

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, April 6, 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 April as “Keep Waxahachie Beautiful Month”

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 March 16, 2026
- b. Event application for 9th Annual Cops and Kids Picnic to be held April 18, 2026 at Getzendaner Park
- c. Event application for Police Memorial to be held May 15, 2026 at Pocket Park
- d. Event application for Marvel Super Series to be held June 12, 2026 at the Waxahachie Sports Complex

- e. Event application for Youth Work Fastpitch Classic to be held July 10, 2026 at the Waxahachie Sports Complex
 - f. Event application for DFW Youth World Baseball Classic to be held July 31, 2026 at the Waxahachie Sports Complex
 - g. Event application for Armed Forces Brawl to be held December 11, 2026 at the Waxahachie Sports Complex
 - h. Appointment to the Mid-Way Regional Airport Joint Airport Board to fill an unexpired term
 - i. Contract award to Binswinger Glass for Exterior Glass Door Replacement Project in the amount of \$209,600
 - j. Professional Design Services Contract for City Hall Renovations and Addition in the amount of \$587,600.00
 - k. Contract for Island Renovations throughout the Sports Complex in the amount of \$119,500.00
 - l. Supplemental appropriation in the amount of \$74,708.50 for TIFMAS Deployment overtime reimbursement
 - m. Supplemental appropriation in the amount of \$3,527.03 for TIFMAS Deployment travel reimbursement
 - n. Downtown Building Improvement Program Grant Application for 203–207 S. College Street
 - o. Tri-party Agreement allowing the assignment of the Development Agreement from WJSG to Industrial VI
 - p. Construction Manager at Risk (CMAR) contract for the City Facilities Remodel and Expansion Projects at 820 Ferris Avenue & 401 S. Rogers Street in the amount of \$1,250,499.00
7. **Public Hearing** on a request by Kevin Patel, Triangle Engineering, for a Zoning Change from a Planned Development-42-Commercial (PD-42-C) zoning district to Planned Development – Commercial (PD-C) zoning district for a Crunch Fitness (Indoor Amusement) located directly adjacent to 150 Bessie Coleman Blvd (Property ID 223131) – Owner(s): BOMAC Waxahachie Investments, LLC (ZDC-173-2025)
 8. **Consider** proposed Ordinance approving ZDC-173-2025
 9. **Consider** Development Agreement for ZDC-173-2025
 10. **Public Hearing** on a request by Derrick Kindred Jr for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use within a Single-Family-1 (SF-1) and Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district located at 162 Aria Drive (Property ID 300448) - Owner: Derrick Kindred Jr. & Zahna Kindred (ZDC-3-2026)
 11. **Consider** proposed Ordinance approving ZDC-3-2026
 12. **Public Hearing** on a request by Eric Green for a Specific Use Permit (SUP) for an Accessory Structure +700 Square feet use within a Single Family-1 (SF-1) zoning district located at 120 Paradise Cove (Property ID 295591) - Owner: Eric Green & Susan Green (ZDC-8-2026)
 13. **Consider** proposed Ordinance approving ZDC-8-2026

14. **Second** reading of proposed Ordinance approving the Oncor Electric Delivery Company LLC Franchise Agreement
15. **Consider** proposed Ordinance approving the Oncor Electric Delivery Company LLC Franchise Agreement
16. **Consider** service contract for pressure pavement preservation in the amount of \$1,183,852.00
17. **Consider** Waxahachie Cultural Arts & Heritage Commission Application Process and Compliance Form
18. **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
19. **Reconvene** and take any necessary action
20. Comments by Mayor, City Council, City Attorney and City Management
21. 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

(46)

PROCLAMATION

WHEREAS, the City of Waxahachie is committed to fostering a clean, vibrant, and sustainable community that enhances the quality of life for all residents; and

WHEREAS, environmental stewardship, beautification efforts, and community pride are essential to preserving the natural and cultural heritage of Waxahachie; and

WHEREAS, the “Keep Waxahachie Beautiful” initiative encourages residents, businesses, and organizations to take an active role in reducing litter, improving local landscapes, and promoting environmental awareness; and

WHEREAS, volunteers and community partners contribute thousands of hours toward cleanup projects, recycling efforts, and beautification programs that make Waxahachie a more attractive and welcoming place to live, work, and visit; and

WHEREAS, April is nationally recognized as a time to celebrate environmental responsibility and community improvement through activities such as litter cleanups, tree planting, and educational outreach; and

WHEREAS, the City of Waxahachie encourages all citizens to participate in efforts that protect and enhance our environment for present and future generations;

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

“Keep Waxahachie Beautiful Month”

in the City of Waxahachie and urge all residents to join in activities that promote community pride, environmental stewardship, and a cleaner, greener city.

Proclaimed this 6th day of April 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, March 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
Chris Wright, Council Member Place 3
Travis Smith, Council Member Place 5

Council Members Absent: Tres Atkins, Council Member Place 1

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

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

4. Announcements/Presentations

- a. Introduce Honorary Council Member
- b. Recognize Nicholas P. Sims Library for being selected as a recipient of the *National Medal for Museum and Library Services*

There was not an Honorary Council Member in attendance.

Library Director Jen Graf announced the Nicholas P. Sims Library in Waxahachie received the 2025 National Medal for Museum and Library Service from the Institute of Museum and Library Services. This national medal is one of the highest honors a library in the United States can receive. It recognizes libraries that make an extraordinary impact on their communities. The award highlights the library's long history (121 years) and its community programs, including:

- A historic performance hall used for events and programs
- A bookmobile delivering "honor books" to children around the city
- New privacy booths funded through a Library Infrastructure Facility Improvement (LIFI) Grant from the Texas State Library and Archives Commission

Ms. Graf thanked Councilman Chris Wright and patron Lamella Benitez for writing support letters, and she recognized library staff and Board members for their support.

5. Public Comments

(6a)

Paul Bailey, 544 Washington Avenue, Waxahachie, Texas, requested City Council to start developing public transportation linking Waxahachie to DART, pointing to rapid population growth (from 50,000 to over 115,000) and worsening congestion on I-35. He argues buses could significantly reduce traffic, accidents, and costs, and urges proactive planning for mobility, affordability, and quality of life.

6. Consent Agenda

- a. Minutes of the City Council meeting of March 2, 2026
- b. Event application for Annual Waxahachie Rotary's Charitable Dog Walk/Parade to be held on April 18, 2026 at Railyard Park/Hike & Bike Trail
- c. Event application for Gingerbread Trail Car Show to be held June 13, 2026 at Getzendaner Park
- d. Event application for Wheels of Fire Bike Ride to be held June 27, 2026
- e. Event application for Cars in the Park Car Show to be held July 11, 2026 at Getzendaner Park
- f. Event application for Summer Soul Affair to be held July 18, 2026 at Railyard Park
- g. Event application for Waxahachie Fun Run Car Show to be held August 8, 2026 at Getzendaner Park
- h. Event application for Texas Heat 5K to be held August 15, 2026 at Getzendaner Park
- i. Event application for St. Jude Car Show to be held September 12, 2026 at Getzendaner Park
- j. Event application for Walk to End Alzheimer's to be held October 3, 2026 at Getzendaner Park/Hike & Bike Trail
- k. Ordinance approving a request by Cody Wagner, Arbuckle Real Estate, for a Petition for ETJ Release for approximately 10.04 acres, located at 1545 FM 1446 (Property ID 225304, 225305) – Owner: Leewayne, LLC (ETJ-PTN-18-2026)
- l. Joint Election Services Contract with the Ellis County Elections Administration
- m. Consider approval of 2026 City of Waxahachie Events Calendar
- n. Parking/Loading Zone renewals from April 1, 2026-March 31, 2027
- o. Construction contract for the WISD New High School 18-inch Gravity Sewer Construction Project in the amount of \$474,623
- p. Engineering Professional Services Agreement with Grantham & Associates for the Cardinal Road 24 Inch Water Line and Southwest Interceptor Rehabilitation Project in the amount of \$258,310
- q. Professional Design Services Contract for 820 Ferris Avenue building renovation in the amount of \$581,560
- r. Land Exchange Agreement between the City of Waxahachie and Accru Family Limited Partnership, LTD
- s. Construction contract for the Indian Hills Alley Reconstruction Project in an amount not to exceed \$659,490
- t. Accept the Waxahachie Community Development Corporation Annual Financial Report for year ended September 30, 2025

(ua)

ORDINANCE NO. 3711

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF AN APPROXIMATELY 10.04 ACRE TRACT OF LAND, LOCATED AT 1545 FM 1446, KNOWN AS PROPERTY ID 225304, 225305, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

Action:

Chris Wright moved to approve all items on the Consent Agenda and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (4-0).

7. Consider City of Waxahachie Annual Financial Report for year ended September 30, 2025

Assistant Finance Director Mariana Dunn introduced the item for the Annual Financial Report and Single Audit Report for Fiscal Year 2025. She expressed gratitude to several members of the Finance Department for their hard work in ensuring a smooth audit process. Ms. Dunn introduced Paula Lowe, a partner with Patillo Brown and Hill, to discuss the financial details.

In keeping of the City's commitment to transparency and fiscal responsibility, the City has completed its annual reporting and audit process for the 2024-2025 fiscal year. This report provides a comprehensive overview of the City's financial position and overall fiscal health. The independent audit ensures compliance with accounting standards and verifies the accuracy of the City's financial statements. The financial report and audit process requires approximately seven months of commitment from the Finance Department, working closely with our audit firm.

The audit firm, Patillo, Brown & Hill LLP, completed the annual audit of the City's financials for the 2024-2025 fiscal year and has found the City's financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2025.

Patillo, Brown, and Hill, LLP also completed the Single Audit Report for the 2024-2025 fiscal year and has found the City complied, in all material respects, with the compliance requirements that could have a direct and material effect on each of its major federal programs.

Upon acceptance by City Council, the reports will be made available on the City website and provided to various reporting agencies.

Ms. Lowe praised the City's finance team for handling staff turnover well and ensuring a smooth audit process. The City received an unmodified (clean) audit opinion, the highest rating, meaning its financial statements are accurate and properly presented. The audit is required annually and was completed on time.

Key financial highlights:

(lea)

- General fund balance: approximately \$44 million, with \$35 million unassigned, indicating strong financial health (about 45% of annual expenditures).
- Utility funds (water, sewer, etc.) also show positive balances, though much of the City's assets are tied up in infrastructure.

Councilman Travis Smith clarified that the audit is not a detailed review of every expense, but a high-level check that financial reporting is accurate and complies with standards.

Action:

Chris Wright moved to accept the Annual Financial Report and the Single Audit Report for the period ending September 30, 2025. Motion was seconded by Patrick Souter and carried unanimously (4-0).

8. Public Hearing on a request by Jorge Restrepo, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-3 zoning district located at 810 S College Street (Property ID 172443) - Owner: Jorge Restrepo (ZDC-175-2025)

Trenton Robertson, Director of Planning, presented the Item. The applicant requests a SUP for short-term rental use at 810 S College Street because it is located within the SF-3 zoning district. The subject property consists of a primary structure being approximately 2,844 square feet in size with four (4) bedrooms and a detached 2-car garage. The garage will not be accessible to guests, but there is sufficient space in the driveway to accommodate four cars, which is the maximum number of allowed vehicles. A gate currently separates portions of the driveway. Guests will have access to open and park behind the gate. There will be a maximum of ten guests allowed. The subject property is situated on an approximately 0.36 acres (15,681 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. At the time of this report, the owner has agreed to remove the Homestead exemption prior to operating the STR, if the proposed SUP is approved.

The existing driveway for the subject property along Dewberry Street can accommodate the required number of vehicles but does not actually connect to Dewberry Street. The concrete driveway is separated from the street by approximately 6' of grass. Staff has added a condition that would require the applicant to extend the concrete driveway to connect to Dewberry Street in the event this SUP is approved.

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 Camillo Restrepo, 815 College Street, Waxahachie, 75165, which is located approximately 110' from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 24 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. At the time of the publishing this staff report, a total of zero (0) letters of support and zero (0) letters of opposition were received by staff.

Mayor Wallace opened the Public Hearing at approximately 7:24 p.m.

(ua)

Councilman Smith requested additional measures to prevent street parking, and Mr. Robertson responded that he will coordinate with the Street Department to install “No Parking” signs.

There being no others to speak for or against ZDC-175-2025, Mayor Wallace closed the Public Hearing at approximately 7:26 p.m.

9. Consider proposed Ordinance approving ZDC-175-2025

ORDINANCE NO. 3712

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A SHORT-TERM RENTAL USE WITHIN A SINGLE-FAMILY-3 (SF-3 ZONING DISTRICT ZONING DISTRICT, LOCATED AT 810 S COLLEGE STREET, BEING PROPERTY ID 172443, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, BLOCK 28 OF THE BULLARD REVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Chris Wright moved to approve ZDC-175-2025, 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. Motion was seconded by Patrick Souter and carried unanimously (4-0).

10. Public Hearing on a request by Roger Thornton for a Specific Use Permit (SUP) for an Accessory Structure +700 Square Feet use within a Single Family-1 (SF-1) zoning district located at 811 Broadhead Road (Property ID 207656) - Owner: Roger Thornton & Melissa Thornton (ZDC-10-2026)

Mr. Robertson presented the Item. The applicant proposes a Specific Use Permit to allow for the construction of a 900 square foot accessory structure for use as a two-car garage and personal storage space. An approximately 500 square foot carport currently exists on the property in the location of the proposed accessory structure. The applicant plans to remove the carport and replace it with the proposed metal structure. The location of the structure meets all setback requirements and is already accessible via the existing concrete driveway. The applicant has confirmed that the structure will have electricity, but will not be separately metered. No plumbing is proposed for the structure and the applicant has confirmed that the structure will not be used as a dwelling, Short-Term Rental, or for commercial purposes.

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

Mayor Wallace opened the Public Hearing at approximately 7:29 p.m.

(lea)

There being no others to speak for or against ZDC-10-2026, Mayor Wallace closed the Public Hearing at approximately 7:29 p.m.

11. Consider proposed Ordinance approving ZDC-10-2026

ORDINANCE NO. 3713

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE +700SF USE WITHIN A SINGLE FAMILY-1 (SF-1) ZONING DISTRICT, LOCATED AT 811 BROADHEAD ROAD, BEING PROPERTY ID 207656, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 3A, BLOCK A IN THE MUSTANG MEADOWS PHASE 1 SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Patrick Souter moved to approve ZDC-10-2026, a Specific Use Permit (SUP) for an Accessory Structure +700 Square Feet, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Chris Wright and carried unanimously (4-0).

Mayor Pro Tem Souter rescinded his motion.

Action:

Patrick Souter moved to approve ZDC-10-2026, a Specific Use Permit (SUP) for an Accessory Structure +700 Square Feet, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (4-0).

12. Public Hearing on a request by Presbyterian Children's Homes and Services & Walton Texas LP for Voluntary Annexation of approximately 206.72+/- acres situated off of Brookside Road in the Elijah Bellow Survey, Abstract Number 10, Ellis County, Texas (ANX-DNX-164-2026)

Mr. Robertson presented the Item. Representatives from Minto Communities have submitted requests for Voluntary Annexation, of approximately a 206-acre tract, with the City for portions of property in the Waxahachie ETJ previously owned by Presbyterian Children's Homes and Services and Walton Texas LP. The properties in question fall within the Kemp Tract PD (Ordinance 3704). This land was previously included as part of a larger development plan and will follow the same regulations, development agreements, and planned development standards as the rest of the project. A public hearing is required by state law for the annexation, and the item did not need to go before the Planning and Zoning Commission.

Councilman Smith confirmed that the annexed acreage is not new and will not increase the number of homes. Mr. Robertson clarified the land was already included in prior approvals and the overall project remains unchanged.

Mayor Wallace opened the Public Hearing at approximately 7:32 p.m.

(ua)

There being no others to speak for or against ANX-DNX-164-2026, Mayor Wallace closed the Public Hearing at approximately 7:33 p.m.

13. Consider proposed Ordinance approving ANX-DNX-164-2026

ORDINANCE NO. 3714

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF PROPERTY ID 193815, 193822, AND A PORTION OF 303652 LOCATED IN THE JONATHAN E. PRINCE SURVEY, ABSTRACT 845, THE ELIJAH BELLOW SURVEY, ABSTRACT 101, AND THE JOHN BARKER SURVEY, ABSTRACT 40, APPROXIMATELY 206.72 ACRES, GENERALLY SITUATED WEST OF INTERSTATE 35E AT BROOKSIDE ROAD, OF THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS.

Action:

Chris Wright moved to approve the Voluntary Annexation of approximately 206.72 acres, generally located west of Interstate 35E at Brookside Road. Motion was seconded by Travis Smith and carried unanimously (4-0).

14. Consider supplemental appropriation for roof repairs at Robert W. Sokoll Water Treatment Plant in the amount of \$90,765

Kumar Gali, Director of Utilities, presented the Item. The Robert W. Sokoll Water Treatment Plant is a microfiltration membrane plant located at 1900 Howard Road. From a recent high wind event, the edge trim of the Sokoll roof was damaged. Staff reached out to multiple vendors for inspection and filed a claim with TML. TML reimbursed \$6,000 to the City for the edge trim repairs, but vendors have found multiple deficiencies in the facility's roof system that require immediate attention to prevent further damage to the building and its contents. These deficiencies were not related to the high wind event.

The major scope of repair items include installing 70 linear feet of metal edge trim, installing four standing seam pipe boots, re-attach loose lightning rods, re-sealing two sides of tower wall flashing at both towers, fabricating and installing standing seam expansion flashing system, and seal flashing.

Robert W. Sokoll Water Treatment Plant is jointly owned by the City and the Rockett Special Utility District (Rockett). The expenditures associated with the plant operations and capital purchases are shared with Rockett, which is split 50/50 between the two entities.

The roof repair total cost is \$90,765 and will be funded from the unreserved Water Fund balance through a supplemental appropriation to Sokoll's FY26 operating budget. Rockett will reimburse the City for half of this cost.

Councilman Smith noted the roof should not be leaking after 18 years. Mr. Gali confirmed nothing significant was installed on the roof besides lightning rods. Mr. Gali also confirmed that a different contractor, rather than the original installer, will perform the roof repairs.

(4a)

The City's insurance claim will only cover a small portion related to wind damage, and they denied the rest of the repair costs.

Action:

Chris Wright moved to approve a supplemental appropriation in the amount of \$90,765 from the Water Fund unrestricted reserve fund balance to fund the roof repairs at Robert W. Sokoll Water Treatment Plant and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (4-0).

15. Consider contract and supplemental appropriation for disposal of wastewater treatment plant sewage sludge in the amount of \$145,000

Mr. Gali presented the Item. On September 8, 2020, the City Council approved the award of a contract with Waste Connections for the disposal of biosolids from the Wastewater Treatment Plant. The agreement subsequently became effective on April 1, 2021. The contract provided a disposal rate of \$17.44 per ton for a five-year term at the Turkey Creek Landfill in Alvarado, Texas. The City has experienced rate increases as allowed under the contract, and the current disposal rate is \$20 per ton.

On January 29, 2026, the City opened responses to its Request for Proposals (RFP) for the disposal of biosolids. Waste Connections - Turkey Creek Landfill submitted the only responsive proposal in the amount of \$38.94 per ton. City staff reviewed the proposal, verified qualifications, and recommends awarding the contract to Waste Connections - Turkey Creek Landfill. The proposed agreement includes an initial one (1) year term with three (3) additional one (1) year renewal options available at the City's discretion.

Staff allocated \$187,800 in the FY2026 adopted budget to support expenditures under the current contract. The rate established in the new agreement exceeds the amount appropriated, resulting in a funding shortfall. To meet the financial obligations of the new contract, a supplemental appropriation in the amount of \$145,000 from the Wastewater Fund unrestricted reserve is necessary to ensure funding for the new contract. The proposed agreement establishes updated unit pricing based on the City's competitive solicitation and reflects current market conditions. Expenditures under this contract will be made on an as-needed basis and will not exceed the amounts appropriated in the annual operating budget for the Wastewater Department. Future-year costs associated with this agreement will be appropriated through the City's annual budget process.

The Council discussed sludge disposal bids, noting the City received only one RFP at \$38.94 per ton, while previous emergency deliveries ranged \$55-\$60.

Mr. Gali suggested approving a one-year contract and reissuing the RFP next year to attract more vendors. Efforts to reach additional bidders and explore interlocal agreements with nearby cities were mentioned, but no reasons were given for why other vendors declined to bid.

Action:

Chris Wright moved to approve a contract with Waste Connections - Turkey Creek Landfill for the disposal of Wastewater Treatment Plant Sewage Sludge at a unit price of \$38.94 per ton and authorize a supplemental appropriation of \$145,000 from the Wastewater Fund unrestricted

(lea)

reserve to support the contract and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (4-0).

16. Consider an Engineering Professional Services Agreement with Huitt-Zollars, Inc. for the North Jackson Street Reconstruction Project in an amount not to exceed \$415,120

Justin Stoker, Director of Public Works and Development Engineering, presented the Item. The proposed North Jackson Street Reconstruction Project consists of 2,600 linear feet of pavement and drainage improvements on North Jackson Street from MLK Jr. Blvd to E. Marvin Avenue. The project includes the replacement of existing water from MLK Jr. Blvd to E Marvin Ave, sanitary sewer from MLK Jr. Blvd to Union Pacific Railroad.

The professional services agreement with Huitt-Zollars is \$415,120. The roadway and drainage design portion is under budget, with \$236,442 to be funded from the General Fund as part of the approved FY26 Jackson Street Capital Improvement Plan (CIP) Project.

Funding for the design of utility improvements shall include the transfer of funds from the Water and Sewer bonds savings to the Jackson Street CIP project as follows: \$139,271 from Water bonds (\$60,000 from the FY20 Water Bond and \$79,271 from FY21 Water Bond), and \$39,407 from the FY20 Wastewater Bond.

Action:

Chris Wright moved to approve the engineering design professional services agreement with Huitt-Zollars, Inc. for the North Jackson Street Reconstruction Project in an amount not to exceed \$415,120 and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (4-0).

17. Consider the authorization of a work order with Ellis County for road work in an amount not to exceed \$631,078

Mr. Stoker presented the Item. The City maintains an Interlocal Agreement with Ellis County to facilitate collaborative chip seal roadway improvements. Ellis County is currently planning to repave a portion of Marshall Road using a chip-seal application and has expressed its willingness to partner with the City to include the segment of Marshall Road and Longbranch Road located within the city limits.

As part of this partnership, the County is prepared to re-grade the roadway, apply two coats of chip seal, and install a final sealant on the following segments:

Segment 1: Road repair on Marshall Road from FM 664 to Longbranch and Blackchamp intersection (1.6 miles city responsibility) - \$312,963.

Segment 2: Road repair on Longbranch from Blackchamp intersection to the Waxahachie and Midlothian city boundary (1.7 miles city responsibility) - \$318,115.

The cost for Chip Seal Paving for this project is \$631,078, and will be funded from the Streets Capital Fund. At the County's request, the cost of the sealant portion of the project would be paid directly to Innovative Roadway Solutions, a contractor of Ellis County. The City has an interlocal agreement with

(6a)

Ellis County and Innovative Roadway Solutions is a contractor that bid for these services through the county. The amount to be paid to Innovative Roadway Solutions is \$122,767 and the amount to be paid to Ellis County is \$508,311.

Councilman Smith emphasized the need to address drainage issues in the area to ensure the chip sealing investment achieves its expected lifespan.

Councilman Wright added that any additional improvements would need to be incorporated into the Capital Improvement Plan.

Action:

Chris Wright moved to authorize a work order under an Interlocal Agreement with Ellis County for road work in an amount not to exceed \$631,078 and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (4-0).

18. Consider proposed Resolution authorizing the submission of a Texas Community Development Block Grant Program Application to the Texas Department of Agriculture for the Downtown Revitalization Program

Sandy Rehkopf, Downtown Redevelopment & Historic Preservation Manager, presented the Item. The City of Waxahachie has the opportunity to apply for grant funding through the Texas Community Development Block Grant (TxCDBG) Downtown Revitalization Program – Main Street Set-Aside, administered by the Texas Department of Agriculture in partnership with the Texas Historical Commission.

This program provides funding for projects that address blighted conditions, improve pedestrian safety, and enhance walkability and accessibility in historic downtown areas. Eligible projects typically include improvements such as sidewalks, alleys, streetscapes, drainage, accessibility upgrades, lighting, and other infrastructure that supports a vibrant and safe downtown environment.

The proposed resolution authorizes the City to submit an application for this funding opportunity and establishes the official downtown district boundaries for the purposes of the program.

As required by the program, the City must commit to providing a minimum of \$50,000 in matching funds should the project be awarded. Approval of this resolution does not obligate the City to expend funds immediately; rather, it allows the City to move forward with the application and demonstrate the required local commitment. The specific project scope and funding source for the match would be determined prior to accepting any award.

Participation in this grant program aligns with the City's ongoing efforts to strengthen Downtown Waxahachie by improving infrastructure, supporting economic vitality, and preserving the historic character of the district. If awarded, the grant could significantly leverage local investment to address priority improvements within the downtown area.

Councilman Smith inquired whether there is sufficient time to update the downtown boundary map, and Ms. Rehkopf responded that it must be submitted to the State by April 7th.

(ua)

Mayor Pro Tem Souter noted Waxahachie Partnership, Inc. (WPI) identifies transformation projects each year, though it has no budget to fund them. He noted the alley transformation project previously discussed is one of several initiatives the organization champions, and funding would require using tax dollars. WPI hopes this project is the first of many, focusing not only on alleys but also on broader connectivity and community improvements.

RESOLUTION NO. 1399

A RESOLUTION OF THE CITY COUNCIL OF WAXAHACHIE, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE DOWNTOWN REVITALIZATION PROGRAM.

Action:

Patrick Souter moved to approve the Resolution authorizing application for the Downtown Revitalization Grant from the Texas Community Development Block Grant Main Street Set-Aside. Motion was seconded by Chris Wright and carried unanimously (4-0).

- 19. 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 review performance evaluation for City Secretary as permitted by Section 551.074 of the Texas Government Code; 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 8:12 p.m. the City Council would convene into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including 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 review performance evaluation for City Secretary as permitted by Section 551.074 of the Texas Government Code; 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.

- 20. Reconvene and take any necessary action**

The meeting reconvened at 10:04 p.m.

Action:

Travis Smith moved to approve a new three (3) year employment contract with the City Secretary, as discussed to the terms during the Executive Session, with all documents to be executed by the

(lea)

City Manager and/or Mayor. Motion was seconded by Patrick Souter and carried unanimously (4-0).

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

This item was discussed before Executive Session.

Council Member Chris Wright congratulated the library staff for their outstanding work, noting that the library received a prestigious national award rarely given to small-town libraries, previously only awarded in Texas to larger libraries like Houston and San Antonio. He also addressed Mr. Paul Bailey's comments on public transportation, explaining that Waxahachie isn't included on the DART map until 2040, and given rising costs and local challenges, DART may not be the best solution for the City's transit needs.

Mayor Pro Tem Patrick Souter praised the library staff, volunteers, and community for the increased usage and success of the library's programs over the past few years, emphasizing the impact on children and the community. He also thanked the Finance staff for their hard work on the City's financial audit, noting the favorable results and recognizing the effort it took to achieve them.

Council Member Travis Smith thanked Finance Director Chad Tustison and his team for successfully implementing the citywide step pay program despite challenges, expressing pride in their efforts. He also praised the library, noting its dynamic programs and expressed hope that the adjacent park could be activated to further enhance the community space.

City Manager Ricky Boyd thanked Library Director Jen Graf, Finance Director Chad Tustison, and their respective teams for their hard work.

Mayor Billie Wallace echoed the Council's appreciation, thanking everyone for their hard work and for taking excellent care of the city and its finances.

There being no further business, the meeting adjourned at 10:05 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary



City of Waxahachie
 City Secretary's Office
 4/18/2026/4/18/2026

(6b)

Special Event Application
 9th Annual Cops and Kids Picnic

Date of Submission: **3/9/2026**

Applicant Information

Applicant name: **Waxahachie Police Department**
 Host organization name: **Officer J. Taylor**
 Are you representing the host organization? **Yes**
 Will you be the on-site point of contact during the event? **Yes**
 Cell phone number: _____ Email: _____
 Mailing Address: _____

About the Event

Event name: **9th Annual Cops and Kids Picnic**
 Will the event be held at Railyard Park? **No**
 Will the event be held in Downtown Waxahachie? **No**
 Event location: **Getzendaner Park**
 Anticipated attendance: **1000**
 Description of event: **5 hour event for kids that includes a bike giveaway, bounce houses, face-painting, airsoft, vendors, and food trucks.**

	Date(s)	Start Time	End Time
Event date	4/18/2026	1000	1500
Event set-up	4/17/2026	1000	
Event breakdown	4/18/2026		1600

This event is **Free and open to the general public**
 Registration / admission information:
 How many times has this event been hosted before? **8**
 Best description of the event: **Community / Neighborhood**
 Event activities include: **Animals / Petting zoo; Announcement / Speeches; DJ / Recorded music; Food - sampled, served, or sold; Products / Services - given away, sampled, or sold;**
 Will the parade or procession take place on any TxDOT- maintained roads?
 Please indicate the distance of the Run/Walk:

Food / Beverage

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



City of Waxahachie
City Secretary's Office
4/18/20264/18/2026

(66)

Special Event Application

9th Annual Cops and Kids Picnic

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

Will the event require any food preparation on site? **Yes**

Will alcohol be present, served, or sold? **No**

Have you made arrangements for private security or off-duty officers for security services?

Please provide contact name and phone number for security services:

Street Closures

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

Please list all streets, intersections, and parking lots that apply:

Street closings to begin at

Will any businesses be impacted by the proposed road closure?

Equipment

Does the proposed event require portable toilet facilities? **Yes**

- I understand that I am responsible for arranging portable toilet facilities for my proposed event.

Are you requesting to use City-owned equipment? (barricades, cones, and / or other) **No**

Please indicate the type (cones / barricades / other) of equipment and how many you are requesting:

Where should the equipment be dropped off and picked up?

When (date and time) will the equipment be set-up?

When (date and time) will the equipment be removed?

Waste Management Plan

Describe how trash and waste will be managed before, during, and after the event. Please include the location of trash containers on your submitted site map. **Generally the City provides one Parks Department employee to assist with trash.**

- I understand the waste management requirements.

Temporary Tents & Structures

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

Electrical Services

Will your event need electrical services? **Yes**

How will electrical services be provided? **Generator (provided by the applicant); Franchise utilities;**

Explain services in detail: **We bring a generator to power the majority of the bounce houses. We will use the location electricity to power one or two bounce houses.**

Site Map Requirement



City of Waxahachie
City Secretary's Office
4/18/20264/18/2026

(6b)
Special Event Application
9th Annual Cops and Kids Picnic

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

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

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

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

Insurance Requirement

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

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

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

Application Agreement

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

(web)





City of Waxahachie
 City Secretary's Office
 5/15/2026/5/15/2026

(66)
 Special Event Application
 Police Memorial

Date of Submission: 5/15/2026

Applicant Information

Applicant name: **WAXAHACHIE POLICE DEPARTMENT**
 Host organization name: **OFFICER J. TAYLOR**
 Are you representing the host organization? **Yes**
 Will you be the on-site point of contact during the event? **Yes**
 Cell phone number: _____ Email _____
 Mailing Address: _____

About the Event

Event name: **Police Memorial**
 Will the event be held at Railyard Park? **No**
 Will the event be held in Downtown Waxahachie? **No**
 Event location: **Pocket Park downtown**
 Anticipated attendance: **200**
 Description of event: **We host a Police Memorial Service that honors the fallen officers and fireman that paid the ultimate price. The event will have a 21 gun salute, bagpipes, a riderless horse, speech, and memorial presentation of the flag. There will be two fire trucks displaying a large flag and the streets will be blocked for the morning.**

	Date(s)	Start Time	End Time
Event date	5/15/2026	1200 hours	1300 hours
Event set-up	5/15/2026	0700 hours	
Event breakdown	5/15/2026		1330 hours

This event is **Free and open to the general public**
 Registration / admission information:
 How many times has this event been hosted before? **10+**
 Best description of the event: **Community / Neighborhood**
 Event activities include: **Street closure;**
 Will the parade or procession take place on any TxDOT- maintained roads?
 Please indicate the distance of the Run/Walk:

Food / Beverage

Will the event offer food / beverage (sampled, served, sold)? **No**
 Will the event require any food preparation on site?



City of Waxahachie
City Secretary's Office
5/15/20265/15/2026

(uc)

Special Event Application
Police Memorial

Will alcohol be present, served, or sold? **No**

Have you made arrangements for private security or off-duty officers for security services?

Please provide contact name and phone number for security services:

Street Closures

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

Please list all streets, intersections, and parking lots that apply: **100 block of W. Franklin Street to the 200 block of W. Franklin Street. The 100 block of S. College Street to the 200 block of S. College Street.**

Street closings to begin at **05-15-2026 0800-1330 hours**

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

Equipment

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

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

Please indicate the type (cones / barricades / other) of equipment and how many you are requesting:

Barricades at W. Franklin St. and S. Rogers St.. Barricades at W. Franklin St. and S. Jackson St. Barricades at W. Jefferson St. and S. College St., and Barricades at Business 287 and S. College St.

Where should the equipment be dropped off and picked up? **They should be dropped off at the following locations: W. Franklin St. and S. Rogers St., W. Franklin St. and S. Jackson St., W. Jefferson St. and S. College St., and Business 287 and S. College St.**

When (date and time) will the equipment be set-up? **05-15-2026 0800 hours**

When (date and time) will the equipment be removed? **05-15-2026 1330 hours**

Waste Management Plan

Describe how trash and waste will be managed before, during, and after the event. Please include the location of trash containers on your submitted site map. **There are trash receptacles around the Courthouse Square. I do not foresee there to be an excess of trash during the event.**

- **I understand the waste management requirements.**

Temporary Tents & Structures

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

Electrical Services

Will your event need electrical services? **Yes**

How will electrical services be provided? **Franchise utilities;**

Explain services in detail: **We will need to plug our P.A. system into the outlet provided at the Pocket Park.**



City of Waxahachie
City Secretary's Office
5/15/20265/15/2026

(6c)
Special Event Application
Police Memorial

Site Map Requirement

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

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

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

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

Insurance Requirement

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

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

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

Application Agreement



City of Waxahachie
City Secretary's Office
5/15/2026/5/15/2026

(uc)

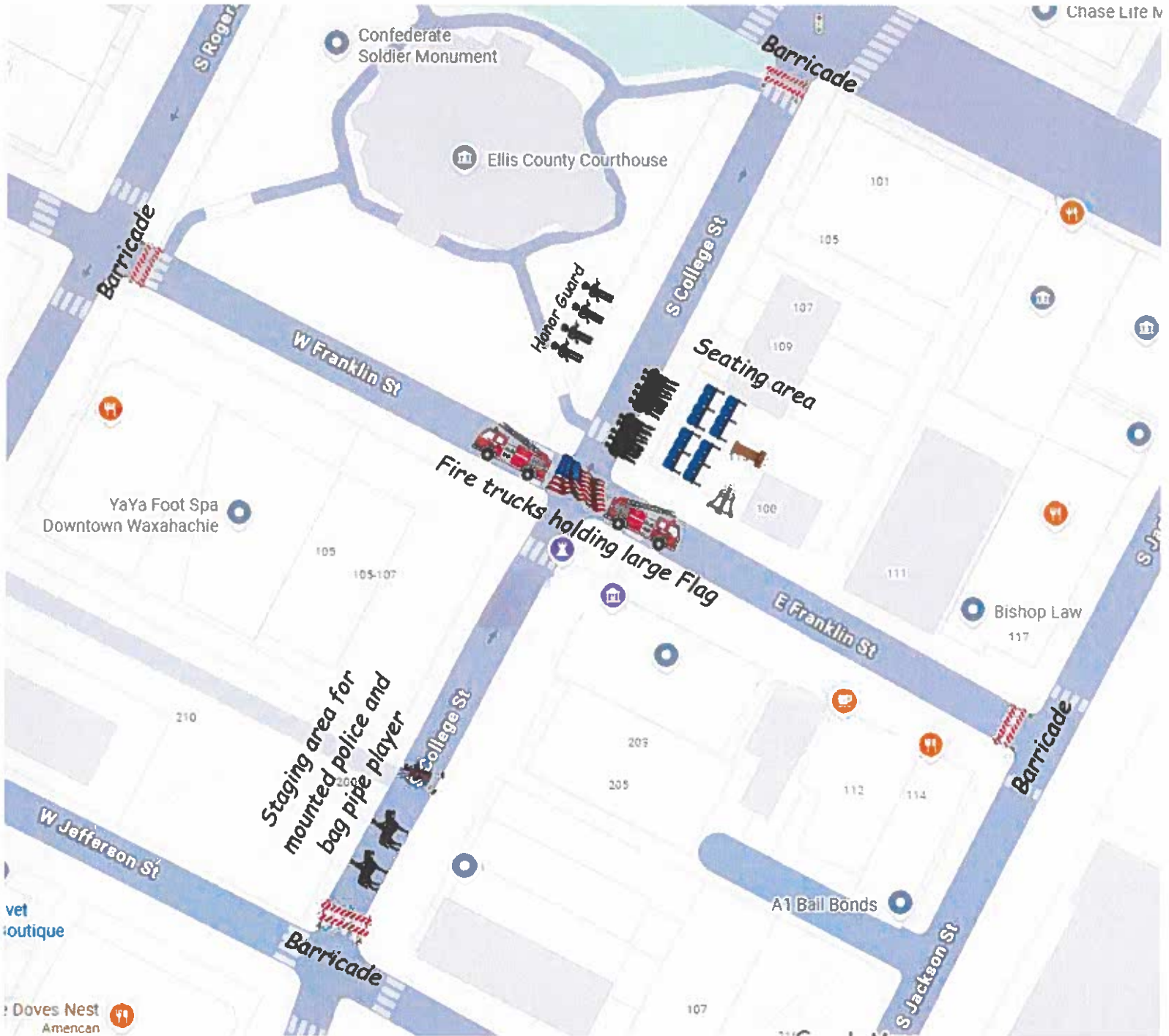
Special Event Application

Police Memorial

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

- **Date of Submission: 5/15/2026**

(UC)





City of Waxahachie
 City Secretary's Office
 6/12/2026

(6d)

Special Event Application
 Marvel Super Series

Date of Submission: 2/20/2026

Applicant Information

Applicant name: **Michael Langford**
 Host organization name: **Premier Prospects Sports**
 Are you representing the host organization? **Yes**
 Will you be the on-site point of contact during the event? **Yes**
 Cell phone number: _____ Email: _____
 Mailing Address: _____

About the Event

Event name: **Marvel Super Series**
 Will the event be held at Railyard Park? **No**
 Will the event be held in Downtown Waxahachie? **No**
 Event location: **Waxahachie Sports Complex**
 Anticipated attendance: **3500**
 Description of event: **Marvel themed baseball world series event. Opening ceremonies and skills competition to be hosted Friday, with games to begin Saturday and conclude on Tuesday.**

	Date(s)	Start Time	End Time
Event date	6/12/2026	5 PM	10 PM
Event set-up	6/12/2026	8 AM	
Event breakdown	6/16/2026		10PM

This event is **Entry by admission fee or ticket**
 Registration / admission information: **A per player registration fee will be \$325 with spectator admission at \$15 per person.**
 How many times has this event been hosted before? **0**
 Best description of the event: **Private event**
 Event activities include:

- **DJ / Recorded music;**
- **Food - sampled, served, or sold;**
- **Announcement / Speeches;**
- **Products / Services - given away, sampled, or sold**

Food / Beverage

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



City of Waxahachie
City Secretary's Office
6/12/2026

(led)

Special Event Application
Marvel Super Series

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

Will the event require any food preparation on site? **Yes**

Will alcohol be present, served, or sold? **No**

Street Closures

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

Equipment

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

Are you requesting to use City-owned equipment? (barricades, cones, and / or other) **No**

Waste Management Plan

Describe how trash and waste will be managed before, during, and after the event. Please include the location of trash containers on your submitted site map. **trash receptacles will be placed throughout the sports complex with continuous collection throughout each day. Trash will be disposed of in onsite dumpsters at the sports complex.**

- I understand the waste management requirements.

Temporary Tents & Structures

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

Electrical Services

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

Site Map Requirement

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

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



City of Waxahachie
City Secretary's Office
6/12/2026

(led)

Special Event Application
Marvel Super Series

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

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

Insurance Requirement

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

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

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

Application Agreement

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

- **Date of Submission: 2/20/2026**



City of Waxahachie
City Secretary's Office
7/10/2026

(we)
Special Event Application
Youth World Fastpitch Classic

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

Will the event require any food preparation on site? **Yes**

Will alcohol be present, served, or sold? **No**

Street Closures

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

Equipment

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

Are you requesting to use City-owned equipment? (barricades, cones, and / or other) **No**

Waste Management Plan

Describe how trash and waste will be managed before, during, and after the event. Please include the location of trash containers on your submitted site map. **Trash receptacles will be placed throughout the park and collected and disposed of in the onsite dumpster of the Waxahachie Sports Complex**

- I understand the waste management requirements.

Temporary Tents & Structures

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

Electrical Services

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

Site Map Requirement

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

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



City of Waxahachie
City Secretary's Office
7/10/2026

(ee)
Special Event Application
Youth World Fastpitch Classic

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

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

Insurance Requirement

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

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

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

Application Agreement

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

- **Date of Submission: 2/20/2026**



City of Waxahachie
City Secretary's Office
7/31/2026

(lf)

Special Event Application

DFW Youth World Baseball Classic

Date of Submission: 2/20/2026

Applicant Information

Applicant name: **Michael Langford**

Host organization name: **Premier Prospects Sports**

Are you representing the host organization? **Yes**

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

Cell phone number: ;

Email:

Mailing Address

About the Event

Event name: **DFW Youth World Baseball Classic**

Will the event be held at Railyard Park? **No**

Will the event be held in Downtown Waxahachie? **No**

Event location: **Waxahachie Sports Complex**

Anticipated attendance: **8000**

Description of event: **Baseball tournament with players from the US and abroad participating. Opening Ceremonies and skills competitions will be held on Friday with games beginning on Saturday and concluding on Monday.**

	Date(s)	Start Time	End Time
Event date	7/31/2026	5 PM	10 PM
Event set-up	7/31/2026	8 AM	
Event breakdown	8/3/2026		10 PM

This event is **Entry by admission fee or ticket**

Registration / admission information: **Registration per player is \$250.00 and spectator fees are \$15/person**

How many times has this event been hosted before? **2**

Best description of the event: **Private event**

Event activities include: **Announcement / Speeches;DJ / Recorded music;Food - sampled, served, or sold;Products / Services - given away, sampled, or sold;Live music**

Food / Beverage

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

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

Will the event require any food preparation on site? **Yes**



City of Waxahachie
City Secretary's Office
7/31/2026

(wf)
Special Event Application

DFW Youth World Baseball Classic

Will alcohol be present, served, or sold? **No**

Street Closures

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

Equipment

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

Are you requesting to use City-owned equipment? (barricades, cones, and / or other) **No**

Waste Management Plan

Describe how trash and waste will be managed before, during, and after the event. Please include the location of trash containers on your submitted site map. **trash receptacles will be placed throughout the sports complex with continuous collection throughout the event. Trash bags will then be taken and disposed of in dumpsters at the Sports Complex.**

- I understand the waste management requirements.

Temporary Tents & Structures

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

Electrical Services

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

Site Map Requirement

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

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

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



City of Waxahachie
City Secretary's Office
7/31/2026

(lef)
Special Event Application

DFW Youth World Baseball Classic

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

Insurance Requirement

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

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

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

Application Agreement

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

- Date of Submission: 2/20/2026



City of Waxahachie
 City Secretary's Office
 12/11/2026

(leg)

Special Event Application

Armed Forces Brawl

Date of Submission: 2/20/2026

Applicant Information

Applicant name: **Michael Langford**

Host organization name: **Premier Prospects Sports**

Are you representing the host organization? **Yes**

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

Cell phone number:

Email:

Mailing Address:

About the Event

Event name: **Armed Forces Brawl**

Will the event be held at Railyard Park? **No**

Will the event be held in Downtown Waxahachie? **No**

Event location: **Waxahachie Sports Complex**

Anticipated attendance: **7000**

Description of event: **Baseball tournament representing and honoring the branches of our military and first responders. Opening Ceremonies and skills competition will be hosted on Friday. Game play will begin on Saturday and conclude on Monday.**

	Date(s)	Start Time	End Time
Event date	12/11/2026	5 PM	10 PM
Event set-up	12/11/2026	8 AM	
Event breakdown	12/14/2026		10 PM

This event is **Entry by admission fee or ticket**

Registration / admission information: **Player registration is \$250 per player and spectator fees are \$15**

How many times has this event been hosted before? **2**

Best description of the event: **Private event**

Event activities include:

- **Announcement / Speeches;**
- **DJ / Recorded music;**
- **Food - sampled, served, or sold;**
- **Products / Services - given away, sampled, or sold;**
- **Live music**

Food / Beverage

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



City of Waxahachie
City Secretary's Office
12/11/2026

(leg)

Special Event Application

Armed Forces Brawl

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

Will the event require any food preparation on site? **Yes**

Will alcohol be present, served, or sold? **No**

Street Closures

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

Equipment

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

Are you requesting to use City-owned equipment? (barricades, cones, and / or other) **No**

Waste Management Plan

Describe how trash and waste will be managed before, during, and after the event. Please include the location of trash containers on your submitted site map. **Trash receptacles will be placed throughout the sports complex and collected continuously throughout the event. Bags will be disposed of in dumpsters on site and the Sports Complex**

- I understand the waste management requirements.

Temporary Tents & Structures

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

Electrical Services

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

Site Map Requirement

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

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



City of Waxahachie
City Secretary's Office
12/11/2026

(leg)

Special Event Application

Armed Forces Brawl

- Any other temporary structures or equipment

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

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

Insurance Requirement

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

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

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

Application Agreement

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

- **Date of Submission: 2/20/2026**



Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Ricky Boyd, City Manager *RB*

Date: April 6, 2026

Re: Consider appointment to the Mid-Way Regional Airport Joint Airport Board to fill an unexpired term

Recommended Motion: "I move to appoint Martin "Duke" Eason to fill the unexpired term on the Mid-Way Regional Airport Joint Airport Board, as presented."

Item Description: Consider action regarding the appointment of a successor to fill the unexpired term vacated by Brad Owens.

Item Summary: Mayor Billie Wallace and Mayor Pro Tem Patrick Souter recommend the following appointment to fill the unexpired term of Brad Owens.

Mid-Way Regional Airport Joint Airport Board (3-year term)

- Martin "Duke" Eason (filling unexpired term of Brad Owens until September 2028)



(61)

Memorandum

To: Honorable Mayor and City Council

From: April Ortiz, Civic Center Director

Thru: Ricky Boyd, City Manager *RB*

Date: April 6, 2026

Re: Consider Contract Award to Binswinger Glass for Exterior Glass Door Replacement Project

Motion: "I move to approve the contract with Binswinger Glass in the amount of \$209,600 for the Exterior Glass Door Replacement Project (TIPS Contract #250604) and authorize the City Manager to execute all necessary documents."

Item Description: Consider approving contract for replacing all the glass exterior doors (32 total) to Binswinger Glass through The Interlocal Purchasing System (TIPS) Contract #250604 in the amount of \$209,600.

Item Summary: Staff have identified the need to replace the exterior glass doors at the Civic Center due to age, deterioration, and security concerns. Several existing doors and panic systems no longer meet safety standards and require replacement to ensure the continued safety, security, and operational efficiency of the Civic Center. To expedite the procurement and ensure competitive pricing, staff utilized The Interlocal Purchasing System (TIPS) cooperative purchasing program.

TIPS Contract #250604

PCA #OD-407-24

Choice Partners #24/047TC-09

Region 5 #20250303

Approval of this contract will allow the Civic Center to enhance building security and maintain compliance with safety standards. Utilizing the TIPS cooperative contract ensures competitive pricing and adheres to procurement requirements.

(u)

Fiscal Impact: The proposed contract amount of \$209,600 is within the approved FY2026 budget - 208-520-54310 Maintenance, Building Upkeep. The contract amount is \$70,400 less than the budgeted amount of \$280,000.



Memorandum

To: Honorable Mayor and City Council
From: Dustin Deel, Director of Administrative Services
Thru: Ricky Boyd, City Manager *RB*
Date: April 6, 2026
Re: Consider Professional Design Services Contract for City Hall Renovations and Addition.

Motion: "I move to award a contract with RBDR, PLLC for professional architectural and engineering design services in the amount of \$587,600 for the City Hall renovations and addition project located at 401 South Rogers Street."

Item Description: Consider approval of a professional services contract with RBDR, PLLC to provide architectural and engineering design services for the renovation and expansion of the existing City Hall facility located at 401 South Rogers Street.

Item Summary: The City is advancing plans to renovate the existing City Hall (Old Post Office) facility and construct a three-story addition to better accommodate current and future operational needs. The project includes renovations to existing spaces as well as expanded capacity through new construction.

Under the proposed design program, the building will be configured as follows:

- **Basement Level:** Moderate renovations to existing space, with the addition providing garaged parking and elevator lobby access

- (lej)
- **First Floor:** Extensive renovations to accommodate City Administration, Economic Development, and Finance, with the addition housing Human Resources, City Secretary, restrooms, and a main public lobby
 - **Third Floor:** Minor renovations for Communications and Marketing, with the addition providing a break room, conference room, restrooms, and shell space for future expansion

The City has received a proposal from RBDR, PLLC to provide professional design services, including preparation of construction documents and specifications necessary to solicit construction services using a Construction Manager at Risk (CMAR) delivery method.

The proposed contract is a fixed fee of \$587,600, which includes architectural design, MEP engineering, structural engineering, civil engineering, landscape design, technology design (data, fire alarm, and security), commissioning of systems, and furniture systems design.

Design services will be completed in phases including schematic design, design development, construction documents, bidding/negotiation, and construction administration.

This project represents a significant step in modernizing City Hall facilities, improving operational efficiency, and providing space for future growth.

Fiscal Impact: The proposed design services contract is a fixed fee of \$587,600.

Funding for this project is included within the broader City Hall renovation and expansion project budget. Payments for services will be made monthly in proportion to work completed.

Staff will continue to monitor overall project costs and will return to Council for approval of construction-related expenditures, including the Guaranteed Maximum Price (GMP), at a later phase of the project.

(UK)



Memorandum

To: Honorable Mayor and City Council
From: James Villarreal, Director Sports Complex
Thru: Ricky Boyd, City Manager *RB*
Date: April 6, 2026
Re: Consider Contract for Island Renovations

Motion: "I move to enter into a TIPS Contract 11247 with Texas Artificial Turf & Design at the Sports Complex in the amount of \$119,500.00 and authorize the City Manager to execute all necessary documents".

Item Description: Consider entering into a TIPS Contract 11247 with Texas Artificial Turf & Design in the amount of \$119,500.00 for the renovation of island areas throughout the sports complex.

Item Summary: Waxahachie Sports Complex staff recommends proceeding with the ongoing renovation of high-wear, high-traffic islands and areas throughout the sports complex by installing synthetic turf. Staff received three quotes and, after evaluating the responses, determined that Texas Artificial Turf & Design was the most qualified and responsive bidder.

Fiscal Impact: Funding for this enhancement project has been approved and allocated in the amount of \$120,000 for the 2025–2026 fiscal year budget.

(66)



Memorandum

To: Honorable Mayor and City Council
From: Scott Safford, Fire Chief
Thru: Ricky Boyd, City Manager *RB*
Date: April 6, 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 \$74,708.50 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 \$74,708.50. These funds have already been received through TDEM deployment reimbursement and deposited into the General Fund unrestricted reserve.

(Lem)



Memorandum

To: Honorable Mayor and City Council
From: Scott Safford, Fire Chief
Thru: Ricky Boyd, City Manager *RB*
Date: April 6, 2026
Re: Deployment Reimbursement for Travel

Recommended Motion: "I move to approve a supplemental appropriation from the General Fund unrestricted reserve in the amount of \$3,527.03 to GL Account 100-220-55350, Travel, for TIFMAS Deployment reimbursement.

Item Description: Consider approval of a supplemental appropriation to allocate funds received through TIFMAS Deployment reimbursement for travel (meals and lodging).

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 Fire Department's travel expenditures, 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 travel budget by \$3,527.03. These funds have already been received through TDEM deployment reimbursement and deposited into the General Fund unrestricted reserve.

(len)



Memorandum

To: Honorable Mayor and City Council

From: Sandy Rehkopf, Downtown & Historic Preservation Manager

Thru: Ricky Boyd, City Manager *RB*

Date: April 6, 2026

Re: Consider a Downtown Building Improvement Program Grant Application for 203 – 207 S. College Street

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$110,409 for the emergency structural and brick repairs at 203 – 207 S. College Street and authorize the City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$110,409 for the emergency structural and brick repairs at 203 – 207 S. College Street.

Item Summary: The Applicant has submitted a request through the Downtown Building Improvement Grant Program (DBIP) for \$110,409, which represents a fraction of the cost for the total anticipated building improvement project.

The cost proposals submitted as part of the DBIP grant application ranged from \$110,000 to \$130,000 for the emergency structural repairs, exterior and interior brick repairs.

The structural integrity of the building was severely compromised, and emergency repairs were warranted to maintain and preserve the historical structure.

(len)

The DBIP allows for up to a \$50,000 reimbursement for qualifying projects. However, since the grant limit is \$50,000 for the grant program, the Council's approval is needed for the additional \$60,409.

The project scope for this grant request encompasses the costs of making structural repairs and augmentations to the walls of the building, while repointing brick and rebuilding the interior masonry wall on the second floor.

This item was presented to the TIRZ Board on March 11, 2026, and the initial \$50,000 was approved unanimously. The TIRZ Board is recommending Council's approval of the additional \$60,409 as well.

Fiscal Impact: The \$110,409 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.

Exhibit – Structural Damage



(len)

DOWNTOWN BUILDING IMPROVEMENT GRANT APPLICATION

Supported by the City of Waxahachie and Waxahachie Main Street Program

APPLICANT INFORMATION:

Building Owner: BEG Partners Date: 2-28-26
Tenant (if applicable): Georgia Hair Solutions
Mailing Address: 200 S. Elm St, Waxahachie TX 75165
Building Address: 203-207 S. College
Contact Name(s): Erik Banard
Contact Phone Number: _____ Email: _____

BUILDING INFORMATION:

Physical Address: 203-207 S. College
Property Legal Description: Lot 1B#2B BLK 14 OT Waxahachie
Year of Construction: 1910 Number of Stories: 2
Building Space Type (check one):
 Commercial Retail Restaurant Office Other

Details of planned improvements: (attach additional pages if necessary)

Stabilize Structural components of exterior wall, repaint brick; rebuild interior masonry wall on 2nd floor.

ATTACH THE FOLLOWING REQUIRED DOCUMENTS:

- Scaled drawings/plans of proposed work and description of materials to be used
- Photos of current building conditions
- Copy of current commercial property insurance policy
- Licensed Contractor quotes/bids (minimum of 3 proposals)

- (1) Contractor name: The Nay Company
Cost Estimate: \$ 110,409
- (2) Contractor name: Brighten Construction
Cost Estimate: \$ 130,525
- (3) Contractor name: 3C Construction
Cost Estimate: \$ 128,900

Quotes/bids submitted by an applicant must be current and dated no earlier than sixty (60) days prior to the application request. Quotes/bids shall be submitted on the contractor's or project architect's letterhead and shall contain the contractor's name, address, and telephone number.

Total Cost of Building Improvement Project: \$ 631,089

Total Grant Amount Requested: \$ 110,409

(un)

CITY OF WAXAHACHIE

DOWNTOWN BUILDING IMPROVEMENT PROGRAM

This Agreement is by and between the City of Waxahachie, (hereinafter referred to as "CITY"), and BEG PARTNERS LLC, (hereinafter referred to as "Grant Recipient"), property owner of 203-207 S. COLLIER (property address) located in the Waxahachie Downtown Historic Overlay (WDHO).

As part of the City's Downtown Building Improvement Program, both parties agree that this program makes Downtown more attractive and accessible, increasing the economic vitality of the buildings, increasing sales tax and property values, while preserving and enhancing Waxahachie's architectural and cultural history.

The Grant Recipient agrees and accepts funding as part of this Downtown Building Improvement Program. The Grant Recipient shall complete all work in the scope approved by the grant selection committee. The Grant Recipient shall complete all extra work in connection therewith. All work and materials shall be in strict conformity with the specifications submitted by the Grant Recipient to the City. The substantial completion of the work shall not excuse the Grant Recipient from performing all the work undertaken, whether of a minor or major nature, and thereby completing the project in accordance with the grant program guidelines and scope of work. Grant Recipient shall perform all work required for final completion of the planned improvement prior to obtaining the Grant, to the satisfaction of the City.

Signature: 

Printed name: ERIC BARMAN

Title: MANAGER

Date: 3/3/2020

(un)

DOWNTOWN BUILDING IMPROVEMENT AGREEMENT FORM

I, Eric Barman, fully understand the Downtown Building Improvement Program procedures and details established by the City of Waxahachie. I intend to use this program for the aforementioned planned improvement to forward the efforts of downtown revitalization and overall aesthetic improvement of the downtown area. I affirm and understand that:

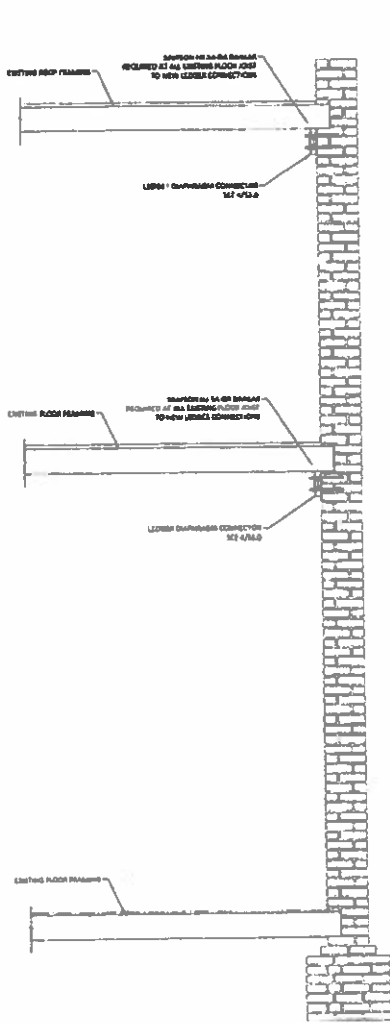
- a) The information submitted herein is true and accurate to the best of my knowledge.
- b) I have read and understand the City of Waxahachie's Downtown Building Improvement Project Guidelines and agree to be bound by and abide by these conditions.
- c) I understand that approval of a Downtown Building Improvement grant shall be communicated to the applicant in writing by the City of Waxahachie via a Downtown Building Improvement Commitment Letter.
- d) I understand that receipt of a Downtown Building Improvement Commitment Letter from the City of Waxahachie does not constitute application or approval for a City of Waxahachie building permit.
- e) I understand that any changes made to the approved building improvements without the approval of the selection committee will be cause for the City of Waxahachie to withdraw its funding commitment.

BIG PARTNERS LLC
Business/Organization Name

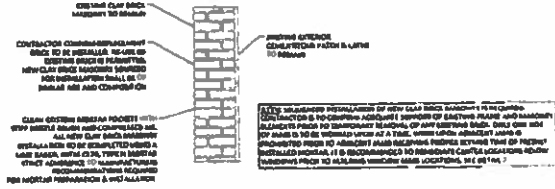

Property Owner/Applicant's Signature

3/3/2024
Date

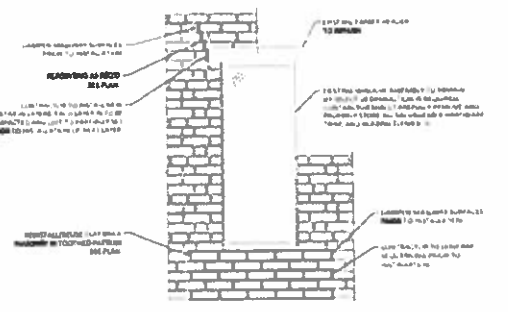
(len) Structural Repairs



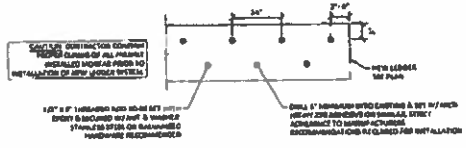
1 DIAPHRAGM CONNECTION CONSTRUCTION ELEVATION
12



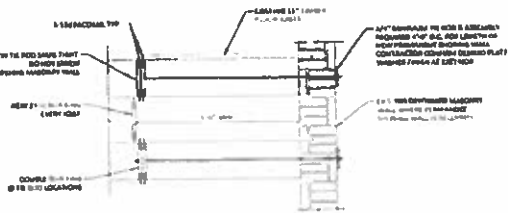
2 MORTAR RE-INSTALLATION TYPICAL CONSTRUCTION DETAIL
12



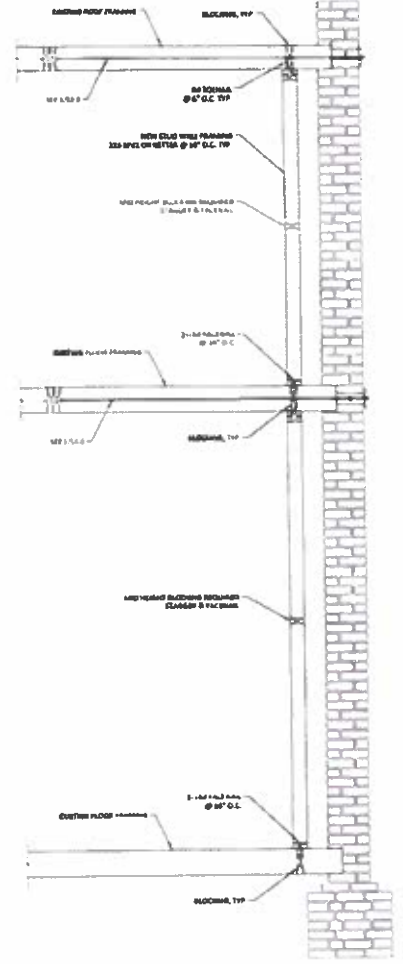
3 REPOINTING AND RE-INSTALLATION TYPICAL CONSTRUCTION DETAIL
12



4 TIMBER LEDGER TYPICAL CONSTRUCTION DETAIL
12



5 THROUGH-BOLT DIAPHRAGM-TIE-BACK DETAIL
12



6 PERMANENT SHORING WALL CONSTRUCTION ELEVATION
12



BLUE BONNET
F-2 ROAD
1511 N THUNDER COUNTRY # 102
WAXAHACHIE, TX 75165
OFFICE 940-944-8052
www.bluebonnetsteel.com

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
EXPIRES 12/31/2024
BRUCE W. SMITH, P.E.
12345 MAIN STREET, SUITE 100
DALLAS, TX 75201
PH: 972-123-4567
FAX: 972-123-4568
www.brucewsmith.com

NO.	DATE	DESCRIPTION

SCALE: 1/4" = 1'-0"
DATE: 04/15/24
PROJECT: 24-12345
SHEET: S3.0 OF 4 SHEETS

REVISIONS
NO. DATE DESCRIPTION
1 04/15/24 ISSUED FOR PERMIT
2 04/15/24 CORRECTED PERMIT COMMENTS

SCALE 1/4" = 1'-0"
DATE 04/15/24
PROJECT 24-12345
SHEET S3.0 OF 4 SHEETS

(un)

Since 1963



423 S. College Street Waxahachie, Texas 75165
P.O. Box 605 Waxahachie, Texas 75168
Phone 972-937-1652 972-938-8582 Fax 972-923-2517
thenaycompany.com

General Contractors for Industrial and Commercial Construction

Quotation #202627

MARCH 2, 2026

DUSTY AUTREY
Waxahachie, Texas

MISC WORK

This Quotation covers the full remodel of a 5,000sqft space: Breakrooms, Restrooms, Kitchen, Electrical, HVAC, ect

SECTIONS:

01-GENERAL REQUIREMENTS

- 01-01040 Coordination & Supervision
- 01-01060 Regulatory Requirements
- 01-01310 Jobsite Engineering
- 01-01501 Temporary Power
- 01-01507 Temporary Toilets
- 01-01514 ADA Compliance
- 01-01516 Dumpsters

Total Section 01 \$ 20,000.00

(un)
Since 1963



423 S. College Street Waxahachie, Texas 75165
P.O. Box 605 Waxahachie, Texas 75168
Phone 972-937-1652 972-938-8582 Fax 972-923-2517
thenaycompany.com

General Contractors for Industrial and Commercial Construction

Quotation #202627

MARCH 2, 2026

02-SITE MISCELLANEOUS

02-02071. Removal of existing offices

Total Section 02 \$ 9,000.00

04-MASONRY

04-04100 Repoint entire building and rebuild interior
brick walls on the 2nd story

Total Section 04 \$ 43,409.00

05-METALS

05-05120 Install All thread, steel plates, joist hangers
to tie wood structure to the masonry structure
per the Engineer's report

Total Section 05 \$ 20,000.00

(len)

Since 1963



423 S. College Street Waxahachie, Texas 75165
P.O. Box 605 Waxahachie, Texas 75168
Phone 972-937-1652 972-938-8582 Fax 972-923-2517
thenaycompany.com

General Contractors for Industrial and Commercial Construction

Quotation #202627

MARCH 2, 2026

06-WOODS & PLASTICS

06-06300 Temporary Shoring

06-06400 Permanent Shoring

Total Section 06 \$ 18,000.00

Total Quotation \$110,409.00

Note: No Sales Tax Quoted

SUBMITTED BY:


Doug Pate

ACCEPTED BY: _____

(en)

3C CONSTRUCTION

100 Liberty Way WAXAHACHIE TX 75165

PHONE 972-825-6960

Estimate

Customer			
Name	BEG Partners		
Address	200 S. Elm St.		
City	Waxahachie	State TX	ZIP 75165
Phone			
Date	2/27/2026		
Project Mgr	John London		
Cell #	972-825-6960		

Qty	Description	Unit Price	
	Demolition		\$11,400.00
	Engineering		\$6,600.00
	Temporary framing		\$10,550.00
	Window replacement		\$3,400.00
	Masonry Work and stucco		\$43,200.00
	Wood framing		\$19,250.00
	Structural Steel		\$23,500.00
	General Conditions		\$11,000.00
		Sub Total	\$128,900.00
		Sales Tax	
		Sub Total	
		Overhead & Profit	
		Sub Total	\$0.00
		Total	\$128,900.00

Qty	Description	Unit Price	Total
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
		Sub Total	\$0.00
		Tax .08	
		Sub Total	\$0.00
		Total amount of supplements	\$0.00

	Total amount of the project	\$128,900.00
	TOTAL	\$128,900.00

(Un)

Estimate

Brighten Construction

DATE:

December 1,2025

1407 Creek Circle
Waxahachie, TX 75165
7632343766

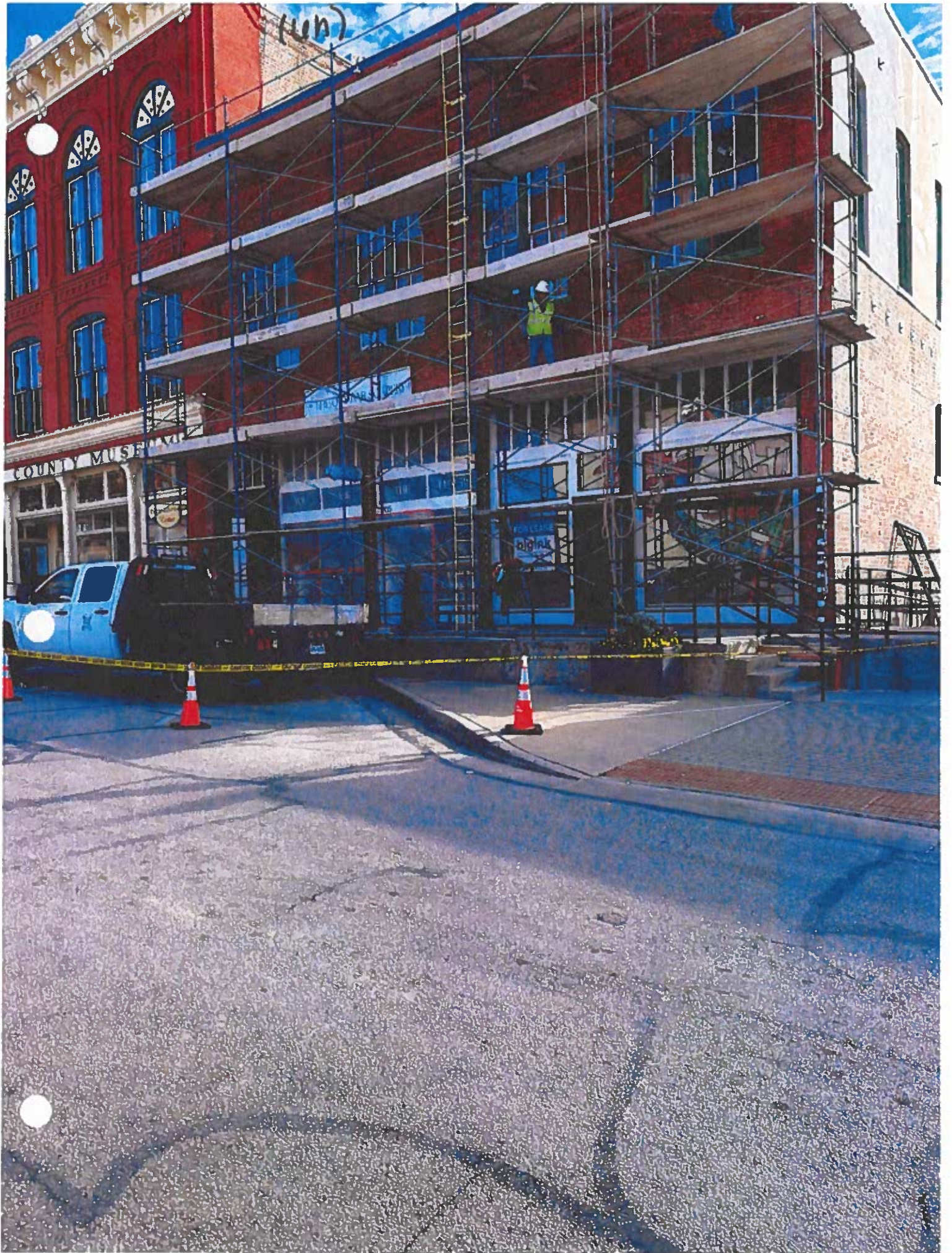
SOLD TO;

BEG Partners
200 S Elm
Waxahachie, TX 75165

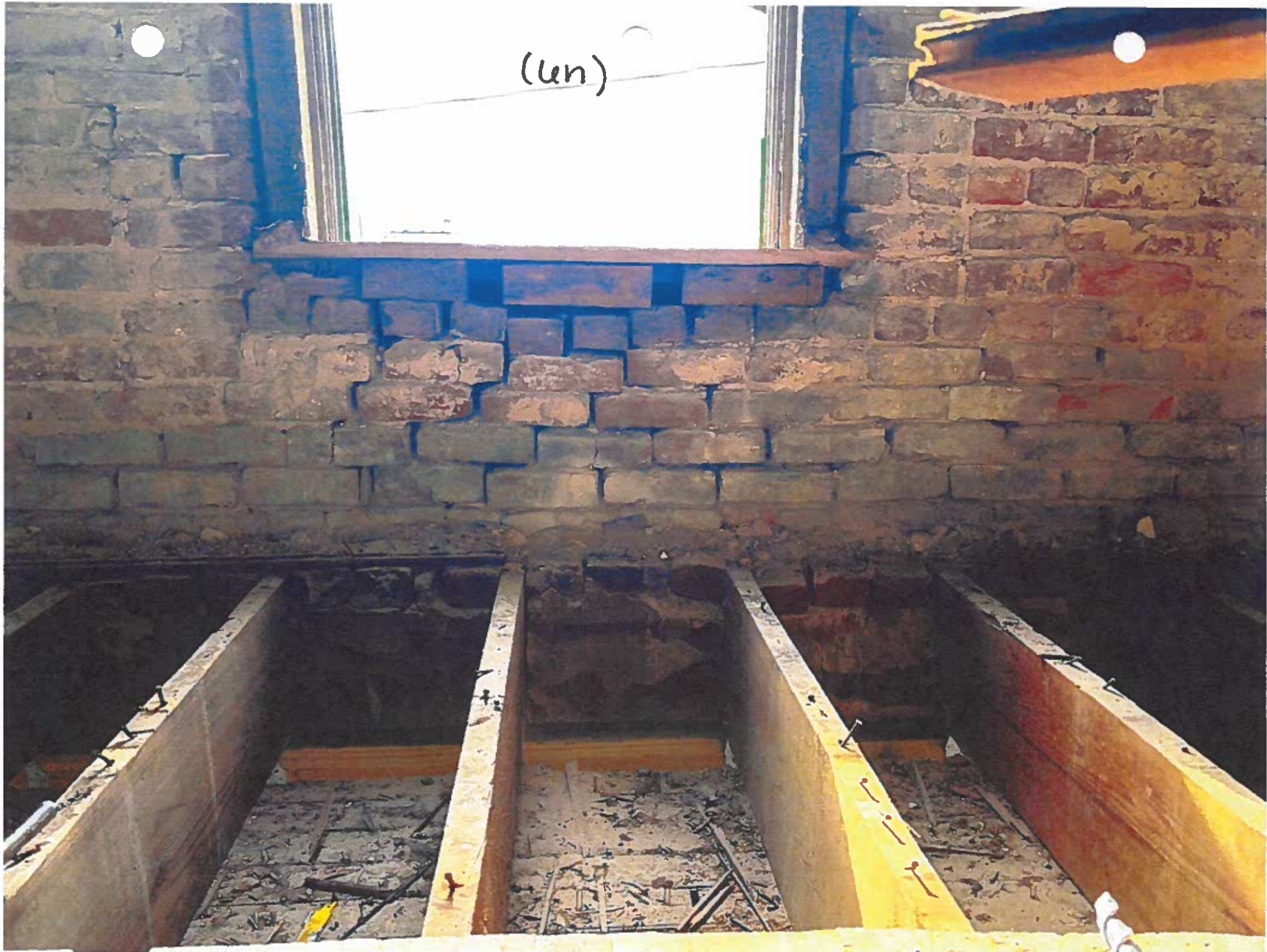
DESCRIPTION	AMOUNT
Demolition	\$9,600.00
Temporary framing	\$12,250.00
Masonry including repointing brick and mortar	\$38,550.00
Stucco repair/Brick coating	\$5,325.00
Heavy metal/structural steel	\$22,575.00
Wood framing	\$21,975.00
Window/Glass replacement	\$2,500.00
General conditions/ Misc	\$12,500.00
Engineering	\$5,250.00

Brian Vickery
project manager

SUBTOTAL	\$130,525.00
TAX RATE	
SALES TAX	
OTHER	-
TOTAL	\$130,525.00



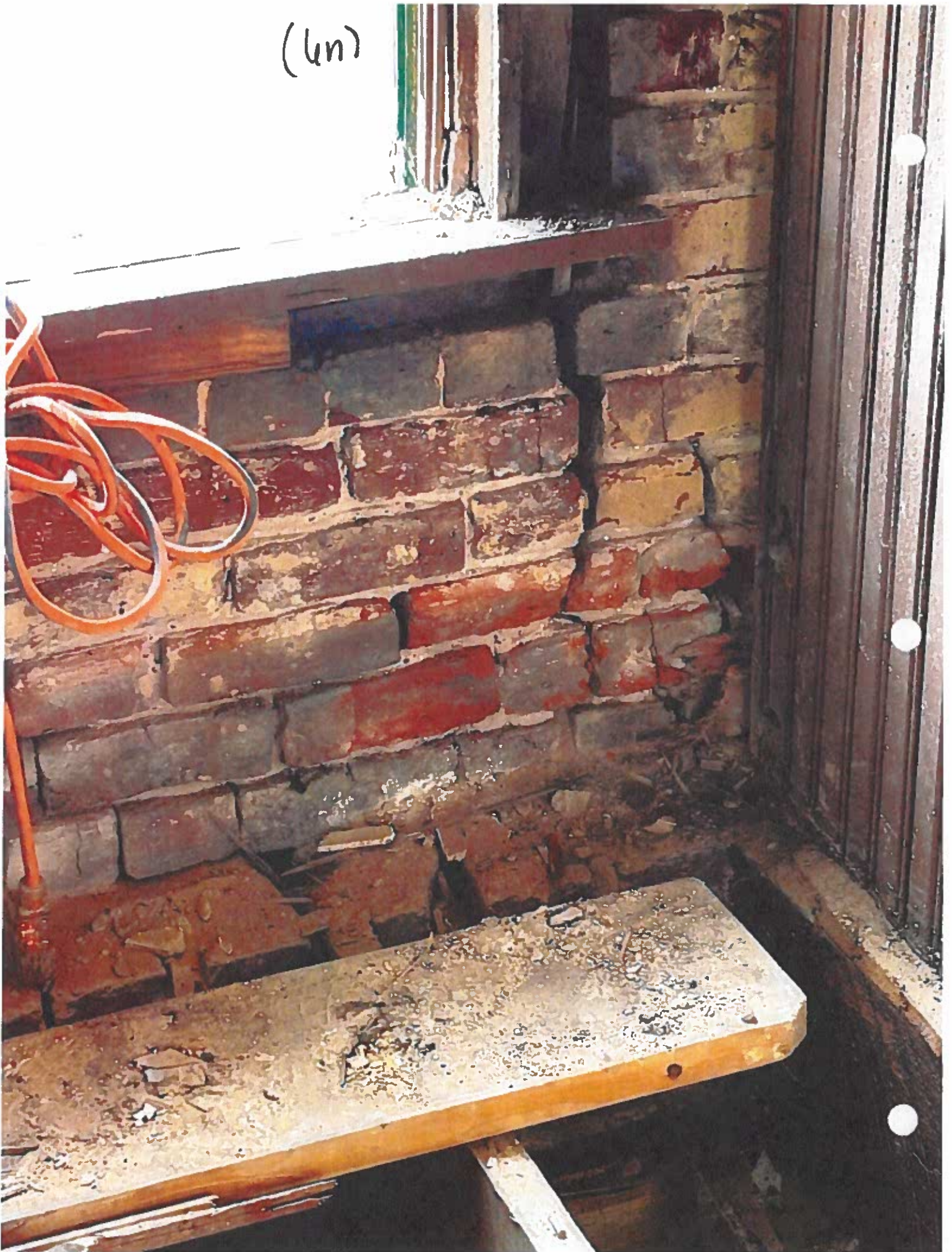
(len)



(un)



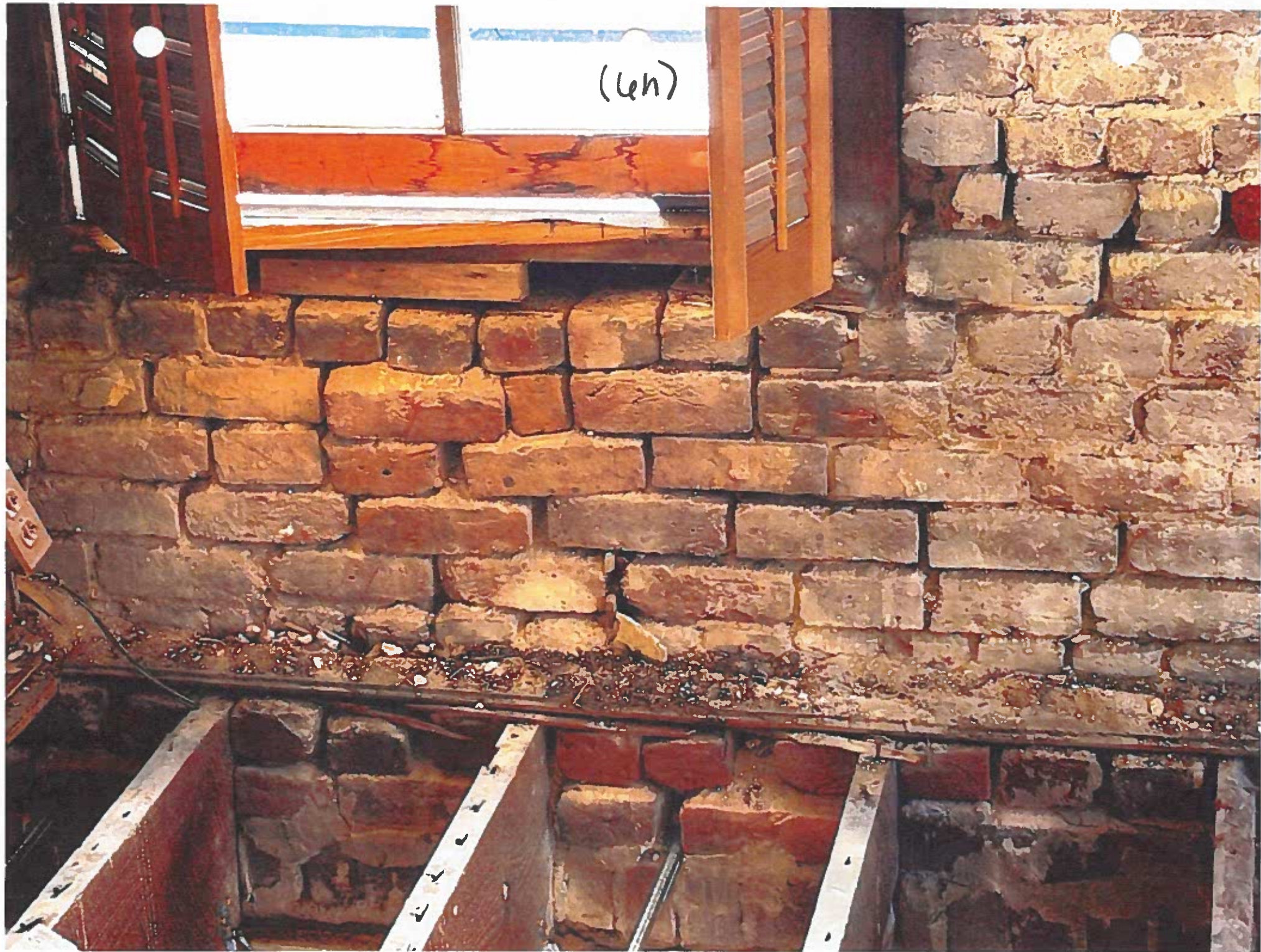
(4m)



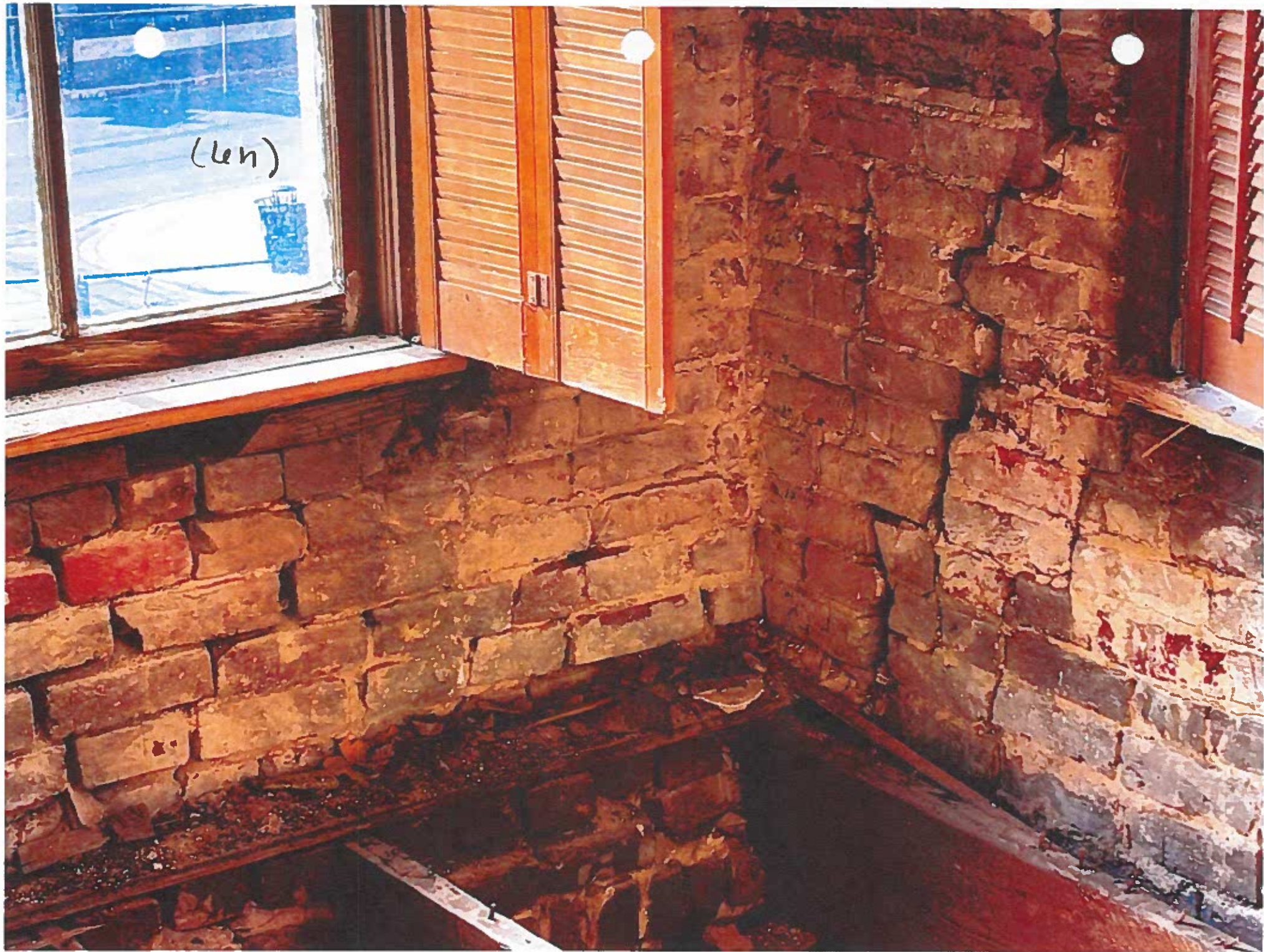


(Len)





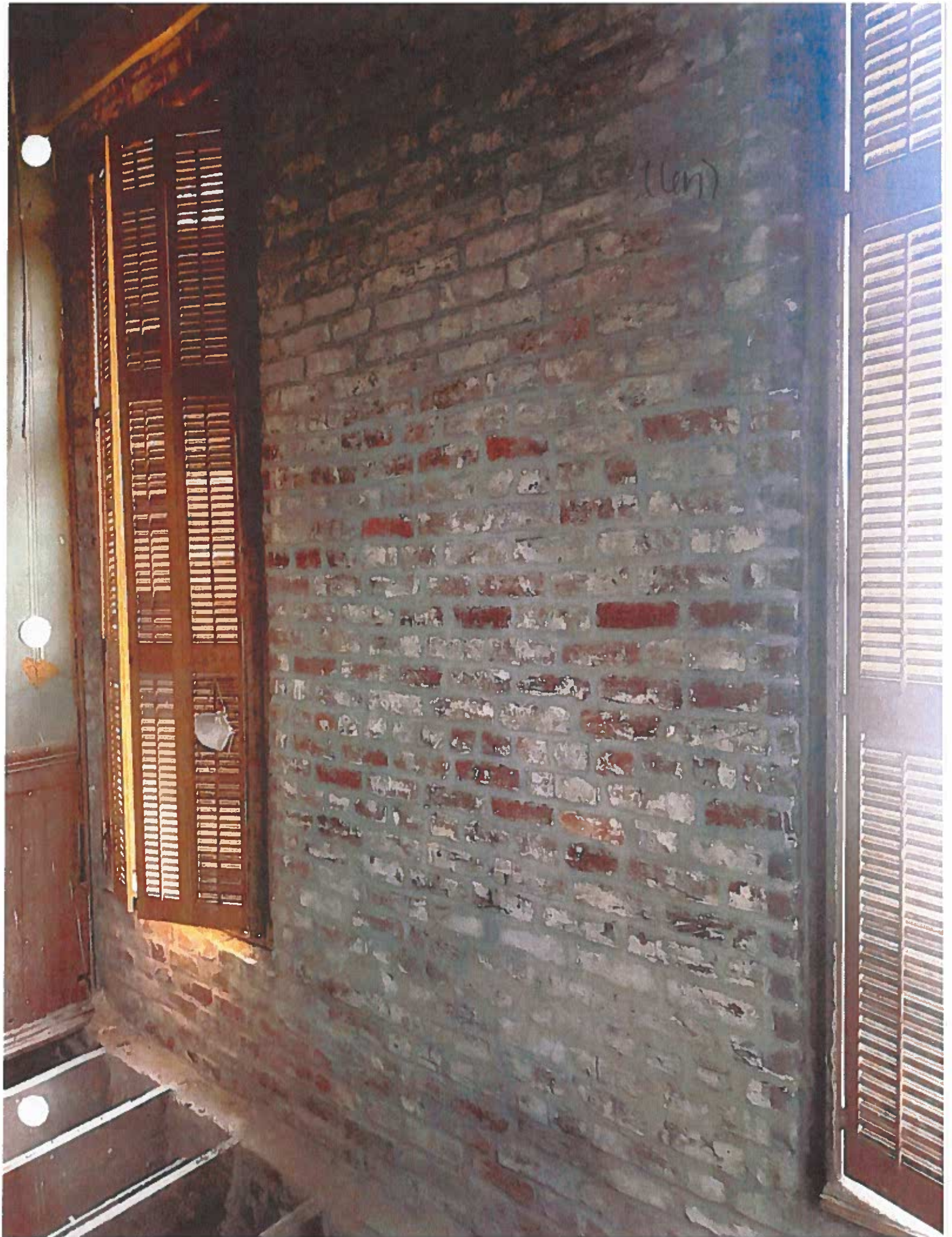
(Len)





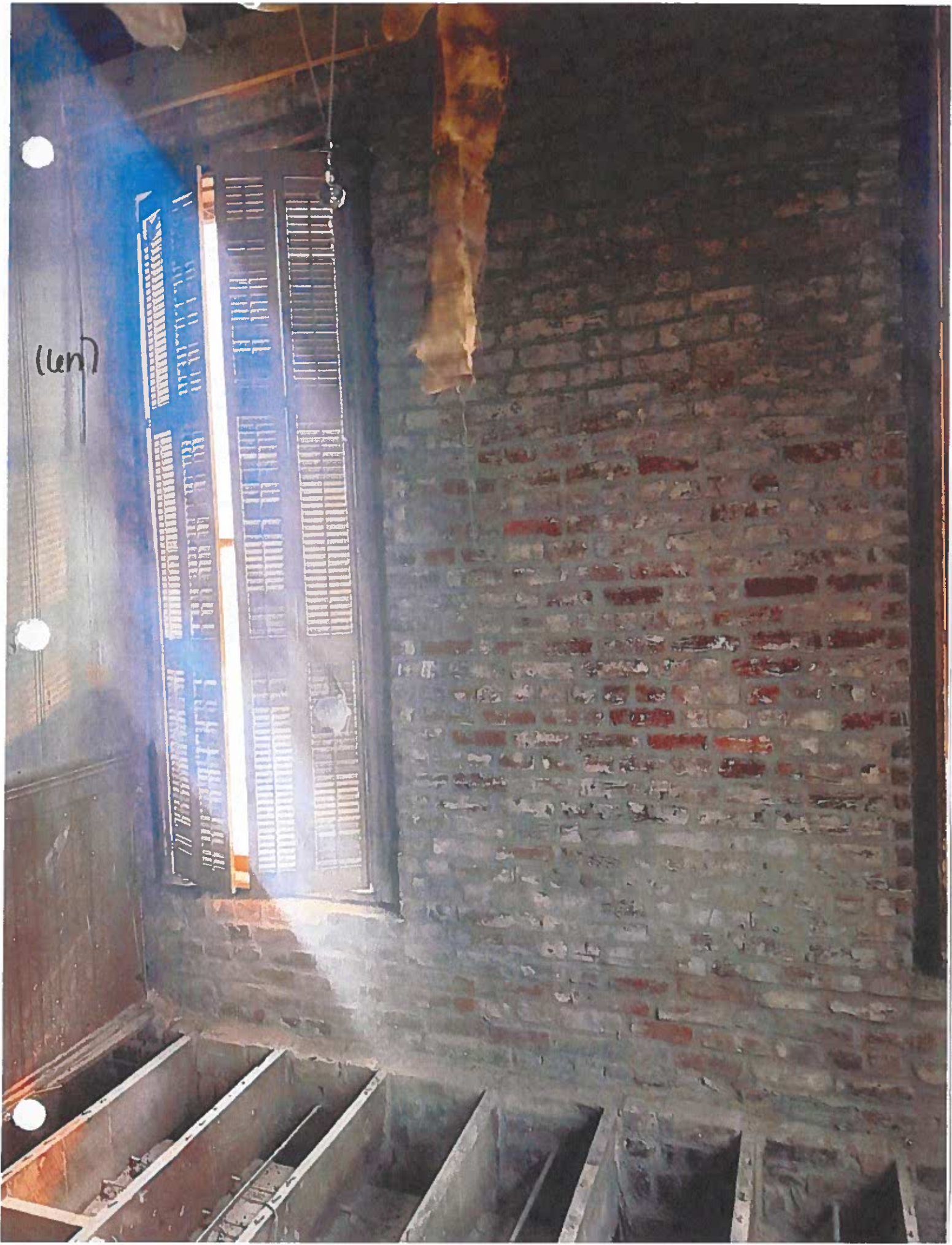
Lun

11/11/11





(len)





Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, AICP, Assistant City Manager
Thru: Ricky Boyd, City Manager *RB*
Date: April 6, 2026
Re: South Grove Industrial Agreement

Recommended Motion: "I move to approve a tri-party agreement allowing the partial assignment of the Development Agreement, from WJSG to Industrial VI, allowing the Mayor or City Manager to sign all documents accordingly."

Item Description: Consider approving the partial assignment of the Development Agreement and its obligations, rights, title and interest from the owner WJ South Grove to Industrial VI Enterprises, LLC. Industrial VI is currently under contract to purchase a portion of the South Grove property and is seeking approval to acquire certain rights and impact fee credits as permitted in the originally approved Development Agreement for the land they are purchasing.

Item Summary: The City of Waxahachie approved a Planned Development District and associated Development Agreement on December 21, 2021, in conjunction with Ordinance No. 3313, for the future development of Manufacturing and Warehouse uses for the area directly adjacent to Marshall Road.

Approving this partial assignment of the Development Agreement will allow Industrial VI the rights to roadway Impact Fee Credits for the future construction of some of the remaining portions of Patrick Road and infrastructure improvements. Additionally, rights to a portion of the Impact Fee Credits associated with the complete construction of Marshall Road and Solon Road will be available to Industrial VI as the building permits are issued for this development.

Fiscal Impact: The approval of this agreement will allow for the future development of the South Grove Industrial area. The final number of jobs associated with Industrial VI's development has not been determined; but the development will significantly increase the value of this property as well as the potential future tax base of the area.

(lep)



Memorandum

To: Honorable Mayor and City Council

From: Leila Cole, Purchasing Manager

Thru: Ricky Boyd, City Manager *RB*

Date: April 6, 2026

Re: Consider Awarding a Construction Manager at Risk (CMAR) contract for the City Facilities Remodel and Expansion Projects at 820 Ferris Avenue & 401 S. Rogers Street

Recommended Motion: "I move to award Construction Manager at Risk contract to Key Construction Texas, LLC for the City Facilities Remodel and Expansion Project located at 820 Ferris Street and 401 S. Rogers Street."

Item Description:

This item considers the award of a Construction Manager at Risk (CMAR) contract to Key Construction Texas, LLC in the amount of \$1,250,499 for the City Facilities Remodel and Expansion Project at 820 Ferris Street and 401 S. Rogers Street, with an anticipated construction start date of July 2026.

Item Background: On February 19, 2026, City staff issued a Request for Proposals (RFP) for CMAR services for the City Facilities Remodel and Expansion Project. CMAR services include, but are not limited to, pre-construction services, development of a Guaranteed Maximum Price (GMP) for City Council approval, and completion of the project within the established schedule while maintaining costs within the approved GMP.

(lep)

All proposals were evaluated by a designated evaluation committee using a weighted scoring matrix to ensure a fair and transparent selection process. Evaluation criteria included CMAR experience, project approach, financial stability, and references. Following the initial scoring phase, the top three (3) firms advanced to the interview phase.

Ten proposals were received on March 11, 2026. Key Construction Texas, LLC ranked among the top firms. Based on overall best value and alignment with the City's needs, Key Construction Texas, LLC was selected as the recommended CMAR for this project.

Fiscal Impact: The contract amount of \$1,250,499 will be funded through a combination of proceeds from the 2024 Certificates of Obligation and the 2026 Tax Note, both of which were issued to finance the acquisition, design, and improvement of the two facilities.

Planning & Zoning Department

Zoning Staff Report

(7)

Case: ZDC-173-2025



MEETING DATE(S)

Planning & Zoning Commission: March 10, 2026
City Council: April 6, 2026

CAPTION

Public Hearing on a request by Kevin Patel, Triangle Engineering, for a Zoning Change from a Planned Development-42-Commercial (PD-42-C) zoning district to Planned Development – Commercial (PD-C) zoning district for a Crunch Fitness (Indoor Amusement) located at 170 Bessie Coleman Blvd (Property ID 223131) – Owner(s): BOMAC Waxahachie Investments, LLC (ZDC-173-2025)

RECOMMENDED MOTION

"I move to approve ZDC-173-2025, a Zoning Change request from a Planned Development-42-Commercial (PD-42-C) zoning district to Planned Development – Commercial (PD-C) zoning district for a Crunch Fitness, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

ACTION SINCE THE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on March 10, 2026, the Commission voted 7-0 to recommend approval of case number ZDC-173-2025, subject to the conditions of the staff report.

APPLICANT REQUEST

The applicant requests approval of a Zoning Change from a Planned Development-42-Commercial (PD-42-C) zoning district to Planned Development-Commercial (PD-C) zoning district to allow for the development of an Indoor Amusement use (Crunch Fitness).

CASE INFORMATION

Applicant: Kevin Patel, Triangle Engineering
Property Owner(s): BOMAC Waxahachie Investments, LLC
Site Acreage: 17.783 acres
Current Zoning: Planned Development-42-Commercial (PD-42-C)
Requested Zoning: Planned Development – Commercial (PD-C)

SUBJECT PROPERTY

General Location: 170 Bessie Coleman Blvd
Parcel ID Number(s): 223131
Existing Use: The subject property is currently undeveloped.
Development History: The subject property is not currently platted.

Adjoining Zoning & Uses:

(7)

Direction	Zoning	Current Use
North	Planned Development-42-Commercial (PD-42-C)	Retail
East	Planned Development- Single-Family-3 (SF-3)	Residential
South	Planned Development-Commercial (PD-C)	Retail and Undeveloped
West	Commercial (C) and Planned Development – Neighborhood Service (PD-NS)	Medical Office and Retail

Future Land Use Plan: Local Commercial and Residential Neighborhood

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

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

Thoroughfare Plan: The subject property is accessible via Bessie Coleman Blvd which is identified as a 60' Minor Collector.

Site Image:



(7)
PLANNING ANALYSIS

The applicant proposes a Planned Development – Commercial (PD-C) zoning district to allow for development of an Indoor Amusement use (Crunch Fitness) on approximately 17.783 acres located adjacent to 150 Bessie Coleman Boulevard. The subject property is currently located within the Planned Development-42-Commercial (PD-42-C) zoning district. The proposed use of “Indoor Amusement” is permitted within the current PD-42-C zoning district; but due to several deviations from the base parking and site design regulations under the current zoning district, the applicant proposes a zoning change to a new Planned Development. The applicant proposes to establish specific development standards that are appropriate for Crunch Fitness and the surrounding area.

Proposed Use:

The Planned Development is proposed to allow for a Crunch fitness as the primary use. Crunch Fitness is a membership-only indoor fitness center, with membership plans ranging from \$9.99-\$29.99 a month. The typical operating hours for Crunch Fitness are varied throughout the week with operating hours ranging from Monday through Thursday from 5:00am to 11:00pm, Friday from 5:00am to 10:00pm, and Sunday through Saturday from 7:00 AM to 7:00 PM. The applicant anticipates between 13-20 individuals to be employed in total with 5-8 employees working each shift at this location.

Site Design:

The applicant has provided a Detailed Site Plan for the subject property, which is designed around an approximately 38,673 square-foot structure that will contain Crunch Fitness. The development is proposed to be situated on a single lot. The site is designed to adhere to the minimum setback requirements of the Commercial (C) zoning district. However, it is important to note that the proposed structure is situated approximately 93’ from the nearest adjacent single-family residential lot in the Mustang Creek neighborhood located directly east of the subject property. The dumpster enclosure for the site is situated at the west of the primary building, which is setback approximately 333’ from the nearest adjacent single-family residential lot. The dumpster enclosure will be properly screened.

The proposed Site Plan includes a total of 238 parking spaces, which deviates from the typical minimum requirement for Indoor Amusement uses of 387 parking spaces. In lieu of this reduced parking proposal, the property owner proposes to install a 6’ concrete walking trail connection that extends along the southern portion of the subject property from US Highway 77 to Mustang Creek Park, as shown in Exhibit H below. The length of the trail connection from Crunch Fitness to Mustang Creek Park is approximately 1,600 feet. In addition to construction of the trail, the Property Owner proposes to dedicate approximately 10 acres of land where the trail is situated to be incorporated into Mustang Creek Park. The construction of the trail and dedication of park land is proposed in lieu of payment of park land dedication fees. However, it is important to note that the value of the trail construction and land dedication is significantly greater than the \$10,669 in fees that would otherwise be owed. The Parks & Recreation Department is supportive of the proposed dedication.

Access & Traffic:

The subject property is proposed to have a total of two (2) points of access. One (1) access point is proposed to be situated along Bessie Coleman Blvd and one (1) access point is proposed as a driveway connection to the Sprout’s tract along the western portion of the subject property, as shown on the Detailed Site Plan. The applicant is proposing to construct all internal drive aisles and driveway connections to the Sprout’s tract within mutual access easements. To address traffic flow concerns on Bessie Coleman, when City Council approved the Plaza at Bessie Coleman, the developer agreed to fund and install a “pork chop” concrete island at the intersection of Bessie Coleman and Highway 77 to prevent left turns across Highway 77. Furthermore, updated lane striping and signage was required.

(7)

Landscaping:

The applicant has provided a Landscape Plan (Exhibit F) that identifies the proposed landscaping for the site. The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. Notably, the applicant has clustered required landscaping along the eastern property line to provide a buffer between the parking stalls and the adjacent single-family zoned property. The dumpster enclosure also is proposed be screened by landscaping as required by the Waxahachie Zoning Ordinance.

Screening:

The applicant proposes to install a 6' masonry screening wall along western edge of the overhead electric easement that is situated between the Crunch Fitness building and the Mustang Creek Neighborhood. The screening wall is proposed to match the wall currently under construction for the Sprout's store.

Elevation/Façade:

The applicant has provided an Elevation/Façade Plan as part of the Planned Development proposal. The Crunch Fitness structure is proposed to feature 90-100% masonry exterior construction materials for facades. These masonry materials are primarily made up of Brick Veneer, Stone Veneer, Pre-Case Stone, and Stucco. The exterior construction materials are proposed to be painted with a mixed earth tone pallet with black and orange accents; which are Crunch Fitness' typical brand colors. The primary structure meets the articulation requirements of the Waxahachie Zoning Ordinance. Enhanced articulation is proposed at several key locations that are accessible to customers. All rooftop equipment will be properly screened. Exhibit B can be referenced for additional detail regarding the proposed elevations.

Signage:

The applicant has proposed a dedicated Signage Plan with this PD application that includes wall signage and a monument sign along Bessie Coleman Boulevard. The proposed monument sign is a total 79 square feet and meets the typical height and size requirements of the Waxahachie Zoning Ordinance. The monument sign is proposed to feature the Crunch Fitness typical logo. The proposed wall signs for the development meet the square footage allowed by the Waxahachie Zoning Ordinance. The Signage Plan can be referenced in Exhibit G below.

Photometric Plan:

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

PUBLIC NOTIFICATIONS

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

PUBLIC NOTIFICATION RESPONSES

Staff has received two (2) letters of support and zero (0) letters of opposition for the PD request.

RECOMMENDATION

(7)

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

Conditions:

1. A mutually agreed upon Development Agreement shall be required for the development, and shall be executed within ninety (90) calendar days of approval of the Planned Development Application.
2. The property owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit E - Landscape Plan and maintain the required landscaping at all times.
3. The 6' concrete trail identified in Exhibit H shall be constructed by the Property Owner and accepted by the City prior to the issuance of a Certificate of Occupancy (CO) for Crunch Fitness.
4. Property ID 189996 shall be dedicated to the City via deed prior to the issuance of a Certificate of Occupancy (CO) for Crunch Fitness.
5. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each facade shall conform with the Building Materials/Elevations (Exhibit B).
6. All exterior lighting, including accent and security lighting, shall maintain compliance with the Lighting & Glare Standards of Section 6.03 of the Waxahachie Zoning Ordinance.
7. Use of chain-link fencing shall be prohibited on the subject property.
8. The 6' masonry screening wall identified in Exhibit I shall be installed prior to the issuance of a Certificate of Occupancy for Crunch Fitness.
9. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.

APPLICANT REQUIREMENTS

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

ATTACHED EXHIBITS

1. Public Notification Responses
2. Development Agreement & Planned Development Ordinance
3. Location Map – Exhibit A
4. Building Materials/Elevations – Exhibit B
5. Planned Development Standards – Exhibit C
6. Detailed Site Plan - Exhibit D
7. Landscape Plan – Exhibit E
8. Signage Plan – Exhibit F
9. Photometric Plan – Exhibit G
10. Trail Extension Concept Plan – Exhibit H
11. Screening Wall Detail – Exhibit I
12. Operational Plan

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



(1)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-173-2025

BOMAC WAX INVESTMENTS LLC
508 WAGONWHEEL CT
COLLEYVILLE, TX 76034-7011

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 10, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 6, 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 Kevin Patel, Triangle Engineering, for a **Zoning Change** from a Planned Development-42-Commercial (PD-42-C) zoning district to Planned Development – Commercial (PD-C) zoning district for a Crunch Fitness (Indoor Amusement) located directly adjacent to 150 Bessie Coleman Blvd (Property ID 223131) – Owner(s): BOMAC Waxahachie Investments, LLC (ZDC-173-2025)

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-173-2025

City Reference: 223131

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *February 27, 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

2/23/26

Date

Bradford H. Bowler, Mayor

Printed Name and Title

Po Box 96011, Southlake, TX 76092

Address

(7)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-173-2025



BOMAC WAX INVESTMENTS LLC
508 WAGONWHEEL CT
COLLEYVILLE, TX 76034-7011

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 10, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 6, 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 Kevin Patel, Triangle Engineering, for a **Zoning Change** from a Planned Development-42-Commercial (PD-42-C) zoning district to Planned Development – Commercial (PD-C) zoning district for a Crunch Fitness (Indoor Amusement) located directly adjacent to 150 Bessie Coleman Blvd (Property ID 223131) – Owner(s): BOMAC Waxahachie Investments, LLC (ZDC-173-2025)

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-173-2025

City Reference: 189996

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *February 27, 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:

Kevin Patel
Signature

2/23/26
Date

Brandon H. Dunbar, Mgr
Printed Name and Title

10401 9th St, Southlake, TX 76092
Address

(87)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM A PLANNED DEVELOPMENT-42-COMMERICAL (PD-42-C) TO PLANNED DEVELOPMENT – COMMERICAL (PD-C) LOCATED AT 170 BESSIE COLEMAN BLVD IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 17.783 ACRES KNOWN AS PART OF ABSTRACT NO. 629 OF THE H LEVY SURVEY, PROPERTY ID: 223131, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, a proper application for a Zoning Change has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-173-2025. 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-42-C to PD-C; and

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

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

NOW, THEREFORE, this property is rezoned from PD-42-C to PD-C in order to facilitate development of the subject property in a manner that allows an Indoor Amusement (Crunch Fitness) use on the following property: Property ID: 223131, being part of Abstract No. 629 of the H Levy Survey, which is shown on Exhibit A, in accordance with the Building Materials/Elevations attached as Exhibit B, the Planned Development Standards attached as Exhibit C, the Detailed Site Plan attached as Exhibit D, the Landscape Plan attached as Exhibit E, the Signage Plan attached as Exhibit F, the Photometric Plan attached as Exhibit G, the Trail Extension Concept Plan attached as Exhibit H, and the Screening Wall Detail attached as Exhibit I.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development to allow for the property owner(s) to operate an Indoor Amusement (Crunch Fitness) use at 170 Bessie Coleman Boulevard and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

Development Standards

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

1. The development shall conform as approved by the City Council under case number ZDC-173-2025.
2. The Indoor Amusement (Crunch Fitness) use is limited to 170 Bessie Coleman Boulevard as shown on Exhibit A.
3. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in this development shall conform with the Building Materials/Elevations Plan (Exhibit B).
4. All exterior lighting, including accent and security lighting, shall maintain compliance with the Lighting & Glare Standards of Section 6.03 of the Waxahachie Zoning Ordinance.
5. The use of chain-link fencing shall be prohibited on the subject property.
6. The property owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit E - Landscape Plan and maintain the required landscaping at all times.
7. The 6’ concrete trail identified in Exhibit H shall be constructed by the Property Owner and accepted by the City prior to the issuance of a Certificate of Occupancy (CO) for Crunch Fitness.
8. Property ID 189996 shall be dedicated to the City via deed prior to the issuance of a Certificate of Occupancy (CO) for Crunch Fitness.
9. The 6’ masonry screening wall identified in Exhibit I shall be installed prior to the issuance of a Certificate of Occupancy for Crunch Fitness.
10. The Applicant shall execute a mutually agreed upon development agreement shall be executed within ninety (90) calendar days of the approval of this PD request.
11. All development within the subject property will be subject to obtaining building permits from the City in accordance with the City’s applicable rules and regulations governing such permits.
12. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code of Ordinances.

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

(8)

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

PASSED, APPROVED AND ADOPTED on this 6th day of April, 2026.

MAYOR

ATTEST:

City Secretary

(8)

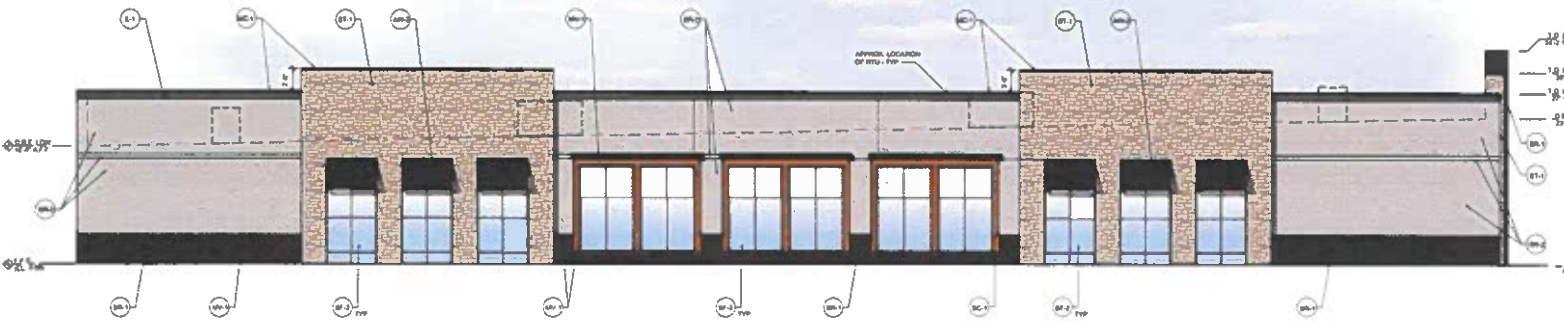
EXHIBIT A LOCATION MAP



(8)

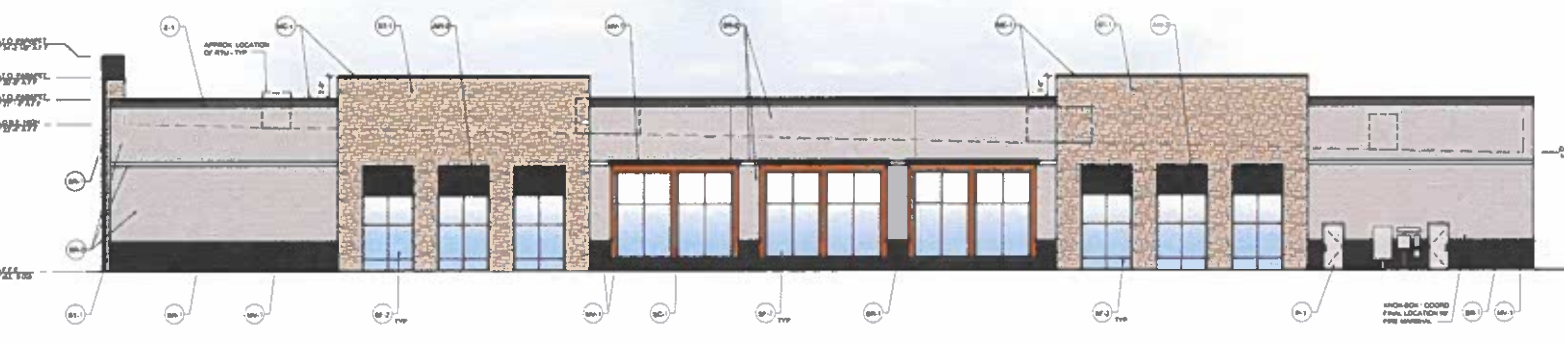
LEADER
 CU VERTICAL CONTROL POINT
 CD FINISHED GLAZING

EXTERIOR FINISH SCHEDULE	
ITEM	DESCRIPTION
FIN-1	PAINT ASSOCIATED WITH EXTERIOR FINISH SCHEDULE TO MATCH EXTERIOR WALLS BLACK
FIN-2	ALUMINUM FRAME FINISH ANODIZED OR POLISHED ALUMINUM FINISH TO MATCH EXTERIOR WALLS BLACK
FIN-3	MODULAR BRICK VENEER SIMILAR TO COLOR BRICK TILE FROM ST. LOUIS
FIN-4	MODULAR BRICK VENEER SIMILAR TO COLOR BRICK TILE FROM ST. LOUIS
FIN-5	DOWNSPOUTS - FINE FINISHED METAL DOWNSPOUTS AND SCUPPONS - COLOR TO MATCH BLACK
FIN-6	DRY-FITTING COLOR TO MATCH EXTERIOR WALLS BRICK MODULAR
FIN-7	3/4" MODULAR LIGHT PATTERN
FIN-8	METAL DOWNSPOUTS - BRICK MODULAR DOWNSPOUTS - COLOR TO MATCH BLACK
FIN-9	FINISH BRICK VENEER TO MATCH EXTERIOR WALLS
FIN-10	PAINT - COLOR TO MATCH EXTERIOR WALLS BRICK VENEER
FIN-11	BRICK - BRICK MODULAR TO MATCH EXTERIOR WALLS BRICK VENEER
FIN-12	ALUMINUM DOWNSPOUT SYSTEM - ANODIZED ALUMINUM FINISH TO MATCH EXTERIOR WALLS
FIN-13	ALUMINUM DOWNSPOUT SYSTEM - ANODIZED ALUMINUM FINISH TO MATCH EXTERIOR WALLS
FIN-14	DOWNSPOUT FROM TRUSS TO MATCH EXTERIOR WALLS
FIN-15	DOWNSPOUT FROM TRUSS TO MATCH EXTERIOR WALLS



1 SIDE ELEVATION (EAST)
 SCALE: 1/8" = 1'-0"

SIDE ELEVATIONS	
MARKETPLAZA	
FACADE AREA	+ 6,289 SQ FT
DOOR	+ 34 SQ FT
WALL AREA	+ 6,245 SQ FT
STOREFRONT AREA SQ FT	+ 1,889 SQ FT
STOREFRONT PROVIDED	+ 1,288 SQ FT (68.7%)
WALL AREA AND STOREFRONT	+ 8,138 SQ FT
WALL AREA HANDBOOK REQ	+ 8,288 SQ FT
REMAINING PROVIDED	+ 858 SQ FT (10.3%)
ARTICULATION CALCULATIONS	
HORIZONTAL	
REQUIRED	
MAXIMUM DISTANCE BETWEEN ARTICULATIONS	+ 27'-0" x 3 = 81'-0"
MINIMUM DEPTH OF OFFSET	+ 2'-0" x 3 = 6'-0"
MINIMUM LENGTH OF OFFSET	+ 2'-0" x 3 = 6'-0"
PROVIDED	
MAXIMUM DISTANCE BETWEEN ARTICULATIONS	+ 14'-0"
OFFSET LENGTH	+ 0'-0" x 3 = 0'-0" TOTAL
OFFSET DEPTH	+ 1'-0" x 3 = 3'-0" TOTAL
VERTICAL	
REQUIRED	
MAXIMUM DISTANCE BETWEEN ARTICULATIONS	+ 27'-0" x 3 = 81'-0"
MINIMUM ARTICULATIONS	+ 27'-0" x 3 = 81'-0"
PROVIDED	
MAXIMUM DISTANCE BETWEEN ARTICULATIONS	+ 14'-0" TOTAL
ARTICULATIONS OFFSET HEIGHT	+ 0'-0" x 3 = 0'-0" TOTAL



2 SIDE ELEVATION (WEST)
 SCALE: 1/8" = 1'-0"

MARKETPLAZA	
FACADE AREA	+ 6,289 SQ FT
DOOR	+ 34 SQ FT
WALL AREA	+ 6,245 SQ FT
STOREFRONT AREA SQ FT	+ 1,889 SQ FT
STOREFRONT PROVIDED	+ 1,288 SQ FT (68.7%)
WALL AREA AND STOREFRONT	+ 8,138 SQ FT
WALL AREA HANDBOOK REQ	+ 8,288 SQ FT
REMAINING PROVIDED	+ 858 SQ FT (10.3%)
SIDE ELEVATIONS	
ARTICULATION CALCULATIONS	
HORIZONTAL	
REQUIRED	
MAXIMUM DISTANCE BETWEEN ARTICULATIONS	+ 27'-0" x 3 = 81'-0"
MINIMUM DEPTH OF OFFSET	+ 2'-0" x 3 = 6'-0"
MINIMUM LENGTH OF OFFSET	+ 2'-0" x 3 = 6'-0"
PROVIDED	
MAXIMUM DISTANCE BETWEEN ARTICULATIONS	+ 14'-0"
OFFSET LENGTH	+ 0'-0" x 3 = 0'-0" TOTAL
OFFSET DEPTH	+ 1'-0" x 3 = 3'-0" TOTAL
VERTICAL	
REQUIRED	
MAXIMUM DISTANCE BETWEEN ARTICULATIONS	+ 27'-0" x 3 = 81'-0"
MINIMUM ARTICULATIONS	+ 27'-0" x 3 = 81'-0"
PROVIDED	
MAXIMUM DISTANCE BETWEEN ARTICULATIONS	+ 14'-0" TOTAL
ARTICULATIONS OFFSET HEIGHT	+ 0'-0" x 3 = 0'-0" TOTAL



KEYPLAN

CONSULTANT

REAL

ISSUE & REVISION RECORD
 # DATE DESC

NO. DRAWING & 1/8" = 1'-0" SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
 DIMENSIONS IN PARENT PARENTS ARE TO FACE UNLESS OTHERWISE NOTED
 PROJECT



CLIENT

CRUNCH FITNESS
 PLAZA AT BESSIE COLE BRIDGE
 WASHINGTON, DC 20004

PHILLIPS JOB NUMBER
 ISSUE DATE
 DRAWING CHECKED BY
 DRAWING TITLE

EXTERIOR CONCEPT ELEVATIONS

SK-2

(8)

**CRUNCH FITNESS- PLAZA AT BESSIE COLEMAN
PLANNED DEVELOPMENT REGULATIONS**

January 20, 2026

PREPARED BY:



**1782 W. MCDERMOTT DRIVE
ALLEN, TX 75013
469.331.8566
TBPE FIRM #11525**

CRUNCH FITNESS- PLAZA AT BESSIE COLEMAN PLANNED DEVELOPMENT DISTRICT

This zoning submittal encompasses approximately 5.231 acres of land within the City of Waxahachie, more fully described on the legal description attached as Exhibit A (the "Property"). The planned development ("PD") will allow for a fitness center.

This PD will provide the zoning regulations as depicted in Exhibit B. The final layout must generally conform with Exhibit C.

It is the intent of this PD to primarily follow the Commercial "C" zoning regulations as the base districts, with modified development standards as outlined within Exhibit B, therefore amending the existing City of Waxahachie, Texas zoning map. Any conflict between this PD and the Zoning Ordinance for Commercial "C" zoning shall be resolved in favor of the regulations set forth in this PD, or as may be ascertained through the intent of this PD. As used herein, "Zoning Ordinance" means the comprehensive zoning of the City of Waxahachie, Texas, in effect on the effective date of this PD, except as otherwise defined within this PD. Uses and development regulations specifically modified, designated or included in this PD shall not be subject to amendment after the date of the adoption of this PD (whether through the amendment of the Zoning Ordinance or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified, designated or included in this PD shall be controlled by the "Zoning Ordinance", as it may be amended unless context provides to the contrary, as determined by the Director.

As used herein, "Director" means the Director of Development Services.

PROJECT LOCATION

The proposed PD is located approximately 950 L.F. east of U.S. Hwy 77 & Bessie Coleman Boulevard intersection. (Exhibit A).

CONCEPT PLAN

The Concept Site Plan attached hereto as Exhibit C, and incorporated herein by reference, demonstrate potential locations and relationships of the uses permitted under this PD. An amendment to a concept plan approved as a part of the ordinance establishing the planned development district is a change in zoning district classification and must follow the same procedures set forth in Section 7.02 except the Director may approve minor revisions which do not alter the basic relationship of the proposed development and align with the overall intent of this PD.

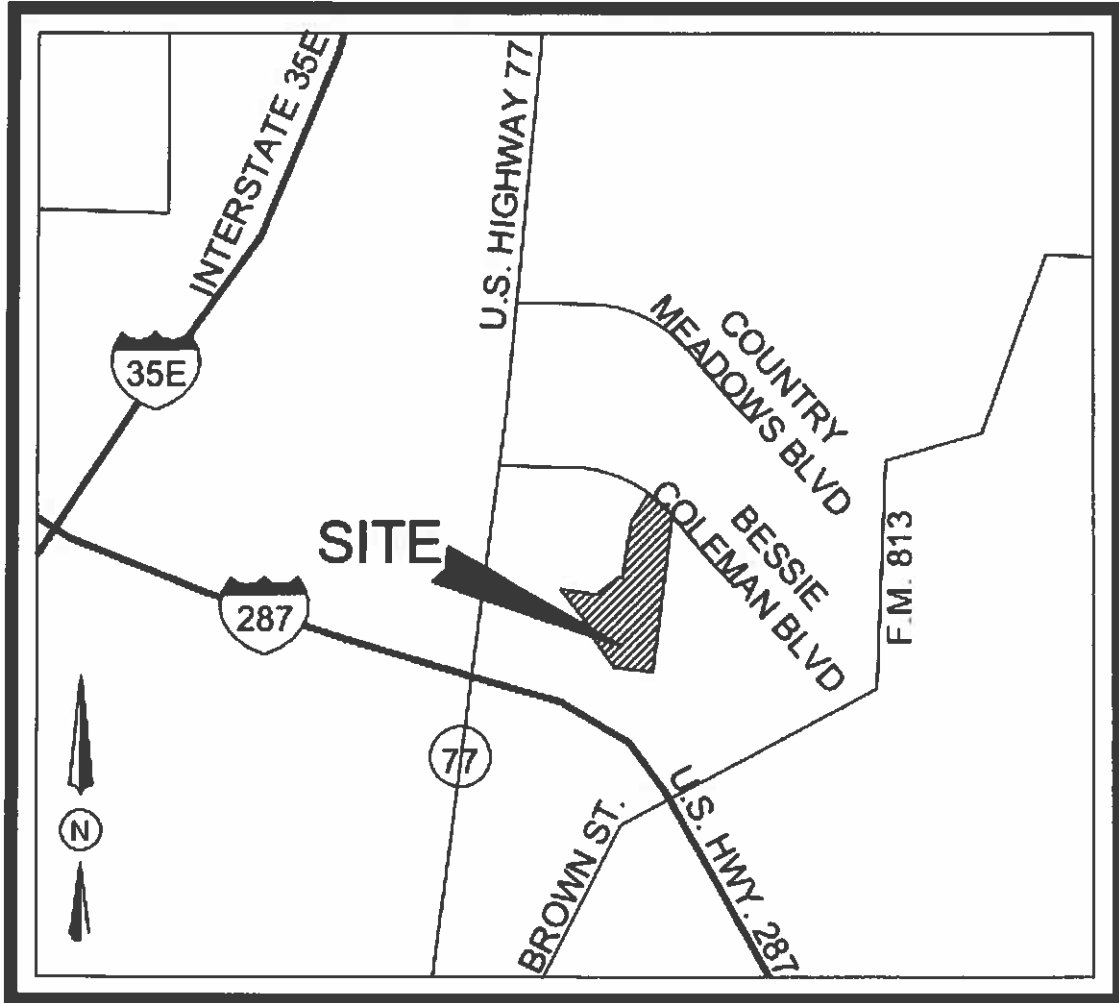
(8)



EXHIBIT A
PROJECT LOCATION

(8)

EXHIBIT-A PROJECT LOCATION



(8)



EXHIBIT B
DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

Except as otherwise set forth in these development standards, the development of this area shall follow the regulation of the City of Waxahachie's Code of Ordinances in general and more specifically Appendix A- Zoning Ordinance and Section 2.08 – Sign Regulations, as they exist, or may be amended, at the time of development.

GENERAL CONDITIONS FOR PD:

1. BASE ZONING DISTRICT

The permitted uses and standards will be in accordance with the Commercial "C" zoning zoning and the district as defined in the Zoning Ordinance, unless otherwise specified in the PD regulations.

2. USE REGULATIONS

All permitted uses in the Commercial "C" zoning district shall be allowed with the same provisions and restrictions, including uses permitted by a Specific Use Permit (SUP) and Conditional Use Permit (C), except as noted below:

3. LOT REGULATIONS

Front yard setbacks, side yard setbacks, rear yard setbacks, building height, maximum floor area, lot width, lot area, and lot coverage shall be in accordance with the Zoning Ordinance for Commercial "C" zoning , unless otherwise specified here in.

- *Minimum Side Yard: 15', 25' when adjacent to residential*
- *Minimum Front Yard: 25'*
- *Minimum Rear yard: 20', 25' when adjacent to residential*
- *Minimum Lot Width: 50'*
- *Minimum Lot Area: 5,000 sf*
- *Maximum Lot Coverage: 40% for the main structure*
- *Parking Regulation: 5.2 spaces for every 1,000 S.F. of Building (Refer to Parking study prepared by Promet Engineers dated November 12,2025)*

4. ARCHITECTURAL STANDARDS

Architectural and building design standards shall be in accordance with the Zoning Ordinance for Commercial "C" zoning otherwise specified here in.

- **Vertical Articulation:**
 - Rear Elevation: Provides a vertical height change of 19.5%
 - Side Elevations: Provide vertical height changes of 12.2%

- **External Façade Materials:**

The proposed development includes a front elevation provides 96.06% masonry.

- **Window and Glazing Requirement:**

The proposed building minimum glazing requirement as requested below:

- Front Elevation: Provides 25.55% glazing
- Rear Elevation: Provides 0% glazing
- West Side Elevation: Provides 20.2% glazing
- East Side Elevation: Provides 20.05% glazing

5. LANDSCAPING STANDARDS

All provisions within Commercial "C" Landscaping and Tree Preservation shall be met, as it exists or may be amended in accordance with the standards in effect at the time of development, or requested change, unless otherwise shown on the Landscape Plans attached hereto, or unless specified.

6. SCREENING STANDARDS

All provisions within Commercial "C" zoning Screening Walls and Fences shall be met except as specified herein.

7. PARKING STANDARDS

Minimum Parking requirement shall be 5.2 spaces per 1,000 S.F. of building area.

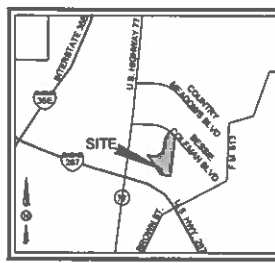
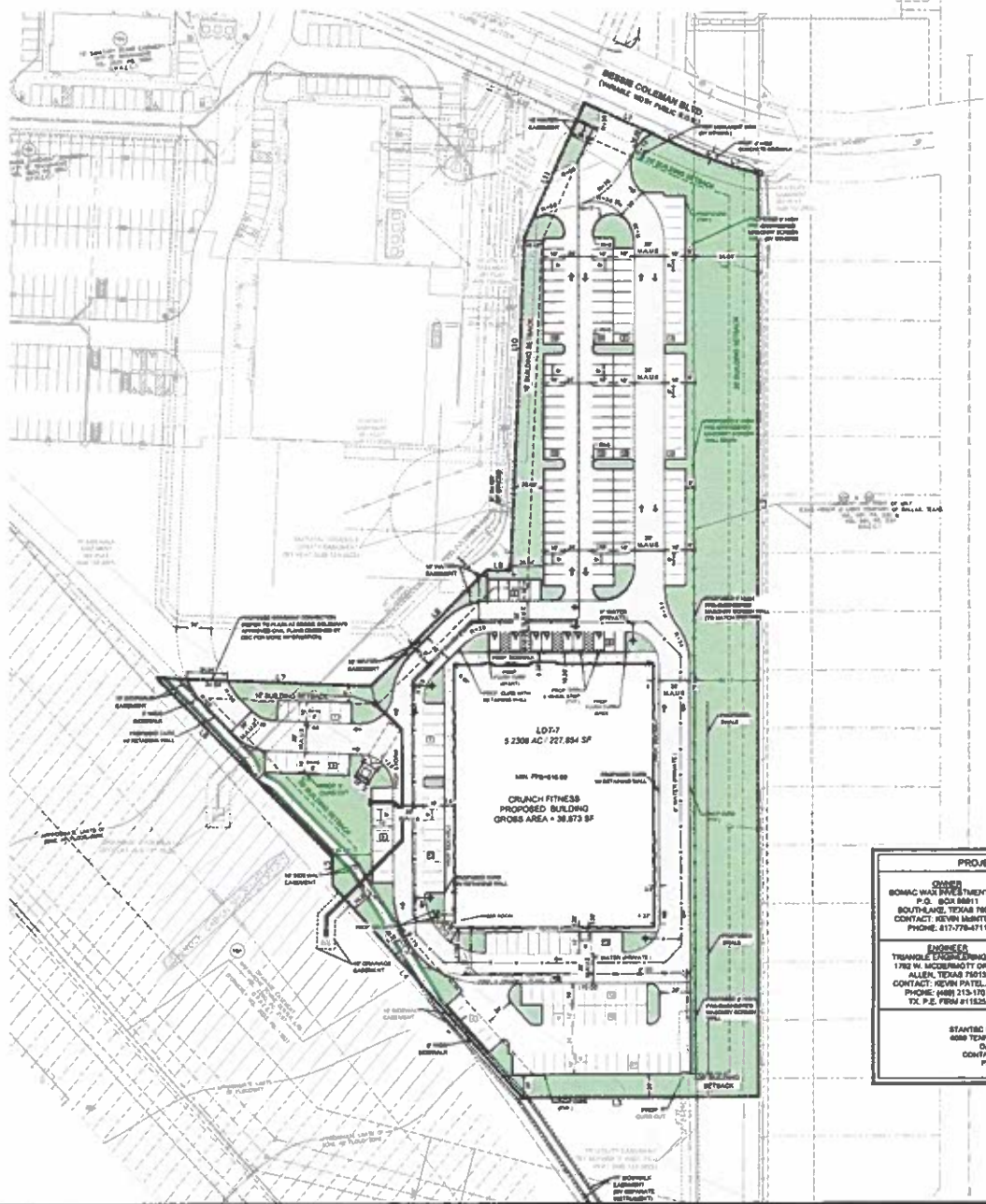
Refer to Parking study prepared by Promet Engineers dated December 29, 2025

(8)



EXHIBIT C
CONCEPT DEVELOPMENT PLAN

EXHIBIT D DETAILED SITE PLAN



SITE DATA SUMMARY TABLE	
ITEM	SITE PLAN
GENERAL SITE DATA	
CURRENT ZONING (FROM ZONING MAP)	PD-42-C
PROPOSED ZONING	PD-C
LAND USE	AMUSEMENT (FITNESS CENTER)
LOT AREA	277,851 SF
BUILDING FOOTPRINT AREA	38,673 SF
BUILDING HEIGHT	1 STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	40'-0" FT
LOT COVERAGE	16.97%
FLOOR AREA RATIO (RATIO X XX %)	0.1697
PARKING	
REQUIRED PARKING RATIO (PER CITY)	1 SPACES PER EVERY 1,000 SF
REQUIRED PARKING (PER CITY)	387 SPACES
REQUIRED PARKING (FROM PARKINGS (LOT))	5.2 SPACES PER EVERY 1,000 SF
REQUIRED PARKING (FROM PARKING (STREET))	20 SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	230 SPACES
ACCESSIBLE PARKING PROVIDED	7 SPACES
LANDSCAPE/PERVIOUS AREA	15,469 SF
LANDSCAPE AREA REQUIRED	80,392 SF
TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED	80,392 SF
TOTAL PERVIOUS %	29%
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA (SQUARE FEET)	38,673 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS MATERIAL	108,796 SF
TOTAL IMPERVIOUS AREA (SQUARE FEET)	147,469 SF
TOTAL IMPERVIOUS %	53%

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
UTILITY ACCESS & UTILITY EASEMENT	U.A./U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A./D.E.
ACCESS EASEMENT	A.E.
BIDEWALK EASEMENT	B.E.
SANITARY BEWER EASEMENT	S.B.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

SITE LEGEND	
Proposed Building	[Symbol]
Proposed Parking	[Symbol]
Proposed Landscape	[Symbol]
Proposed Impervious	[Symbol]
Proposed Utility	[Symbol]
Proposed Easement	[Symbol]
Proposed Setback	[Symbol]
Proposed Access	[Symbol]
Proposed Fire Lane	[Symbol]
Proposed Drainage	[Symbol]
Proposed Electrical	[Symbol]
Proposed Utility	[Symbol]
Proposed Drainage	[Symbol]
Proposed Electrical	[Symbol]
Proposed Utility	[Symbol]
Proposed Drainage	[Symbol]
Proposed Electrical	[Symbol]
Proposed Utility	[Symbol]

- SITE GENERAL NOTES**
- BASED ON THE CITY OF WAXAHACHE ZONING MAP THE SURVEYED TRACTS ARE CURRENTLY ZONED PD-42-C (PLANNED DEVELOPMENT DISTRICT), AND WE ARE REZONING AS PD-C SUBJECT TO THE APPROVAL OF A SITE PLAN.
 - ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM A.S.U. UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THEREIN.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADSIDEWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADII SHALL BE 10' OR 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

OFF-SITE TRAIL NOTES:
OFF-SITE TRAIL SIDEWALK SHOWN IS SUBJECT TO THE CITY OF WAXAHACHE TAKING TITLE TO THE PROPERTY

PROJECT CONTACT LIST	
OWNER BOMAC WAS FITNESS LLC P.O. BOX 88611 DALLAS, TEXAS 75288 CONTACT: KEVIN SMYTHORSH PHONE: 972-778-4111	DEVELOPER CR FITNESS HOLDINGS, LLC ADDRESS: 3625 TALKING TREE CT DALLAS, TX 75238 CONTACT: KELLEY CARSON PHONE: 972-486-5272
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCCORMICK DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATTEL, P.E. PHONE: (980) 213-1707 TX, P.E. #084 811323	ARCHITECT PHILIPS PARTNERSHIP 6861 PEACHTREE COUNTRY RD SUITE 8400 ATLANTA, GA 30338 CONTACT: BRAD REARDON PHONE: 770-384-1616
SUBDIVISION STANFORD CONSULTING SERVICES INC. 6828 TAYLOR PARKWAY, SUITE 200 DALLAS, TEXAS 75249 CONTACT: MICHAEL J. MURPHY PHONE: 214-473-2482	

PLAT NOTES
ALL THE PROPOSED EASEMENTS ON SITE WILL BE HANDLED THROUGH SEPARATE INSTRUMENTS OR A PLAT AMENDMENT OR SIMILAR PROCESS AS ALLOWED BY THE CITY.

FLOOD PLAIN NOTE
BY GRAPHIC PLOTTING ONLY THE SUBJECT TRACT SHOWN HEREIN LIES WITHIN ZONE AE, DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATION DETERMINED). A PORTION OF TRACTS 1 AND 2 SHOWN HEREON LIE WITHIN ZONE "X" UNIMPROVED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF TRACT 1 LIES WITHIN ZONE X SHOWN DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT & WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 480303000, DATED OCTOBER 18, 2002. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON ARE BEING PROTECTED OR FLOOD DAMAGED. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BENCHMARK
THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1985 (NAVD 85) BY THE U.S. GEOLOGICAL SURVEY NORTH TEXAS BENCHMARK NETWORK.
B.M. 1: CUT TO 1" IN TOP OF CURB ON THE NORTH SIDE OF 3625 TALKING TREE BLVD, APPROXIMATELY 48 FEET EAST OF THE EAST FLUVE OF U.S. HIGHWAY 75. ELEVATION = 422.97'
B.M. 2: 1/4" DIA. WITH HARDEN STAMPED "SURV" AT THE INTERSECTION OF WILCOX CREEK DRIVE & SOUTH WALK DRIVE IN COUNTRY MEADOWS ADDITION PHASE I, AT THE SOUTHWEST CORNER OF THE "VARIABLE" PAVEMENT BENEATH A 4" X 12" JOINT.

ZDC-173-2025
SITE & SIGNAGE PLAN
CRUNCH FITNESS
THE PLAZA AT BESSE COLEMAN
LOT 7, BLOCK A
CITY OF WAXAHACHE
ELLIS COUNTY, TEXAS 75185

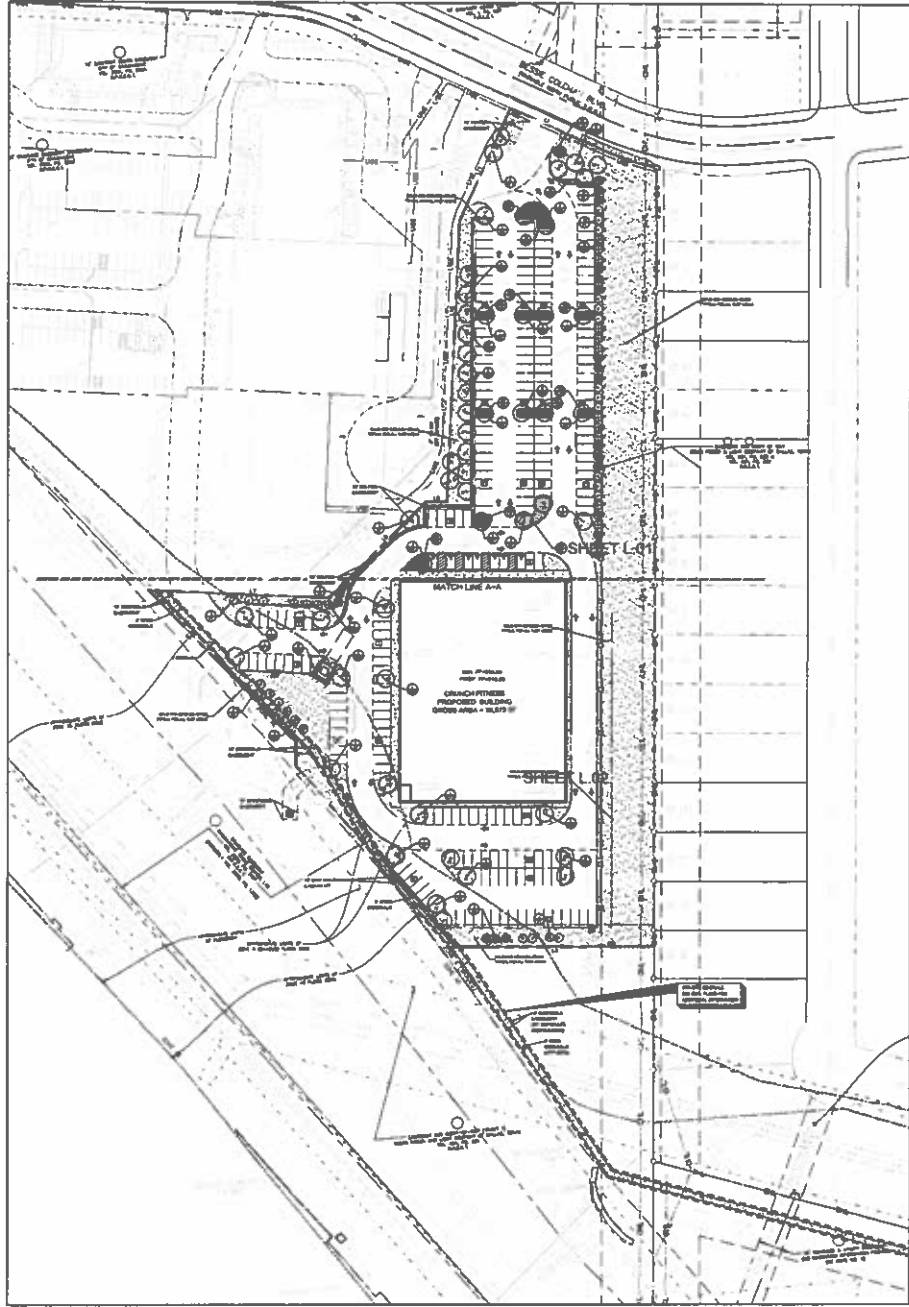


NO.	DATE	DESCRIPTION	BY
1	08/17/25	1ST SITE PLAN SUBMITTAL	KP
2	11/19/25	1ST ZONING SUBMITTAL	KP
3	12/31/25	2ND ZONING SUBMITTAL	KP
4	01/21/26	3RD ZONING SUBMITTAL	KP
5	01/21/26	4TH ZONING SUBMITTAL	KP
6	02/03/26	5TH ZONING SUBMITTAL	KP

TRIANGLE ENGINEERING LLC
14033 LINDEN ST #4211 THE WOODWAY CENTER
WAXAHACHE, TEXAS 75165
www.triangle-engineering.com | 1-800-888-8888
Planning | CM Engineering | Construction Management
P.E. DES. DATE SCALE PROJECT NO. 04251 NO.
KP 02/03/26 1/8" = 1'-0" 157-26
TX, P.E. #084 811323

EXHIBIT E LANDSCAPE PLAN

(18)



- CE - CEDAR ELM
- NO - RED OAK
- LD - LIVE OAK
- CM - CHINESE PINEAPPLE
- CP - CRAPPE MYRTLE
- VT - VITEX
- LDM - LITTLE OLM MAGNOLIA
- DPH - DWARF PALMHEADED Y
- DSH - DWARF BURFORD HOLLY

- GROUND COVER LEGEND**
- LR - LIRIOPE
 - SC - SEASONAL COLOR
 - SD - SOLID BERMUDAGRASS

- TREE LEGEND**
- ST - SILVER YARD TREE
 - IT - INTERIOR TREE
 - PRT - PARKING/DRIVEWAY TREE
 - PT - PARKING TREE
 - ST - STREET TREE

LINE TABLE

LINE #	LENGTH	BEARING
L1	95.62'	S89° 29' 48"E
L2	791.78'	S02° 27' 08"W
L3	293.19'	N84° 39' 34"W
L4	344.62'	N08° 18' 08"W
L5	34.29'	N08° 20' 08"E
L6	215.61'	N08° 04' 08"W
L7	194.58'	S82° 12' 04"E
L8	139.57'	N07° 39' 02"E
L9	21.64'	S84° 32' 11"E
L10	286.12'	N07° 47' 02"E
L11	126.67'	S09° 33' 10"E

BOUNDARY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	66.07'	336.02'	91° 12' 41"	66.00'	S89° 18' 49"E

PLANT MATERIAL SCHEDULE

TYPE	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
CE-1	8	Cedar Elm	Ulmus crinitus	4" cal.	100% 12" cal. if spread min. if clear trunk
LD-1	8	Live Oak	Quercus virginiana	4" cal.	100% 12" cal. if spread min. if clear trunk
CE-2	8	Cedar Elm	Ulmus crinitus	4" cal.	100% 12" cal. if spread min. if clear trunk
LD-2	17	Live Oak	Quercus virginiana	4" cal.	100% 12" cal. if spread min. if clear trunk
NO	11	Red Oak	Quercus rubra	4" cal.	100% 12" cal. if spread min. if clear trunk
CP	11	Crappie Myrtle	Myrica asplene	4" cal.	100% 12" cal. if spread min. if clear trunk

REQUIREMENTS

TYPE	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
LDM	19	Little Ole Magnolia	Magnolia grandiflora	1.5m	100% 12" cal. if spread min. if clear trunk
VT	23	Vitex	Vitex sp.	3" cal.	100% 12" cal. if spread min. if clear trunk
CM	21	Crappie Myrtle	Myrica asplene	3" cal.	100% 12" cal. if spread min. if clear trunk

REQUIREMENTS

TYPE	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
DPH	261	Dwarf Palmheaded Y	Yucca parviflora	5" cal.	100% 12" cal. if spread min. if clear trunk
DSH	41	Dwarf Burford Holly	Ilex parviflora	5" cal.	100% 12" cal. if spread min. if clear trunk
MSB	14	Mistletoe Holly	Ilex aquifolium	5" cal.	100% 12" cal. if spread min. if clear trunk

REQUIREMENTS

TYPE	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
LR	2,348 sq ft	Liriope	Liriope sp.	4" cal.	100% 12" cal. if spread min. if clear trunk
SC	944 sq ft	Seasonal Color	Scilla maritima	4" cal.	100% 12" cal. if spread min. if clear trunk

NOTE: Plant list is not all-inclusive. Contractor shall verify all quantities on jobs. All heights and spreads are minimums. All plant material shall meet or exceed minimums as indicated. All trees to have straight trunks and be matching within varieties. AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED PER THE CITY OF WAXAHACHIE AND TCEQ STANDARDS AND REQUIREMENTS



LANDSCAPE TABULATIONS

INTERIOR LANDSCAPE AREA
REQUIREMENT: 10% OF THE BUILDING SQUARE FOOTAGE SHALL BE LANDSCAPE AREA.
TOTAL BUILDING AREA: 26,577 S.F.
PROVIDED: 2,658 S.F. (10%)

PLANTING REQUIREMENTS
CARRY TREE: 1 TREE PER 100 S.F. OF REQUIRED INTERIOR LANDSCAPE AREA.
REQUIRED: 27 CARRY TREES
PROVIDED: 31 CARRY TREES

UNDERSTORY TREES: 1 TREE PER 500 S.F.
REQUIRED: 53 TREES
PROVIDED: 62 TREES

SHRUBS: 1 SHRUB PER 10 S.F.
REQUIRED: 2,214 SHRUBS
PROVIDED: 238 SHRUBS

GROUND COVER: 1% OF REQUIRED AREA.
REQUIRED: 2,314 S.F. POTS
PROVIDED: 2,307 S.F. POTS

SEASONAL COLOR: 2% OF REQUIRED AREA.
REQUIRED: 528 S.F. POTS
PROVIDED: 544 S.F. POTS

PARKING LOT LANDSCAPING
REQUIREMENT: 13 S.F. OF LANDSCAPING PER PARKING SPACE AND TWO (2) TREES 2" CAL. AND TEN (10) SHRUBS REQUIRED FOR EVERY 800 S.F. OF REQUIRED PARKING LOT LANDSCAPE AREA.
137 PARKING SPACES BETWEEN STRUCTURE AND PUBLIC RIGHT OF WAY: 137 PARKING SPACES PROVIDED
LEGEND = 800 S.F. PER PARKING SPACE = 28 S.F. x 137 = 3,796 S.F.
TOTAL = 2,314 S.F.

TOTAL PARKING SPACES = 137
REQUIRED: 4,246 S.F.
PROVIDED: 12,7 S.F. (3%)
17 CARRY TREES
81 SHRUBS

SUPPLEMENTARY REQUIREMENTS: 10% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE FOR STREET FRONTAGE LESS THAN 300 S.F. 30% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE FOR STREET FRONTAGE GREAT THAN 300 S.F.
REQUIRED: 14,400 S.F. (15%)
PROVIDED: 36,000 S.F. (25%)
BESSIE COLEMAN BOULEVARD: 140 S.F.
1 CARRY TREE 30 S.F.
PROVIDED: 6 CARRY TREES

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE SURVEYS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS TO BE SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND PERMITTING FEES.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTINGS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. EDGING TO BE METALLIC ADJACENT TO IMPROVED SURFACES.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE 90% AND PRESSURE EDGING.
- ALL LAWN AREAS TO BE 3/4" SOLID BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE PROPERTY OWNER SHALL PROVIDE A PERMANENT IRRIGATION SYSTEM FOR ALL REQUIRED LANDSCAPE AREAS SHOWN ON THE LANDSCAPE PLAN AND MAINTAIN THE REQUIRED LANDSCAPING IN HEALTHY LIVING CONDITIONS AT ALL TIMES.

LANDSCAPE NOTES

THE PROPERTY OWNER, TRUST, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, DROOPY, AND LUSH-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOULDED, BOWING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES RELATIVE TO THE LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS FOR A PERIOD OF 1 YEAR. LANDSCAPING PLANT MATERIALS THAT ARE PLACED WITH PLANT MATERIALS OF EQUAL QUALITY AND SIZE.

ALL TREES SHALL BE PLANTED A MINIMUM OF 15" BY FEET FROM UTILITY LINES.

ALL TREES SHALL NOT BE PLANTED WITHIN ONE GRASSBENT AND THE FLOODPLAIN.

SOLID SOIL NOTES

- THE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED LEAVE AREAS TO RECEIVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNDERDRAINAGE AT TOP AND BOTTOM OF SLOPES AND OTHER AREAS IN GRADE. CORRECT ANTI-SLOPES AND AREAS WHERE WATER MAY STAGNATE.
- ALL LAWN AREAS TO RECEIVE SOLID SOIL SHALL BE WITH A MINIMUM OF 1" SLOPE AWAY FROM GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT BEDS BY HAND TO COVER INDICATED AREA COMPLETELY. BRUSH COVERS OF BED ARE TO REMAIN. TOP SOIL JOINTS BY HAND WITH TOPSOIL. 10% VIBES.
- SOLID SOIL AREAS TO ACHIEVE A SMOOTH EVEN SURFACE, FREE FROM UNDESIRABLE UNDESIRABLES.
- WATER BEDS THROUGHOUT AS BED OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOULDED, BOWING, PRUNING, FERTILIZING, WEEDING, AND REPLACING DEAD OR DAMNED AREAS TO KEEP PLANTS IN VIGOROUS HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF METALLIC EDGING BETWEEN DRIVEWAY 1 AND DRIVEWAY 2, ALL SOIL AREAS TO BE COVERED WITH WATER PERMEABLE AT A RATE OF 1" PER HOUR FOR ONE (1) HOUR (10% SOLID SOIL).

GENERAL LAWN NOTES

- THE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON THIS PLAN.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNDERDRAINAGE AT TOP AND BOTTOM OF SLOPES AND OTHER AREAS IN GRADE. CORRECT ANTI-SLOPES AND AREAS WHERE WATER MAY STAGNATE.
- ALL LAWN AREAS TO RECEIVE SOLID SOIL SHALL BE LEFT IN A MINIMUM OF 1" SLOPE AWAY FROM GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- APPROVED TOPSOIL SHALL BE NATURAL, FERTILE SOIL FROM THE REGION, DEEPER AT BOTTOM AND SOIL FREE FROM LIMBS, CLAY, TOXIC SUBSTANCES, ROOTS, CORN, WOODS, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE 3/4" SOLID BERMUDAGRASS COMPLETELY FERTILIZED, AND FROM GRADE APPROVED BY THE COUNTY'S CONSTRUCTION DEPARTMENT AND ACCEPTED PRIOR TO INSTALLATION.
- ALL ROCKS 2" DIAMETER AND LARGER, OFF COLOR, STONES, CONCRETE SPALLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE 1" ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1702 W. WOODSHOOT DR.
AUSTIN, TEXAS 78761
(409) 388-4448
CHRG@STUDIOGREENSPOT.COM



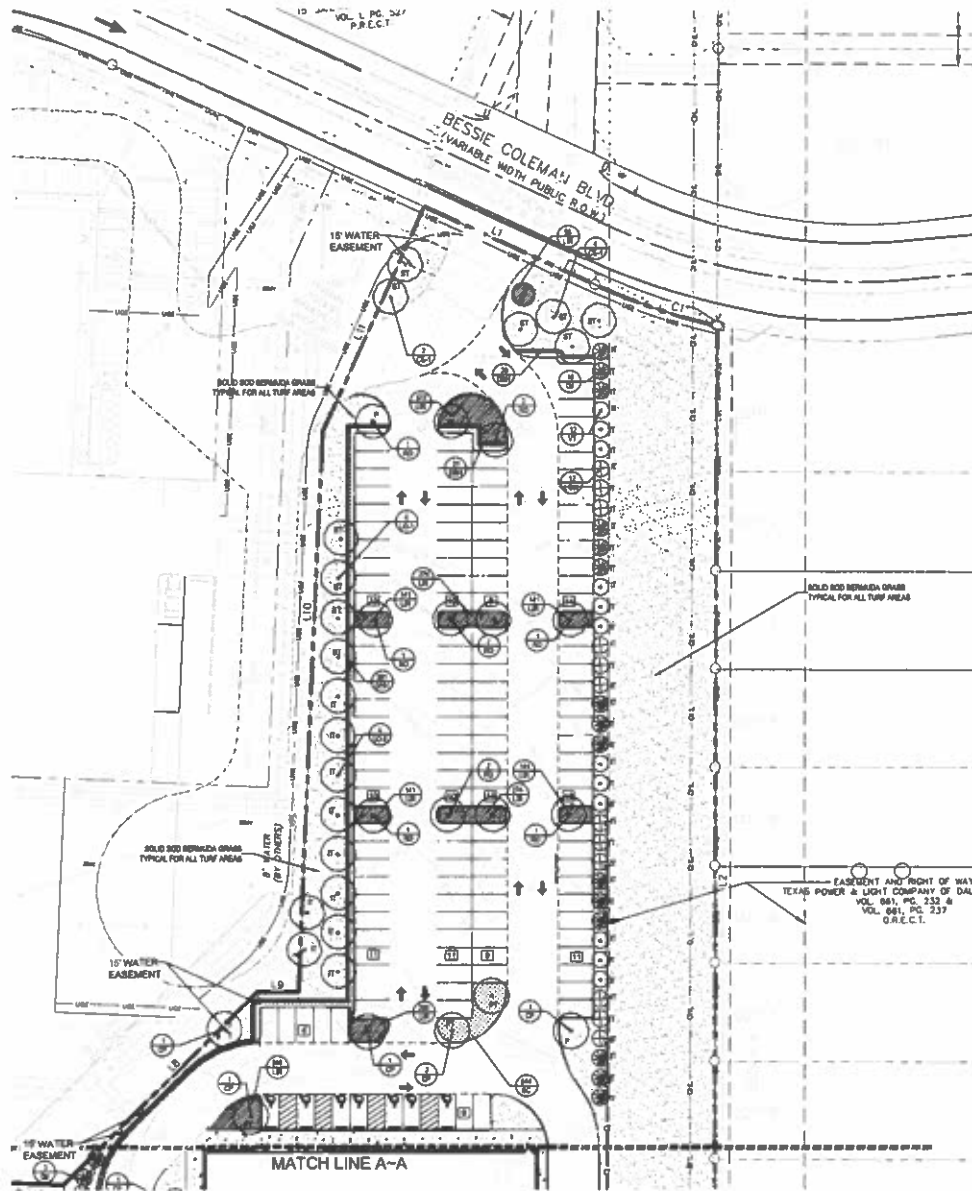
CRUNCH FITNESS
BESSIE COLEMAN BOULEVARD
ELLIS COUNTY CITY OF WAXAHACHIE, TEXAS

ISSUE:
FOR APPROVAL 01.08.2025
PER CITY COMMENTS 11.19.25
PER CITY COMMENTS 12.30.25
PER CITY COMMENTS 02.03.26

DATE:
01.03.2025

SHEET NAME:
L1 - MAP

SHEET NUMBER:
L1.00



- CE - CEDAR ELM
- RD - RED OAK
- LO - LIVE OAK
- CP - CHINESE PISTACHE
- CM - CHINESE MYRTLE
- VT - VITEX
- LOM - LITTLE OLM MAGNOLIA
- HRS - HILLBERRY STEVENSON
- DWH - DWARF WALNUT HOLLY
- DSH - DWARF BURFORD HOLLY

- GROUNDCOVER LEGEND**
- LAWNSCAPE
 - SC - SEASONAL COLOR
 - SOLID BERMUDAGRASS

- TREE LEGEND**
- ST - STREET TREE
 - IT - INTERIOR TREE
 - PFT - PAVING TREE
 - PT - PARKING TREE
 - ST - STREET TREE

LANDSCAPE NOTES

THE PROPERTY OWNER, TOWN, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPES IN A HEALTHY, NEAT, ORDERLY, AND WELL-MAINTAINED MANNER AT ALL TIMES THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, PESTICIDE TREATMENT AND OTHER SUCH ACTIVITIES CONSIDER TO THE LANDSCAPING. LANDSCAPING AREAS SHALL BE KEPT FREE OF TRUNK, LITTER, WEEDS, AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT ARE SHALL BE PLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

ALL TREES SHALL BE PLANTED A MINIMUM OF 1/4" FROM UTILITY LINES.

ALL TREES SHALL NOT BE PLANTED WITHIN AN EASEMENT AND THE FLOORPLAN.

- SOLID BOD NOTES**
1. FREE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED LEAVE AREAS TO RECEIVE TOPSOIL 7" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 7" BELOW FINAL GRADE IN TURF AREAS.
 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM SLOPING AT TOP AND BOTTOM OF SLOPES AND OTHER SLOPES IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 3. ALL LAWN AREAS TO RECEIVE SOLID BOD SHALL BE LEFT IN A MANNER OF 7" BELOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
 5. PLANT BOD BY HAND TO COVER INDICATED AREA COMPLETELY. MIXED EDGES OF BOD ARE TOUCHING. TOP DRESS ASSETS BY HAND WITH TOPSOIL TO FILL VOIDS.
 6. ROLL GRASS AREAS TO ACHIEVE A BROAD, EVEN SURFACE. FREE FROM IRREGULARITIES AND SLOPES.
 7. WATER BOD THOROUGHLY AS BOD OPERATION PROGRESSES.
 8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR DISEASED AREAS TO KEEP PLANTS IN A VIGOROUS HEALTHY CONDITION.
 9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
 10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL BOD AREAS TO BE OVERSEED WITH WHITE BROMELAS AT A RATE OF 1/4 POUNDS PER ONE THOUSAND (ONE SQUARE FEET).

- GENERAL LAWN NOTES**
1. FREE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON PLAN.
 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM SLOPING AT TOP AND BOTTOM OF SLOPES AND OTHER SLOPES IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 3. ALL LAWN AREAS TO RECEIVE SOLID BOD SHALL BE LEFT IN A MANNER OF 7" BELOW FINAL GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 4. IMPORTED TOPSOIL SHALL BE RETURN, HERRICK SOIL FROM THE REGION, SHOW AS BOTTOM AND SOL. FREE FROM LUMPS, CLAY, ROCK, SANDSTONES, ROOTS, STONES, VEGETATION, STONES, CONTAINING NO SALTS AND BLACK TO BROWN IN COLOR.
 5. ALL LAWN AREAS TO BE FREE GRASS, IRRIGATION TRENCHES COMPLETELY SETTABLE, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
 6. ALL AREAS 30" WIDER THAN LAWNERS CURT CLOSE, STICKS, CONCRETE SPILLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
 7. CONTRACTOR SHALL PROVIDE 1" ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

- LANDSCAPE NOTES**
1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPING AND PERMITTING PERMITS.
 4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL BORDERS. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
 6. ALL LANDSCAPING AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE NAME AND PRICE BORDERS.
 7. ALL LAWN AREAS TO BE SOLID BOD BERMUDAGRASS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 8. THE PROPERTY OWNER SHALL PROVIDE A PERMANENT IRRIGATION SYSTEM FOR ALL REQUIRED LANDSCAPING AREAS SHOWN ON THE LANDSCAPING PLAN AND MUST MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPING PLAN AT ALL TIMES.

01 LANDSCAPE PLAN
SCALE 1"=8'-0"

LANDSCAPE ARCHITECT
STUDIO CREDITS PLOT, INC.
1150 W. HODGSON DR.
ALEXIA, TEXAS 75825
(409) 288-4444
CHP@STUDIOCREDITS.PLOT



CRUNCH FITNESS
BESSIE COLEMAN BOULEVARD
ELLIS COUNTY CITY OF WAXAHACHIE, TEXAS

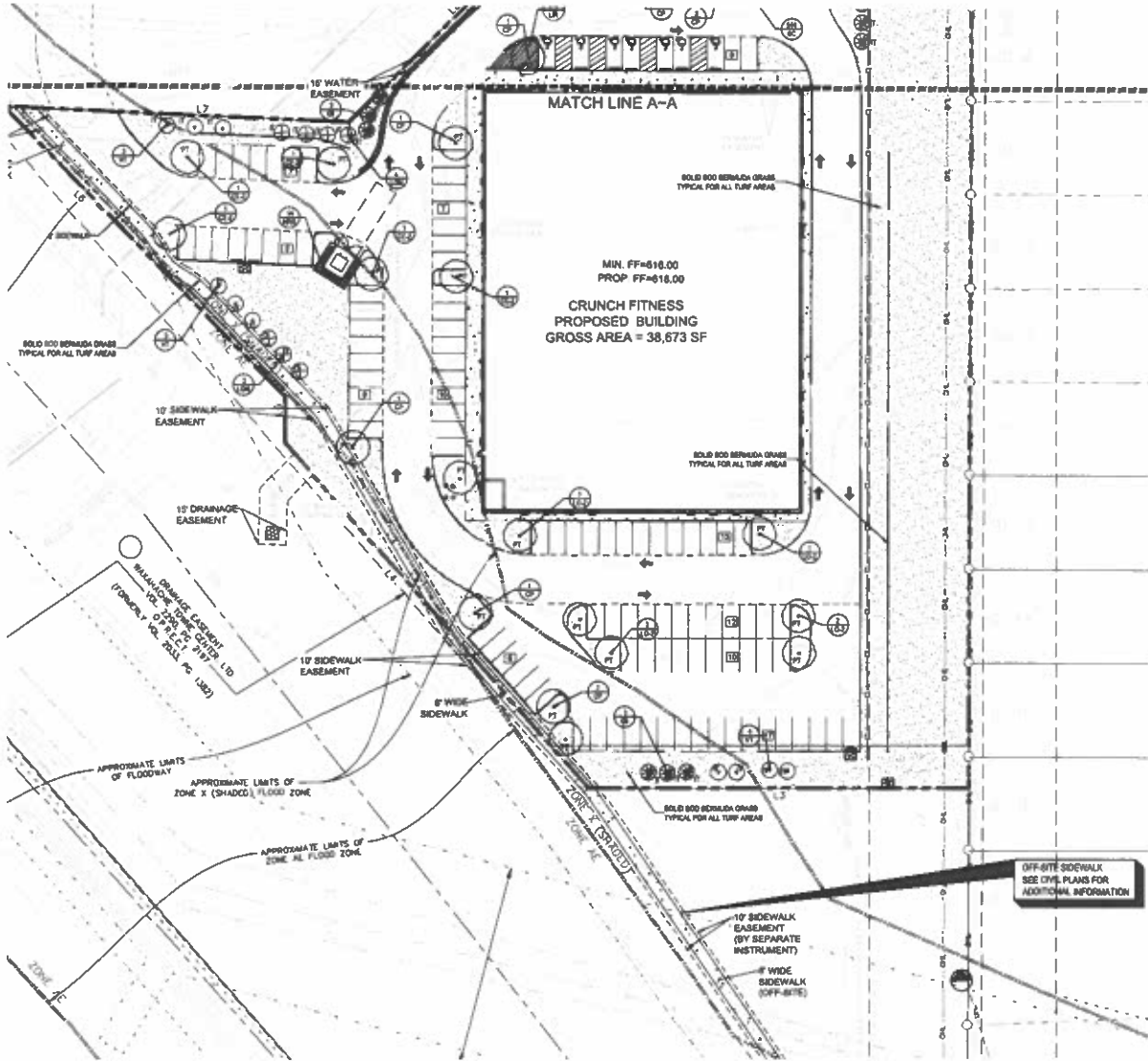
ISSUE:
FOR APPROVAL 08.28.2025
PER CITY COMMENTS 11.18.2025
PER CITY COMMENTS 12.30.2025
PER CITY COMMENTS 02.03.2026

DATE:
08.28.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L1.01



- CE - CEDAR ELM
- RD - RED OAK
- LO - LIVE OAK
- CP - CHINESE PISTACHE
- CM - CRAPPE MYRTLE
- VT - VITEX
- LGM - LITTLE OEM MAGNOLIA
- MRS - MELLE B. STEVENS
- DPH - DRAPE YALPUN HOLLY
- DSH - DWARF BURFORD HOLLY

- GROUND COVER LEGEND**
- LN - LIANOPE
 - SC - SEASONAL COLOR
 - SOLID BERNADAGRASS

- TREE LEGEND**
- BT - BUFFER YARD TREE
 - IT - INTERIOR TREE
 - PT - PARKING/DRIVEWAY TREE
 - ST - STREET TREE

LANDSCAPE NOTES

THE PROPERTY OWNER, TENANT, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPES IN A HEALTHY, NEAT, ORDERLY, AND LONG-DURATION CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOVER, SOON, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES CONSIDERED TO BE LANDSCAPING. LANDSCAPING AREAS SHALL BE KEPT FREE OF TRUNK LITTER, WEEDS, AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT ARE TO BE PLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

ALL TREES SHALL BE PLANTED A MINIMUM OF FIVE (5) FEET FROM UTILITY LINES.

ALL TREES SHALL NOT BE PLANTED WITHIN AN EASEMENT AND THE FLOODPLAIN.

- SOLID 800 NOTES**
1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED LEAVE AREAS TO RECEIVE TOPSOIL. IF BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM HOLDINGS AT TOP AND BOTTOM OF SLOPES AND OTHER SLOPES IN GRASS. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAGNATE.
 3. ALL LAWN AREAS TO RECEIVE SOLID 800 SHALL BE LEFT IN A MINIMUM OF 7" BELOW FINAL GRADE. SOLID 800 SHALL BE COORDINATE OPERATIONS WITH OWNER'S CONSTRUCTION MANAGER.
 4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
 5. PLANT 800 BY HAND TO OTHER LOCATED AREAS COMPLETELY. ENSURE EDGES OF 800 ARE TIGHTENING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
 6. ROLL GRASS AREAS TO ACHIEVE A BROAD, EVEN SURFACE. FREE FROM IRREGULARITIES.
 7. WATER 800 THROUGHOUT 148 800 OPERATION PROGRESSIVE.
 8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS LEVEL, FREE, ACCEPTABLE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WEEDING, WEEDING, CA TRACTING, CLEANING AND REPLACING SEED OR SOIL AREAS TO HELP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
 9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
 10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL 800 AREAS TO BE OVER-SEEDED WITH WATER EVIDENCE AT A RATE OF 1/4 POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

- GENERAL LAWN NOTES**
1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM HOLDINGS AT TOP AND BOTTOM OF SLOPES AND OTHER SLOPES IN GRASS. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAGNATE.
 3. ALL LAWN AREAS TO RECEIVE SOLID 800 SHALL BE LEFT IN A MINIMUM OF 7" BELOW FINAL GRADE. SOLID 800 SHALL BE COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 4. IMPORTED TOPSOIL SHALL BE NATURAL, FINE-TEXTURED SOIL FROM THE REGION. KNOWN AS SUTTON AND SOIL FREE FROM LUMPY CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VENTILATORS, STONES, CONTAMINATED SOIL, AND BLACK TO BROWN COLOR.
 5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SET, AND FRESH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
 6. ALL AREAS OF QUARTER AND LARGER, DIRT CLOAK, BRICK, CONCRETE SHALL BE SET. SHALL BE REMOVED PRIOR TO FINISH TOPSOIL AND ANY LAWN INSTALLATION.
 7. CONTRACTOR SHALL PROVIDE (7) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

- LANDSCAPE NOTES**
1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS SHALL BE SUPPLIED BY OTHERS.
 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND EROSION CONTROL PERMITS.
 4. CONTRACTOR TO PROVIDE A MINIMUM 7/8" ILLUMINATED FROM ALL STRUCTURES.
 5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY 1/8" ILLUMINATED AND 1/8" TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
 6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FROSTIZERS AS SHOWN.
 7. ALL LAWN AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS.
 8. THE PROPERTY OWNER SHALL PROVIDE A PERMANENT IRRIGATION SYSTEM FOR ALL REQUIRED LANDSCAPE AREAS SHOWN ON THE LANDSCAPE PLAN AND MAINTAIN THE REQUIRED LANDSCAPING IN HEALTHY LAWN CONDITION AT ALL TIMES.

01 LANDSCAPE PLAN
SCALE: 1"=10'-0"

LANDSCAPE ARCHITECT
STAVO GREEN SPOT INC.
1782 W. AMERSBERRY DR.
ALLEN, TEXAS 75013
(972) 288-4444
CHP@STAVOGREENSPOT.COM



CRUNCH FITNESS
BESSIE COLEMAN BOULEVARD
ELLIS COUNTY CITY OF WAXAHACHIE, TEXAS

ISSUE:
FOR APPROVAL 08.06.2020
PER CITY COMMENTS 11.16.2020
PER CITY COMMENTS 12.28.2020
PER CITY COMMENTS 02.03.2021

DATE:
02.03.2021

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L1.02

(8)


NORTH ELEVATION (FRONT ENTRY) WALL SIGN

EXHIBIT F SIGNAGE PLAN



171 x 1 = 171 sq. ft allowed for this wall sign

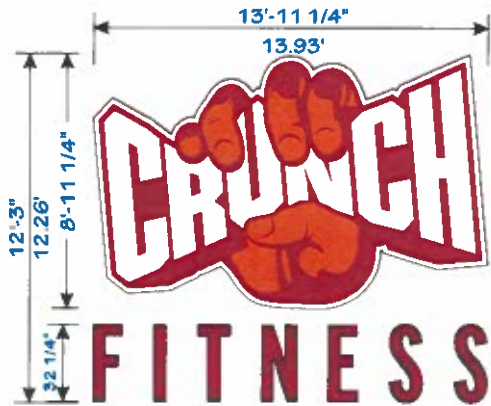
TYPE:	Permanent sign affixed to or painted on an exterior wall.
MAX. QUANTITY:	Single-tenant -- based on total wall frontage Multi-tenant -- based on lease-space frontage; each tenant restricted to their façade
MAX. HEIGHT:	Projection off wall; wall sign must be no more than 12 inches from the wall.
MAX. AREA:	<ul style="list-style-type: none"> If the wall height is ≤ 36 feet: 1 sq ft of sign area per linear foot of building wall frontage (single-tenant building), or per lease-space frontage for multi-tenant buildings. Also, there is a maximum sign area of 250 sq ft for walls ≤ 36 ft high. If the wall height is > 36 ft: each foot of wall height above 36 ft allows an additional 4 sq ft of effective sign area. For walls > 36 ft, the maximum effective area is 350 sq ft.
OTHER LIMITS / RESTRICTIONS:	<ul style="list-style-type: none"> Cannot be located on any façade other than the main front if the sign would face an adjacent residential zoning district. On multi-tenant buildings, the wall sign must be restricted to the façade of the tenant space.

 <p>18154 Brazil Ave Port Charlotte FL 33948 Cell: 941-706-6160 Dave@Rothcosigns.com www.Rothcosigns.com</p>	<p>DESIGN #25B1804-R0-1/6 DATE: 12/29/25</p> <p>SCALE: 1/16" = 1' 0"</p> <p>DRAWN BY: DTR</p>	<p>JOB NAME: Crunch Fitness ADDRESS: 1580 N. Hwy 77, CITY: Waxahachie STATE: TX ZIP: 75165</p> <p><i>This design is the sole property of Rothco Signs & Design Inc. until signs are paid for in full by customer and is not to be shared with others without permission from Rothco Signs & Design Inc.</i></p>	<p>CUSTOMER APPROVAL</p> <p><input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS NOTED</p> <p>DATE: / /</p> <p>BY: _____</p>
--	--	--	--

This sign is intended to be installed in accordance with the requirements of Article 606 of the National Electrical Code under other applicable local codes. This includes proper grounding and bonding of the sign.

(8)

NORTH ELEVATION WALL SIGN DETAILS



Manufacture and install (1) 8' 11 1/2" High by 13' 11 1/4" wide by 6" deep "CRUNCH" contour channel fabricated white painted aluminum cabinet with bleed flex face tension extrusion. Face to be white 15 oz flexible vinyl material with 1st surface red and orange translucent 3M vinyl. Cabinet to be internally illuminated with high output white LED lighting for front lighting and halo lighting. Clear poly carbonate back to be mounted 1 1/2" off the wall with stainless steel stand offs on to create a white halo effect. (1) set of 32 1/4" high "FITNESS" individual fabricated aluminum reverse and front lit channel letters. 5" Deep red returns. White LED lighting for all letters for reverse lighting and front lighting. 3/16" white acrylic faces with red vinyl overlay and 1" red plastic trim cap on faces. Clear poly carbonate letter backs to be mounted 1 1/2" off the wall with stainless steel stand offs on to create a white halo effect. All wiring and power supplies will be inside the wall with metal enclosure for power supplies. Connect to existing power supplied by others if within 6' feet of letter location. Note: building must have adequate access behind the wall to allow for installation crew to mount hardware and connect to primary power.

allowed for this building	171	170.78	
Building	height	width	total
Logo & letters	12.26	13.93	170.78

GENERAL SPECIFICATIONS:
SIGN TO BE MANUFACTURED TO U.L. STANDARDS & BEAR MARK. INSTALLATION SHALL CONFORM TO NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE LOCAL CODES.

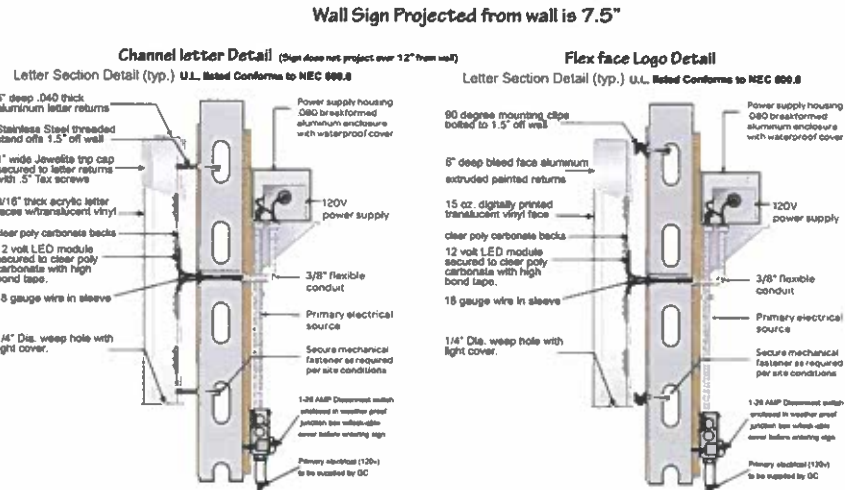
STD. CHANNEL LETTER SPECIFICATIONS / COLORS:
RETURNS: .040 x 5" / RED
BACKS: .050 / BLACK
INTERIOR: .#W558 PURE WHITE
TRIMCAP: 1" / RED
FACES: 3/16" WHITE W/RED VINYL
LED COLOR: WHITE/WHITE

COLORS

TRANSLUCENT 3M VNYL 3630-53 CARDINAL RED PMS 187 C	5" DEEP RETURNS RED	FACES 3/16" WHITE ACRYLIC
TRANSLUCENT 3M VNYL 3630-74 KUMQUAT ORANGE PMS 151 C	LOGO CABINET PAINTED WHITE	WHITE LED LIGHTING

Wood Blocking in Wall Wood Blocking Provided in Wall By GC for Steel Lag Bolt Sign Attachment	Hollow Wall Hollow Wall Anchor Sign Attachment to Structural Exterior Wall
3/4" dia. Zinc Plated Steel Lag Bolt. Bolt length to be determined as Required per Wall Construction and total Load Bearing Pressure of Sign.	3/8" dia. All Thread/316 Stainless Steel Rod with Zinc Plated Steel Toggle Bolt "Wings". Bolt length to be determined as Required per Wall Construction
Masonry Wall Expansion Anchor Sign Attachment to Masonry Constructed Wall	Solid Wall Stainless Steel Thru Bolt Sign Attachment to Structural Exterior Wall
3/8" dia. Stainless Steel Wedge Anchor Sign Attachment to Concrete, Brick, Block and Stone Masonry Wall Installations.	3/4" dia. All Thread/316 Stainless Steel Rod with Stainless Steel Split Washer and Nut Each End. Bolt length to be determined as Required per Wall Construction

This sign is intended to be installed in accordance with the requirements of NEC Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign



 18154 Brazil Ave Port Charlotte FL 33948 Cell: 941-706-6160 Dave@Rothcosigns.com www.Rothcosigns.com	DESIGN #25B1804-R0-2/6 DATE: 12/29/25 SCALE: 3/16" = 1' 0" DRAWN BY: DTR	JOB NAME: Crunch Fitness ADDRESS: 1580 N. Hwy 77, CITY: Waxahachie STATE: TX ZIP: 75165 This design is the sole property of Rothco Signs & Design Inc. until signs are paid for in full by customer and is not to be shared with others without permission from Rothco Signs & Design Inc.	CUSTOMER APPROVAL <input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS NOTED DATE: / / BY: _____
---	---	--	--

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign

(8)

WEST ELEVATION (SIDE) WALL SIGN

227'-0"



227 x 1 = 227 sq. ft allowed for this wall sign

TYPE:	Permanent sign affixed to or painted on an exterior wall.
MAX. QUANTITY:	Single-tenant — based on total wall frontage Multi-tenant — based on lease-space frontage; each tenant restricted to their façade
MAX. HEIGHT:	Projection off wall; wall sign must be no more than 12 inches from the wall.
MAX. AREA:	<ul style="list-style-type: none"> • If the wall height is ≤ 36 feet: 1 sq ft of sign area per linear foot of building wall frontage (single-tenant building), or per lease-space frontage for multi-tenant buildings. Also, there is a maximum sign area of 250 sq ft for walls ≤ 36 ft high. • If the wall height is > 36 ft: each foot of wall height above 36 ft allows an additional 4 sq ft of effective sign area. For walls > 36 ft, the maximum effective area is 350 sq ft.
OTHER LIMITS / RESTRICTIONS:	<ul style="list-style-type: none"> • Cannot be located on any façade other than the main front if the sign would face an adjacent residential zoning district. • On multi-tenant buildings, the wall sign must be restricted to the façade of the tenant space.

Rothco
Signs & Design, Inc.
18154 Brazil Ave Port Charlotte FL 33948
Cell: 941-706-6160 Dave@Rothcosigns.com
www.Rothcosigns.com

DESIGN #25B1804-R0-3/6 DATE: 12/29/25
SCALE: 1/16" = 1' 0"
DRAWN BY: DTR

JOB NAME: Crunch Fitness
ADDRESS: 1580 N. Hwy 77,
CITY: Waxahachie **STATE:** TX **ZIP:** 75165
This design is the sole property of Rothco Signs & Design Inc. until signs are paid for in full by customer and is not to be shared with others without permission from Rothco Signs & Design Inc.

CUSTOMER APPROVAL
 APPROVED **APPROVED AS NOTED**
DATE: / /
BY: _____

This sign is intended to be installed in accordance with the requirements of Article 606 of the National Electrical Code under other applicable local codes. This includes proper grounding and bonding of the sign.

(8)

WEST ELEVATION (SIDE) WALL SIGN DETAILS



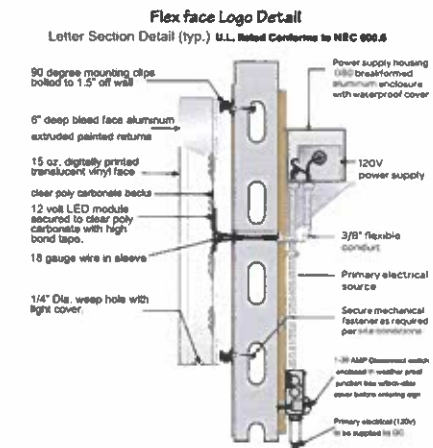
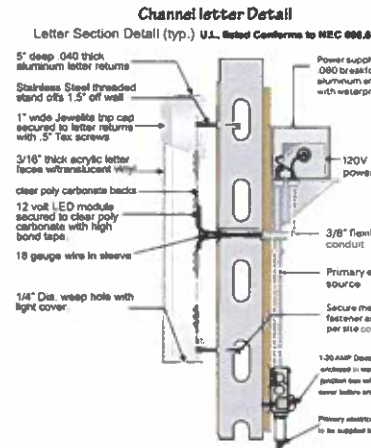
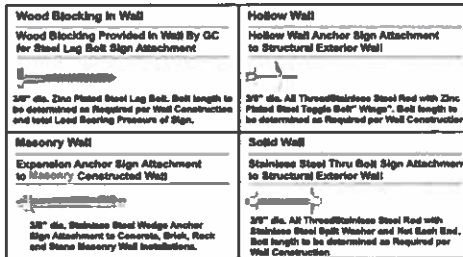
Manufacture and install (1) 8' 0 3/4" High by 12' 4 3/4" wide by 6" deep "CRUNCH" contour channel fabricated white painted aluminum cabinet with bleed flex face tension extrusion. Face to be white 15 oz flexible vinyl material with 1st surface red and orange translucent 3M vinyl. Cabinet to be internally illuminated with high output white LED lighting for front lighting and halo lighting. Clear poly carbonate back to be mounted 1 1/2" off the wall with stainless steel stand offs to create a white halo effect. (1) set of 34 1/2" high "FITNESS" individual fabricated aluminum reverse and front lit channel letters. 5" Deep red returns. White LED lighting for all letters for reverse lighting and front lighting. 3/16" white acrylic faces with red vinyl overlay and 1" red plastic trim cap on faces. Clear poly carbonate letter backs to be mounted 1 1/2" off the wall with stainless steel stand offs to create a white halo effect. All wiring and power supplies will be inside the wall with metal enclosure for power supplies. Connect to existing power supplied by others if within 6' feet of letter location. Note: building must have adequate access behind the halo to allow for installation crew to mount hardware and connect to primary power.

allowed for this building	227	226.65	
Building	height	width	total
Logo & letters	8.06	28.12	226.65

GENERAL SPECIFICATIONS:
SIGN TO BE MANUFACTURED TO U.L. STANDARDS & BEAR MARK. INSTALLATION SHALL CONFORM TO NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE LOCAL CODES.

STD. CHANNEL LETTER SPECIFICATIONS / COLORS:
RETURNS: .040 x 5" / RED
BACKS: .050 / BLACK
INTERIOR: #W558 PURE WHITE
TRIMCAP: 1" / RED
FACES: 3/16" WHITE W/RED VINYL
LED COLOR: WHITE/WHITE

COLORS		
TRANSLUCENT 3M VINYL 5650-53 CARDINAL RED PMS 187 C	5" DEEP RETURNS RED	FACES 3/16" WHITE ACRYLIC
TRANSLUCENT 3M VINYL 5650-74 KUMQUAT ORANGE PMS 191 C	LOGO CABINET PAINTED WHITE	WHITE LED LIGHTING



This sign is intended to be installed in accordance with the requirements of NEC Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign

DESIGN #25B1804-R0-4/6 DATE: 12/29/25

SCALE: 1/4" = 1' 0"

DRAWN BY: DTR

This design is the sole property of Rothco Signs & Design Inc. until signs are paid for in full by customer and is not to be shared with others without permission from Rothco Signs & Design Inc.

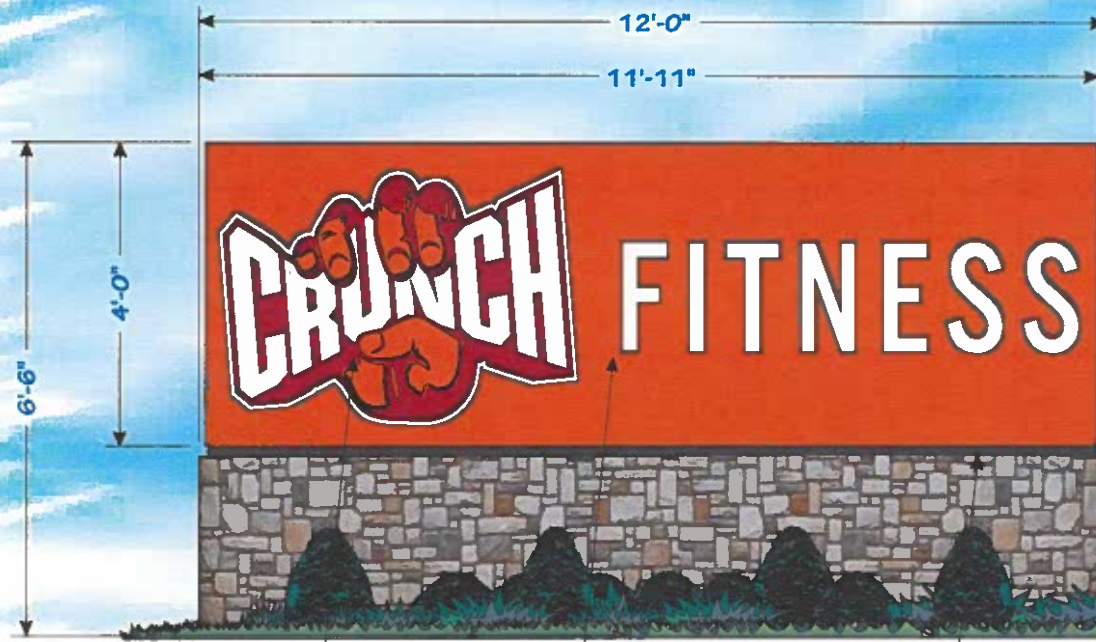
CUSTOMER APPROVAL

APPROVED APPROVED AS NOTED
DATE: / /
BY: _____

Rothco
Signs & Design, Inc.
18154 Brazil Ave Port Charlotte FL 33948
Cell: 941-706-6160 Dave@Rothcosigns.com
www.Rothcosigns.com

(8)

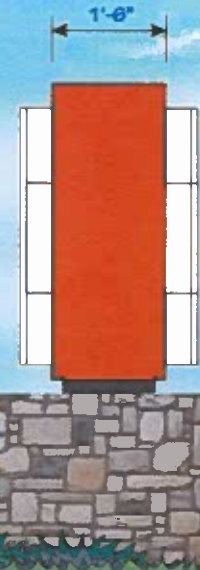
MONUMENT SIGN (FRONT ENTRY) ON BESSIE COLMAN BLVD



Lighted Channel letters and logo.

Aluminum painted cabinet

Stone base to match building



allowed for this MONUMEN SIGN			80
Building	height	width	total
Monument	6'6"	12'0"	79'2"

MONUMENT SIGNS (FREESTANDING / UNIFIED LOT SIGNS)

MAX. QUANTITY:	Limited by the 250 ft spacing requirement. Essentially: one monument sign per 250 ft of street frontage on the same parcel.
MAX. SIZE AND HEIGHT:	Single-tenant property: • Maximum area: 80 sq ft • Maximum height: 8 ft
ENGINEERING:	If taller than 6 ft or larger than 36 sq ft, the foundation plan must be sealed by a Texas-licensed engineer
MATERIALS:	Stone, brick, concrete, or similar durable materials are required
CONSTRUCTION:	Must have a low profile, solid base, and conceal all poles/supports
PERMIT REQUIRED:	Yes
Required submission: Site plan, construction plan with dimensions, foundation plan (engineer-sealed if >6 ft tall or >36 sq ft).	

Rothco
Signs & Design, Inc.

18154 Brazil Ave Port Charlotte FL 33948
Cell: 941-706-6160 Dave@Rothcosigns.com
www.Rothcosigns.com

DESIGN #25B1804-R0-5/6 DATE: 12/29/25

SCALE: 1/2" = 1'

DRAWN BY: DTR

This design is the sole property of Rothco Signs & Design Inc. until signs are paid for in full by customer and is not to be shared with others without permission from Rothco Signs & Design Inc.

CUSTOMER APPROVAL

APPROVED APPROVED AS NOTED

DATE: / /

BY: _____

This sign is intended to be installed in accordance with the requirements of Article 908 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

(8)

ELLIS COUNTY TX PROPERTY DETAILS

PARCEL ID #: 223131
 Ownership:
 BOMAC WAX INVESTMENTS LLC
 508 WAGONWHEEL CT
 COLLEYVILLE TX 76034-7011
Situs Address:
 N Highway 77,
 Waxahachie, TX 75165
 Municipality: City of Waxahachie, TX
 Zoning:
 Planned Development-42-Commercial (PD-42-C)
 Parcel legal Description:
 629 H LEVY 17.783 ACRES

Map Layout 




 18154 Brazil Ave Port Charlotte FL 33948
 Cell: 941-706-6160 Dave@Rothcosigns.com
www.Rothcosigns.com

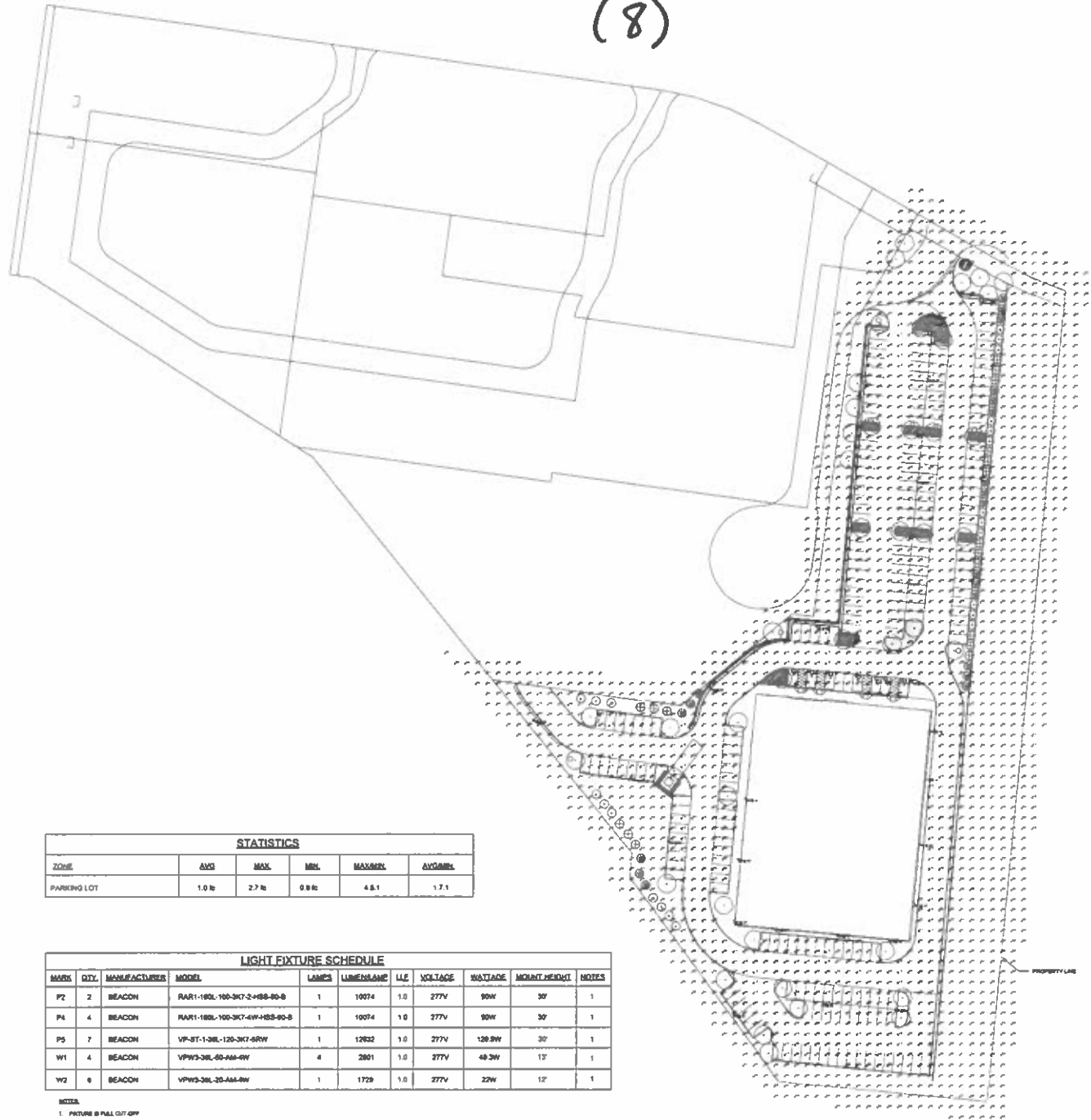
DESIGN #25B1804-R0-6/6 DATE: 12/29/25
SCALE: N.T.S.
DRAWN BY: DTR

This design is the sole property of Rothco Signs & Design Inc. until signs are paid for in full by customer and is not to be shared with others without permission from Rothco Signs & Design Inc.

CUSTOMER APPROVAL
 APPROVED APPROVED AS NOTED
DATE: / /
BY: _____

This sign is intended to be installed in accordance with the requirements of Article 660 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

(8)



STATISTICS					
ZONE	AVG	MAX	MIN	MAXMIN	AVGMIN
PARKING LOT	1.0 fc	2.7 fc	0.8 fc	4.8 f	1.7 f

LIGHT FIXTURE SCHEDULE										
MARK	QTY	MANUFACTURER	MODEL	LAMPS	LUMENS/LAMP	L/E	VOLTAGE	WATTAGE	MOUNT HEIGHT	NOTES
P2	2	BEACON	RAR1-160L-100-3KT-2-HSB-80-S	1	10074	1.0	277V	90W	30'	1
P4	4	BEACON	RAR1-160L-100-3KT-4W-HSB-80-S	1	10074	1.0	277V	90W	30'	1
P5	7	BEACON	VP-ST-126L-120-3KT-8RW	1	12632	1.0	277V	120.9W	30'	1
W1	4	BEACON	VPW3-36L-60-6A-8W	4	2801	1.0	277V	48.3W	15'	1
W2	8	BEACON	VPW3-36L-25-6A-8W	1	1729	1.0	277V	22W	12'	1

NOTES:
1. FIXTURE @ PALL GUY OPP

1 SITE PHOTOMETRICS
E-1.0B



PHILLIP

REFLECTOR

CONSULTANT



ISSUE & REVISION RECORD

NO.	DATE	DESCRIPTION
1	08/20/2024	ISSUE FOR PERMITS

PHOTOMETRIC PLAN

DATE



PROJECT

CRUNCH FITNES:
PLAZA AT GEMME COLLEGE
HOUSTON, TX 77063

DATE

PHILLIP JOE HARRIS

ISSUE DATE

CREATED BY

DATE

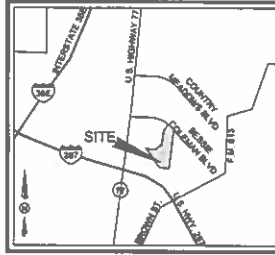
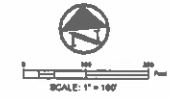
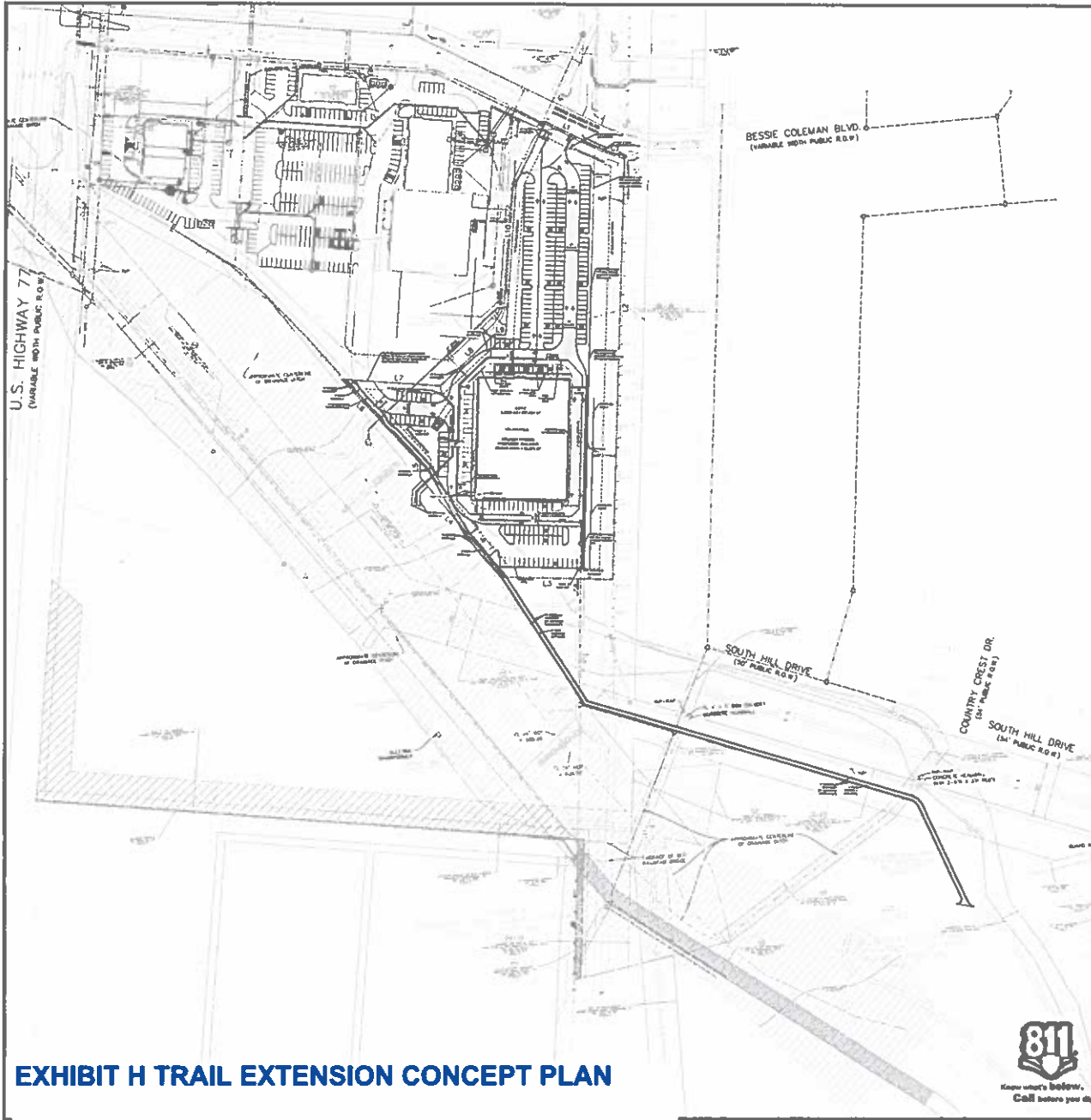
ELECTRICAL SITE PL

PHOTOMETRICS

SHEET NUMBER

E-1.0B

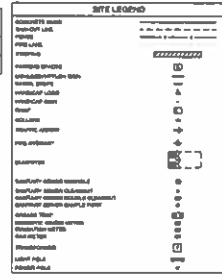
5721 PEACHTREE BUN. 002
BUILDING A SUITE 450
ATLANTA, GEORGIA 30351



LINE #	LENGTH	BEARING
L1	16.62'	N89° 00' 00" W
L2	271.20'	S89° 07' 00" E
L3	285.17'	N89° 07' 24" W
L4	244.32'	N28° 16' 00" W
L5	24.20'	N89° 30' 00" E
L6	216.81'	N89° 00' 00" W
L7	104.60'	S89° 17' 00" E
L8	158.80'	N89° 30' 00" E
L9	21.01'	S89° 32' 15" E
L10	285.17'	N89° 07' 00" E
L11	166.87'	N89° 30' 00" E

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
MUTUAL ACCESS & UTILITY EASEMENT	M.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
BODYPARK EASEMENT	B.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

BOUNDARY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	88.01'	330.00'	011° 27' 41"	88.20'	S88° 17' 00" E



OFF-SITE TRAIL NOTES:
OFF-SITE TRAIL, SIDEWALK SHOWN IS SUBJECT TO THE CITY OF WAXAHACHE TAKING TITLE TO THE PROPERTY

PROJECT CONTACT LIST	
OWNER BONAC WAX DEVELOPMENT LLC P.O. BOX 99011 SOUTH AVE, TEXAS 76787 CONTACT: KEVIN MERTZ PHONE: 817-779-4711	DEVELOPER CR FITNESS HOLDINGS, LLC ADDRESS: 8428 TALKING TREE CT CLARKSBURG, GA 30009 CONTACT: KELSEY CARSON PHONE: 816-888-8723
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (409) 213-1787 TX. P.E. #11622	ARCHITECT PHILIPPE PARTISHERSHIP 8001 PEACHTREE DUNWOODY RD SUITE A-60 ATLANTA, GA 30338 CONTACT: BRAD REARDON PHONE: 770-384-1616
PLANNING STATISTICAL CONSULTING SERVICES INC. 6000 TERRYSON PARKWAY, SUITE 309 DALLAS, TEXAS 75224 CONTACT: MICHAEL J. MURPHY PHONE: 214-473-3883	

BENCHMARK
THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM. TREE SPACES BY SHOWN ON LEICA SCOPES NORTH TEXAS SMARTNET NETWORK.
BM 1
OUT 7" IN TOP OF CURB INLET ON THE NORTH SIDE OF 28500 BESSIE BLVD APPROXIMATELY 16 FEET EAST OF THE EAST R.O.W. OF U.S. HIGHWAY 77
ELEVATION = 622.87'
BM 2
P.L. NAIL WITH NUMBER STAMPED "5017" AT THE INTERSECTION OF "SOUTH HILL DRIVE" & "SOUTH HILL DRIVE" ON COUNTRY MEADOWS ADDRESS PHASE 1 AT THE SOUTHWEST CORNER OF THE "CORNER" PAVEMENT
ELEVATION = 621.71'

FLOOD PLAIN NOTE
BY GRAPHIC PLOTTING ONLY THE SUBJECT TRACT SHOWN HEREON LIES WITHIN ZONE AE, DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO SURCHARGE BY THE 1% ANNUAL CHANCE FLOOD (BASED FLOOD ELEVATIONS DETERMINED). A PORTION OF TRACTS 1 AND 2 SHOWN HEREON LIE WITHIN ZONE X UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". A PORTION OF TRACT 2 LIES WITHIN ZONE X SHADDED DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48360C0002, DATED OCTOBER 16, 2023. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY HEREON THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ZDC-173-2025
OVERALL CONCEPT PLAN
CRUNCH FITNESS
THE PLAZA AT BESSIE COLEMAN
LOT 7, BLOCK A
CITY OF WAXAHACHE
ELLIE COUNTY, TEXAS 75165

NO.	DATE	DESCRIPTION	BY
1	09/17/25	1ST SITE PLAN SUBMITTAL	KP
2	11/19/25	1ST ZONING SUBMITTAL	KP
3	12/31/25	2ND ZONING SUBMITTAL	KP
4	01/20/26	3RD ZONING SUBMITTAL	KP
5	01/20/26	4TH ZONING SUBMITTAL	KP
6	02/03/26	5TH ZONING SUBMITTAL	KP

02/03/26

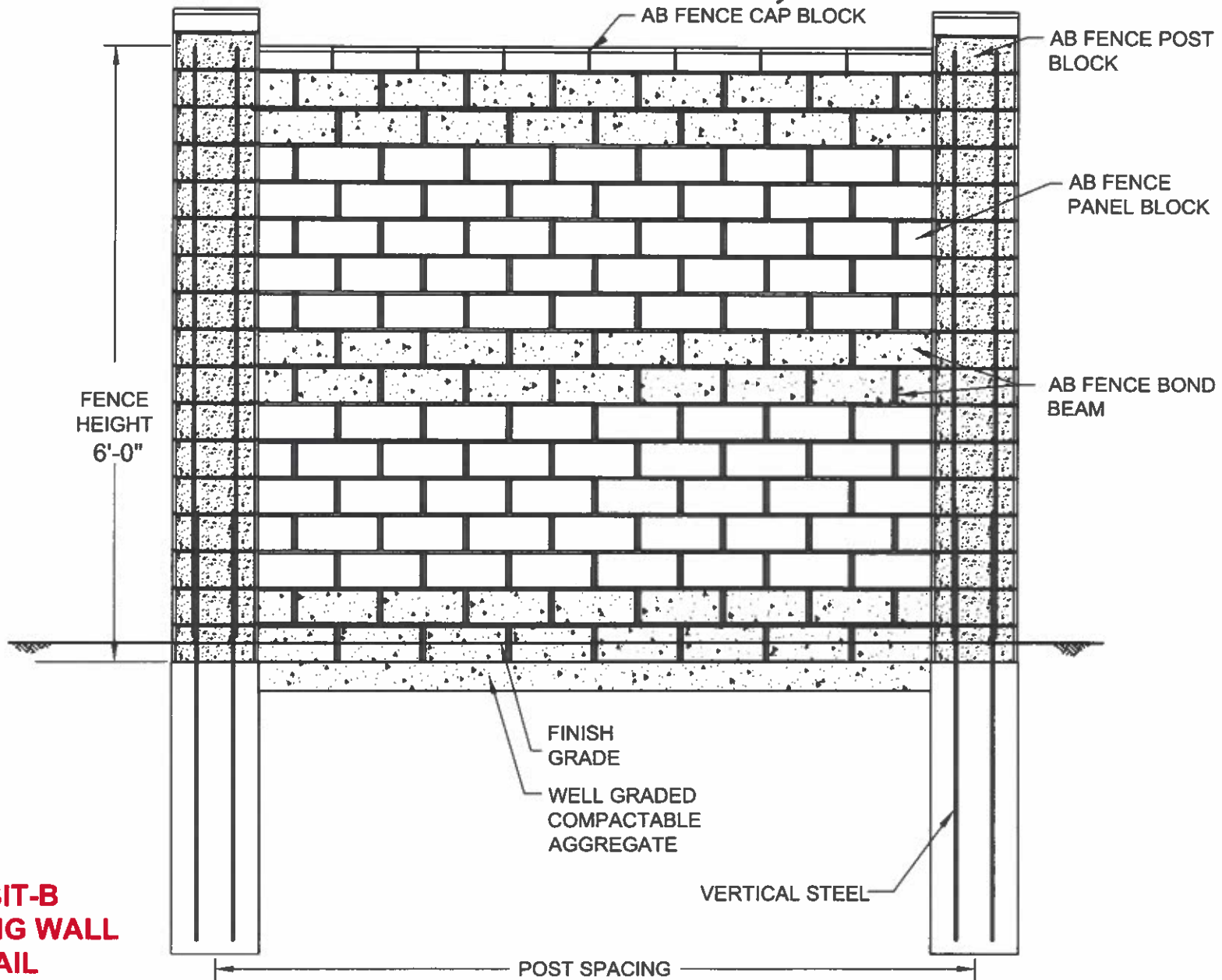
TRIANGLE ENGINEERING LLC
14823128817 48211214 1 48211214
W. 48211214 48211214 1 48211214
Planning | CM Engineering | Construction Management
P.E. | DEC. DATE SCALE PROJECT NO. SHEET NO.
KP 55 09/17/25 10:00' 127-25 127-25
TX. P.E. #11622 OCP

EXHIBIT H TRAIL EXTENSION CONCEPT PLAN




EXHIBIT B SCREENING WALL DETAIL

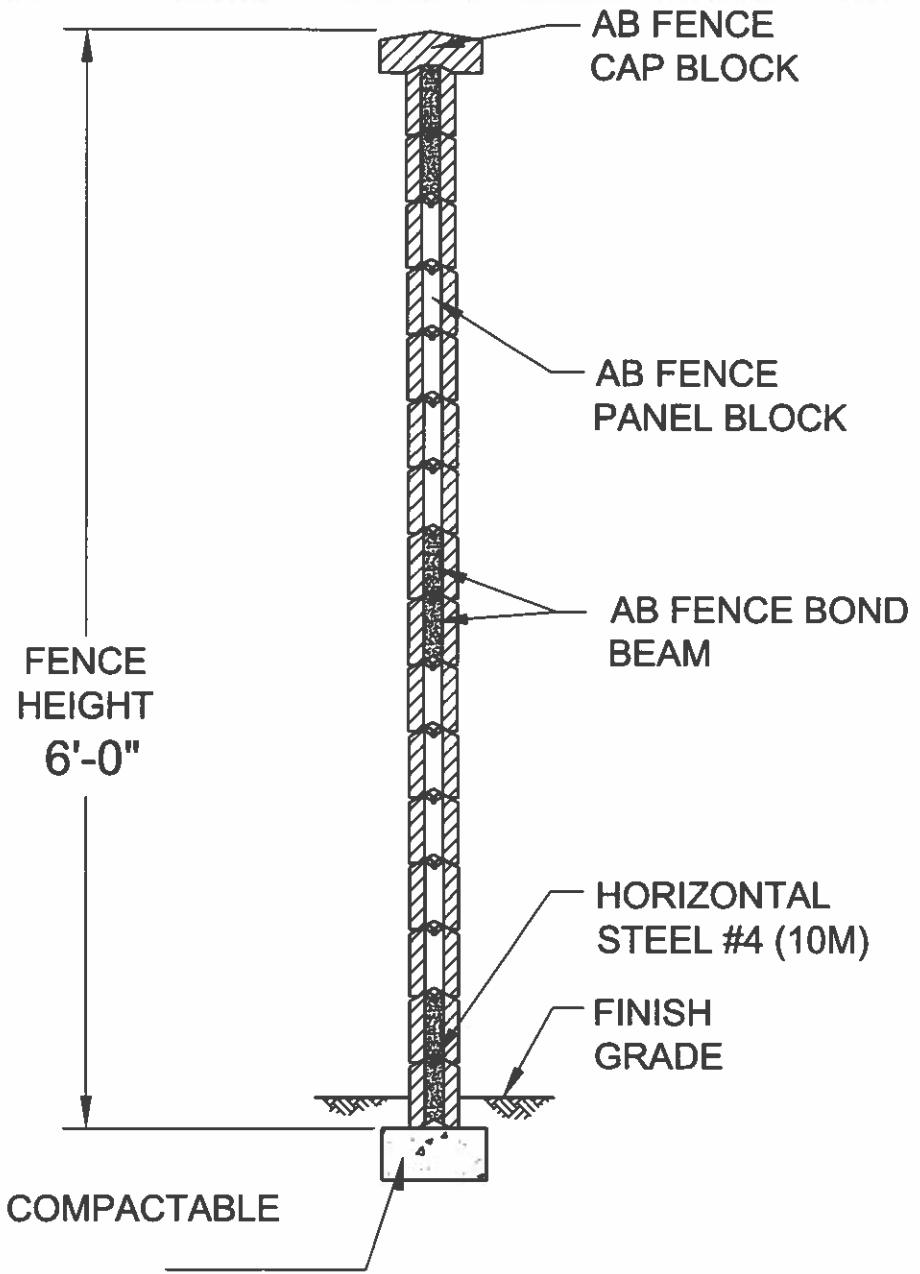
(8)



**EXHIBIT-B
SCREENING WALL
DETAIL**


Designed By:	Title: AB FENCE PANEL ELEVATION	Date:
Checked By:	 <p>The purpose of this drawing is for preliminary design only. This drawing should not be used for final design or construction without the certification of a professional engineer registered in the state in which the fence will be built. The accuracy and use of details contained in this document are the sole responsibility of the user. The user must verify each detail for accuracy as they pertain to their particular project. © 2005 Allan Block</p>	Project No:
Scale: NOT TO SCALE		Drawing No:

(8)

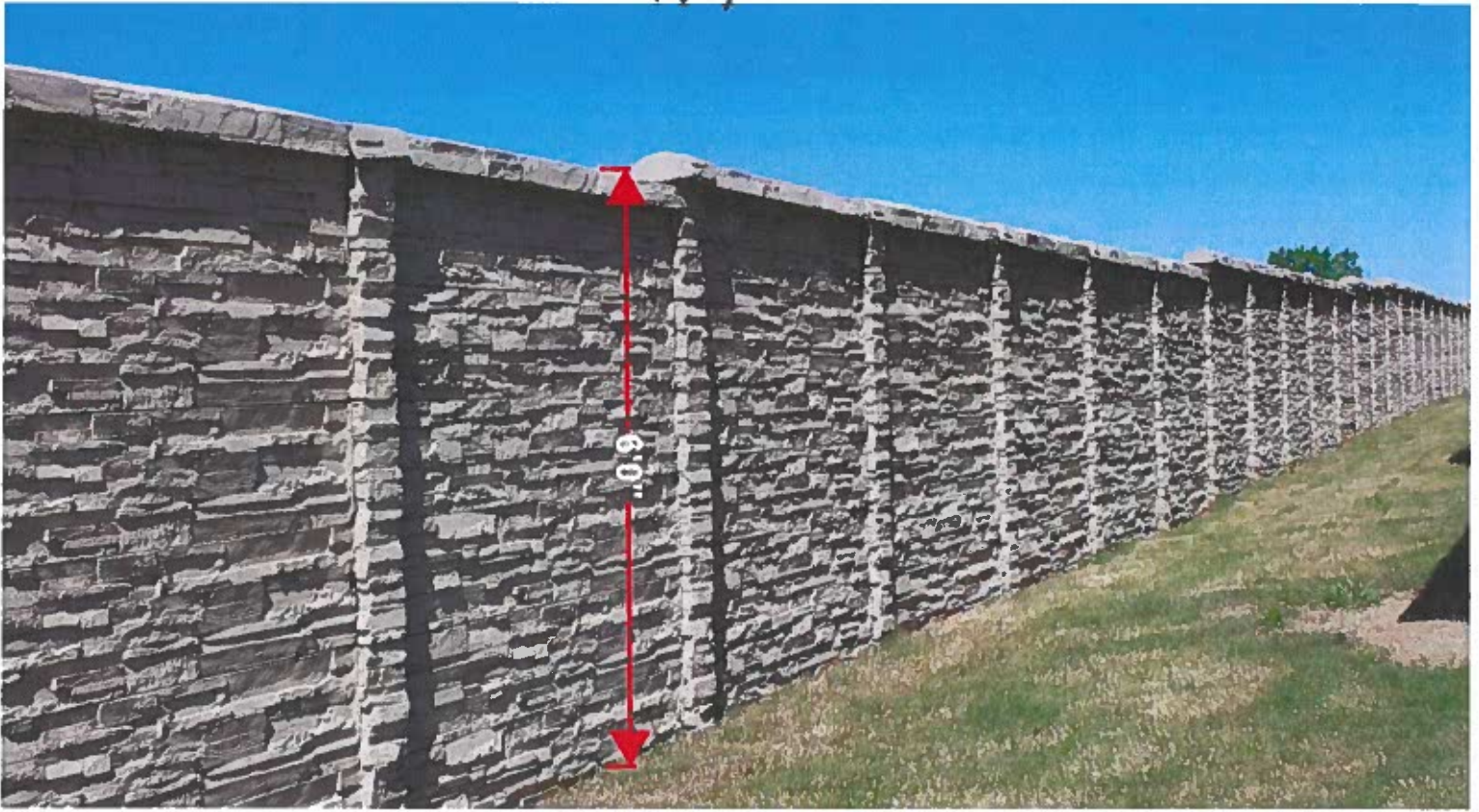


**EXHIBIT-B
SCREENING WALL
DETAIL**

WELL GRADED COMPACTABLE
AGGREGATE

Designed By:	Title: AB FENCE PANEL SECTION	Date:
Checked By:	 <p>The purpose of this drawing is for preliminary design only. This drawing should not be used for final design or construction without the certification of a professional engineer registered in the state in which the wall will be built. The accuracy and use of details contained in this document are the sole responsibility of the user. The user must verify each detail for accuracy as they pertain to their particular project. © 2005 Allan Block</p>	Project No:
Scale: NOT TO SCALE		Drawing No:

(8)



**EXHIBIT-B
SCREENING WALL**

(8)



CR FITNESS: CRUNCH FITNESS

Operational Plan November 2025

MISSION: NO JUDGEMENTS

Some may call it a tagline, but for us, it's a way of life. It's our Monday-thru-every-day mantra. an Unfiltered philosophy that drives us to create a community and a gym for all.

No judgements means room for everyone, regardless of shape, size, age, race, gender, or fitness level. No matter your workout of choice, we want you to feel good while reaching your goals

(8)

WHY WE DO WHAT WE DO

We started modestly as one small gym in a humble basement studio in New York City's Greenwich Village in 1989 as a welcoming place for a diverse group of people to get fit. While we believe in the power of fitness to improve lives, we also know exercise is hard work and everyone can use a little more motivation. So we've fused fitness and entertainment so that we can make serious exercise fun.

(8)



OUR GYMS

Our gyms are filled with the best strength and cardio equipment in the industry - all the essentials you need for a great workout.

Our world-class personal trainers work with you to experience all the awesomeness that Crunch has to offer at an incredibly low price

(8)



Hours of Operation:

5:00AM - 11:00PM M-Th

5:00am - 10:00PM Fri

7:00am - 7:00PM Sun Sat

Employment Opportunity: a typical club employs between 13-20 people with 5-8 employees working each shift. Staff members work as cleaning attendants to monitor and maintain cleanliness in zones throughout the gym using electrostatic sanitization sprayers and professional cleaners for deep disinfection.

Group Fitness Classes are available at each gym including Zumba, Pilates, Yoga, HIIT, Ride, ETC.

The membership plans range from \$9.99 a month to \$29.99 depending on additional perks and benefits selected. Including Tanning, Personal Training Opportunities, and Rest and Recovery access

CR FITNESS

CR Fitness is the leading Crunch franchisee in the Crunch system in regards to size, profitability, and operational success. They currently operate around 50 clubs Florida, Atlanta, Charlotte, NC, and northern Dallas, TX markets. CR Fitness has plans to grow to 100 clubs in the next five years. Club size typically ranges between 35,000 - 40,000sqft

Texas Location



Florida Location

(8)



(8)



THANK YOU!

STATE OF TEXAS

§
§
§

DEVELOPMENT AGREEMENT FOR
CRUNCH FITNESS

COUNTY OF ELLIS

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the City of Waxahachie, Texas ("City"), and Bomac Wax Investments LLC ("Owner" or "Developer?") (individually, a "Party" and collectively, the "Parties") to be effective (the "Effective Date") on the latest date executed by a Party.

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

WHEREAS, Developer (Owner?) is developing in the City of Waxahachie on approximately 17.783 acres of land generally located directly adjacent to 170 Bessie Coleman Boulevard, Parcel Number 223131 in the City (the "Property"), and a legal description and depiction of the Property is attached hereto as Exhibit A and incorporated by reference; and

WHEREAS, Owner (or Developer) has agreed to construct at its cost a six-foot (6') wide concrete walking trail ("Trail") from its Property to Mustang Creek Park, as depicted on the Overall Concept Plan, attached hereto as Exhibit B and incorporated by reference; and

WHEREAS, the foregoing Property was rezoned by the City Council on or about April 6, 2026, when the City Council approved a Planned Development for the Property, contained in Ordinance No. _____, and this Agreement seeks to incorporate, in part, the negotiated and agreed upon development standards contained in the underlying zoning ordinance, as may be amended, and/or this Development Agreement, to recognize Developer's reasonable investment-backed expectations in the Development, as may be amended, and as more fully described herein.

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

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

(9)

B. Further, prior to the issuance of any certificate of occupancy for the Crunch Fitness structure, the Owner at its sole cost, and subject to City inspection and approval, shall construct a 6' concrete walking trail connection that extends along the southern portion of the Property from the southwest corner of the Property to Mustang Creek Park, as such Trail is depicted in Exhibit B. Further, prior to the issuance of a certificate of occupancy for the Crunch Fitness structure, the Owner at its cost, shall dedicate approximately 10 acres of land known as Ellis Appraisal District Property ID 189996, where the Trail is situated, to be incorporated into Mustang Creek Park, as shown in Exhibit B, attached hereto and incorporated herein. The Trail shall be dedicated to the City in fee simple, with such dedication instrument to be mutually agreed upon by the Parties to this Agreement.

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

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

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

5. **Exactions/Infrastructure Costs.** Both the City and Developer have been represented by legal counsel in the negotiation of this Agreement and been advised or each has had the opportunity to have legal counsel review this Agreement and advise them, regarding Developer's and the City's rights under Texas and federal law. Developer and the City hereby waive any requirement that the other retain a professional

(9)

engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code and any exemptions from impact fees under current or future law; however, notwithstanding the foregoing and to the extent permitted by law, Developer hereby releases the City from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

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

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

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

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

If to Developer: Triangle Engineering, Inc.
1782 W. McDermott Drive
Allen, TX 75013
Attention: _____

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

(9)

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

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

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

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

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

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

16. **Notification of Sale or Transfer; Assignment of Agreement.** Except with respect to a sale or transfer to a related entity of Developer, Developer shall notify the City in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the City, but upon written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will become an Developer of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement. Except with respect to a sale or transfer to a related entity of Developer, a copy of each assignment shall be provided to the City within ten (10) business days after

execution. Provided that the successor Developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement and/or the building has been constructed on the Property as provided in this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon such transfer. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

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

18. **Effect of Recitals.** The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

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

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

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

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

23. **Miscellaneous Drafting Provisions.** This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be

(9)

construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

(9)

CITY:

THE CITY OF WAXAHACHIE, TEXAS

By: _____
Name: Ricky Boyd
Title: City Manager

STATE OF TEXAS)
)
COUNTY OF ELLIS)

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

Notary Public, State of Texas
My Commission Expires: _____

(9)

DEVELOPER:

Bomac Wax Investments LLC, a Texas
(corporation)

By: _____

Name: _____

Title: _____

STATE OF _____)

COUNTY OF _____)

This instrument was acknowledged before me on the ___ day of _____, 202__, by _____ in his/her capacity as _____ of _____, a _____, known to be the person whose name is subscribed to the foregoing instrument, and that he/she executed the same on behalf of and as the act of Developer.

Notary Public, State of _____

My Commission Expires: _____

(9)

EXHIBIT A

(Property Legal Description)

Property Description: Ellis County Appraisal District Parcel Number 223131.

(a)

EXHIBIT B

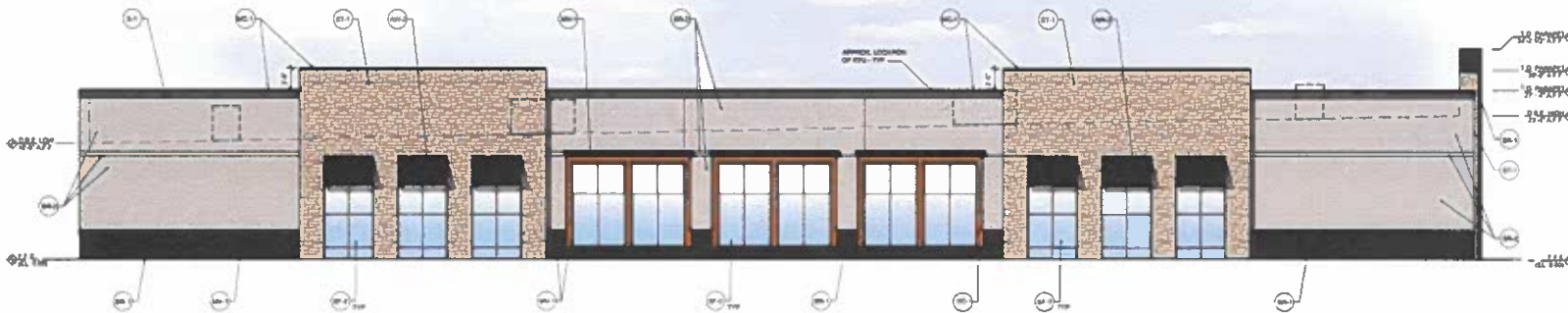
(Building Materials/Elevations)

(9)

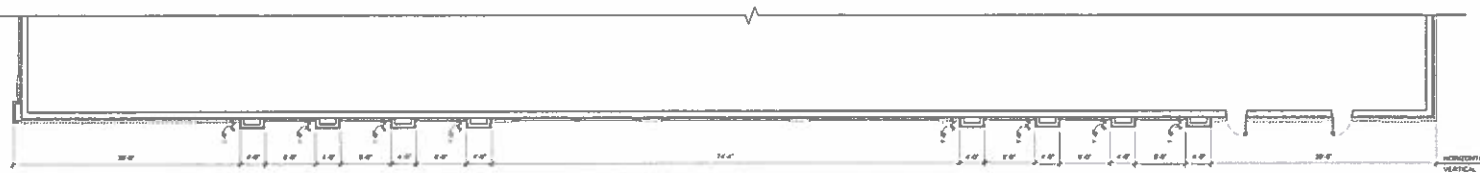
LEADER
 (1) MATERIAL SYMBOLS
 (2) DIMENSION LINES

EXTERIOR FINISH SCHEDULE

ITEM	DESCRIPTION
101	PAINT: EXTERIOR WALLS, CEILING, FLOOR TO MATCH EXISTING TRAFFIC BLACK
102	ALUMINUM THERMALLY-BREAKING 6061-T6 SLIDING GLASS DOOR FOR SUBMITTAL
103	MODULAR BRICK VENEER - BRICK TO MATCH EXISTING BRICK
104	MODULAR BRICK VENEER - BRICK TO MATCH EXISTING BRICK
105	DOWNSPOUTS - PRE-FABRICATED METAL DOWNSPOUTS AND SCUPPERS COLOR TO MATCH BRICK
106	PAINT: INTERIOR WALLS TO MATCH EXISTING BRICK VENEER
107	EXTERIOR LIGHT FIXTURES
108	PAINT: CEILING TO MATCH EXISTING BRICK VENEER
109	PAINT: CEILING TO MATCH EXISTING BRICK VENEER
110	PAINT: CEILING TO MATCH EXISTING BRICK VENEER
111	ALUMINUM THERMALLY-BREAKING 6061-T6 SLIDING GLASS DOOR FOR SUBMITTAL
112	DOWNSPOUTS - PRE-FABRICATED METAL DOWNSPOUTS AND SCUPPERS COLOR TO MATCH BRICK
113	EXTERIOR LIGHT FIXTURES
114	PAINT: CEILING TO MATCH EXISTING BRICK VENEER
115	PAINT: CEILING TO MATCH EXISTING BRICK VENEER
116	PAINT: CEILING TO MATCH EXISTING BRICK VENEER
117	PAINT: CEILING TO MATCH EXISTING BRICK VENEER
118	PAINT: CEILING TO MATCH EXISTING BRICK VENEER
119	PAINT: CEILING TO MATCH EXISTING BRICK VENEER
120	PAINT: CEILING TO MATCH EXISTING BRICK VENEER

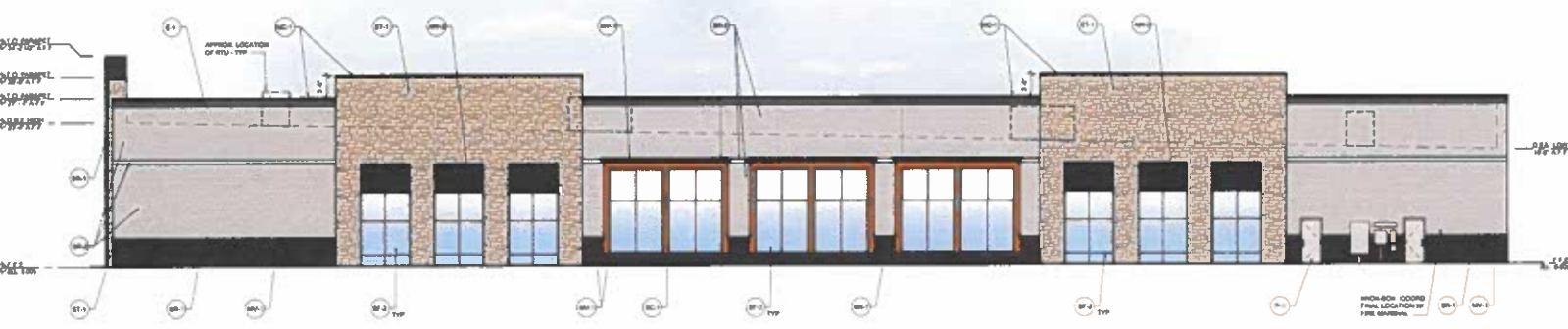


1 SIDE ELEVATION (EAST)
 SCALE: 1/4" = 1'-0"

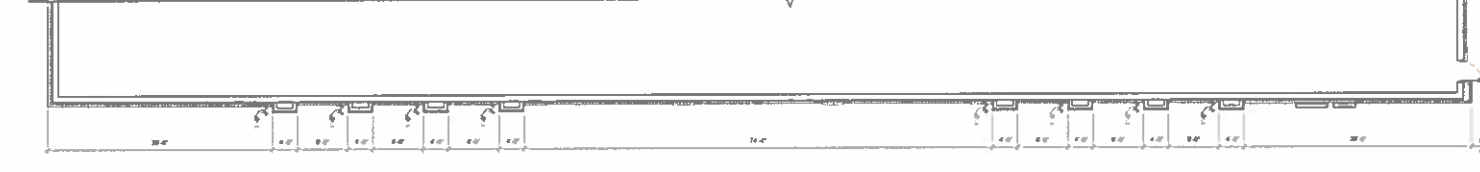


DESCRIPTION	AREA
BRICK VENEER	4,338.00 SF
FACADE AREA	24.00
DOOR	24.00
WALL AREA	4,338.00 SF
STORMDOOR READY SIP	1.00 SF
STORMDOOR PROVIDED	1,288.00 SF (98.7%)
WALL AREA W/O STORMDOOR	3,050.00 SF
SIP AREA MASONRY REQ	4,338.00 SF
MASONRY PROVIDED	4,338.00 SF (100%)

SIDE ELEVATIONS	
ARTICULATION CALCULATIONS	
HORIZONTAL	
REQUIRED	
MAXIMUM DISTANCE BETWEEN ARTICULATIONS	27'-0" x 3'-0" = 81'-0"
MINIMUM DEPTH OF OFFSET	27'-0" x 0.25' = 6'-7 1/2"
MINIMUM LENGTH OF OFFSET	27'-0" x 0.25' = 6'-7 1/2"
PROVIDED	
MAXIMUM DISTANCE BETWEEN ARTICULATIONS	14'-0"
OFFSET LENGTH	0'-0" x 1.4 = 0'-0" TOTAL
OFFSET DEPTH	1'-0" x 0.25 = 0'-0" TOTAL
VERTICAL	
REQUIRED	
MAXIMUM DISTANCE BETWEEN ARTICULATIONS	27'-0" x 3'-0" = 81'-0"
MINIMUM ARTICULATIONS	27'-0" x 0.25' = 6'-7 1/2"
PROVIDED	
MAXIMUM DISTANCE BETWEEN ARTICULATIONS	14'-0" TOTAL
ARTICULATION OFFSET HEIGHT	0'-0" x 0.25' = 0'-0" TOTAL



2 SIDE ELEVATION (WEST)
 SCALE: 1/4" = 1'-0"



DESCRIPTION	AREA
BRICK VENEER	4,338.00 SF
FACADE AREA	24.00
DOOR	24.00
WALL AREA	4,338.00 SF
STORMDOOR READY SIP	1.00 SF
STORMDOOR PROVIDED	1,288.00 SF (98.7%)
WALL AREA W/O STORMDOOR	3,050.00 SF
SIP AREA MASONRY REQ	4,338.00 SF
MASONRY PROVIDED	4,338.00 SF (100%)

SIDE ELEVATIONS	
ARTICULATION CALCULATIONS	
HORIZONTAL	
REQUIRED	
MAXIMUM DISTANCE BETWEEN ARTICULATIONS	27'-0" x 3'-0" = 81'-0"
MINIMUM DEPTH OF OFFSET	27'-0" x 0.25' = 6'-7 1/2"
MINIMUM LENGTH OF OFFSET	27'-0" x 0.25' = 6'-7 1/2"
PROVIDED	
MAXIMUM DISTANCE BETWEEN ARTICULATIONS	14'-0"
OFFSET LENGTH	0'-0" x 1.4 = 0'-0" TOTAL
OFFSET DEPTH	1'-0" x 0.25 = 0'-0" TOTAL
VERTICAL	
REQUIRED	
MAXIMUM DISTANCE BETWEEN ARTICULATIONS	27'-0" x 3'-0" = 81'-0"
MINIMUM ARTICULATIONS	27'-0" x 0.25' = 6'-7 1/2"
PROVIDED	
MAXIMUM DISTANCE BETWEEN ARTICULATIONS	14'-0" TOTAL
ARTICULATION OFFSET HEIGHT	0'-0" x 0.25' = 0'-0" TOTAL



PHILLIPS

PHILLIPS ASB NUMBER _____

DATE _____

DESIGNER _____

CLIENT _____

CRUNCH FITNES

PLAZA AT SEBBIE COLLEGE

BALTIMORE, MD 21201

PHILLIPS ASB NUMBER _____

DATE _____

DESIGNER _____

CLIENT _____

EXTERIOR CONCEPT ELEVATIONS

SHEET NUMBER

SK-2

(9)

EXHIBIT C

(Land Dedication Legal Description & Depiction)

Property Description: Ellis County Appraisal District Parcel Number 189996.

Planning & Zoning Department (10)

Zoning Staff Report

Case: ZDC-3-2026



MEETING DATE(S)

Planning & Zoning Commission: March 10, 2026
City Council: April 6, 2026

CAPTION

Public Hearing on a request by Derrick Kindred Jr for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use within a Single-Family-1 (SF-1) and Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district located at 162 Aria Drive (Property ID 300448) - Owner: Derrick Kindred Jr. & Zahna Kindred (ZDC-3-2026)

RECOMMENDED MOTION

"I move to approve ZDC-3-2026, Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet in use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

ACTION SINCE THE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on March 10, 2026, the Commission voted 7-0 to recommend approval of case number ZDC-3-2026, subject to the initial conditions of the staff report.

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) for an enclosed Accessory Structure exceeding seven hundred (700) square feet.

CASE INFORMATION

Applicant: Derrick Kindred Jr
Property Owner(s): Derrick Kindred Jr. & Zahna Kindred
Site Acreage: 1.49 acres
Current Zoning: Single-Family-1 (SF-1) & Planned Development-23-Single-Family-1 (PD-23-SF-1)
Requested Zoning: Single-Family-1 (SF-1) & Planned Development-23-Single-Family-1 (PD-23-SF-1) with a SUP for an accessory structure exceeding seven hundred (700) square feet.

SUBJECT PROPERTY

General Location: 162 Aria Drive
Parcel ID Number(s): 300448
Existing Use: Single-Family Residence

Development History:

A plat for Tuscan Estates, Lot 19, Block A was filed for the subject property on August 20, 2023.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-1 & PD-23-SF-1	Single-Family Residence
East	PD-23-SF-1	Single-Family Residence
South	PD-23-SF-1	Single-Family Residence
West	SF-1 & PD-23-SF-1	Undeveloped Land

Future Land Use Plan:

Residential Neighborhood

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via Aria Drive.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to construct an accessory structure which exceeds seven hundred (700) square feet at 162 Aria Drive. The City of Waxahachie Zoning ordinance requires City Council to approve a SUP to allow accessory structures over 700 square feet in size.

Proposed Use:

According to the Ellis County Appraisal District, the existing single-family dwelling is approximately 4,695 square feet. The proposed accessory structure is one-story and has an area of 1,500 square feet. The proposed accessory structure does meet the setback requirements of the Waxahachie Zoning Ordinance for accessory structures in the Planned Development-23-Single-Family-1 (PD-23-SF-1) & Single-Family-1 (SF-1) zoning districts. The exterior of the accessory structure is comprised entirely of metal panels and is proposed to be used as a storage and personal recreation uses. In addition, the space will not be used as a parking space for personal vehicles; and the proposed structure will utilize electricity and plumbing that won't be separately metered from the primary structure.

The applicant has confirmed to staff that the structure will not be used as a dwelling or short-term rental and will not be metered, sold, or leased separately from the existing primary structure. The applicant also noted that this structure will not be used for commercial purposes.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 10 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received zero (0) letters of opposition and one (1) letter of support for the SUP request.

RECOMMENDATION

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

Conditions:

1. The accessory structure shall not be used as a dwelling without a Specific Use Permit approved by City Council.
2. The accessory structure shall not be used as a short-term rental without a Specific Use Permit that has been approved by City Council.
3. The accessory structure shall not be used for commercial purposes.
4. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
5. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.
6. In the event this structure is used for vehicle parking, the driveway must be extended to the structure's entrance for access.

ATTACHED EXHIBITS

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

(10)

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley

Planner

caleb.ensley@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

Trenton.Robertson@waxahachie.com

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE EXCEEDING SEVEN HUNDRED (700) SQUARE FEET USE WITHIN THE SINGLE-FAMILY-1 (SF-1) & PLANNED DEVELOPMENT-23-SINGLE-FAMILY-1 (PD-23-SF-1) ZONING DISTRICT, LOCATED AT 162 ARIA DRIVE, BEING PROPERTY ID 300448, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 19, BLOCK A OF THE TUSCAN ESTATES SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

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

WHEREAS, a proper application for a SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-3-2026. 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-1 & PD-23-SF-1 to SF-1 & PD-23-SF-1, with a SUP in order to permit an Accessory Structure exceeding seven hundred (700) square feet use on the following property: Lot 19, Block A of the Tuscan Estates Subdivision, which is shown on Exhibit A, in accordance with the Operational Plan attached as Exhibit B, Site Plan attached as Exhibit C, Floor Plan attached as Exhibit D, and the Elevation and Façade Plan Attached as Exhibit E.

SPECIFIC USE PERMIT

Purpose and Intent

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

(11)

Specific Use Permit

FOR THE OPERATION OF A SPECIFIC USE PERMIT FOR AN ACCESSORY STRUCTURE EXCEEDING SEVEN HUNDRED (700) SQUARE FEET USE IN A SINGLE-FAMILY-1 (SF-1) & PLANNED DEVELOPMENT-23-SINGLE-FAMILY-1 (PD-23-SF-1) ZONING DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The accessory structure shall not be used as a dwelling without a Specific Use Permit that has been approved by City Council.
2. The accessory structure shall not be used as a short-term rental without a Specific Use Permit that has been approved by City Council.
3. The accessory structure shall not be used for commercial purposes.
4. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
5. In the event this structure is used for vehicle parking, the driveway must be extended to the structure's entrance for access.
6. The accessory structure shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department before constructing the accessory structure.
7. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A - Location Map, Exhibit B – Operational Plan, Exhibit C – Site Plan, Exhibit D – Floor plan, Exhibit E – Elevation and Façade Plan.
8. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
9. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance as approved by City Council, shall conform to those requirements and/or standards prescribed in Exhibits B – Operational Plan, Exhibit C – Site Plan, Exhibit D – Floor Plan, and Exhibit E- Elevation and Façade Plan. Where regulations are not specified in Exhibits B, C, and D or this Zoning Ordinance, the regulations of the Single Family-1 (SF-1) Zoning District and the City of Waxahachie Zoning Ordinance shall apply to this development.
10. City Council shall have the right to review the Specific Use Permit at any point, if needed.

Compliance

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

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

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

PASSED, APPROVED AND ADOPTED on this 6th day of April, 2026.

MAYOR

ATTEST:

City Secretary

(11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-3-2026

RECEIVED FEB 25 2026

WICKLIFF JAY D & KELLY B
216 VALLABHAN DR
WAXAHACHIE, TX 75165-9015

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 10, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 6, 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 Kindred Jr for a **Specific Use Permit (SUP)** for an **Accessory Structure exceeding seven hundred (700) square feet** use within a Single-Family-1 (SF-1) and Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district located at 162 Aria Drive (Property ID 300448) - Owner: Derrick Kindred Jr. & Zahna Kindred (ZDC-3-2026)

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-3-2026

City Reference: 300574

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **February 27, 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:

The lots in the neighborhood are all least an acre so this is proportional. Moreover, there is a fence around the property so it is not highly visible.

Jay Wickliff
Signature

2/12/26
Date

Jay Wickliff, Co-owner
Printed Name and Title

216 Vallabhan Dr.
Address
75165

(11)



CITY OF WAXAHACHIE - PROPERTY OWNER NOTIFICATION
ZDC-3-2026 - SUP - 700+ SQFT ACCESSORY STRUCTURE
162 ARIA DR - PON MAP

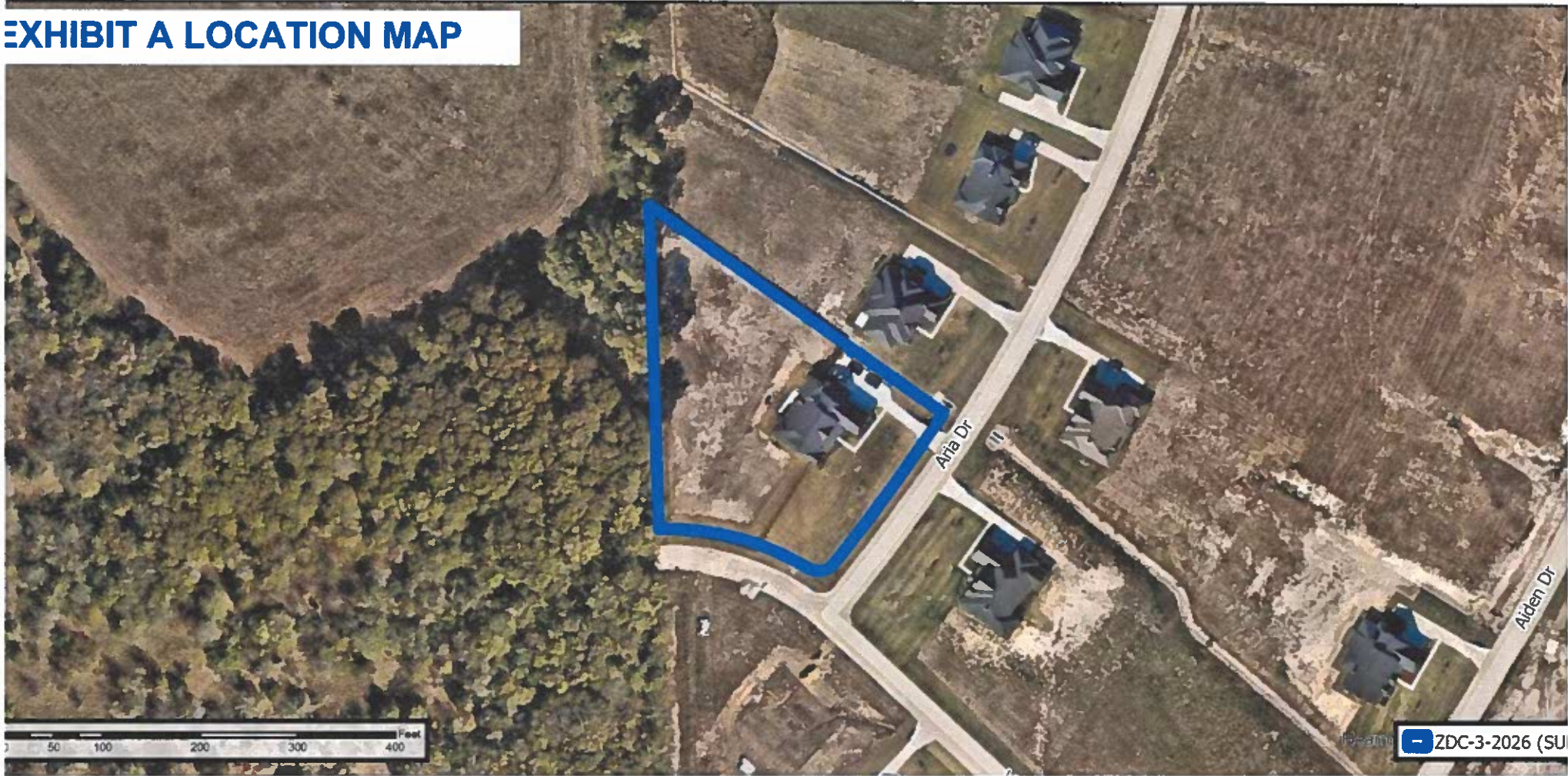


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Waxahachie for the sole purpose of geographic reference. No warranty is made by the City of Waxahachie regarding specific accuracy or completeness.



(11)

EXHIBIT A LOCATION MAP



Operational Plan

Reason for structure: *The proposed building is intended to serve as additional space used for general household storage, including lawn, garden, and maintenance equipment, as well as for personal fitness and recreational use. No cars will be parked inside this structure.*

1. *The accessory structure(s) shall not be used as a dwelling.*
2. *The accessory structure(s) shall not be used for commercial purposes.*
3. *The accessory structure(s) shall not be leased or sold separately from the primary residence*
4. *The accessory structure(s) shall not be used as a short-term rental (STR) or;*
5. *separately metered from the primary structure.*

Size of structure:

- Accessory Structure Building- 30W x 50L x 12ftH
- Lean-to Patio size- 10W x 50L x 12ft-10ft H
- *I confirm the height of the existing home accessory structures cannot exceed the height of the primary structure.*
- Our primary structure is ~29ft tall

Wil there be any exterior lighting? Yes, under the covered patio.

Building Size: 30W x 50L x 12H ft

Lean-to Patio size: 10W x 50L x 12-10H drop

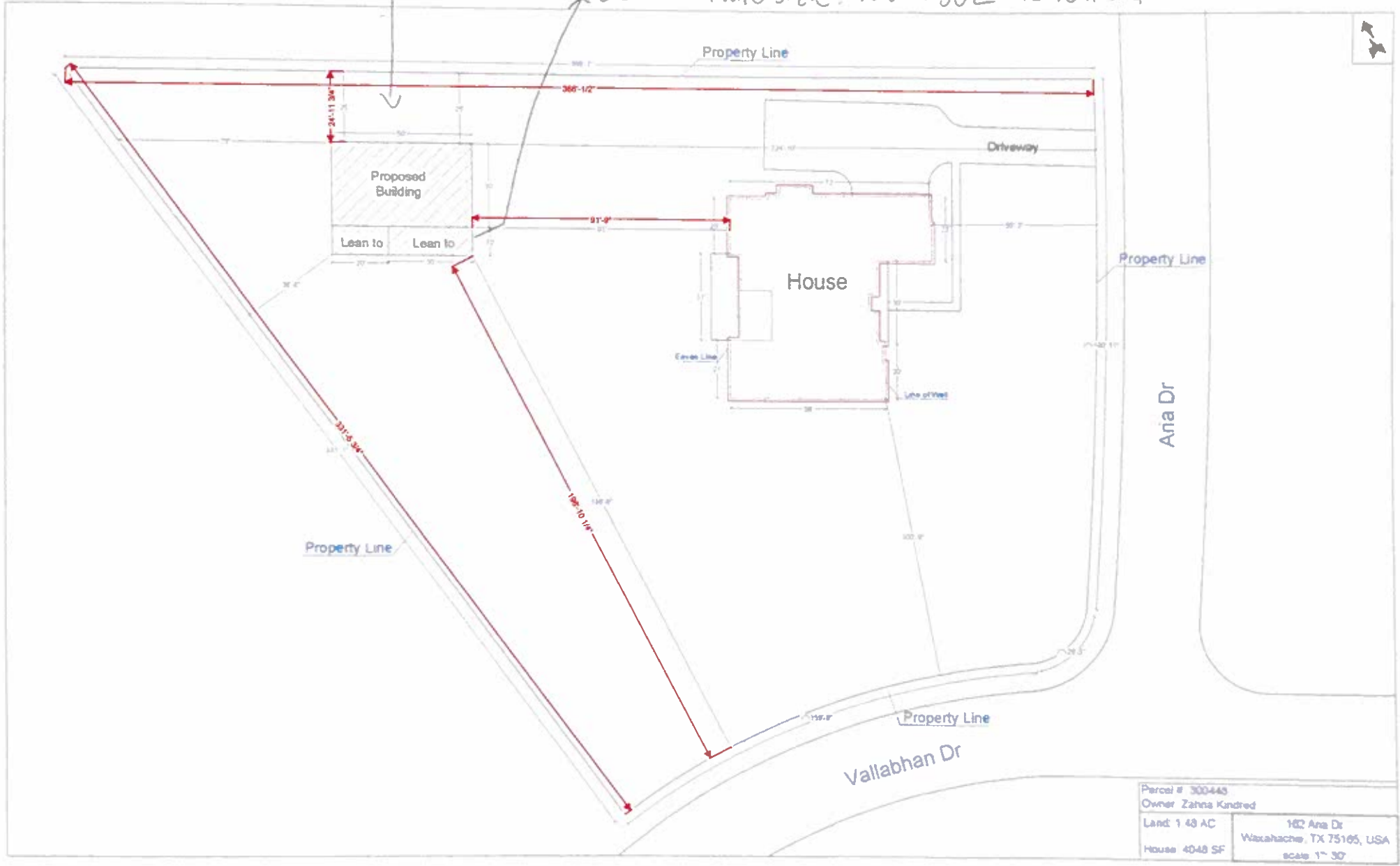
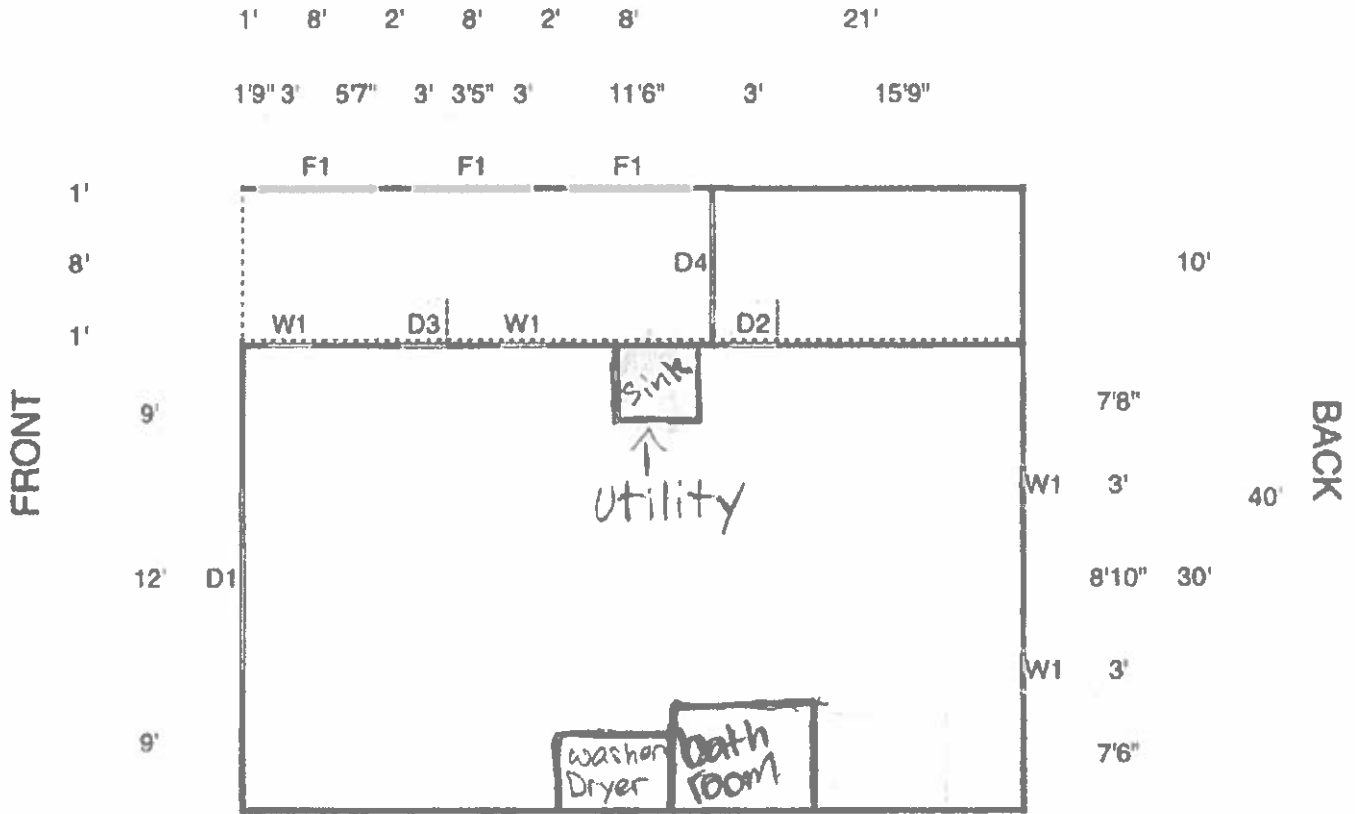


EXHIBIT D FLOOR PLAN (11)

WOLFSTEEL BUILDING

LEFT SIDE



50' ↓
toilet
Sink
Shower

* Will have electricity
* will have plumbing
* Not to Scale

RIGHT SIDE

SYMBOL LEGEND	
D1	12' x 12' Overhead Door (Non-Insulated)
W1	36"x36" Double Pane
D4	6' x 8' Rollup Door
—	Closed Wall
D2	Mobile Home Door (36' x 60')
D3	Heavy Duty Steel Door (36' x 84')
F1	Custom Size Framed-out
- - - -	Open Wall

#1759184002545586

#1759184002545586

Size: 30x50x12 (Building) lean-to size: 10x50
Main

Material: Tubular Building Metal

(11)

← Light Grey

Color: Ash Grey (picture color is a little different from real color but will match our house color)

will have electricity
will have plumbing

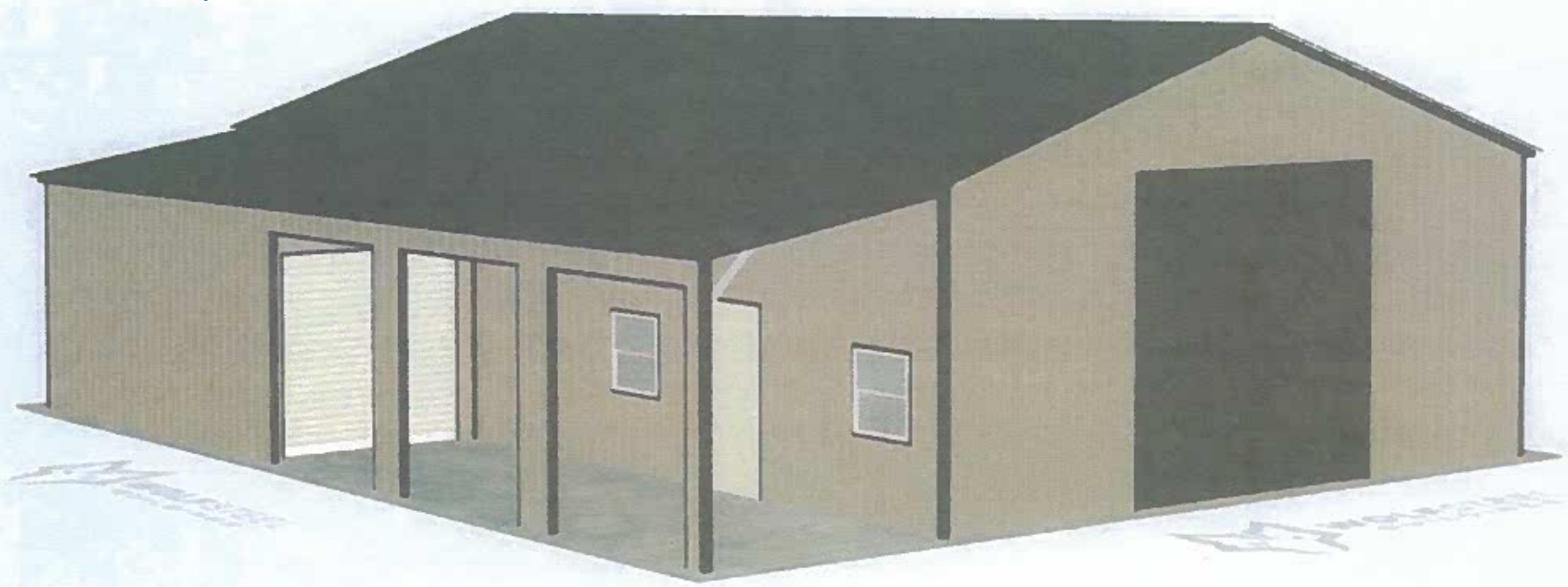


EXHIBIT E ELEVATION & FACADE PLAN

(11)



Planning & Zoning Department (12)

Zoning Staff Report

Case: ZDC-8-2026



MEETING DATE(S)

Planning & Zoning Commission: March 10, 2026
City Council: April 6, 2026

CAPTION

Public Hearing on a request by Eric Green for a **Specific Use Permit (SUP)** for an **Accessory Structure +700 Square feet** use within a Single Family-1 (SF-1) zoning district located at 120 Paradise Cove (Property ID 295591) - Owners: Eric Green & Susan Green (ZDC-8-2026)

RECOMMENDED MOTION

"I move to approve of ZDC-8-2026, a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet in use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly"

ACTION SINCE THE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on March 10, 2026, the Commission voted 7-0 to recommend approval of case number ZDC-8-2026, subject to the initial conditions of the staff report.

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet.

CASE INFORMATION

Applicant: Eric Green
Property Owner(s): Eric Green and Susan Green
Site Acreage: 1.0324 acres
Current Zoning: Single-Family-1 (SF-1)
Requested Zoning: SF-1 with a SUP for an accessory structure exceeding seven hundred (700) square feet.

SUBJECT PROPERTY

General Location: 120 Paradise Cove
Parcel ID Number(s): 295591
Existing Use: Single-Family Residence
Development History: The property is platted as Lot 13, Block A of the Lakeway Estates Subdivision.

Adjoining Zoning & Uses:

(12)

Directio	Zoning	Current Use
North	Single-Family Residence-1	Residential
East	Single-Family Residence-1	Residential
South	Single-Family Residence-1	Residential
West	Single-Family Residence-1	Residential

Future Land Use Plan:

Rural Estate

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via Paradise Cove.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to construct 1200 square foot carport at 120 Paradise Cove. The structure has a maximum height of 12', a width of 30', a length of 40' and will consist of metal panels. The structure will be located in the rear yard with an approach extending from the driveway. According to the Ellis County Appraisal District, the primary structure on the subject property is approximately 3,429 square feet. According to the Waxahachie Zoning Ordinance, any accessory structure over 700 square feet is required to obtain an SUP in the SF-1 Zoning District.

(12)

Proposed Use:

The applicant proposes to utilize the structure for personal parking. The structure will be used for the storage and protection of personal vehicles.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

Staff has received zero (0) letters of support and zero (0) letters of opposition to the SUP request.

RECOMMENDATION

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

Conditions:

1. The accessory structure shall not be used as a dwelling.
2. The accessory structure shall not be used for commercial purposes.
3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
4. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.

ATTACHED EXHIBITS

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

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

David Jones

Planner

david.jones@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com

OPERATIONAL PLAN

(12)

Waxahachie Planning & Zoning Department (SUP Application)

120 Paradise Cove Waxahachie TX 75165

Detached 30x40 Garage

USE FOR: Personal Vehicle storage

NOT USED FOR: Business, Living Area, or Rental Space

Eric T Green

(740) 319-4200

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE +700 SQUARE FEET USE WITHIN A SINGLE FAMILY-1 (SF-1) ZONING DISTRICT, LOCATED AT 120 PARADISE COVE, BEING PROPERTY ID 295591, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 13, BLOCK A IN THE LAKEWAY ESTATES SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, the described property is classified in said ordinance and any amendments thereto as SF-1; and

WHEREAS, a proper application for a SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-8-2026. 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-1 to SF-1, with a SUP in order to permit an Accessory Structure Exceeding Seven Hundred (700) square feet use on the following property: Lot 13, Block A of the Lakeway Estates subdivision, which is shown on Exhibit A, in accordance with the Site Plan attached as Exhibit B, and the Elevation/Façade Plan attached as Exhibit C.

SPECIFIC USE PERMIT

Purpose and Intent

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

Specific Use Permit

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

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

(13)

Compliance

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

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

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

PASSED, APPROVED AND ADOPTED on this 6th day of April, 2026

MAYOR

ATTEST:

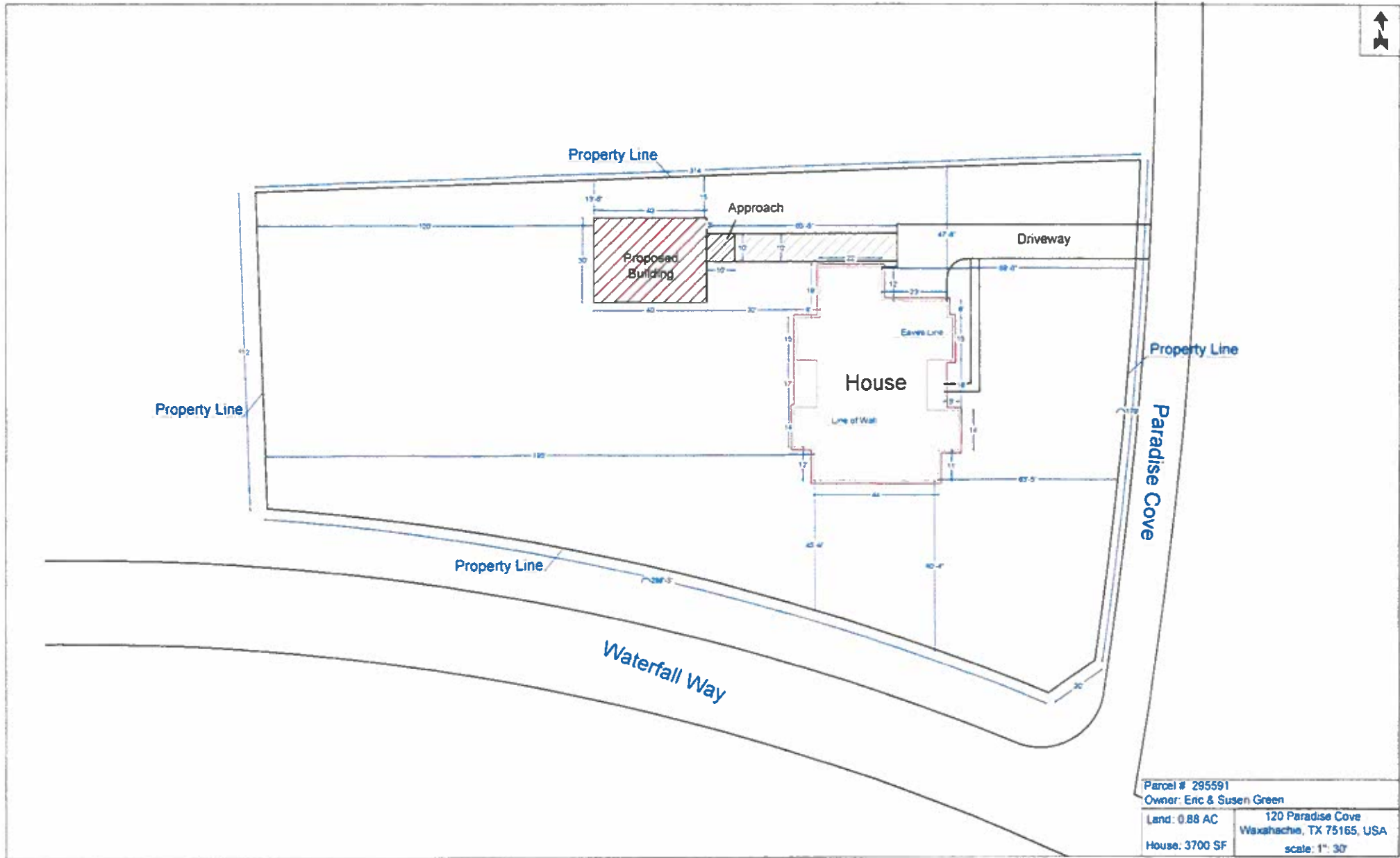
City Secretary

(13)



(13)

Exhibit B- Site Plan





TUBULAR BUILDING

00 - GENERAL	
A000	COVER SHEET
02 - ARCHITECTURAL	
A100	SITE PLAN
A201	FIRST FLOOR PLAN
A202	ROOF PLAN
A203	ELEVATIONS
A204	ELEVATIONS
03 - STRUCTURAL	
S301	ROOF SHEATHING PLAN
S302	SHEATHING ELEVATIONS
S303	SHEATHING ELEVATIONS
04 - PRESENTATION	
P01	SIMULATION
P02	SIMULATION
P03	SIMULATION



WOLF HILL BUILDINGS
 1200 Paradise Cv, Waxahatchie, TX 75165
 817-941-2888
 WWW.WOLFHILLBUILDINGS.COM

DATE	DESCRIPTION	BY

Eric & Susen Green - TUBULAR
 120 Paradise Cv, Waxahatchie, TX 75165

ARCHITECTURAL PLANS ARE SUBJECT TO CHANGE DUE TO BUILDING DEPARTMENT AND/OR OTHER AGENCY REQUIREMENTS.

PLEASE BE ADVISED THAT ON-SITE INSPECTIONS MAY OCCUR AND SOME DEVIATIONS FROM THE ORIGINAL ARCHITECTURAL PLANS MAY BE NECESSARY TO ACCOMMODATE UNFORESEEN OBSTACLES OR CHANGE CONSTRUCTION PROCESS.

COVER SHEET

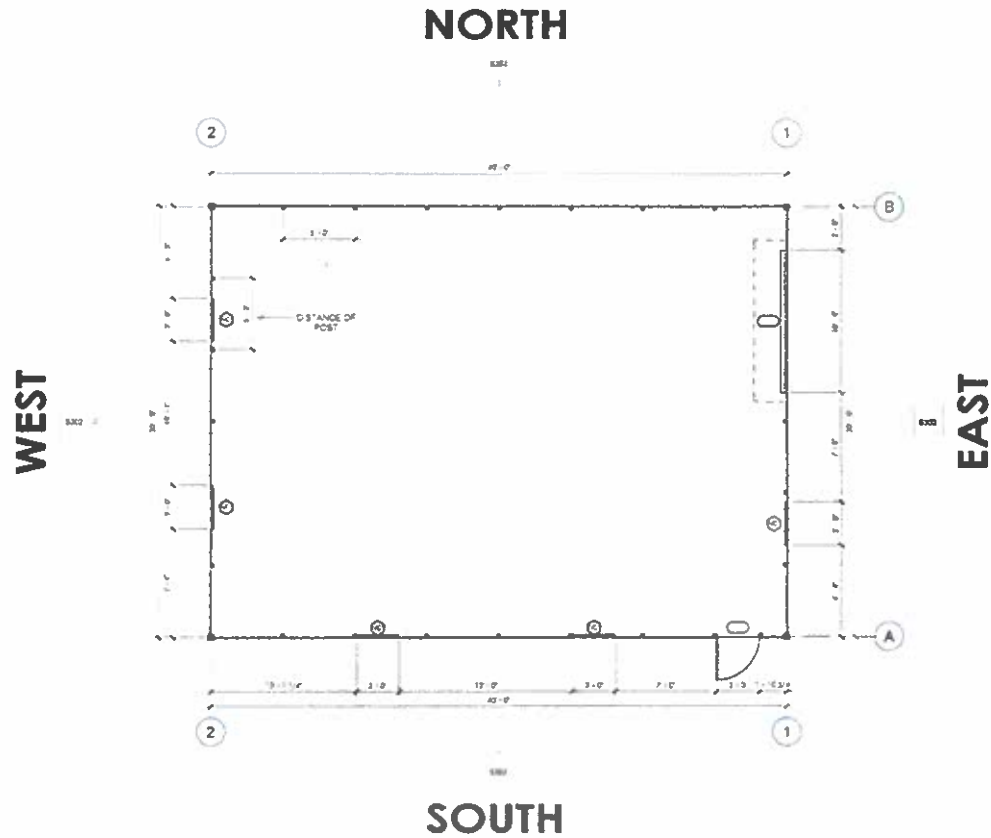
DATE	BY
12/19/2025	ED
DATE	BY

A000



Client Name: Eric & Susen Green
Building Address: 120 Paradise Cv, Waxahatchie, TX 75165
Coordinates: -
Building Use: Utility (Storage, Garage, Agricultural)
Top of Slab for: Light Vehicles
Building Dimensions: Main Building: 30'x40'x12'

(13)



1 BUILDING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



WOLF & EEL BUILDINGS
6040 Caltech Avenue, Inc.
Fort Worth, TX 76109
817.491.2880
WWW.WOLF&EELBUILDINGS.COM

DATE: 12/19/2023
BY: [Signature]

Eric & Susen Green-TUBULAR
120 Paradise Cx, Westlarch, TX 75165

ALTERNATE PLANS ARE SUBJECT TO CHANGE OUT TO BUILDING DEPARTMENT AND/OR ENGINEERING REQUIREMENTS.

PLEASE BE ADVISED THAT CHANGES AND REVISIONS MAY OCCUR AND SHOULD BE MADE FROM THE ORIGINAL ARCHITECTURAL PLAN'S MAP BE NECESSARY TO ACCOMMODATE SCHEDULED CONSTRUCTION PROCESS.

DATE: 12/19/2023
FIRST FLOOR PLAN

NO. 001
DATE: 12/19/2023
BY: [Signature]
DATE: [Signature]

A201

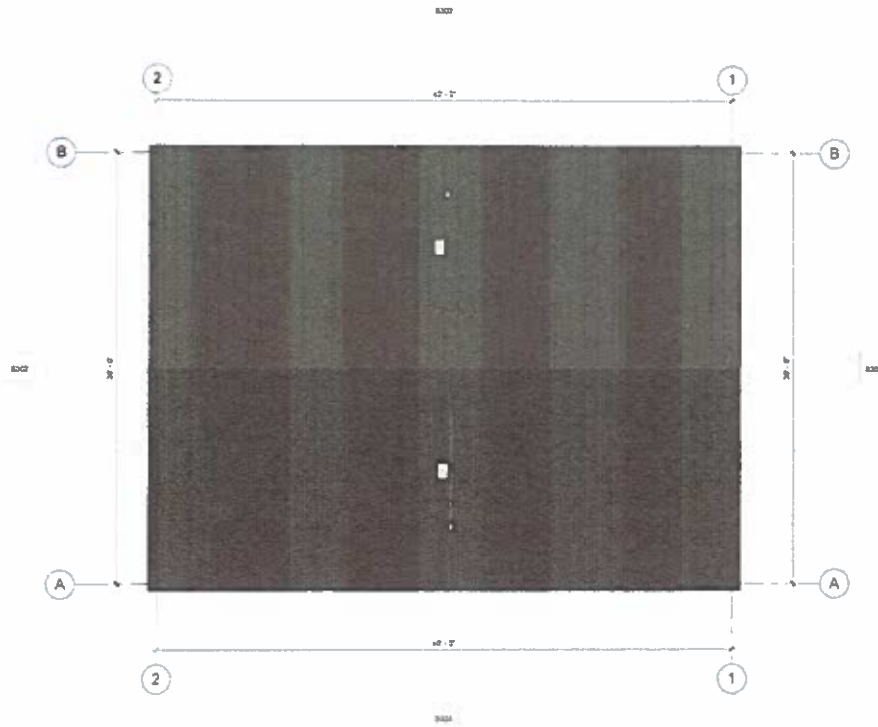
DOOR SCHEDULE				
MARK	QTY	DESCRIPTION	WIDTH	HEIGHT
DO1	1	CARAGE ROLL UP DOOR	10'-00"	10'-00"
DO2	1	36" x 84" FIRE DOOR	3'-00"	7'-00"

WINDOW SCHEDULE				
MARK	QTY	DESCRIPTION	WIDTH	HEIGHT
WT1	3	36" x 36" WINDOW	3'-00"	3'-00"

LEGEND	
	EXTERIOR/INTERIOR DOOR
	DOOR
	WINDOW

FRAMING	
	2x4 Stud: 2 1/2" SQ. x 140A Tube
	Main Sidg Side Column Post: 2 1/2" SQ. x 140A Tube
	Main Midg End Column Post: 2 1/2" SQ. x 140A Tube
	Purlin: 4" x 180A Hot Channel

(13)



1 ROOF PLAN
Scale: 1/8" = 1'-0"

ROOF PITCH		
Rise	Run	Location
3	12	Main Building



WOLF STEEL BUILDINGS
1504 Edinburg Ranch Rd.
Fort Stock, TX 78143
SALES@WOLFSTEELBUILDINGS.COM
WWW.WOLFSTEELBUILDINGS.COM

DATE: 12/19/2025
BY: [Signature]
CHK: [Signature]

Eric & Susen Green- TUBULAR
120 Paradise Ct, Wauahatchie, TX 75165

ARCHITECTURAL PLANS ARE SUBJECT TO CHANGE DUE TO BUILDING DEPARTMENT AS TO ON-SITE BUILDING REQUIREMENTS.

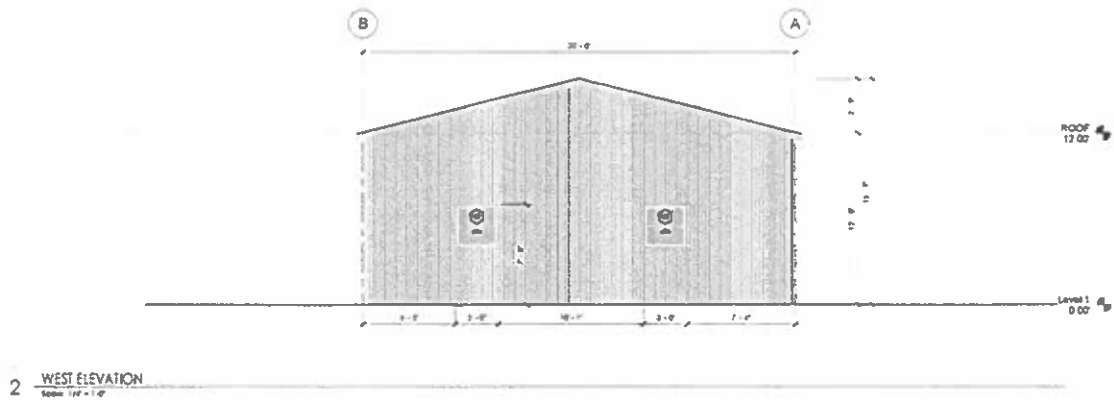
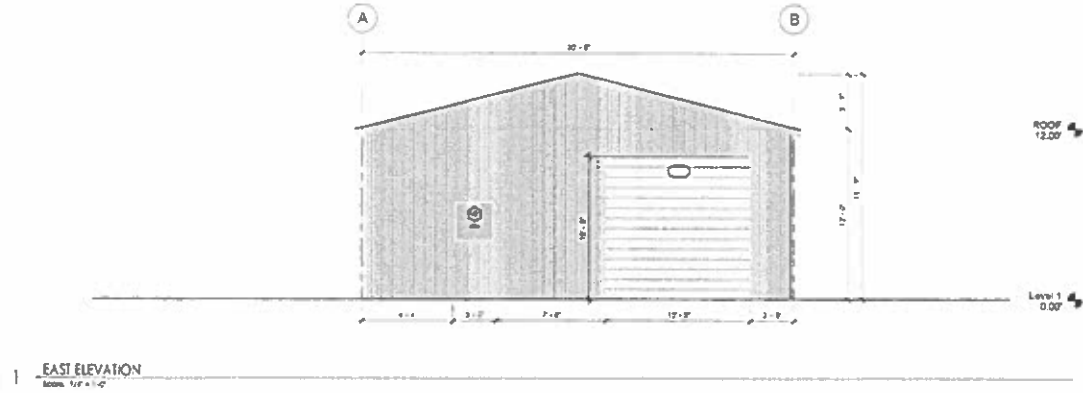
PLEASE BE ADVISED THAT ON-SITE MODIFICATIONS MAY OCCUR, AND SUCH DEVIATIONS FROM THE ORIGINAL ARCHITECTURAL PLANS MAY BE NECESSARY TO ACCOMMODATE ON-SITE CONSTRUCTION OR OTHER CONSTRUCTION PROCESSES.

DESCRIPTION
ROOF PLAN

ISSUE NO: 001
DATE: 12/19/2025
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

A202

(13)



WOLF STEEL BUILDINGS
3648 Eastview Street
Fort Worth, TX 76109
817.451.0300
WWW.WOLFSTEELBUILDINGS.COM

DATE: 12/19/2025
BY: [Signature]

Eric & Susen Green- TUBULAR
120 Paradise Ct, Waxahatchie, TX 75165

ARCHITECTURAL PLANS ARE SUBJECT TO CHANGE DUE TO BUILDING DEPARTMENT AND/OR ENGINEERING REQUIREMENTS.

PLEASE BE ADVISED THAT ON-SITE MODIFICATIONS MAY OCCUR, AND SIGHT REVISIONS TO THE ORIGINAL ARCHITECTURAL PLANS MAY BE NECESSARY TO ACCOMMODATE RELEVANT CIRCUMSTANCES OR OPTIMIZE CONSTRUCTION PROCESS.

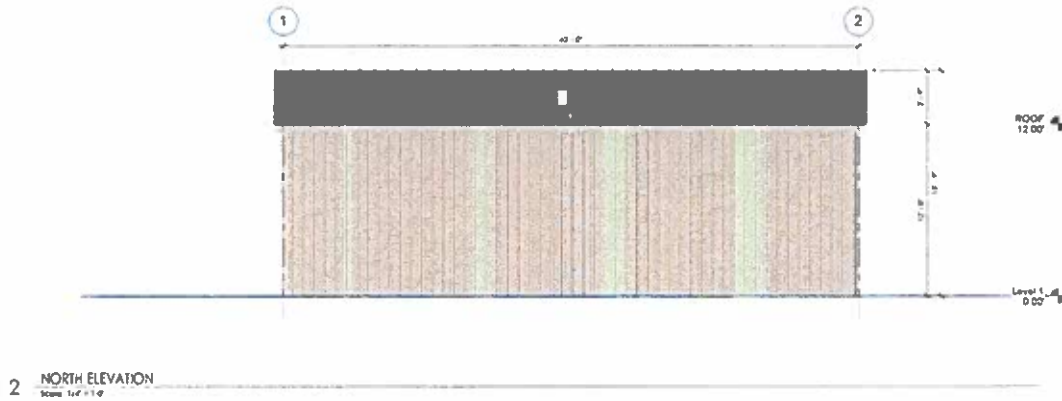
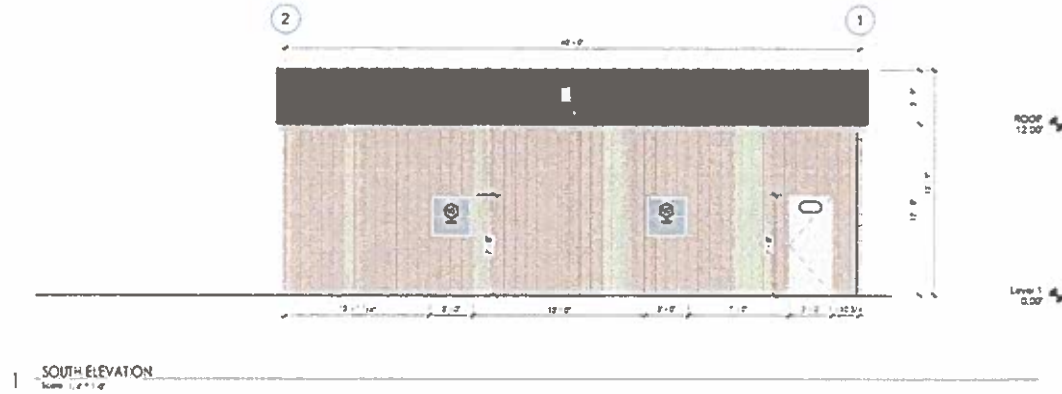
ELEVATIONS

Wall - AG PANEL 1 26-Gauge Agriculture Panel 2 Color Light Stone 	Roof - AG PANEL 1 26-Gauge Agriculture Panel 2 Color Buckram Stone 	BUD 1 Color White 2 Weather Strip 	Heavy Duty Steel Door 1 Color White 2 Pressure Wash 3 Black 4 Weather Strip 	WINDOWS 1 Color White 2 Double Pane 3 Vinyl 	TRIM 1 Corner Trim Color Light Stone 2 Door Head Trim Color Light Stone 3 Eave Trim Color Light Stone 	BASE TRIM Base Trim Color Light Stone
---	---	--	--	---	---	---

REV: 001
DATE: 12/19/2025
BY: [Signature]

A203

(13)



Wall - AG PANEL 1 26-Gauge Agricultural Panel 2 Clear Light Blinds 	Roof - AG PANEL 1 26-Gauge Agricultural Panel 2 Clear Burnished Steel 	RUD 1 Color Vinyl 2 Header See Note 1	Heavy Duty Steel Door 1 Color Vinyl 2 Finishing with Steel Frame 3 Bottom 4 Transoms (without bottom header)	WINDOWS 1 Color Vinyl 2 Single Pane 3 Without Grid	TRIM 1 Corner Trim Color Light Blinds 2 Door Head Trim Color Light Blinds 3 Edge Trim Color Light Blinds	BASE TRIM Base Trim Color Light Blinds
---	--	--	---	--	--	--



WOLF STEEL BUILDINGS
 5348 Edwards Road Bldg.
 Fort Worth, TX 76108
 846.941.1388
 WWW.WOLFSTEELBUILDINGS.COM

DATE	DESCRIPTION	BY
1/1/2024	ISSUE	CS 10/2023

Eric & Susen Green- TUBULAR
 120 Paradise Ct, Waxahatchie, TX 75165

ARCHITECTURAL PLANS ARE TO BE USED TO CHANGE SIZE TO SUITING DEPARTMENT AND/OR ENGINEERING REQUIREMENTS.

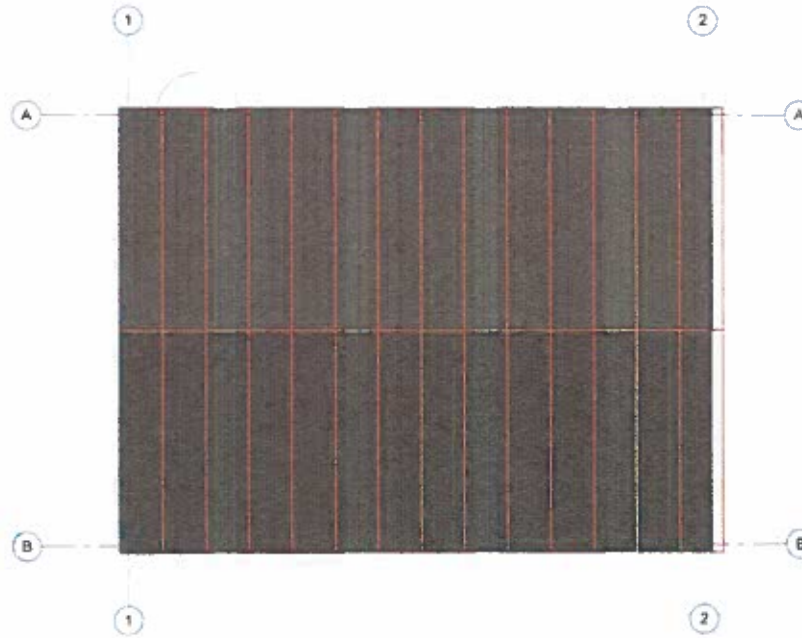
PLEASE BE ADVISED THAT ON-SITE MODIFICATIONS MAY OCCUR, AND SUCH DEVIATIONS FROM THE ORIGINAL ARCHITECTURAL PLANS MAY BE NECESSARY TO ACCOMMODATE ANY NECESSARY CHANGES OR OPTIMIZE CONSTRUCTION PROCESSES.

Includes
ELEVATIONS

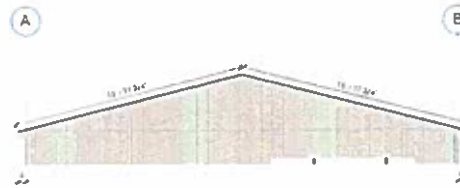
DATE	001
DATE	12/19/2023
DESIGNER	JD
INTERIOR	ME

A204

(13)



1 ROOF SHEATHING PLAN
Scale: 1/8" = 1'-0"



2 ROOF SECTION
Scale: 1/8" = 1'-0"



WOLFSTEP BUILDINGS
3048 Edwards Street, Suite 100
Fort Worth, TX 76104
DALLAS, TEXAS
WWW.WOLFSTEPBUILDINGS.COM

DATE	DESCRIPTION	BY

Eric & Susen Green - TUBULAR
120 Paradise Ct., Waxahatchie, TX 75165

ARCHITECTURAL PLANS ARE SUBJECT TO CHANGE BUT TO BUILDING DEPARTMENT AND/OR ENGINEERING REQUIREMENTS.

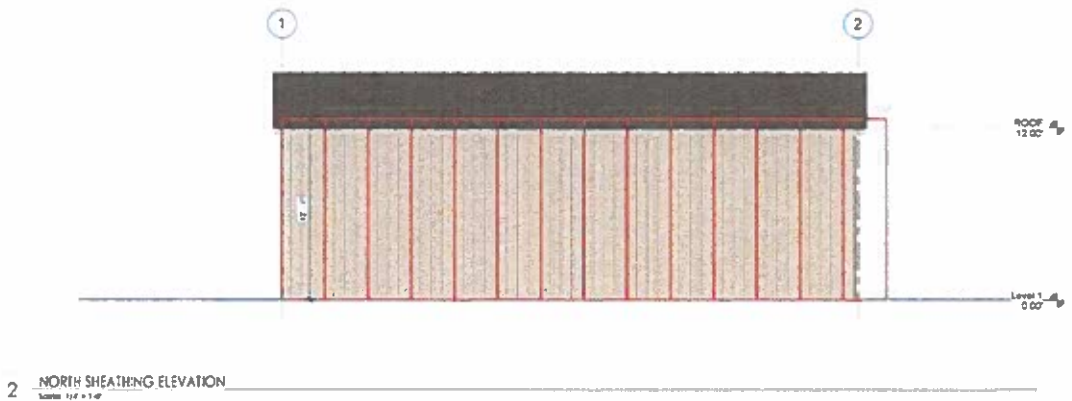
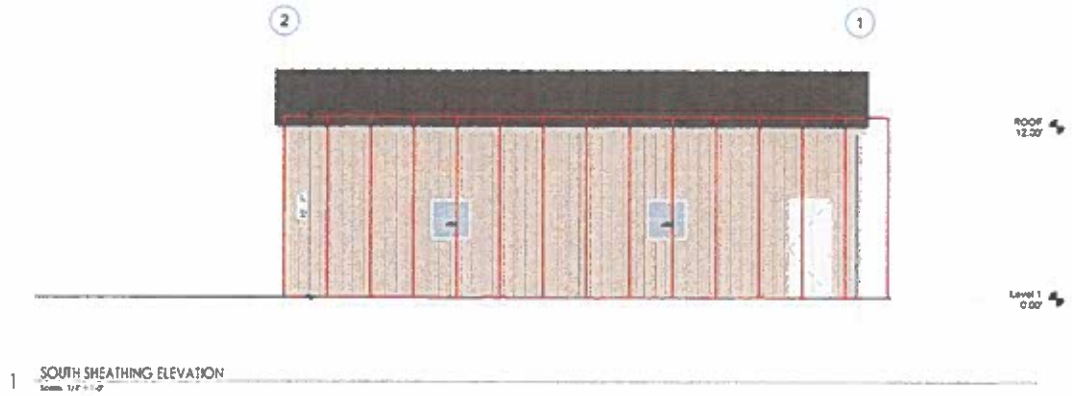
PLEASE BE ADVISED THAT ON-SITE MODIFICATIONS MAY OCCUR, AND BEHOLDERS FROM THE ORIGINAL ARCHITECTURAL PLANS MAY BE NECESSARY TO ACCOMMODATE SUCH CHANGES OR OTHERWISE CONSTRUCTION PROCEED.

Roof Sheathing
ROOF SHEATHING PLAN

DATE	08/1
REV	12/22/2023
BY	JL
CHECKED	MC

WETLAND
S301

(13)



Wall -AG PANEL 1 28-Gauge - Agriculure Panel 2 Clear Light Stone 	Roof -AG PANEL 1 28-Gauge - Agriculure Panel 2 Color Burnished Slate 	RUD 1 Color White 2 Insular Stone Insulate	Heavy Duty Steel Door 1 Color White 2 Finishing with Stone Frame 3 Bottom Threshold (without bottom door rail)	WINDOWS 1 Color White 2 Double Pane 1 Vinylout Glass	TRIM 1 Corner Trim Color Light Stone 2 Door Head Trim Color Light Stone 3 Eave Trim Color Light Stone	BASE TRIM Base Trim Color Light Stone
---	---	--	--	--	---	---



WOLF STEEL BUILDINGS
 WOLF STEEL BUILDINGS
 1048 Edwards Road, Inc.
 Fort Worth, TX 76108
 817.341.1000
 WWW.WOLFSTEELBUILDINGS.COM

DATE: 11/14/2023
 BY: JMB
 CHECKED: JMB

Eric & Susen Green- TUBULAR
 120 Paradise Ct, Wambauchle, TX 75165

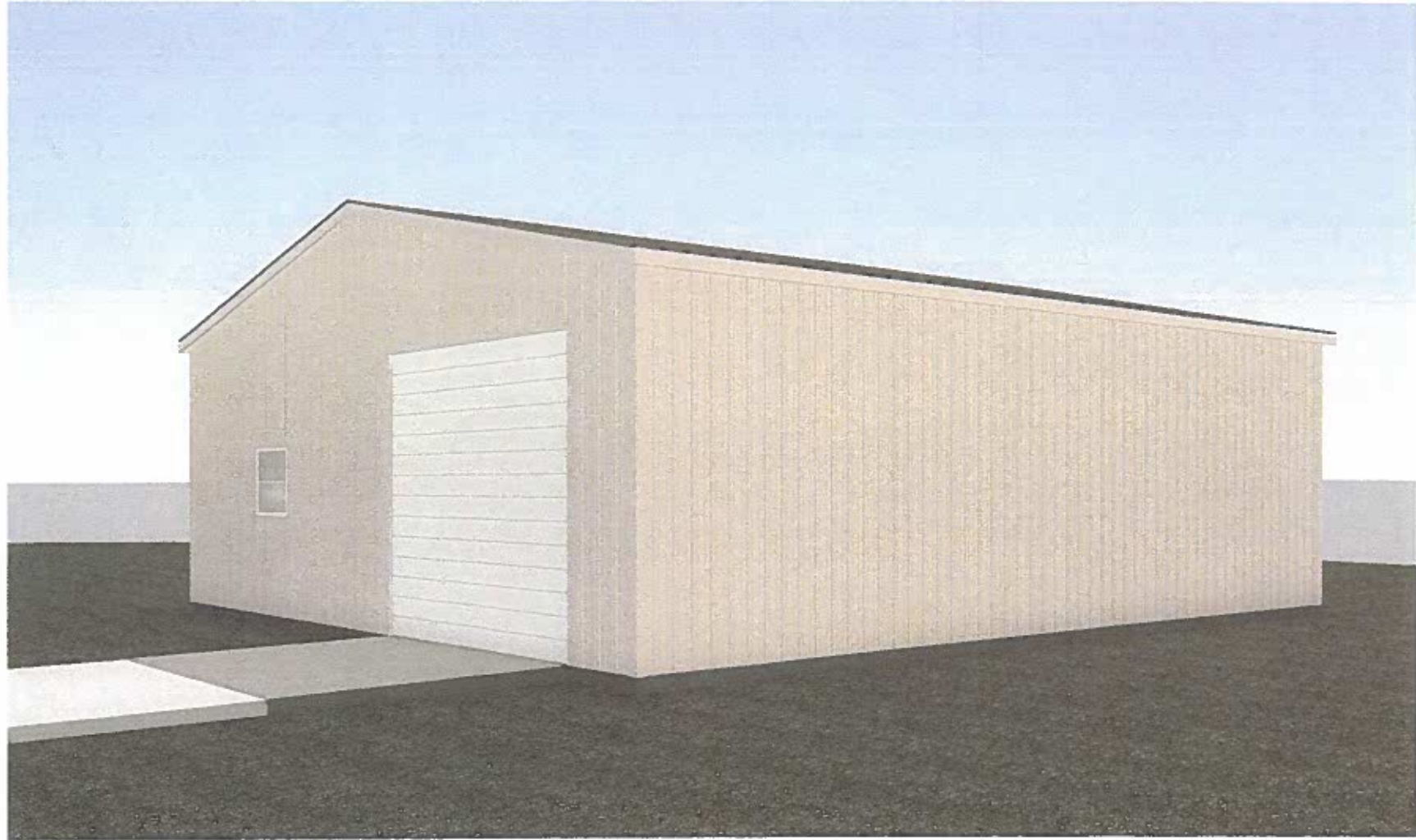
ARCHITECTURAL PLANS ARE SUBJECT TO CHANGE DUE TO BUILDING DEPARTMENT ACTS OR INSURANCE REQUIREMENTS.
 PLEASE BE ADVISED THAT ON-SITE ADDENDUMS MAY OCCUR, AND SHOULD DEVIATIONS FROM THE ORIGINAL ARCHITECTURAL PLANS MAY BE NECESSARY TO ACCOMMODATE PERFORMANCE CIRCUMSTANCES OR OPTIMIZE CONSTRUCTION PROCESS.

SHEATHING ELEVATIONS

DATE: 12/22/2023
 BY: JMB
 CHECKED: JMB

S303

(13)



WOLFSTEEL BUILDINGS
3048 E. South Street
P.O. Box 73, No. 100
84541-0000
WWW.WOLFSTEELBUILDINGS.COM

DATE: 12/18/2025

Eric & Susen Green- TUBULAR
120 Paradise Ct, Waxahatchie, TX 75165

ARCHITECTURAL PLANS ARE SUBJECT TO CHANGE DUE TO BUILDING DEPARTMENT AND/OR INSURANCE REQUIREMENTS.

PLEASE BE ADVISED THAT ON-SITE MODIFICATIONS MAY OCCUR, AND SUCH DEVIATIONS FROM THE ORIGINAL ARCHITECTURAL PLANS MAY BE NECESSARY TO ACCOMMODATE UNFORESEEN CIRCUMSTANCES OR OPTIMIZE CONSTRUCTION PROCEDURE.

SIMULATION

DATE: 12/18/2025
DRAWN BY: PD
CHECKED BY: MP

P01

(13)



WOLFSTEEL BUILDINGS
 WOLFSTEEL BUILDINGS
 8045 Eastman Road, P.O. Box 12
 Fort Worth, TX 76188
 817.641.1200
 WWW.WOLFSTEELBUILDINGS.COM

NO.	DESCRIPTION	DATE

Eric & Susen Green- TUBULAR
 120 Paradise Ct. Wauhatchie, TX 75865

ARCHITECTURAL PLANS ARE SUBJECT TO CHANGE DUE TO VARIOUS DEPARTMENTS AND/OR ENGINEERING REQUIREMENTS.
 PLEASE BE ADVISED THAT ON-SITE MODIFICATIONS MAY OCCUR, AND SUCH DEVIATIONS FROM THE ORIGINAL ARCHITECTURAL PLANS MAY BE NECESSARY TO ACCOMMODATE THE PROCEEDING CIRCUMSTANCES OR OTHERS CONSTRUCTION PROCESS.

SIMULATION	
NO. 16	001
DATE	12/19/2025
DESIGNER	FD
APPROVER	MP

P02



WOLF STEEL BUILDINGS
 5040 Edwards Street Rd.
 Fort Worth, TX 76108
 844.841.2888
 WWW.WOLFSTEELBUILDINGS.COM

REV: 01
 01 00000000 000

Eric & Susen Green- TUBULAR

120 Paradise Ct, Wauhatchie, TX 75165

ARCHITECTURAL PLANS ARE SUBJECT TO CHANGE DUE TO WORKING DRAWINGS AND/OR ENGINEERING REVISIONS.

PLEASE BE ADVISED THAT ON-SITE MODIFICATIONS MAY OCCUR, AND SOME DEVIATIONS FROM THE ORIGINAL ARCHITECTURAL PLANS MAY BE NECESSARY TO ACCOMMODATE CHANGES OR CIRCUMSTANCES OF OFF-SITE CONSTRUCTION PROCESS.

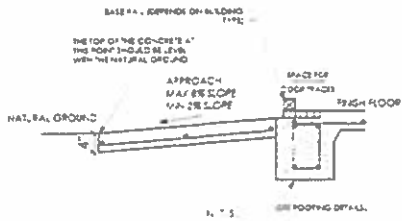
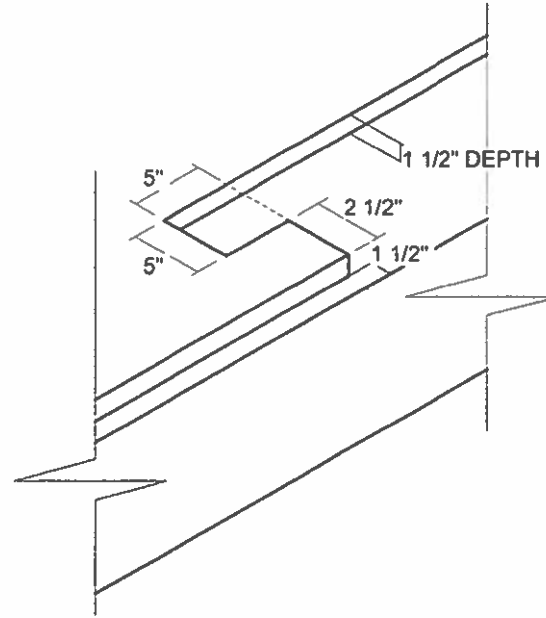
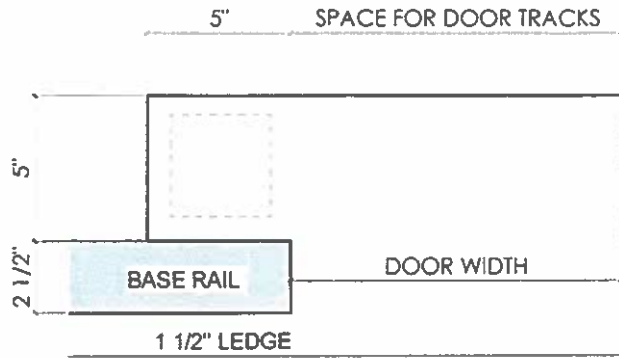
DESCRIPTION
SIMULATION

REV. NO.	001
DATE	12/18/2025
DESIGNED BY	JD
DRAWN BY	JP

P03

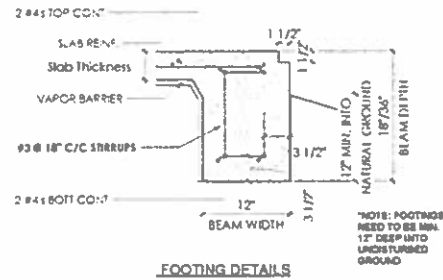
(13)

DOOR NOTCH DETAIL D1

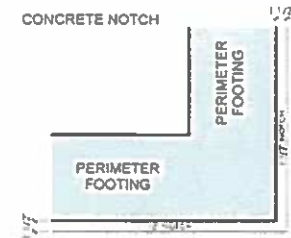


APPROACH DETAILS

APPROACH		
Size:	10' X 10'	
Thickness:	Rebar: #3	Min EW: 18" EW
FINISHES		
Broom Finish		



FOOTING DETAILS



WOLF CREEK BUILDINGS
8048 E. Smith Ranch Rd.
Fort Worth, TX 76126
817.681.0888
WWW.WOLF-CREEKBUILDINGS.COM

DATE: 12/22/2025
BY: [Signature]

Eric & Susen Green - TUBULAR
120 Paradise Cv Washburne, TX 75165

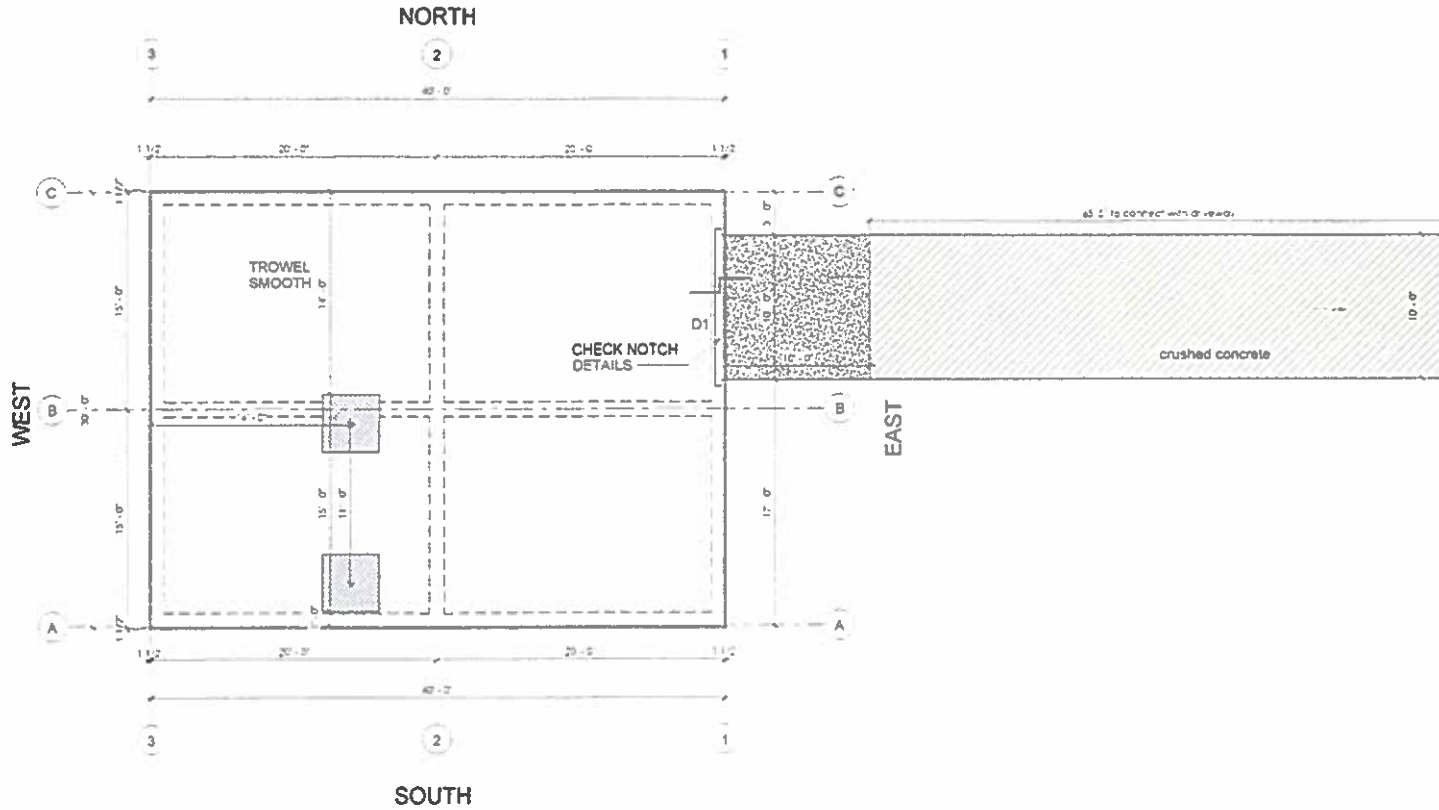
ARCHITECTURAL PLANS ARE SUBJECT TO CHANGE DUE TO INSURING DEPARTMENT AND/OR ENGINEERING REQUIREMENTS.

PLEASE BE ADVISED THAT ON SITE MODIFICATIONS MAY OCCUR AND EDGE DETAILATIONS FROM THE ORIGINAL ARCHITECTURAL PLANS MAY BE NECESSARY TO ACCOMMODATE SUBSEQUENT CIRCUMSTANCES OR OTHER CONSTRAINTS ON PROJECT.

DETAILS

REV. NO. 0001
DATE: DECEMBER/22/2025
DRAWN BY: DG
CHECKED BY: [Signature]

(13)



<p>FOR A FOUNDATION SITE FILL DEPTH GREATER THAT 42", CONSTRUCTION OF INTERIOR CONCRETE PIERS ARE REQUIRED TO MITIGATE POTENTIAL SLAB DIFFERENTIAL SETTLEMENT DUE TO POST-POUR CONSOLIDATION OF THE FILL MATERIALS</p>	
<p>SLAB</p> <p>Size: 30' 3" X 40' 3"</p> <p>Thickness: 4" Rebar: #3 Min EW: 18" EW</p>	
<p>FOOTING</p> <p>Perimeter Footing: 12" x 18"/36"</p> <p>Rebar: #4 Rebar Qty: 4</p> <p>Internal Footing: 12" x 18"</p> <p>Rebar: #4 Rebar Qty: 4</p>	
<p>LEAN-TO</p> <p>Size:</p> <p>Thickness: Rebar: Min EW:</p>	
<p>FOOTING</p> <p>Perimeter Footing:</p> <p>Rebar: Rebar Qty:</p> <p>Internal Footing:</p> <p>Rebar: Rebar Qty:</p>	
<p>FINISHES</p> <p>Trowel: Enclosed Buildings</p> <p>Broom: Open Lean-to only</p>	
<p>LEGENDS</p> <p>--- FOOTING/INTERNAL BEAM</p> <p>→ SLOPE 1 1/2" Drop Down</p> <p>Approach crushed concrete driveway</p> <p>4' x 4' x 12" Concrete square</p>	
<p>NOTES</p>	

WOLF BUILDINGS

 WOLF BUILDINGS, CORP.

 3048 Edwards Street, Inc.

 Fort Worth, TX 76109

 844.941.0880

 WWW.WOLFBUILDINGS.COM

Eric & Susen Green - TUBULAR

 120 Paradise Cv Watahatchie, TX 75165

ARCHITECTURAL PLANS ARE SUBJECT TO CHANGE FOR THE RECORDING DEPARTMENT AND/OR ENGINEERING REQUIREMENTS.

 PLEASE BE ADVISED THAT ON-SITE MODIFICATIONS MAY OCCUR, AND SUCH DEVIATIONS FROM THE ORIGINAL ARCHITECTURAL PLANS MUST BE NECESSARY TO ACCOMMODATE ANY REQUIRED CHANGES OR OPTIMIZE CONSTRUCTION PROCESS.

Project:

SLAB & FOOTINGS

SHEET NO. 0001

 DATE: 02/26/2023

 DRAWN BY: DG

 CHECKED BY: ME



Memorandum

To: Honorable Mayor and City Council
From: Dustin Deel, Senior Director of Administrative Services
Thru: Ricky Boyd, City Manager *RB*
Date: April 6, 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 second Council consideration of the proposed ordinance.

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

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

(15)

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

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

(15)

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 §

(16)



Memorandum

To: Honorable Mayor and City Council

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

Thru: Ricky Boyd, City Manager *RB*

Date: April 6, 2026

Re: Consider the Service Contract for Pressure Pavement Preservation

Recommended Motion: "I move to authorize a service contract with Donelson Construction Company, LLC, for Pressure Pave asphalt preservation and authorize the City Manager to execute all necessary documents."

Item Description: Consider a service contract with Donelson Construction Company, LLC for the application of Pressure Pave asphalt pavement preservation.

Item Summary: The application of Pressure Pave - Modified Aggregate Quick Set Systems will protect and extend the pavement's life. This sole-source product is a cost-effective solution that pressure-injects structural material and a crack sealant into pavement while simultaneously applying a durable thin asphalt overlay. The City has used this product successfully for several years. It is cost-effective to maintain and prolong the life of asphalt pavement.

This product is used to extend the life of asphalt pavement by both filling cracks and providing a new driving surface. It is designed for roads in moderate to poor condition; a Pavement Condition Index (PCI) generally between 30 and 75.

The project includes the following asphalt streets for a total of about 30,500 linear feet of roadway (5.8 miles):

(16)

1.	Briar Ln	from	River Oaks Blvd	to	Deerwood Ln
2.	Bryn Mawr Ln	from	River Oaks Blvd	to	Driftwood Ln
3.	Chevy Chase Ln	from	River Oaks Blvd	to	Deerwood Ln
4.	Deerwood Ln	from	Tanglewood Ln	to	Chevy Chase Ln
5.	Driftwood Ln	from	River Oaks Blvd	to	Tanglewood Ln
6.	River Oaks Blvd	from	Post Oak Dr	to	Farley St
7.	Tanglewood Ln	from	River Oaks Blvd	to	Driftwood Ln
8.	Drexel Dr	from	Graham St	to	Lexington Dr
9.	Fordyce Cir	from	Drexel Dr	to	Cul-de-sac
10.	Lexington Dr	from	Peter St	to	Vermont St
11.	Peter St	from	Park School House Rd	to	Graham St
12.	Vermont St	from	Lexington Dr	to	Drexel Dr
13.	Patrick St	from	Railroad Tracks	to	W Marvin St
14.	Sycamore St	from	Grand Ave	to	Ferris Ave
15.	W Madison St	from	Patterson St	to	College St
16.	Jackson St	from	Madison St	to	MLK Jr Blvd
17.	Franklin St	from	Jackson St	to	Monroe St
18.	College St	from	BNSF Railroad Tracks	to	Franklin St
19.	Lake Park Ave	from	E. Marvin Ave	to	E. Marvin Ave
20.	Patrick St	from	Water St	to	W. Marvin Ave
21.	Rogers St	from	BNSF Railroad Tracks	to	Franklin St
22.	Farley St	from	E Marvin Ave	to	E Ross St
23.	Coleman St	from	101 Coleman St	to	Lake Park Ave
24.	Lance Dr	from	Amanda Ln	to	Solon Rd
25.	Misty Ct	from	Lance Dr	to	Cul-de-sac
26.	Trey Ct	from	Lance Dr	to	Cul-de-sac

Fiscal Impact: The total estimated cost for this work is \$1,183,852, for approximately 5.8 total miles of pavement surface on the listed streets above. The contract with Donelson Construction Company, LLC is funded with \$800,000 from the FY2026 Streets Operating Fund budget and \$383,852 from the Streets Capital Fund.

(17)



Memorandum

To: Honorable Mayor and City Council
From: Laurie Mosley, Director – Convention & Visitors Bureau
Thru: Ricky Boyd, City Manager *RB*
Date: April 6, 2026
Re: Consider Waxahachie Cultural Arts & Heritage Commission Application Process & Compliance Form

Recommended Motion: "I move to approve the Waxahachie Cultural Arts & Heritage Commission application process and compliance form."

Item Description: Consider Waxahachie Cultural Arts & Heritage Commission application process and compliance form.

Item Summary: The newly appointed Waxahachie Cultural Arts & Heritage Commission has been meeting monthly since October 2025 to develop a formal application process for nonprofit organizations to apply for a portion of the 25% of Hotel-Motel Tax revenue designated for arts and historic preservation. In doing so, the Commission has used the statutory guidelines governing hotel-motel tax expenditures as a framework. Additionally, the Commission has created an annual compliance reporting form that funding recipients will be required to complete, detailing how awarded funds were utilized.

Fiscal Impact: No additional fiscal impact. This action provides a structured application and reporting process for the distribution of existing Hotel-Motel Tax funds budgeted and allocated to arts and historic preservation, enhancing transparency and compliance.

(17)



Waxahachie Cultural Arts & Heritage Commission
Annual Hotel/Motel Tax Application

List of requirements and attachments needed to apply for Waxahachie Cultural Arts & Heritage Annual Hotel/Motel Tax:

1. Please list non-profit status for the last three (3) years and attach the most recent Form 990.
1. The activity you are requesting funds for must be located within the City Limits.
2. You must attach a projected Budget & Balance Sheet for the scheduled Activities/Events/Programs for the upcoming year.

Municipal Funding of the Arts Using Hotel Occupancy Tax Revenues

Hotel taxes, unlike most other taxes are levied on a specific category of businesses – hotels. There is a Municipal Hotel Occupancy Tax Statute (the MHOT Statute), Texas Tax Code § 351.101, that spells out the legal uses of the city hotel occupancy taxes which is basically a “two part test.”

Part 1: Heads in Beds

Every expenditure must put “heads in beds.” What this means is that every funded project must attract overnight tourists to the city’s hotels and motels, thus promoting the hotel industry.

Part 2: The Nine Categories

Once the project has cleared the first part of the test, it’s time for second part of the test, which is that every expenditure of hotel taxes must also fit into one of the nine statutorily authorized categories.

The nine categories are:

1. Convention and visitor centers
2. Convention registration
3. Advertising the city
4. Promotion of the arts
5. Historical restoration and preservation
6. Sporting events in a county under one million in population
7. Enhancing or upgrading existing sports facilities or sports fields (only in certain cities)
8. Tourist transportation systems
9. Signage directing the public to sights and attractions that are visited frequently by hotel guest in the city.

(17)

The statute does not require a recipient to demonstrate a set level of direct impact on tourism and the convention and hotel industry to be eligible for HOT funding; however, the demonstration of some level of direct impact on tourism and the convention and hotel industry should be required.

Because the statute provides no specific methodology for determining a recipient's impact on tourism or the convention/hotel industry, each funding entity has the flexibility to consider a number of factors.

The following factors may be beneficial to consider, but this list is neither exhaustive nor mandatory:

- a. The recipient works with its area lodging operators and/or the convention and visitor bureau (CVB), either independently or in conjunction with other local arts organizations, to promote local arts events through hotel concierge services, training of hotel staff, hotel or CVB lobby area exhibitions, flyers, or similar measures to better serve visitors to the area and encourage their extended stay in area hotels or a return to stay in area lodging facilities.
- b. The recipient provides entertainment to conventions, conference, and meetings offered in its cities and towns at which attendees are drawn from both in and out of the region.
- c. The recipient uses local hotel and lodging facilities for galas, meetings, or other events sponsored by the recipient, including the use of hotel dining facilities by their patrons both pre and post events.
- d. The recipient books hotel rooms for visiting artists and offers hotel related information to attendees of the organization's hotel occupancy tax funded events.
- e. The recipient promotes or markets its events outside of the local area through standard media promotion or advertising; Web sites; mailing lists; local, regional, and national listings in publications and calendars; and use of social media and, where appropriate, includes a link to information about area hotels.
- f. The recipient produces its events in conjunction with or within the boundaries of a Cultural and Fine Arts District established pursuant to Texas Government Code § 444.031.
- g. The recipient, either through audience or attendee questionnaires, polling, or hotel block booking codes, demonstrates that hotel guests, tourists, convention attendees, or other out-of-town visitors have attended its hotel tax funded events.
- h. A performance, exhibition, or other event sponsored by the hotel occupancy tax recipient has been reviewed or otherwise noted in a publication that circulates outside of the recipient's local community, which helps promote tourism and hotel activity in the area.

(17)

Waxahachie Cultural Arts and Heritage Commission Annual Hotel/Motel Tax Application

Date: _____

Organization Information

Name of Organization: _____

Address: _____

City, State, Zip: _____

Contact Name: _____ Contact Phone Number: _____

Non-Profit (501c3) Status: _____ Tax ID#: _____

Entity's Creation Date: _____

Organization/Entity's Mission/Pledge: _____

List the Organization/Entity's Board Members: _____

Entity Website: _____

(17)

Event Funding Information

What is the estimated percentage of Total **Event Costs** Covered by Hotel Occupancy Tax:

What is the estimated percentage of Total **Facility Costs** Covered by Hotel Occupancy Tax for the Funded Activity/Program/Event: _____

What is the estimated percentage of Total **Marketing Costs** Covered by Hotel Occupancy Tax for the Funded Activity/Program/Event: _____

What is the estimated percentage of **Staff Costs** Covered by Hotel Occupancy Tax for the Funded Activity/Program/Event: _____

If staff costs are covered, what is the estimate percentage of time that staff will spend annually on the funded event(s) compared to other activities: _____

List grants received from other organizations or government entities that have supported the Activity/Program/Event:

Event Attendance Information

How many years have you held this Activity/Program/Event: _____

Will the Activity/Program/Event charge admission: _____

What is the expected attendance: _____

How will you estimate the actual attendance at the event? (e.g. ticket sales, sign-in sheets, visitor logs, etc.): _____

How will you measure the impact of your Activity/Program/Event on area hotel activity (e.g.; room block usage information, survey of hoteliers, etc.):

Approximate the amount of people attending the Activity/Program/Event who are estimated to come from out of town and will utilize an area hotel: _____

(17)

Will you reserve a room block for this Activity/Program/Event at an area hotel and if so, will a special rate or hotel/event package be negotiated:

Will you include a link to area hotels on your promotional handouts and on your website for booking hotel nights during this event: _____

Event Marketing Information

List all promotion efforts your organization is coordinating and the amount financially committed to each media outlet:

Newspaper: \$ _____
Radio: \$ _____
Social Media: \$ _____
TV: \$ _____
Other Paid Advertising: \$ _____

Number of Press Releases to Media: _____
Number Direct Mailings to out-of-town recipients: _____

Other Promotions/New Marketing Initiatives:

What geographic areas will the advertising and promotion reach, and approximately how many individuals located outside of the city limits do you expect to attend the Activity/Program/Event:

Please Submit no later than July 31, 2026 to:

Waxahachie City Secretary's Office
Charles Beatty Municipal Services Building
408 S. Rogers, 3rd Floor
Waxahachie, TX 75165

(17)



Waxahachie Cultural Arts & Heritage Commission
Annual Hotel/Motel Tax Compliance Report

Please attach copies of the following items with your submitted Compliance Report. Failure to comply with the Compliance Report and required attachments will result in your Organization/Entity not being eligible to apply for funds in the upcoming year.

1. Profit and Loss Statement for the previous year.
2. Evidence of Attendees served (i.e. number of tickets sold, attendance records, sign-up sheets, visitor logs, etc.).
3. Marketing samples for Activities/Events/Programs for the previous year.

(17)

**Waxahachie Cultural Arts and Heritage Commission Annual Hotel/Motel Tax
Compliance Report**

Date: _____

Organization Information

Name of Organization:

Address:

City, State, Zip:

Contact Name: _____ Contact Phone Number: _____

Non-Profit (501c3) Status: _____ Tax ID#: _____

Entity's Creation Date: _____

Organization/Entity's Mission/Pledge:

List the Organization/Entity's Board Members:

Entity Website: _____

(17)

Event Information

Name of Activity/Program/Event:

Date of Activity/Program/Event: _____

Primary Location of Activity/Program/Event:

Amount Requested: \$ _____

Amount Received: \$ _____

If the funding requested is related to a permanent facility (e.g. museum, visitor center):

Monthly/Annually Attendance: _____

Percentage of those in attendance who stayed at hotels/lodging facilities which were located within city limits: _____%

How were the funds used:

Primary Purpose of Activity/Program/Event:

(17)

Event Funding Information

What was the actual percentage of Total **Event Costs** Covered by Hotel Occupancy Tax:

What was the actual percentage of Total **Facility Costs** Covered by Hotel Occupancy Tax for the Funded Activity/Program/Event: _____

What was the actual percentage of Total **Marketing Costs** Covered by Hotel Occupancy Tax for the Funded Activity/Program/Event: _____

What was the actual percentage of **Staff Costs** Covered by Hotel Occupancy Tax for the Funded Activity/Program/Event: _____

If staff costs were covered, what was the actual percentage of time that staff spent annually on the funded event(s) compared to other activities: _____

List grants received from other organizations or government entities that were supported the Activity/Program/Event:

Event Attendance Information

How many years have you held this Activity/Program/Event: _____

Did the Activity/Program/Event charge admission: _____

What was the actual attendance: _____

How did you determine the actual attendance at the event? (e.g. ticket sales, sign-in sheets, visitor logs, etc.):

How did you measure the impact of your Activity/Program/Event on area hotel activity (e.g.; room block usage information, survey of hoteliers, etc.):

How many people attending the Activity/Program/Event were estimated to come from out of town and who utilized an area hotel: _____

(17)

Did you reserve a room block for this Activity/Program/Event at an area hotel and if so, was a special rate or hotel/event package negotiated:

Did you include a link to area hotels on your promotional handouts and on your website for booking hotel nights during this event: _____

Event Marketing Information

List all promotion efforts your organization utilized and the amount financially committed to each media outlet:

Newspaper: \$ _____
Radio: \$ _____
Social Media: \$ _____
TV: \$ _____
Other Paid Advertising: \$ _____

Number of Press Releases to Media: _____
Number Direct Mailings to out-of-town recipients: _____

Other Promotions/New Marketing Initiatives:

What geographic areas did the advertising and promotion reach, and how many individuals located outside of the city limits attended the Activity/Program/Event:

Please Submit no later than June 30, 2026 to:

Waxahachie City Secretary's Office
Charles Beatty Municipal Services Building
408 S. Rogers, 3rd Floor
Waxahachie, TX 75165