenda, excluding Item f. for further consideration, and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (5-0).

Mayor Pro Tem Patrick Souter sought clarification that the proposed rate increase is contractually required and tied to the Consumer Price Index (CPI), rather than a discretionary increase by the City. Shon Brooks, Executive Director of Development Services, confirmed that the contract extension approved last year included a one-time 8.6% increase, followed by an annual CPI-based increase of 5% which the City is obligated to implement.

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Mr. Brooks explained that the increase applies to both residential and business customers. For residential customers, the trash and recycling rate would increase from \$6.23 to \$7.05 per month, representing an approximate \$0.82 increase. This charge covers only garbage and recycling services and is added to the customer's water bill. Council members discussed the overall impact on a typical utility bill and raised questions about base water charges and whether reduced base rates for seniors should be considered in the future.

Action:

Patrick Souter moved to approve the 4.557% rate increase to trash and recycling service for the City's waste collections contract with Waste Connections Lone Star, Inc. Motion was seconded by Travis Smith and carried unanimously (5-0).

7. **Consider proposed Ordinance ordering an election to be held for the purpose of electing At-Large Council Members Places 1, 2, and 3, providing for the filing of applications for official ballots for said elections; designating the Elections Judge and providing for clerical personnel for said elections; designating the time and place of said elections; designating the polling location(s) for said election; and providing for a run-off election, if needed; and providing for an effective date**

City Secretary Amber Villarreal presented the Item. In the general election, At-Large Council Member Places 1, 2, & 3 will be on the ballot this year. This election will be held as a county-wide election with multiple vote centers located throughout Ellis County. Eligible voters will be able to cast their ballot at any of the vote center locations, not just the locations within Waxahachie. Draft exhibits are pending finalization by the Elections Administrator. Once all filing and withdrawing deadlines have passed, a Joint Election Services Contract with Ellis County will be presented to City Council for approval.

Funding is available in 100-112-53111 of the FY 2025-2026 General Fund budget.

ORDINANCE NO. 3706

AN ORDINANCE ORDERING AN ELECTION TO BE HELD FOR THE PURPOSE OF ELECTING AT-LARGE COUNCIL MEMBER PLACES 1, 2, AND 3; PROVIDING FOR THE FILING OF APPLICATIONS FOR OFFICIAL BALLOTS FOR SAID ELECTIONS; DESIGNATING THE ELECTIONS JUDGE AND PROVIDING FOR CLERICAL PERSONNEL FOR SAID ELECTIONS; DESIGNATING THE TIME AND PLACE OF SAID ELECTION; DESIGNATING THE POLLING LOCATION(S) FOR SAID ELECTION; AND PROVIDING FOR A RUN-OFF ELECTION, IF NEEDED; AND PROVIDING FOR AN EFFECTIVE DATE.

Action:

Tres Atkins moved to approve an Ordinance ordering the May 2, 2026 General Election as presented. Motion was seconded by Travis Smith and carried unanimously (5-0).

8. **Consider proposed Ordinance ordering an a Special election to be held on Saturday, May 2, 2026, for the purpose of voting "yes" or "no" on two (2) proposed city charter amendments; designating the elections judge and providing for clerical personnel for said election; designating the time and place of said election; designating the polling**

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location(s) for said election; providing for the posting and publication of notice; providing a severability and conflicts clause; and providing for an effective date

Ms. Villarreal presented the Item. The City Attorney drafted the proposed Ordinance based on preliminary discussions with City Council regarding amending the Charter. The proposed Ordinance authorizes the ordering of a Special Election to be held on Saturday, May 2, 2026, for the purpose of submitting two proposed City Charter amendments to the voters of the City of Waxahachie. The ordinance establishes the date, time, and polling locations for the election; provides for the appointment of the elections judge and clerical personnel through the Ellis County Elections Administrator; authorizes early voting and Election Day voting in accordance with state law; and provides for required notice, severability, and an effective date. The election will be conducted as a county-wide election, with multiple vote centers located throughout Ellis County. Eligible voters may cast their ballot at any vote center, not limited to locations within Waxahachie. Draft exhibits for the election are currently pending finalization by the Elections Administrator. The following two propositions will be submitted to the voters for consideration.

PROPOSITION A

Shall Section 2.01 of the City Charter be amended to provide that the Mayor shall be elected at large, and Section 2.03 of the City Charter be amended to repeal the provision that the Mayor serves at the pleasure of the City Council?

YES _____
NO _____

PROPOSITION B

Shall Section 2.01 of the City Charter be amended to provide that members of the City Council shall be elected to 3-year terms, and establish a schedule by which the new 3-year terms shall take effect?

YES _____
NO _____

Funding is available in 100-112-53111 of the FY 2025-2026 General Fund budget. Should a funding shortfall occur, a supplemental appropriation will be requested from City Council following completion of the election.

ORDINANCE NO. 3707

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ORDERING A SPECIAL ELECTION TO BE HELD ON SATURDAY, MAY 2, 2026, FOR THE PURPOSE OF VOTING "YES" OR "NO" ON TWO (2) PROPOSED CITY CHARTER AMENDMENTS; DESIGNATING THE ELECTIONS JUDGE AND PROVIDING FOR CLERICAL PERSONNEL FOR SAID ELECTION; DESIGNATING THE TIME AND PLACE OF SAID ELECTION; DESIGNATING THE POLLING LOCATION(S) FOR SAID ELECTION; PROVIDING FOR THE POSTING AND

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PUBLICATION OF NOTICE; PROVIDING A SEVERABILITY AND CONFLICTS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Action:

Travis Smith moved to approve an Ordinance ordering the May 2, 2026 Special Election as presented. Motion was seconded by Tres Atkins and carried unanimously (5-0).

9. Consider supplemental appropriation from the Waxahachie Community Development Corporation Fund for Civic Center Expansion Study in the amount of \$18,500

Civic Center Director April Ortiz presented the Item. During the April 15, 2025, City Council Work Session, it was recommended by Council to conduct an expansion study for the Civic Center. As a result, an expansion study was added to the requested FY26 budget. Brinkley Sargent Wiginton Architects, Inc. (BSW) was able to provide a preliminary budgetary figure of \$75,000. After the budget was approved, staff reviewed the expansion study proposal with BSW, and they advised that to complete the study two additional components would be required, a Market Study and Demand Analysis, and Facility and Program Recommendations. These components were not included or advised in the original cost provided and therefore not budgeted.

Breakdown of Services	Costs
Architectural Services	\$60,000
Market Study and Demand Analysis	\$14,500
Facility and Program Recommendations	\$7,500
Additional Expenses (BSW) (not to exceed)	\$7,500
Additional Expenses (SUB) (not to exceed)	\$4,000
TOTAL	\$93,500
Budget FY26	\$75,000
Additional Funds/Supplemental Appropriation	\$18,500

This item was presented at the January 12, 2026, WCDC board meeting for their consideration. The board approved the supplemental funding unanimously. The supplemental appropriation will increase the GL account 208-520-53200 – Professional Services by \$18,500. The WCDC’s unrestricted reserve fund balance has sufficient capacity for the supplemental appropriation.

Action:

Patick Souter moved to approve a supplemental appropriation of \$18,500 from the Waxahachie Community Development Corporation unrestricted reserve fund balance for the Civic Center Expansion Study and authorize the City Manager to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (5-0).

10. Consider supplemental appropriation for a Senior Center Expansion Feasibility Study in the amount of \$14,000

Senior Center Director John Smith presented the Item. The Senior Center membership has grown to over 1,500 seniors and with that growth comes stress on the building and the ability to accommodate every activity. The Senior Center Advisory Board has monitored activities at each meeting and supports the feasibility study.

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The original outline of the study, estimated at \$45,000, includes the following:

- Facilities inventory to detail condition and layout of the center
- A needs assessment
- One in person meeting with staff/city representatives
- Strategic planning and pricing
- Conceptual site and master plan

However, subsequent discussions revealed the study should include additional in-person meetings, a town hall style meeting with members, an accessibility audit, and account for reimbursable expenses such as travel and printing.

These add-ons are necessary for a complete evaluation of the center and its members' needs and desires. The revised cost of the study is \$52,500 for architectural services, \$2,500 for accessibility audit, and reimbursable expenses not to exceed \$4,000, for a total cost of \$59,000.

The General Fund reserve balance has sufficient capacity to fund the supplemental appropriation of \$14,000. The supplemental appropriation will increase account 100-550-53200 – Professional Services.

City Council members expressed appreciation for Mr. Smith's work at the Senior Center, noting the strong positive response from seniors and the broader community. They highlighted that the center is heavily used, with all rooms in regular operation, and emphasized that the level of activity demonstrates the value of the investment and the need for future expansion and improvements. Council members also referenced widespread positive feedback shared on social media, underscoring strong community support for the Senior Center and its staff.

Action:

Chris Wright moved to approve a supplemental appropriation of \$14,000 from the General Fund reserve balance and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

- 11. Convene into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including the appointment, evaluation, duties or dismissal of any member of a City board or commission, as permitted by Texas Government Code Section 551.074; to consult with City Attorney regarding legal issues associated with City Code and Charter provisions and consultation with City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto**

Mayor Wallace announced at 7:27 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

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purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including the appointment, evaluation, duties or dismissal of any member of a City board or commission, as permitted by Texas Government Code Section 551.074; to consult with City Attorney regarding legal issues associated with City Code and Charter provisions and consultation with City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto.

12. Reconvene and take any necessary action

The meeting reconvened at 7:47 p.m.

No action taken.

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

City Manager Ricky Boyd reminded attendees of the City Council and WCDC Joint Work Session scheduled for Tuesday, February 3, at 2:00 p.m. in the Crape Myrtle Room at the Waxahachie Civic Center.

Council Member Travis Smith reflected on the Council's commitment made several years earlier to pursue the election of the Mayor, noting that the Council fulfilled that promise by ordering a Charter election, with the final decision to be made by the voters through that election. He expressed pride in the entire Council and thanked them for the accomplishment.

14. Adjourn

There being no further business, the meeting adjourned at 7:47 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary

Please note: The Waxahachie City Council meeting originally scheduled for Monday, January 26, 2026, at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, has been postponed to Wednesday, January 28, 2026, at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B. Such postponement, pursuant to Section 551.411 of the Texas Government Code, is due to the Winter Storm Watch/Warning issued by the National Weather Service, Fort Worth, for Waxahachie and Governor Greg Abbott's State of Emergency Winter Weather Threat. At the time of the posting of this Agenda, there existed the threat of a winter storm, moderate to heavy mixed precipitation, snow and sleet accumulations between 2 and 4 inches, extreme cold, possible ice accumulations, subzero windchills, and refreezing of roads after sunset. Further, below freezing conditions may last 65 hours or longer, according to local newscasts. It is the desire of the City of Waxahachie that its citizens continue to monitor winter weather conditions, stay off roads, especially bridges and overpasses, and make winter preparations to homes and businesses.

A special 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 Wednesday, January 26, 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

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

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

City Manager Ricky Boyd gave the invocation. Mayor Wallace led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Public Comments

Brenda Mavridis, 5 Sargent Place, Waxahachie, Texas, expresses concern about increased development leading to more abandoned and injured animals. She emphasized her personal commitment to animal welfare and noted that the SPCA has withdrawn, leaving a small, newly formed Ellis County Pet Coalition to handle a growing number of calls. She urged developers and local officials to help address the need for an animal shelter, stating that current county efforts and studies have not resulted in sufficient action.

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Christopher Barnes, 607 Brookside Road, Waxahachie, Texas, expressed opposition to the proposed Minto development, stating it would negatively impact nearby neighborhoods. He raised concerns about inadequate infrastructure, traffic congestion, and the scale of anticipated growth, noting that the area is not prepared to sustain it. While acknowledging that growth is inevitable, he urged the City to plan proactively rather than reactively and to consider the direct impacts on Brookside Road residents when making their decision.

Xavier Rowe, 213 Sumac Drive, Waxahachie, Texas, noted he supports growth and development but raised concerns about traffic safety and access in his neighborhood near Edgewood Drive and Highway 77. He noted increased congestion, speeding vehicles, and confusion between subdivision streets and the highway following recent commercial development. He asked the City to better accommodate existing and new residents by improving traffic controls, such as stop signs, and by considering neighborhood access and safety in future planning.

Helen Wagner, 5725 FM 813, Rockett, Texas, acknowledged that growth is inevitable but expressed concern about the impact of a large development on infrastructure. She questioned who will be responsible for infrastructure costs and expressed concern that taxpayers may bear the financial burden through increased taxes. She stated she is seeking clear information and answers regarding infrastructure responsibility.

5. 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)

Senior Director of Planning Trenton Robertson presented the Item. The proposed zoning change and annexation is for a 3,100-acre planned development in the Kemp Ranch area. Council, staff, the developer, and residents discussed the project's density, infrastructure needs, financing structure, and long-term impacts on the city, including broader concerns such as emergency services and preserving the community's small-town character. The proposed plan would allow up to 13,270 dwelling units and includes a mix of single-family, active-adult, multifamily, mixed-use, and accessory dwelling units, with an average density of about 4.18 units per acre and at least 400 acres of open space.

Council Member Travis Smith emphasized that a large development is already approved on much of the land (the 2021 Emory Lakes Planned Development (PD) allowing about 8,955 units), and that the City must manage growth rather than stop it. Staff noted the previous PD has seen no development activity since approval, and Councilman Smith warned that without City-led planning and services, the land could be removed from City jurisdiction and redeveloped at higher density under different rules, potentially creating far greater impacts with no local infrastructure commitments.

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Mr. Robertson and Mayor Pro Tem Souter reviewed unresolved points in the zoning proposal, including neighborhood commercial timing, anti-monotony rules, tax rates, and impact fee collection. Staff confirmed some issues were addressed, but concerns remain. Applicant Brian Kale addressed staff-identified concerns, indicating which items the developer agreed to and which remained unresolved.

The developer had agreed to several major off-site improvements, including widening Brookside Road, constructing a bridge, adding multiple signalized intersections, and dedicating right-of-way for future expansion of FM 875. The agreement also includes at least 400 acres of open space and a specialty park near planned schools, plus phased developer-funded roadway improvements and contributions toward a public safety facility. The Council also addressed technical and legal issues around impact fees, annexation sequencing, and zoning effectiveness, with staff preferring impact fees be collected at permit issuance and legal counsel emphasizing that annexation is voluntary and subject to service-plan obligations.

Key land-use issues included the timing and use of neighborhood commercial overlay areas, with staff seeking a mechanism to prevent these parcels from becoming residential too early. A compromise was discussed where residential conversion would require council approval until a specified number of permits are issued. The Council also debated anti-monotony and architectural standards, balancing staff expectations for significant variation with the developer's tiered design approach and concerns about buyer choice. Finally, staff and the developer discussed alternative sewer alignments, noting that the chosen route could open thousands of additional acres near I-35 to development, but that more engineering analysis is needed before committing to a final option.

The proposed Municipal Management District (MMD) financing was a major focus, with staff noting a tax cap of \$0.72 per \$100 valuation, resulting in an estimated combined rate of about \$1.33 for homes in the project, raising questions about whether new homeowners would bear the full cost of roads, utilities, and a new public safety facility.

A key Council concern was whether denying the plan could lead to an even larger, less controlled build-out under the existing PD or through a MUD. It was noted that the prior PD already allows about 8,955 homes "by right" with fewer off-site improvements, and that owners could de-annex and pursue a MUD with limited local oversight. This raised worries that future infrastructure, drainage, and law enforcement burdens could shift to the county and existing taxpayers.

School impacts and population growth were also discussed. It was clarified that approximately 4,000 units would be age-restricted 55+ with no minors, that developers are coordinating with the school district, and that land is being dedicated for multiple schools. It was also noted the development would build out over roughly sixteen years, not all at once.

Mayor Wallace opened the Public Hearing at approximately 8:27 p.m.

Those who spoke in support:

Katy Greaser, 936 FM 55, Waxahachie, Texas

Dean Settlemeyer, 605 Brookside Road, Waxahachie, Texas

Leanne Kelly, 209 Katy Lake, Waxahachie, Texas

Terry Schick, 1022 W. Main, Waxahachie, Texas

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William Kelly, 209 Katy Lake, Waxahachie, Texas
Jim Phillips, 606 W. Marvin, Waxahachie, Texas

Those who spoke in opposition:
Kathy Kacal, 405 Brookside Road, Waxahachie, Texas
Jose Tovar, 415 Brookside Road, Waxahachie, Texas
John Simmons, 370 Compton, Waxahachie, Texas
Terry Nay, 711 Brookside Road, Waxahachie, Texas

Other residents who spoke:
Larry Green, 422 Victorian, Waxahachie, Texas

Residents raised strong concerns about traffic, road capacity, and quality of life impacts, especially along Brookside Road and nearby subdivisions. They urged proactive planning, better traffic controls, and clarity on who will fund infrastructure, fearing that costs could shift to taxpayers or raise property taxes.

There being no others to speak for or against ZDC-232-2024, Mayor Wallace closed the Public Hearing at approximately 9:29 p.m.

The meeting recessed at 9:39 p.m and resumed at 10:00 p.m.

Council Member Wright explained that Waxahachie has never seen a true master-planned development of this scale and emphasized the need to evaluate what the proposed community would actually look like. After visiting a similar large development in Florida, they highlighted how extensive and high-quality amenities, such as separate, fully equipped centers for different age groups, can keep residents within the community and reduce traffic into town. He described these facilities as far more substantial than typical local developments, citing examples like large gyms, multiple pools, numerous pickleball courts, and an amphitheater.

Council Member Wright acknowledged that the project would be expensive, with MMD and HOA fees, but contended that those costs fund the high-level amenities and services residents receive. He contrasted this with other local developments that promised amenities but delivered little, and warned that lower-priced, piecemeal growth would not meaningfully reduce property tax burdens. Instead, he contended a master-planned community could generate significant long-term tax revenue without major maintenance burdens for decades, potentially allowing the City to lower tax rates. Council Member Wright also suggested that the development could attract commercial growth nearby, reducing pressure on existing town centers.

He further stressed that population growth is inevitable and that legislative limits make it difficult for the City to block new development. He expressed confidence in the developer's track record, noting their work in other high-quality communities, and said the project's scale and unified ownership make it preferable to fragmented development. Overall, he supported the project as a way to manage growth more effectively and to secure a higher-quality, coordinated development than what might otherwise occur.

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Mayor Pro Tem Souter said his concern is not the project itself, but the uncertainty surrounding unresolved issues that have not been fully settled. He contended that even seemingly minor items can become major problems later, and that material facts should be addressed before moving forward. Mayor Pro Tem Souter noted that the extensive debate among council members shows how small details can have significant impacts, particularly for residents on Brookside and other nearby roads. While worrying about potential alternatives if the project is not approved, he emphasized that the remaining issues must be fully resolved first. He expressed disappointment that after months of discussion, the final details still aren't finalized and stressed that the Council has a responsibility to ensure all terms are clear before proceeding.

Mayor Wallace addressed the many residents who contacted her opposing the project, saying she heard and listened to their concerns. She stated that, in good conscience, she cannot support the development and will not vote to approve it. She emphasized that her decision is not influenced by incentives and that she would not support a project she would not be proud to live near or be able to afford herself. She expressed concern that the development would be unaffordable for local residents, particularly due to the proposed additional 72¢ MMD tax on top of the City's current rate. She highlighted that many people already feel "taxed out" of their homes and that buyers often do not realize the full costs until later, after signing numerous documents. She reiterated that the Council has worked to keep the tax rate steady and that adding the MMD tax would place an unfair burden on future homeowners, which she cannot support as Mayor.

Councilman Smith contended that the additional MMD tax should fall on new homeowners because they are the ones driving population growth. He warned that without the MMD, the County would be unable to fund necessary roads, drainage, flooding control, and sheriff staffing, especially if the development shifts to a MUD. He criticized the current PD as designed mainly to sell the property to outside investors, noting that most owners are overseas and unlikely to care about local impacts. He cautioned that if the project becomes a MUD, the resulting infrastructure and public safety costs would be passed onto all County residents through higher taxes, and pointed to current issues on Waxahachie's north end as evidence.

Councilman Smith admitted that eight months ago he strongly opposed the project, but the developers have since addressed concerns and consistently found ways to make the plan work. He credited the Council and staff for learning from past approvals and now demanding more from developers to better protect current and future residents.

Councilman Smith highlighted major benefits in the revised plan, including dedication of land for four school sites with significant infrastructure (fencing, lighting), and substantial roadway improvements such as expanding Brookside Road and funding needed upgrades on FM 875 and FM 1446, projects that TxDOT is not currently planning to fund. He contended that these commitments, funded through the MMD, reflect the current reality of development financing in Texas and are necessary to manage growth. Councilman Smith emphasized that elected officials must take responsibility and vote in the public's interest if the matter reaches a final vote.

6. Consider proposed Ordinance approving ZDC-232-2024

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ORDINANCE NO. 3704

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-MIXED USE RESIDENTIAL (PD-MUR), SINGLE FAMILY-1 (SF-1), FUTURE DEVELOPMENT (FD) AND GENERAL RETAIL (GR) TO PLANNED DEVELOPMENT (PD), LOCATED 300 BROOKSIDE ROAD IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 3,169.6 ACRES KNOWN AS PROPERTY ID 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

City Attorney Terry Welch provided the following proposed motion.

Action:

I move to approve ZDC-232-2024, a Planned Development Zoning Change request for approximately 3,169.6 acres, subject to the conditions of the staff report authorizing the City Manager and/or Mayor to execute all documents accordingly, with a further condition that as to any portions of the subject property currently in the City's extraterritorial jurisdiction that it is annexed by the City before 04/06/2026 and the ordinance shall become effective as to such portions as on 04/06/2026, with the addition to the development standards contained in the ordinance by adding a new Subpart C to Section 5.7.3 to read the City Council approval shall require for any single family residential development within the NMUR Overlay District pursuant to the same process described in section 3.2.1. Motion was accepted by Travis Smith as read, seconded by Chris Wright, and carried 3-2 with Billie Wallace and Patrick Souter voting in opposition.

7. Consider Development Agreement for ZDC-232-2024

Mr. Welch provided the following proposed motion.

Action:

I move to approve the development agreement with the following additions: Throughout the document, there are references to interest being paid on a monthly period, we're changing to a 30 day period so there's no ambiguity about a monthly payment and it should read then the interest is as follows: "Interest shall accrue at a rate equal to the applicable term Secured Overnight Financing Rate (for a one month tenor) as published by the CME Group, plus three hundred (300) basis points per annum, or the rate authorized by the Texas Prompt Payment Act, Texas Government Code, chapter 2251, whichever is less."

Revision to the Waxahachie Creek Bridge provision is as follows: Found in 4.6 (a) (2) of the development agreement called "Waxahachie Creek Bridge," to read as follows:

*"The Developer shall be responsible for the construction of a 4-lane Bridge on Brookside Rd. over Waxahachie Creek ("Bridge") as reflected in **Exhibit F-7B** no later than one hundred twenty (120) days after the 1500th building permit for the Project is issued by the City. The Bridge may*

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include the incorporation of the existing bridge, or features thereof, into the Bridge, or the construction of one or more new Bridge structures, subject to the approval of the City Engineer.

i. Prior to commencing the design for the existing bridge's expansion, the Developer shall prepare and submit to the City an opinion of probable cost estimate ("OPC") for any of the proposed Bridge improvements.

ii. As of the date of execution of this Agreement, the parties agree and acknowledge that the following options for the Bridge include, but are not limited to: (1) if the District or Developer's engineer after consultation with the City's engineer, deems the existing bridge may be expanded and incorporated into a 4-lane Bridge at its current location, but the City requires the complete demolition of the existing bridge and the construction of a replacement Bridge, the City shall be responsible for the cost of the demolition of the existing bridge and the construction of said replacement Bridge, provided that the Developer shall be responsible for the construction of two (2) lanes of the Bridge; (2) in the event the existing bridge cannot be incorporated into the Bridge, after an analysis is completed by the District or Developer's engineer and consultation with the City, but the City requires an elevated Bridge be constructed in lieu of expanding the existing bridge at its current elevation, the City shall be responsible for paying the Developer the difference in cost between constructing the Bridge at grade and elevating the Bridge, as determined by an OPC prepared by the District or Developer's engineer for each option, and further, in such event, the City shall not be responsible for any demolition costs for the existing bridge; or (3) in the event that the existing bridge cannot be incorporated into the Bridge and a replacement Bridge at the current elevation cannot be designed and/or permitted after an analysis is completed by the Developer or District's engineer and consultation with the City, then the Developer shall be responsible for all demolition, design and construction costs for the Bridge, and the City shall have no financial obligations or responsibility related thereto. Should any other option be proposed by the Developer or the City, the Developer and the City agree to mutually cooperate to determine the feasibility, costs and financial obligations of the parties.

iii. Any OPC submitted by the Developer shall be subject to approval by the City Engineer."

Section 4.6 (e) (1) shall be revised to read: "All costs associated with offsite roadway facilities as defined in Chapter 395 of the Texas Local Government Code, as amended, shall be eligible for impact free credits or reimbursement through MMD bonds."

Section 4.7 (a) shall read: "Water, sewer and roadway impact fees for the project shall be assessed and collected at the time of the issuance of a building permit for each lot within the property."

Section 4.7 (b) shall read: "Developer shall be eligible for water, sewer and roadway impact fee credits for reimbursement of impact fees paid for the projects set forth in Exhibit P. The City agrees that any impact fee credits generated by any offsite roadway improvements shown on Exhibit F-6-, Exhibit F-7A and Exhibit F-7B shall be used to offset any roadway impact fees due by Developer pursuant to Section 395.023 of the Texas Local Government Code, provided that such impact fees are generated by the Property."

(b)

Section 10.3, Subpart F: "Pursuant to Section 395.023 of the Texas Local Government Code, Developer shall be entitled to impact fee credits against eligible offsite roadway impact fees for capital improvement costs incurred in connection with major thoroughfare, minor collector, major collector, arterial, or offsite roadways and improvements as defined in Chapter 395 of the Texas Local Government Code shown on the City's Master Thoroughfare Plan (or comparable planning document) regardless of whether the particular collector or interior roadway is designated on the City's roadway CIP."

Exhibit P, under the four bullet points, the last bullet point should be amended to read: "Any contribution payments to future offsite roadway construction pursuant to this agreement shall be eligible for impact fee credits pursuant to Section 395.023, the Texas Local Government Code for use against roadway impact fees generated on the Property."

Motion was accepted by Travis Smith and seconded by Tres Atkins.

The applicant raised concerns regarding proposed revisions to the impact fee credit language in the development agreement, specifically changes that limited credits to off-site roadway improvements. The applicant stated that this limitation was unacceptable and emphasized that the developer should not be required to both construct roadway improvements and pay impact fees for the same facilities.

The applicant requested confirmation that impact fee credits and reimbursements would continue to apply to both on-site and off-site roadway improvements identified in the City's Capital Improvement Plan and impact fee ordinance, consistent with state law. City staff and legal counsel confirmed that eligible roadway improvements would continue to qualify for impact fee credits or reimbursement, and clarified that reimbursement through a Municipal Management District would follow a separate process.

Council discussion acknowledged differing interpretations of the draft language. It was agreed that staff and the applicant would work collaboratively to finalize the impact fee credit provisions consistent with the framework discussed and the language read into the record. The Council further agreed that if consensus could not be reached, the matter would be returned to the Council for final determination.

The motion carried 3-2 with Billie Wallace and Patrick Souter voting in opposition.

- 8. Consider a request by Presbyterian Children's Homes and Services & Walton Texas LP for an annexation agreement for approximately 206.72+/- acres situated off of Brookside Road in the Elijah Bellow Survey, Abstract Number 10, Ellis County, Texas (ANX-DNX-164-2025)**

Action:

Travis Smith moved to approve Annexation Agreements with Presbyterian Children's Homes and Services and Walton Texas LP for the annexation of approximately 206.72 acres. Motion was seconded by Chris Wright and carried 3-2, with Billie Wallace and Patrick Souter voting in opposition.

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9. **Convene into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including the appointment, evaluation, duties or dismissal of any member of a City board or commission, as permitted by Texas Government Code Section 551.074; to consult with City Attorney regarding legal issues associated with City Code and Charter provisions and consultation with City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto**

Mayor Wallace announced the City Council would not convene into Executive Session.

10. **Reconvene and take any necessary action**

No action taken.

11. **Comments by Mayor, City Council, City Attorney and City Management**

Deputy City Manager Albert Lawrence emphasized that City staff and the City Council devoted significant time and effort to the work being discussed and suggested that this level of effort may not be fully understood.

Council Member Travis Smith praised City staff for their hard work and dedication throughout the project, acknowledging the long hours and challenges involved. He expressed gratitude for staff efforts, including recent emergency work to clear roads and repair water mains during the recent ice storm, and emphasized that this work is noticed and appreciated.

Council Member Tres Atkins agreed with Councilman Smith and expressed gratitude for City staff, highlighting their dedication during the Main Street water main break recently. He recalled seeing workers out early in freezing conditions, standing in cold water and working nonstop, and said that level of commitment is something you can't teach or buy. He thanked staff for their hard work and for consistently going above and beyond for the City.

City Manager Ricky Boyd said he agreed with Mayor Pro Tem Souter, noting that the Minto project issues have been known for months. He emphasized that only one issue remains, a framework is already in place, and urged finalizing the language and moving it forward.

Council Member Chris Wright thanked those who spoke during public comment and those in attendance. He expressed appreciation for staff and the City Attorney for their extensive work and ongoing revisions, said he was not surprised by the outcome given the process and deadlines, and acknowledged the differing opinions among Council members. He emphasized that disagreement is part of the democratic process, accountability comes through elections, and that everyone involved invested significant time, effort, and care into the discussions.

Mayor Pro Tem Patrick Souter thanked staff for their extensive work on the Minto project, highlighting the constant revisions and the dedication of City crews and first responders, including

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those who worked in harsh conditions during the water main break. He also thanked community members for their continued participation throughout the process. Mayor Pro Tem Souter emphasized that his concern was not with the project itself, but with approving items before all details were fully resolved. He said he was uncomfortable finalizing significant issues on the fly, stressed the need for having everything settled in advance, and warned that unresolved matters could lead to problems later.

Mayor Billie Wallace thanked all City departments and employees for their work during the ice storm, noting the long hours and dedication of staff, including those working remotely while the city was shut down. She highlighted the swift response to water and sewer issues to ensure services were restored and praised the communications team for keeping the public informed. Mayor Wallace also expressed relief that the Minto project is now complete and emphasized that disagreement among Council members is healthy. She concluded by thanking everyone who attended or watched the meeting, expressing appreciation for their input regardless of their position.

12. Adjourn

There being no further business, the meeting adjourned at 10:40 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary

A Work Session of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms C and D, Waxahachie, Texas on Monday, February 2, 2026 at 5:30 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
Tres Atkins, Council Member Place 1
Travis Smith, Council Member Place 5

Others Present: Ricky Boyd, City Manager
Albert Lawrence, Deputy City Manager
Amber Villarreal, City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Review Budget Calendar

Senior Finance Director Tustison presented the Fiscal Year 2026 Budget Calendar. He outlined the budget development process.

City Council discussed aligning the Budget Calendar with Council meeting dates to ensure adequate review time before any homestead exemption action required by June 30th. Staff outlined important upcoming dates, including an April 14th budget work session to discuss Capital Improvements, a late-June work session ahead of the June 30th homestead exemption deadline, and a return to Council on August 3rd after incorporating workshop feedback and updated revenue projections.

Council discussed adjusting the timing of the late-June workshop to allow more than one day between reviewing the draft budget and voting on any potential homestead exemption changes. Concerns were raised that reviewing the full draft budget immediately before an exemption vote would not provide sufficient time to understand the impact. It was also noted that holding meetings earlier in the process can reduce revenue certainty, as some key revenue data lags by several months.

Mr. Tustison explained staff will provide an update on the water and wastewater utility rate study at the April 14th meeting to support Council questions and direction ahead of fall rate-setting, which will align with the budget process. The City has already approved the study, and a consultant will review consumption patterns, tier structures, and capital improvement needs. The intent is to brief Council in April, with rate decisions considered later alongside the budget.

3. Discuss non-profit application process to request City funding

Mr. Tustison proposed implementing a standardized nonprofit application to ensure consistent organizational, budget, and funding request information is provided for Council review. The proposed Laserfiche-based form would collect details on the organization, including staffing and

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operating budget, as well as specifics on the funding request and intended use of City funds. The information would be compiled into a report format for Council consideration.

Council discussed the need to establish clearer controls and expectations around nonprofit funding, particularly in light of limited available funds and rapid growth in funding requests. Staff and Council discussed requiring supporting documents and financial information, clarifying that funding in one year does not guarantee future funding, exploring per-capita or other funding caps, and deciding whether to broadly publicize the opportunity or limit outreach until clearer controls and review processes are in place.

4. Adjourn

There being no further business, the meeting adjourned at 6:25 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

A Joint Work Session of the Mayor and City Council and the Waxahachie Community Development Corporation (WCDC) of the City of Waxahachie, Texas was held at the Waxahachie Civic Center, Crape Myrtle Room, 2000 Civic Center Lane, Waxahachie, Texas on ***Tuesday, February 3, 2026 at 2:00 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 Present: Tres Atkins, Council Member Place 1
Travis Smith, Council Member Place 5

WCDC Board Members Present: Jim Phillips, President
Billie Wallace, Mayor
Andrew Henderson
Kevin Chester
Justin Rios

WCDC Board Members Absent: Melissa Ballard, Vice President
Erik Test

WCDC Ex-Officio Members Present: Amber Villarreal, City Secretary
Chad Tustison, Senior Director of Finance
Kevin Strength, President/CEO Chamber of Commerce

1. Call to Order

Mayor Billie Wallace and President Jim Phillips called the meeting to order.

2. Discussion and evaluation of City parks and potential capital improvements

City Manager Ricky Boyd explained the purpose of the work session is to give staff direction on how to proceed with the Lions Park Master Plan, North Grove Park Project, and YMCA partnership. The Lions Park concept evolved from simple practice fields into multiple amenities, driving the estimated cost to about \$18 million. He noted concerns about spending at that level, repeated redesigns, and the need for clear direction before further design work or bidding proceeds.

Gumaro Martinez, Executive Director of Parks and Leisure Services, presented an update on the Lions Park original site plan and revised site plan. He discussed the need to define what the City wants from Lions Park and how much it should cost. Staff explored scaling the project back to core elements such as practice fields, lighting, irrigation, parking, and restrooms. Mr. Martinez and Kimley-Horn prepared information to show what a reduced-scope version might look like.

Mr. Martinez reviewed the original master plan from the early 2000s, subsequent land acquisition, wastewater treatment plant expansion considerations, and revisions to the plan. He noted initial cost estimated around \$10 million increased over several years, even after removing amenities like a pump track and reduced lighting.

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Council and staff discussed proceeding with the current Lions Park design while refocusing on a reduced base scope of approximately \$10.1 million. The recommended approach prioritizes lighted and irrigated practice fields, a new road, trail connections, and restrooms, with flexibility to add amenities later if funding and priorities allow. Staff noted the design is about 65% complete, with prior Council authorization of up to \$850,000 for design services and roughly \$300,000 spent to date. A scaled-back concept was presented to avoid further redesign costs by removing amenities such as pickleball courts, basketball courts, pavilions, play structures, and a skate park from the near-term scope. Some Council members and WCDC members expressed concern about public perception of the reduced amenities, and others emphasized that practice fields remain the community's most urgent need.

Staff discussed managing costs through reduced parking and the use of bid alternates. Planned parking was discussed at a reduced level, roughly 150 to 180 spaces, while noting that standards could support expansion if the park hosts multiple simultaneous activities. Temporary or interim solutions such as decomposed granite or gravel were identified as feasible options to increase capacity without immediate paving costs. Restroom needs were also reviewed, with the existing men's and women's facility remaining in the base scope and a second restroom discussed as a potential bid alternate, estimated at approximately \$350,000.

Staff emphasized the need for a near-term decision to move the project to a bid-ready design and avoid further delays. Concerns were raised that multi-year phasing could extend an already lengthy project timeline. Kimley-Horn indicated that, with clear direction, the design could reach approximately 95% completion by the end of the following month and be ready for bidding in the June or July timeframe. Staff discussed structuring the project with a base bid and alternates, and potentially separating bid packages to improve pricing and reduce cost risk.

Council discussed the possibility of directing additional City funds toward amenities in the YMCA-area park to offset items removed from Lions Park, contingent on clear ownership and public-access conditions. Funding concepts for the YMCA project discussed ranged from approximately \$1.25 million to \$1.5-\$2 million, with the requirement that the park be deeded to the City or otherwise provide enforceable, long-term public access. Concerns were raised that priority-use arrangements for the YMCA could conflict with bond requirements for equal public access, and it was noted that bond counsel review would likely be necessary if bond funds are used for funding. Council and WCDC members stressed the importance of avoiding unclear shared-use arrangements and ensuring written commitments on ownership, access, and maintenance responsibilities.

There was general consensus to continue the design for Lions Park, scale the base project to approximately \$10 million, and include additional amenities only as bid alternates. Participants agreed not to include a skate park at this time and to proceed with completing the design and moving the project forward to bidding.

Council discussed advancing North Grove Park for award using the current bid package, including the restroom alternate, and covering the funding gap with available bond interest income rather than requesting new appropriations. Staff reported that the design is complete and bids were opened on November 20th, with a 90-day pricing hold making timely Council action important. The lowest bid was approximately \$2.17 million, increasing to about \$2.34 million with the prefab restroom alternate. With \$2.0 million available in bond funds and roughly \$850,000 in bond interest income,

staff indicated sufficient funding is available. The project is targeted for completion by Memorial Day, and the item is expected to return to Council on February 16th.

Staff clarified that nearby open spaces in the area are primarily HOA-owned or school facilities, making North Grove the primary publicly accessible park within the planned development. The park would include City park signage to clearly distinguish it from private HOA amenities.

Council raised broader concerns about the City's parkland dedication and park development ordinance, noting that outdated standards may result in the City inheriting park responsibilities in less-than-ideal locations or configurations. Staff referenced the 2007 Master Plan standards for neighborhood parks and acknowledged that the ordinance does not reflect current development patterns or community expectations. Council members emphasized the need to update requirements so developers provide consolidated, functional, and usable park spaces, rather than fragmented or HOA-dominated areas that ultimately require city maintenance.

It was the general consensus for Mr. Martinez to contact Jon McLaughlin to confirm, in writing, whether the YMCA will deed the park land to the City versus a long-term use agreement, and to get an update on the reported additional \$1.0–\$1.5M private funding status.

City Council reached a general consensus to support the award of the North Grove Park project, noting that the item, including the restroom alternate, will return for formal Council consideration at the February 16th meeting.

3. Adjourn

There being no further business, the meeting adjourned at 3:40 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary



Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Ricky Boyd, City Manager *RB*

Date: February 16, 2026

Re: Consider the removal of a board member from the Tax Increment Reinvestment Zone No. 1 and the appointment of a successor to fill the unexpired term

Recommended Motion: "I move to remove Randy Vineyard from the Tax Increment Reinvestment Zone No. 1 and appoint Amber Adams to fill the unexpired term, as presented."

Item Description: Consider action regarding the removal of a board member from the Tax Increment Reinvestment Zone No. 1 and the appointment of a successor to fill the unexpired term.

Item Summary: As previously discussed in Executive Session, City Council by majority vote, may, for cause, remove a board member at any time in accordance with Ordinance No. 3553, Section (b) Appointments. Mayor Billie Wallace and Mayor Pro Tem Patrick Souter recommend the following appointment to fill the unexpired term of Randy Vineyard.

Tax Increment Reinvestment Zone No. 1 (2-year term)

- Amber Adams (filling unexpired term of Randy Vineyard until September 2026)

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Memorandum

To: Honorable Mayor and City Council
From: Joe Wiser, Chief of Police
Thru: Ricky Boyd, City Manager *RB*
Date: February 6, 2026
Re: 2025 Racial Profiling Analysis

The Waxahachie Police Department has completed its data analysis on citizen contacts. State law requires that each police agency keep records of any traffic stop that results in a citation or arrest in an effort to identify any racial profiling that might be occurring. State law requires that the data be submitted to the Texas Commission on Law Enforcement, and, to the law enforcement's governing body no later than March 1st of the following year.

The Waxahachie Police Department is committed to providing the highest level of police service to the community without any racial bias. The enclosed report will illustrate the efforts of the police department and will show that we do not engage in racial profiling.

The data in the report has been submitted to the State as required and we will continue to collect data as required. The rules related to the reporting requirements are enumerated under Texas Occupations Code 1701.164 and the Texas Code of Criminal Procedure article 2.131-2.138.

Please feel free to contact me if you have any questions regarding the report.

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WAXAHACHIE POLICE DEPARTMENT



2025 CITIZEN CONTACT REPORT

January 24, 2026

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Executive Summary

The Texas Code of Criminal Procedure (CCP) requires the annual reporting to the local governing body of data collected on the race or ethnicity of individuals stopped and issued citations or arrested for traffic violations and whether those individuals were searched. These articles are in Chapter 2B of the Code of Criminal Procedure. (See the relevant statutes in Appendix A.)

The analysis of material and data from the Waxahachie Police Department revealed the following:

The analysis of statistical information from WPD reveals that there are not any indications of systemic racial profiling by the department.

The WPD is in full compliance with applicable Texas law concerning the prohibition of racial profiling.

This report was prepared for the Waxahachie Police Department by:



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Introduction

The Waxahachie Commitment

The Waxahachie Police Department is committed to being the very finest of police departments. The department actively seeks to improve, train, and develop its employees to provide the best service to the citizens and visitors of Waxahachie. The police department is committed to being unbiased in policing and to police in a fair manner.

Accreditation

The Waxahachie Police Department is an accredited agency. There are approximately 220 accredited agencies in the State while there are more than 2,700 law enforcement agencies in the State. Waxahachie is committed to being the best and has been accredited for the past fifteen years. They are committed to continuing their involvement in the accreditation program and performing to the standards in the accreditation program.

Training

The Waxahachie Police Department provides more than twice the required training to its police officers. The State mandates certain training and requires 40 hours of training in a two-year period. The Waxahachie Police Department doubles that training standard. Each year, the department develops a 30-40 hour curriculum that addresses required training, desired training and training on current issues. In addition to the annual training curriculum, officers in specialized positions receive additional training related to their assignment. The result is better trained officers, and better service to the citizens and visitors of Waxahachie.

Use of Force Review

As part of the accreditation program and their commitment to excellence, the Waxahachie Police Department reviews every incident involving the use of force. Each incident is detailed in a separate report and reviewed by every supervisor in the involved officer's chain of command. The incident is reviewed from multiple aspects. First, it is reviewed to determine if the actions were within law and within policy. Second, the incident is reviewed to determine if better tactics could have been utilized. The involved officers are then corrected, coached, or commended for the actions.

Implicit Bias/Unconscious Bias

We recognize that racial profiling is based on implicit or unconscious bias. The Waxahachie Police Department has provided implicit bias training to every officer and continues in its efforts to address implicit bias. Every new officer receives this training before they begin working on the streets. This is another aspect of the overall Waxahachie training program.

In-Car Video – Body Cameras

The Waxahachie Police Department equips every Patrol vehicle with an in-car video camera and every Patrol officer with a body camera. It should be noted

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that the department implemented the use of body cameras before there was public demand for them. While expensive, the department feels that the investment is worthwhile to build public trust and reinforce accountability.

Citizen Contact Report

This report details an analysis of the Waxahachie Police Department's statistical information on citizen contacts for the year 2025. It should be noted at the outset, that according to the State of Texas, "race or ethnicity" is defined in "the following categories: Alaska native or American Indian; Asian or Pacific Islander; black; Hispanic or Latino, and white. For purposes of this report, these categories or definitions are used. Note that the State does not allow for multi-race individuals or an "Other" category.

This report has been prepared to specifically comply with the Texas Code of Criminal Procedure regarding the compilation and analysis of citizen contact data. The full copies of the applicable laws and regulations pertaining to this report are contained in Appendix A.

This report includes the statistical data on citizen contacts from the department's data system, an analysis of the information, copies of relevant statutes, and supervisor video review logs. There are four sections in this report. Section 1 is the Waxahachie policies related to racial profiling, Section 2 is related to training, Section 3 defines the complaint process and Section 4 is the data analysis.

For the purposes of this report and analysis, the following definition of racial profiling is used: Racial profiling means a law enforcement-initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity (Texas CCP Article 2B.0051(4).

The demographic information contained in this report was taken from the demographic profile from the 2020 census and from the projected populations from the census bureau. Additional demographic information may be used if available. Waxahachie demographic information was compared to Ellis County information and nearby cities for analytical and comparison purposes.

The greatest challenge in presenting meaningful numbers is using an appropriate comparison. Census data is the most readily available data that identifies the demographics of the city and county. However, the accuracy of census data is always questioned and even if accurate in the beginning, the data becomes aged and out of date as the decade progresses. Since the data is only collected every ten years, the data becomes less accurate with each passing year.

Even if the census data is fresh, there are still questions about the accuracy of the data. In some of the data, the numbers do not add up. The Census Bureau considers Hispanics to be a culture and not a race, so there are White Hispanics and Black Hispanics. This can cause some individuals erroneously counted to be counted twice, depending on how the individual completes the Census survey form. On the other

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hand, the State of Texas considers "Hispanic" to be a race. However, the State does not provide any census data based on their definitions of race. Other challenges related to the statistical comparisons relate to the percentage of contacts with residents vs. non-residents vs. regional visitors, etc. There are several major thoroughfares through Waxahachie and many people who are stopped for traffic violations do not live in the city or the county.

Through the Waxahachie Chamber of Commerce, it has been revealed that for every person that comes to Waxahachie and spends money, the ratio of non-residents to residents is 2:1. In other words, 66% of the people spending money in Waxahachie are coming from outside the city. This demonstrates that out-of-town visitors are not only travelling on the major thoroughfares but also on secondary roads and streets throughout the city. While some events in the city draw visitors from outside of the State, most visitors are going to be from surrounding communities. The census data from those communities are included in our review to determine if the racial makeup of those communities is similar to Waxahachie. As the data shows, there are significant racial differences in nearby communities as compared to Waxahachie.

The population and race statistics are shown below for both the city of Waxahachie and for Ellis County. The projected population and demographics for 2024 by the US Census Bureau was also examined. This data illustrates changes in the demographics from the 2020 census.

2020 Population – City of Waxahachie* US Census

Total Population	41,140	
	White (Not Hispanic)	58%
	African (Black)	14%
	Amer. Indian	1%
	Asian	1%
	Hispanic	26%
	Two or more races	14%
	Pacific Island	0%

However, the percentages are different when looking at the projected population from Census.gov for 2024. Those numbers are as follows:

Total Population	48,617	
	White (Not Hispanic)	55%
	African (Black)	15%
	Amer. Indian	1%
	Asian	1%
	Hispanic	24%
	Two or more races	12%

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	Pacific Island	1%
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Note: The percentages shown in the above listed tables are rounded to the nearest whole number.

2024 Projected Population – Ellis County US Census

Total Population	232,387	
	Caucasian (Not Hispanic)	50%
	African (Black)	19%
	Amer. Indian	1%
	Asian	1%
	Hispanic	29%
	Two or more races	2%
	Pacific Island	0%

Since 66% of individuals spending money in Waxahachie are non-residents, the population data from nearby communities was reviewed. It is reasonable to assume that most of the non-resident visitors come from nearby cities. The following data represents nearby communities that would be coming to Waxahachie on a regular basis. The data below is the projected populations of 2024 from the US Census Bureau.

Red Oak	Total Population	19,365
	Two Races	11%
	White	36%
	Black	37%
	Amer. Indian	1%
	Asian	2%
	Pacific Island	0%
	Hispanic	21%

DeSoto	Total Population	56,711
	Two Races	11%
	White	8%
	Black	68%
	Amer. Indian	0%
	Asian	1%
	Pacific Island	0%
	Hispanic	19%

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Duncanville	Total Population	39,203
	Two Races	16%
	White	23%
	Black	31%
	Amer. Indian	1%
	Asian	1%
	Pacific Island	0%
	Hispanic	43%

Cedar Hill	Total Population	49,618
	Two Races	11%
	White	16%
	Black	51%
	Amer. Indian	0%
	Asian	2%
	Pacific Island	0%
	Hispanic	28%

Midlothian	Total Population	44,104
	Two Races	13%
	White	65%
	Black	11%
	Amer. Indian	1%
	Asian	0%
	Pacific Island	0%
	Hispanic	20%

In addition to the above listed communities, we also reviewed the data from Dallas County due to the fact that most outside visitors to Waxahachie would likely be coming from Dallas County. Dallas County is adjacent to Ellis County and has the most population near Waxahachie as compared to any other adjacent county.

Dallas County	Total Population	2,656,028
	Two Races	2%
	White	26%
	Black	24%
	Amer. Indian	1%
	Asian	8%
	Pacific Island	0%
	Hispanic	42%

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As previously stated, the State of Texas has defined "Race or ethnicity" as the following categories: Alaska Native or American Indian; Asian or Pacific Islander; Black; White; and Hispanic or Latino. Since the State is requiring the reporting, we are required to use their definition but for comparison purposes, we must use Census data and their definitions. The State does not include a category of "Other" or consider Two Races or more. Therefore, a portion of the population has to be grouped into one of the defined categories resulting in an inaccuracy of data.

Another issue to consider when reviewing the data is that our population is constantly growing and changing. In the decade of 2010-2020, Texas was the largest growing state in the United States. Ellis County grew from 150,408 in 2010 to 232,387 in 2024, experiencing significant growth.

PART I. WPD POLICY

Waxahachie Police Department Policy on Racial Profiling

A review of WPD policies reveal that the department has adopted policies to be in compliance with the Texas Code of Criminal Procedure. There are seven specific requirements mandated by Article 2B.0053 that a law enforcement agency must address. All seven are clearly covered in Departmental policies. The General Orders provide clear direction that any form of racial profiling is prohibited and that officers found engaging in inappropriate profiling may be disciplined up to and including termination. The policies also provide a very clear statement of the agency's philosophy regarding equal treatment of all persons regardless of race, ethnicity, or social status. Waxahachie Police Department Policy 3.08 states in part:

II. POLICY (3.08.II):

- 4. POLICING IMPARTIALY** – Investigative detentions, traffic stops, arrests, searches, and property seizures by officers will be based on a standard of reasonable suspicion or probable cause in accordance with the Fourth Amendment of the U.S. Constitution. Officers must be able to articulate specific facts and circumstances that support reasonable suspicion or probable cause for investigative detentions, traffic stops, arrests, nonconsensual searches, and property seizures.

- B. Race/ethnicity** will never be used as the sole basis for probable cause or reasonable suspicion. Officers may take into account the reported race or ethnicity of a specific suspect or suspects based on trustworthy, locally relevant information that links a person or persons of a specific race/ethnicity to a particular unlawful incident(s).

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III. DEFINITIONS (308.III)

4. **BIAS BASED PROFILING** - Means a law enforcement-initiated action based on an individual's race, ethnicity, national origin, gender, sexual orientation, religion, economic status, age, cultural group, or other identifiable group, rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity. (CCP 2B.0053.b.1)
- B. RACIAL PROFILING** means a law enforcement-initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity.

IV. PROCEDURES (308.IV)

- A. PROHIBITED** – The Waxahachie Police Department strictly prohibits police officers employed by this agency to engage in acts of racial profiling or bias based profiling as defined above. (CCP 2B.0053.b.2)

B. PREVENTING PERCEPTIONS OF BIASED POLICING

1. In an effort to prevent inappropriate perceptions of biased law enforcement, each officer shall do the following when conducting pedestrian and vehicle stops:
 - a. Be courteous and professional.
 - b. Introduce yourself to the citizen (providing name and agency affiliation), and state the reason for the stop as soon as practical, unless providing this information will compromise officer or public safety.
 - c. Ensure that the detention is no longer than necessary to take appropriate action for the known or suspected offense, and that the citizen understands the purpose of reasonable delays.
 - d. Answer any questions the citizen may have, including explaining options for traffic citation disposal, if relevant.
 - e. Provide your name and I.D. number when requested, in writing or on a business card.
 - f. Apologize and/or explain if you determine that the reasonable suspicion was unfounded (i.e., after an investigatory stop).

C. COMPLIANCE

1. Each officer will receive training in racial profiling so that they are aware of the issues, the impact on policing and the negative impact on society.
2. Violations of this policy shall result in disciplinary action as set forth in the department's rules and regulations.

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D. SUPERVISION & ACCOUNTABILITY Supervisors shall ensure that all personnel in their command are familiar with the content of this policy and are operating in compliance with it.

E. COMPLAINT & INVESTIGATION PROCESS (CCP 2B.0053.b.3)

1. The department will receive and investigate Racial Profiling or Bias Based Profiling complaints in accordance with the State law requirements and applicable departmental procedures and rules concerning the receiving and investigation of citizen complaints.
2. The department shall accept complaints from any person who believes he or she has been stopped or searched based on bias profiling or racial, ethnic or national origin profiling. No person shall be discriminated against because he or she filed such a complaint.
3. Any employee who receives an allegation of racial profiling or bias profiling, including the officer who initiated the stop, shall record the person's name, address, and telephone number, and forward a complaint through the appropriate channel or direct the individual(s) to whom they may see. Any employee contacted shall provide to that person a copy of a complaint form or the instructions of the department's process for filing a complaint. All employees will report any allegation of racial profiling to their superior as soon as possible.
4. Investigation of a complaint shall be conducted in a thorough and timely manner. Complaints will be acknowledged in writing to the initiator who will receive disposition regarding said complaint within a reasonable period of time. The investigation shall be reduced to writing and any reviewer's comments or conclusions shall be filed with the chief of police and/or his designee. When applicable, findings and/or suggestions for disciplinary action, retraining, or changes in departmental policy shall be filed and approved by the Chief of Police.
5. If a bias or racial profiling complaint is sustained against any member of the department, it will result in the appropriate corrective and/or disciplinary action, up to and including employment termination. (CCP 2B.0053.b.5)
6. If there is a departmental video or radio recording of the events upon which a complaint of racial profiling is based, upon commencement of an investigation by this department into the complaint and by written request of the accused employee, this department will provide a copy of the recording to that employee.

F. PUBLIC EDUCATION DENOUNCING RACIALLY BASED POLICING

(CCP 2B.0053.b.4)

1. This department will inform the public of its statement of policy denouncing racial profiling.
2. Inform the public concerning the complaint process.
3. Methods that may be utilized to inform the public are publications, news media, website, radio service, or civic presentations, and electronic media formats.

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G. CITATION DATA COLLECTION & REPORTING (CCP 2B.0053.b.6)

1. An officer is required to collect information relating to traffic stops in which a citation or warning is issued and to arrests made as a result of those stops. On the citation officers must include:
 - a. The violator's race or ethnicity;
 - b. Whether a search was conducted or not;
 - c. Was the search consensual; and
 - d. Whether physical force was used that resulted in bodily injury;
 - e. Whether race was known prior to stop.
 - f. The location of the stop
 - g. The reason for the stop

H. ANNUAL REPORTING (CCP 2B.0053.b.7)

1. By March of each year, the Chief of Police shall submit a report to the City Council that includes the information gathered by the citations. The report will include information related to the data collected as defined above in H.1 "Citation Data Collection and Reporting".

I. USE OF VIDEO AND AUDIO EQUIPMENT

1. Each motor vehicle regularly used by this department to make traffic and pedestrian stops is equipped with a video camera and transmitter-activated equipment; and
2. Each traffic and pedestrian stop made by an officer of this department that is capable of being recorded by video and audio as appropriate is recorded.
3. This department shall retain the video recorded traffic and pedestrian stops for at least ninety (90) days after the date of the stop. If a complaint is filed with this department alleging that an officer has engaged in racial profiling with respect to a traffic or pedestrian stop, this department shall retain the video recording of the stop until final disposition of the complaint.
4. Supervisors will ensure officers of this department are recording their traffic and pedestrian stops. Recordings will be routinely reviewed by supervisors and logged on the Video Camera Review Log. A minimum of three videos every six months for each officer will be reviewed.
(See Appendix B for video review logs)

PART 2 – TRAINING

**Waxahachie Police Department Training and
Education on Citizen Contacts**

Texas Occupation Code §1701.253 and §1701.402 require that curriculum be established and training certificates issued on citizen contacts for all Texas Peace officers. Documentation provided by WPD reveals that citizen contacts training and certification has occurred and has either been provided to all officers in the department

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or is being obtained for new officers. New officers are typically trained as they are hired.

As mentioned in the introduction, each year, the Waxahachie Police Department develops a 40-hour training curriculum for all officers, thus doubling the amount of training that is required by the Texas Commission on Law Enforcement (TCOLE). Last year's curriculum included Implicit Bias training, and each new officer is now given that training.

PART 3 – COMPLAINT PROCESS

Waxahachie Police Department Complaint Process and Public Education on Citizen Contacts

Article 2B.0053(b)(4) of the Texas Code of Criminal Procedure requires that law enforcement agencies implement a complaint process on citizen contacts and that the agency provide public education on the complaint process. The department has prepared a brochure on the citizen complaint process which includes a specific section on citizen contacts. The brochure is clearly written and provides detailed information on the process and whom to contact to file a complaint.

Waxahachie Police Department Video Review

In accordance with State mandates, the Waxahachie Police Department regularly reviews video footage captured by cameras installed in the patrol vehicles. The footage is chosen randomly, and a log is maintained documenting the review. In addition to random viewing, the footage is reviewed when related to complaints or evidence. There were no violations of racial profiling prohibitions found during this process. The 2025 video review log is attached to this report.

PART 4 – DATA ANALYSIS

Waxahachie Police Department Statistical Data on Citizen Contacts

The Code of Criminal Procedure requires that law enforcement agencies collect statistical information on traffic stops and detentions with specific information on the race of the person stopped. In addition, information concerning searches of persons and whether or not the search was based on consent or probable cause is also collected.

Analysis of Traffic Stops

Waxahachie Police Officers made a total of 14,729 traffic stops or contacts during 2025. Figure 1 depicts the percentages of people detained by race. As can be seen, the percentages of those stopped are generally similar to the percentages of the

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Waxahachie population. For example, 24% of Waxahachie is Hispanic and 26% of the traffic stops were Hispanic drivers. African/Americans make up 15% of Waxahachie and 27% of traffic stops were African/American drivers. Caucasians make up 55% of the population in Waxahachie and the percentage of traffic stops for Caucasians was 46%. It would be highly unlikely that the racial percentages of traffic stops would match the community racial makeup. However, in reviewing the statistics, there is no indication that racial profiling is occurring. The statistical differences may be due to any number of factors.

It should be noted that the race of drivers is determined by the officer's perception. The law allows for the determination to be made either by perception or by asking. However, it is generally believed that asking for a person's race would often result in an argument or confrontation due to the issue of race being brought up by the officer. In reality, if an officer was engaging in profiling it would be based on perception anyway, so using perception as a determination is appropriate.

It is important to note that in 96% of traffic stops, the officer does not know the race of the individual when the stop is initiated. The race of the individual is not observed until actual contact is made.

Figure 1
Traffic stops – Overall Total 14,729

	Caucasian	Asian	Hispanic	African/ Black	Amer. Indian	Two Races	
Total Contacted	6888	92	3739	3948	62	--	
Percentage	47%	0%	25%	27%	0%	--	
Waxahachie Population*	55%	0%	24%	15%	0%	12%	
Ellis Population*	49%	1%	29%	19%	1%	2%	

* Based on 2024 projections

As previously noted, officers do not stop only city residents or County residents. They often stop individuals who live outside of the County. The major thoroughfares in Waxahachie bring county, regional, and out-of-state residents through the city. However, the use of city and county population data is most appropriate because these residents would have the highest likelihood of using Waxahachie roadways. Using the city and county population data, percentage of traffic stops by race appear both expected and understandable.

The race categories with the most significant differences between the Waxahachie population and the traffic stops are the categories of Caucasian and African/Black. In the case of Caucasian, there is a difference of 8% and in the African/Black category; there is a difference of 12%. It should also be noted that the census recognizes and

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separates individuals who are two races or more but the State does not. So, it is reasonable to assume that some of those individuals in the Two Race category would be distributed into the single race categories, thus changing those percentages.

As previously stated, it is difficult to draw any conclusions from statistics alone. Many of the traffic violations noted by officers are impacted by socio-economic factors. In low income categories, it is more common to see equipment violations on vehicles and therefore the traffic stops increase. Officers observe the violation and make the stop. Officers also have the ability to check vehicles to determine if the owner is wanted without ever stopping the vehicle or contacting the driver. Individuals in a lower socio-economic category are more likely to have traffic warrants due to the expense of the fines. Again, it results in a traffic stop to determine if the driver is the wanted individual. A more telling indication of racial profiling in a department is the number of complaints related to racial profiling, the nature of internal complaints and the relationship that the department has with the minority communities.

The Waxahachie Police Department has a very strong relationship with the minority communities, and particularly the African American community. The Chief has long standing relationships with many of the African American leaders. The Department has not received any complaints of racial profiling and they put an emphasis on training and accountability.

In summary, while some of the statistics do not match the community population percentages, there is no indication that the department engages in racial profiling.

2025 Analysis of Searches

The State statute requires police departments to capture data related to searches. Unfortunately, the statute does not define "search". The term "search" can mean different things to different people and the term can mean one thing to law enforcement and another to citizens. The definitions listed below are the terms and definitions relative to law enforcement.

Frisk – a "frisk" is used when an officer has a reasonable suspicion that the individual may be armed or may have a weapon within reach in the vehicle. The frisk may involve the person or it may involve the vehicle. The officer can check for weapons in those areas of a vehicle that are within reach of the vehicle occupant. This is not considered a "search" by law enforcement but might be considered a search by the vehicle occupant.

Vehicle Search – a complete search of a vehicle based on probable cause or consent. If an officer has probable cause to be belief that there is contraband or evidence in a vehicle, the officer may search the vehicle. The vehicle occupant can also give consent for the officer to search the vehicle regardless whether probable cause exists.

Vehicle Inventory – a vehicle inventory is conducted after an individual is arrested to ensure the safekeeping of any valuables in the vehicle. The

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department is responsible for the vehicle and its contents after an individual is arrested out of that vehicle. The inventory is not considered a search by law enforcement but may be considered a search by the vehicle owner.

Search Incident to Arrest – This search refers to a search of an individual after they have been arrested. The Courts have recognized that it is necessary to search individuals after they are arrested to ensure the safety of the officers and the security of the jail facility.

It should be noted that it is common to have multiple searches in a single event. The event could start with a vehicle search that results in an arrest. Then, the individual would be searched incident to the arrest and the vehicle would be inventoried prior to being towed. In this instance, there would be three identifiable searches conducted.

The table below reports the summaries for the total number of persons searched subsequent to being stopped by WPD for traffic offenses and either cited to court or searched prior to being arrested. Individuals are searched after being stopped for a variety of reasons. Officers may be concerned for their personal safety (the possibility of a weapon), they may have probable cause that a crime has been committed and the person stopped is concealing evidence of the crime, or they may only have a suspicion of a criminal offense and request consent from the person to search the person or vehicle.

Figure 2

The tables below show that 884 searches were conducted and there was contraband found in 356 of those searches.

Search Conducted?	
Yes	884
No	13845
	14729

Reason for Search	
Consent	363
Plain View Contraband	14
Probable Cause	482
Inventory	9
Incident to arrest	16
	884

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Contraband	
Yes	356
No	528
	884
Type of Contraband	
Alcohol	52
Currency	12
Drugs	263
Other	14
Weapons	15
Stol. Property	0
	356

Legislation requires that agencies submit specified data to the Texas Commission on Law Enforcement (TCOLE). The data submitted is as follows:

TCOLE Submitted Data

MOTOR VEHICLE RACIAL PROFILING INFORMATION

1. STOPS

1. **TOTAL STOPS: 14,729**

2. STREET ADDRESS OR APPROXIMATE LOCATION OF THE STOP

1. **CITY STREET: 9874**
2. **US HIGHWAY: 3878**
3. **STATE HIGHWAY: 895**
4. **COUNTY ROAD: 44**
5. **PRIVATE PROPERTY OR OTHER: 38**

TOTAL STOPS: 14,729

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3. WAS RACE OR ETHNICITY KNOWN PRIOR TO STOP?

- 1. YES: 526
- 2. NO: 14,203

TOTAL STOPS: 14,729

4. RACE OR ETHNICITY

- 1. ALASKA NATIVE/AMERICAN INDIAN: 62
- 2. ASIAN/PACIFIC ISLANDER: 92
- 3. BLACK: 3948
- 4. WHITE: 6888
- 5. HISPANIC/LATINO: 3739

TOTAL STOPS: 14,729

5. GENDER

- 1. FEMALE: 5,700
 - 1. ALASKA NATIVE/AMERICAN INDIAN: 17
 - 2. ASIAN/PACIFIC ISLANDER: 36
 - 3. BLACK: 1671
 - 4. WHITE: 2780
 - 5. HISPANIC/LATINO: 1196

- 2. MALE: 9,029
 - 1. ALASKA NATIVE/AMERICAN INDIAN: 45
 - 2. ASIAN/PACIFIC ISLANDER: 56
 - 3. BLACK: 2277
 - 4. WHITE: 4108
 - 5. HISPANIC/LATINO: 2543

TOTAL STOPS: 14,729

6. REASON FOR STOP?

- 1. VIOLATION OF LAW: 1,476
 - 1. ALASKA NATIVE/AMERICAN INDIAN: 1
 - 2. ASIAN/PACIFIC ISLANDER: 5
 - 3. BLACK: 482
 - 4. WHITE: 621
 - 5. HISPANIC/LATINO: 367

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2. PREEXISTING KNOWLEDGE: 268	
1. ALASKA NATIVE/AMERICAN INDIAN:	3
2. ASIAN/PACIFIC ISLANDER:	0
3. BLACK:	93
4. WHITE:	121
5. HISPANIC/LATINO:	51
3. MOVING TRAFFIC VIOLATION: 6,959	
1. ALASKA NATIVE/AMERICAN INDIAN:	33
2. ASIAN/PACIFIC ISLANDER:	61
3. BLACK:	1709
4. WHITE:	3322
5. HISPANIC/LATINO:	1834
4. VEHICLE TRAFFIC VIOLATION: 6,026	
1. ALASKA NATIVE/AMERICAN INDIAN:	25
2. ASIAN/PACIFIC ISLANDER:	26
3. BLACK:	1664
4. WHITE:	2824
5. HISPANIC/LATINO:	1487

7. WAS A SEARCH CONDUCTED?

1. YES: 884	
1. ALASKA NATIVE/AMERICAN INDIAN:	2
2. ASIAN/PACIFIC ISLANDER:	1
3. BLACK:	286
4. WHITE:	391
5. HISPANIC/LATINO:	204
2. NO: 13,845	
1. ALASKA NATIVE/AMERICAN INDIAN:	60
2. ASIAN/PACIFIC ISLANDER:	91
3. BLACK:	3662
4. WHITE:	6497
5. HISPANIC/LATINO:	3535

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8. REASON FOR SEARCH?

1. CONSENT: 363	
1. ALASKA NATIVE/AMERICAN INDIAN:	1
2. ASIAN/PACIFIC ISLANDER:	1
3. BLACK:	65
4. WHITE:	205
5. HISPANIC/LATINO:	91
2. CONTRABAND: 14	
1. ALASKA NATIVE/AMERICAN INDIAN:	0
2. ASIAN/PACIFIC ISLANDER:	0
3. BLACK:	6
4. WHITE:	3
5. HISPANIC/LATINO:	5
3. PROBABLE CAUSE: 482	
1. ALASKA NATIVE/AMERICAN INDIAN:	1
2. ASIAN/PACIFIC ISLANDER:	0
3. BLACK:	208
4. WHITE:	172
5. HISPANIC/LATINO:	101
4. INVENTORY: 9	
1. ALASKA NATIVE/AMERICAN INDIAN:	0
2. ASIAN/PACIFIC ISLANDER:	0
3. BLACK:	1
4. WHITE:	6
5. HISPANIC/LATINO:	2
5. INCIDENT TO ARREST: 16	
1. ALASKA NATIVE/AMERICAN INDIAN:	0
2. ASIAN/PACIFIC ISLANDER:	0
3. BLACK:	6
4. WHITE:	5
5. HISPANIC/LATINO:	5

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9. WAS CONTRABAND DISCOVERED?

1. YES: 356

- 1. ALASKA NATIVE/AMERICAN INDIAN: 1
 - 1. FINDING RESULTED IN ARREST - YES: 0
 - 2. FINDING RESULTED IN ARREST - NO: 1

- 2. ASIAN/PACIFIC ISLANDER: 0
 - 1. FINDING RESULTED IN ARREST - YES: 0
 - 2. FINDING RESULTED IN ARREST - NO: 0

- 3. BLACK: 120
 - 1. FINDING RESULTED IN ARREST - YES: 49
 - 2. FINDING RESULTED IN ARREST - NO: 71

- 4. WHITE: 153
 - 1. FINDING RESULTED IN ARREST - YES: 97
 - 2. FINDING RESULTED IN ARREST - NO: 56

- 5. HISPANIC/LATINO: 82
 - 1. FINDING RESULTED IN ARREST - YES: 42
 - 2. FINDING RESULTED IN ARREST - NO: 40

2. NO: 528

- 1. ALASKA NATIVE/AMERICAN INDIAN: 1
- 2. ASIAN/PACIFIC ISLANDER: 1
- 3. BLACK: 166
- 4. WHITE: 238
- 5. HISPANIC/LATINO: 122

10. DESCRIPTION OF CONTRABAND

1. DRUGS: 263

- 1. ALASKA NATIVE/AMERICAN INDIAN: 0
- 2. ASIAN/PACIFIC ISLANDER: 0
- 3. BLACK: 95
- 4. WHITE: 108
- 5. HISPANIC/LATINO: 60

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2. CURRENCY: 12	
1. ALASKA NATIVE/AMERICAN INDIAN:	0
2. ASIAN/PACIFIC ISLANDER:	0
3. BLACK:	3
4. WHITE:	8
5. HISPANIC/LATINO:	1
3. WEAPONS: 15	
1. ALASKA NATIVE/AMERICAN INDIAN:	1
2. ASIAN/PACIFIC ISLANDER:	0
3. BLACK:	4
4. WHITE:	8
5. HISPANIC/LATINO:	2
4. ALCOHOL: 52	
1. ALASKA NATIVE/AMERICAN INDIAN:	0
2. ASIAN/PACIFIC ISLANDER:	0
3. BLACK:	12
4. WHITE:	26
5. HISPANIC/LATINO:	14
5. STOLEN PROPERTY: 0	
1. ALASKA NATIVE/AMERICAN INDIAN:	0
2. ASIAN/PACIFIC ISLANDER:	0
3. BLACK:	0
4. WHITE:	0
5. HISPANIC/LATINO:	0
6. OTHER: 14	
1. ALASKA NATIVE/AMERICAN INDIAN:	0
2. ASIAN/PACIFIC ISLANDER:	0
3. BLACK:	6
4. WHITE:	3
5. HISPANIC/LATINO:	5

11. RESULT OF STOP	
1. VERBAL WARNING: 10,764	
1. ALASKA NATIVE/AMERICAN INDIAN:	41
2. ASIAN/PACIFIC ISLANDER:	62
3. BLACK:	2896
4. WHITE:	5136
5. HISPANIC/LATINO:	2629

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2. WRITTEN WARNING: 425	
1. ALASKA NATIVE/AMERICAN INDIAN:	3
2. ASIAN/PACIFIC ISLANDER:	3
3. BLACK:	90
4. WHITE:	236
5. HISPANIC/LATINO:	93
3. CITATION: 3,170	
1. ALASKA NATIVE/AMERICAN INDIAN:	18
2. ASIAN/PACIFIC ISLANDER:	25
3. BLACK:	840
4. WHITE:	1366
5. HISPANIC/LATINO:	921
4. WRITTEN WARNING AND ARREST: 26	
1. ALASKA NATIVE/AMERICAN INDIAN:	0
2. ASIAN/PACIFIC ISLANDER:	1
3. BLACK:	9
4. WHITE:	10
5. HISPANIC/LATINO:	6
5. CITATION AND ARREST: 16	
1. ALASKA NATIVE/AMERICAN INDIAN:	0
2. ASIAN/PACIFIC ISLANDER:	0
3. BLACK:	7
4. WHITE:	7
5. HISPANIC/LATINO:	2
6. ARREST: 328	
1. ALASKA NATIVE/AMERICAN INDIAN:	0
2. ASIAN/PACIFIC ISLANDER:	1
3. BLACK:	106
4. WHITE:	133
5. HISPANIC/LATINO:	88

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12. ARREST BASED ON

1. VIOLATION OF PENAL CODE: 279	
1. ALASKA NATIVE/AMERICAN INDIAN:	0
2. ASIAN/PACIFIC ISLANDER:	0
3. BLACK:	73
4. WHITE:	128
5. HISPANIC/LATINO:	78
2. VIOLATION OF TRAFFIC LAW: 13	
1. ALASKA NATIVE/AMERICAN INDIAN:	0
2. ASIAN/PACIFIC ISLANDER:	1
3. BLACK:	8
4. WHITE:	1
5. HISPANIC/LATINO:	3
3. VIOLATION OF CITY ORDINANCE: 0	
1. ALASKA NATIVE/AMERICAN INDIAN:	0
2. ASIAN/PACIFIC ISLANDER:	0
3. BLACK:	0
4. WHITE:	0
5. HISPANIC/LATINO:	0
4. OUTSTANDING WARRANT: 78	
1. ALASKA NATIVE/AMERICAN INDIAN:	0
2. ASIAN/PACIFIC ISLANDER:	0
3. BLACK:	37
4. WHITE:	23
5. HISPANIC/LATINO:	18

13. WAS PHYSICAL FORCE RESULTING IN BODILY INJURY USED DURING STOP?

1. YES: 2	
1. ALASKA NATIVE/AMERICAN INDIAN:	0
2. ASIAN/PACIFIC ISLANDER:	0
3. BLACK:	0
4. WHITE:	2
5. HISPANIC/LATINO:	0
6. RESULTING IN BODILY INJURY TO SUSPECT	1
7. RESULTING IN BODILY INJURY TO OFFICER	1
8. RESULTING IN BODILY INJURY TO BOTH	0

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2. No: 14,727	
1. ALASKA NATIVE/AMERICAN INDIAN:	62
2. ASIAN/PACIFIC ISLANDER:	92
3. BLACK:	3948
4. WHITE:	6886
5. HISPANIC/LATINO:	3739

14. NUMBER OF COMPLAINTS OF RACIAL PROFILING

1. *TOTAL:	0
1. *RESULTED IN DISCIPLINARY ACTION:	0
2. *DID NOT RESULT IN DISCIPLINARY ACTION:	0

There were no complaints related to racial profiling in 2025.

Analysis of Citizen Contacts Compliance by Waxahachie Police Department

The analysis shows that WPD is fully in compliance with all relevant Texas law concerning citizen contacts. Data on traffic stops revealed that while the percentage of traffic stops of some races may not align with the census, there is no indication that any racial profiling is occurring. The comparison percentages change when compared to the City of Waxahachie vs. Ellis County and vs. our nearby cities, but it demonstrates the difficulty in getting truly meaningful comparisons. Many drivers that are stopped for traffic violations do not live in Waxahachie or Ellis County, thus making meaningful comparisons more difficult. We have several highways that travel through Waxahachie. Inter-State Highway 35 and Highway 287 both funnel residents from the entire area through the city. It is reasonable to assume that these individuals commit their share of traffic violations.

One statistic that does stand out is the percentage of male drivers stopped as compared to the number of female drivers. According to the National Highway Traffic Safety Administration (NHTSA), male drivers cause approximately 6.1 million vehicle accidents and female drivers cause 4.4 million vehicle accidents each year. In 2022, male drivers were responsible for approximately 37,000 fatal crashes and female drivers are responsible for approximately 13,000 fatal accidents every year. Typically, male drivers account for 70-75% of traffic fatalities. Reviewing these statistics explain the disparity in traffic contacts. Statistically, male drivers engage in driving behavior that causes accidents more than female drivers. The result is that they get stopped more by the police.

Data Collection Issues

There are a variety of issues with any data collected on citizen contacts. First, although the law mandates collection, there are some variations in how the data is collected. Hence, there is wide variation in the reporting by law enforcement across the state. In Waxahachie, their data is retrieved from the Records Management System (RMS) since it has a module built into it to capture the required information for this report.

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The determination of race is sometimes difficult and is left to the officer's opinion. Currently, race is not identified on a State of Texas driver's license. As previously discussed, asking a person for their race could create the perception of a bias. As a result, in compliance with the law, the officers of the Waxahachie Police Department determine race through their perception. Hence, each officer must code race as best they can, based on physical appearance and surnames. Officers are required to use one of the choices provided by the State even though they may not feel that an individual fits into one of those categories.

The issue related to searches is also problematic. As mentioned previously, in any event there can be multiple searches. While the legislation is obviously requesting the recording of a single search, the officers conduct a multitude of searches related to one incident. There can be a probable cause search, a search incident to the arrest, and then, a vehicle search. In the end, the officer has to record a search for the data collection. There are other times where an individual gives consent to a search but in reality, the officer has probable cause to conduct the search anyway.

Finally, the law provides no standards by which to compare the data collected. It only states that a report will be provided to the legislative body. If a comparison is to be made, any statistics gathered must be compared to a variety of other measures and must consider regional and city variations. For example, this report compared Waxahachie statistics with the City, Ellis County, and surrounding cities in an attempt to show that although Waxahachie has certain percentages of various races, the same is not necessarily true for the county or the region. City population statistics do not consider the effect that a major arterial roadway connecting the region will have or the impact that the level of crime in a large retail area will have on decisions to detain or search. In short, a community that draws visitors from other areas might very well have higher rates of detentions and searches of minorities than is reflected in their actual population. This does not mean that the agency is racially profiling.

Summary

Statistics alone will never reveal whether police officers engage in racial profiling or not. The Waxahachie police department makes every effort to ensure that each officer is trained and held to high standards of conduct. As can be seen by the video review log, supervisors review an extensive number of traffic contacts to view officer performance. In the end, a police department has to rely on the ethics of its officers and the values instilled within the organization. This department has made significant efforts in hiring to have a department that is as racially diverse as the community, but it is challenging. The department has made strides in this area and will continue to improve the racial makeup of the department. In reality, the department has hired more minorities than the current staffing reflects due to the fact that some have left the department since being hired. The department continues in its efforts to diversify its workforce, but it is a difficult time to recruit for law enforcement and more difficult to recruit minorities into law enforcement. Applicants know that the department values diversity and that minorities are welcome in the Waxahachie Police Department.

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While the department has increased the minority representation in the department, it does not include officers who may have spouses of a different race or those officers that adopt children of a different race. The department has enough diversity and a strong enough department culture of accountability that any officer observing any racial profiling would report it. The Department also makes a concerted effort to ensure that minorities and females are included in the hiring process of applicants.

A couple of years ago, the Supreme Court ruled against Diversity, Equity, Inclusion (DEI) policies used by universities to ensure diversity in their student population. The court decision has caused businesses and agencies to review their practices to ensure that they are not now violating the law by specifically targeting specific races or genders for employment. There is still a significant amount of legal debate about the implications of this court decision, but the bottom line is that the Waxahachie Police Department is committed to continuing to build a diverse department that reflects the community and they will accomplish it within the constraints of the law.

Years ago, the citizens of Waxahachie voted for the department to be governed by Civil Service rules and the hiring process for officers is very strictly defined by law. This inflexible process limits the ability for the department to get creative in its hiring process to attract more minority and female officers, but they do make efforts to recruit and attract more minorities to apply with the Waxahachie Police Department. In the past, the department recruited at college campuses, but internal research has shown that word of mouth recruiting to known individuals has been the most effective way to recruit. The department continues to attract a diverse applicant pool. The department will continue these recruiting efforts as they have openings.

City Demographics – (2024 Estimates)

Total Population	48,617	
	Caucasian	55%
	African (Black)	15%
	Amer. Indian	0.6%
	Asian	0.8%
	Pacific Islander	1%
	Hispanic	24%
	Two or More Races	12%

Police Department by Race (Sworn Officers Only)

Total Number of Officers		
64	Caucasian	70%
8	African (Black)	9%
0	Amer. Indian	0%

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0	Asian	0%
20	Hispanic	22%

Police Department by Gender (Sworn Officers Only)

Total Number of Officers	92	
75	Male	82%
17	Female	18%

It should be noted that the racial composition of the department is based on the number of officers currently employed. It should also be mentioned that the actual numbers of officers by race will vary throughout the year due to employee turnover. Over the past couple of years, the field of law enforcement has seen unprecedented turnover due to individuals leaving the profession and thus, creating a constantly changing department.

The department has worked diligently to diversity the police officers in the department and to diversify the supervisory staff. Currently, the department has a total of thirteen (17) female officers, representing 18% of the department. This is a slight increase from last year. The department has a total of eight (8) African-American officers and twenty (20) Hispanic officers. The department increased the number of Hispanic officers from 5% in 2022 to 13% in 2023, and to 17% in 2024 and now 20% in 2025. The department increased the number of African-American officers from 9% in 2022 to 10% in 2023 and is now back at 9% in 2025.

The Waxahachie Police Department is also committed to providing promotional opportunities to officers of every race and gender. However, it should be noted that civil service statutes legally restrict and define the promotional process used by the police department. The Chief cannot merely promote the most deserving individual – the legally defined process must be used and the top finisher in the process is promoted. The process identifies the individual to be promoted – not the Chief. In spite of the rigid process, the department has seen an increase in female and minority supervisors.

The Waxahachie Police Department is committed to providing police services in a fair and bias-free manner. Waxahachie police officers are some of the finest officers in the State and are committed to avoiding any form of bias-based policing. Their mission remains to provide the highest level of professional police and emergency services, and dedicating themselves to protecting life and property, while maintaining the highest ethical standards.

Officers are held accountable for their actions and supervisors are trained to critique the day-to-day performance of their officers. As a routine practice, supervisors review videos from the in-car videos related to traffic stops and other calls. Some of these reviews are generated by questions or issues related to the traffic stop and some of them are random. The video review log (Appendix B) is included in this report.

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The Waxahachie Police Department is proud of its officers and is committed to providing the highest level of service to all the citizens and visitors to Waxahachie.

Appendix A

Racial Profiling Statutes and Laws

Code of Criminal Procedure

CHAPTER 2B. LAW ENFORCEMENT INTERACTIONS WITH PUBLIC

SUBCHAPTER A. GENERAL PROVISIONS

Art. 2B.0001. DEFINITIONS. In this chapter:

- (1) "Commission" means the Texas Commission on Law Enforcement.
- (2) "Department" means the Department of Public Safety of the State of Texas.

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

SUBCHAPTER B. RACIAL PROFILING; MOTOR VEHICLE STOPS

Art. 2B.0051. DEFINITIONS. In this subchapter:

- (1) "Bodily injury" has the meaning assigned by Section 1.07, Penal Code.
- (2) "Motor vehicle stop" means an occasion in which a peace officer stops a motor vehicle for an alleged violation of a law or ordinance.
- (3) "Race or ethnicity" means the following categories:
 - (A) Alaska native or American Indian;
 - (B) Asian or Pacific Islander;
 - (C) black;
 - (D) Hispanic or Latino; and
 - (E) white.

(4) "Racial profiling" means a law enforcement-initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity.

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Art. 2B.0052. RACIAL PROFILING PROHIBITED. A peace officer may not engage in racial profiling.

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

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Art. 2B.0053. LAW ENFORCEMENT POLICY ON RACIAL PROFILING. (a) In this article, "law enforcement agency" means an agency of this state, or of a county, municipality, or other political subdivision of this state, that employs peace officers who make motor vehicle stops in the routine performance of the officers' official duties.

(b) Each law enforcement agency shall adopt a detailed written policy on racial profiling. The policy must:

- (1) clearly define acts constituting racial profiling;
- (2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;
- (3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;
- (4) provide public education relating to the agency's compliment and complaint process, including providing the telephone number, mailing address, and e-mail address to make a compliment or complaint with respect to each ticket, citation, or warning issued by a peace officer;
- (5) require the agency employing a peace officer to take appropriate corrective action against the peace officer after an investigation shows that the peace officer has engaged in racial profiling in violation of the agency's policy adopted under this article;
- (6) require collection of information relating to motor vehicle stops in which a ticket, citation, or warning is issued and to arrests made as a result of those stops, including information relating to:
 - (A) the race or ethnicity of the individual detained;
 - (B) whether a search was conducted and, if so, whether the individual detained consented to the search;
 - (C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - (D) whether the peace officer used physical force that resulted in bodily injury during the stop;
 - (E) the location of the stop; and
 - (F) the reason for the stop; and
- (7) require the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - (A) the commission; and
 - (B) the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of this state.

(c) On the commencement of an investigation by a law enforcement agency of a complaint described by Subsection (b)(3) in which there is a video or audio recording of the occurrence that is the basis for the complaint, the agency shall promptly provide a copy of the recording to the peace officer who is the subject of the complaint on written request by the officer for a copy of the recording.

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(d) A law enforcement agency shall review the data collected under Subsection (b)(6) to identify any improvements the agency could make in the agency's practices and policies regarding motor vehicle stops.

(e) A report required under Subsection (b)(7) may not include identifying information about a peace officer who makes a motor vehicle stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the collection of information required by a policy under Subsection (b)(6).

(f) The commission shall begin disciplinary procedures against the chief administrator of a law enforcement agency if the commission finds that the chief administrator intentionally failed to submit a report required under Subsection (b)(7).

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Art. 2B.0054. REPORTS REQUIRED FOR MOTOR VEHICLE STOPS. (a) A peace officer who makes a motor vehicle stop shall report to the law enforcement agency that employs the officer information relating to the stop, including:

- (1) a physical description of any individual operating the motor vehicle who is detained as a result of the stop, including:
 - (A) the individual's gender; and
 - (B) the individual's race or ethnicity, as stated by the individual or, if the individual does not state the individual's race or ethnicity, as determined by the officer to the best of the officer's ability;
- (2) the initial reason for the stop;
- (3) whether the officer conducted a search as a result of the stop and, if so:
 - (A) whether the individual detained consented to the search;
 - (B) the reason for the search, including whether:
 - (i) any contraband or other evidence was in plain view;
 - (ii) any probable cause or reasonable suspicion existed to perform the search; or
 - (iii) the search was performed because the motor vehicle was towed or because of the arrest of any individual in the motor vehicle; and
 - (C) whether any contraband or other evidence was discovered during the search and a description of the contraband or evidence;
- (4) whether the officer made an arrest as a result of the stop or the search and, if so, a statement of:
 - (A) whether the arrest was based on:
 - (i) a violation of the Penal Code;
 - (ii) a violation of a traffic law or ordinance; or
 - (iii) an outstanding warrant; and
 - (B) the offense charged;
- (5) the street address or approximate location of the stop;
- (6) whether the officer issued a verbal or written warning or a ticket or citation as a result of the stop; and
- (7) whether the officer used physical force that resulted in bodily injury during the stop.

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(b) The chief administrator of a law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, is responsible for auditing reports under Subsection (a) to ensure that the race or ethnicity of the individual operating the motor vehicle is reported.

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Art. 2B.0055. COMPILATION AND ANALYSIS OF INFORMATION COLLECTED. (a) A law enforcement agency shall compile and analyze the information contained in each report received by the agency under Article 2B.0054.

(b) Not later than March 1 of each year, each law enforcement agency shall submit a report containing the incident-based data compiled during the previous calendar year to:

- (1) the commission; and
- (2) the governing body of each county or municipality served by the agency, if the law agency is a local law enforcement agency.

(c) A report required under Subsection (b) must be submitted by the chief administrator of the law enforcement agency, regardless of whether the administrator is elected, employed, or appointed. The report must include:

- (1) a comparative analysis of the information compiled under Article 2B.0054 to:
 - (A) evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of:
 - (i) individuals recognized as members of racial or ethnic minority groups; and
 - (ii) individuals not recognized as members of racial or ethnic minority groups;
 - (B) examine the disposition of motor vehicle stops made by officers employed by the agency, categorized according to the race or ethnicity of the individuals affected, as appropriate, including any searches resulting from stops within the applicable jurisdiction; and
 - (C) evaluate and compare the number of searches resulting from motor vehicle stops within the applicable jurisdiction and whether contraband or other evidence was discovered during those searches; and
- (2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.

(d) A report required under Subsection (b) may not include identifying information about a peace officer who makes a motor vehicle stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the reporting of information required under Article 2B.0054(a)(1).

(e) The commission, in accordance with Section 1701.162, Occupations Code, shall develop guidelines for compiling and reporting information as required by this article.

(f) The commission shall begin disciplinary procedures against the chief administrator of a law enforcement agency if the commission finds that the chief administrator intentionally failed to submit a report required under Subsection (b).

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Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Art. 2B.0056. PRIMA FACIE EVIDENCE. The data collected as a result of the reporting requirements of Articles 2B.0053 and 2B.0055 does not constitute prima facie evidence of racial profiling.

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Art. 2B.0057. LIABILITY. A peace officer is not liable for damages arising from an act relating to the collection or reporting of information as required by Article 2B.0054 or under a policy adopted under Article 2B.0053.

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Art. 2B.0058. CIVIL PENALTY. (a) If the chief administrator of a local law enforcement agency intentionally fails to submit the incident-based data required by Article 2B.0055, the agency is liable to the state for a civil penalty in an amount not to exceed \$5,000 for each violation. The attorney general may sue to collect a civil penalty under this subsection.

(b) From money appropriated to the agency for the administration of the agency, the executive director of a state law enforcement agency that intentionally fails to submit the incident-based data required by Article 2B.0055 shall remit to the comptroller the amount of \$1,000 for each violation.

(c) Money collected under this article shall be deposited in the state treasury to the credit of the general revenue fund.

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Art. 2B.0059. RULES. The department may adopt rules to implement Articles 2B.0052, 2B.0053, 2B.0054, 2B.0055, 2B.0056, and 2B.0057.

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Occupations Code

§ 1701.253. School Curriculum

(a) The commission shall establish minimum curriculum requirements for preparatory and advanced courses and programs for schools subject to approval under Section 1701.251(c)(1).

(b) In establishing requirements under this section, the commission shall require courses and programs to provide training in:

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(1) the investigation and documentation of cases that involve:

- (A) child abuse or neglect;
- (B) family violence; and
- (C) sexual assault;

(2) issues concerning sex offender characteristics; and

(3) crime victims' rights under Chapter 56, Code of Criminal Procedure, and Chapter 57, Family Code, and the duty of law enforcement agencies to ensure that a victim is afforded those rights.

(c) As part of the minimum curriculum requirements, the commission shall establish a statewide comprehensive education and training program on civil rights, racial sensitivity, and cultural diversity for persons licensed under this chapter.

(d) Training in documentation of cases required by Subsection (b) shall include instruction in:

(1) making a written account of the extent of injuries sustained by the victim of an alleged offense;

(2) recording by photograph or videotape the area in which an alleged offense occurred and the victim's injuries; and

(3) recognizing and recording a victim's statement that may be admissible as evidence in a proceeding concerning the matter about which the statement was made.

(e) As part of the minimum curriculum requirements relating to the vehicle and traffic laws of this state, the commission shall require an education and training program on laws relating to the operation of motorcycles and to the wearing of protective headgear by motorcycle operators and passengers. In addition, the commission shall require education and training on motorcycle operator profiling awareness and sensitivity training.

(f) Training officers and recruits in investigation of cases required by Subsection (b)(1)(B) shall include instruction in preventing dual arrest whenever possible and conducting a thorough investigation to determine which person is the predominant aggressor when allegations of family violence from two or more opposing persons are received arising from the same incident.

(g) As part of the minimum curriculum requirements, the commission shall establish a statewide comprehensive education and training program on asset forfeiture under Chapter 59, Code of Criminal Procedure, for officers licensed under this chapter. An officer shall complete a program established under this subsection not later than the second anniversary of the date the officer is licensed under this chapter or the date the officer applies for an intermediate proficiency certificate, whichever date is earlier.

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(h) As part of the minimum curriculum requirements, the commission shall establish a statewide comprehensive education and training program on racial profiling for officers licensed under this chapter. An officer shall complete a program established under this subsection not later than the second anniversary of the date the officer is licensed under this chapter or the date the officer applies for an intermediate proficiency certificate, whichever date is earlier.

§ 1701.402. Proficiency Certificates

(a) The commission shall issue certificates that recognize proficiency based on law enforcement training, education, and experience. For this purpose the commission shall use the employment records of the employing agency.

(b) As a requirement for a basic proficiency certificate, the commission shall require completion of local courses or programs of instruction on federal and state statutes that relate to employment issues affecting peace officers and county jailers, including:

- (1) civil service;
- (2) compensation, including overtime compensation, and vacation time;
- (3) personnel files and other employee records;
- (4) management-employee relations in law enforcement organizations;
- (5) work-related injuries;
- (6) complaints and investigations of employee misconduct; and
- (7) disciplinary actions and the appeal of disciplinary actions.

(c) An employing agency is responsible for providing the training required by this section.

(d) As a requirement for an intermediate proficiency certificate, an officer must complete an education and training program on asset forfeiture established by the commission under Section 1701.253(e).

(e) As a requirement for an intermediate proficiency certificate, an officer must complete an education and training program on racial profiling established by the commission under Section 1701.253(e).

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APPENDIX B

**Waxahachie Police Department
2025 Video Camera Review Log**

1st QUARTER					
Traffic					
	Officer Name	Date of Incident	Case No.(Opt.)	Date of Review	Reviewed by
	Jefferson, J	3/20/2025	250320-12390	3/28/2025	SRG. Huckabee 131
	Jefferson, J	2/14/2025	P250214-0393	2/27/2025	SRG. Huckabee 131
	Jefferson, J	2/24/2025	250224-08374	2/27/2025	SRG. Huckabee 131
	Patterson, K	1/6/2025	E0092337	1/10/2025	SRG. Huckabee 131
	Patterson, K	2/24/2025	250224-08266	3/28/2025	SRG. Huckabee 131
	Patterson, K	3/17/2025	250317-11943	3/28/2025	SRG. Huckabee 131
	Brister, G	1/7/2025	250107-00897	1/10/2025	SRG. Huckabee 131
	Brister, G	2/20/2025	250220-07686	3/28/2025	SRG. Huckabee 131
	Brister, G	3/4/2025	250304-09448	3/28/2025	SRG. Huckabee 131
2nd QUARTER					
Traffic					
		Date of Incident	Case No.(Opt.)	Date of Review	Reviewed by
	Jefferson, J	4/27/2025	P250427-1121	5/23/2025	SRG. Huckabee 131
	Jefferson, J	5/21/2025	P250521- 21526	5/23/2025	SRG. Huckabee 131
	Jefferson, J	6/28/2025	P250628-1708	7/17/2025	SRG. Huckabee 131
	Patterson, K	4/15/2025	250415-16235	4/16/2025	SRG. Huckabee 131
	Patterson, K	5/19/2025	250519-21123	5/19/2025	SRG. Huckabee 131

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	Patterson, K	6/16/2025	250616-24881	7/17/2025	SRG. Huckabee 131
	Brister, G	4/9/2025	250409-15353	4/16/2025	SRG. Huckabee 131
	Brister, G	5/22/2025	250522-21618	5/23/2025	SRG. Huckabee 131
	Brister, G	6/18/2025	250618-25176	7/17/2025	SRG. Huckabee 131
3rd QUARTER					
Traffic					
	Officer Name	Date of Incident	Case No.(Opt.)	Date of Review	Reviewed by
	Jefferson, J	8/8/2025	250808-33091	8/13/2025	SRG. Huckabee 131
	Jefferson, J	8/30/2025	P250830-2341	9/23/2025	SRG. Huckabee 131
	Jefferson, J	9/11/2025	250911-38350	9/23/2025	SRG. Huckabee 131
	Garner, S	8/10/2025	250810-33444	8/13/2025	SRG. Huckabee 131
	Garner, S	9/21/2025	250921-39705	9/23/2025	SRG. Huckabee 131
	Garner, S	9/1/2025	250901-36913	9/23/2025	SRG. Huckabee 131
	Brister, G	7/31/2025	250731-31876	8/13/2025	SRG. Huckabee 131
	Brister, G	9/20/2025	250920-39534	9/23/2025	SRG. Huckabee 131
	Brister, G	8/24/2025	250824-35697	9/23/2025	SRG. Huckabee 131
	Ferguson, M	8/11/2025	250811-33522	8/13/2025	SRG. Huckabee 131
	Ferguson, M	8/30/2025	250830-36626	9/23/2025	SRG. Huckabee 131
	Ferguson, M	9/22/2025	250922-39788	9/23/2025	SRG. Huckabee 131
4th QUARTER					
Traffic					
	Officer Name	Date of Incident	Case No.(Opt.)	Date of Review	Reviewed by
	Jefferson, J				
	Jefferson, J				
	Jefferson, J				
	Garner, S	12/28/2025	251228-53427	1/7/2026	C. Kaelin #126

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Garner, S				
Garner, S				
Brister, G				
Brister, G				
Brister, G				
Ferguson, M				
Ferguson, M				
Ferguson, M				

Waxahachie Police Department 2025 Video Camera Review Log

1st QUARTER					
A Shift					
	Officer Name	Date of Incident	Case No. (Opt.)	Date of Review	Reviewed by
	Kaelin, C	3/17/2025	250317-11939	3/21/2025	BKS151
	Kaelin, C	2/4/2025	250204-05227	3/21/2025	BKS151
	Kaelin, C	1/29/2025	250129-04309	3/21/2025	BKS151
	Stephens, B.	3/27/2025	250327-0826	3/31/2025	CK126
	Stephens, B.	2/9/2025	250209-06092	3/31/2025	CK126
	Stephens, B.	2/22/2025	250222-0464	3/31/2025	CK126
	Dunn, B	3/18/2025	250318-0732	3/31/2025	CK126
	Dunn, B	2/12/2025	250212-06513	3/31/2025	CK126
	Dunn, B	1/29/2025	250129-0244	3/31/2025	CK126
	Skidmore, R	3/21/2025	250321-12471	3/31/2025	CK126
	Skidmore, R	1/24/2025	250124-03538	3/31/2025	CK126
	Skidmore, R	2/9/2025	250209-06095	3/31/2025	CK126
	Reynolds, J	2/18/2025	250218-07351	3/21/2025	BKS151
	Reynolds, J	1/24/2025	250124-03524	3/21/2025	BKS151
	Reynolds, J	3/13/2025	250313-10946	3/21/2025	BKS151
	Fields, J	3/23/2025	250323-12760	3/31/2025	CK126
	Fields, J	1/30/2025	250130-04456	3/31/2025	CK126
	Fields, J	2/7/2025	NONE	3/31/2025	CK126
	Ortiz, C	1/11/2025	250111-01473	3/31/2025	CK126
	Ortiz, C	3/27/2025	250327-13391	3/31/2025	CK126
	Ortiz, C	3/22/2025	250322-12633	3/31/2025	CK126
	DeJesus, E	3/26/2025	250326-13206	3/31/2025	CK126
	DeJesus, E	2/7/2025	250207-05815	3/31/2025	CK126

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DeJesus, E	1/11/2025	250111-01480	3/31/2025	CK126
Smith, N	3/27/2025	250327-13353	3/31/2025	BKS151
Smith, N	2/3/2025	250203-05115	3/31/2025	BKS151
Smith, N	1/25/2025	250125-03732	3/31/2025	BKS151
Ferguson, M.	3/22/2025	250322-12635	3/31/2025	BKS151
Ferguson, M.	2/9/2025	250209-06101	3/31/2025	BKS151
Ferguson, M.	2/7/2025	250207-05804	3/31/2025	BKS151
Wisniewski, A.	3/18/2025	250318-12104	3/31/2025	CK126
Wisniewski, A.	2/26/2025	250226-08627	3/31/2025	CK126
Wisniewski, A.	1/24/2025	E0093476	3/31/2025	CK126
Koch, D				
Koch, D				
Koch, D				
Stevenson, C	3/28/2025	P250328-0830	3/31/2025	DK138
Stevenson, C	3/27/2025	250327-13326	3/31/2025	DK138
Stevenson, C	3/23/2025	P250323-0778	3/31/2025	DK138
Gonzales, M	3/19/2025	250319-12192	3/31/2025	DK138
Gonzales, M	3/14/2025	P250314-0682	3/31/2025	DK138
Gonzales, M	3/18/2025	P250318-0733	3/31/2025	DK138
Mikeska, T	1/6/2025	250106-00864	2/18/2025	CS213
Mikeska, T	2/8/2025	P250208-0347	2/18/2025	CS213
Mikeska, T	3/28/2025	P250328-0829	3/31/2025	DK138
Glidewell, O	1/10/2025	250110-0097	2/18/2025	CS213
Glidewell, O	2/14/2025	P250214-0385	2/18/2025	CS213
Glidewell, O	3/23/2025	250323-12747	3/31/2025	DK138
Garcia, C	1/27/2025	P250127-0224	1/27/2025	CS213
Garcia, C	1/16/2025	E0095558	2/18/2025	CS213
Garcia, C	3/14/2025	P250314-0682	3/31/2025	DK138
Born, T	1/20/2025	250120-03013	2/18/2025	CS213
Born, T	2/3/2025	250203-05153	2/18/2025	CS213
Born, T	3/26/2025	250326-13308	3/31/2025	DK138
Garner, S	1/1/2025	P250101-0004	2/18/2025	CS213
Garner, S	1/27/2025	250127-03905	2/18/2025	CS213
Garner, S	2/23/2025	250223-0468	3/4/2025	MG159
Murray, A	1/27/2025	P250127-0224	1/27/2025	CS213
Murray, A	1/30/2025	P250130-0260	2/18/2025	CS213
Murray, A	3/4/2025	P250304-0586	3/7/2025	MG159
Shaba, J	1/7/2025	E0090920	2/18/2025	CS213
Shaba, J	2/8/2025	P250208-0347	2/18/2025	CS213
Shaba, J	3/3/2025	250303-09348	3/7/2025	MG159

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**Waxahachie Police Department
2025 Video Camera Review Log**

2nd QUARTER				
A Shift				
Officer Name	Date of Incident	Case No. (Opt.)	Date of Review	Reviewed by
Kaelin, C				
Kaelin, C				
Kaelin, C				
Stephens, B.	4/19/2025	250419-16913	6/30/2025	CK126
Stephens, B.	5/31/2025	250531-22920	6/30/2025	CK126
Stephens, B.	6/28/2025	250628-26489	6/30/2025	CK126
Dunn, B	4/19/2025	250419-16900	6/30/2025	CK126
Dunn, B	5/13/2025	250513-1286	6/30/2025	CK126
Dunn, B	6/23/2025	250623-1659	6/23/2025	CK126
Skidmore, R	4/5/2025	250405-14779	5/21/2025	BD146
Skidmore, R	5/4/2025	250504-19065	5/21/2025	BD146
Skidmore, R	6/13/2025	250613-24567	6/29/2025	CK126
Reynolds, J	4/6/2025	250406-14896	5/21/2025	BD146
Reynolds, J	5/18/2025	250518-21059	5/21/2025	BD146
Reynolds, J	5/13/2025	250513-20357	6/29/2025	CK126
Fields, J	4/1/2025	250401-14072	5/21/2025	BD146
Fields, J	5/17/2025	250517-20960	5/17/2025	BD146
Fields, J	6/27/2025	250627-26448	6/29/2025	CK126
Ortiz, C	4/15/2025	250415-16277	5/21/2025	BD146
Ortiz, C	5/13/2025	250513-20359	5/21/2025	BD146
Ortiz, C	4/19/2025	250419-16905	6/30/2025	CK126
DeJesus, E	4/11/2025	250411-15594	6/30/2025	CK126
DeJesus, E	4/14/2025	250414-16158	6/30/2025	CK126
DeJesus, E	6/24/2025	250624-25983	6/30/2025	CK126
Smith, N	4/6/2025	250406-14910	6/30/2025	CK126
Smith, N	5/30/2025	250530-22795	6/30/2025	CK126
Smith, N	6/18/2025	250618-25253	6/30/2025	CK126
Ferguson, M.	4/21/2025	250421-17064	6/30/2025	CK126
Ferguson, M.	6/13/2025	E0092457	6/30/2025	CK126
Ferguson, M.	6/1/2025	250601-1466	6/30/2025	CK126
Wisniewski, A.	4/5/2025	250405-0902	6/30/2025	CK126

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Wisniewski, A.	5/2/2025	250502-18747	6/30/2025	CK126
Wisniewski, A.	6/18/2025	250618-25248	6/30/2025	CK126
Koch, D				
Koch, D				
Koch, D				
Stevenson, C	5/26/2025	P250526-1405	6/19/2025	DK138
Stevenson, C	5/30/2025	P250530-1452	6/19/2025	DK138
Stevenson, C	6/4/2025	P250604-1494	6/19/2025	DK138
Gonzales, M	5/12/2025	250512-20104	6/19/2025	DK138
Gonzales, M	5/30/2025	P250530-1452	6/19/2025	DK138
Gonzales, M	6/4/2025	250604-23397	6/19/2025	DK138
Mikeska, T	4/10/2025	P250410-0936	6/14/2025	MG159
Mikeska, T	4/4/2025	P250404-0894	6/14/2025	MG159
Mikeska, T	5/30/2025	P250530-1450	6/14/2025	MG159
Glidewell, O	5/8/2025	E0095165	6/19/2025	DK138
Glidewell, O	6/1/2025	P250601-1469	6/19/2025	DK138
Glidewell, O	6/18/2025	250618-25197	6/19/2025	DK138
Garcia, C	4/24/2025	P250424-1084	6/19/2025	DK138
Garcia, C	5/2/2025	250502-18708	6/19/2025	DK138
Garcia, C	6/10/2025	250610-24163	6/19/2025	DK138
Born, T	4/10/2025	P250410-0945	6/19/2025	DK138
Born, T	5/31/2025	None	6/19/2025	DK138
Born, T	6/14/2025	250614-24637	6/19/2025	DK138
Garner, S	4/14/2025	P250414-16117	6/14/2025	MG159
Garner, S	5/8/2025	P250508-1245	6/14/2025	MG159
Garner, S	6/4/2025	P250604-1493	6/14/2025	MG159
Murray, A	5/22/2025	250522-21576	6/19/2025	DK138
Murray, A	5/22/2025	P250522-1375	6/19/2025	DK138
Murray, A	6/18/2025	250618-25149	6/19/2025	DK138
Shaba, J	4/29/2025	250429-18329	6/19/2025	DK138
Shaba, J	5/30/2025	E0096555	6/19/2025	DK138
Shaba, J	6/18/2025	250618-25222	6/19/2025	DK138
Thompson, C	4/5/2025	P250405-14729	6/14/2025	MG159
Thompson, C	6/4/2025	P250604-1493	6/14/2025	MG159
Thompson, C	5/30/2025	P250530-1450	6/14/2025	MG159

Waxahachie Police Department

2025 Video Camera Review Log

3rd QUARTER

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**A
Shift**

Officer Name	Date of Incident	Case No.	Date of Review	Reviewed by
Kaelin, C				
Kaelin, C				
Kaelin, C				
Stephens, B.	8/8/2025	250808-33161	9/29/2025	CK 126
Stephens, B.	8/9/2025	250809-33276	9/29/2025	CK 126
Stephens, B.	9/1/2025	250901-36937	9/29/2025	CK 126
Dunn, B	9/15/2025	250915-38855	9/29/2025	CK 126
Dunn, B	7/17/2025	250717-29441	9/29/2025	CK 126
Dunn, B	8/18/2025	250818-34759	9/29/2025	CK 126
A. Wisniewski	7/8/2025	250708-28174	9/7/2025	CK 126
A. Wisniewski	7/17/2025	250717-29464	9/7/2025	CK 126
A. Wisniewski	8/9/2025	250809-33250	9/7/2025	CK 126
Reynolds, J	7/16/2025	250716-29276	9/7/2025	CK 126
Reynolds, J	8/18/2025	250818-34655	9/7/2025	CK 126
Reynolds, J	8/19/2025	250819-34835	9/7/2025	CK 126
Fields, J	7/16/2025	250716-29293	9/7/2025	CK 126
Fields, J	8/8/2025	250808-33101	9/7/2025	CK 126
Fields, J	8/27/2025	250827-36115	9/7/2025	CK 126
Ortiz, C	7/16/2025	250716-29281	9/7/2025	CK 126
Ortiz, C	8/9/2025	250809-33281	9/7/2025	CK 126
Ortiz, C	8/28/2025	250828-36291	9/7/2025	CK 126
DeJesus, E	7/2/2025	250702-27126	9/7/2025	CK 126
DeJesus, E	7/11/2025	250711-28636	9/7/2025	CK 126
DeJesus, E	8/4/2025	250804-32481	9/7/2025	CK 126
Smith, N	7/3/2025	250703-27223	9/7/2025	CK 126
Smith, N	8/18/2025	250818-34769	9/7/2025	CK 126
Smith, N	9/2/2025	250902-37091	9/7/2025	CK 126
Koch, D				
Koch, D				
Koch, D				
Stevenson, C	7/31/2025	P250731-2013	12/28/2025	DK138
Stevenson, C	8/29/2025	P250828-2319	12/28/2025	DK138
Stevenson, C	9/16/2025	P250916-2516	12/28/2025	DK138

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Gonzales, M	8/10/2025	P250810-2125	8/14/2025	DK138
Gonzales, M	9/29/2025	P250929-2662	12/28/2025	DK138
Gonzales, M	9/30/2025	250930-41018	12/28/2025	DK138
Mikeska, T	7/13/2025	250713-28992	7/21/2025	CS213
Mikeska, T	8/5/2025	250805-32710	9/10/2025	CS213
Mikeska, T	9/7/2025	P250907-2432	9/10/2025	CS213
Glidewell, O	7/9/2025	P250709-1806	7/21/2025	CS213
Glidewell, O	8/4/2025	250804-32559	9/10/2025	CS213
Glidewell, O	9/5/2025	P250905-2407	9/10/2025	CS213
Garcia, C	7/17/2025	250717-29554	7/21/2025	CS213
Garcia, C	8/19/2025	250819-34973	9/10/2025	CS213
Garcia, C	9/7/2025	250907-37733	9/10/2025	CS213
Born, T	7/12/2025	250712-28844	7/21/2025	CS213
Born, T	8/23/2025	250823-35846	9/10/2025	CS213
Born, T	9/6/2025	250906-37682	9/10/2025	CS213
Murray, A	7/18/2025	250718-29594	7/21/2025	CS213
Murray, A	8/19/2025	P250819-2207	9/10/2025	CS213
Murray, A	9/3/2025	250903-37191	9/10/2025	CS213
Shaba, J	7/18/2025	250718-29588	7/21/2025	CS213
Shaba, J	8/28/2025	250828-36340	9/11/2025	CS213
Shaba, J	9/5/2025	250905-37592	9/10/2025	CS213
Thompson, C	7/14/2025	250714-29003	7/21/2025	CS213
Thompson, C	8/24/2025	250824-35762	9/11/2025	CS213
Thompson, C	9/10/2025	250910-38219	9/11/2025	CS213

Waxahachie Police Department

2025 Video Camera Review Log

4th QUARTER				
A Shift				
Officer Name	Date of Incident	Case No.	Date of Review	Reviewed by
Dunn, B				
Dunn, B				
Dunn, B				
Stephens, B	10/18/2025	251018-43549	11/3/2025	BD146
Stephens, B	12/12/2025	251212-51311	12/28/2025	BD146
Stephens, B	12/24/2025	251224-52944	12/28/2025	BD146
Mikeska, A	10/17/2025	251017-43499	11/3/2025	BD146
Mikeska, A	11/30/2025	251130-49627	12/28/2025	BD146
Mikeska, A	12/23/2025	251223-52793	12/28/2025	BD146

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Wisniewski, A	10/17/2025	251017-43525	11/3/2025	BD146
Wisniewski, A	11/20/2025	P251120-3250	12/28/2025	BD146
Wisniewski, A	12/27/2025	251227-53369	12/28/2025	BD146
Reynolds, J	10/5/2025	251005-41720	11/3/2025	BD146
Reynolds, J	11/30/2025	P251130-3328	12/28/2025	BD146
Reynolds, J	12/27/2025	251227-53378	12/28/2025	BD146
Fields, J	10/22/2025	251022-44259	11/3/2025	BD146
Fields, J	11/19/2025	251119-48289	12/28/2025	BD146
Fields, J	12/22/2025	N/A	12/28/2025	BD146
Ortiz, C	10/17/2025	251017-43505	11/3/2025	BD146
Ortiz, C	11/28/2025	251128-49387	12/28/2025	BD146
Ortiz, C	12/18/2025	251218-52122	12/28/2025	BD146
Scott, K	10/31/2025	P251031-3024	11/3/2025	BD146
Scott, K	11/29/2025	251129-49543	12/28/2025	BD146
Scott, K	12/9/2025	251209-50910	12/28/2025	BD146
Smith, N	10/19/2025	251019-43751	11/3/2025	BD146
Smith, N	11/15/2025	N/A	12/28/2025	BD146
Smith, N	12/27/2025	251227-53359	12/28/2025	BD146
Martinez, G	11/30/2025	P251130-3336	12/28/2025	BD146
Martinez, G	12/26/2025	251226-53247	12/28/2025	BD146
Martinez, G	12/24/2025	251224-52944	12/28/2025	BD146
Koch, D				
Koch, D				
Koch, D				
Stevenson, C	10/28/2025	P251028-2988	11/11/2025	DK138
Stevenson, C	11/11/2025	P251111-3133	11/11/2025	DK138
Stevenson, C	12/26/2025	P251226-3549	12/28/2025	DK138
Gonzales, M	10/22/2025	P251022-2915	11/11/2025	DK138
Gonzales, M	11/10/2025	N/A	11/11/2025	DK138
Gonzales, M	12/27/2025	251227-5331	12/28/2025	DK138
Glidewell, O	10/18/2025	251018-43591	10/23/2025	CS213
Glidewell, O	11/10/2025	N/A	11/11/2025	DK138
Glidewell, O	12/17/2025	251217-51953	12/22/2025	CS213
Garcia, C	10/17/2025	251017-43438	10/23/2025	CS213
Garcia, C	11/14/2025	P251114-3169	11/29/2025	CS213
Garcia, C	12/22/2025	251218-52074	12/22/2025	CS213
Born, T	10/9/2025	251009-42283	10/23/2025	CS213
Born, T	11/10/2025	251110-46921	11/29/2025	CS213
Born, T	12/14/2025	251214-51513	12/22/2025	CS213

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Murray, A	10/19/2025	251019-43697	10/23/2025	CS213
Murray, A	11/25/2025	P251125-3298	11/29/2025	CS213
Murray, A	12/17/2025	251217-51962	12/22/2025	CS213
Shaba, J	10/19/2025	251019-43724	10/23/2025	CS213
Shaba, J	10/28/2025	P251028-2988	11/11/2025	DK138
Shaba, J	11/28/2025	251128-49319	11/29/2025	CS213
Thompson, C	10/18/2025	251018-2871	10/23/2025	CS213
Thompson, C	11/28/2025	251128-49358	11/29/2025	CS213
Thompson, C	12/14/2025	251214-51523	12/22/2025	CS213

Waxahachie Police Department

2025 Video Camera Review Log

1st QUARTER					
B Shift					
	Officer Name	Date of Incident	Case No.(Opt.)	Date of Review	Reviewed by
	Fuller, B	1/31/2025	250131-04605	3/27/2025	SS120
	Fuller, B	2/11/2025	250211-06363	3/27/2025	SS120
	Fuller, B	3/25/2025	250325-13094	3/27/2025	SS120
	Gonzales, A	1/13/2025	P250113-0119	2/20/2025	BF122
	Gonzales, A	2/5/2025	250205-05381	2/20/2025	BF122
	Gonzales, A	3/1/2025	250301-08995	3/14/2025	BF122
	Brasher, A	1/19/2025	250119-02824	2/19/2025	BF122
	Brasher, A	2/19/2025	P250219-0430	2/20/2025	BF122
	Brasher, A	3/6/2025	P250306-0599	3/14/2025	BF122
	Christian, T.	1/18/2025	250118-02655	2/19/2025	BF122
	Christian, T.	2/5/2025	250205-05483	2/19/2025	BF122
	Christian, T.	3/2/2025	250302-09142	3/14/2025	BF122
	Errisuriz, E	3/19/2025	P250319-0740	3/28/2025	AB192
	Errisuriz, E	2/20/2025	250220-07608	3/28/2025	AB192
	Errisuriz, E	1/13/2025	250113-01733	3/28/2025	AB192
	Clayton, R	1/22/2025	250122-03232	2/19/2025	BF122
	Clayton, R	2/10/2025	250210-06198	2/19/2025	BF122
	Clayton, R	3/2/2025	P250302-0553	3/14/2025	BF122
	Flores, A	1/17/2025	250117-02405	2/19/2025	BF122
	Flores, A	2/2/2025	P250202-0286	2/19/2025	BF122
	Flores, A	3/24/2025	P250324-0792	3/28/2025	AB192
	Lynch, B	1/28/2025	250128-04164	2/19/2025	BF122
	Lynch, B	2/5/2025	P250205-0311	2/19/2025	BF122

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Lynch, B	3/10/2025	250310-10351	3/14/2025	BF122
C. Hines	1/19/2025	250119-02743	2/19/2025	BF122
C. Hines	2/15/2025	P250215-0398	2/19/2025	BF122
C. Hines	3/25/2025	250325-13118	3/28/2025	AB192
B. Hill	2/5/2025	P250205-05425	2/5/2025	SS120
B. Hill	1/7/2025	250107-00914	2/19/2025	BF122
B. Hill	2/6/2025	P250203-0322	3/28/2025	AB192
Partington, A	2/1/2025	P250201-0274	2/1/2025	SS120
Partington, A	2/26/2025	250226-08556	3/27/2025	SS120
Partington, A	3/16/2025	250316-11881	3/27/2025	SS120
Ippolito, B	3/21/2025	250321-12446	4/2/2025	AP184
Ippolito, B	3/13/2025	N/A	4/2/2025	AP184
Ippolito, B	2/16/2025	P250216-0401	4/2/2025	AP184
Hampton, W	2/1/2025	P250201-0273	2/1/2025	SS120
Hampton, W	3/31/2025	250331-13922	4/2/2025	AP184
Hampton, W	3/30/2025	P250329-0843	4/2/2025	AP184
Stracener, A	01.18.2025	250118-02558	01.28.2025	BI225
Stracener, A	01.08.2025	250108-01158	01.28.2025	BI225
Stracener, A	2/11/2025	P250210-0364	2/11/2025	AP184
Sattler, A	02.16.25	P250219-05549	2.28.25	WH203
Sattler, A	01.04.2025	250104-00521	01.28.2025	WH203
Sattler, A	2/11/2025	P250210-0361	2/11/2025	AP184
Fenton, R.	01.14.2025	250114-01884	01.28.2025	BI225
Fenton, R.	2/10/2025	P250210-0362	2/10/2025	AP184
Fenton, R.	3.5.25	P250305-0592	3.6.25	WH203
Scott, K	1.04.25	250104-00525	1.28.25	WH203
Scott, K	2.25.25	P250225-0488	3.6.28	WH203
Scott, K	2.19.25	P250219-0432	3.6.28	WH203
Farmer, C.	3/2/2025	P250302-0559	3/17/2025	BI225
Farmer, C.	3/11/2025	250311-10622	0-17-2025	BI225
Farmer, C.	3/20/2025	250320-12434	3/31/2025	BI225
Perez, S.	1.14.2025	P250114-0134	1.28.25	WH203
Perez, S.	2.20.2025	P250220-0447	3.6.25	WH203
Perez, S.	3.11.25	P250311-0651	3.16.25	WH203
Rodriguez, M.	2.06.2025	P250206-05721	2.28.25	WH203
Rodriguez, M.	2.19.2025	P250219-07554	2.28.25	WH203
Rodriguez, M.	02-29-2025	250329-13753	3/31/2025	BI225

(uf)

Waxahachie Police Department
2025 Video Camera Review Log

2nd QUARTER				
B Shift				
Officer Name	Date of Incident	Case No.(Opt.)	Date of Review	Reviewed by
Fuller, B	4/2/2025	250402-14353	7/14/2025	SS120
Fuller, B	6/30/2025	250630-26864	7/14/2025	SS120
Fuller, B	6/25/2025	250625-26142	7/14/2025	SS120
Gonzales, A	5/15/2025	P250515-1312	5/20/2025	SS120
Gonzales, A	6/3/2025	P250603-1485	7/1/2025	BF122
Gonzales, A	4/13/2025	P250413-16015	7/1/2025	BF122
Brasher, A	4/17/2025	P250417-16549	6/16/2025	BF122
Brasher, A	5/14/2025	P250514-20520	6/16/2025	BF122
Brasher, A	6/22/2025	P250622-25633	7/1/2025	BF122
Christian, T.	5/10/2025	P250510-1260	5/14/2025	SS120
Christian, T.	6/12/2025	P250612-1558	6/12/2025	SS120
Christian, T.	4/25/2025	P250425-1100	6/16/2025	BF122
E. Errisuriz	4/26/2025	P250426-17791	4/26/2025	SS120
E. Errisuriz	5/15/2025	P250515-1312	5/20/2025	SS120
E. Errisuriz	6/9/2025	P250609-1536	6/16/2025	BF122
Flores, A	4/26/2025	P250426-1112	6/16/2025	BF122
Flores, A	5/19/2025	P250519-21189	6/16/2025	BF122
Flores, A	6/6/2025	P250606-23749	6/16/2025	BF122
Lynch, B	5/15/2025	P250515-1312	5/20/2025	SS120
Lynch, B	4/7/2025	P250407-15044	6/16/2025	BF122
Lynch, B	6/7/2025	P250608-1529	6/16/2025	BF122
C. Hines	5/10/2025	P250510-1260	5/14/2025	SS120

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C. Hines	6/7/2025	P250607-1527	6/16/2025	BF122
C. Hines	4/21/2025	P250421-17180	6/16/2025	BF122
B. Hill	4/26/2025	P250426-17791	4/26/2025	SS120
B. Hill	5/10/2025	P250510-1260	5/14/2025	SS120
B. Hill	6/12/2025	P250612-1566	6/16/2025	BF122
Partington, A	4/8/2025	P250408-0926	4/8/2025	SS120
Partington, A	4/25/2025	P250425-1097	4/26/2025	SS120
Partington, A	6/30/2025	250630-26820	7/14/2025	SS120
Ippolito, B	6/22/2025	250622-25669	7/14/2025	AP184
Ippolito, B	6/20/2025	250620-25434	7/14/2025	AP184
Ippolito, B	6/17/2025	250617-25064	7/14/2025	AP184
Hampton, W	6/30/2025	250630-26766	7/14/2025	AP184
Hampton, W	6/17/2025	250617-25060	7/14/2025	AP184
Hampton, W	6/17/2025	p250617-1595	7/14/2025	AP184
Stracener, A	5/10/2025	P250510-1260	5/11/2025	BI225
Stracener, A	5/1/2025	250501-18539	5/11/2025	BI225
Stracener, A	4/30/2025	250430-18388	5/11/2025	BI225
Sattler, A	5.9.25	250509-19711	5.11.25	WH203
Sattler, A	4.12.25	250413-15912	5.11.25	WH203
Sattler, A	4.7.25	250407-15018	5.11.25	WH203
Fenton, R.	5/6/2025	250506-19262	5/11/2025	BI225
Fenton, R.	3/29/2025	P250329-0838	5/11/2025	BI225
Fenton, R.	3/25/2025	250325-13168	5/11/2025	BI225
Scott, K	5/23/2025	P250523-1380	5/23/2025	SS120
Scott, K	5/20/2025	250520-21321	5/25/2025	BI225
Scott, K	5/24/2025	250524-21939	5/25/2025	BI225
Farmer, C.	5/6/2025	250506-19242	5/20/2025	BI225
Farmer, C.	3/25/2025	P250325-0801	5/20/2025	BI225
Farmer, C.	4/8/2025	250408-15158	5/20/2025	BI225
Perez, S.	5.1.25	P250501-1167	5.5.25	WH203
Perez, S.	4.22.25	P250422-1074	5.11.25	WH203
Perez, S.	4.17.25	P250417-1075	5.11.25	WH203
Rodriguez, M.	5/14/2025	250514-20444	5/19/2025	BI225
Rodriguez, M.	3/29/2025	P250329-0843	5/19/2025	BI225
Rodriguez, M.	3/25/2025	P250325-0807	5/19/2025	BI225

(4f)

**Waxahachie
Police
Department
2025 Video
Camera Review
Log**

3rd QUARTER					
B Shift	B Shift				
Officer Name	Date of Incident	Case No. (Opt.)	Date of Review	Reviewed by	
Fuller, B					
Fuller, B					
Fuller, B					
Gonzales, A	7/5/2025	250705-27718	9/13/2025	BF122	
Gonzales, A	8/16/2025	P250816-2180	9/13/2025	BF122	
Gonzales, A	9/8/2025	250908-37908	9/14/2025	BF122	
Brasher, A	7/20/2025	250720-30032	9/13/2025	BF122	
Brasher, A	8/12/2025	P250812-2142	9/13/2025	BF122	
Brasher, A	9/9/2025	250909-38028	9/14/2025	BF122	
Christian, T.	8/7/2025	P250807-2084	8/7/2025	SS120	
Christian, T.	7/14/2025	P250714-1850	9/13/2025	BF122	
Christian, T.	9/8/2025	P250908-2435	9/13/2025	BF122	
Clayton, R					
Clayton, R	pffft	pffft	pfft	pffft	
Clayton, R					
Flores, A	7/19/2025	P250719-1907	9/13/2025	BF122	
Flores, A	8/17/2025	250817-34524	9/13/2025	BF122	
Flores, A	9/8/2025	P250908-2437	9/13/2025	BF122	
Lynch, B	7/15/2025	P250715-1864	9/13/2025	BF122	
Lynch, B	8/11/2025	250811-33576	9/13/2025	BF122	
Lynch, B	9/3/2025	250903-37216	9/13/2025	BF122	
C. Hines	7/24/2025	250724-30671	9/13/2025	BF122	

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C. Hines	8/15/2025	P250815-2170	9/13/2025	BF122
C. Hines	9/3/2025	P250903-2380	9/13/2025	BF122
B. Hill	7/14/2025		9/13/2025	BF122
B. Hill	8/20/2025	250820-34982	9/13/2025	BF122
B. Hill	9/3/2025	P250903-2373	9/13/2025	BF122
Errisuriz, E.	8/7/2025	P250807-2084	8/7/2025	SS120
Errisuriz, E.	7/18/2025	250718-29663	9/13/2025	BF122
Errisuriz, E.	9/8/2025	P250908-2441	9/13/2025	BF122
Partington, A	8/3/2025	P250803-2033	8/6/2025	SS120
Partington, A	8/31/2025	250831-36755	9/3/2025	SS120
Partington, A	9/23/2025	P250923-2594	9/23/2025	SS120
Ippolito, B	8/21/2025	250821-35272	8/25/2025	AP184
Ippolito, B	8/17/2025	250817-34480	8/25/2025	AP184
Ippolito, B	8/7/2025	250807-2083	8/25/2025	AP184
Hampton, W	8/3/2025	P250803-2033	8/25/2025	AP184
Hampton, W	8/25/2025	250822-35330	8/25/2025	AP184
Hampton, W	8/25/2025	P250812-2144	8/25/2025	AP184
Stracener, A	7/5/2025	250705-27758	7/30/2025	WH203
Stracener, A	9/9/2025	250909-37968	9/21/2025	WH203
Stracener, A	8/6/2025	250806-32898	9/22/2025	WH203
Sattler, A	7/23/2025	P250723-1948	7/24/2025	SS120
Sattler, A	7/20/2025	250720-29966	7/29/2025	WH203
Sattler, A	8/3/2025	P250803-2033	8/6/2025	SS120
Fenton, R.	7/4/2025	250704-27520	7/30/2025	WH203
Fenton, R.	8/3/2025	P250803-2033	8/6/2025	SS120
Fenton, R.	9/3/2025	P250903-37293	9/21/2025	WH203
Scott, K	7/25/2025	P250725-1959	7/30/2025	WH203
Scott, K	8/7/2025	250807-33055	9/22/2025	WH203
Scott, K	8/17/2025	250817-34607	9/22/2025	WH203
Garfias, A	9/9/2025	250909-38095	9/19/2025	WH203
Garfias, A	9/18/2025	Class C / No ID	9/22/2025	WH203
Garfias, A	8/22/2025	250822-35332	9/22/2025	WH203
Perez, S.	7/6/2025	P250706-1780	7/30/2025	WH203

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Perez, S.	7/10/2025	250710-28611	7/30/2025	WH203
Perez, S.	8/31/2025	250831-36876	9/21/2025	WH203
Rodriguez, M.	7/18/2025	P250718-1900	7/29/2025	WH203
Rodriguez, M.	8/15/2025	P250815-2177	8/20/2025	SS120
Rodriguez, M.	9/13/2025	P250913-2480	9/21/2025	WH203

Waxahachie Police Department				
2025 Video Camera Review Log				
4th QUARTER				
B Shift				
Officer Name	Date of Incident	Case No.(Opt.)	Date of Review	Reviewed by
Fuller, B				
Fuller, B				
Fuller, B				
Gonzales, A	10/16/2025	251016-43253	12/15/2025	BF122
Gonzales, A	11/22/2025	P251122-3265	12/15/2025	BF122
Gonzales, A	12/7/2025	P251207-3380	12/15/2025	BF122
Brasher, A	10/11/2025	251011-42618	12/15/2025	BF122
Brasher, A	11/21/2025	251121-48564	12/15/2025	BF122
Brasher, A	12/12/2025	P251212-3424	12/15/2025	BF122
Christian, T.	10/26/2025	P251026-2962	11/10/2025	AB192
Christian, T.	11/5/2025	P251105-3068	12/15/2025	BF122
Christian, T.	12/6/2025	251206-50495	12/15/2025	BF122
Flores, A	10/26/2025	P251026-2962	11/10/2025	AB192
Flores, A	11/13/2025	P251113-3165	12/15/2025	BF122
Flores, A	12/2/2025	251202-49929	12/15/2025	BF122
Lynch, B	10/1/2025	P251001-2682	10/2/2025	SS120
Lynch, B	11/23/2025	251123-48838	12/15/2025	BF122
Lynch, B	12/7/2025	P251207-3380	12/15/2025	BF122
C. Hines	10/26/2025	P251026-2962	11/10/2025	AB192
C. Hines	10/21/2025	P251021-2909	11/10/2025	AB192
C. Hines	11/18/2025	251118-48120	12/15/2025	BF122
B. Hill	10/21/2025	P251021-2909	11/10/2025	AB192

(uf)

B. Hill	11/18/2025	251118-48116	12/15/2025	BF122
B. Hill	12/6/2025	P251206-3377	12/15/2025	BF122
Errisuriz, E.	10/26/2025	P251026-2962	11/10/2025	AB192
Errisuriz, E.	11/22/2025	P251122-3265	12/15/2025	BF122
Errisuriz, E.	12/5/2025	251205-50358	12/15/2025	BF122
Partington, A				
Partington, A				
Partington, A				
Ippolito, B	10/6/2025	P251006-2755	10/7/2025	AP184
Ippolito, B	10/12/2025	251012-42743	10/21/2025	AP184
Ippolito, B	10/20/2025	251020-43806	10/21/2025	AP184
Hampton, W	10/6/2025	251006-41786	10/7/2025	AP184
Hampton, W	10/20/2025	251020-43806	10/21/2025	AP184
Hampton, W				
Stracener, A	10/6/2025	P251006-2754	10/7/2025	AP184
Stracener, A	10/20/2025	251020-43864	10/21/2025	AP184
Stracener, A	11.04.2025	P251104-3062	11.27.2025	WH203
Sattler, A	10/2/2025	251002-41229	10/7/2025	AP184
Sattler, A	10/21/2025	251020-43795	10/21/2025	AP184
Sattler, A	11.21.2025	251121-3255	11.27.2025	WH203
Fenton, R.	10/6/2025	P251006-2747	10/7/2025	AP184
Fenton, R.	10.10.2025	251010-42427	10.15.2025	WH203
Fenton, R.	10/20/2025	251020-43844	10/21/2025	AP184
Rodriguez, M.	10/6/2025	251006-41752	10/7/2025	AP184
Rodriguez, M.	10/20/2025	251020-43815	10.24.2025	WH203
Rodriguez, M.	11.9.2025	P251109-3111	11.26.2025	WH203
Garfias, A	10/1/2025	251001-41125	10/7/2025	AP184
Garfias, A	11.23.2025	P251123-3267	11.27.2025	WH203
Garfias, A	11.21.2025	251121-48487	11.27.2025	WH203
Perez, S.	10/6/2025	P251006-2745	10/7/2025	AP184
Perez, S.	10.01.2025	P251001-2681	10.15.2025	WH203
Perez, S.	11.23.2025	251123-48812	11.27.2025	WH203
Chavez, Y	10/2/2025	P251002-2689	10/7/2025	AP184
Chavez, Y	10.11..2025	251011-42592	10.24.2025	WH203
Chavez, Y	11.13.2025	251113-47397	11.27.2025	WH203

(lf)

Report prepared by Wade G. Goolsby
Contact data was provided by the Waxahachie Police Department



(leg)



Memorandum

To: Honorable Mayor and City Council

From: Kumar Gali, PE, Senior Director of Utilities

Thru: Ricky Boyd, City Manager 

Date: February 16, 2026

Re: Consider Professional Services Agreement for the Northeast Trunk Sewer Expansion Project (Phase IV)

Motion: "I move to approve a professional services agreement with Teague Nall & Perkins, Inc. for the design services of the fourth phase of Northeast Trunk Sewer Expansion project in the amount of \$1,200,404 and authorize the City Manager to execute all necessary documents."

Item Description: Consider approval of a professional services agreement with Teague Nall & Perkins, Inc. for design services of the fourth phase of the Northeast Trunk Sewer expansion project in the amount of \$1,200,404.

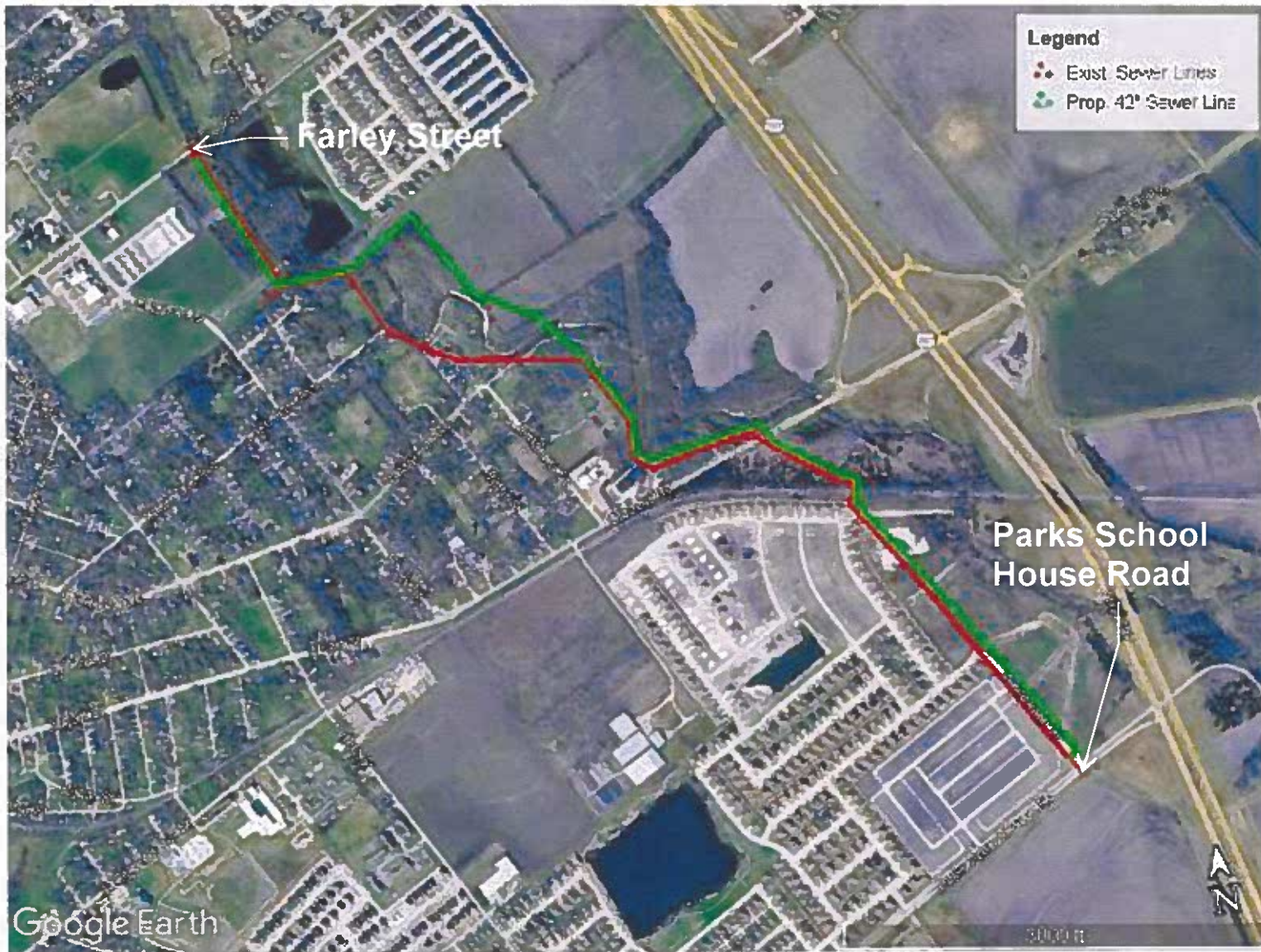
Item Summary: This project is a continuation of the multi-phase Northeast Trunk Sewer Expansion project from Jefferson Lift Station to Grove Creek Lift Station to provide additional wastewater capacity for future growth and development in Grove Creek, Cole Creek and Lower Mustang Creek wastewater basins. Phases I through III (from Jefferson Lift Station to Park School House Road/Hwy 287) and Phase V (along Farley Street) are in design. The current request is for the engineering design for Phase IV. Phase IV consists of approximately 9,150 linear feet of 42-inch and 48-inch sewer lines from Parks School House Road to Farley Street.

(leg)

The professional services agreement includes engineering design services, topographic survey, acquisition of up to 17 easements, geotechnical investigation, bidding phase services, and construction administration. This project will also require coordination with TxDOT, Union Pacific Railroad, Oncor, and TCEQ for necessary permits and approvals.

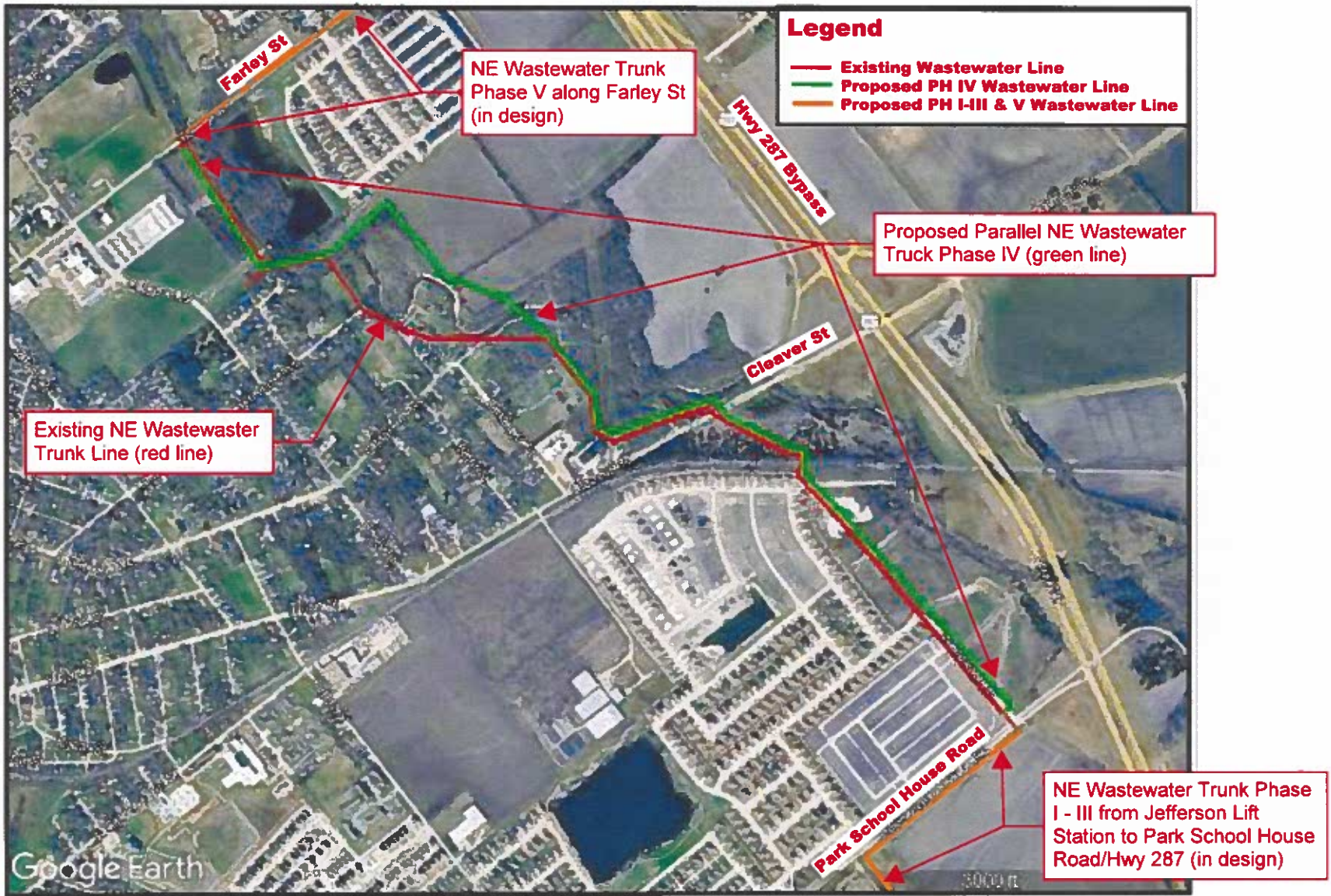
Fiscal Impact: This project is part of the approved 5-year Capital Improvement Program with an approved budget of \$1,500,000. The \$1,200,404 professional services agreement with Teague Nall & Perkins will be funded through the FY 2025 Wastewater Bond Fund.

(leg)



North East 42-inch Wastewater Parallel Trunk Line - Limits





North East Wastewater Parallel Trunk Line Phase IV Limits





Memorandum

To: Honorable Mayor and City Council
From: Kumar Gali, PE, Senior Director of Utilities
Thru: Ricky Boyd, City Manager *RB*
Date: February 16, 2026
Re: Consider Professional Services Agreement for the Howard Wastewater Treatment Plant Expansion Permitting and Preliminary Design Services Project

Motion: "I move to approve a professional services agreement with CDM Smith Inc. for the Howard Wastewater Treatment Plant Expansion Permitting and Preliminary Design Services project in the amount of \$963,383 and authorize the City Manager to execute all necessary documents."

Item Description: Consider approval of a professional services agreement with CDM Smith Inc. for permitting and preliminary design services associated with the Howard Wastewater Treatment Plant expansion project in the amount of \$963,383.

Item Summary: The Howard Road Wastewater Treatment Plant (WWTP) is currently designed and permitted for an annual average daily flow capacity of 8 Million Gallons per Day (MGD). Freese and Nichols (consultant) completed an updated wastewater master plan that identified the need to expand treatment capacity from 8 MGD to 14 MGD to accommodate anticipated growth within the City's service area.

The professional services agreement includes a discharge permit application and coordination with Texas Commission on Environmental Quality (TCEQ), water quality modeling needed for the TCEQ permit, preliminary design development and geotechnical investigation, advanced process modeling that will assist with

sizing the process treatment units and Basis of Design Report that will be used for design of the wastewater treatment plant expansion. Deliverables include a Basis of Design Report with ten percent (10%) design drawings and TCEQ permit application. The Basis of Design Report will also provide recommendations on construction of 6 MGD expansion in phases to meet the population growth.

(un)

Fiscal Impact: This project is part of the approved 5-year Capital Improvement Program with a budget of \$1,000,000. The \$963,383 professional services agreement with CDM Smith Inc. will be funded through the Wastewater Impact Fees.

(li)



Memorandum

To: Honorable Mayor and City Council

From: Kumar Gali, PE, Senior Director of Utilities

Thru: Ricky Boyd, City Manager *RB*

Date: February 16, 2026

Re: Consider Contract for Replacement of Membrane Cell No.3 Valve and Actuator Components at Sokoll Water Treatment Plant

Motion: "I move to approve a contract with Municipal Valve & Equipment Company for the Replacement of Membrane Cell No.3 Valve and Actuator Components in the amount of \$162,142 and authorize the City Manager to execute all necessary documents."

Item Description: Consider contract with Municipal Valve & Equipment Company for Replacement of Membrane Cell No.3 Valve and Actuator Components.

Item Summary: The Robert W. Sokoll Water Treatment Plant is a microfiltration membrane plant, which is jointly owned by the City and the Rockett Special Utility District (Rockett SUD). Membrane Cell No. 3 contains valves and actuators that control the membrane filtration process. These components have reached the end of their useful service life and require replacement to maintain reliable plant operations.

Municipal Valve & Equipment Company will provide all necessary replacement components and perform complete installation, including removal of existing equipment and commissioning of the new system.

Fiscal Impact: This project is part of the approved 5-year Capital Improvement Program, with a budget of \$175,000 from the Sokoll Water Treatment Plant Operating and Maintenance budget. The total contract amount with Municipal Valve & Equipment Company is \$162,142, through an interlocal purchasing system. The cost will be split 50/50 with Rockett Special Utility District (Rockett SUD), which they will reimburse the City for their portion of the expense.



Memorandum

To: Honorable Mayor and City Council

From: Kumar Gali, PE, Senior Director of Utilities

Thru: Ricky Boyd, City Manager *RB*

Date: February 16, 2026

Re: Consider Supplemental Appropriation for the FY 2026 Water and Wastewater Operations and Maintenance Budget

Motion: "I move to approve a supplemental appropriation from the Wastewater Fund unrestricted reserve in the amount of \$132,028 and from the Water Fund unrestricted reserve in the amount of \$219,040 to each Department's current operating budget for vehicle repairs related to hail damage and authorize the City Manager to execute all necessary documents."

Item Description: Consider approval of a supplemental appropriation to allocate funds received through insurance reimbursement for repairs on Utilities vehicles damaged by the hail storm. The funds from insurance have been deposited in the reserve funds and need to be moved to the operating budget so they can be utilized for the repairs.

Item Summary: Thirty-three City vehicles, fifteen (15) from the Wastewater division and eighteen (18) funded by the Water division, sustained significant hail damage during an unexpected storm while parked at City facilities.

The City has received insurance reimbursement in the amount of \$351,068 from the Texas Municipal League (TML) to cover the repair costs. Of this amount, \$132,028 is attributable to Wastewater Department and \$219,040 is attributable to Water Department.

Fiscal Impact: This supplemental appropriation increases the Wastewater Department FY 2026 operations and maintenance budget by \$132,028, and increase the Water Department's FY 2026 operations and maintenance budget by \$219,040, enabling to start repairing the vehicles. These funds have already been received through an insurance reimbursement from TML and deposited in the Water Fund unrestricted reserve and Wastewater Fund unrestricted reserve.

(lj)

(6K)



Memorandum

To: Honorable Mayor and City Council
From: Scott Safford, Fire Chief
Thru: Ricky Boyd, City Manager *RB*
Date: February 16, 2026
Re: Deployment Reimbursement for Overtime

Recommended Motion: "I move to approve a supplemental appropriation from the General Fund unrestricted reserve in the amount of \$63,196.87 to GL Account 100-220-51500, Salaries-Overtime, for TIFMAS Deployment reimbursement.

Item Description: Consider approval of a supplemental appropriation to allocate funds received through TIFMAS Deployment reimbursement for personnel overtime.

Item Summary: The reimbursement funds received were not anticipated during the original budget adoption and, therefore, require a supplemental appropriation. Appropriating these funds will allow the City to properly recognize the revenue and offset the overtime expenditures incurred by the Fire Department while ensuring compliance with City financial policies and accounting practices. This action does not impact the General Fund balance, as the appropriation is fully supported by reimbursement revenue.

Fiscal Impact: This supplemental appropriation increases the Fire Department's salaries-overtime budget by \$63,196.87. These funds have already been received through TDEM deployment reimbursement and deposited into the General Fund unrestricted reserve.

(7)



Memorandum

To: Honorable Mayor and City Council
From: Gumaro Martinez, Executive Director of Parks and Leisure Services
Thru: Ricky Boyd, City Manager *RB*
Date: February 16, 2026
Re: Consider Award of Bid to Whirlix Design, Inc. for North Grove Park Project

Motion: "I move to approve the bid award to Whirlix Design, Inc. for the North Grove Park Project in the amount of \$2,337,585.18 and authorize the City Manager to execute all necessary documents."

Item Description: Consider approving a bid award to Whirlix Design, Inc. for the construction of North Grove Park Project in the amount of \$2,337,585.18.

Item Summary: The Parks and Purchasing Departments in conjunction with Kimely-Horn solicited a Request for Bids and a bid opening was held on November 20, 2025. Seventeen bids were received, with one bidder disqualified for submitting a non-responsive bid, and another bidder withdrawing their bid after identifying bid errors within their bid tabulation. Of the 15 responsive bidders, the base bids ranged from \$2,171,887.66 to \$3,400,929.93.

The project's base scope includes a concrete paved walking loop trail, two playground areas for various age groups, landscaping and irrigation improvements, shade pavilions, shaded benches, fencing, parking improvements, and a decomposed granite area with lighting for seating.

The apparent low bid was submitted by Whirlix Design Inc. This company has received approval as a contractor and their package appears to be complete and qualified based on Kimley-Horn's review. Whirlix Design Inc. has performed in an acceptable manner on previous projects and is successfully working with Kimley-Horn on other public park projects. Based on the information provided, Kimley-Horn and staff recommend awarding the project

to Whirlix Design Inc. for the base bid of \$2,171,887.66 and recommend bid alternates #4 – prefabricated restroom for \$140,697.52, and #5 – restroom pad prep with proper utilities and connections for \$25,000, for a total project cost of \$2,337,585.18.

(7)

Fiscal Impact: City Council approved funding through issuance of the 2023 CO Park Bonds and Park Dedication Fees for an available project budget of \$2,240,000 for Project 448 – North Grove Park. The total project costs including soft costs, materials testing, and construction is \$2,570,078.18. In consultation with the Finance Department, additional funding available for completion of the project has been identified through accumulated bond interest. Approximately \$86,000 from the 2021 CO Bonds and \$800,000 from the 2023 CO Bonds are available.

(7)

North Grove Park - Exhibit

REFERENCE IMAGERY



LEGEND

- 1) SEED COMMON BERMLDA GRASS
- 2) P PE RAIL FENCE, EVERGREEN SCREEN, BERMS
- 3) OPEN LAWN
- 4) PAVILION (12' RADIUS)
- 5) NATURE THEME PLAYGROUND WITH SHADE SAILS
- 6) DECOMPOSED GRANITE MULTI-USE AREA WITH STRING LIGHTS
- 7) PARKING LOT (20 SPACES)
- 8) FLEXIBLE VEHICULAR SPACE
 - FARMER'S MARKET
 - BUS DROP
 - RIDE SHARE
 - FOOD TRUCK
- 9) CONCRETE PLAZA SPACE WITH 2' X 12' SQUARE PAVILIONS
- 10) BENCH
- 11) EXISTING SIDEWALK TO REMAIN
- 12) PROPOSED 6' WIDE SIDEWALK
- 13) RESTROOM ENCLOSURE OR RESTROOM BUILDING
- 14) SEED COMMON BERMLDA GRASS
- 15) CONNECTION TO FUTURE DEVELOPMENT
- 16) 8' X 9' SUNSHELTER
- 17) FOOD TRUCK ELECTRICAL OUTLETS

NORTH GROVE PARK



Kimley » Horn

(8)



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: February 16, 2026

Re: Consider the Purchase of a Replacement Truck for Streets Operations

Recommended Motion: "I move to authorize the purchase of a Ford F-550 with a dump bed, in an amount not to exceed \$98,258, and authorize the City Manager to execute all necessary documents".

Item Description: Consider a purchase agreement with Rush Truck Centers of Texas, L.P., for a Ford F-550 with a dump bed for Streets Operations.

Item Summary: Street Maintenance currently operates a 2011 Ford F-550 with a dump bed, which is heavily used for road maintenance and repairs. Due to its heavy use, a second truck was planned, budgeted, and purchased as part of the FY26 budget. It is currently on order and expected to arrive in May. City staff was able to locate a Ford F-550 trucks with the dump bed that meets our specification that is available now in New Braunfels, TX. We obtained 2 other quotes for this truck but they were from out of state and more expensive.

Until now, the city's truck has worked well with only preventative and routine maintenance. It is also one of two pieces of equipment equipped to sand roads during winter storms. On December 23, 2025, the truck was taken to Waxahachie Ford for diagnostics when it failed to run. The City received a quote for \$33,256 in repairs that include the note: "This will be a starting point on getting vehicle running correctly will possibly need further repairs made."

(8)

Given the age, the level of use, and the uncertainty of the final cost of repairs, Staff proposes replacing the truck in kind. This replacement is in addition to the truck already on order. The non-functional 2011 truck would be properly disposed of in accordance with state law.

Fiscal Impact: Staff recommends purchasing a new Ford F-550 with a dump bed for \$98,258, funded from available funds in the Streets Capital Fund budget.

(9)



Memorandum

To: Honorable Mayor and City Council

From: Kumar Gali, PE, Senior Director of Utilities

Thru: Ricky Boyd, City Manager *RB*

Date: February 16, 2026

Re: Consider Amendment No. 5 for Additional Services Related to Katy Trunk Sewer and Southwest Interceptor Rehab Project

Motion: "I move to approve Amendment No.5 to the professional services agreement with Dunaway Associates, LLC dba Criado for the Katy Trunk Sewer and Southwest Interceptor Rehab Project in the amount of \$94,300 and authorize the City Manager to execute all necessary documents."

Item Description: Consider approval of Amendment No. 5 to the professional services agreement with Dunaway Associates, LLC dba Criado for additional services related to the Katy Trunk Sewer and Southwest Interceptor Rehab project.

Item Summary: The original engineering contract for the Katy Trunk Sewer and Southwest Interceptor Rehab Project was approved in March 2021 in the amount of \$291,630. Through subsequent amendments, the current contract amount is \$318,500. Amendment No.5 increases the contract by \$94,300 for a revised total of \$412,800. Amendment No. 5 addresses two primary scope changes that have emerged during the design process specific to the Katy Trunk Sewer segment of the overall project.

(9)

First, based on the City of Waxahachie Wastewater Master Plan (December 2024) prepared by Freese & Nichols, the sewer line has been upsized to accommodate future growth. This larger pipe size required adjustments to the line's depth and related design elements.

Second, Oncor has not permitted upsizing the existing line in its current location due to proximity to electrical transmission lines. As a result, approximately 2,300 linear feet of pipeline must be rerouted to meet required separation distances. This new route requires additional survey work, revisions to construction plans, and preparation of up to two additional easements.

Fiscal Impact: The Katy Trunk Sewer and Southwest Interceptor Rehab project had an initial budget of \$3,939,990 funded through the 2019, 2020, and 2021 Wastewater Bonds. With the completion of Southwest Trunk Sewer portion of the project, the remaining budget available for Katy Trunk Sewer Rehab project is \$2,386,293. This amendment in the amount of \$94,300 will be funded from the remaining project budget. The revised engineering contract total is \$412,800.

(10)



Memorandum

To: Honorable Mayor and City Council

From: Chad Tustison, Finance Director

Thru: Ricky Boyd, City Manager *RB*

Date: February 16, 2025

Re: Consider Approval of a Supplemental Appropriation for a City Fleet Car Wash Program

Recommended Motion: "I move to approve a supplemental appropriation from the General Fund unrestricted fund balance in the amount of \$12,030 for the implementation of a car wash membership program for city vehicles."

Summary: This item requests City Council approval for a supplemental appropriation to fund the implementation of a car wash program for city vehicles.

Description: During the development of the fiscal year 2026 budget, the City Council expressed interest in having staff explore options for implementing a program that allows city vehicles to use an automatic car wash. The goal of this program is to improve efficiency through automation, ensure consistent and thorough cleaning, maintain a clean and professional image for city vehicles, and achieve cost savings.

The City's procurement team surveyed all departments to assess interest and estimate the number of vehicles that would participate in the program. The survey identified 131 eligible vehicles. Staff then contacted five local car wash facilities to evaluate their service offerings, pricing structures, and fleet program

(10)

features. After review, Take 5 Car Wash was selected as the provider offering the best overall value, based on program alignment, location convenience, and services provided.

Over the coming weeks, Purchasing and Fleet Services will finalize the vehicle roster, coordinate setup with Take 5, and install RFID tags for seamless access and tracking.

This funding request covers a six-month trial period from April through September. During this time, staff will monitor usage patterns by department and vehicle to evaluate the program's effectiveness and decide whether to extend it into the next fiscal year.

Fiscal Impact: This item would amend the FY 2026 General Fund budget by \$12,030 (Fleet Services, 100-330-54340) to account for the implementation of a new citywide car wash program. Funding is available in the General Fund's unallocated fund balance.



Memorandum

To: Honorable Mayor and City Council
From: Dustin Deel, Senior Director of Administrative Services
Thru: Ricky Boyd, City Manager *RB*
Date: February 16, 2026
Re: Consider Adoption of Franchise Utility Agreement Ordinance with Oncor Electric Delivery Company, LLC

Motion: "I move to adopt the franchise utility agreement ordinance with Oncor Electric Delivery Company, LLC.

Item Description: Consider adoption of an ordinance granting Oncor Electric Delivery Company, LLC a franchise utility agreement to operate within the City of Waxahachie.

Item Summary: Oncor Electric Delivery Company, LLC has submitted a proposed franchise utility agreement ordinance to the City of Waxahachie. The agreement authorizes Oncor to continue utilizing the City's public rights-of-way to construct, operate, and maintain electric transmission and distribution facilities necessary to provide electric service to residents and businesses within the city.

The proposed ordinance renews the City's electric franchise relationship with Oncor for a twenty (20) year term, consistent with the term of the prior franchise agreement. The ordinance reflects standard franchise provisions used by municipalities throughout Texas, is generally consistent with previously approved franchise agreements, and has been reviewed by the City Attorney.

The agreement establishes the rights and responsibilities of both the City and Oncor, including operational standards, restoration requirements, indemnification provisions, and franchise fee obligations.

In accordance with the City Charter, the franchise utility agreement ordinance must be publicly read at two City Council meetings and published in the City's newspaper of record four consecutive times prior to adoption. This item represents the initial Council consideration of the proposed ordinance. If approved, the second reading and final adoption will be scheduled at a subsequent City Council meeting.

Fiscal Impact: The franchise utility agreement provides ongoing franchise fee revenue to the City based on electric service within the City limits. Franchise fees are deposited into the General Fund. During the prior fiscal year, franchise revenues totaled \$2,240,310.67.

ORDINANCE NO. _____

AN ORDINANCE GRANTING TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS SUCCESSORS AND ASSIGNS, AN ELECTRIC POWER FRANCHISE TO USE THE PRESENT AND FUTURE STREETS, ALLEYS, HIGHWAYS, PUBLIC UTILITY EASEMENTS, PUBLIC WAYS AND PUBLIC PROPERTY OF THE CITY OF WAXAHACHIE, TEXAS, PROVIDING FOR COMPENSATION THEREFOR, PROVIDING FOR AN EFFECTIVE DATE AND A TERM OF SAID FRANCHISE, PROVIDING FOR WRITTEN ACCEPTANCE OF THIS FRANCHISE, PROVIDING FOR THE REPEAL OF ALL EXISTING FRANCHISE ORDINANCES TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS PREDECESSORS AND ASSIGNS, AND FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC.

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

SECTION 1. GRANT OF AUTHORITY. That there is hereby granted to Oncor Electric Delivery Company LLC, its successors and assigns (herein called "Company"), the right, privilege and franchise to construct, extend, maintain and operate in, along, under and across the present and future streets, alleys, highways, easements held by the City to which the City holds the property rights in regard to use for utilities, public ways and other public property ("Public Rights-of-Way" or "Rights-of-Way") of the City of Waxahachie, Texas (herein called "City") electric power lines, with all necessary or desirable appurtenances (including underground conduits, poles, towers, wires, transmission lines, telephone and communication lines, and other structures for Company's own use), (herein called "Facilities") for the purpose of delivering electricity to the City, the inhabitants thereof, and persons, firms and corporations beyond the corporate limits thereof, for the term set out in Section 7.

SECTION 2. Poles, towers and other structures shall be so erected as not to unreasonably interfere with traffic over streets, alleys and highways.

SECTION 3. The grant to Company in Section 1 is subject to the terms and conditions contained herein, the Texas Constitution, and any applicable and controlling local, state and federal laws, rules and regulations, whether presently in force or whether enacted or adopted at any time in the future. To the extent any City Standards conflict with this Ordinance, the requirements of this Ordinance shall govern. This franchise agreement shall in no way affect or impair the rights, obligations or remedies of the parties under the Texas Public Utility Regulatory Act, other applicable state or federal laws, rules and regulations, the Texas Constitution or the City's Home Rule Charter. Nothing herein shall be deemed a waiver, release or relinquishment

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PROPOSED ORDINANCE

of either party's right to contest, appeal, or file suit with respect to any action or decision of the other party, including ordinances adopted by the City, that Company believes is in violation of any federal, state, or local laws, rules or regulations. The City shall provide Company notice and opportunity to review and comment upon proposed ordinances relating to the public rights-of-way. The City reserves the right to lay, and permit to be laid, storm, sewer, gas, water, wastewater and other pipe lines, cables, and conduits, or other improvements and to do and permit to be done any underground or overhead work that may be necessary or proper in, across, along, over, or under Public Rights-of-Way occupied by Company. The City also reserves the right to change in any manner any curb, sidewalk, highway, alley, public way, street, utility lines (or in the case of utility line owned by Company, to require that change by Company), storm sewers, drainage basins, drainage ditches, and the like. City shall provide Company with at least thirty (30) days' notice when requesting Company to relocate facilities and shall specify a new location for such facilities along the Public Rights-of-Way. Company shall, except in cases of emergency conditions or work incidental in nature, obtain a permit, if required by City ordinance, prior to performing work in the Public Rights-of-Way, except in no instance shall Company be required to pay fees or bonds related to its use of the Public Rights-of-Way, despite the City's enactment of any ordinance providing the contrary. Company shall construct its facilities in conformance with the applicable provisions of the National Electrical Safety Code. City-requested relocations of Company facilities in the Public Rights-of-Way shall be at the Company's expense; provided however, if the City is the end use Retail Customer (customer who purchases electric power or energy and ultimately consumes it) requesting the removal or relocation of Company Facilities for its own benefit, or the project requiring the relocation is solely aesthetic/beautification in nature, it will be at the total expense of the City. Provided further, if the relocation request includes, or is for, the Company to relocate above-ground facilities to an underground location, City shall be fully responsible for the additional cost of placing the facilities underground.

If any other corporation or person (other than City) requests Company to relocate Company facilities located in City Rights-of-Ways, the Company shall not be bound to make such changes until such other corporation or person shall have undertaken, with good and sufficient bond, to reimburse the Company for any costs, loss, or expense which will be caused by, or arises out of such change, alteration, or relocation of Company's Facilities. City may not request the Company to pay for any relocation which has already been requested, and paid for, by any entity other than City.

If City abandons any Public Rights-of-Way in which Company has facilities, such abandonment shall be conditioned on Company's right to maintain its use of the former Public Rights-of-Way and on the obligation of the party to whom the Public Rights-of-Way is abandoned to reimburse Company for all removal or relocation expenses if Company agrees to the removal or relocation of its facilities following abandonment of the Public Rights-of-Way. If the party to whom the Public Rights-of-Way is abandoned requests the Company to remove or relocate its facilities and Company agrees to such removal or relocation, such removal or relocation shall be done within a reasonable time at the expense of the party requesting the removal or relocation. If relocation cannot practically be made to another Public Rights-of-Way, the expense of any right-of-way acquisition shall be considered a relocation expense to be reimbursed by the party requesting the relocation.

SECTION 4.

A. In consideration of the granting of this Franchise, Company shall, at its sole cost and expense, indemnify and hold the City, and its past and present officers, agents and employees harmless against any and all liability arising from suits, actions or claims regarding injury or death to any person or persons, or damages to any property arising out of or occasioned by the intentional and/or negligent acts or omissions of Company or any of its officers, agents, or employees in connection with Company's construction, maintenance and operation of Company's Facilities in the City Public Rights-of-Way, including any court costs, reasonable expenses and reasonable defenses thereof.

B. This indemnity shall only apply to the extent that the loss, damage, death or injury is attributable to the negligence or wrongful act or omission of the Company or its officers, agents or employees, and does not apply to the extent such loss, damage, death or injury is attributable to the negligence or wrongful act or omission of the City or the City's officers, agents, or employees or any other person or entity. This provision is not intended to create a cause of action or liability for the benefit of third parties but is solely for the benefit of Company and the City.

C. In the event of joint and concurrent negligence or fault of both Company and the City, responsibility and indemnity, if any, shall be apportioned comparatively between the City and Company in accordance with the laws of the state of Texas without, however, waiving any governmental immunity available to the City under Texas law and without waiving any of the defenses of the parties under Texas law. Further, in the event of joint and concurrent negligence

or fault of both Company and the City, responsibility for all costs of defense shall be apportioned between the City and Company based upon the comparative fault of each.

D. In fulfilling its obligation to defend and indemnify City, Company shall have the right to select defense counsel, subject to City's approval, which will not be unreasonably withheld. Company shall retain defense counsel within seven (7) business days of City's written notice that City is invoking its right to indemnification under this franchise. If Company fails to retain counsel within such time period, City shall have the right to retain defense counsel on its own behalf, and Company shall be liable for all reasonable defense costs incurred by City, except as otherwise provided in section 4.B. and 4.C.

SECTION 5. This franchise is not exclusive, and nothing herein contained shall be construed so as to prevent the City from granting other like or similar rights, privileges and franchises to any other person, firm, or corporation. Any Franchise granted by the City to any other person, firm, or corporation shall not unreasonably interfere with this Franchise.

SECTION 6. In consideration of the grant of said right, privilege and franchise by the City and as full payment for the right, privilege and franchise of using and occupying the said Public Rights-of-Way, and in lieu of any and all occupation taxes, assessments, municipal charges, fees, easement taxes, franchise taxes, license, permit and inspection fees or charges, street taxes, bonds, street or alley rentals, and all other taxes, charges, levies, fees and rentals of whatsoever kind and character which the City may impose or hereafter be authorized or empowered to levy and collect, excepting only the usual general or special ad valorem taxes which the City is authorized to levy and impose upon real and personal property, sales and use taxes, and special assessments for public improvements, Company shall pay to the City the following:

- A. A final quarterly payment will be made on or before January 31, 2026 for the basis period of October 1, 2025 through December 31, 2025 and the privilege period of October 1, 2025 through December 31, 2025 in accordance with the provisions in the previous franchise.
- B. As authorized by Section 33.008(b) of PURA, the original franchise fee factor calculated for the City in 2002 was 0.002105 (the "Base Factor"), multiplied by each kilowatt hour of electricity delivered by Company to each retail customer whose consuming facility's point

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PROPOSED ORDINANCE

of delivery is located within the City's municipal boundaries for determining franchise payments going forward.

Due to a 2006 agreement between Company and City the franchise fee factor was increased to a franchise fee factor of 0.002210 (the "Current Factor"), multiplied by each kilowatt hour of electricity delivered by Company to each retail customer whose consuming facility's point of delivery is located within the City's municipal boundaries on a quarterly basis.

However, consistent with the 2006 agreement, should the Public Utility Commission of Texas at any time disallow Company's recovery through rates of the higher franchise payments made under the Current Factor as compared to the Base Factor, then the franchise fee factor shall immediately revert to the Base Factor of 0.002105 and all future payments, irrespective of the time period that is covered by the payment, will be made using the Base Factor.

Company shall make quarterly payments as follows:

<u>Payment Due Date</u>	<u>Basis Period</u>	<u>Privilege Period</u>
April 30	Jan. 1 - Mar. 31	Jan. 1 – Mar. 31
July 31	Apr. 1 - Jun. 30	Apr. 1 - Jun. 30
October 31	Jul. 1 - Sept. 30	Jul. 1 - Sept. 30
January 31	Oct.1 - Dec. 31	Oct.1 - Dec. 31

1. The first payment hereunder shall be due and payable on or before April 30, 2026 and will cover the basis period of January 1, 2026 through March 31, 2026 and the privilege period of January 1, 2026 through March 31, 2026. If this franchise is not effective prior to the first quarterly payment date, Company will pay any payments due within 30 days of the effective date of this agreement. The final payment under this franchise is due on or before January 31, 2047 and covers the basis period of October 1, 2046 through December 31, 2046 and the privilege period of October 1, 2046 through December 31, 2046; and

2. After the final payment date of January 31, 2047, Company may continue to make additional quarterly payments in accordance with the above schedule. City acknowledges that such continued payments will correspond to privilege periods that extend beyond the term of this Franchise and that such continued payments will be recognized in any subsequent franchise as full payment for the relevant quarterly periods.
- C. A sum equal to four percent (4%) of gross revenues received by Company from services identified as DD1 through DD24 in Section 6.1.2 "Discretionary Service Charges," in Oncor's Tariff for Retail Delivery Service (Tariff), effective 1/1/2002, that are for the account and benefit of an end-use retail electric consumer. Company will, upon request by City, provide a cross reference to Discretionary Service Charge numbering changes that are contained in Company's current approved Tariff.
1. The franchise fee amounts based on "Discretionary Service Charges" shall be calculated on an annual calendar year basis, i.e. from January 1 through December 31 of each calendar year.
 2. The franchise fee amounts that are due based on "Discretionary Service Charges" shall be paid at least once annually on or before April 30 each year based on the total "Discretionary Service Charges", as set out in Section 6.C., received during the preceding calendar year. The initial Discretionary Service Charge franchise fee amount will be paid on or before April 30, 2026 and will be based on the calendar year January 1 through December 31, 2025. The final Discretionary Service Charge franchise fee amount will be paid on or before April 30, 2047 and will be based on the calendar year of January 1, 2046 through December 31, 2046.
 3. Company may file a tariff or tariff amendment(s) to provide for the recovery of the franchise fee on Discretionary Service Charges.
 4. City agrees (i) to the extent the City acts as regulatory authority, to adopt and approve that portion of any tariff which provides for 100% recovery of the franchise fee on Discretionary Service Charges; (ii) in the event the City intervenes in any regulatory proceeding before a federal or state agency in which the recovery of the franchise fees on such Discretionary Service Charges is an issue, the City will take an affirmative position supporting the 100% recovery of such franchise fees by Company and; (iii) in the event of an appeal of any such regulatory proceeding in which the City has

intervened, the City will take an affirmative position in any such appeals in support of the 100% recovery of such franchise fees by Company.

5. City agrees that it will take no action, nor cause any other person or entity to take any action, to prohibit the recovery of such franchise fees by Company.
6. In the event of a regulatory disallowance of the recovery of the franchise fees on the Discretionary Service Charges, Company will not be required to continue payment of such franchise fees.

SECTION 7. This Ordinance shall become effective upon Company's written acceptance hereof, said written acceptance to be filed by Company with the City within sixty (60) days after final passage and approval hereof by City. The right, privilege and franchise granted hereby shall expire on December 31, 2046; provided that, unless written notice of cancelation is given by either party hereto to the other not less than sixty (60) days before the expiration of this franchise agreement, it shall be automatically renewed for an additional period of six (6) months from such expiration date and shall be automatically renewed thereafter for like periods until canceled by written notice given not less than sixty (60) days before the expiration of any such renewal period.

SECTION 8. This Ordinance shall supersede any and all other franchises granted by the City to Company, its predecessors and assigns.

SECTION 9. The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable. If any portion of this Ordinance is declared illegal or unconstitutional by the valid final non-appealable judgment or decree of any court of competent jurisdiction, such illegality or unconstitutionality shall not affect the legality and enforceability of any of the remaining portions of this Ordinance.

SECTION 10. This Ordinance shall supersede any and all other franchises granted by the City to Company, its predecessors and assigns. The rights granted by this Franchise Agreement inure to the benefit of the Company and any parent, subsidiary, affiliate or successor entity now or hereafter existing. The rights shall not be assignable without the express written consent, by Ordinance, of the City Council of the City, unless otherwise superseded by state laws, rules, or regulations, or Public Utility Commission of Texas action, and such consent by City shall not be unreasonably withheld or delayed, except the Company may assign its rights under this

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Franchise Agreement to a parent, subsidiary, affiliate or successor entity without consent, so long as such parent, subsidiary, affiliate or successor entity assumes all obligations of Company hereunder, and is bound to the same extent as Company hereunder. The Company shall give the City written notice within ninety (90) days of any such assignment to a parent, subsidiary, affiliate or successor entity.

SECTION 11. In order to accept this franchise, Company must file with the City Secretary its written acceptance of this franchise ordinance within sixty (60) days after its final passage and approval by City.

SECTION 12. It is hereby officially found that the meeting at which this Ordinance is passed is open to the public and that due notice of this meeting was posted by City, all as required by law.

PASSED AND APPROVED at a regular meeting of the City Council of Waxahachie, Texas, on this the ____ day of _____, 2026.

Mayor
The City of Waxahachie

ATTEST:

City Secretary

STATE OF TEXAS §
COUNTY OF ELLIS §
CITY OF WAXAHACHIE §

Planning & Zoning Department (12)
Zoning Staff Report



Case: ZDC-172-2025

MEETING DATE(S)

Planning & Zoning Commission: February 10, 2026
City Council: February 16, 2026

CAPTION

Public Hearing on a request by Derrick & Shawna Cunningham for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 (SF-2) zoning district located at 707 Dunn Street (Property ID 173450) - Owner: Derrick & Shawna Cunningham (ZDC-172-2025)

RECOMMENDED MOTION

- "I move to deny ZDC-172-2025, a Specific Use Permit (SUP) for Short-Term Rental use."
- "I move to approve of ZDC-172-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

APPLICANT REQUEST

The Applicants requests a Specific Use Permit for a Short-Term Rental use at 707 Dunn Street.

CASE INFORMATION

Applicants: Derrick Cunningham and Shawna Cunningham
Property Owner(s): Derrick Cunningham and Shawna Cunningham
Site Acreage: 0.2280 acres
Current Zoning: SF-2
Requested Zoning: SF-2 with a Specific Use Permit (SUP) for Short-Term Rental use.

SUBJECT PROPERTY

General Location: 707 Dunn Street
Parcel ID Number(s): 173450
Existing Use: Residential Use
Development History: Lot 82 of the Ferris Street 2nd Addition.

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

Adjoining Zoning & Uses:

Future Land Use Plan:

Mixed Use Neighborhood

Comprehensive Plan:

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

Site Image:



(12)

PLANNING ANALYSIS

The Applicant requests a SUP for short-term rental use at 707 Dunn Street because it is located within the SF-2 zoning district. The subject property consists of a primary structure being approximately 1,032 square feet in size, three (3) bedrooms, and will have a maximum of three (3) parking spaces. The applicant has requested to limit the occupancy to 6 guests. The subject property is situated on an approximately 0.2280 acres (9,931 square foot) 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 the subject property as a Homestead.

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

The applicant's local emergency contact is Derrick & Shawanna Cunningham, 491 Krajca Rd, Ennis, 75119, which is located approximately 20 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, 21 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 this staff report, a total of four (4) letters of support and nine (9) 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 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.
7. The property owner must remove the Homestead Tax Exemption.

(12)

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

Case Number: ZDC-172-2025

City Reference: 173417

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **January 21, 2026** 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 S Rogers Street, Waxahachie, TX 75165.

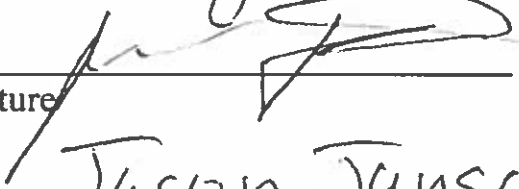
SUPPORT

OPPOSE

Comments:

Should keep short term rentals
out of residential neighborhoods.

Signature


Jason Jansonius

Date

1/20/26

Printed Name and Title

Address

803 Dunn

(12)

Case Number: ZDC-172-2025

City Reference: 193421

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **January 21, 2026** 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 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Ruth Shugart

Signature

1-14-25

Date

Ruth Shugart / SPRC Board

Printed Name and Title

Member

108 Center St

Address

(12)

Case Number: ZDC-172-2025

City Reference: 173373

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **January 21, 2026** 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 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Cathy Mitchell
Signature

1-14-25
Date

Cathy Mitchell treasure
Printed Name and Title

108 Center St
Address

Case Number: ZDC-172-2025

City Reference: 193516

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **January 21, 2026** 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 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:



Signature

1-14-25

Date

Angela Carson / Secretary

Printed Name and Title

108 Center St

Address

Case Number: ZDC-172-2025

City Reference: 286081

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **January 21, 2026** 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 S Rogers Street, Waxahachie, TX 75165.

RECEIVED JAN 21 2026

SUPPORT

OPPOSE

Comments:

Not appropriate location for
proposed use.

[Signature]
Signature

1/14/24
Date

Eric English
Printed Name and Title
owner

675 Cow Alley
Address

Case Number: ZDC-172-2025

City Reference: 173390

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **January 21, 2026** 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 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

RECEIVED JAN 21 2026

Comments:

I am not comfortable with people in and out that have NO interest in my street or ~~community~~ Community

Frances M Ruebman

Signature

Date

1-15-26

Frances M Ruebman

Printed Name and Title

Address

625 Dunn St.

Waxahachie Tx.
75165

(12)



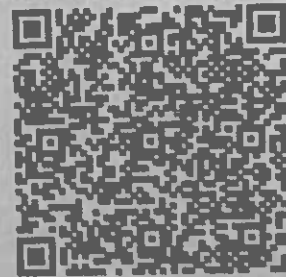
City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-172-2025

WARSING PAUL & KATY
313 LAKESHORE DR
Waxahachie, TX 75165-2425

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 27, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 16, 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 Derrick & Shawna Cunningham for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 (SF-2) zoning district located at 707 Dunn Street (Property ID 173450) - Owner: Derrick & Shawna Cunningham (ZDC-172-2025)

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-172-2025

City Reference: 173363

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 21, 2026* 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 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

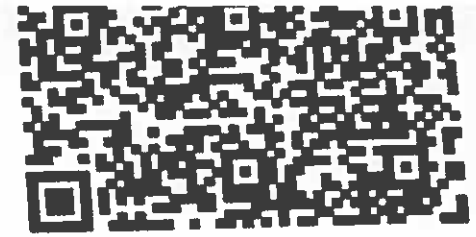
[Signature]
Signature

1/10/25
Date

Katy Warsing, Owner
Printed Name and Title

629 Dunn St Wax TX
Address
75165

attend the hearings, you may express your views by 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.

(12)

Case Number: ZDC-172-2025

City Reference: 173392

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 21, 2026* 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 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Philip Usher

Signature

PHILIP USHER

Printed Name and Title

1/12/2026

Date

206 CENTER ST.

Address



(12)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-172-2025

AUTREY & HOWARD REAL ESTATE HOLDINGS LLC
200 S ELM ST
WAXAHACHIE, TX 75165-3606

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 27, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 16, 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 Derrick & Shawna Cunningham for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 (SF-2) zoning district located at 707 Dunn Street (Property ID 173450) - Owner: Derrick & Shawna Cunningham (ZDC-172-2025)

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-172-2025

City Reference: 239569

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **January 21, 2026** 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 S Rogers Street, Waxahachie, TX 75165.

Comments: SUPPORT

OPPOSE

Signature

1-17-26
Date

Dusty Autrey - owner
Printed Name and Title

200 S Elm Waxahachie TX 75165
Address

(12)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-172-2025

City of Waxahachie, Texas
City Council Meeting
February 16, 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 Derrick & Shawna Cunningham for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 707 Dunn Street (Property ID 173450) - Owner: Derrick & Shawna Cunningham (ZDC-172-2025)

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-172-2025**

City Reference: 173409

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **January 21, 2026** 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 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Signature

Howard Koutz
Howard Koutz OWNER

Printed Name and Title

Date

1/9/26

Address

133 Old Badge Rd



(12)

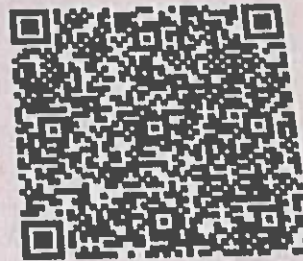
City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-172-2025**

BSD & M PROPERTIES LLC
133 OLD BRIDGE RD
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 27, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 16, 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 Derrick & Shawna Cunningham for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a **Single Family-2 (SF-2)** zoning district located at 707 Dunn Street (Property ID 173450) - Owner: Derrick & Shawna Cunningham (ZDC-172-2025)

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-172-2025**

City Reference: 173411

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **January 21, 2026** 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 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Edward Kout

Signature

1/9/26
Date

EDWARD KOUT Managing Manager
Printed Name and Title

133 Old Bridge Rd / 212
Lynn
Address



(12)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-172-2025

RECEIVED JAN 15 2026

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

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 27, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 16, 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 Derrick & Shawna Cunningham for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single Family-2 (SF-2) zoning district located at 707 Dunn Street (Property ID 173450) - Owner: Derrick & Shawna Cunningham (ZDC-172-2025)

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-172-2025

City Reference: 173371

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **January 21, 2026** 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 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Signature

Date

Printed Name and Title

Address

[Handwritten Signature]
member

1/14/26
626 Dunn

(12)

Case Number: ZDC-172-2025

City Reference: 173447

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 21, 2026* 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 S Rogers Street, Waxahachie, TX 75165.

RECEIVED JAN 16 2026

SUPPORT

OPPOSE

Comments:

Too many houses being used in this manner & taking houses out of availability for first time home buyers.

Catherine Smoker
Signature

1/11/26
Date

CATHERINE SMOKER
Printed Name and Title

1410 Ferris Avenue, Wax
Address

(13)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE USE WITHIN A SINGLE-FAMILY-2 (SF-2 ZONING DISTRICT, LOCATED AT 707 DUNN STREET, BEING PROPERTY ID 173450, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 82 OF THE FERRIS STREET 2ND 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 SU-172-2025. 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 82 of the Ferris Street 2nd Addition, which is shown on Exhibit A, in accordance with the zoning map as Exhibit B, the floor plan is shown as Exhibit C, the site plan is Exhibit D, and the host rules are 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.

(13)

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-172-2025.
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 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 _____ day of _____, 2026.

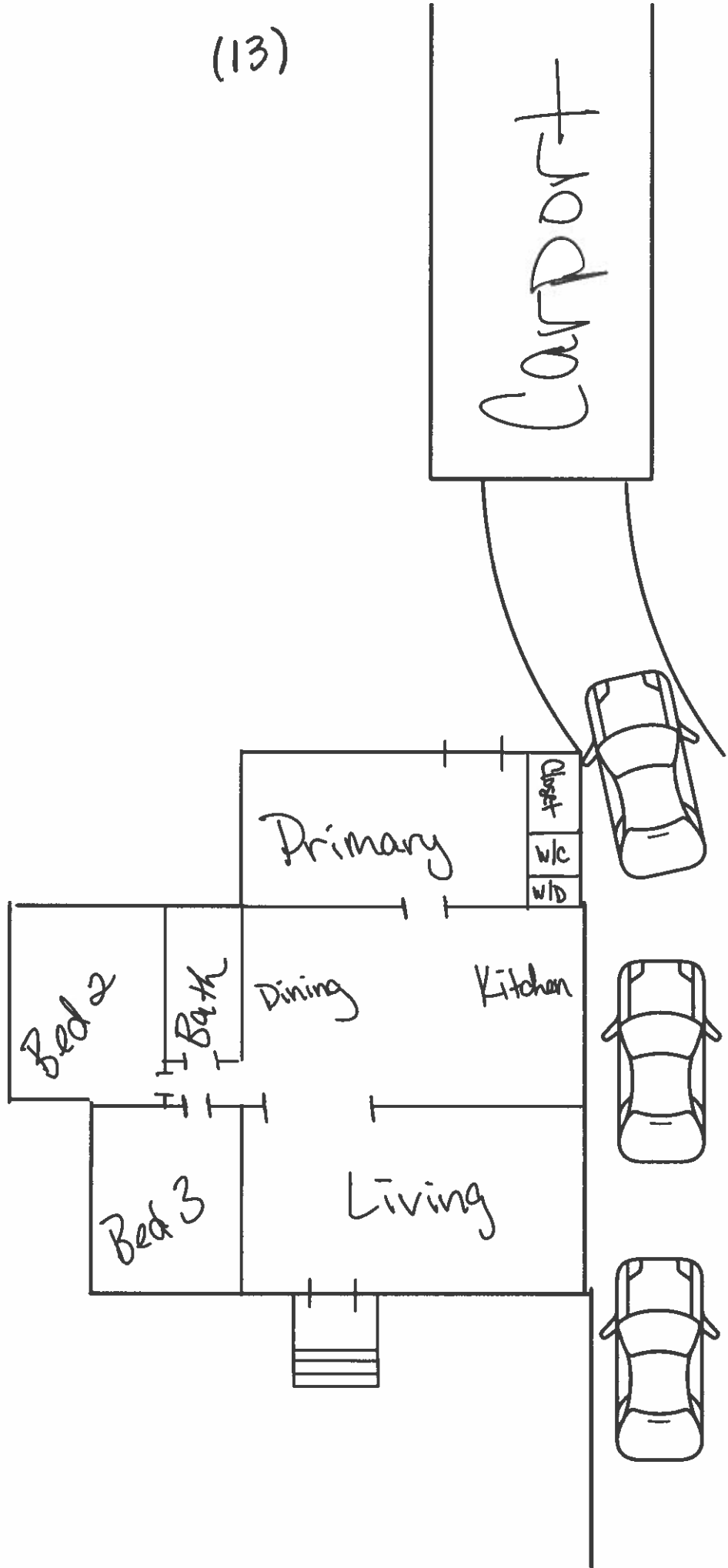
MAYOR

ATTEST:

City Secretary

(13)





(13) Check Out

Check Out Time

You can check out anytime before 11 am. If you wish to extend your stay, please notify 24 hours prior.

Before you leave

We're so grateful you chose to stay with us. To help us prepare for our next guests, we kindly ask that you take a few moments to tidy up before heading out:

- Please strip the beds and place all used linens in a pile on the bedroom floors.
- Place all used towels in the washing machine and start a wash cycle before you leave.
- Load and start the dishwasher with any used dishes (please give them a quick rinse first).
- Leave pots and pans in the sink for handwashing—our team will take care of those.
- Empty the refrigerator of any perishables and dispose of all trash.
- Set the thermostat to a comfortable, energy-saving temperature (around 74°F in summer / 68°F in winter).
- Check that all doors and windows are locked before you go.

Damages

If you notice any damage or something isn't working properly, please reach out and let us know. Our housekeeper arrives shortly after 11:00 AM to prepare Greenhaven House for the next guest.

Feedback

Thank you for choosing to stay with us—we truly hope your time at Greenhaven House was a five-star experience. Reviews mean so much to our family and help us continue improving. If for any reason your stay felt less than five stars, we'd love to hear your feedback directly so we can make future visits even better.



(13)



House Rules

1. Trash Day

If your stay includes a Monday night, please roll the trash bins to the curb for Tuesday morning collection. Pickup runs early, so setting them out the evening before helps ensure service.

2. Supplies

We provide a starter set of essentials for your stay, including toiletries, paper products, and basic cleaning supplies. These items are not replenished during your stay. Bath and wash towels are provided for up to six guests, the maximum occupancy of the property.

3. Groundskeeping

Routine groundskeeping is part of maintaining a safe, enjoyable outdoor space for our guests. You may occasionally see maintenance personnel outside. If you prefer not to have anyone on the property during your stay, please let us know before check-in.

General Guidelines

- No parties or social gatherings.
- No unregistered guests — each unregistered guest is subject to a \$25 per person, per day fee.
- Please do not rearrange the furniture.
- No eating in the bedrooms.
- No smoking inside the home or within 50 feet of the property.
- No pets are allowed.
- Please park only in the driveway.
- Damages exceeding the deposit amount will be billed and reported to Airbnb.
- Quiet hours are from 10:00 PM to 8:00 AM as a courtesy to our neighbors.

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-178-2025



MEETING DATE(S)

Planning & Zoning Commission: February 10, 2026

City Council: February 16, 2026

CAPTION

Public Hearing on a request by Kelly Dlabaj for an **Amendment to Ordinance No. 3121**, to eliminate the requirement for a HOA Amenity lot within an approved 7-lot Planned Development-Single Family-3 (PD-SF-3) zoning district located at 300 Haley Drive (Property ID 276719 & 276718) - Owner: Kelly Dlabaj and Adrian Tijerina (ZDC-178-2025)

RECOMMENDED MOTION

"I move to approve ZDC-178-2025, a Planned Development Amendment to eliminate the requirement for an HOA Amenity lot within an approved 7-lot Planned Development-Single Family-3 (PD-SF-3) zoning district, subject to the conditions of the staff report."

APPLICANT REQUEST

The purpose of this request is to amend the existing Planned Development Ordinance to eliminate the required HOA Amenity lot.

CASE INFORMATION

Applicant: Kelly Dlabaj

Property Owner(s): Kelly Dlabaj & Adrian Tijerina

Site Acreage: 0.068 acres

Current Zoning: PD-SF-3

Requested Zoning: PD-SF-3 Amendment

SUBJECT PROPERTY

General Location: 300 Haley Drive

Parcel ID Number(s): 314068

Existing Use: Single-Family Residential

Development History: The subject property is platted as an HOA Area Lot, Block 1 of the Haley's Place Addition, and recorded on July 9, 2019.

(14)

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-SF-3	Residential
East	C	Undeveloped Lot
South	PD-SF-3	Residential
West	PD-SF-3	Residential

Future Land Use Plan:

Mixed-Use Neighborhood

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via Dunaway Street and Dillion Street.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant intends to amend Ordinance 3121 to eliminate the required HOA Amenity Lot in an approved 7-lot Creek Planned Development.

(14)

Case History:

Ordinance 3121 was approved on June 17, 2019. The approved ordinance required an HOA Amenity lot that contained required improvements such as two gazebos and fountain. However, these amenities were never constructed, with a bird bath and shade cover being constructed instead. Shortly after the installation of these amenities, these improvements were promptly removed, while the adjacent residential fence extended to encompass the amenity lot, while also expanding into the backyard of the adjacent residents.

Proposed Use:

The applicant is proposing to eliminate the designated HOA Amenity lot within this Planned Development, as shown on the Location Exhibit. The lot the applicant purchased, 300 Haley Drive, was bought with the understanding that the subject property was incorporated within their property boundary based off existing and longstanding fencing. However, the area in which the fencing was placed was originally dedicated as an HOA Amenity lot both under Ordinance No. 3121, and the existing plat for this project, but was never developed as required since the passing of this ordinance or upon plat filing. The entitled amenities delineated within this ordinance, such as two gazebos and a fountain were never constructed; with the area being used as a private rear and side yard, and maintained, by residents of the two directly adjacent lots; because of the current configuration of the existing fencing. Before the applicant was made aware of the existing HOA lot, to resolve this initial boundary dispute, the applicant negotiated and executed a signed agreement with the owners of 304 Haley Drive to transfer them the portion of the parcel that directly connects with their part of the property. The applicant is looking at amending the approved Planned Development so that the amenity lot is no longer reflected under the current ordinance; thereby reflecting the current configuration and character of the subject property. This amendment will remove this amenity designation that was never developed and would allow for a potential future replat and land dedication of the property that is consistent with present zoning regulations.

If City Council chooses to approve this proposed amendment, the revised Ordinance will be in compliance with Single Family-3 zoning district regulations per the City of Waxahachie Zoning Ordinance.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 22 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

Staff has received three (3) letters of support and one (1) letter of opposition for the proposed zoning change.

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.

(14)

ATTACHED EXHIBITS

1. PON Responses
2. Ordinance 3121
3. PD Ordinance
4. Exhibit A Location Map
5. Exhibit B Concept Plan Provisions
6. Exhibit C Development/Site Layout Plan
7. Exhibit D Elevation/Façade Plan
8. Exhibit E Operational Plan
9. Exhibit F Survey

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 a set of drawings that incorporate all comments.

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley

Planner

caleb.ensley@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com

(14)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-178-2025

RECEIVED JAN 15 2026

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

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 27, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 16, 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 Kelly Dlabaj for an **Amendment to Ordinance No. 3121**, to eliminate the requirement for a HOA Amenity lot within an approved 7-lot Planned Development-Single Family-3 (PD-SF-3) zoning district located at 300 Haley Drive (Property ID 276718 & 276719) - Owner: Kelly Dlabaj and Adrian Tijerina (ZDC-178-2025)

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-178-2025

City Reference: 298309

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **January 21, 2026** 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 S Rogers Street, Waxahachie, TX 75165.

Comments: SUPPORT OPPOSE

[Signature]
Signature
Brad Yates member
Printed Name and Title

1/24/26
Date
600 S. Rogers
Address



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-178-2025

RECEIVED JAN 15 2026

COLONIAL RESTORATION GROUP INC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 27, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 16, 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:

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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-178-2025

City Reference: 172321

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **January 21, 2026** 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 S Rogers Street, Waxahachie, TX 75165.

Comments: SUPPORT OPPOSE


Signature
Brad Yates president
Printed Name and Title

1/14/26
Date
TBD Cantrell Street
Address



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-178-2025



DLABAJ KELLY & TIJERINA ADRIAN
300 HALEY DR
WAXAHACHIE, TX 75165-2175

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 27, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 16, 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 Kelly Dlabaj for an **Amendment to Ordinance No. 3121**, to eliminate the requirement for a HOA Amenity lot within an approved 7-lot Planned Development-Single Family-3 (PD-SF-3) zoning district located at 300 Haley Drive (Property ID 276718 & 276719) - Owner: Kelly Dlabaj and Adrian Tijerina (ZDC-178-2025)

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-178-2025

City Reference: 314068

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **January 21, 2026** 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 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

This pertains to my property.

Kelly Dlabaj
Signature

1/17/26
Date

Kelly Dlabaj
Printed Name and Title

300 Haley Dr.
Address

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on January 21, 2026 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 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

I oppose this proposal and do not believe it is in the best interest of the community

[Signature]
Signature

1/19/2026
Date

Terrany White
Printed Name and Title

513 Dillon St TX 75165
Address

(14)



ORDINANCE NO. 3121

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM COMMERCIAL (C) TO PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF3), WITH CONCEPT PLAN LOCATED AT 500 DUNAWAY IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 1.031 ACRES KNOWN AS A PORTION OF PROPERTY ID 172322 OF LOT 1B, BLOCK 1, OF THE BULLARD-REV SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, a proper application for a PD, with Concept Plan has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number PD-19-0062. 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 C to PD-SF3, with Concept Plan; 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 C to PD-SF-3, with Concept Plan in order to construct a single family residential development on the following property: a portion of Property ID 172322 of Lot 1B, Block 1, of the Bullard-Rev subdivision, which is shown on Exhibit A, in accordance with the Concept Plan provisions attached as Exhibit B, Site Plan shown in Exhibit C, and the conceptual elevation/facade plan attached as Exhibit D.

PLANNED DEVELOPMENT**Purpose and Intent**

The purpose of this planned development to create a single family residential development 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, driveways, parking areas, amenity areas, trails, fencing, and other common areas shall substantially conform to the locations shown on the approved Site Plan (Exhibit C).

Base Zoning

1. Any zoning, land use requirement or restriction not contained within this zoning ordinance shall conform to those requirements and/or standards prescribed in Exhibits B – Planned Development Provisions. Where regulations are not specified in Exhibit B or in this ordinance, the regulations of Single Family-3 zoning district of the City of Waxahachie Zoning Ordinance shall apply to this development.
2. Façade materials (fiber cement siding w/ stone accent) will match the surrounding character of the neighborhood district.
3. Shared access easements smaller than 28 ft. shall not allow for on-street parking.
4. Gates designed for vehicular access shall be set back from the property line a minimum of twenty (20) feet.

5. All property lines shall meet in the middle of the street within the Planned Development.
6. The road shall be maintained by the development's HOA.
7. The City of Waxahachie will maintain utilities in the road.
8. Water and sewer utilities will remain public and be placed in the shared drive.
9. The HOA will be required by the bylaws to set aside a percentage of dues for road maintenance.

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 17th day of June, 2019.



David Hill

MAYOR

ATTEST:

Pari Cartwright

City Secretary

ORDINANCE NO. _____

AN AMENDMENT TO ORDINANCE 3121 AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF-3) TO PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF-3) WITH AMENDED ORDINANCE, TO ELIMINATE THE REQUIREMENT FOR AN HOA AMENITY LOT, LOCATED AT THE 300 HALEY DRIVE, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.18 ACRES KNOWN AS PROPERTY ID 314068, 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 PD, with Concept Plan has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-178-2025. 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 PD-SF-3 to PD-SF-3 (with amended Ordinance) with Concept Plan; 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 PD-SF-3 to PD-SF-3 (with amended ordinance) with Concept Plan in order to facilitate replat of the subject property in a manner consistent with the current zoning on the following property: Property ID 314068, which is shown on Exhibit A, Concept Plan provisions attached as Exhibit B, Development/Site Layout Plan shown in Exhibit C, the conceptual Elevation/Façade Plan/plan attached as Exhibit D, Operational Plan attached as Exhibit E, and the Survey Attached as Exhibit F.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development is to eliminate the designated HOA Amenity Lot, and allow for a future replat and land dedication of the property that is consistent with the current zoning regulations and 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, driveways, parking areas, amenity areas, trails, fencing, and other common areas shall substantially conform to the locations shown on the approved Survey (ExhibitF).

Development Regulations

1. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance, shall conform to those requirements and/or standards prescribed in Exhibits B – Concept Plan Provisions, Exhibit C – Development/Site Layout Plan, Exhibit D – Elevation/Façade Plan, Exhibit E-Operational Plan, and Exhibit F– Survey.
2. Ordinance 3121 is amended to eliminate the requirement for a HOA amenity lot as shown on Exhibit C – Development/Site Layout Plan.
3. Façade Materials (fiber cement siding w/ stone accent) will match the surrounding character of the neighborhood district.
4. Shared access easements smaller than 28 ft. shall not allow for on-street parking.
5. Gates designed for vehicular access shall be set back from the property line a minimum of twenty (20) feet.
6. All property lines shall meet in the middle of the street within the Planned Development.
7. The road shall be maintained by the development’s HOA.
8. The City of Waxahachie will maintain utilities in the road.
9. Water and sewer utilities will remain public and be placed in the shared drive.
10. The HOA will be required by the bylaws to set aside a percentage of dues for road maintenance.

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

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

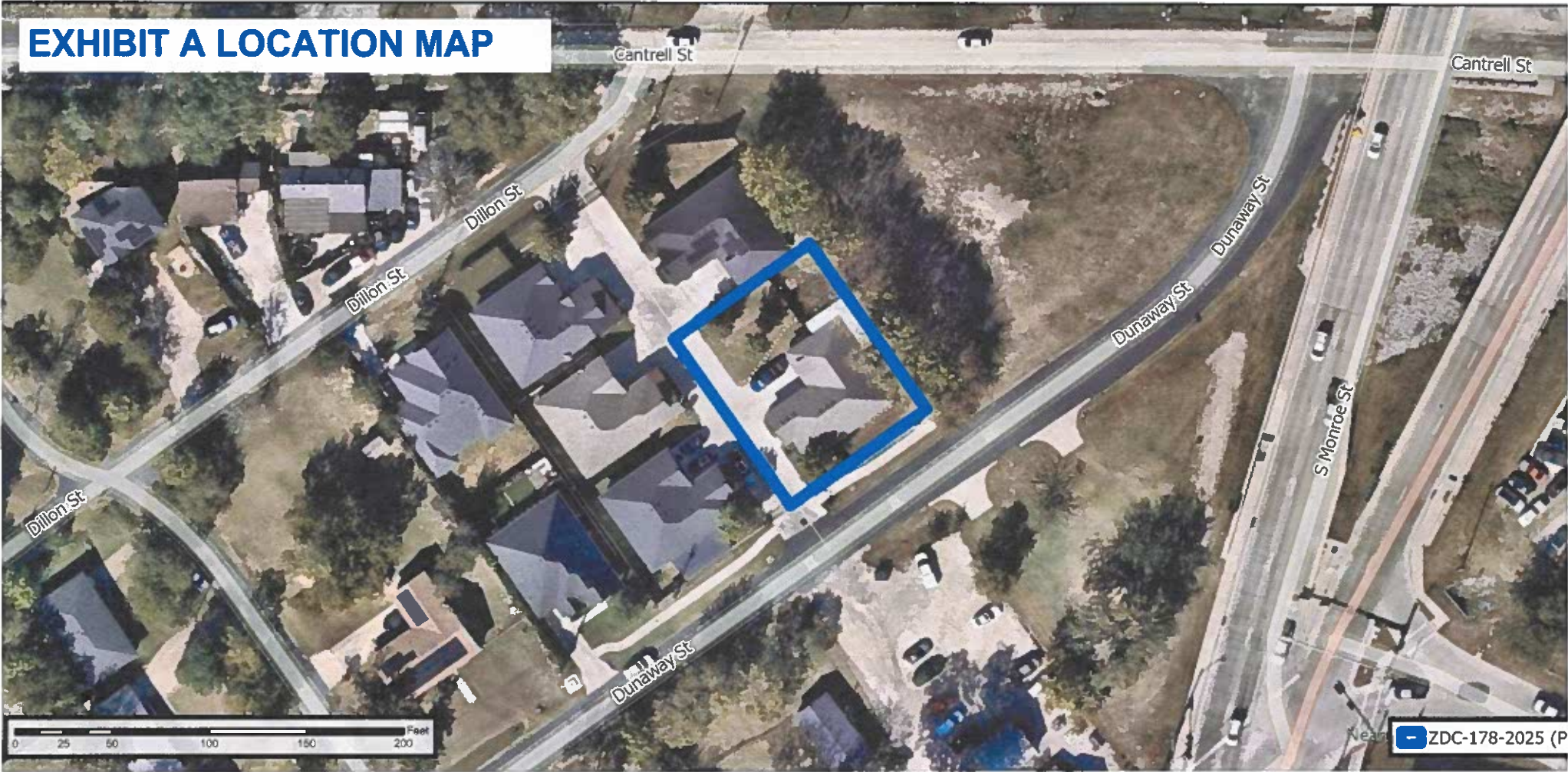
PASSED, APPROVED, AND ADOPTED on this 16TH day of February, 2026.

MAYOR

ATTEST:

City Secretary

EXHIBIT A LOCATION MAP



PD-19-0062 EXHIBIT "B"**Concept Plan Provisions**Purpose and Intent

The purpose and intent of this Planned Development (PD) is to allow for the development of seven single family homes.

Key Design Features: The residential architectural style for this development will consist mainly of southern farm house and Texas regional architecture that lends itself to large front porches and homes opening directly on both public and private spaces. Features that Promote a Unique Identity and Quality of Life. Payton's Place is designed to evoke a neo-classical feel. The architecture within the community is one of similarity and continuity, but with a variety of design options. The main design idea is to mimic the existing Waxahachie "original town" and downtown areas that were constructed in the later 1800s and to mid 1900s.

Sustainability of Site Location: Within 1/8 mile to hike and bike trail and ¼ mile of Downtown Waxahachie. All residential development will be Energy Star rated.

Strategies for Healthy Communities and Indoor Environments: Walkable streets; Vintage street lighting and bike and pedestrian trails that provide connections from the development to the nearby hike and bike trail as well as downtown Waxahachie and the Amphitheater.

Any conditions found within the Single Family Residential District-3 (SF-3) zoning district or Zoning Ordinance that are not written herein, shall default to the City of Waxahachie's Code of Ordinances, as amended.

Compliance with the City's Comprehensive Plan

Zoning District (SF-3) is the intended base zoning classification underlying this PD. The SF-3, Single Family Residential District-3, is a residential district intended to provide the highest residential density of four (4) dwelling units per acre. The principal permitted land uses will include single family dwellings, residential areas are permitted in this District.

PD District Development Standards***Description of Request***

- We intend to modify the existing zoning commercial requirements under a Planned Development which will allow for the development of seven single family homes.

Proposed Use of Property

- The proposed development is compiled of 7 new single family homes. The development will create a common look that will serve as a model for future development in the surrounding area. The development will feature gated access to all units, wrought iron fencing, large front porches and exterior vintage style lighting. 100% of all landscaping will be maintained by the existing HOA that is currently in place at Franklin Township and Kaufman Township East. We intend to break ground in early summer, with completion of the project in spring 2020.

General Development Requirements

- **Site Plan:** The development plan is attached as Exhibit "C"
- **Elevations:** Per elevation plan Exhibit "D" 100% fiber-cement exterior with stone accents
- **Density:** 7 dwelling units per acre (7 units total)

- **Sec. 3.06 - Single-Family Residential-3 (SF3).**

(a)

General purpose and description: The Single-Family Residential-3 (SF3) Zoning District is intended to be similar to the SF2 except composed of detached, single-family residences on lots of not less than ten thousand (10,000) square feet.

(b)

SF-3 Standards

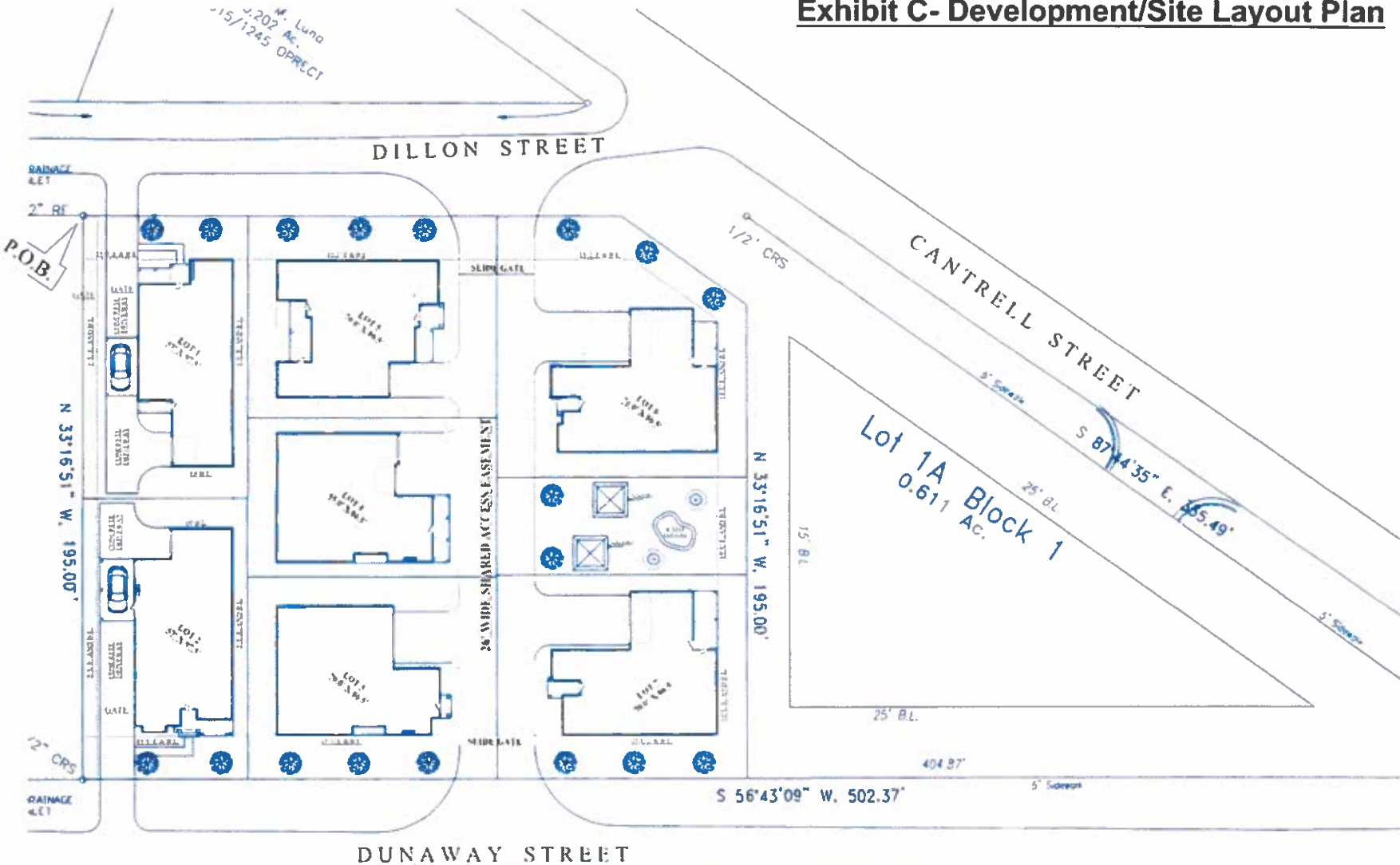
Height Regulations	
	2 stories for the main building. 1 story for accessory buildings without garages
Area Regulations	
Minimum Lot Area	10,000 SF
Minimum Lot Width	80'
Minimum Lot Depth	100'
Minimum Front Yard	30'
Minimum Side Yard	10'; 15' on corner lots adjacent to a street
Minimum Rear Yard	25'
Maximum Lot Coverage	50% by main and accessory buildings
Parking Regulations	Minimum of 2 enclosed parking spaces behind the front building line on the same lot as the main structure
Minimum DUA	1,200 SF

- **Proposed Planned Development Single-Family Residential 3**

Payton's Place Planned Development Standards

Height Regulations	
	2 stories for the main building. 1 story for accessory buildings without garages
Area Regulations	
Minimum Lot Area	5,036 SF
Minimum Lot Width	55'
Minimum Lot Depth	87.5'
Minimum Front Yard	15'
Minimum Side Yard	5'; 15' on corner lots adjacent to a street
Minimum Rear Yard	10'
Maximum Lot Coverage	60% by main and accessory buildings
Parking Regulations	Minimum of 2 covered parking spaces behind the front building line on the same lot as the main structure
Minimum DUA	1,600 SF
Exterior Facade	100 percent fiber-cement exterior façade with stone accents

Exhibit C- Development/Site Layout Plan



MADE WITH AECOR'S
 AECOR'S PROJECT
 2019 JUN 5 10:30 AM



JUNE 5th, 2019
 EXHIBIT "C"
 PHASE 0005 PATTON PLACE ADDITONS
 LOUISIANA, LOUISIANA



John W. ...
 JOHN W. ...
 MANAGER, TEXAS
 08 JUL 2019 10:30 AM

DEVELOPMENT PLAN
 2019 JUN 5 10:30 AM



LOT 1 ELEVATION



LOT 2 ELEVATION



LOT 3 ELEVATION



LOT 4 ELEVATION



LOT 5 ELEVATION



LOT 6 ELEVATION



ALTERNATE ELEVATION



LOT 7 ELEVATION

Exhibit D - Facade/Elevations



PLANNING DEPARTMENT



JUNE 5th, 2019
EXHIBIT "D"
PD-19-0002 TAYLOR'S PLANK ADDITIONS
LOT 1 & BLOCK 1
1.011 ACRES



CITY OF DALLAS



333 DOWNEY 2ND FLOOR
WASARVILLE, TEXAS 75245
972.412.1210

December 6, 2025

408 South Rogers Street
Waxahachie, TX 75168

RE: Operational Plan

The residential property located at 300 Haley Drive was purchased in April 2025. In July 2025, it was discovered that a portion of the land believed to be part of our parcel —based on longstanding, developer-installed fencing—was in fact not included within our property boundaries. In August 2025, we purchased the adjacent parcel in question, unaware that the developer had previously submitted plans identifying this land as an HOA amenity lot during the original subdivision approval process.

After obtaining and reviewing additional information from the City, we were advised that a Planned Development Amendment Application would be required. This requirement stems from the designation of the parcel as an amenity area intended to include a swimming pool and two gazebos. These amenities, however, were never constructed, and the area has never been developed, improved, or used as a common space. Since initial build-out, residents at 300 and 304 Haley Drive have continuously maintained and utilized the land as part of their private rear and side yards due to the configuration of the original fencing installed by the developer.

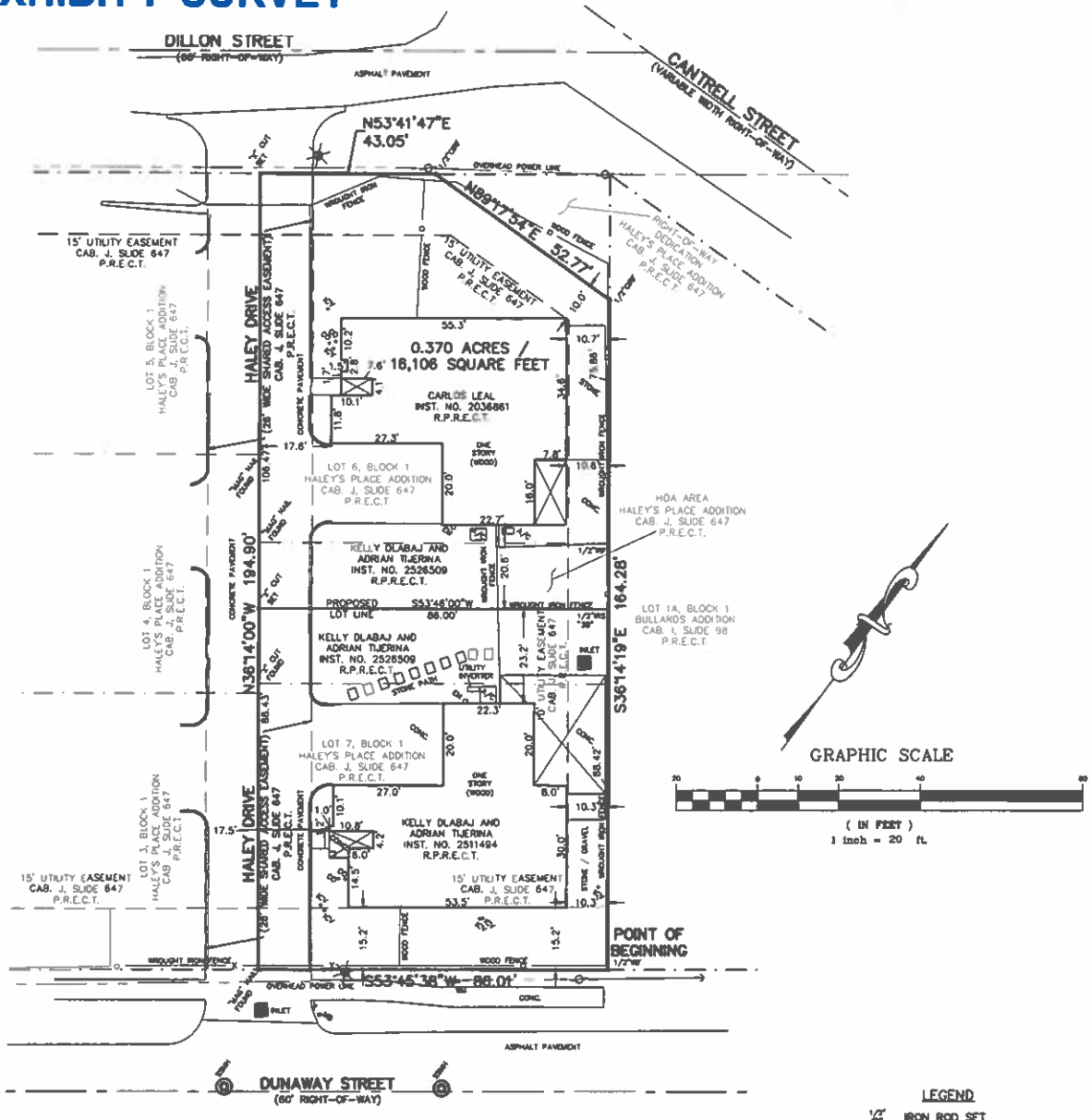
To resolve the boundary discrepancy, we negotiated and executed a signed agreement with the owners of 304 Haley Drive to transfer to them the portion of the parcel that adjoins and logically functions as part of their property.

Purpose of Amendment:

This Operational Plan seeks to formally correct the Planned Development documentation so that it accurately reflects the current and intended use of the properties. The amendment removes an amenity designation for facilities that were never built, have no supporting infrastructure, and have no viable path toward future construction. Approval of this amendment will allow the respective property owners to utilize their land consistent with established use patterns and in accordance with actual ownership.

Sincerely,
Adrian Tijerina & Kelly Dlabaj
300 Haley Drive
Waxahachie, TX 75165

EXHIBIT F SURVEY



LEGAL DESCRIPTION:

BEING all that parcel of land located in the City of Waxahachie, Ellis County, Texas and being a part of the EW Rogers Survey, Abstract No. 896, all of Lot 6, Block 1, all of Lot 7, Block 1 and all of the HOA Area, Haley's Place Addition, an addition to the City of Waxahachie, Texas recorded in Cabinet J, Slide 647, Plat Records Ellis County, Texas, being all of that tract of land described in deed to Kelly Dlabaj and Adrian Tjerina recorded in County Clerk's Instrument Number 2511494 and County Clerk's Instrument Number 2526509, Real Property Records Ellis County, Texas, being all of that tract of land described in deed to Carlos Leal recorded in County Clerk's Instrument Number 2036861, Real Property Records Ellis County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found for the east corner of said Lot 7, Block 1, said point being at the south corner of that called Lot 1A, Block 1, Bullards Addition, an addition to the City of Waxahachie, Texas recorded in Cabinet I, Slide 98, Plat records Ellis County, Texas and being in the northwest right-of-way line of Dunaway Street (60' right-of-way);

THENCE South 53 degrees 45 minutes 38 seconds West, 86.01 feet along the northwest right-of-way of Dunaway Street to a "X" cut in concrete set for the west corner of said Lot 6, Block 1, said point being at the east corner of Lot 3, Block 1, of said Haley's Place Addition and said point being in the approximate center of Haley Drive (a 26' Shared Access Easement recorded in Cabinet J, Slide 647, Plat Records Ellis County, Texas);

THENCE North 36 degrees 14 minutes 00 seconds West, 194.90 feet along the approximate centerline of Haley Drive to a "X" cut in concrete set for the west corner of said Lot 6, Block 1, said point being at the north corner of Lot 5, Block 1 of said Haley's Place Addition and said point being in the southeast right-of-way line of Dillon Street (60' right-of-way);

THENCE North 53 degrees 41 minutes 47 seconds East, 43.05 feet along the west line of said Lot 6, Block 1 to a one-half inch iron rod with cap found at the intersection of the southeast right-of-way line of Dillon Street with the southeast right-of-way line of Cantrell Street (a variable width right-of-way);

THENCE North 89 degrees 17 minutes 54 seconds East, 52.77 feet along the southeast right-of-way of Cantrell Street to a one-half inch iron rod with cap found for the north corner of said Lot 6, Block 1 and said point being in the southwest line of said Lot 1A, Block 1;

THENCE South 36 degrees 14 minutes 19 seconds East, 164.28 feet along the northeast line of said Block 1, Haley's Place Addition and along the southwest line said Lot 1A, Block 1 to the POINT OF BEGINNING and containing 16,106 square feet or 0.370 acres of land.

Basis of Bearing is derived from GPS observations relative to the Texas WDS RTK Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

SURVEY CERTIFICATION:

I hereby certify that this plat and description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of November, 2025.

ES Bacak
Edward Scott Bacak, R.F.L.S. No. 6248



(15)

SURVEY NOTES:

1. SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. ALL EASEMENTS MAY NOT BE SHOWN HEREON.
2. UNLESS OTHERWISE NOTED HEREON, ALL CORNERS ARE A ONE-HALF INCH IRON ROD WITH CAP STAMPED "3B".

**300 AND 304 HALEY DRIVE,
WAXAHACHIE, TEXAS**

0.370 ACRE BOUNDARY SURVEY			
EW ROGERS SURVEY,			
ABSTRACT NUMBER 896			
City of Waxahachie, Ellis County, Texas			
NO.	REVISION		BY DATE
PROJECT NO.:	DLA001		
DATED:	November 17, 2025		
			SHEET 1 OF 1

3B
LAND SURVEYING
7918 FIRM NO. 10194480

656 Bacak Road
Ennis, Texas 75119
972-825-7949

FLOOD STATEMENT: According to Community Panel No. 48139C01900, dated October 19, 2023, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X". (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

- LEGEND**
- ⊙ IRON ROD SET
 - IRON PIPE FOUND
 - ⊙ IRON ROD FOUND
 - ⊙ AIR CONDITION UNIT
 - CLEAN OUT
 - ◻ CONCRETE
 - ⊙ ELECTRIC METER
 - ⊙ IRRIGATION CONTROL VALVE
 - ⊙ MAILBOX
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ WATER METER
 - ⊙ CABINET
 - INST. NO. INSTRUMENT NUMBER
 - PLAT RECORDS ELLIS COUNTY, TEXAS
 - REAL PROPERTY RECORDS ELLIS COUNTY, TEXAS
 - ⊙ POWER POLE