

A G E N D A

A regular meeting of the Mayor and City Council of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on **June 1, 2026 at 7:00 p.m.**

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

1. Call to Order
2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance
4. ***Announcements/Presentations***
 - a. Introduce Honorary Council Member
 - b. Proclamation recognizing June 4, 2026-July 4, 2026 as “Crape Myrtle 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 May 18, 2026
 - b. Minutes of the City Council special meeting of May 12, 2026
 - c. City Council liaison appointments to Boards and Commissions
 - d. Appointment to the Mid-Way Regional Airport Joint Airport Board and Planning and Zoning Commission to fill unexpired terms

- e. Budget amendment to allocate funds received through insurance reimbursement for repairs to seven city vehicles in the amount of \$59,397.00
 - f. Consider award of contract for the construction improvements to the Cemetery Maintenance Facility in the amount of \$156,582.56
 - g. Consider award of contract for the interior demolition and abatement services at 401 S Rogers St in the amount of \$415,000
 - h. Consider award of contract for Operator XR Virtual Reality Training System in the amount of \$167,960.00
7. **Consider** a request by Jasmine Martinez, CBG Surveying Texas, LLC, for a Replat of Lots 1-3, Block 183 of the New Town Heights Addition, to create Lot 1R, Block 183 of the NB Housing Investments Addition, one residential lot, being 0.23 acres at 1206 Wyatt Street, (Property ID 174823) – Owner(s): NB Housing Investments, LLC (SUB-38-2026)
 8. **Public Hearing** on a request by Melvin Barnes, for a Specific Use Permit (SUP) for an Accessory Dwelling Unit use within a Single Family-2 zoning district located at 732 N. Gibson St (Property ID 174210) - Owner: William T. Marth & Susan Marth (ZDC-4-2026)
 9. **Consider** proposed Ordinance approving ZDC-4-2026
 10. **Public Hearing** on a request by Dutch Neuweiler, Minto Communities Texas, LLC, for an Amendment to Ordinance No. 3704, to revise the location of the Welcome Center and update associated Exhibits within the approved Planned Development, located at 300 Brookside Road (Property ID's 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652) – Owners: Minto KR, LLC (ZDC-24-2026)
 11. **Consider** proposed Ordinance approving ZDC-24-2026
 12. **Consider** Development Agreement for ZDC-24-2026
 13. **Public Hearing** on a request by the City of Waxahachie to rename a portion of Old Italy Road to “Eastham Way”, beginning approximately 600 feet south along the western property boundary of the tract of land described as Tract 1 in deed to Blue Jacket Group LLC, recorded in Instrument No. 2242342, of the Official Public Records of Ellis County, Texas (OPRECT), to the beginning of Lake Shore Drive
 14. **Consider** proposed Ordinance renaming a portion of Old Italy Road to “Eastham Way”
 15. **Public Hearing** on a request by Minto KR LLC, Walton TX Dallas Kemp Ranch LP 1, and Walton Texas LP to dissolve the Emory Lakes Public Improvement District, pursuant to Chapter 372 of the Texas Local Government Code
 16. **Consider** approving the request to dissolve the Emory Lakes Public Improvement District, pursuant to Chapter 372 of the Texas Local Government Code
 17. **Consider** and take action on a resolution directing publication of notice of intention to issue certificates of obligation; directing the preparation of a preliminary official statement and related materials; and providing an effective date
 18. **Consider** contract for Local Convenience Store Fuel

19. **Consider** request for proposal award for the annual lawn maintenance and landscaping services for high-profile and low-profile City owned properties in the amount of \$434,411.80
20. **Consider** amendments to Keep Waxahachie Beautiful Committee Bylaws
21. **Consider** award of contract and supplemental appropriation for Fuel Farm Expansion at Mid-Way Regional Airport in the amount of \$629,989.69
22. **Consider Public Hearing** and Order by Council – Article XIII, Substandard Structures – 115 Elder Street
23. **Consider Public Hearing** and Order by Council – Article XIII, Substandard Structures – 316 Wyatt
24. **Present and discuss** the Emergency Management Plan and Emergency Support Functions for the City of Waxahachie
25. **Consider** approval of the Emergency Management Plan and Emergency Support Functions for the City of Waxahachie
26. **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
27. **Reconvene** and take any necessary action
28. Comments by Mayor, City Council, City Attorney and City Management
29. Adjourn

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

ACCESSIBILITY STATEMENT

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

(4b)

PROCLAMATION

WHEREAS, the 75th Texas State Legislature in House Concurrent Resolution #14 named the City of Waxahachie “THE CRAPE MYRTLE CAPITAL OF TEXAS”; and

WHEREAS, this Resolution was passed in 1997, after the Crape Myrtle Council spent many hours in Austin proving their case for this designation; and

WHEREAS, Representative Jim Pitts and Senator Jane Nelson were leaders in the Legislature in this endeavor; and

WHEREAS, the Crape Myrtle Council, the Chamber of Commerce, the Convention and Visitors Bureau, and local businesses have sponsored a Crape Myrtle Festival in July every year since 1998 with a concert at the Waxahachie Sports Complex and a spectacular fireworks display on July 3rd; and

WHEREAS, a parade has been held on July 4th every year since 1998 through downtown Waxahachie to honor our country and the crape myrtle tree which is beautiful and in full bloom at this time of year, as well as honoring the Crape Myrtle Queen who represents the Crape Myrtle City; and

WHEREAS, it is important to continue showing our City’s support for the title we so proudly carry as the Crape Myrtle Capital of Texas;

NOW THEREFORE, I, Mayor Billie Wallace, along with the entire City Council, do hereby proclaim June 4, 2026 through July 4, 2026 as

“CRAPE MYRTLE MONTH”

in the City of Waxahachie.

Proclaimed this 1st day of June 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 May 18, 2026 at 7:00 p.m.

Council Members Present: Travis Smith, Mayor Pro Tem, Council Member Place 5
Patrick Souter, Council Member Place 2
Chris Wright, Council Member Place 3

Council Members Absent: Billie Wallace, Mayor, Council Member Place 4
Tres Atkins, Council Member Place 1

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

1. Call to Order

Mayor Pro Tem Travis Smith called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

Councilman Patrick Souter gave the invocation. Mayor Pro Tem Smith led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Announcements/Presentations

- a. Introduce Honorary Council Member
- b. Proclamation recognizing May 17-23, 2026 as "National Public Works Week"

There was not an Honorary Council Member in attendance.

Councilman Chris Wright read a proclamation recognizing May 17-23, 2026 as "National Public Works Week."

5. Public Comments

Sandy Emmons, 1310 E. Marvin, Waxahachie, Texas, urged the City to expand its animal shelter capacity, saying the current facility cannot adequately handle stray and abandoned animals. She shared personal experiences with an abandoned dog and loose dogs killing her chickens, warning that uncontrolled animals could eventually threaten residents' safety.

Darlene Miller, 240 Parks School House Road, Waxahachie, Texas, noted Waxahachie Animal Services staff are doing a good job but lack the space and resources needed to handle the city's stray animal problem. Ms. Miller described difficulties finding help for stray dogs, concerns about residents taking animals to shelters in other cities where some are euthanized, and thanked the City

(6a)

for recent investments in animal services, including a transport van, additional staffing, and community support programs.

Brian Little, 117 Pony Court, Waxahachie, Texas, noted local shelters and volunteers are overwhelmed by the city's stray animal problem despite working tirelessly to save animals. He shared the story of a rescued pit bull that narrowly avoided euthanasia, he urged City and County leaders to collaborate on improving animal shelter facilities and resources.

Michelle Grace Sipla, 613 Highland Avenue, Waxahachie, Texas, described finding an abandoned, severely neglected dog named Frieda and said animal control lacked space to take her due to limited kennel capacity. While Frieda was eventually admitted and is now receiving care, she urged the City to expand shelter facilities and resources to better handle the growing number of abandoned and abused animals.

Ira Tenpenny, 109 Rosa, Waxahachie, Texas, raised concerns about fine dust created during construction work (such as cutting concrete, cement, and fiberboard), arguing it poses a health hazard to nearby residents because it can spread through neighborhoods and potentially affect lungs. He said current regulations do not adequately address dust control in residential building sites and urged the City to treat it as a public safety issue rather than only an OSHA matter. He asked for stronger code enforcement, dust mitigation requirements, and warning signs at construction sites to alert neighbors to potential hazards.

6. Consent Agenda

- a. Minutes of the City Council meeting of May 4, 2026
- b. Event application for Turkey Trot 2026 to be held at Getzendaner Park on November 26, 2026
- c. Event application for 2026 Juneteenth Parade and Picnic to be held at Lee Penn Park on June 20, 2026
- d. Event application for Junk in the Trunk to be held in Downtown Waxahachie on September 19, 2026
- e. Event application for Think Pink Women's Wellness Experience to be held at Railyard Park on October 17, 2026
- f. Proposed Ordinance approving a request by Conner Maines, for a Petition for ETJ Release for approximately 6.489 acres, located at 500 Youngblood Rd (Property ID 195557) – Owner: Conner and Victoria Maines (ETJ-PTN-37-2026)
- g. Proposed Ordinance approving a request by Callie Gutierrez, for a Petition for ETJ Release for approximately 0.40 acres, located at 614 Old Church Road (Property ID 217180) – Owner: Paul Ruiz (ETJ-PTN-40-2026)
- h. Proposed Ordinance approving a request by Charles Johnson, for a Petition for ETJ Release for approximately 15.1 acres, located at 1080 Broadhead Road (Property IDs 247556, 235629) – Owners: Charles and Rose Johnson (ETJ-PTN-95-2025)
- i. Accept FY 2026 Impact Fee Revenue and Expenditure Activity Mid-Year Report
- j. Resolution to Suspend a Rate Increase Request by SiEnergy

(lea)

ORDINANCE NO. 3727

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 6.489 ACRE TRACT OF LAND, LOCATED AT 500 YOUNGBLOOD ROAD, KNOWN AS PROPERTY ID 195557, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

ORDINANCE NO. 3728

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 0.4 ACRE TRACT OF LAND, LOCATED AT 614 OLD CHURCH ROAD, KNOWN AS A PORTION OF PROPERTY ID 217180, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

ORDINANCE NO. 3729

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 15.1 ACRE TRACT OF LAND, LOCATED AT 1080 BROADHEAD ROAD, KNOWN AS PROPERTY IDS 247556, 235629, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

RESOLUTION NO. 1401

A RESOLUTION OF THE CITY OF WAXAHACHIE, TEXAS SUSPENDING THE JUNE 8, 2026 EFFECTIVE DATE OF SIENERGY GAS, LLC'S REQUESTED INCREASE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH OTHER CITIES IN THE SIENERGY SERVICE AREA; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; AUTHORIZING INTERVENTION IN SIENERGY'S STATEMENT OF INTENT TO CHANGE GAS UTILITY RATES WITHIN THE INCORPORATED AREAS SERVED BY SIENERGY AND NOTICE OF CONSOLIDATION AT THE RAILROAD COMMISSION; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

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 (3-0).

(lea)

7. **Receive Fiscal Year 2026 2nd Quarter Financial Report**

Finance Director Chad Tustison presented the Item. The Second Quarter FY2026 financial report (October 2025–March 2026) shows the City’s major funds performing generally on or ahead of expectations, with revenues strong and most expenditures within budget.

In the General Fund, overall financial performance is solid. Property taxes are near budget at 97% collected so far, with most payments still coming in during the winter collection period. Sales tax is a standout, coming in 6.4% higher than last year and 3.8% above budget, making up 34% of General Fund revenue. Other revenues—such as permits, franchise fees, and interest earnings—are also performing well, with building activity and investment returns boosting totals. Expenditures are at 44% of budget, with most departments on track. Some spending delays are tied to project timing, especially fiber installation and public works contracts.

In Water and Wastewater funds, revenues are on target, while expenses are temporarily lower due to the timing of debt service payments, which occur later in the fiscal year.

The Waxahachie Community Development Corporation (WCDC) fund is also on budget, with strong sales tax performance and stable operations supporting civic and economic development activities.

The Hotel/Motel Fund is under-spent so far, mainly because payments to tourism and cultural partner organizations are scheduled later in the year.

Overall, the City’s investment program performed strongly, earning \$2.54 million in interest for the quarter, with funds managed in compliance with state law and largely invested in a AAA-rated public pool.

In summary, revenues are healthy (especially sales tax and investments), expenses are generally on schedule, and most variances are due to timing rather than structural budget issues.

8. **Consider proposed Resolution executing matters related to approving and authorizing an agreement for the construction and funding of authorized improvements and reimbursement of advances for the Waxahachie PID No. 1**

Assistant City Manager Shon Brooks presented the Item. The developer, 287 Waxahachie, L.P. is seeking to levy the assessments and issue bonds at the July 6th City Council meeting. The current rate for this and all existing phases of the development is \$0.17 per \$100 of assessed value. This rate impacts future home purchases in the development and provides the same rate as the existing home PID rates. The City of Waxahachie accepted Public Improvement District No. 1 in 2007. This PID was created to offset infrastructure costs and public open space areas. The proposed rate will continue the development as currently operating and will not increase any services other than those due to the increase in future homes in the development.

Action:

Chris Wright moved to adopt a Resolution approving and authorizing an agreement for the construction and funding of authorized improvements and reimbursement of advances for the

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Waxahachie PID No. 1, executing other matters related to the subject. Motion was seconded by Patrick Souter and carried unanimously (3-0).

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

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

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

No action taken.

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

Councilman Chris Wright thanked residents for their input on the animal shelter and reaffirmed ongoing efforts to address the issue. He noted the City is working with the County, which now has renewed interest in collaborating on a solution, though funding and cost-sharing remain key challenges. Councilman Wright emphasized continuing work toward a final plan and thanked City staff and personnel for their efforts.

Councilman Patrick Souter encouraged continued public input on animal services and said the City is aware of concerns and working on solutions. He thanked animal services staff for their difficult, emotional work and acknowledged criticism from social media but emphasized efforts are underway and voices are being heard. Councilman Souter noted ongoing collaboration with County officials to develop a plan for improving services and reaffirmed commitment to addressing the issue as soon as possible.

City Manager Ricky Boyd thanked the Public Works Department for their hard work and acknowledged their contributions.

Mayor Pro Tem Travis Smith thanked residents advocating for animal welfare and explained that Council members have different areas of focus but still work together by relying on each other's expertise and long-term efforts. He noted Councilman Souter has led work on the animal shelter issue for years and emphasized that delegation reflects trust, not lack of concern. Mayor Pro Tem Smith encouraged continued public engagement and affirmed the Council will keep working on the issue.

12. **Adjourn**

There being no further business, the meeting adjourned at 7:37 p.m.

City Council
May 18, 2026
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Respectfully submitted,
Amber Villarreal, City Secretary

A special meeting of the Mayor and City Council of the City of Waxahachie, Texas was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on May 12, 2026 at 12:00 p.m.

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

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

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

Council Member Patrick Souter gave the invocation. Mayor Wallace led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Public Comments

None.

5. Canvass and accept votes of City Council General and Special Election held on May 2, 2026

Mayor Wallace canvassed the election returns of the City Council General and Special Election held on Saturday, May 2, 2026 as follows:

Place 1	William "Tres" Atkins	1,006
Place 1	R. "Alexx" Alexander	496
Total Votes Cast:		1,502
Place 2	Patrick Souter	1,092
Total Votes Cast:		1,092
Place 3	Chris Wright	1,113
Total Votes Cast:		1,113
Proposition A	For	1,289
	Against	269

Total Votes Cast:		1,558
Proposition B	For	826
	Against	742
Total Votes Cast:		1,568

Action:

Travis Smith moved to accept the election returns of the City Council General and Special Election held on Saturday, May 2, 2026 as presented. Motion was seconded by Tres Atkins and carried unanimously (5-0).

6. Administer Oath of Office to Council Member Place 1, Council Member Place 2, and Council Member Place 3

City Secretary Amber Villarreal administered the Oaths of Office to William “Tres” Atkins, Council Member Place 1, Patrick Souter, Council Member Place 2, and Chris Wright, Council Member Place 3.

7. Organization of City Council

Action:

Tres Atkins moved to nominate Billie Wallace to serve as Mayor of the City of Waxahachie. Motion was seconded by Travis Smith and carried 4-1, with Chris Wright voting in opposition.

Action:

Tres Atkins moved to nominate Travis Smith to serve as Mayor Pro Tem of the City of Waxahachie. Motion was seconded by Billie Wallace and carried 3-2, with Chris Wright and Patrick Souter voting in opposition.

8. Consider proposed Resolution adopting a revised charter, as approved and amended by the voters at the election held on May 2, 2026, through the passage of three (3) home-rule charter amendments

City Attorney Terry Welch presented a Resolution to formally adopt revisions to the City of Waxahachie Home-Rule Charter approved by voters on May 2, 2026. The amendments:

- Establish three-year staggered terms for the Mayor and four at-large council members;
- Require majority vote elections with runoff procedures if no candidate receives a majority;
- Clarify the mayor’s ceremonial and presiding role and the selection of the Mayor Pro Tem;
- Update rules for council vacancies, forfeiture of office, and appointment or election procedures to fill vacancies.

The Resolution also confirms the election results, incorporates the approved amendments into the official city charter, and makes the changes effective upon passage.

RESOLUTION NO. 1400

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ADOPTING A REVISED CHARTER, AS APPROVED AND AMENDED BY THE VOTERS AT THE SPECIAL ELECTION HELD ON MAY 2, 2026, THROUGH THE PASSAGE OF THREE (3) HOME-RULE CHARTER AMENDMENTS; MAKING FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

Action:

Travis Smith moved to approve Resolution No. 1400 as presented. Motion was seconded by Tres Atkins and carried unanimously (5-0).

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

Assistant City Manager Shon Brooks congratulated the officials who were reelected.

Deputy City Manager Albert Lawrence congratulated the officials who were re-elected and acknowledged the newly appointed Mayor Pro Tem Travis Smith.

Mayor Pro Tem Travis Smith reflected on the long process behind the recently approved Charter amendments, noting that public discussions began in February 2021. He said he was pleased to see the effort finally come to fruition and noted that this would be the last time the council appoints a Mayor, since citizens will now have that responsibility.

Council Member Tres Atkins congratulated the re-elected council members, said he is excited to serve another two years, and expressed his eagerness to continue the progress the council has made and get back to work for the community.

City Manager Ricky Boyd congratulated the three re-elected council members and thanked them for continuing to serve. He said he appreciated working with the current council team, congratulated the Mayor and Mayor Pro Tem on their new roles, and thanked City Secretary Amber Villarreal and City Attorney Terry Welch for their hard work managing the election process behind the scenes.

City Attorney Terry Welch congratulated the officials who were re-elected.

Council Member Chris Wright congratulated Mr. Smith and Ms. Wallace on their new positions and said the council faces difficult budget decisions in the coming year, particularly regarding capital improvement projects. He emphasized the need for teamwork to address funding priorities and move forward effectively.

Council Member Patrick Souter congratulated Mayor Wallace and Mayor Pro Tem Smith on their appointments and Chris Wright and Tres Atkins on their re-election. He expressed hope that the progress made on community issues in recent years would continue and emphasized the importance of working together and prioritizing citizens' needs over personal interests.

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Mayor Billie Wallace congratulated the re-elected council members and thanked City Secretary Amber Villarreal, City Attorney Terry Welch, and City Manager Ricky Boyd for their hard work during a challenging couple of years. She stated it was an honor to continue serving as Mayor of Waxahachie and praised both the community and fellow council members, noting that each person brings value to the team. Mayor Wallace emphasized the importance of teamwork and said the city's success depends on the contributions of many people, not just the Mayor.

10. Adjourn

There being no further business, the meeting adjourned at 12:18 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(6c)



Memorandum

To: City Council
 From: Mayor Billie Wallace
 Thru: Ricky Boyd, City Manager *RB*
 Date: June 1, 2026
 Re: City Council Liaison Appointments to Boards and Commissions

Recommended Motion: "I move to approve the City Council liaison appointments as presented."

Item Summary: Each year, the Mayor appoints City Council members to serve as liaisons to various Boards and Commissions. Liaison appointments serve for a term of one year and are reviewed annually, after the reorganization of City Council. The appointments below are effective June 2, 2026 upon adoption by the City Council.

Waxahachie Community Development Corp.	Billie Wallace
Economic Development Commission	Billie Wallace
TIRZ	Billie Wallace
North Central Texas Housing Finance Corp.	Billie Wallace
Cultural Arts & Heritage Commission	Billie Wallace
Planning & Zoning Commission	Billie Wallace
Firemen's Relief & Retirement Fund	Chris Wright
Senior Center Committee	Chris Wright
Library Board	Chris Wright
Heritage Preservation Commission	Patrick Souter
Cemetery Board	Patrick Souter
Waxahachie Partnership, Inc.	Patrick Souter
Animal Care Advisory Committee	Patrick Souter
COG Representative	Travis Smith

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Park Board
Economic Development Commission
Impact Fee Advisory Committee
Keep Waxahachie Beautiful Committee

Travis Smith
Travis Smith
Travis Smith
Travis Smith

Mid-Way Airport Board
Waxahachie Housing Authority
Zoning Board of Adjustments

Tres Atkins
Tres Atkins
Tres Atkins

Annual Boards and Commissions Review Committee

All Council Members

Boards and Commissions Unexpired Term
Vacancies

Mayor and Mayor Pro Tem

(led)



Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Ricky Boyd, City Manager *RB*

Date: June 1, 2026

Re: Consider appointment to the Mid-Way Regional Airport Joint Airport Board and Planning and Zoning Commission to fill unexpired terms

Recommended Motion: "I move to appoint Anne Marie Kornman to fill the unexpired term on the Mid-Way Regional Airport Joint Airport Board and Twyla U. Williams to fill the unexpired term on the Planning and Zoning Commission, as presented."

Item Description: Consider action regarding the appointment of a successor to fill the unexpired term vacated by Jennifer Chelwick on the Mid-Way Regional Airport Joint Airport Board and the unexpired term vacated by Chad Hicks on the Planning and Zoning Commission.

Item Summary: Mayor Billie Wallace and Mayor Pro Tem Travis Smith recommend the following appointment to fill the unexpired terms on the Mid-Way Regional Airport Joint Airport Board and the Planning and Zoning Commission.

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

- Anne Marie Kornman (filling unexpired term of Jennifer Chelwick until September 2027)

Planning and Zoning Commission (2-year term)

- Twyla U. Williams (filling unexpired term of Chad Hicks until September 2026)



(uc)

Memorandum

To: Honorable Mayor and City Council

From: Jason Watson, Director of Building and Community Services

Thru: Ricky Boyd, City Manager *RB*

Date: June 1, 2026

Re: Budget amendment-TML reimbursement for the repairs of seven city vehicles.

Motion: "I move to approve the request to transfer funds for \$8,939.00 to GL account 100-145-54340 (Facility Maintenance), \$19,087.00 to GL account 100-350-54340 (Community Services), and \$31,371.00 to GL account 100-240-54340 (Building Services) for a total of \$59,397.00; an amount reimbursed to the City of Waxahachie as a result of insurance reimbursement for repairs made to seven city vehicles, and authorize the City Manager to execute all necessary documents."

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

Item Summary: This is a request for a budget amendment that will allow the department to recuperate insurance reimbursement funds used to repair the seven city vehicles. The vehicles sustained hail damage.

Fiscal Impact: City staff requests amending accounts 100-145-54340 (Facility Maintenance), 100-350-54340 (Community Services), and 100-240-54340 (Building Services) by \$59,397.00. These funds have already been received through insurance reimbursement from TML and have been deposited into the General Fund's unrestricted reserve.



Memorandum

To: Honorable Mayor and City Council
From: Brad Barnes, Assistant Director of Parks & Recreation
Thru: Ricky Boyd, City Manager *RB*
Date: June 1, 2026
Re: Consider Award of Contract for the Construction Improvements to the Cemetery Maintenance Facility

Motion: "I move to award a contract with Centennial Contractors Enterprises, Inc. in the amount of \$156,582.56 for the improvements to the Cemetery maintenance facility and authorize the City Manager to execute all necessary documents."

Item Description: Consider approving a contract to construct improvements to the Cemetery maintenance facility in the amount of \$156,582.56 approved as a service enhancement for the FY25-26 budget.

Item Summary: Centennial Contractors Enterprises, Inc. submitted a bid under their BuyBoard contract #728-24 in the amount of \$156,582.26 for the construction of improvements to the Cemetery maintenance facility. The improvements will include the installation of a 6' wrought iron fence with concrete mow strip and 10' sliding gate around the yard south of the building, improvements to the surface in the yard including gravel over landscape cloth and a concrete pad for parking equipment, exhaust vents and circulating fans inside the building, wall pack lights, concrete pads for the propane tank and compressor in the yard, bollards around the propane tank, the installation of a metal canopy on the back of the building, and the necessary prep/electrical/mechanical/cleanup to complete the project.

Fiscal Impact: The contract award is within the budget approved by Council for FY25-26 and will be expensed to GL account 100-510-57200 - Buildings.



(69)

Memorandum

To: Honorable Mayor and City Council
From: Leila Cole, Purchasing Manager
Thru: Ricky Boyd, City Manager *RB*
Date: June 1st, 2026
Re: Consider Award for the Interior Demolition & Abatement Services at 401 S Rogers St

Recommended Motion: "I move to award a contract to PBS Construction LLC for the Interior Demolition & Abatement Services at 401 S Rogers St and authorize the City Manager to execute any documents as necessary."

Item Description:

This item considers awarding a contract to PBS Construction LLC in the amount of \$415,000 for the Interior Demolition & Abatement Services at 401 S Rogers St.

Item Summary: On March 25, 2026, City staff issued an Invitation to Bid (ITB) for selective interior demolition of the city hall building located at 401 S Rogers St. The scope of work includes selective removal of non-structural interior elements while preserving all designated structural and mechanical components, performing full asbestos and lead paint abatement, and satisfying all applicable bonding and insurance requirements.

More than 2,000 vendors were notified of the solicitation, and 67 vendors downloaded the project documents. Two (2) bids were received by the submission deadline on May 14th, 2026. PBS Construction LLC was determined to be the lowest responsive and responsible bidder. These selective demolition and full abatement services are the necessary first steps in the larger project to remodel and expand the original City Hall for municipal use.

Fiscal Impact: The total contract amount is \$415,000 and will be funded by the remaining 2024 Facilities CO bond funds allocated to the City Hall Remodel project.

BID Tabulation:

Vendor	Total
PBS Construction LLC.	\$415,000.00
G2 General Contractors	\$473,200.00

(6h)



Memorandum

To: Honorable Mayor and City Council

From: Joe Wiser, Chief of Police

Thru: Ricky Boyd, City Manager *RB*

Date: May 19, 2026

Re: Consideration of Contract for Operator XR Virtual Reality Training System

Recommended Motion: "I move to award a contract with Operator XR for the Operator XR Virtual Reality Training System and authorize the City Manager to execute all necessary documents."

Item Description: Consider the contract to purchase Operator XR Virtual Reality Training System in the amount of \$167,960.00.

Item Summary: The Operator XR Virtual Reality Training System is a fully integrated, secure, and highly immersive solution designed to enhance law enforcement training. This advanced simulator improves police officer performance across a wide range of routine operations as well as high-risk scenarios. The system enables officers to engage in interactive, scenario-based training that emphasizes de-escalation techniques while incorporating the use of issued weapons and standard equipment.

(uh)

This contract includes the purchase of three (3) Operator OP-2 VR Training systems, one (1) player headset, one (1) on-site training period 8-hour day, six (6) M4/AR 15 drop in bolts with magazine, and CO2 adapter.

It is recommended that a contract be awarded to Operator XR for the acquisition of the Operator XR VP Training System. The total contract cost is \$167,960.00 which was procured through an ILA with the Texas DPS.

Fiscal Impact: Funding for the purchase of the Operator XR VP Training System was approved in the FY 2026 budget.

Planning & Zoning Department (7) Plat Staff Report

Case: SUB-38-2026



MEETING DATE(S)

Planning & Zoning Commission: May 12, 2026
City Council: June 1, 2026

CAPTION

Consider a request by Jasmine Martinez, CBG Surveying Texas, LLC, for a **Replat** of Lots 1-3, Block 183 of the New Town Heights Addition, to create Lot 1R, Block 183 of the NB Housing Investments Addition, one residential lot, being 0.23 acres at 1206 Wyatt Street, (Property ID 174823) – Owner(s): NB Housing Investments, LLC (SUB-38-2026)

RECOMMENDED MOTION

*"I move to approve SUB-38-2026 for a **Replat** of Lots 1-3, Block 183 of the New Town Heights Addition and the associated Petition of Relief Waiver requests, subject to the staff report, authorizing the Mayor to sign the associated documents accordingly."*

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on May 12, 2026, the Commission voted 5-0 to recommend approval of case number SUB-38-2026, subject to the conditions of the staff report.

APPLICANT REQUEST

The applicant is requesting to replat the subject property into one (1) lot for residential use. Also, the applicant is requesting *Petition of Relief Waivers* from Appendix C – III. Subdivision Design Standards – Section 3.1.c.6 – Streets and Section 3.3.a – Easements.

CASE INFORMATION

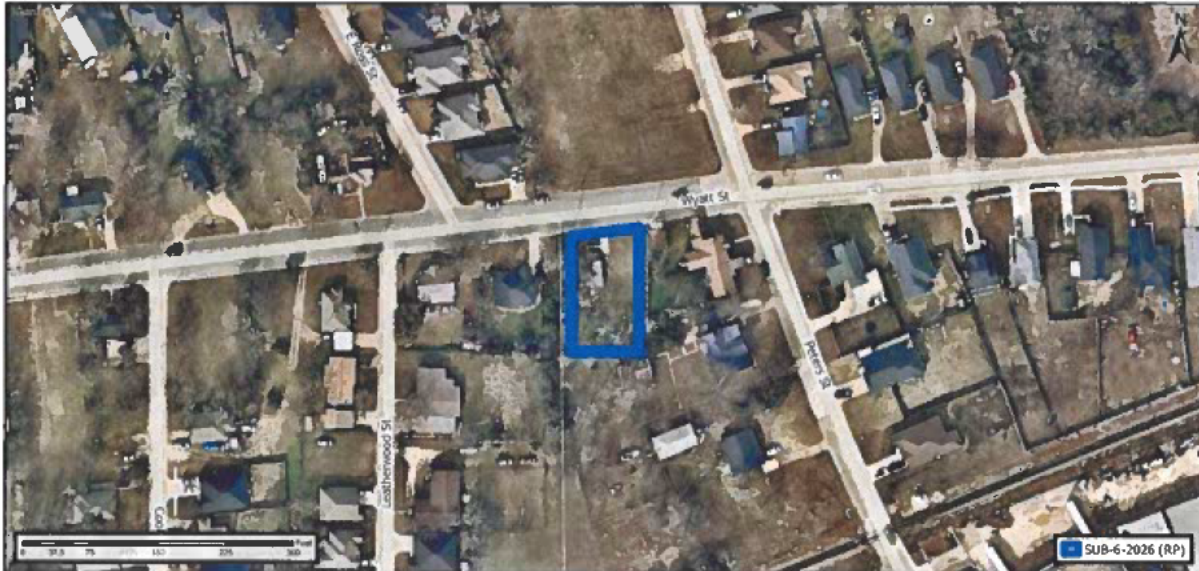
Applicant: Jasmine Martinez, CBG Surveying Texas, LLC
Property Owner(s): NB Housing Investments, LLC
Site Acreage: 0.23 acres
Number of Lots: 1 lot
Number of Dwelling Units: 1 units
Park Land Dedication: Not applicable; subject property has been developed
Adequate Public Facilities: Adequate facilities are available to the subject property

SUBJECT PROPERTY

General Location: 1206 Wyatt Street
Parcel ID Number(s): 174823
Current Zoning: Single Family-3 (SF-3)
Existing Use: Single family residence

Platting History:

The subject property was previously platted as Lots 1-3, Block 183 of the New Town Heights Addition.

Site Aerial:**PLANNING ANALYSIS**

The applicant proposes to replat the subject property into one (1) lot for residential use. The property is currently served by City's water and sewer. Wyatt Street is designated as a Minor Collector with a sixty-foot (60') right-of-way (R.O.W.); therefore, the applicant proposes to dedicate two and one-half (2.5) feet of additional R.O.W., for a total of thirty (30) feet of dedication from the centerline of the ROW, representing the portion required to be dedicated by the property owner. Additionally, the applicant proposes to dedicate a fifteen-foot (15') utility easement along Wyatt Street.

The applicant is requesting relief from Section 3.1.c.6 and Section 3.3.a of the Waxahachie Subdivision Ordinance due to the presence of an existing structure that the property owner does not intend to demolish. However, the owner does plan to expand the structure's footprint toward the east and south.

Specifically, the applicant requests relief from Appendix C – III, Subdivision Design Standards, Section 3.1.c.6 (Streets) to reduce the required right-of-way dedication from twelve (12) feet to five (5) feet. Rodriguez Street was originally platted as a thirty-foot (30') R.O.W. in the New Town Heights Addition and was later identified as a fifty-four-foot (54') R.O.W. Minor Street during the replatting of the Wyatt-Peters Addition in 2019 to align with the City of Waxahachie 2016 Thoroughfare Plan. Currently, Rodriguez Street remains an unimproved R.O.W. and is not included in the City's five-year Capital Improvement Projects (CIP) Plan.

In addition, the applicant is requesting relief from Appendix C – III, Subdivision Design Standards, Section 3.3.a (Easements) along the western property boundary, which runs parallel to Rodriguez Street, to reduce the required utility easement from fifteen (15) feet to five (5) feet. This request is necessary due to the existing structure encroaching into the required utility easement established by the Waxahachie Subdivision Ordinance.

RECOMMENDATION

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

Conditions:

1. Per Section 2.4.c.4 of the Subdivision Ordinance, please show all existing and proposed easements on the plat. Please remove all existing structures from this replat.
2. Per Section 2.6.j of the Waxahachie Subdivision Ordinance, the title shall identify the plat application number as "SUB-38-2026".
3. Per Section 3.3.a of the Subdivision Ordinance, a 15' utility easement is required to be dedicated along all right-of-way.
4. Per Section 3.1.c.6 of the Waxahachie Subdivision Ordinance, dedication of right-of-way is required along Rodriguez St. in relation to the planned width. Right-of-way dedication is expected to align with the right-of-way dedication on the south side of the property.

ATTACHED EXHIBITS

1. Petition of Relief Waiver Request
2. Replat

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 five signed, hard-copy plats.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

A plat shall not be filed with the Ellis County Clerk until:

1. The Applicant has paid the recording fee of \$107.00.
2. The Applicant has submitted original copies of the tax certificate(s).

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu
Senior Planner
oanh.vu@waxahachie.com

Reviewed by:

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

(7)

CBG SURVEYING TEXAS, LLC



DFW-HOUSTON-EAST TEXAS

MAIN OFFICE

1413 E. IH-30 #7 Garland, Texas 75043
PH 214-349-9485 / FAX 214-349-2216

Variance Request Letter

CITY OF WAXAHACHIE CITY PLAN COMMISSION (CPC)

CASE # SUB-38-2026 / NB HOUSING INVESTMENTS (REPLAT)

DATE: April 24TH, 2026

We are requesting a variance to the following comments for the Plat Project with Case # Sub-38-2026 located at 1206 Wyatt Stret, Waxahachie, Texas.

1. In accordance with Section 3.1.c.6 of the Waxahachie Subdivision Ordinance, dedication of right-of-way is required along Rodriguez St. in relation to the planned width. Right-of-way dedication is expected to align with the right-of-way dedication on the south side of the property.

The alignment of the Dedication of the South side of the Property being 27' form the centerline of Rodriguez Street (an unimproved street) would make it to where the Existing One Story Frame building would encroach into the said right-of-way dedication. We are requesting to be 20' form the said center line.

2. Per Section 3.3.a of the Waxahachie Subdivision Ordinance, a 15' utility easement is required to be dedicated with this replat.

The 15' utility easement required to be dedicated along the East line of said Rodriguez Street (an unimproved street) would make it to where the Existing One Story Frame building would encroach into the said 15' utility easement. We are requesting the 15' utility easement be change to a 5' utility easement from the new right-of-dedication of 20' from centerline of said Rodriguez.

If you have any questions or comments, please contact our offices at 214-349-9485, or Fax 214-349-2216.

Bryan Connally R.P.L.S. No. 5513
BryanC@cbgtxllc.com

(7)

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS NB Housing Investments, LLC, is the owner of a 9,954.98 square foot tract of land situated in the Samuel Ramsey Survey, Abstract Number 913, Ellis County, Texas, same being Lots 1-3, Block 183, New Heights Addition, an Addition to the City of Waxahachie, Ellis County, Texas, according to the Plat thereof recorded in Volume 211, Page 35, Plat Records, Ellis County, Texas, same being a tract of land conveyed to NB Housing Investments, LLC, a Texas limited liability company, by General Warranty Deed, recorded in Instrument Number 2521056, Official Public Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being in the intersection of the East right-of-way line of Rodriguez Street (a variable width right-of-way) and the South right-of-way line of Wyatt Street (a 55 foot right-of-way);

THENCE North 81 degrees 37 minutes 42 seconds East, along the South right-of-way line of said Wyatt Street, a distance of 75.59 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being the Northwest corner of a 7.5 foot wide alley recorded in Volume 211, Page 35, Deed Records, Ellis County, Texas;

THENCE South 01 degree 11 minutes 32 seconds East, along the West right-of-way line of said 7.5 foot wide alley, a distance of 137.50 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being Southwest corner of said 7.5 foot wide alley, same being along the North line of Lot 2, Block A, Wyatt-Peters Addition, an Addition to the City of Waxahachie, Ellis County, Texas, according to the Plat thereof recorded in Volume K, Page 52, Plat Records, Ellis County, Texas;

THENCE South 88 degrees 49 minutes 50 seconds West, along a North line of said Lot 2, Block A, of said Wyatt-Peters Addition, a distance of 74.97 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being along an East right-of-way line of said Rodriguez Street;

THENCE North 01 degree 12 minutes 18 seconds West, along an East line of said Rodriguez Street, a distance of 128.02 feet to the POINT OF BEGINNING and containing 9,954.98 square feet and or 0.23 acres of land.

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connolly, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

RELEASED FOR REVIEW ON 02/23/2026, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Registered Professional Land Surveyor 5513

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bryan Connolly, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

:My Commission Expires On:

GENERAL NOTES:

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) ACCORDING TO THE F.I.R.M. NO. 48139CD190C, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD ZONE. EFFECTIVE DATE 10/19/2023.
- 3) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 5) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM BLOCK 183, LOTS 1-3, NEW TOWN HEIGHTS ADDITION, FOR DEVELOPMENT.
- 6) RETAINING WALLS SHALL NOT BE CONSTRUCTED PARALLEL TO AND WITHIN ANY PORTION OF A UTILITY EASEMENT.
- 7) SCREENING FENCES/WALLS SHALL NOT BE CONSTRUCTED PARALLEL TO AND WITHIN ANY PORTION OF A UTILITY EASEMENT UNLESS WRITTEN PROVISIONS ARE MADE AND APPROVED BY THE PUBLIC WORKS AND ENGINEERING DIRECTOR FOR ACCESS AND MAINTENANCE OF THE UTILITY EASEMENT.
- 8) PER TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH GF NO.: 782501450, WITH AN EFFECTIVE DATE OF JUNE 11, 2025 THE PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 211, PG. 35, DEED RECORDS, ELLIS COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That NB Housing Investments, LLC, acting herein by and through its duly authorized agent, Nestor Bahena, do hereby adopt this plat designating the herein above described property as NB HOUSING INVESTMENTS ADDITION, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas

WITNESS, my hand, this the _____ day of _____, 20____.

BY:
NB Housing Investments, LLC (Owner)
Nestor Bahena (Agent)

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Nestor Bahena, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On:



SHEET 2 OF 2
REPLAT
NB HOUSING INVESTMENTS ADDITION
BLOCK 183, LOT 1R
0.23 ACRES / 9,954.98 SQ.FT.

BEING A REPLAT OF BLOCK 183, LOTS 1-3
OF THE NEW TOWN HEIGHTS ADDITION, AN ADDITION TO THE
CITY OF WAXAHACHIE, TEXAS
AS RECORDED IN VOL. 211, PG. 35, P.R.E.C.T.

SUB-6-2026
ZONING: SINGLE FAMILY-3 (SF-3)
DATE: 02/09/2026



CBG
SURVEYING TEXAS LLC
PLANNING & SURVEYING
Main Office
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

OWNER: NB HOUSING INVESTMENTS, LLC
AGENT: NESTOR BAHENA
810 E 9TH ROAD
FERROS, TEXAS, 75125
PHONE: 214-428-3240
EMAIL: BAHENA.NESTOR@TAHO.COM

SCALE: 1"=20' / DATE: 02/09/2026 / JOB NO. 1881 / DRAWN BY: JLA

Planning & Zoning Department

Zoning Staff Report



Case: ZDC-4-2026

MEETING DATE(S)

Planning & Zoning Commission: May 26, 2026

City Council: June 1, 2026

CAPTION

Public Hearing on a request by Melvin Barnes, for a **Specific Use Permit (SUP)** for an **Accessory Dwelling Unit** use within a Single Family-2 zoning district located at 732 N. Gibson St (Property ID 174210) - Owner: William T. Marth & Susan Marth (ZDC-4-2026)

RECOMMENDED MOTION

"I move to approve ZDC-4-2026, a Specific Use Permit for an Accessory Dwelling Unit, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) to allow for the construction of an Accessory Dwelling Unit as an addition to an existing single-family residence.

CASE INFORMATION

Applicant: Melvin Barnes
Property Owner(s): William T. Marth & Susan Marth
Site Acreage: 0.298 acres
Current Zoning: Single Family-2 (SF-2)
Requested Zoning: SF-2 with a SUP for an Accessory Dwelling Unit

SUBJECT PROPERTY

General Location: 732 N. Gibson St
Parcel ID Number(s): 174210
Existing Use: Single Family Residence
Development History: The property is platted as Lot 19A and 20B, Block 6 of the Hillcrest Addition

Adjoining Zoning & Uses:

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

Future Land Use Plan: Mixed-Use Neighborhood

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

Thoroughfare Plan: The property is accessible via N. Gibson St.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to allow for an Accessory Dwelling Unit (ADU) as part of a 2,858 square foot addition to an existing 1,292 square foot single-family residence. The Waxahachie Zoning Ordinance requires approval of a SUP to allow for an Accessory Dwelling Unit use within a Single Family-2 (SF-2) zoning district. The proposed accessory dwelling unit is located to the rear of the primary home at 732 N. Gibson St and meets the minimum setback requirements for an accessory structure within the Infill Overlay District. The applicant is proposing an enclosed attached garage towards the rear of the addition, which will be accessible via a concrete drive facing the alley behind the existing lot. The proposed accessory dwelling unit will include one (1) bedroom, one (1) bathroom, a washer/dryer connection, a full kitchen, and an open living area. Access doors will be available from the Northwest side of the property. The applicant has previously mentioned to staff that this project will potentially be done in phases. This phased approach could leave the ADU detached from the primary structure for a period of time. Lastly, there are two lots currently situated on 732 N. Gibson. Due to the current lot configuration, and where the proposed addition will go, the proposed structure would cross over an existing property line, and therefore would require a replat before a building permit can be issued.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 20 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 one (1) letter of opposition and zero (0) letters of support for the proposed SUP.

RECOMMENDATION

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

Conditions:

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

ATTACHED EXHIBITS

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

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Caleb Ensley

Planner

Caleb.Ensley@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Senior Director of Planning

trenton.robertson@waxahachie.com



Incidental Use of primary (8)

**City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-4-2026**



Bruce Medler

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 26, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 1, 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 Melvin Barnes, for a **Specific Use Permit (SUP)** for an **Accessory Dwelling Unit use** within a Single Family-2 zoning district located at 732 N. Gibson St (Property ID 174210)
- Owner: William T. Marth & Susan Marth (ZDC-4-2026)

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-4-2026

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **May 15, 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:

SEE attached

[Signature]
Signature

5/15/26
Date

Bruce Medler
Printed Name and Title

736 N. Gibson
Address

(8)

My concern is what is acceptable square footage size for an accessory building for a family need. Most ADUs in Texas must be smaller than the main home and this should be seriously looked at in the future for our building codes as standard.

My parents built our home around the corner in 1949 and my sister still lives there. Our neighborhood bordered by Syracuse, Grand, Marvin & Bryson was basically built out in the 60's. As new neighborhoods are exploding all around us creating extreme problems in simply being able to get around I would hate to see a precedent set that could have investor/developers squeezing out every inch of properties in our neighborhood for 2 family homes, rental, or short term rentals.

I want my neighbors to be able to accommodate their families needs for additional living space but the city will have to look at what restrictions in square footage will be fair for the neighborhood as a whole.

Bruce Mellock



736 N. Gibson

(9)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY DWELLING UNIT (ADU) USE WITHIN A SINGLE FAMILY-2 (SF-2) ZONING DISTRICT, LOCATED 732 N GIBSON STREET, BEING PROPERTY ID 174210, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 19A AND 20B, BLOCK 6 IN THE HILLCREST ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, the described property is classified in said ordinance and any amendments thereto as SF-2; and

WHEREAS, a proper application for a SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-4-2026. 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-2 to SF-2, with a SUP in order to permit an Accessory Dwelling Unit (ADU) use on the following property: 732 N Gibson Street; which is shown on Exhibit A, in accordance with the Operational Plan attached as Exhibit B, the Site Plan attached as Exhibit C, the Floor Plan attached as Exhibit D, 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.

(9)

Specific Use Permit

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

1. The development shall conform as approved by the City Council under case number ZDC-4-2026.
2. The development shall adhere to the City Council approved in Exhibit A- Location Map, Exhibit B – Operational Plan, Exhibit C - Site Plan, Exhibit D – Floor Plan, and Exhibit E – Elevation and Façade Plan.
3. The accessory dwelling shall be 1,552 square feet in size. An amendment to this SUP shall be required in the event the accessory dwelling is proposed to expand beyond 1,552 square feet in size.
4. The subject property is required to be replatted into a single consolidated lot prior to the issuance of a building permit for the addition.
5. The accessory dwelling shall only be occupied by the property owner or non-paying guest of the property owner.
6. The accessory dwelling shall not be used as a short-term rental without a Specific Use Permit that has been approved by City Council.
7. The accessory dwelling shall not be used for commercial purposes
8. The accessory dwelling shall not be leased or sold separately from the primary residence and shall not be separately metered for electric, water, or wastewater services.
9. All improvements within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
10. 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.
11. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance (Ordinance No. TBD), shall conform to those requirements and/or standards prescribed in Exhibit B – Operational Plan, Exhibit C - Site Plan, Exhibit D – Floor Plan, and Exhibit E – Elevation and Façade Plan. Where regulations are not specified in Exhibits B, C, D, E, or in this Zoning Ordinance (Ordinance No. TBD), the regulations of the Single Family-2 (SF-2) zoning district and the City of Waxahachie Zoning Ordinance shall apply to this development.

(9)

12. City Council shall have the right to review the Specific Use Permit at any point, if needed.

Compliance

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

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 1st day of June, 2026.

MAYOR

ATTEST:

City Secretary

(9)

EXHIBIT A LOCATION MAP

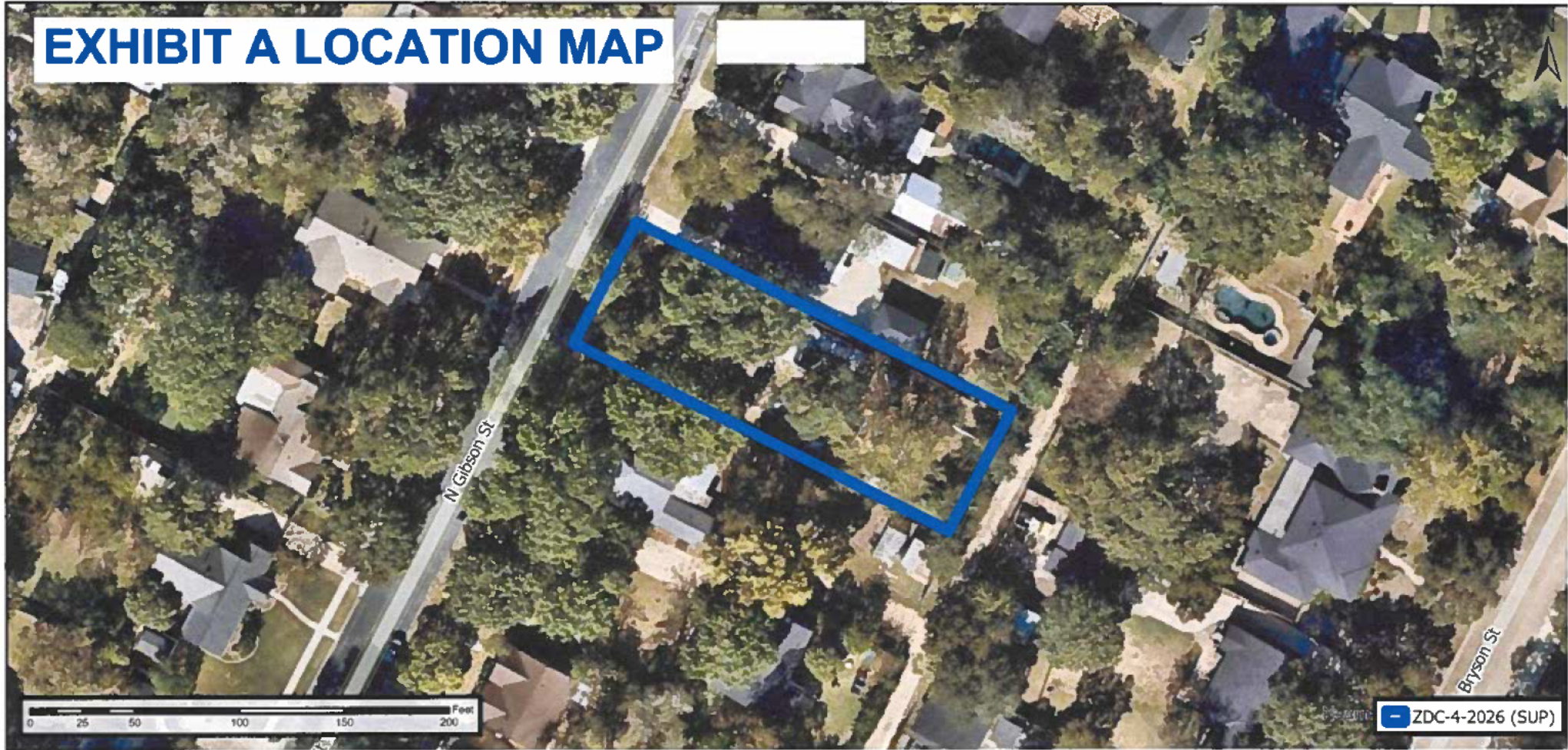


EXHIBIT B OPERATIONAL PLAN

(9)

OPERATIONAL PLAN FOR PROPOSED A.D.U.

Property Address: 732 N. Gibson Street, Waxahachie, TX

Project: Proposed Accessory Dwelling Unit (A.D.U.)

Applicant: Marth Family

Operational Plan for Proposed A.D.U. at 732 N. Gibson Street

The property owners are proposing an Accessory Dwelling Unit (A.D.U.) at 732 N. Gibson Street. The project will be completed in two phases: (1) construction of a new garage/shop structure, and (2) a future mother-in-law suite addition as shown on the submitted plans.

The A.D.U. is intended solely for private family use. It will not be leased, rented, used as a short-term rental, or operated for any commercial purpose. It will remain part of the primary residence and will not be separately metered, subdivided, or sold independently.

Utilities

Utilities for the A.D.U. — including water, wastewater, and electricity — will connect to the existing service lines for the primary residence. The A.D.U. will not be separately metered and will remain functionally tied to the main dwelling.

Use & Occupancy

The A.D.U. will be used only by family members or non-paying guests.

It will not be:

Rented long-term

Used as a short-term rental

Operated commercially

Sold separately from the main residence

The purpose of the A.D.U. is solely to meet the long-term residential needs of the Marth family.

EXHIBIT B OPERATIONAL PLAN (9)

Parking & Access

On-site parking will comply with City of Waxahachie requirements.

Access to the garage and future A.D.U. will be provided through the existing driveway or an approved access point on the property.

Construction Approach

All construction will comply with the 2021 International Residential Code and all applicable City of Waxahachie development regulations. Exterior materials and architectural elements will match or complement the main residence to maintain neighborhood character.

This A.D.U. is intended to support multigenerational living and provide long-term residential stability for the property owners. It is not intended to increase density, traffic, or activity beyond what is appropriate for the site.

Thank you,

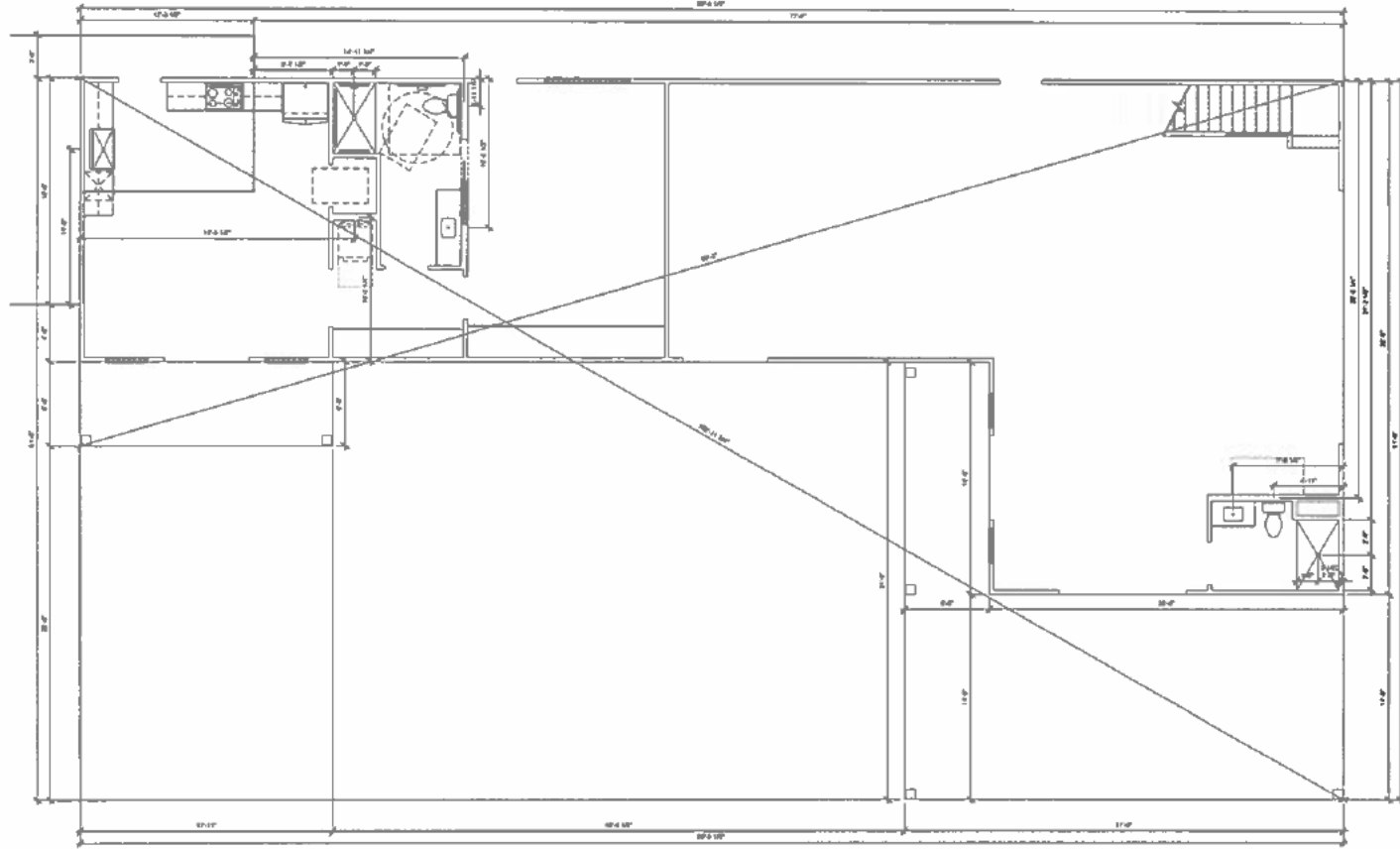
Marth Family

732 N. Gibson Street

Waxahachie, TX 75165

(9)

EXHIBIT D FLOORPLAN



SCALE AS NOTED

24"X36" PRINTS ARE 1/4" = 1'-0"

UNLESS SPECIFIED OTHERWISE

FP0.0

THIS PLAN IS ISSUED AS SHOWN AND DOES NOT REPRESENT ANY GUARANTEE OR WARRANTY OF ANY KIND. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THIS PLAN. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER WORK NOT SHOWN ON THIS PLAN. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER WORK NOT SHOWN ON THIS PLAN.

2026
 CREATOR: R. Esh
 DATE: 2/12/26

Marth Residence
 732 n. Gibson Street
 N. 40' of Lot 19 & S. 25' of Lot 20 Block 6
 City of Waxahatchie, Ellis County, Texas

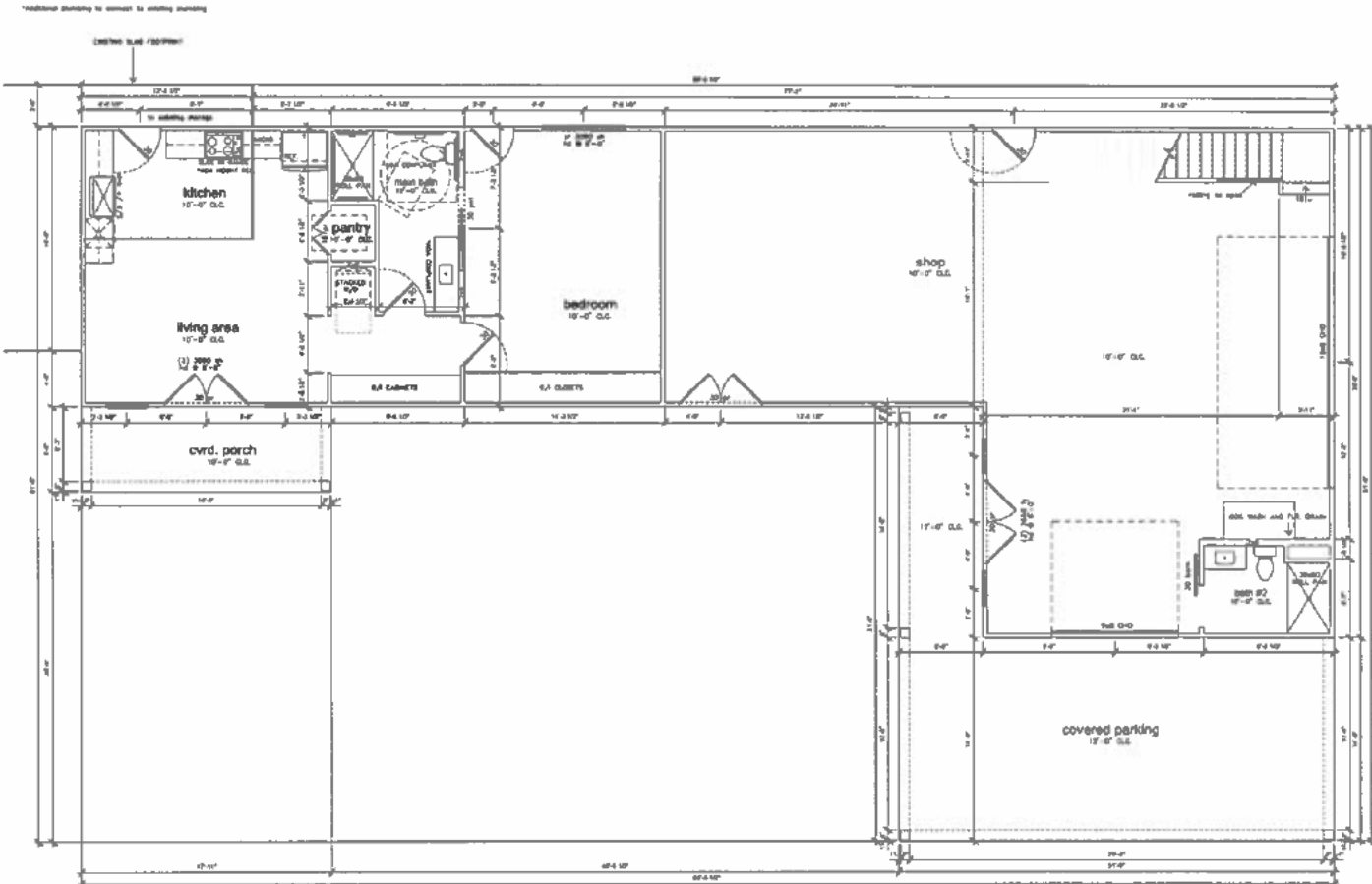
P.O. Box 1480
 Midlothian, Texas 76065
 8721-351-0818
 rick@thestudioEedesign.com

STUDIO E
 DESIGN & CONSTRUCTION

(9)

EXHIBIT D FLOORPLAN

- The accessory structure shall not be used as a primary dwelling.
- The accessory structure shall not be used for commercial purposes.
- The accessory structure shall not be leased or sold separately from the primary residence.
- The accessory structure shall not be used as a short-term rental or separately metered from the primary structure.



SQUARE FOOTAGE	
1ST FLOOR	835
2ND FLOOR (STORAGE ONLY)	912
TOTAL CONDITIONED AREA	835
GARAGE/FORNOS	1382
COVERED PATIO (P&B)	548
COVERED PORCH (P&B)	187
TOTAL UNCOND. AREA	3710
SLAB AREA	2858

GENERAL FLOOR PLAN NOTES:

1ST STORY

TYP. STUD WALLS ARE 2x4'S DIMENSIONED 4" OTHERS AS DIMENSIONED. BRICK OR STONE VENEER IS 5 1/2"

ALL FINISHING WALLS TO BE A MIN OF 2x8 U.N.D.

DOORS
REFER TO COMMUNITY SPECS OR CONTRACT DOCUMENTS FOR REQ. DOOR HEIGHTS

WINDOWS
INSTALL ALL 1ST FLR. WINDOWS WITH HEADS AT 8'-0" A.P.F. U.N.D.

SHOWERS
SHOWER HEAD TO BE INSTALLED @ 5'-0" MEASURED FROM PLATE

SHOWER CONTROLS
TO BE LOCATED WITHIN A 3'-0" RADIUS U.N.D.

TYP. 1ST F.F. E.L. = 2'-0" (U.N.D.)

1 | Floor Plan

SCALE AS NOTED

24"x36" PRINTS ARE 1/4" = 1'-0"

UNLESS SPECIFIED OTHERWISE

FP1.0

THIS PLAN SET SUBMITTED TO THE CITY OF WAXAHACHIE, TEXAS FOR REVIEW AND APPROVAL. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN SET AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF ANY KIND. THE CITY ENGINEER'S REVIEW IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

2026
CREATOR: R. BEN
DATE: 2/12/26

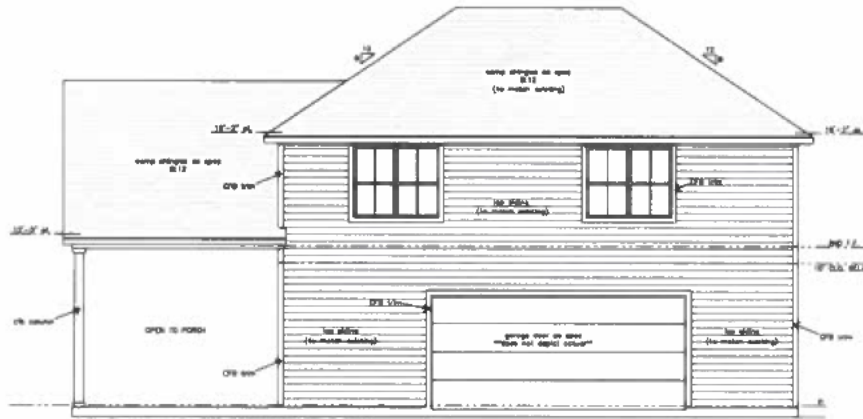
Marth Residence
732 n. Gibson Street
N. 40' of Lot 19 & S. 25' of Lot 20 Block 6
City of Waxahachie, Ellis County, Texas

P.O. Box 1480
Waxahachie, Texas 76095
972-351-0848
not@studioe.design.com

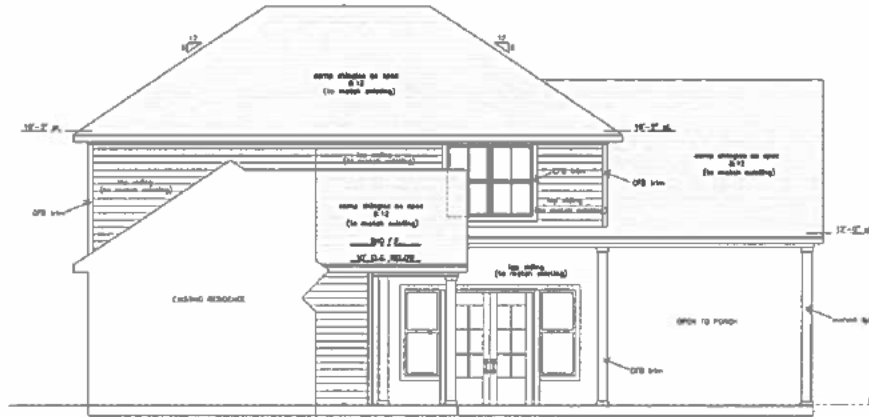


(9)

EXHIBIT E ELEVATION & FACADE PLAN



1 | Rear Elevation



1 | Front Elevation

SCALE AS NOTED

24\"/>

UNLESS SPECIFIED OTHERWISE

ELEV2

THIS PLAN HAS BEEN PREPARED BY THE ARCHITECT FOR THE CONSTRUCTION OF THE BUILDING SHOWN HEREON. IT IS THE ARCHITECT'S DUTY TO SEE THAT THE BUILDING IS CONSTRUCTED IN ACCORDANCE WITH THE PLAN AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE PLAN OR SPECIFICATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLAN OR SPECIFICATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGE TO THE BUILDING OR TO ANY PERSONS OR PROPERTY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY COSTS INCURRED BY THE ARCHITECT OR BY ANY OTHER PERSON IN CONNECTION WITH THE CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DELAYS OR INTERRUPTIONS IN THE CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO THE PLAN OR SPECIFICATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY VARIATIONS IN THE MATERIALS OR WORKMANSHIP. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY UNDESIRABLE RESULTS OR CONSEQUENCES ARISING FROM THE CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY INJURY TO PERSONS OR PROPERTY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY COSTS INCURRED BY THE ARCHITECT OR BY ANY OTHER PERSON IN CONNECTION WITH THE CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DELAYS OR INTERRUPTIONS IN THE CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO THE PLAN OR SPECIFICATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY VARIATIONS IN THE MATERIALS OR WORKMANSHIP. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY UNDESIRABLE RESULTS OR CONSEQUENCES ARISING FROM THE CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY INJURY TO PERSONS OR PROPERTY.

2026
CREATOR
R. E. SMITH
DATE
2/12/26

Marth Residence
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P.O. Box 1480
Midlothian, Texas 76065
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rich@theadstudio.com



STUDIO
THE AD
STUDIO

(9)

EXHIBIT E ELEVATION & FACADE PLAN



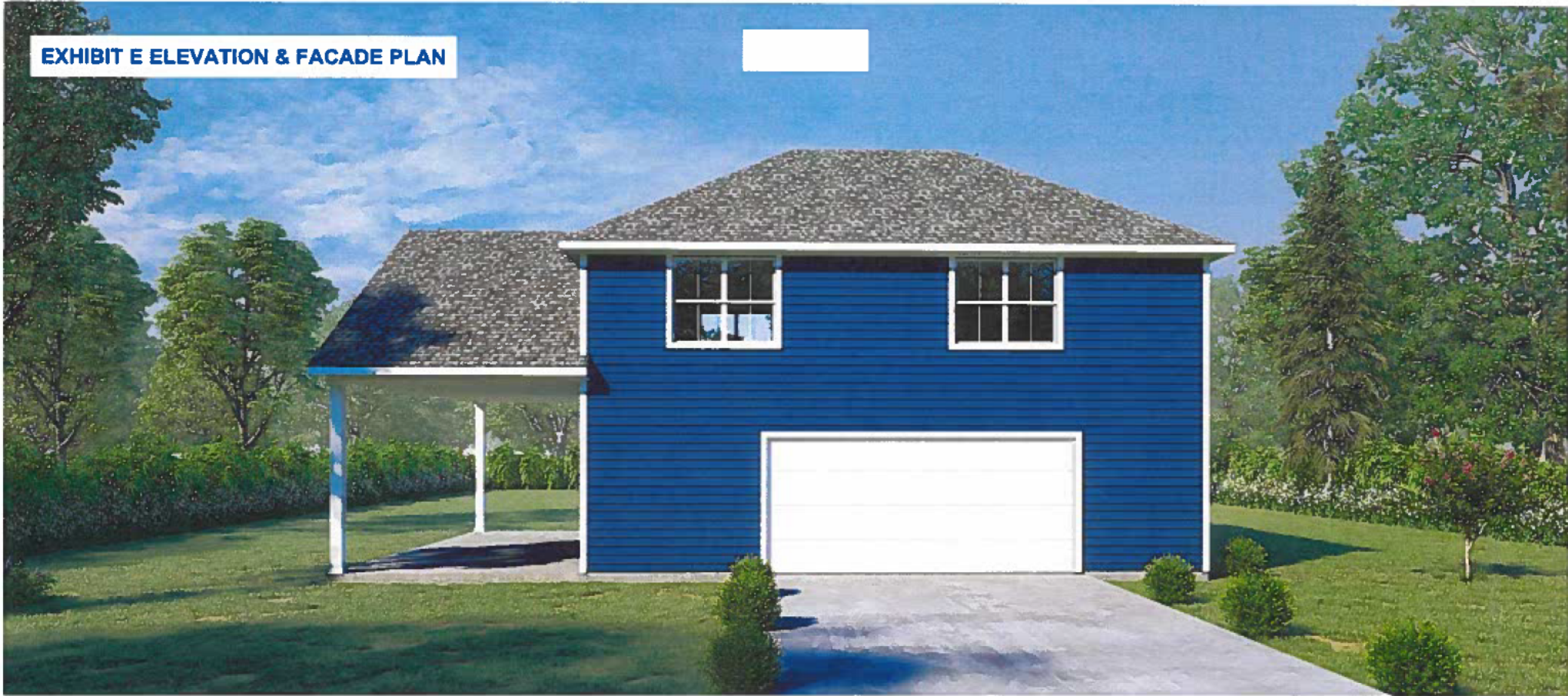
(9)

EXHIBIT E ELEVATION & FACADE PLAN



(9)

EXHIBIT E ELEVATION & FACADE PLAN



(a)

EXHIBIT E ELEVATION & FACADE PLAN



Planning & Zoning Department

Zoning Staff Report



Case: ZDC-24-2026

MEETING DATE(S)

Planning & Zoning Commission: May 12, 2026
City Council: June 1, 2026

CAPTION

Public Hearing on a request by Dutch Neuweiler, Minto Communities Texas, LLC, for an **Amendment to Ordinance No. 3704**, to revise the location of the Welcome Center and update associated Exhibits within the approved Planned Development, located at 300 Brookside Road (Property ID's 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652) – Owners: Minto KR, LLC & Walton Texas LP (ZDC-24-2026)

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on May 12, 2026, the Commission voted 6-0 to recommend approval of case number ZDC-24-2026, subject to the conditions of the staff report.

RECOMMENDED MOTION

"I move to approve ZDC-24-2026, a Planned Development Amendment request for Ordinance 3704, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The requests to amend the Kemp Ranch Planned Development (Ordinance 3704) to accommodate a relocation of the Welcome Center.

CASE INFORMATION

Applicant: Dutch Neuweiler, Minto Communities Texas, LLC
Property Owner(s): Minto KR, LLC & Walton Texas LP
Site Acreage: 3,169.6 acres
Current Zoning: Planned Development (PD) – Ordinance 3704
Requested Zoning: Planned Development (PD) with amended Welcome Center location.

SUBJECT PROPERTY

General Location: 300 Brookside Road
Parcel ID Number(s): 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652

Existing Uses: Agriculture, Presbyterian Children's Homes and Services, and four (4) Single Family Residences

Development History: On January 26, 2026, City Council approved Ordinance 3704, the Kemp Ranch Planned Development (PD) proposal by Minto Communities. This ordinance covers approximately 3,169 acres of property and establishes development regulations for Traditional Residential, Active Adult, Flex Residential, Multi-Family Residential, and Mixed-Use Districts. In total, the PD includes a maximum of 11,880 single family homes, 1,390 multi-family dwelling units and 133.1 acres of mixed-use property.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	N/A (ETJ)	Single Family Residences & Agriculture
East	General Retail (GR) & Interstate 35E	Waxahachie Fire Station #4 and Interstate 35E
South	N/A (ETJ)	Single Family Residences & Agriculture
West	Future Development (FD) & ETJ	Single Family Residences & Agriculture

Future Land Use Plan (FLUP): Residential Neighborhood, Mixed Use Neighborhood, and Regional Commercial

FLUP Descriptions: 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.

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

FLUP Descriptions (continued): **Regional Commercial:** These places are first identified by their principal focus on auto-oriented traffic. Logically placed near high traffic intersections, these spaces bring people from many surrounding neighborhoods. Typical uses will include regional businesses including but not limited to restaurants, retail, gas stations, and offices. To create a more sustainable development, care should be given to make the experience for users pleasant once they exit their vehicle. A focus on adding spaces for public gathering and pedestrian shading to encourage people to walk from one establishment to another and interact with other patrons should be a priority of future development in the Regional Commercial Placetype. Though the size of a regional commercial node is flexible based on local context, generally these are about a half mile in diameter.

Thoroughfare Plan:

The subject property is accessible via Interstate 35E, FM 1446, FM 875 and Lone Elm Road. The 2026 Waxahachie Thoroughfare Plan identifies multiple Major Arterial and Major Collector thoroughfares crossing through the subject property consistent with this PD Amendment.

Site Image:



PLANNING ANALYSIS

The proposes amend the Kemp Ranch Planned Development (Ordinance 3704) to accommodate a relocation of the Welcome Center. The Welcome Center was originally proposed to be located within the Mixed-Use District directly adjacent to I35E. However, after advancing further into the development process, the Applicant has determined that it would be more beneficial for their marketing and development plans to locate the Welcome Center further into the interior of the site. The Welcome Center is initially intended to serve as the landing point near the model home area for buyers and builders interested in the development. Once build-out of the residential portion of the development is completed, the Welcome Center is intended to transition to a standard commercial structure within the Mixed-Use District.

(16)

Planning Analysis (continued):

The new proposed location for the Welcome Center is identified as a portion of a Linear Park under the current zoning. The new location is directly adjacent to the Traditional Residential District; which will make visits by guests to the model home area more efficient. Due to the intended future use of the Welcome Center structure, it is necessary for the underlying zoning of the Welcome Center tract to be the Mixed-Use District. Additionally, the relocation of the Welcome Center triggers a need to replace the lost portion of the Linear Park (approximately 5-acres) elsewhere on the subject property. To account for these impacts stemming from the Welcome Center relocation, the Applicant has provided an amended Concept Plan and Open Space & Trail Plan. Net total acreages for Park/Open Space and the Mixed-Use District are proposed to remain unchanged. Additionally, due to references to the Welcome Center in originally approved exhibits, the Applicant has provided an amended Thoroughfare Exhibit, Screening Plan, Signage Plan, Phasing Plan, and Waxahachie Midlothian Trail Reserve Conveyance exhibit with this application.

Open Space & Trail Plan (Exhibit F):

To account for the approximately 5-acres lost from the Linear Trail along the future Brookside Road addition, the Applicant has proposed to add an approximately 5-acre Linear Trail that extends west from I35E between the Mixed-Use District and the Waxahachie Regional Park/Trail. The additional Linear Park ensures the total acreage of "Linear Parks" provided within the development as a whole remains unchanged from the original Planned Development requirement. The additional Linear Park is proposed to extend for approximately 2,800' and is approximately 80' in width.

While the addition of a Linear Park to preserve minimum acreage requirements is necessary, Staff has concern with the functionality of the additional park specifically related to its proposed location and dimensions. As noted above, the Linear Park is proposed adjacent and parallel to the Waxahachie Regional Park/Trail; which varies in width from 350' to 650' in this area along Waxahachie Creek. The Regional Park/Trail is proposed to include the Hike & Bike trail extension and will likely be completed prior to the proposed Linear Park since completion of this portion of the Regional Park is tied to the initial phase of development for the Traditional Residential district.

The conceptual proposal for the additional Linear Park as a separate, parallel park to the Regional Park/Trail is unlikely to deliver an equivalent or beneficial replacement to the Linear Park required by the existing zoning. The functionality of 80' Linear Park directly adjacent to the Regional Park is questionable due to the fact that the Regional Park is already required to have additional trails extending to and from the primary Hike & Bike Trail. Furthermore, the development of the Linear Park in this location may result in disrupted access to the Regional Park during construction.

Recommended Revisions to the Open Space & Trail Plan (Exhibit F):

To alleviate concerns regarding the additional Linear Park's location and functionality, Staff recommends that Exhibit F be revised to locate the additional Linear Park to an area between the Traditional Residential district and the Mixed-Use district. Placing the additional Linear Park in this area would provide a connection from the Welcome Center and the remaining portion of the original Linear Park to the Regional Park/Trail along Waxahachie Creek. A Linear Park in this location would serve as additional justification for the PD Amendment by providing a north-south connection to the Regional Park/Trail that does not exist in the current zoning. This alternative Linear Park would need to be approximately 1,100' to connect the Welcome Center to the Regional Park/Trail. In order to maintain a 5-acre minimum size, the alternative Linear Park would need to be approximately 200' wide. In addition to a beneficial increase in trail connectivity, this alternative Linear Park would result in the added benefit of a buffer between single-family homes and the adjacent Mixed-Use district.

Recommended Revisions to the Open Space & Trail Plan (Exhibit F) continued:

Staff requested that the Applicant provide a revised Open Space & Trail Plan utilizing this alternative design during the course of the review of the PD Amendment application. The Applicant has acknowledged Staff concerns and recommendations; but has requested to proceed with the proposal for the Linear Park adjacent to the Regional Park/Trail.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 142 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 one (1) letter of support and three (3) letters of opposition to the proposed PD Amendment.

RECOMMENDATION

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

Conditions:

1. The Kemp Ranch Development Agreement shall be required to be amended within thirty (30) days of approval of this PD Amendment. The Applicant shall provide a signed and notarized copy of the Development Agreement with final revised exhibits for filing.
2. Exhibit F shall be revised to relocate the additional Linear Park area between the Traditional Residential (TR) and Mixed-Use (MU) districts. The revised location shall connect the Welcome Center to the Waxahachie Regional Trail Park and shall be a minimum of five (5) acres in total size.

ATTACHED EXHIBITS

1. Public Notification Responses
2. PD Amendment Ordinance
3. Exhibit B – Concept Plan
4. Exhibit D – Thoroughfare Exhibit
5. Exhibit F – Open Space & Trail Plan (With Staff Comment)
6. Exhibit G – Screening Plan
7. Exhibit I – Signage Plan
8. Exhibit P – Phasing Plan
9. Development Agreement Exhibit N – Midlothian Waxahachie Trail Reserve Conveyance

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Zack King, AICP
Planning Manager
zking@waxahachie.com

Reviewed by:

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



(16)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-24-2026

FRAZIER JEFFREY L & JEANETTE M
PO BOX 557
WAXAHACHIE, TX 75168-0557

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 14, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 4, 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 Dutch Neuweiler, Minto Communities Texas, LLC, for an **Amendment to Ordinance No. 3704**, to revise the location of the Welcome Center and update associated Exhibits within the approved Planned Development, located at 300 Brookside Road (Property ID's 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652) – Owners: Minto KR, LLC (ZDC-24-2026)

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-24-2026**

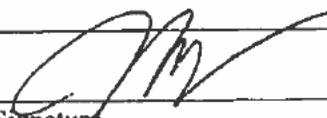
City Reference: 179476

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

3-31-26

Date

Jeffrey Frazier Owner

Printed Name and Title

1770 FM 1446, Waxahachie, TX
75167

Address

Case Number: ZDC-24-2026

City Reference: 252894

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *April 3, 2026* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

RECEIVED APR 01 2026

Comments:

Jose Martinez

Signature

4/1/2026

Date

Jose F. Martinez

Printed Name and Title

620 W. 7th St.

Address

Dallas, TX 75208

(10)

RECEIVED APR 01 2026

April 1, 2026

Dear Planning & Zoning Commission and City Council,

I am writing to express my opposition to Case No. ZDC-24-2026 regarding the proposed amendment to the Planned Development located near 300 Brookside Road in Waxahachie, Texas.

As a property owner at 281 Lone Elm Rd, I am directly impacted by this proposed change. My primary concern is the potential increase in traffic along Lone Elm Road, which is already a narrow and developing roadway. Additional traffic generated by the relocation or modification of the Welcome Center and associated development could significantly affect safety, increase congestion, and reduce the quality of life for nearby residents.

Furthermore, this amendment may contribute to increased noise, reduced privacy, and a shift away from the current residential character of the area. These changes could negatively impact property values for homeowners like myself who rely on the stability and quiet nature of this neighborhood.

I respectfully request that the Planning & Zoning Commission and City Council reconsider this amendment or, at a minimum, provide detailed traffic studies, infrastructure plans, and mitigation strategies before moving forward.

Thank you for your time and consideration.

Sincerely,
Jose & Maria Martinez
281 Lone Elm Rd.
Waxahachie, TX 75167

Case Number: ZDC-24-2026

City Reference: 180734

RECEIVED APR 07 2026

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *April 3, 2026* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

I do not want this development!
Don't the people have any say anymore!?

Gary Pohlman
Signature

3/30/26
Date

Gary Pohlman-owner
Printed Name and Title

1045 Lone Elm Rd.
Address
Wax, TX 75167

(10)

From: kathy kacal <kkacal@icloud.com>

Sent: Friday, May 15, 2026 4:02 PM

To: Robertson, Trenton <trenton.robertson@waxahachie.com>

Subject: oppose

I oppose the zdc-24-2026

Kathy Kacal

405 Brookside Rd

Waxahachie, Tx 75167

(11)

ORDINANCE NO. _____

AN AMENDMENT TO ORDINANCE 3704 AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD) WITH AMENDED EXHIBITS LOCATED 300 BROOKSIDE ROAD IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 3,169.6 ACRES KNOWN AS PROPERTY ID 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652 AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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 ZC-24-2026. 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 to PD (with Amended Exhibits); 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 to PD (with Amended Exhibits) in order to facilitate development of the subject property in a manner that allows a master-planned community on the following property: Property ID's 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652, which is shown on Exhibit A, in accordance with the Concept Plan attached as Exhibit B, the Permitted Uses attached as Exhibit C, the Thoroughfare Exhibit attached as Exhibit D, the Street Sections attached as Exhibit E, the Open Space and Trails Plan attached as Exhibit F, the Screening Plan attached as Exhibit G, the Typical Lot Diagrams attached as Exhibit H, the Signage Plan attached as Exhibit I, the Development Tracking attached as Exhibit J, the Brookside Road Enlargement attached as Exhibit K, the Existing Conditions attached as Exhibit L, the Legal Description attached as Exhibit M, the Waxahachie-Midlothian Trail Reserve Conveyance attached as Exhibit N, the Design Requirements attached as Exhibit O, and the Phasing Plan attached as Exhibit P.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development is to allow for the development of master-planned community and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

Development Standards

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, private streets, and utility infrastructure shall substantially conform to the locations shown on the approved Exhibits A-P.

Development Regulations

1. The Kemp Ranch Development Agreement shall be required to be amended within thirty (30) days of approval of this PD Amendment. The Applicant shall provide a signed and notarized copy of the Development Agreement with final revised exhibits for filing.
2. Exhibit F shall be revised to relocate the additional Linear Park area between the Traditional Residential (TR) and Mixed-Use (MU) districts. The revised location shall connect the Welcome Center to the Waxahachie Regional Trail Park and shall be a minimum of five (5) acres in total size.
3. The development shall conform as approved by the City Council under case number ZDC-24-2026.
4. The development shall adhere to the City Council approved in Exhibit A – Zoning Location Map, Exhibit B – Concept Plan, Exhibit C – Permitted Uses, Exhibit D – Thoroughfare Exhibit, Exhibit E – Street Sections, Exhibit F – Open Space and Trails Plan, Exhibit G – Screening Plan, Exhibit H – Typical Lot Diagrams, Exhibit I – Signage Plan, Exhibit J – Development Tracking, Exhibit K – Brookside Road Enlargement, Exhibit L – Existing Conditions, Exhibit M – Legal Description, Exhibit N – Waxahachie-Midlothian Trail Reserve Conveyance, Exhibit O – Design Requirements, and Exhibit P – Phasing Plan.
5. The Property Owner shall provide a permanent irrigation system for all required landscape areas and maintain the required landscaping at all times.
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. All improvements within the subject property will be subject to obtaining building permits from the City in accordance with the City’s applicable rules and regulations governing such permits.
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.

(11)

9. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance or the Kemp Tract Development Agreement, shall conform to those requirements and/or standards prescribed in Exhibit A – Zoning Location Map, Exhibit B – Concept Plan, Exhibit C – Permitted Uses, Exhibit D – Thoroughfare Exhibit, Exhibit E – Street Sections, Exhibit F – Open Space and Trails Plan, Exhibit G – Screening Plan, Exhibit H – Typical Lot Diagrams, Exhibit I – Signage Plan, Exhibit J – Development Tracking, Exhibit K – Brookside Road Enlargement, Exhibit L – Existing Conditions, Exhibit M – Legal Description, Exhibit N – Waxahachie-Midlothian Trail Reserve Conveyance, Exhibit O – Design Requirements, and Exhibit P – Phasing Plan. Where regulations are not specified in Exhibits A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, & P in this Ordinance, or the Kemp Tract Development Agreement, the regulations of the City of Waxahachie Zoning Ordinance shall apply to this development.

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

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

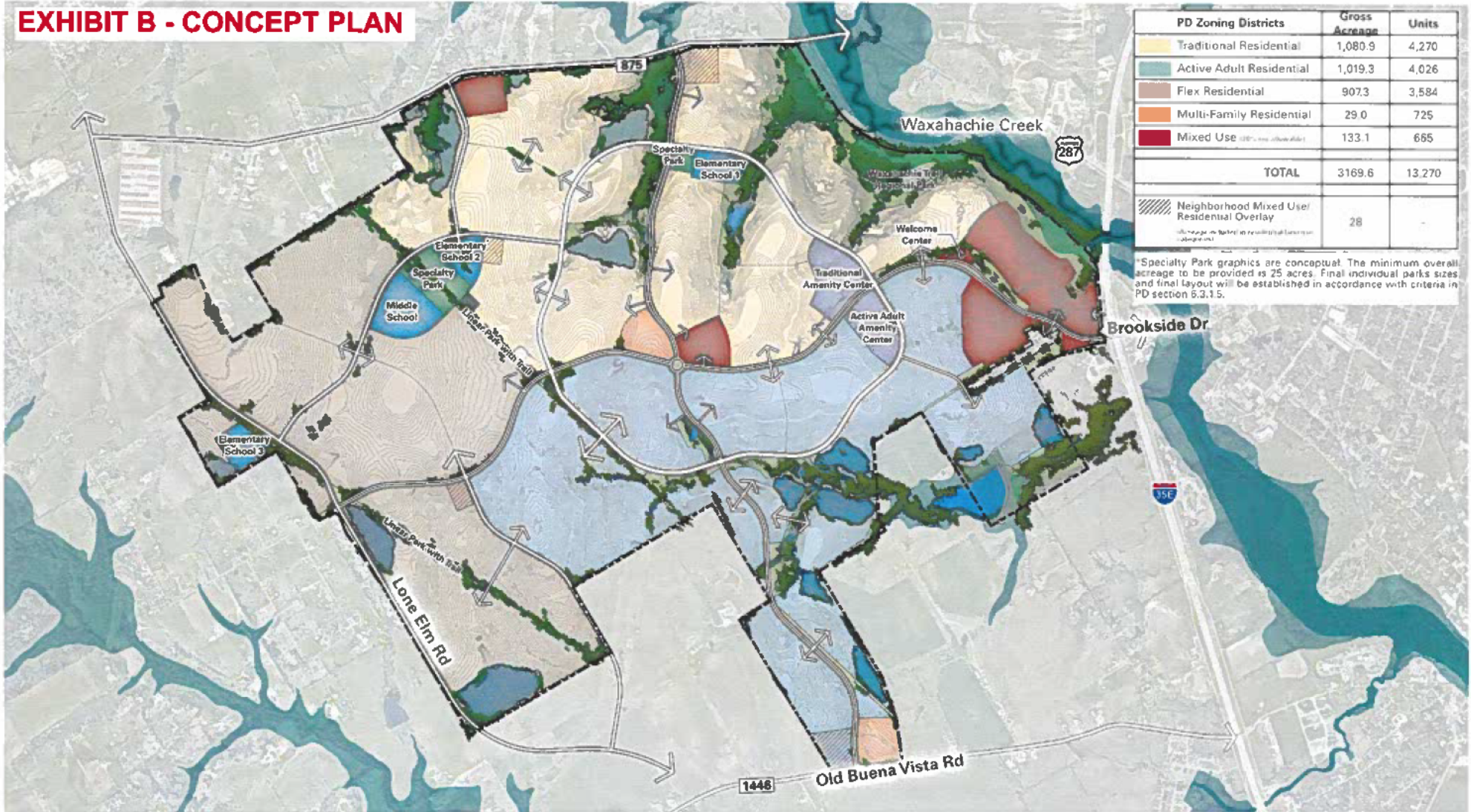
PASSED, APPROVED AND ADOPTED on this 1st day of June, 2026.

MAYOR

ATTEST:

City Secretary

EXHIBIT B - CONCEPT PLAN



PD Zoning Districts	Gross Acreage	Units
Traditional Residential	1,080.9	4,270
Active Adult Residential	1,019.3	4,026
Flex Residential	907.3	3,584
Multi-Family Residential	29.0	725
Mixed Use (20% max allowable)	133.1	665
TOTAL	3169.6	13,270
Neighborhood Mixed Use/ Residential Overlay	28	-

*Specialty Park graphics are conceptual. The minimum overall acreage to be provided is 25 acres. Final individual parks sizes and final layout will be established in accordance with criteria in PD section 5.3.1.5.



Kemp Tract

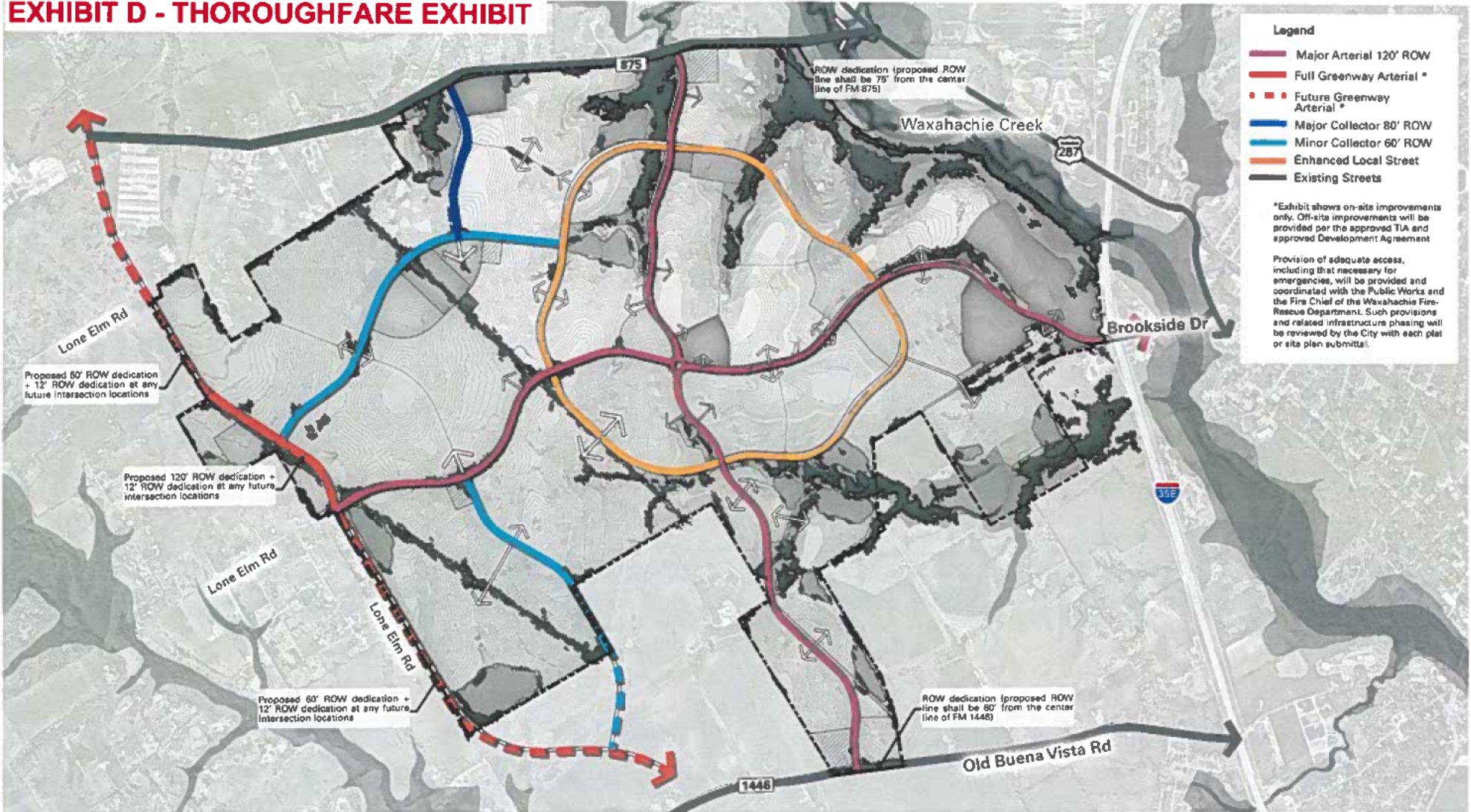
Exhibit B - Concept Plan

Waxahachie, Texas
03/19/2023

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EXHIBIT D - THOROUGHFARE EXHIBIT



Kemp Tract

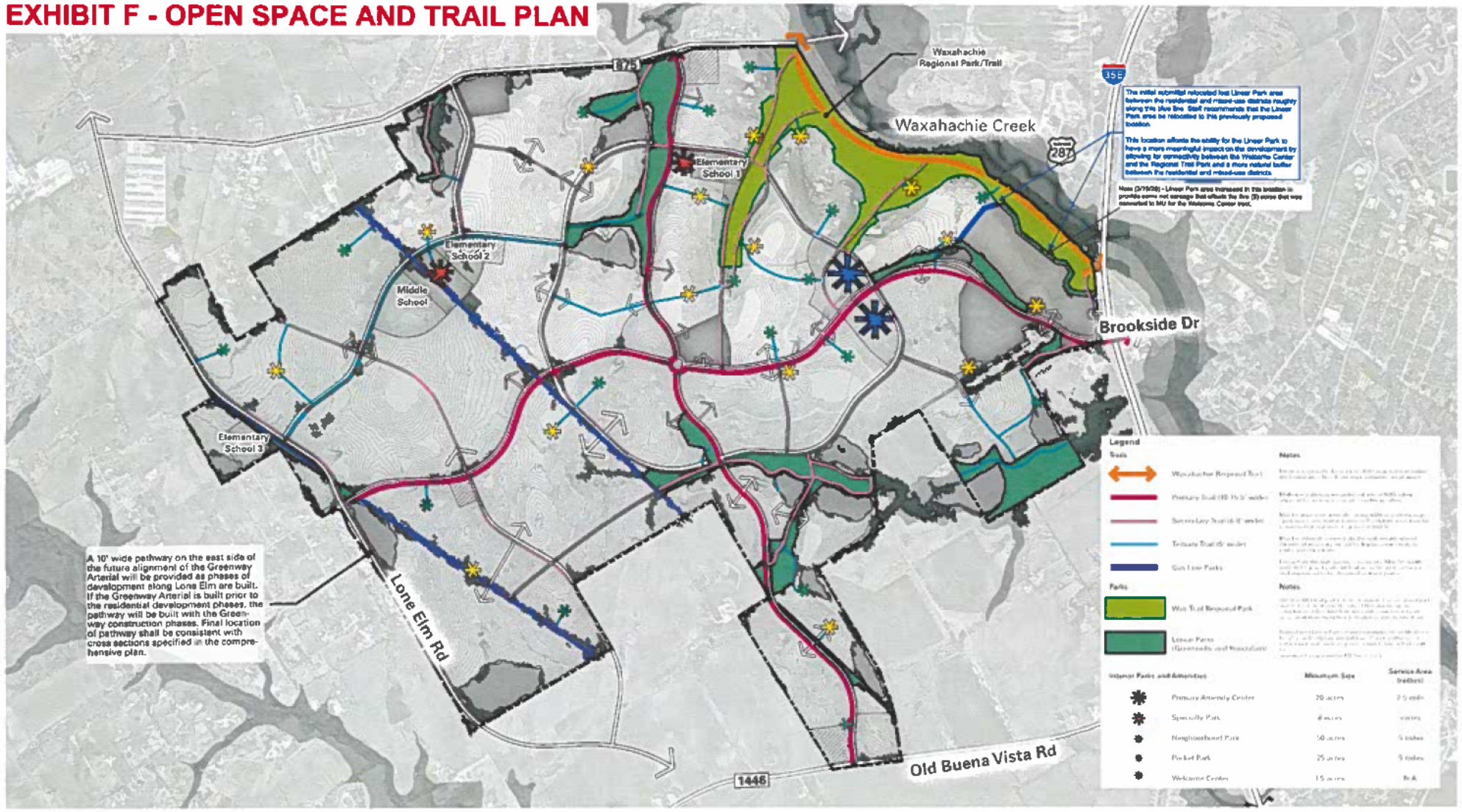
Exhibit D - Thoroughfare Exhibit

Waxahachie, Texas 03/18/2022

1/10
2022 - 2024
1/10/2022
1/10/2022
1/10/2022
1/10/2022
1/10/2022



EXHIBIT F - OPEN SPACE AND TRAIL PLAN



Kemp Tract

Exhibit F - Open Space and Trail Plan
Page 1

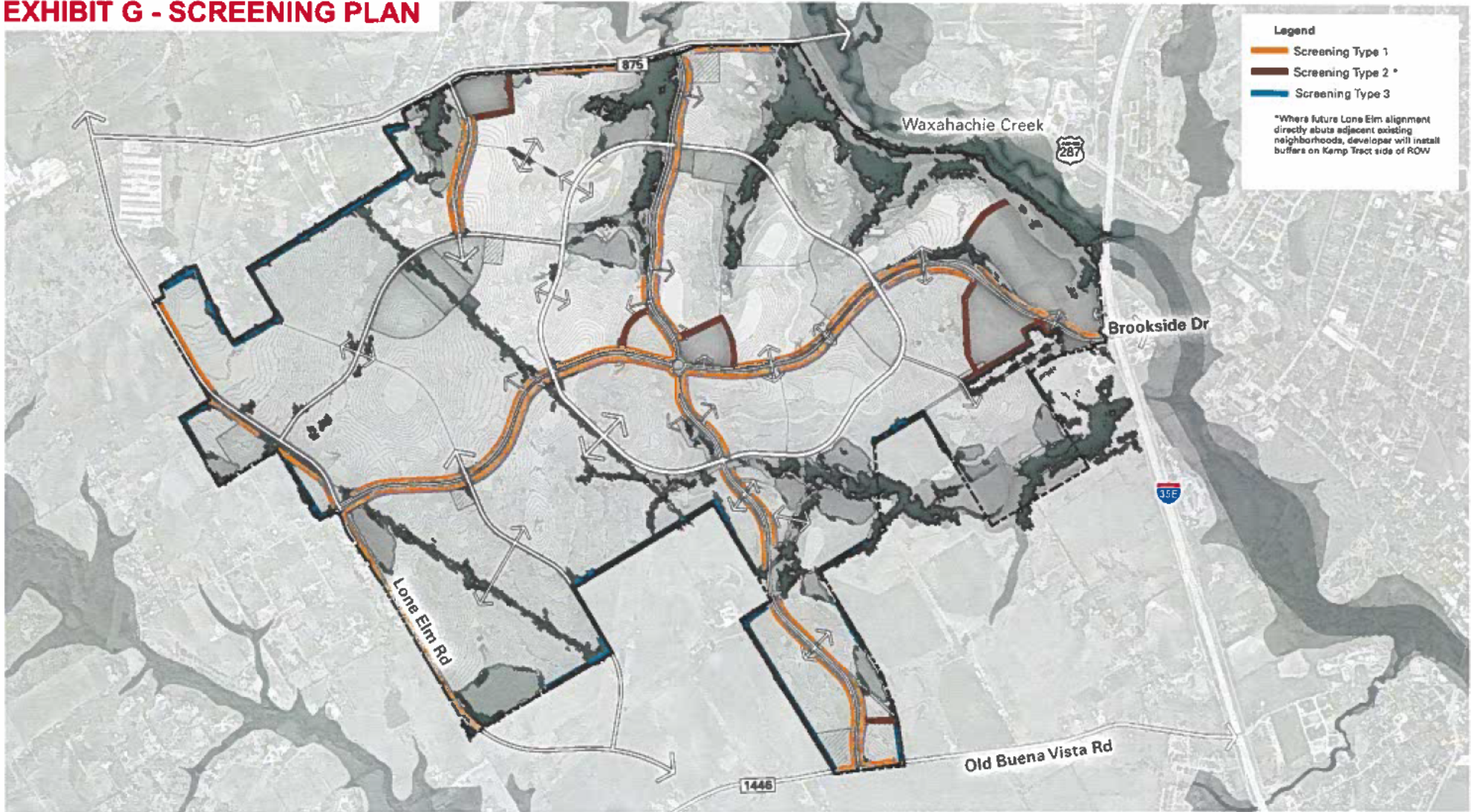
Waxahachie, Texas
03/19/2020

790
3802 a street address at
1000 E. Center St
Waxahachie, TX 75705
817.327.1911
kemp@kfm.com



(11)

EXHIBIT G - SCREENING PLAN



Kemp Tract

Exhibit G - Screening Plan
Page 1

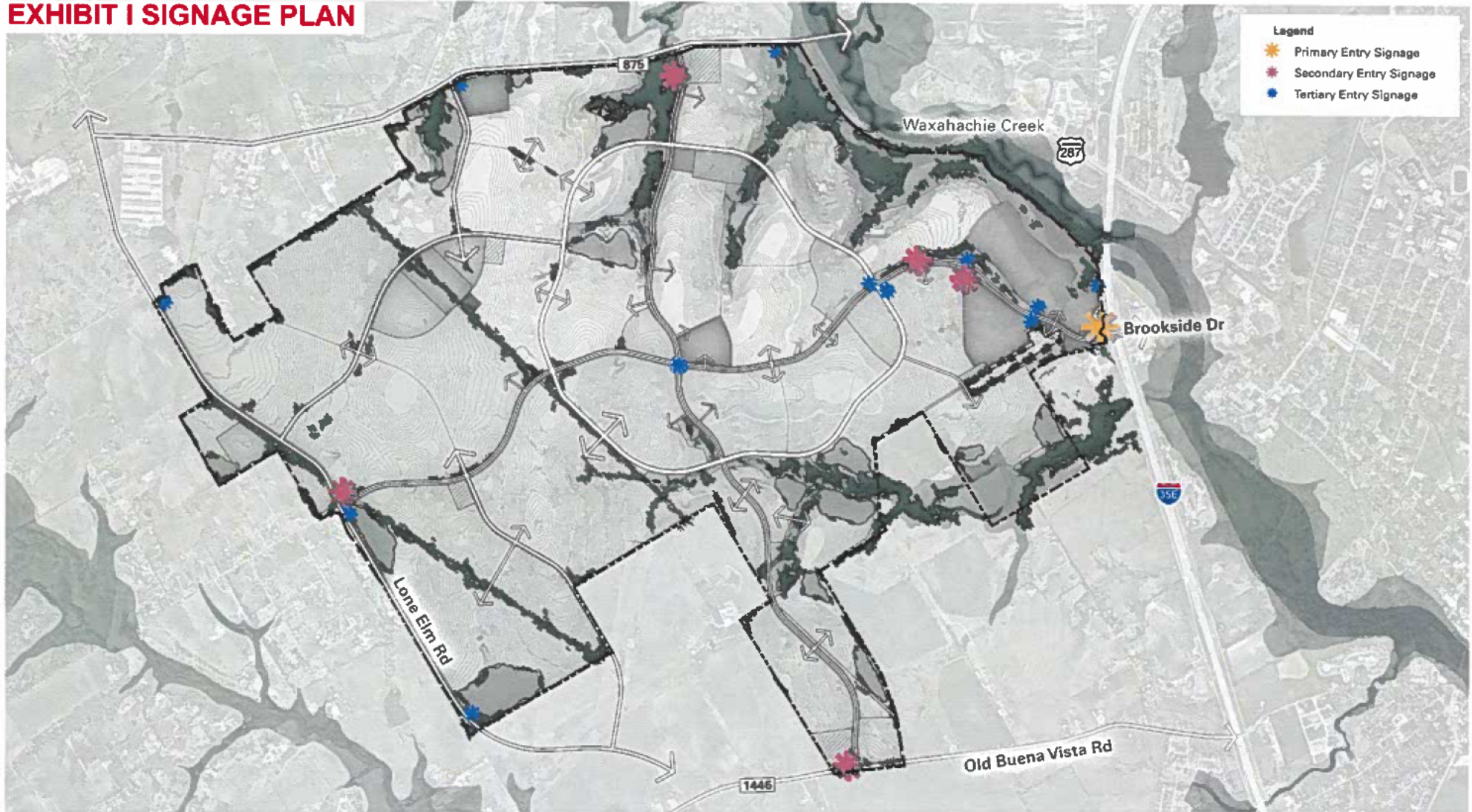
Waxahachie, Texas
03/18/2025

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EXHIBIT I SIGNAGE PLAN



Kemp Tract

Exhibit I - Signage
Plan
Page 1

Waxahachie, Texas
93797026

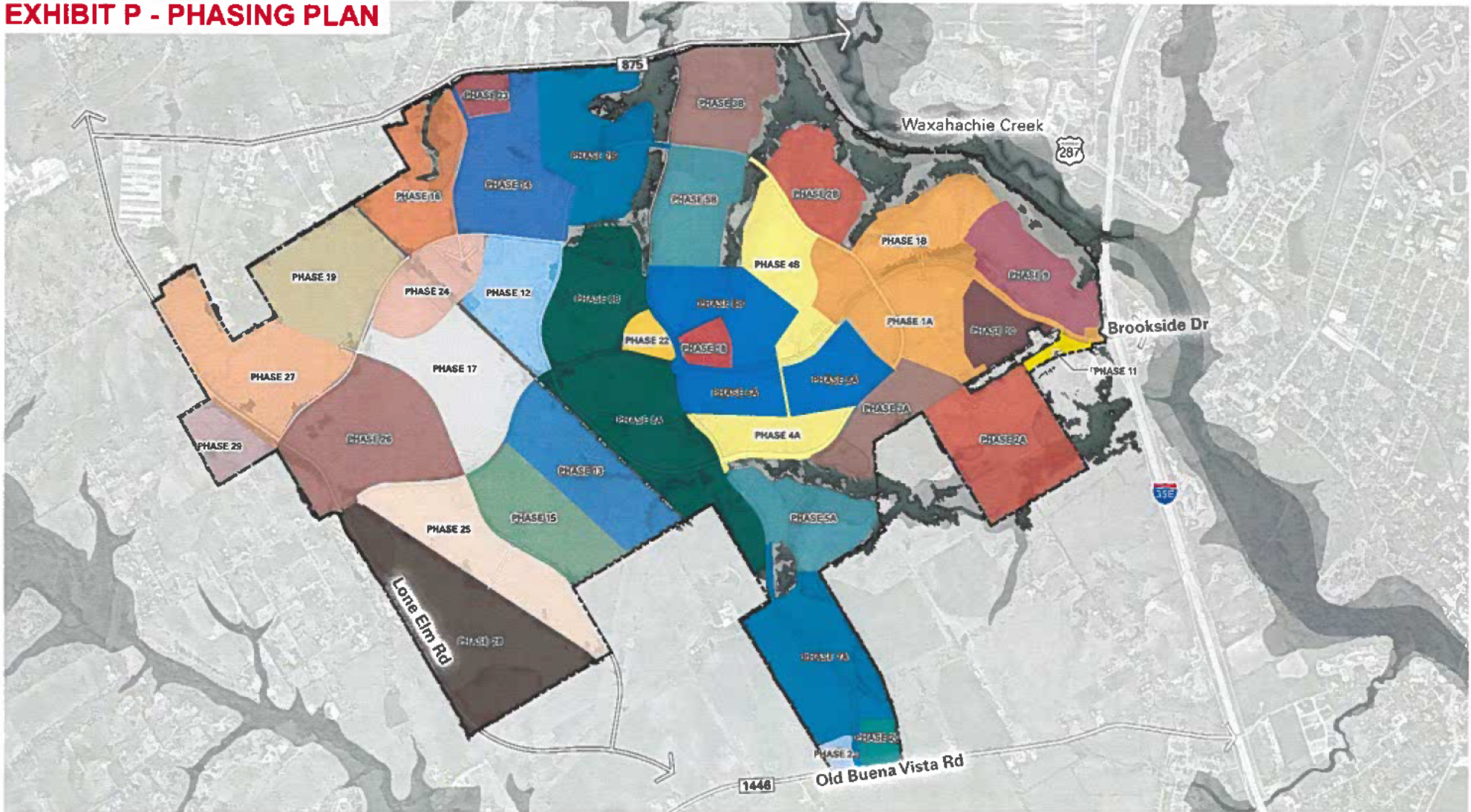
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The information shown is based on the best information available and is subject to change without notice.



(11)

EXHIBIT P - PHASING PLAN



Kemp Tract

Exhibit P - Phasing Plans

Waxahachie, Texas
02/19/2025

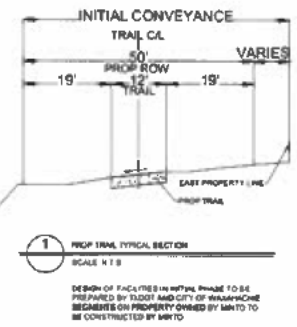
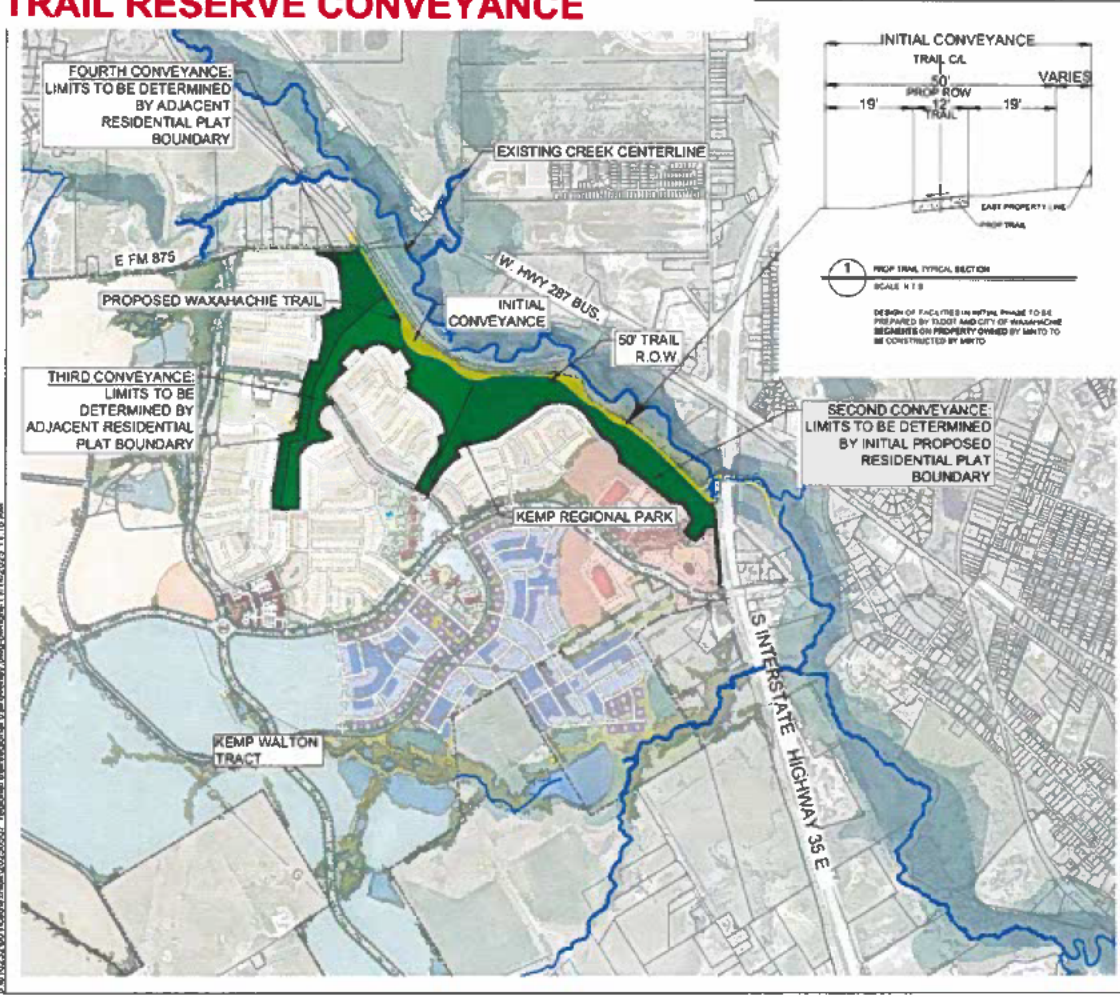
THIS IS A PRELIMINARY PLAN.
NO WARRANTY IS MADE BY THE ENGINEER.
© 2025 KFM
KempTract.com

Phasing shown as of 11/06/2025. Phasing exhibit will be updated as development proceeds.



(11)

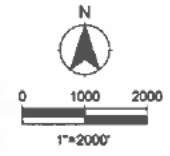
DEVELOPMENT AGREEMENT EXHIBIT N - MIDLOTHIAN WAXAHACHIE TRAIL RESERVE CONVEYANCE



KFM
 ENGINEERING & DESIGN
 3801 OLYMPUS BLVD, SUITE 100
 DALLAS, TEXAS 75019
 PHONE: (469) 899-0536
 WWW.KFM-LLC.COM
 TBPE #: F-20821
 TBPELS #: 10194934

PROJECT
KEMP TRACT

CLIENT
MINTO TEXAS LLC



PROJECT NUMBER
 010232001
 DATE
 2025/11/14
 SHEET



Kemp Tract

Exhibit N -
 Waxahachie-
 Midlothian Trail
 Reserve Conveyance

Waxahachie, Texas
 03/18/2025

TIG
 2025 a record drawing of
 this 1: scale map
 made by TIG
 8011371 1st
 @igp.com

(13)



Memorandum

To: Honorable Mayor Wallace & City Council
From: Trenton Robertson, Director of Planning
Thru: Ricky Boyd, City Manager
Date: May 26, 2026
Re: Consider Recommendation to Rename a Portion of Old Italy Road to Eastham Way

Recommended Motion: "I move to approve of the Ordinance to rename a portion of Old Italy Road to Eastham Way within the City of Waxahachie and authorize the Mayor and/or City Manager to execute all necessary documents."

Item Description: Consider proposed Ordinance to rename a portion of Old Italy Road to Eastham Way.

Item Summary: The City of Waxahachie Public Works Department identified a portion of Old Italy Road that necessitated a name change during the design process for a new thoroughfare adjacent to Waxahachie Creek High School.




City Council has proposed to rename the portion of Old Italy Road, approximately 600 feet south along the western property boundary of the tract of land recorded in Instrument No. 2242342, of the Official Public Records of Ellis County, Texas, to the beginning of Lake Shore Drive, to "Eastham Way".

City staff sent letters to all property owners adjacent to the portion of Old Italy Road being renamed, but no responses have been received.

Fiscal Impact: Replace seven (7) street name signs, which will be funded with current Street Maintenance funds.



Road Name Change Exhibit A

-  Change From Old Italy Rd to Eastham Way
-  Future Eastham Way Extension
-  City Limits

(14)

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE NAME OF PART OF OLD ITALY ROAD TO "EASTHAM WAY", AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Waxahachie is building a new section of road to be named EASTHAM WAY, and the City Council finds that the public interest will be best served by renaming a portion of Old Italy Road to Eastham Way;

WHEREAS, the City Council does hereby determine that said name change is desirable, to honor a citizen of the City of Waxahachie;

NOW, THEREFORE,

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

That Old Italy Road, beginning approximately 600 feet south along the western property boundary of the tract of land described as Tract 1 in deed to Blue Jacket Group LLC, recorded in Instrument No. 2242342, of the Official Public Records of Ellis County, Texas (OPRECT), to the beginning of Lake Shore Drive, should be, and is, renamed to be "Eastham Way", and is to be designated on future maps and literature as shown in Exhibit A.

This ordinance is to be effective 30 days after passage and publication.

PASSED, APPROVED, AND ADOPTED on this _____ day of _____, 2026.

MAYOR

ATTEST:

City Secretary

(15+16)



Memorandum

To: Honorable Mayor and City Council
From: Trenton Robertson, Director of Planning
Thru: Ricky Boyd, City Manager *RB*
Date: June 1, 2026
Re: Consider Dissolution of the Emory Lakes Public Improvement District (PID)

Recommended Motion:

"I move to approve the request to dissolve the Emory Lakes Public Improvement District and authorize the Mayor and/or City Manager to execute all documents accordingly."

Item Description: As part of the Kemp Ranch Development Agreement, approved by City Council in January of 2026, the Developer (Minto KR, LLC) is required to petition for dissolution of the existing Emory Lakes PID on the Kemp Ranch subject property. Dissolution of the PID is required before the Municipal Management District (MMD), approved as part of the Kemp Ranch Development Agreement, can be formally created. In a practical sense, the MMD will replace the PID as a financing mechanism to support development of the subject property.

Item Summary: Representatives for the owners of property within the existing Emory Lakes PID, Minto KR LLC, Walton Texas LP, and Walton TX Dallas Kemp Ranch LP 1, submitted a petition for dissolution of the PID to staff in April of 2026. The petition is compliant with relevant requirements of the Texas Local Government Code, as the purposes for which the PID are anticipated to be carried out in other ways more beneficial to the property owners and City via establishment of a MMD.

Fiscal Impact: If approved, dissolution of the Public Improvement District will eliminate the ability to establish PID assessments on the subject property.

(15+16)

PETITION FOR THE DISSOLUTION OF A
PUBLIC IMPROVEMENT DISTRICT

THE STATE OF TEXAS §

COUNTY OF ELLIS §

TO: THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

The undersigned petitioner (the "Petitioner"), acting pursuant to the provisions of Chapter 372.011, Texas Local Government Code, hereby petitions this Honorable City Council to dissolve the Emory Lakes Public Improvement District relating to the Kemp Ranch development (the "PID") within the City of Waxahachie, Texas (the "City"), and in support of this petition the Petitioner presents the following:

Section 1. Standing of Petitioner. The Petitioners are an owner of the Land within the PID as determined by the current roll of the Ellis Central Appraisal District. The Petitioners constitute the owners of taxable property within the PID sufficient to meet the requirements of Section 372.005(b), Texas Local Government Code.

Section 2. Basis for dissolution. The PID constitutes an undue burden on the Petitioner's land and is an impediment to the orderly development of the land included in the PID. All purposes for which the PID was created are anticipated to be carried out in other ways more beneficial to the City and the owners of property in the PID, including the Petitioners. For these and other sufficient reasons, the PID should be dissolved in accordance with applicable law.

This petition shall be filed with the City Secretary in support of the dissolution of the PID by the City Council as herein provided.

[Signature on following page]


(15+16)

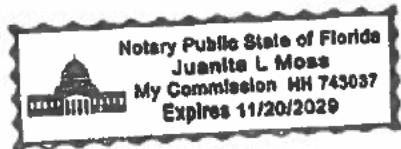
MINTO KR, LLC,
a Florida limited liability company

By: 
Name: Theodore Neuweiler
Title: Division President Acquisitions and Development

STATE OF FLORIDA §
 §
COUNTY OF MANATEE §

This instrument was acknowledged before me on the 20 day of April, 2026
by Theodore Neuweiler, Division President Acquisitions and Development of Minto KR,
LLC, a Florida limited liability company, on behalf of said entity.


Notary Public in and for the State of Florida



(15+16)

WALTON TX DALLAS KEMP RANCH LP 1,
An Alberta limited partnership

By: Walton TX Dallas Kemp Ranch Corporation
an Alberta corporation, its general partner

By: [Signature]
Name: Robert Nixon
Title: Authorized Signatory

By: [Signature]
Name: Paul Bae
Title: Authorized Signatory

STATE OF ARIZONA §
 §
COUNTY OF MARICOPA §

This instrument was acknowledged before me on the 22nd day of April, 2026 by Robert Nixon, authorized signatory of Walton TX Dallas Kemp Ranch Corporation, an Alberta Corporation, General Partner of Walton TX Dallas Kemp Ranch LP 1, an Alberta limited partnership, on behalf of said entity.

[Signature]
Notary Public in and for the State of Arizona



STATE OF ARIZONA §
 §
COUNTY OF MARICOPA §

This instrument was acknowledged before me on the 22nd day of April, 2026 by Paul Bae, authorized signatory of Walton TX Dallas Kemp Ranch Corporation, an Alberta Corporation, General Partner of Walton TX Dallas Kemp Ranch LP 1, an Alberta limited partnership, on behalf of said entity.

[Signature]
Notary Public in and for the State of Arizona



(15+16)

WALTON TEXAS, LP, a Texas limited partnership

By: Walton Texas GP, LLC, a Texas limited liability company
Its: General Partner

By: Walton International Group, Inc., a Nevada corporation
Its: Manager

By: _____
Name: Robert Nixon
Title: Authorized Signatory

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this 22nd day of April, 2026, before me, a Notary Public in and for said State of Arizona, personal appeared Robert Nixon, to me personally known, who by me duly sworn (or affirmed), did say that he is the Authorized Signatory of Walton International Group, Inc., a Nevada corporation, the Manager of Walton Texas GP, LLC, a Texas limited liability company, the General Partner of Walton Texas, LP, a Texas limited partnership and that said instrument was signed on behalf of said partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Hector Meza

Notary Public

My Commission expires: 7-6-2028




(17)



Memorandum

To: Honorable Mayor and City Council

From: Chad Tustison, Senior Director of Finance

Thru: Ricky Boyd, City Manager 

Date: June 1, 2026

Re: Consider and take action on a resolution directing publication of notice of intention to issue certificates of obligation and providing an effective date

Recommended Motion: "I move to approve a resolution directing publication of notice of intention to issue certificates of obligation; directing the preparation of a preliminary official statement and related materials; and providing an effective date."

Item Description: This action to approve the publication of notice of intention to issue certificates of obligation is the first formal step to begin the process of issuing bonds to fund various streets, water, wastewater, public safety, and facility capital projects. Upon approval, notices will be published in the newspaper and staff will continue the process of filing related materials and meeting with rating agencies. In early August, the City Council would consider an ordinance authorizing issuance of the certificates.

Item Background: The Capital Improvement Program (CIP) describes the City's large multi-year capital projects which provide new or improved City infrastructure, and comprises of projects for streets, sidewalks and drainage; park improvements; water and wastewater utilities; and municipal facilities. The CIP is funded through multiple funding sources, including proceeds from bond issuances, operating funds, and development impact fees.

On April 14, 2026 at the City Council Worksession, city staff presented the CIP – updated annually – along with strategies to fund various capital projects for the upcoming year. As part of this overall strategy, the CIP includes the issuance of certificates of obligation to fund a portion of these projects. The total bond issuance is estimated at \$69.3 million and consists of streets, public safety and

(17)

city facilities, and water and wastewater projects. This represents a maximum amount and may be lowered prior to final approval in August. If approved, these projects will be funded through the ad valorem tax rate, and water and wastewater fees.

Over the next two months, staff will continue to prepare the Preliminary Official Statement and other required information, and meet with bond rating agencies. In early August, the City Council will consider an ordinance authorizing the issuance of the bonds. Upon successful pricing and selling of the bonds, the funds would be expected to be delivered and available in early September.

Fiscal Impact: The City utilizes certificates of obligation to fund capital projects throughout the City as part of its Capital Improvement Program funding strategy. The debt service required to fund the streets, parks and public safety project costs are accounted for in current budget projections and would not require an increase in the total ad valorem tax rate. The water and wastewater projects would be funded through water and wastewater fees.

CERTIFICATE FOR RESOLUTION

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

We, the undersigned officers of the City Council of the City, hereby certify as follows:

1. The City Council of the City convened in a REGULAR MEETING ON THE 1ST DAY OF JUNE, 2026, at the regular designated meeting place, and the roll was called of the duly constituted officers and members of the City Council, to wit:

- Billie Wallace, Mayor
- Travis Smith, Mayor Pro Tem
- Patrick Souter, Member
- Chris Wright, Member
- Tres Atkins, Member

Amber Villarreal, City Secretary

and all of the persons were present, except _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the Meeting: a written

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; DIRECTING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND RELATED MATERIALS; AND PROVIDING AN EFFECTIVE DATE

was duly introduced for the consideration of the City Council. It was then duly moved and seconded that the Resolution be passed; and, after due discussion, the motion, carrying with it the passage of the Resolution, prevailed and carried by the following vote:

AYES: —

NOES: —

ABSTENTIONS: —

2. That a true, full and correct copy of the aforesaid Resolution passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that the Resolution has been duly recorded in the City Council's minutes of the Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the City Council's minutes of the Meeting pertaining to the passage of the Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that the Resolution would be introduced and considered for passage at the Meeting, and each of the officers and members consented, in advance, to the holding of the Meeting for such purpose; that the Meeting was open to the public and public notice of the time, place and purpose of the Meeting as given, all as required by Chapter 551, Government Code.

(17)

3. That the Mayor of said City has approved and hereby approves the aforesaid Resolution; that the Mayor and the City Secretary of said City have duly signed said Resolution; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

SIGNED AND SEALED the 1st day of June, 2026.

City Secretary

Mayor

(SEAL)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; DIRECTING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND RELATED MATERIALS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Waxahachie, Texas (the "City") expects to pay expenditures in connection with the design, planning, acquisition and construction of the projects described in Exhibit A to this Resolution prior to the issuance of the Certificates of Obligation hereinafter described; and

WHEREAS, the City's City Manager, Director of Finance, Financial Advisor and Bond Counsel are prepared to draft and distribute necessary documents for the sale on a competitive bid basis of the Certificates of Obligation;

WHEREAS, the City Council hereby finds, considers and declares that the reimbursement of the payment by the City of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the U.S. Treasury Regulations, to reimburse itself for such payments at such time as it issues the hereinafter described Certificates of Obligation; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was considered was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

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

Section 1. That attached hereto and marked Exhibit A is a form of notice (the "Notice"), the form and substance of which are hereby passed and approved.

Section 2. That the City Secretary shall cause the Notice to be published, in substantially the form attached hereto, in The Daily Light, a newspaper of general circulation in the City of Waxahachie, Texas, for two (2) consecutive weeks, the date of the first publication to be before the forty-fifth (45th) day before the date tentatively set for the adoption of the ordinance authorizing the issuance of the Certificates of Obligation as shown in the Notice.

Section 3. That the City Secretary shall cause the Notice to be posted, in substantially the form attached hereto, continuously on the City's internet website for at least forty-five (45) days before the date tentatively set for the adoption of the ordinance authorizing the issuance of the Certificates of Obligation as shown in the Notice.

Section 4. That the facilities and improvements to be financed with proceeds from the proposed Certificates of Obligation are to be used for the purposes described in the attached Notice of Intention. No bond proposition to authorize the issuance of bonds for the same purpose as any of the projects described in Exhibit A to be financed with the proceeds of the proposed Certificates of Obligation was submitted to the voters of the City during the preceding three (3) years and failed to be approved.

Section 5. That all costs to be reimbursed pursuant to this Resolution will be capital expenditures; the proposed Certificates of Obligation shall be issued within eighteen (18) months of the later of (i) the date the expenditures are paid or (ii) the date on which the property, with respect to which such expenditures were made, is placed in service; and the foregoing notwithstanding, the Certificates of Obligation will not be issued pursuant to this Resolution on a date that is more than three years after the date any expenditure which is to be reimbursed is paid.

Section 6. That the City Manager and Director of Finance are hereby directed to cause the preparation of a Preliminary Official Statement for the Certificates of Obligation, together with related materials, and the Director of Finance and the Financial Advisor are authorized to distribute same among entities which would be interested in bidding on the Certificates of Obligation and other interested persons.

Section 7. That the Director of Finance and the Financial Advisor are authorized to apply to rating agencies for ratings on the Certificates of Obligation and to make presentations to them and provide to such entities the information reasonably requested by them.

Section 8. That the Council hereby authorizes its advisors, the City Manager and the Director of Finance of the City, and its members to do all things necessary to prepare for the sale of the Certificates of Obligation.

Section 9. That this Resolution shall be effective immediately upon passage and adoption.

(17)

EXHIBIT A

NOTICE OF INTENTION TO ISSUE
CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that it is the intention of the City Council of the City of Waxahachie, Texas, to issue one or more series of the interest bearing certificates of obligation of the City to be entitled "City of Waxahachie, Texas Combination Tax and Revenue Certificates of Obligation", for the purpose of paying contractual obligations to be incurred by the City, to-wit: (i) the construction, renovation, improvement and equipment of existing municipal buildings that include administrative offices, public safety facilities and other facilities of the City including, but not limited, for the emergency management, municipal court, utility and fire departments; (ii) the construction, renovation, improvement and equipment of buildings, facilities and public safety facilities for the fire department including, but not limited to, the relocation of a fire station; (iii) constructing and improving streets, including related sidewalks, cycle paths, signage and signalization, landscaping, streetscaping, drainage, utility line relocations and the acquisition of land and rights-of-way therefor; (iv) the construction of improvements and extensions to the City's water and wastewater systems; and (v) the payment of fiscal, engineering and legal fees incurred in connection therewith.

The City Council tentatively proposes to authorize the issuance of such Certificates of Obligation, in one or more series, at a meeting to commence at 7:00 p.m. on August 3, 2026, at the Waxahachie Civic Center, 2000 Civic Center Lane, Waxahachie, Texas. The maximum amount of Certificates of Obligation that may be authorized to be sold on said date for such purposes described above is \$69,300,000. The City Council presently proposes to provide for payment of said series (one or more) of Certificates of Obligation from the levy of taxes and from a limited surplus revenue pledge (not to exceed \$1,000) derived from the operation of the City's water and wastewater systems.

In accordance with the provisions of Subchapter C of Chapter 271, Texas Local Government Code, as amended ("Chapter 271"), the following information has been provided by the City: (i) the principal amount of all outstanding debt obligations of the City is \$250,780,000; (ii) the current combined principal and interest required to pay all outstanding debt obligations of the City on time and in full is \$337,212,021; (iii) the maximum principal amount of the certificates of obligation to be authorized is \$69,300,000; (iv) the estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is \$103,305,871; (v) the maximum interest rate for the certificates of obligation may not exceed the maximum legal interest rate; and (vi) the maximum maturity date of the certificates of obligation shall not exceed forty (40) years from the date thereof.

CITY OF WAXAHACHIE, TEXAS



Memorandum

To: Honorable Mayor and City Council
From: Leila Cole, Purchasing Manager
Thru: Ricky Boyd, City Manager *RB*
Date: June 1, 2026
Re: Consider contract for Local Convenience Store Fuel

Recommended Motion: "I move to award a new contract to Pearman Oil & LP Inc for Convenience Store Fuel and authorize the City Manager to execute any documents as necessary."

Item Description:

This item considers awarding a contract with Pearman Oil & LP Gas Inc pursuant to, and incorporates by reference, Ellis County's awarded Contract RFB No. 2025-002 for Convenience Store Fuel and is authorized through an Interlocal Agreement between the City of Waxahachie and Ellis County in accordance with Chapter 791 of the Texas Government Code.

Item Background: Purchasing staff determined that the City's previous contract with Pearman Oil & L.P. Gas, Inc., awarded in 2013, has expired and no longer meets current procurement requirements. The City's estimated annual fuel expenditures range between \$500,000 and \$600,000, necessitating a formal competitive procurement process.

In 2025, Ellis County conducted a formal Request for Bids (RFB No. 2025-002) for Convenience Store Fuel and awarded a contract to Pearman Oil & L.P. Gas, Inc. Through the City's existing Interlocal Agreement with Ellis County, the City is authorized to utilize ("piggyback" on) this competitively procured contract, thereby satisfying all applicable competitive bidding requirements. The services are intended for convenience only and are non-exclusive, and the contract does not apply to or restrict the City's overall fuel procurement or consumption.

Fiscal Impact: Funding is available and budgeted within each City department and reviewed annually as part of the annual budget development process.



(19)

Memorandum

To: Honorable Mayor and City Council
From: Gumaro Martinez, Director of Parks & Recreation
Thru: Ricky Boyd, City Manager *TRB*
Date: June 1st, 2026
Re: Consider RFP Award for the Annual Lawn Maintenance and Landscaping Services for High-Profile and Low-Profile City Owned Properties

Recommended Motion: "I move to approve a split award for the City of Waxahachie Annual Lawn Maintenance and Landscaping Services contract to Lantana Lawn Care LLC for the high-profile locations and Makepeace Irrigation LLC dba SMI for low-profile locations and authorized the City Manager to execute any documents as necessary."

Item Description:

This item considers the split award for services beginning on FY27, October 1, 2026, for the City of Waxahachie's Annual Lawn Maintenance and Landscaping Services contracts as follows:

- **Lantana Lawn Care LLC** for current High-Profile Locations, with an estimated annual expenditure of **\$382,225.20** based on the estimated scope of services and service frequency.
- **Makepeace Irrigation LLC dba SMI** for current Low-Profile Locations, with an estimated annual expenditure of **\$52,186.60** based on the estimated scope of services and service frequency.
- **As Needed Services** – Both contracts will also include as-needed lawn services under the contractor's proposed IDIQ (Indefinite Delivery/Indefinite Quantity) pricing for additional High- and Low-Profile City properties, which may include newly constructed City facilities, recently acquired properties, annexed areas, or other sites designated by the City.

Item Summary: On March 25, 2026, City staff issued a Request for Proposals (RFP) for Annual Lawn Maintenance and Landscaping Services covering more than 90 City-owned properties, including right-of-way areas. The locations were categorized as either High Profile or Low Profile based on public visibility and the required level of maintenance.

More than 2,000 vendors were notified of the solicitation, and 48 vendors downloaded the proposal documents. Ten (10) proposals were received by the submission deadline on April 24, 2026.

Purchasing Staff coordinated the evaluation process, during which a designated evaluation committee reviewed and scored all proposals using a weighted scoring matrix to ensure a fair, transparent, and objective selection process. Evaluation criteria included base pricing, experience, qualifications, project approach, IDIQ pricing, and references.

(19)

Based on the overall best value and alignment with the City's operational needs, Lantana Lawn Care LLC was selected for the high-profile city properties and Makepeace Irrigation LLC dba SMI was selected for the low-profile city properties.

Fiscal Impact: The combined estimated annual contract amount is \$434,411.80 and additional expenditures for IDIQ services will be funded through each department's budget and will not exceed annually budgeted Lawn Care Services appropriations.

(20)



Memorandum

To: Honorable Mayor and City Council
From: Gumaro Martinez, Director of Parks & Recreation
Thru: Ricky Boyd, City Manager *RB*
Date: June 1, 2026
Re: Consider Amendments to Keep Waxahachie Beautiful Committee Bylaws

Recommended Motion: I move to approve the amendments to the Keep Waxahachie Beautiful Committee Bylaws as presented and authorize the City Manager to execute all necessary documents."

Item Description: Consider amendments to articles VI and VII of the Keep Waxahachie Beautiful Committee (KWBC) bylaws.

Item Summary: At the May 7, 2026 KWBC meeting, there was discussion about making amendments to the KWBC bylaws. The committee members voted and approved changes of Article VI – Membership of the Committee by removing the ex-officio member who represents the Waxahachie Chamber of Commerce and adding language to Article VII – Meetings to provide that committee members attend at minimum two (2) KWBC events during each twelve-month period of service. The amendments to the KWBC bylaws are as follows:

ARTICLE VI - Membership of the Committee

The Committee shall be made up of seven (7) members interested in helping to beautify Waxahachie through community service projects. Committee members shall serve for a term of three (3) years, with the exception that for the inaugural Committee, the City Council shall appoint four (4) members of the voting members to a term of four (4) years and three (3) of the voting members to a term of three (3) years. The Committee shall be

(20)

organized by electing one chairman and one vice-chairman. The officers of said Committee shall serve for one year and until their successors are elected and qualified. This provision shall not operate so as to extend the term of any Committee member.

ARTICLE VII - Meetings

The Committee shall meet as needed on a date chosen by the Committee. The staff liaison shall notify members prior to each meeting. One (1) more than half (1/2) of the Committee members shall constitute a quorum; however, all Committee members are responsible for attending Committee Meetings regularly. Two (2) absences without prior notice or three (3) absences total (yearly) from the Committee Meetings shall be deemed a resignation from the Committee. Committee members are responsible for attending a minimum of two (2) Keep Waxahachie Beautiful organized or sponsored events during each twelve-month period of service.

Please note that city staff consulted with the Waxahachie Chamber of Commerce President for confirmation and approval of removing them as an ex-officio member, and the President was in support of the change.

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**KEEP WAXAHACHIE BEAUTIFUL COMMITTEE
AMENDMENTS TO BYLAWS ARTICLES VI & VII**

ARTICLE VI

Membership of the Committee

The Committee shall be made up of seven (7) members interested in helping to beautify Waxahachie through community service projects. Committee members shall serve for a term of three (3) years, with the exception that for the inaugural Committee, the City Council shall appoint four (4) members of the voting members to a term of four (4) years and three (3) of the voting members to a term of three (3) years. The Committee shall be organized by electing one chairman and one vice-chairman. The officers of said Committee shall serve for one year and until their successors are elected and qualified. This provision shall not operate so as to extend the term of any Committee member.

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Meetings

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Adopted this 1st day of June, 2026.

Mayor

(21)



Memorandum

To: Honorable Mayor and City Council
From: Dustin Deel, Director of Administrative Services
Thru: Ricky Boyd, City Manager *RB*
Date: June 1, 2026
Re: Consider Award of Contract and Supplemental Appropriation for Fuel Farm Expansion at Mid-Way Regional Airport

Recommended Motion: "I move to award a contract to Innovative Fueling Solutions, LLC in the amount of \$629,989.69 for the construction of the fuel farm expansion at Mid-Way Regional Airport, approve a supplemental appropriation in the amount of \$40,126 from the Airport Reserve Fund, and authorize the City Manager to execute all necessary documents.

Item Description: Consider awarding a contract to Innovative Fueling Solutions, LLC in the amount of \$629,989.69 for the construction of the fuel farm expansion at Mid-Way Regional Airport and approval of a supplemental appropriation to fund the Airport's local match requirement.

Item Summary: This project includes the expansion of the existing fuel farm at Mid-Way Regional Airport through the installation of a new 12,000-gallon self-service fuel tank and fuel pump. The project is also designed to accommodate the future addition of a second tank if needed. The Airport's current self-service fuel tank is undersized, and this project will improve fuel capacity, operational efficiency, and service reliability.

In accordance with the Joint Airport Agreement, the City of Midlothian administered the procurement process for this project. An Invitation to Bid for the Mid-Way Airport Fuel System Expansion was released on March 14, 2026, and publicly advertised on the City website and in the Midlothian

(21)

Mirror. At the April 9, 2026 bid opening, one bid was received and publicly opened in accordance with Texas Local Government Code requirements.

Innovative Fueling Solutions, LLC submitted the sole bid in the amount of \$629,989.69 and was selected through Midlothian's procurement process. The bid is below the Engineer's Opinion of Probable Cost.

The City of Midlothian approved the contract on May 12, 2026, and approval by the City of Waxahachie is required to fully authorize the project under the Joint Airport Agreement.

Staff recommends approval.

Fiscal Impact: Funding for this project will be supported through an Airport Improvement Grant in the amount of \$802,529, which carries a 95/5 match requirement. A supplemental appropriation in the amount of \$40,126 is requested from the Airport Reserve Fund to cover the Airport's local share of the project cost. Sufficient funds are available in the Airport Reserve Fund to support this appropriation.

(22)



Memorandum

To: Honorable Mayor and City Council
From: Jason B. Watson, Director of Building & Community Services
Thru: Ricky Boyd, City Manager *RB*
Date: June 1, 2026
Re: Consider Order by Council – Chapter 8, Article XIII, Substandard Structures – 115 Elder St.

Motion: "I move to order the demolition and debris removal of the substandard structure located at 115 Elder Street pursuant to Chapter 8, Article XIII (Sections 8-57 through 8-64), specifically Section 8-61, of the City of Waxahachie Code of Ordinances, and to authorize the City to perform the work and assess the costs against the property should the owner fail to comply within the time prescribed by Council."

Item Description: Consider issuance of an order pursuant to Chapter 8, Article XIII, Substandard Structures, of the City of Waxahachie Code of Ordinances for the demolition and debris removal of a substandard structure located at 115 Elder Street, following the owner's failure to comply with notices and orders issued in accordance with said article.

Item Summary: Chapter 8, Article XIII, of the City of Waxahachie Code of Ordinances establishes minimum standards for residential and nonresidential structures and provides the legal framework for identifying, notifying, and abating substandard structures that pose a risk to public health, safety, and welfare. The article defines substandard conditions, authorizes inspections and notices by the director, and prescribes enforcement procedures culminating in City Council action when compliance is not achieved.

(22)

The property located at 115 Elder Street has been inspected and determined to be a substandard structure as defined under Chapter 8, Article XIII. Notices and orders were issued in accordance with Section 8-60; however, the required corrective action has not been commenced or completed within the timeframes prescribed by ordinance.

Pursuant to Section 8-61, when compliance is not achieved, the matter is brought before the City Council to determine whether to order the repair, removal, or demolition of the structure and whether the associated costs should be assessed against the property. Based on the condition of the structure at 115 Elder Street, staff has determined that demolition of the structure and removal of all associated debris is the appropriate corrective action. Rehabilitation is not considered feasible given the extent of deterioration and the conditions present.

Staff further recommends that Council find the structure to be substandard and a hazard to public health, safety, and welfare in accordance with Chapter 8, Article XIII.

Chapter 8, Article XIII, provides procedural safeguards, including notice to owners, lienholders, and mortgagees; the opportunity to be heard; the establishment of reasonable compliance timelines; and authority for the City to perform the work if compliance is not achieved. Should the City be required to undertake demolition and debris removal, the ordinance authorizes recovery of costs through assessment and lien against the property.

All notice and procedural requirements of Section 8-61, including subsection (c), have been satisfied.

Pursuant to Section 8-61(i), any requirement imposed by Council shall be reduced to writing and considered an order of Council, after which the City Secretary shall complete the filing, publication, and notice requirements prescribed by ordinance.

Fiscal Impact: Funding for demolition and debris removal should City action be required due to noncompliance, has previously been budgeted within existing departmental appropriations. Any costs incurred by the City may be assessed against the property in accordance with Chapter 8, Article XIII (Sections 8-57 through 8-64) of the City Code and applicable state law.

(22)



BUILDING & COMMUNITY SERVICES

115 ELDER ST.

STUBSTANDARD STRUCTURE



408 S. ROGERS | P.O. BOX 757 | WAXAHACHIE, TX 75168 | (469)309-4020
www.waxahachie.com | EMAIL: hcservices@waxahachie.com



(22)

BUILDING & COMMUNITY SERVICES

RIGHT SIDE OF THE STRUCTURE

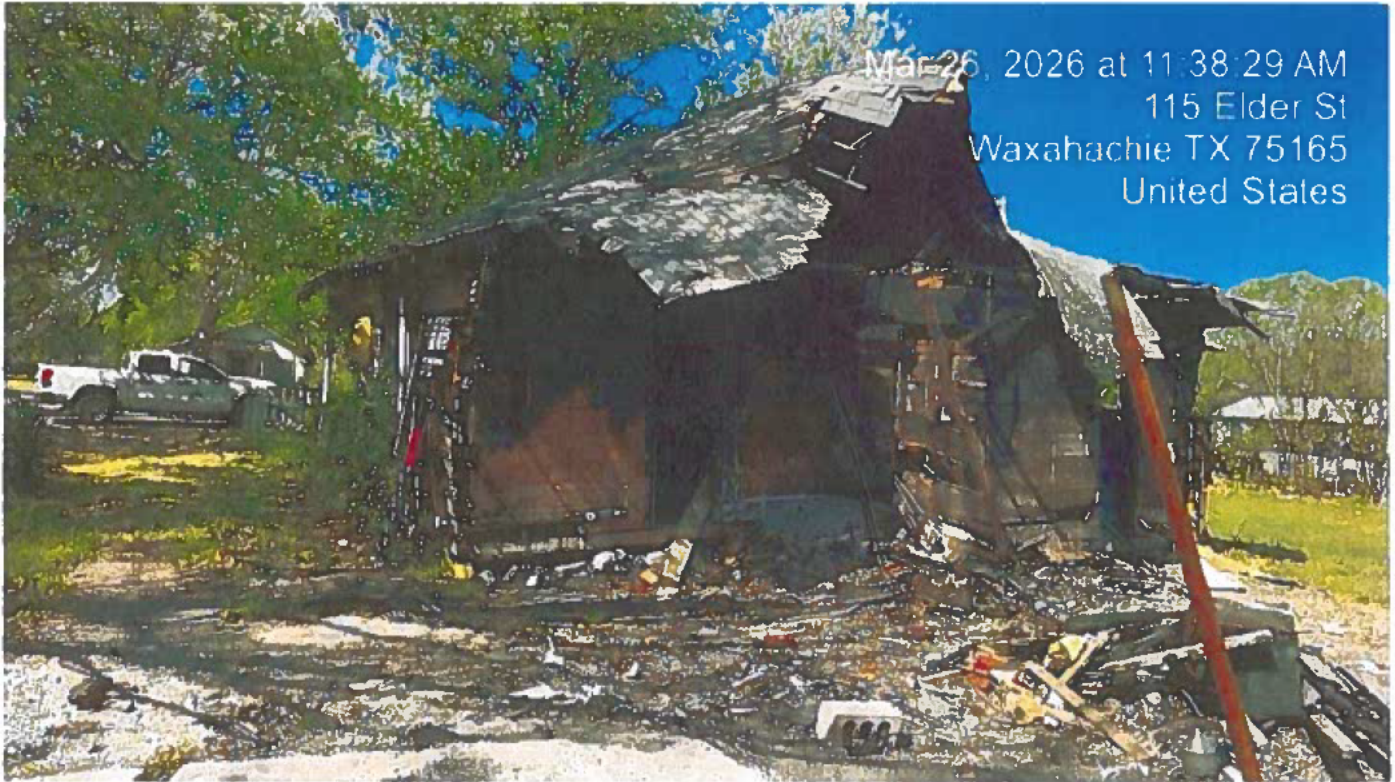




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BUILDING & COMMUNITY SERVICES

LEFT SIDE OF THE STRUCTURE



Mar 26, 2026 at 11:38:29 AM
115 Elder St
Waxahachie TX 75165
United States



(22)

BUILDING & COMMUNITY SERVICES

BACK OF THE STRUCTURE



408 S. ROGERS | P.O. BOX 757 | WAXAHACHIE, TX 75168 | (469)309-4020
www.waxahachie.com | EMAIL: bcservices@waxahachie.com



(22)

CODE CASE ACTIVITY REPORT CEP-000429-2026 FOR CITY OF WAXAHACHIE, TX

Case Type: Code Enforcement Proactive

Assigned To: Devion Anderson

Opened Date: 02/26/2026

Address: 115 Elder St
Waxahachie, TX 75165

Status: In Progress

Closed Date:

Activity Date	Created By	Activity Type	Activity Name	Comments
03/26/2026	Devion Anderson	Code Case Comments	Initial Inspection	<p>On February 26, 2026, during a routine patrol, I observed a substandard structure. The residence had sustained fire damage in November 2024, and approximately half of the structure remains standing.</p> <p>A Notice of Substandard Structure was previously sent via certified mail; however, it was returned by the postal service. It was later determined that the property owner is deceased.</p> <p>The notice states that the recipient has 15 days from receipt to apply for the necessary permits to correct the violation. As the notice was not successfully delivered, the 15 day wait period still applies.</p>

(22)

CODE CASE ACTIVITY REPORT (CEP-000429-2026)

Activity Date	Created By	Activity Type	Activity Name	Comments
	Devion Anderson	Code Case Comments	Re-inspection Failed	<p>Upon my re-inspection of the property, the notice has been officially served and there has been no action or permit issued to rehabilitate the violations at the property within 15 days. Per Sec. 8-61 of the ordinance:</p> <p>(a)The city council must now be notified by the director and requested to consider holding a public hearing whether to order the repair, removal or demolition specified in such notice to be done and whether to cause the cost of such work to be paid and levied as a special assessment against the property.</p> <p>(b)The city manager will set a date and time for a public hearing to consider ordering the improvement and assessment of any property the owner has failed to improve as required by notices described in this article. Such public hearing shall be held not less than fifteen (15) nor more than sixty (60) days from the date such hearing is set.</p> <p>(c)A title search shall be conducted to discover each owner, mortgagee and lienholder, and notice of the public hearing to be held before the council shall be given by causing a notice thereof to be served on the owner of such property and upon each mortgagee and lienholder having an interest in the building or in the property on which the building is located. Such notice shall be mailed to such owner, mortgagee and lienholder by certified mail, return receipt requested. The notice shall include the date, time and place of such hearing and shall state that the owner, lienholder or mortgagee will be required to submit proof of the scope of any work that may be required to comply with this article and the time it will take to reasonably perform the work.</p>



BUILDING & COMMUNITY SERVICES

**NOTICE OF SUBSTANDARD STRUCTURE AND
ORDER TO TAKE CORRECTIVE ACTION**
*Issued Pursuant to Sec. 8-60(b), Article XIII,
Substandard Structures Ordinance*

February 26, 2026

Certified Mail No.: 9589071052702015722417
(Return Receipt Requested)

Subject Property

Street Address: 115 Elder St
Waxahachie Tx, 75165
Legal Identification: Lot 8B
Block 232 Town

Subject Property Ownership

Names(s): EARL A WHEATON
Mailing Address: 115 ELDER ST
WAXAHACHIE, TX 75165

EARL A WHEATON,

The Building & Community Services Department has conducted an inspection of the above-referenced subject property and has determined the structure(s) to be substandard as defined in Section 8-59 of the Code of Ordinances. The following conditions have been observed:

- General;
- Inadequate sanitation;
- Structural hazard(s);
- Nuisance(s);
- Hazardous plumbing;
- Hazardous mechanical;
- Faulty weather protection;
- Fire hazard(s);



BUILDING & COMMUNITY SERVICES

- Faulty materials of construction;
- Hazardous or insanitary premises;
- Inadequate exit(s);
- Inadequate fire protection or firefighting equipment
- Improper Occupancy

Therefore, you are hereby ordered to:

1. Obtain all required permits and commence corrective action within fifteen (15) days of receipt of this notice.
2. Complete all required corrective work within ninety (90) days of the date of this notice.

Failure to commence or complete required corrective action within the specified timeframes will result in:

- Posting of the structure against occupancy;
- Referral to the City Council for a public hearing under Sec. 8-61;
- Potential City-initiated repair, removal, or demolition;
- Assessment of all costs as a lien against the property.

Should the matter proceed to City Council, a public hearing will be set between fifteen (15) and sixty (60) days from the scheduling date. A statutory title search will be conducted, and all owners, mortgagees, and lienholders will be notified by certified mail.

If the City Council orders corrective action and compliance does not occur within the allotted time, the City may undertake the work, remove debris, clean the lot, and assess all costs as a special assessment lien.

Costs incurred by the City become a lien against the property. Each day a violation continues constitutes a separate misdemeanor offense punishable by a fine up to \$2,000 per day.

For the full code, please go to:

https://library.municode.com/tx/waxahachie/codes/code_of_ordinances?nodeId=COOR_CH8BU_ARTX111SUST

(22)



BUILDING & COMMUNITY SERVICES

For any other questions, or if I may be of any assistance, please contact my office at your convenience.

Respectfully,

Jason B. Watson, MCP, CBO, CFM
Building Official | Senior Director
Building & Community Services
City of Waxahachie, Texas

(22)

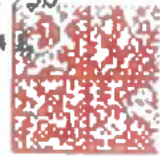


City of Waxahachie
P.O. Box 757
Waxahachie, Texas 75168-0757



9589 0710 5270 2015 7224 17

WAXAHACHIE TEXAS TX 75168
27 FEB 2026 PM 4:15



quadrat
FIRST CLASS MAIL
IMI
\$010.44
02/26/2026 ZIP 75165
043M31262989

US POSTAGE

Earl A Wheaton
115 Elder ST
Waxahachie, TX 75165

W
3/10

NIXIE 750 FE 1 0003/06/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 75168075757 *2434-00195-27-44

75168-280110 ANK
75168-0757

(22)



BUILDING & COMMUNITY SERVICES DEPARTMENT

Sec. 8-60 – Notices and Orders of the Director Compliance Checklist

Address: 115 Elder St

Commencement of Proceedings (Pursuant to § (a))


Director's Initial

DA
Officer's Initial

Confirm inspection conducted or caused to be conducted by the Director.

At least one of the following conditions exists:


Director's Initial

DA
Officer's Initial

Building is substandard, unfit for human habitation, or hazardous to public health safety, or welfare.


Director's Initial

DA
Officer's Initial

Building is unoccupied and unsecured from unauthorized entry.


Director's Initial

Officer's Initial

Building is boarded or secured but still constitutes a danger, or security measures are inadequate.

Issuance of Notice (Pursuant to § (b))

Notice must include all of the following elements:


Director's Initial

DA
Officer's Initial

Property identification: street address and legal or sufficient description.


Director's Initial

DA
Officer's Initial

Statement of substandard finding with concise description of conditions.

(22)

Director's Initial

DA
Officer's Initial

Statement of actions required.

Director's Initial

DA
Officer's Initial

Requirement to obtain permits and begin work within 15 days.

Director's Initial

DA
Officer's Initial

Requirement that all work be completed within 90 days or as otherwise determined.

Director's Initial

Officer's Initial

Vacate requirement if applicable, with specified timeframe.

Director's Initial

Officer's Initial

Advisory regarding Director ordering building vacated if work is not commenced.

Director's Initial

DA
Officer's Initial

Advisory regarding enforcement proceedings and cost assessment.

Service of Notice (Pursuant to § (c))

Director's Initial

DA
Officer's Initial

Notice served upon the record owner.

Director's Initial

Officer's Initial

Amended notice served upon the record owner, if any.

Method of Service (Pursuant to § (d))

Director's Initial

DA
Officer's Initial

Service completed by personal service OR certified mail (postage prepaid, return receipt requested).

Director's Initial

DA
Officer's Initial

Mailing sent to address on last city tax roll or otherwise known to the Director.

Director's Initial

Officer's Initial

If no valid address, notice published twice within 10 consecutive days in a newspaper of general circulation.

(22)

Director's Initial Officer's Initial Certified mail effective on date of mailing.

Director's Initial Officer's Initial Publication effective on date of second publication.

Order to Vacate (Pursuant to § (e))

Director's Initial Officer's Initial Determine whether building is immediately dangerous.

Director's Initial Officer's Initial If so, the Director may issue immediate order to vacate.

Director's Initial Officer's Initial Document basis for danger determination.

Posting Requirements (Pursuant to § (f))

Director's Initial Officer's Initial Notice to vacate posted at or upon each exit of the building.



Jason B. Watson, MCP, CBO, CFM
Building Official | Senior Director
Building & Community Services



Devion Anderson
Code Enforcement Officer
Building & Community Services

Sec. 8-61. - Public hearing; order by council.

If the required repair or demolition has not been commenced within fifteen (15) days from the date of any notice served pursuant to this article, or if required action has not been completed within ninety (90) days or as required by such notice, the director shall commence proceedings as follows:

- (a) The council shall be notified and requested to consider holding a public hearing to decide whether to order the repair, removal or demolition specified in such notice to be done and whether to cause the cost of such work to be paid and levied as a special assessment against the property.
- (b) The city manager will set a date and time for a public hearing to consider ordering the improvement and assessment of any property the owner has failed to improve as required by notices described in this article. Such public hearing shall be held not less than fifteen (15) nor more than sixty (60) days from the date such hearing is set.
- (c) A title search shall be conducted to discover each owner, mortgagee and lienholder, and notice of the public hearing to be held before the council shall be given by causing a notice thereof to be served on the owner of such property and upon each mortgagee and lienholder having an interest in the building or in the property on which the building is located. A diligent search shall be made by searching the following records:

- (1) County real property records;
- (2) Appraisal district records;
- (3) Records of the secretary of state;
- (4) Assumed name records of the county;
- (5) Tax records of the city; and
- (6) Utility records of the city.

Such notice shall be mailed to such owner, mortgagee and lienholder by certified mail, return receipt requested. The notice shall include the date, time and place of such hearing and shall state that the owner, lienholder or mortgagee will be required to submit proof of the scope of any work that may be required to comply with this article and the time it will take to reasonably perform the work together with:

- (1) The name and address of the record owner;
- (2) The street address of the premises;
- (3) An identification, which is not required to be a legal description, of the building and the property on which it is located;
- (4) A description of the violation of city standards that is present at the building; and
- (5)

A statement that the city will vacate, secure, remove, or demolish the building or relocate the occupants of the building if the ordered action is not taken within a reasonable time.

- (d) After conducting a hearing authorized under this section, if the council finds that the allegations are true, the council shall require the owner, lienholder, or mortgagee of the building to, within thirty (30) days:
 - (1) Secure the building from unauthorized entry; or
 - (2) Repair, remove, or demolish the building, unless the owner or lienholder establishes at the hearing that the work cannot reasonably be performed within that time frame.
- (e) If the council allows the owner, lienholder, or mortgagee more than thirty (30) days to repair, remove, or demolish the building, the council shall establish specific time schedules for the commencement and performance of the work and shall require the owner, lienholder, or mortgagee to secure the property in a reasonable manner from unauthorized entry while the work is being performed, as determined by the council.
- (f) The owner, lienholder, or mortgagee shall not be allowed more than ninety (90) days to repair, remove, demolish the building, or fully perform all work required to comply with the order unless the owner, lienholder, or mortgagee:
 - (1) Submits a detailed plan and time schedule for the work at the hearing; and
 - (2) Establishes at the hearing that the work cannot reasonably be completed within ninety (90) days because of the scope and complexity of the work.
- (g) If the council allows the owner, lienholder, or mortgagee more than ninety (90) days to complete any part of the work required to repair, remove, or demolish the building, the owner, lienholder, or mortgagee shall be required to regularly submit progress reports to the city to demonstrate that the owner, lienholder, or mortgagee has complied with the time schedules established for commencement and performance of the work. The order may require that the owner, lienholder, or mortgagee appear before the council or its designee to demonstrate compliance with the time schedules.
- (h) In a public hearing to determine whether a building complies with the standards set out in this article, the owner, lienholder, or mortgagee has the burden of proof to demonstrate the scope of any work that may be required to comply with this article and the time it will take to reasonably perform the work. The council shall specify a reasonable time for the building to be vacated, secured, repaired, removed or demolished by the owner or for the occupants to be relocated by the owner and an additional reasonable time for the ordered action to be taken by the mortgagees or lienholders in the event the owner fails to comply with the order within the time provided for action by the owner.
- (i) The council's requirement shall be reduced to writing and shall be considered an order. Within ten (10) days after the date that the order is issued, the city secretary shall:

- (1) File a copy of the order in the office of the municipal secretary or clerk; and
- (2) Publish in a newspaper of general circulation in the municipality in which the building is located a notice containing:
 - a. The street address or legal description of the property;
 - b. The date of the hearing;
 - c. A brief statement indicating the results of the order; and
 - d. Instructions stating where a complete copy of the order may be obtained.
- (j) After the hearing, the city secretary shall promptly mail by certified mail, return receipt requested, a copy of the order to the owner of the building and the lienholder and/or mortgagee.

(Ord. No. 3095, 2-18-19; Ord. No. 3505, Exh. A, 5-20-24)

(22)

CITY OF WAXAHACHIE SUBSTANDARD STRUCTURE TITLE SEARCH



Property Address: 115 ELDER ST

County Real Property Records

Description:

General Warranty Deed

Document Attached

Appraisal District Records

Description:

Earl Wheaton

Document Attached

Records of the Secretary of State

Description:

No Records

Assumed Name Records of the County

Description:

No Records

Tax Records of the City

Description:

No Owed Property Taxes

Last Paid 03-02-2026

Loretta Reagor

Utility Records of the City

Description:

Disconnected 4-2-2026

Remaining Balance \$438.61

Documents attached

(22)

* FILED FOR RECORD *
Ellis County, Texas
0234380 V 1896 P 1180
12/03/2002 11:33am

ORIGINAL

General Warranty Deed

1344
3 (4)

Date: December 2, 2002

Grantor: Helen Jean Wheaton, one and the same person as the Helen Jane Wheaton as listed as a Grantee on the Deed on this property signed on or about April 12, 1968

Grantor's Mailing Address:

Helen Jean Wheaton
504 Kaufman
Waxahachie, TX 75165

Grantee: Earl Anderson Wheaton

Grantee's Mailing Address:

Earl Anderson Wheaton
115 Elder St.
Waxahachie, TX 7515

Consideration:

Cash and other good and valuable consideration.

Property (including any improvements):

All of my interest in, whether community or separate property, all that certain lot, tract, piece or parcel of land situated in Waxahachie, Ellis County, Texas as described as follows, to wit: Being West one half (1/2) of the original Lizzie Smith homestead lot of 200 x 160 (front 200 ft. on Elder Street and 160 ft. deep), being out of B.B. Davis Survey, Abst. 290, and originally purchased by Lizzie Smith, a widow, from a Mr. Hull on or about the year 1937 and commonly referred to as 122 Elder Street in said city, it being the intention of grantors herein to convey to grantees herein a lot fronting 100 feet on said Elder Street by 160 feet deep out of and being the West one half (1/2) of the 200 ft. x. 160 ft. lot aforescribed herein, out of the B.B. Davis Survey, Abst. 290, Waxahachie, Ellis County, Texas and being adjacent to and on the West side of said Johnnie Bell Box Lot.

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(22)

Reservations from Conveyance:

None


Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Grantor grants and conveys the Property to Grantee as separate property.

When the context requires, singular nouns and pronouns include the plural.


Helen Jean Wheaton

STATE OF TEXAS)

COUNTY OF ELLIS)

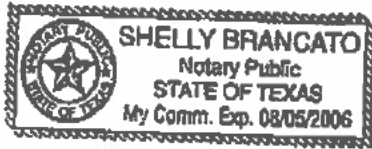
This instrument was acknowledged before me on December 2, 2002, by Helen Jean Wheaton.

(22)

01896 1182

VOL. PG.

Shelly Brancato
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:

Chapman & Chapman
1001 U.S. Highway 77 North
P.O. Box 641
Waxahachie, Texas 75165
Tel: (972) 938-2720
Fax: (972) 937-9446

AFTER RECORDING RETURN TO:

Earl Andison Wheaton
115 Elder St.
Waxahachie, TX 7515

01896 1183
VOL. PG.

(22)

* FILED FOR RECORD *
Ellis County, Texas
#0234380 V 1896 P 1183
12/03/2002 11:33am

GENERAL INFO

ACCOUNT

Property ID: 171553
 Geographic ID: 90.2002.232.008.02.112
 Type: R
 Zoning: SFR
 Agent:
 Legal Description: LOT 8B BLK 232 TOWN .367 AC

Property Use: *UBASIC

LOCATION

Address: 115 ELDER ST, WAXAHACHIE TX 75165
 Market Area:
 Market Area CD: WAXEAST
 Map ID: 17-12

PROTEST

Protest Status:
 Informal Date:
 Formal Date:

OWNER

Name: WHEATON EARL A
 Secondary Name:
 Mailing Address: 115 ELDER ST WAXAHACHIE TX US 75165-2801
 Owner ID: 69087
 % Ownership: 100.000000
 Exemptions: HS - Homestead, OTHER

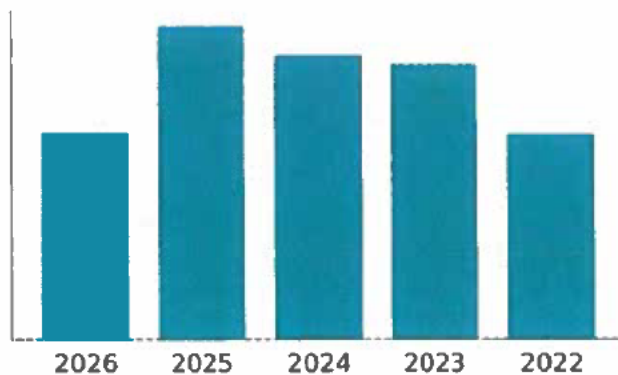


VALUES

CURRENT VALUES

Land Homesite:	\$90,000
Land Non-Homesite:	\$0
Special Use Land Market:	\$0
Total Land:	\$90,000
Improvement Homesite:	\$53,288
Improvement Non-Homesite:	\$0
Total Improvement:	\$53,288
Market:	\$143,288
Special Use Exclusion (-):	\$0
Appraised:	\$143,288
Value Limitation Adjustment (-):	\$53,415
Net Appraised:	\$89,873

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$90,000	\$53,288	\$0	\$143,288	\$53,415	\$89,873
2025	\$70,000	\$146,733	\$0	\$216,733	\$135,030	\$81,703
2024	\$65,000	\$131,504	\$0	\$196,504	\$122,229	\$74,275
2023	\$65,000	\$125,119	\$0	\$190,119	\$122,596	\$67,523
2022	\$45,000	\$96,900	\$0	\$141,900	\$80,515	\$61,385

(22)

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
070	ELLIS COUNTY	0.255778	\$89,873	\$84,873
212	WAXAHACHIE ISD	1.168100	\$89,873	\$0
390	CITY OF WAXAHACHIE	0.610000	\$89,873	\$49,843
R70	ELLIS COUNTY LAT RD	0.018214	\$89,873	\$81,873

Total Tax Rate: 2.052092
 Estimated Taxes with Current Exemptions: \$258.13
 Estimated Taxes Without Exemptions: \$1,844.29

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: Residential Improvement Value: \$53,288 Main Area: 1,344
 State Code: A1 Description: Appr type: RS Gross Building Area: 1,938

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	MAIN AREA	RFFR		0	1981	1940	1,344
ACPA	ATTACHED CARPORT	RFFR		0	1981	1940	266
CP	COVERED PORCH	RFFR		0	1981	1940	216
CP	COVERED PORCH	RFFR		0	1981	1940	112

Improvement Features

MA Roof Style: 51, Plumbing: 40, Flooring: CARPET 30.00%, Foundation: 11, Heating/Cooling: 80, Roof Covering: 60, Flooring: HARDWOOD 70.00%, Interior Finish: 70, Number of Bedrooms: 91

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LOT	PER LOT	0.3670	15,986.52	\$5.63	\$90,000	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
12/3/02	OT	Other	WHEATON EARL A	WHEATON EARL A		1896	1180	0
	OT	Other	PREVIOUS OWNER UNKNOWN	WHEATON EARL A		00000	00000	0

DUPLICATE RECEIPT VIA WEB (22)



RICHARD ROZIER
ELLIS COUNTY TAX OFFICE TAX ASSESSOR - COLLECTOR
 P.O. DRAWER 188 302 N. MONROE ST.
 WAXAHACHIE, TX 75168

Certified Owner:

WHEATON EARL A
115 ELDER ST
WAXAHACHIE, TX 75165-2801

Legal Description:

LOT 8B BLK 232 TOWN .367 AC

Parcel Address: 115 ELDER ST
Legal Acres: 0.3670

Deposit No: W260305SYCC
Validation No: 16
Account No: 171553
Operator Code: SY

Remit Seq No: 63250881
Receipt Date: 03/02/2026
Deposit Date: 03/05/2026
Print Date: 05/11/2026 02:28 PM
Printed By: WEB USER

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2025	Ellis County	TL	76,703	0.255778	96.12	6.73	0.00	102.85
2025	Ltrd	TL	73,703	0.018214	10.10	0.71	0.00	10.81
2025	City Of Waxahachie	TL	36,532	0.610000	151.91	10.63	0.00	162.54
					\$258.13	\$18.07	\$0.00	\$276.20

> - -

- - <

Check Number(s):

PAYMENT TYPE:

Credit Card Authorization No: 0

Credit Cards: \$276.20

Exemptions on this property:

CAPPED
 HOMESTEAD
 OVER 65

Total Applied: \$276.20
Total Tendered: \$276.20
 (for accounts paid on 03/02/2026)
Change Paid: \$0.00

Account No: 171553
PAYER
LORETTA REAGOR
208 MEAGAN ST
WAXAHACHIE, TX 75165

2025 TAX STATEMENT

(22)



RICHARD ROZIER
ELLIS COUNTY TAX OFFICE TAX ASSESSOR - COLLECTOR
 P.O. DRAWER 188 302 N. MONROE ST.
 WAXAHACHIE, TX 75168

Certified Owner:
 WHEATON EARL A
 115 ELDER ST
 WAXAHACHIE, TX 75165-2801

Legal Description:
 LOT 8B BLK 232 TOWN .367 AC

Account No: 171553
 As of Date: 05/11/2026

Appr. Dist. No.: 90200223200802112

Legal Acres: .3670
 Parcel Address: 115 ELDER ST
 Print Date: 05/11/2026

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$70,000	\$146,733	\$216,733	\$216,733	\$135,030	\$216,733	\$0	\$0
Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax	
		Code	Amount				
ELLIS COUNTY	\$216,733	CAP, O65, HOM	\$140,030.00	\$76,703	0.2557780	\$96.12	
LTRD	\$216,733	CAP, O65, HOM	\$143,030.00	\$73,703	0.0182140	\$10.10	
WAXAHACHIE ISD	\$216,733	CAP, O65, HOM	\$216,733.00	\$0	1.1681000	\$0.00	
CITY OF WAXAHACHIE	\$216,733	CAP, O65, HOM	\$180,201.00	\$36,532	0.6100000	\$151.91	
<i>Amount saved by additional sales tax revenue \$40.58</i>							

Total Tax: \$258.13
Total Tax Paid to date: \$258.13
Total Tax Remaining: \$0.00

Exemptions:

CAP CAPPED O65 OVER 65 HOM HOMESTEAD

AMOUNT DUE IF PAID BY:

06/01/2026 13%	06/30/2026 15%	07/31/2026 18 + up to 20%	08/31/2026 19 + up to 20%	09/30/2026 20 + up to 20%	11/02/2026 21 + up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

THE TOP PORTION OF THE STATEMENT AND YOUR CANCELLED CHECK WILL SERVE AS YOUR RECEIPT

School Information:	
WAXAHACHIE ISD	2025 M&O .75520000 I&S .41290000 Total 1.1681000 2024 M&O .75520000 I&S .41290000 Total 1.1681000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.78



Print Date: 05/11/2026

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

RICHARD ROZIER
 ELLIS COUNTY TAX OFFICE TAX ASSESSOR - COLLECTOR
 P.O. DRAWER 188 302 N. MONROE ST.
 WAXAHACHIE, TX 75168
 (972) 825-5150



* 1 7 1 5 5 3 *

171553

WHEATON EARL A
 115 ELDER ST
 WAXAHACHIE, TX 75165-2801

AMOUNT PAID:

\$ _____

(22)

UB Account: 1-009-01105-001

Search



Operational Process | UB Account: 1-009-01105-001 | Reports | Settings | Date Period Search | Payment Search | Account Meter Reading | My Dashboard

Save and Close | Save and New | Documents (2)

EARL A WHEATON

5115 ELDER ST WAXAHACHIE, TX 75165

Alerts (0)

Balance: \$438.6

Enter Edit M

Shortcuts | Settings

- Account Notes
- Options
- Transactions
- Alerts
- Service Orders
- Services
- Home
- Additional Conta
- Home
- Profile
- Financial
- Billing
- Past Due
- History
- Documents
- Devices

Account Info			
EARL A WHEATON	Status	Past Due Status	Billing Cycle
	Inactive	None	1
5115 ELDER ST WAXAHACHIE, TX 7...	Start Date	Cutoff	Class
	7/15/1961		RES - INSIDE
Draft	Disconnect Date	Arrangements	
None	4/2/2026	None	
Statement Group			
None			
Delivery Method	Additional Contacts	Credit Status	
None	None	A/C	

Financial Data			
Current Due	\$0.00	Last Payment	
Arrears	\$438.61	Paid	12/13/2025
		Amount	\$563.091
Balance	\$438.61		
Pending Activity	\$0.00	Last Billing	
Contracts	\$0.00		
Fees	\$0.00	Billed Through	4/2/2026
Energy Assistance	\$0.00	Due By	4/24/2026
Unbilled Deposits Owed	\$0.00	Total	\$56.25
Total Balance	\$438.61		

Account Service List					
Service	Rate	Service Description	Status	Meter Num	
GAR	OLD GAR RATE	GARBAGE	Inactive		
GDISC	OLD SR RATE	GARBAGE DISCOUNT	Inactive		
GDISC	SR-GRB	GARBAGE DISCOUNT	Inactive		
WTR	WA	WATER CONSUMPTIO	Inactive	221150889	
WTRF	A - RES	WATER - FLAT CHAR	Inactive		

Account Deposit Summary					
Deposit Code	Total Deposit	Total Collected	Total Refunded	Total Transferred	Unbill
1	\$5.00	\$0.00	\$5.00	\$0.00	\$0.00
2	\$5.00	\$0.00	\$5.00	\$0.00	\$0.00

Account Transaction History								
Date	Packet	Type	Receipt #	Reference	Description	Credits	Debits	Cumulative Balance
04/23/2026	URPKT028566	Cutoff Exclusion		Excluded by Acct	CUTOFF EXCLU	0	0.00	438.61
04/10/2026	URPKT028566			DISCONNECT	DISCONNECT	0	54.25	438.61
03/26/2026	URPKT028747	Bill		BILL 2/6/2026 - 3/	BILL 2/6/2026 - 3/	0	65.09	384.36
03/26/2026	URPKT028738	Memo		Cutoff Posted	CUTOFF POSTE	0	0.00	319.27
03/26/2026	URPKT028738	Cutoff		Cutoff 03/26/2026	CUTOFF ADJUS	0	47.00	319.27
03/16/2026	URPKT028566	Penalty		Past Due	PENALTY Billing	0	10.00	272.27
03/16/2026	URPKT028566	Penalty Notice Pn		Late Notice 3/16/	LATE NOTICE	0	0.00	252.27
03/10/2026	URPKT028525	Memo		Cutoff Posted	CUTOFF POSTE	0	0.00	262.27
03/10/2026	URPKT028525	Cutoff		Cutoff 03/10/2026	CUTOFF ADJUS	0	47.00	262.27
02/17/2026	URPKT028490	Bill		BILL 1/7/2026 - 2/	BILL 1/7/2026 - 2/	0	65.09	215.27
02/16/2026	URPKT028413	Penalty		Past Due	PENALTY Billing	0	10.00	150.18
02/16/2026	URPKT028413	Penalty Notice Pn		Late Notice 2/16/	LATE NOTICE	0	0.00	140.18
01/30/2026	URPKT028250	Bill		BILL 12/8/2025 -	BILL 12/8/2025 -	0	65.09	140.18
01/22/2026	URPKT028120	Cutoff Exclusion		Balance 75.09 Ge	CUTOFF EXCLU	0	0.00	75.09
01/17/2026	URPKT028123	Penalty		Past Due	PENALTY Billing	0	10.00	75.09
12/29/2025	URPKT027965	Bill		BILL 11/8/2025 -	BILL 11/8/2025 -	0	65.09	65.09
12/13/2025	Batch Cashiering	Payment	R0157288	Visa		-65.09	0	0.00
11/26/2025	URPKT027747	Bill		BILL 10/9/2025 -	BILL 10/9/2025 -	0	65.09	65.09
11/14/2025	Batch Cashiering	Payment	R0157285	Visa		-63.09	0	0.00
10/31/2025	URPKT027499	Bill		BILL 9/9/2025 - 1	BILL 9/9/2025 - 1	0	63.09	63.09
10/11/2025	Batch Cashiering	Payment	R0156267	Visa		-63.09	0	0.00
09/26/2025	URPKT027238	Bill		BILL 8/10/2025 -	BILL 8/10/2025 -	0	63.09	63.09
09/08/2025	Batch Cashiering	Payment	R0152389	Visa		-63.09	0	0.00
08/29/2025	URPKT027055	Bill		BILL 7/11/2025 -	BILL 7/11/2025 -	0	63.09	63.09
08/09/2025	Batch Cashiering	Payment	R0151246	Visa		-63.09	0	0.00
07/29/2025	URPKT026811	Bill		BILL 6/11/2025 -	BILL 6/11/2025 -	0	63.09	63.09
07/14/2025	Batch Cashiering	Payment	R0149761	Visa		-63.09	0	0.00

(22)

**ORDER OF THE CITY COUNCIL
CITY OF WAXAHACHIE, TEXAS
REGARDING SUBSTANDARD STRUCTURE
115 ELDER STREET**

The City Council of the City of Waxahachie, Texas, having conducted a public hearing pursuant to Chapter 8, Article XIII, specifically Section 8-61, of the City of Waxahachie Code of Ordinances regarding the structure located at 115 Elder Street, Waxahachie, Ellis County, Texas (the "Property"), and having considered the evidence and testimony presented, hereby finds that the structure constitutes a substandard structure and a hazard to public health, safety, and welfare.

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

- SECTION 1. The structure located at 115 Elder Street is hereby determined to be a substandard structure pursuant to Chapter 8, Article XIII, of the City of Waxahachie Code of Ordinances.
- SECTION 2. The owner, lienholder, and/or mortgagee of the Property are hereby ORDERED to:
Demolish the structure located upon the Property;
Remove all resulting debris, rubbish, and demolition materials from the Property;
and
Leave the Property in a clean, graded, and safe condition, within _____ (___) days from the date of this Order.
- SECTION 3. In the event the ordered work is not fully completed within the time prescribed herein, the City is authorized to:
Enter upon the Property and cause the structure to be demolished and debris removed by a contractor authorized by the City;
Secure or clean the Property as necessary;
Assess all costs incurred by the City against the Property; and
File and foreclose liens as authorized by Chapter 8, Article XIII, and applicable state law.
- SECTION 4. Pursuant to Section 8-61(i) of the City Code, the City Secretary is directed to:
File a copy of this Order in the office of the municipal secretary or clerk;
Publish notice of this Order in a newspaper of general circulation in the City; and
Mail copies of this Order by certified mail, return receipt requested, to the owner and any identified lienholders and/or mortgagees.
- SECTION 5. This Order shall become effective immediately upon adoption by the City Council.

(227)

PASSED, APPROVED AND ORDERED on this ___ day of _____, 2026.

MAYOR

ATTEST:

City Secretary

(23)



Memorandum

To: Honorable Mayor and City Council
From: Jason B. Watson, Director of Building & Community Services
Thru: Ricky Boyd, City Manager *RB*
Date: June 1, 2026
Re: Consider Order by Council – Chapter 8, Article XIII, Substandard Structures – 316 Wyatt St.

Motion: “I move to order the demolition and debris removal of the substandard structure located at 115 Elder Street pursuant to Chapter 8, Article XIII (Sections 8-57 through 8-64), specifically Section 8-61, of the City of Waxahachie Code of Ordinances, and to authorize the City to perform the work and assess the costs against the property should the owner fail to comply within the time prescribed by Council.”

Item Description: Consider issuance of an order pursuant to Chapter 8, Article XIII, Substandard Structures, of the City of Waxahachie Code of Ordinances for the demolition and debris removal of a substandard structure located at 115 Elder Street, following the owner’s failure to comply with notices and orders issued in accordance with said article.

Item Summary: Chapter 8, Article XIII, of the City of Waxahachie Code of Ordinances establishes minimum standards for residential and nonresidential structures and provides the legal framework for identifying, notifying, and abating substandard structures that pose a risk to public health, safety, and welfare. The article defines substandard conditions, authorizes inspections and notices by the director, and prescribes enforcement procedures culminating in City Council action when compliance is not achieved.

(23)

The property located at 115 Elder Street has been inspected and determined to be a substandard structure as defined under Chapter 8, Article XIII. Notices and orders were issued in accordance with Section 8-60; however, the required corrective action has not been commenced or completed within the timeframes prescribed by ordinance.

Pursuant to Section 8-61, when compliance is not achieved, the matter is brought before the City Council to determine whether to order the repair, removal, or demolition of the structure and whether the associated costs should be assessed against the property. Based on the condition of the structure at 115 Elder Street, staff has determined that demolition of the structure and removal of all associated debris is the appropriate corrective action. Rehabilitation is not considered feasible given the extent of deterioration and the conditions present.

Staff further recommends that Council find the structure to be substandard and a hazard to public health, safety, and welfare in accordance with Chapter 8, Article XIII.

Chapter 8, Article XIII, provides procedural safeguards, including notice to owners, lienholders, and mortgagees; the opportunity to be heard; the establishment of reasonable compliance timelines; and authority for the City to perform the work if compliance is not achieved. Should the City be required to undertake demolition and debris removal, the ordinance authorizes recovery of costs through assessment and lien against the property.

All notice and procedural requirements of Section 8-61, including subsection (c), have been satisfied.

Pursuant to Section 8-61(i), any requirement imposed by Council shall be reduced to writing and considered an order of Council, after which the City Secretary shall complete the filing, publication, and notice requirements prescribed by ordinance.

Fiscal Impact: Funding for demolition and debris removal, should City action be required due to noncompliance, has previously been budgeted within existing departmental appropriations. Any costs incurred by the City may be assessed against the property in accordance with Chapter 8, Article XIII (Sections 8-57 through 8-64) of the City Code and applicable state law.



BUILDING & COMMUNITY SERVICES

316 WYATT ST.

STUBSTANDARD STRUCTURE



408 S. ROGERS | P.O. BOX 757 | WAXAHACHIE, TX 75168 | (469)309-4020
www.waxahachie.com | EMAIL: bcservices@waxahachie.com

(23)



BUILDING & COMMUNITY SERVICES

Front of Structure



408 S. ROGERS | P.O. BOX 757 | WAXAHACHIE, TX 75168 | (469)309-4020
www.waxahachie.com | EMAIL: bcservices@waxahachie.com

(23)



BUILDING & COMMUNITY SERVICES

Left Side of Structure



(23)



BUILDING & COMMUNITY SERVICES

Rear of Structure



408 S. ROGERS | P.O. BOX 757 | WAXAHACHIE, TX 75168 | (469)309-4020
www.waxahachie.com | EMAIL: bcservices@waxahachie.com

(23)



CODE CASE ACTIVITY REPORT CODE-000535-2026 FOR CITY OF WAXAHACHIE, TX

Case Type: Code Enforcement **Assigned To:** Stephen Mendoza **Opened Date:** 03/11/2026
Address: 316 Wyatt St **Status:** In Progress **Closed Date:**
 Waxahachie, TX 75165

Activity Date	Created By	Activity Type	Activity Name	Comments
03/26/2026	Stephen Mendoza	Code Case Comments	Case Initiation	On 3-6-26, 316 Wyatt St. was visited in regards to being reported to be in a substandard state. Photos were taken of the entire structure which was found to be substandard. A substandard structure notice was sent to the owner signed by senior director Jason Watson on 3-11-26.
	Stephen Mendoza	Code Case Comments	Reinspection - Failed	<p>I reinspected the property on 3-26-26 and found that no action has been taken or permit issued to rehabilitate the violations at the property within 15 days. Per Sec. 8-61 of the ordinance:</p> <p>(a)The city council must now be notified by the director and requested to consider holding a public hearing whether to order the repair, removal or demolition specified in such notice to be done and whether to cause the cost of such work to be paid and levied as a special assessment against the property.</p> <p>(b)The city manager will set a date and time for a public hearing to consider ordering the improvement and assessment of any property the owner has failed to improve as required by notices described in this article. Such public hearing shall be held not less than fifteen (15) nor more than sixty (60) days from the date such hearing is set.</p> <p>(c) A title search shall be conducted to discover each owner, mortgagee and lienholder, and notice of the public hearing to be held before the council shall be given by causing a notice thereof to be served on the owner of such property and upon each mortgagee and lienholder having an interest in the building or in the property on which the building is located. Such notice shall be mailed to such owner, mortgagee and lienholder by certified mail, return receipt requested. The notice shall include the date, time and place of such hearing and shall state that the owner, lienholder or mortgagee will be required to submit proof of the scope of any work that may be required to comply with this article and the time it will take to reasonably perform the work.</p>

Find

1 of 3

100%

Group Tree

- Code Case
- Inspection(s)

Main Report

CASE AND INSPECTION(S) DETAILS FOR CASE CODE-000535-2026

Case Type: Code Enforcement Open Date: 03/11/2026 Address: 316 WYATT ST
 Status: In Progress Close Date: WAXAHACHIE, TX 75185
 Description: Substandard Structure - Certified Notice
 Contacts: Owner: J C WARD / ZONDRA JOHNSON

Note
 1. I returned to the property with Officer Anderson and covered the well to prevent entry. TCEQ (Fort Worth Division, 817-588-5800) was notified about the trash/debris inside of the well.
 Created By: Stephen Mendoza Date and Time Created: 3/18/2026 4:14 pm

Activity Type	Activity Number	Activity Name	User	Created On
Code Case Comments	CMNTS-000577-2026	Reinspection - Failed	Stephen Mendoza	03/28/2026
	CMNTS-000573-2026	Case Initiation	Stephen Mendoza	03/28/2026

Violation Code: Sec. 8-59 (a) Violation Status: In Violation Citation Issue Date: 03/11/2026

Code Description: Sec. 8-59 (a) Compliance Date: 03/26/2026

Corrective Action: Obtain all required permits and commence corrective action within 15 days of the receipt of the notice. Complete all required corrective work within 90 days of the date of this notice.

Attached Images:



Added on: 03-18-2026 (Direct Link)
Notes: well covered



Added on: 03-18-2026 (Direct Link)
Notes: exposed well

(23)



BUILDING & COMMUNITY SERVICES

**NOTICE OF SUBSTANDARD STRUCTURE AND
ORDER TO TAKE CORRECTIVE ACTION**

*Issued Pursuant to Sec. 8-60(b), Article XIII,
Substandard Structures Ordinance*

March 11, 2026

Certified Mail No.: 9589071052703516699376
(Return Receipt Requested)

Subject Property

Street Address: 316 Wyatt Street
Waxahachie TX, 75165
Legal Identification: Lot PT 2B
Block 106 TOWN .587 AC

Subject Property Ownership

Name(s): JC WARD, ZONDRA JOHNSON
Mailing Address: 341 LEISURE LANE
WAXAHACHIE TX, 75142

JC WARD, ZONDRA JOHNSON,

The Building & Community Services Department has conducted an inspection of the above-referenced subject property and has determined the structure(s) to be substandard as defined in Section 8-59 of the Code of Ordinances. The following conditions have been observed:

- | | |
|---|---|
| <input checked="" type="checkbox"/> General | <input type="checkbox"/> Faulty Materials of Construction |
| <input checked="" type="checkbox"/> Inadequate Sanitation | <input type="checkbox"/> Hazardous Electrical Wiring |
| <input checked="" type="checkbox"/> Structural Hazard(s) | <input checked="" type="checkbox"/> Hazardous or Insanitary Premises |
| <input checked="" type="checkbox"/> Nuisance(s) | <input type="checkbox"/> Inadequate Exit(s) |
| <input type="checkbox"/> Hazardous Plumbing | <input type="checkbox"/> Inadequate Fire Protection or Firefighting Equipment |
| <input type="checkbox"/> Hazardous Mechanical | <input type="checkbox"/> Improper Occupancy |
| <input checked="" type="checkbox"/> Faulty Weather Protection | <input type="checkbox"/> Fire Hazard(s) |



BUILDING & COMMUNITY SERVICES

Therefore, you are hereby ordered to:

1. Obtain all required permits and commence corrective action within fifteen (15) days of receipt of this notice.
2. Complete all required corrective work within ninety (90) days of the date of this notice.

Failure to commence or complete required corrective action within the specified timeframes will result in:

- Posting of the structure against occupancy;
- Referral to the City Council for a public hearing under Sec. 8-61;
- Potential City-initiated repair, removal, or demolition;
- Assessment of all costs as a lien against the property.

Should the matter proceed to City Council, a public hearing will be set between fifteen (15) and sixty (60) days from the scheduling date. A statutory title search will be conducted, and all owners, mortgagees, and lienholders will be notified by certified mail.

If the City Council orders corrective action and compliance does not occur within the allotted time, the City may undertake the work, remove debris, clean the lot, and assess all costs as a special assessment lien.

Costs incurred by the City become a lien against the property. Each day a violation continues constitutes a separate misdemeanor offense punishable by a fine up to \$2,000 per day.

For the full code, please go to:

https://library.municode.com/tx/waxahachie/codes/code_of_ordinances?nodeId=COOR_CH8BU_ARTX_IIISUST

For any other questions, or if I may be of any assistance, please contact my office at your convenience.

Respectfully,

Jason B. Watson, MCP, CBO, CFM
Building Official | Senior Director
Building & Community Services
City of Waxahachie, Texas

(23)



BUILDING & COMMUNITY SERVICES

Notice Delivered to C/O

SM 350

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Zondra Johnson
 341 Leisure Lane
 Waxahachie, TX 75165



9590 9402 8989 4064 0226 59

2. Article Number (Transfer from service label)

9589 0710 5270 3516 6993 76

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Zondra Johnson* Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

Case # 000535-1034

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input checked="" type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (500) | |



(23)



BUILDING & COMMUNITY SERVICES DEPARTMENT

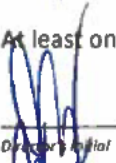

Sec. 8-60 – Notices and Orders of the Director Compliance Checklist

Commencement of Proceedings (Pursuant to § (a))



 Confirm inspection conducted or caused to be conducted by the Director.

Director's Initial *Officer's Initial*

At least one of the following conditions exists:



 Building is substandard, unfit for human habitation, or hazardous to public health safety, or welfare.

Director's Initial *Officer's Initial*



 Building is unoccupied and unsecured from unauthorized entry.

Director's Initial *Officer's Initial*

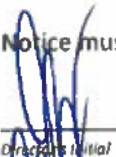
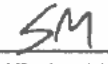


 Building is boarded or secured but still constitutes a danger, or security measures are inadequate.

Director's Initial *Officer's Initial*

Issuance of Notice (Pursuant to § (b))

Notice must include all of the following elements:



 Property identification: street address and legal or sufficient description.

Director's Initial *Officer's Initial*




 Statement of substandard finding with concise description of conditions.

Director's Initial *Officer's Initial*




 Statement of actions required.

Director's Initial *Officer's Initial*



 Requirement to obtain permits and begin work within 15 days.

Director's Initial *Officer's Initial*



Director's Initial



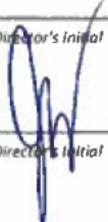
Officer's Initial

Requirement that all work be completed within 90 days or as otherwise determined.

Director's Initial

Officer's Initial

Vacate requirement if applicable, with specified timeframe.



Director's Initial

Officer's Initial

Advisory regarding Director ordering building vacated if work is not commenced.



Director's Initial



Officer's Initial

Advisory regarding enforcement proceedings and cost assessment.

Service of Notice (Pursuant to § (c))



Director's Initial



Officer's Initial

Notice served upon the record owner.

Director's Initial

Officer's Initial

Amended notice served upon the record owner, if any.

Method of Service (Pursuant to § (d))




Director's Initial



Officer's Initial

Service completed by personal service OR certified mail (postage prepaid, return receipt requested).



Director's Initial



Officer's Initial

Mailing sent to address on last city tax roll or otherwise known to the Director.



Director's Initial

Officer's Initial

If no valid address, notice published twice within 10 consecutive days in a newspaper of general circulation.



Director's Initial



Officer's Initial

Certified mail effective on date of mailing.

Director's Initial

Officer's Initial

Publication effective on date of second publication.

(23)

Order to Vacate (Pursuant to § (e))



Director's Initial



Officer's Initial

Determine whether building is immediately dangerous.

Director's Initial

Officer's Initial

If so, the Director may issue immediate order to vacate.

Director's Initial

Officer's Initial

Document basis for danger determination.

Posting Requirements (Pursuant to § (f))


Director's Initial

Officer's Initial

Notice to vacate posted at or upon each exit of the building.



Jason B. Watson, MCP, CBO, CFM
Building Official | Senior Director
Building & Community Services



Stephen Mendoza
Code Enforcement Officer
Building & Community Services

Sec. 8-61. - Public hearing; order by council.

(23)

If the required repair or demolition has not been commenced within fifteen (15) days from the date of any notice served pursuant to this article, or if required action has not been completed within ninety (90) days or as required by such notice, the director shall commence proceedings as follows:

- (a) The council shall be notified and requested to consider holding a public hearing to decide whether to order the repair, removal or demolition specified in such notice to be done and whether to cause the cost of such work to be paid and levied as a special assessment against the property.
- (b) The city manager will set a date and time for a public hearing to consider ordering the improvement and assessment of any property the owner has failed to improve as required by notices described in this article. Such public hearing shall be held not less than fifteen (15) nor more than sixty (60) days from the date such hearing is set.
- (c) A title search shall be conducted to discover each owner, mortgagee and lienholder, and notice of the public hearing to be held before the council shall be given by causing a notice thereof to be served on the owner of such property and upon each mortgagee and lienholder having an interest in the building or in the property on which the building is located. A diligent search shall be made by searching the following records:
 - (1) County real property records;
 - (2) Appraisal district records;
 - (3) Records of the secretary of state;
 - (4) Assumed name records of the county;
 - (5) Tax records of the city; and
 - (6) Utility records of the city.

Such notice shall be mailed to such owner, mortgagee and lienholder by certified mail, return receipt requested. The notice shall include the date, time and place of such hearing and shall state that the owner, lienholder or mortgagee will be required to submit proof of the scope of any work that may be required to comply with this article and the time it will take to reasonably perform the work together with:

- (1) The name and address of the record owner;
- (2) The street address of the premises;
- (3) An identification, which is not required to be a legal description, of the building and the property on which it is located;
- (4) A description of the violation of city standards that is present at the building; and
- (5)

A statement that the city will vacate, secure, remove, or demolish the building or relocate the occupants of the building if the ordered action is not taken within a reasonable time.

- (d) After conducting a hearing authorized under this section, if the council finds that the allegations are true, the council shall require the owner, lienholder, or mortgagee of the building to, within thirty (30) days:
 - (1) Secure the building from unauthorized entry; or
 - (2) Repair, remove, or demolish the building, unless the owner or lienholder establishes at the hearing that the work cannot reasonably be performed within that time frame.
- (e) If the council allows the owner, lienholder, or mortgagee more than thirty (30) days to repair, remove, or demolish the building, the council shall establish specific time schedules for the commencement and performance of the work and shall require the owner, lienholder, or mortgagee to secure the property in a reasonable manner from unauthorized entry while the work is being performed, as determined by the council.
- (f) The owner, lienholder, or mortgagee shall not be allowed more than ninety (90) days to repair, remove, demolish the building, or fully perform all work required to comply with the order unless the owner, lienholder, or mortgagee:
 - (1) Submits a detailed plan and time schedule for the work at the hearing; and
 - (2) Establishes at the hearing that the work cannot reasonably be completed within ninety (90) days because of the scope and complexity of the work.
- (g) If the council allows the owner, lienholder, or mortgagee more than ninety (90) days to complete any part of the work required to repair, remove, or demolish the building, the owner, lienholder, or mortgagee shall be required to regularly submit progress reports to the city to demonstrate that the owner, lienholder, or mortgagee has complied with the time schedules established for commencement and performance of the work. The order may require that the owner, lienholder, or mortgagee appear before the council or its designee to demonstrate compliance with the time schedules.
- (h) In a public hearing to determine whether a building complies with the standards set out in this article, the owner, lienholder, or mortgagee has the burden of proof to demonstrate the scope of any work that may be required to comply with this article and the time it will take to reasonably perform the work. The council shall specify a reasonable time for the building to be vacated, secured, repaired, removed or demolished by the owner or for the occupants to be relocated by the owner and an additional reasonable time for the ordered action to be taken by the mortgagees or lienholders in the event the owner fails to comply with the order within the time provided for action by the owner.
- (i) The council's requirement shall be reduced to writing and shall be considered an order. Within ten (10) days after the date that the order is issued, the city secretary shall:

- (1) File a copy of the order in the office of the municipal secretary or clerk; and
- (2) Publish in a newspaper of general circulation in the municipality in which the building is located a notice containing:
 - a. The street address or legal description of the property;
 - b. The date of the hearing;
 - c. A brief statement indicating the results of the order; and
 - d. Instructions stating where a complete copy of the order may be obtained.
- (j) After the hearing, the city secretary shall promptly mail by certified mail, return receipt requested, a copy of the order to the owner of the building and the lienholder and/or mortgagee.

(Ord. No. 3095, 2-18-19 Ord. No. 3505, Exh. A, 5-20-24)

(23)

CITY OF WAXAHACHIE

SUBSTANDARD STRUCTURE TITLE SEARCH



Property Address: 316 Wyatt Street

County Real Property Records

Description:

No Records

Appraisal District Records

Description:

C/O Zondra Johnson

Document Attached

Records of the Secretary of State

Description:

No Records

Assumed Name Records of the County

Description:

No Records

Tax Records of the City

Description:

Taxes last paid in 2022, currently owes \$16,445.79

C/O Zondra Johnson

Documents attached

Utility Records of the City

Description:

Last water account under Jesse Johnson, closed in 2020 per utility billing

Jesse Johnson passed away in May 2020. Sister is Zondra Johnson

Documents attached

GENERAL INFO

ACCOUNT

Property ID: 171123
 Geographic ID: 90.2002.106.002.02.112
 Type: R
 Zoning: SFR
 Agent:
 Legal Description: LOT PT 2B BLK 106 TOWN .587 AC

OWNER

Name: WARD J C
 Secondary Name: C/O ZONDRA JOHNSON
 Mailing Address: 341 LEISURE LANE WAXAHACHIE TX US 75165-2152
 Owner ID: 32682
 % Ownership: 100.000000
 Exemptions:

Property Use: *UBASIC

LOCATION

Address: 316 WYATT ST, WAXAHACHIE TX 75165
 Market Area:
 Market Area CD: WAXEAST
 Map ID: 16-13



PROTEST

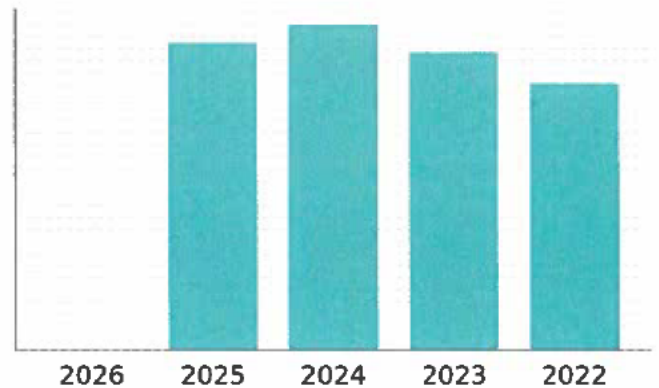
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: N/A
 Land Non-Homesite: N/A
 Special Use Land Market: N/A
 Total Land: N/A
 Improvement Homesite: N/A
 Improvement Non-Homesite: N/A
 Total Improvement: N/A
 Market: N/A
 Special Use Exclusion (-): N/A
 Appraised: N/A
 Value Limitation Adjustment (-): N/A
 Net Appraised: N/A

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	N/A	N/A	N/A	N/A	N/A	N/A
2025	\$80,000	\$47,485	\$0	\$127,485	\$0	\$127,485
2024	\$85,000	\$49,733	\$0	\$134,733	\$0	\$134,733
2023	\$75,000	\$48,457	\$0	\$123,457	\$0	\$123,457
2022	\$52,500	\$58,027	\$0	\$110,527	\$0	\$110,527

(23)

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
070	ELLIS COUNTY	N/A	N/A	N/A
212	WAXAHACHIE ISD	N/A	N/A	N/A
390	CITY OF WAXAHACHIE	N/A	N/A	N/A
R70	ELLIS COUNTY LAT RD	N/A	N/A	N/A

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1:	Residential	Improvement Value:	N/A	Main Area:	1,326
State Code:	A1	Description:	Appr type: RS	Gross Building Area:	1,374

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	MAIN AREA	RFFR		0	1977	1920	1,326
CP	COVERED PORCH	RFFR		0	1977	1920	48

Improvement Features

MA Roof Style: 52, Number of Bedrooms: THREE BEDROOM, Plumbing: 40, Flooring: CARPET 30.00%, Heating/Cooling: CENTRAL H/A, Roof Covering: COMPOSITION SHINGLE, Foundation: SLAB, Flooring: HARDWOOD 70.00%, Interior Finish: 70

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LOT	PER LOT	0.5870	25,569.72	\$3.91	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
	OT	Other	PREVIOUS OWNER UNKNOWN	WARD J C		00000	00000	0

DELINQUENT TAX STATEMENT SUMMARY

(23)



RICHARD ROZIER
 ELLIS COUNTY TAX OFFICE TAX ASSESSOR - COLLECTOR
 P.O. DRAWER 188 302 N. MONROE ST.
 WAXAHACHIE, TX 75168
 (972) 825-5150

Certified Owner:

WARD J C
 C/O ZONDRA JOHNSON
 341 LEISURE LANE
 WAXAHACHIE, TX 75165-2152

Legal Description:

LOT PT 2B BLK 106 TOWN 587 AC

Account No: 171123

Appr. Dist. No.: 90200210600202112

Legal Acres: 5870

Parcel Address: 316 WYATT ST

As of Date: 05/13/2026 Cause No: 22,360

Print Date: 05/13/2026 Printed By: ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026		IF PAID BY June 30, 2026		IF PAID BY July 31, 2026	
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2022	70 170 212 390	\$2,489.80	\$2,051.59	\$4,541.39	\$2,081.46	\$4,571.26	\$2,111.35	\$4,601.15
2023	70 170 212 390	\$2,534.49	\$1,723.46	\$4,257.95	\$1,753.86	\$4,288.35	\$1,784.29	\$4,318.78
2024	70 170 212 390	\$2,764.85	\$1,481.96	\$4,246.81	\$1,515.13	\$4,279.98	\$1,548.32	\$4,313.17
2025	70 170 212 390	\$2,616.11	\$783.53	\$3,399.64	\$843.70	\$3,459.81	\$1,088.30	\$3,704.41

TOTAL AMOUNT DUE: \$10,405.25 \$6,040.54 \$16,445.79 \$6,194.15 \$16,599.40 \$6,532.26 \$16,937.51

Tax Unit Codes:

70 ELLIS COUNTY 170 LTRD 212 WAXAHACHIE ISD 390 CITY OF WAXAHACHIE

THE TOP PORTION OF THE STATEMENT AND YOUR CANCELLED CHECK WILL SERVE AS YOUR RECEIPT

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE ELLIS COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE ELLIS COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT



Print Date: 05/13/2026

Appr. Dist. No.: 90200210600202112

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE PAYABLE TO:

RICHARD ROZIER
 ELLIS COUNTY TAX OFFICE TAX ASSESSOR - COLLECTOR
 P.O. DRAWER 188 302 N. MONROE ST.
 WAXAHACHIE, TX 75168



If Paid By	Amount Due
June 1, 2026	\$16,445.79
June 30, 2026	\$16,599.40
July 31, 2026	\$16,937.51
Amount Paid:	\$ _____

171123

WARD J C
 C/O ZONDRA JOHNSON
 341 LEISURE LANE
 WAXAHACHIE, TX 75165-2152

000000033253 000001644579 000001659940 8



RICHARD ROZIER
ELLIS COUNTY TAX OFFICE TAX ASSESSOR - COLLECTOR
P.O. DRAWER 188 302 N. MONROE ST.
WAXAHACHIE, TX 75168

Certified Owner:

WARD J C
C/O ZONDRA JOHNSON
341 LEISURE LANE
WAXAHACHIE, TX 75165-2152

Legal Description:

LOT PT 2B BLK 106 TOWN .587 AC

Account No: 171123

Appr. Dist. No.: 90200210600202112

Legal Acres: .5870

Parcel Address: 316 WYATT ST

As of Date: 05/13/2026

Cause No: 22,360

Print Date: 05/13/2026

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$80,000	\$47,485	\$127,485	\$127,485	\$0	\$127,485	\$0	\$0
Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax	
		Code	Amount				
ELLIS COUNTY	\$127,485		\$0.00	\$127,485	0.2557780	\$326.08	
LTRD	\$127,485		\$0.00	\$127,485	0.0182140	\$23.22	
WAXAHACHIE ISD	\$127,485		\$0.00	\$127,485	1.1681000	\$1,489.15	
CITY OF WAXAHACHIE	\$127,485		\$0.00	\$127,485	0.6100000	\$777.66	

Amount saved by additional sales tax revenue \$141.61

Total Tax: \$2,616.11
Total Tax Paid to date: \$0.00
Total Tax Remaining: \$2,616.11

Exemptions:

AMOUNT DUE IF PAID BY:

06/01/2026 13 + up to 15%	06/30/2026 15 + up to 15%	07/31/2026 18 + up to 20%	08/31/2026 19 + up to 20%	09/30/2026 20 + up to 20%	11/02/2026 21 + up to 20%
\$3,399.64	\$3,459.81	\$3,704.41	\$3,735.82	\$3,767.20	\$3,798.59

THE TOP PORTION OF THE STATEMENT AND YOUR CANCELLED CHECK WILL SERVE AS YOUR RECEIPT

School Information:

WAXAHACHIE ISD 2025 M&O .75520000 I&S .41290000 Total 1.1681000 2024 M&O .75520000 I&S .41290000 Total 1.1681000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

41.78 ✂

Print Date: 05/13/2026

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

RICHARD ROZIER
ELLIS COUNTY TAX OFFICE TAX ASSESSOR - COLLECTOR
P.O. DRAWER 188 302 N. MONROE ST.
WAXAHACHIE, TX 75168
(972) 825-5150



171123

WARD J C
C/O ZONDRA JOHNSON
341 LEISURE LANE
WAXAHACHIE, TX 75165-2152

AMOUNT PAID:

\$ _____

DUPLICATE RECEIPT VIA WEB

(23)



RICHARD ROZIER
ELLIS COUNTY TAX OFFICE TAX ASSESSOR - COLLECTOR
P.O. DRAWER 188 302 N. MONROE ST.
WAXAHACHIE, TX 75168

Certified Owner:

WARD J C
C/O ZONDRA JOHNSON
341 LEISURE LANE
WAXAHACHIE, TX 75165-2152

Legal Description:

LOT PT 2B BLK 106 TOWN 587 AC

Parcel Address: 316 WYATT ST
Legal Acres: 0.5870

Cause No : 22,360

Remit Seq No: 50753025
Receipt Date: 06/27/2022
Deposit Date: 06/27/2022
Print Date: 05/06/2026 03:11 PM
Printed By: WEB USER

Deposit No: W220627KJ
Validation No: 900000063272484
Account No: **171123**
Operator Code: KIMJ

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2021	Ellis County	TL	82,410	0.310708	256.05	38.41	0.00	294.46
2021	Lrd	TL	82,410	0.028630	23.59	3.54	0.00	27.13
2021	Waxahachie Isd	TL	82,410	1.344200	1,107.76	166.16	0.00	1,273.92
2021	City Of Waxahachie	TL	82,410	0.660000	543.91	81.59	0.00	625.50
					\$1,931.31	\$289.70	\$0.00	\$2,221.01

> - -

- - <

Check Number(s):
6513

PAYMENT TYPE: PARTIAL PAYMENT

Checks: \$2,221.01

Exemptions on this property:

Total Applied: \$2,221.01
Total Tendered: \$2,221.01
(for accounts paid on 06/27/2022)
Change Paid: \$0.00

Account No: 171123
PAYER
ZONDRA JOHNSON
341 LEISURE LN
WAXAHACHIE, TX 75165

(23)

* Contact Type
Individual

Name
JESSE JOHNSON

Show Deta...

* Contact Set
CO SET - Contact Set

Primary Mailing Address
316 WYATT WAXAHACHIE, TX 75165 USA

Edit Address

Phone Number (Primary)
[REDACTED]

Email
0/100



Phone Number 2

DOB
[REDACTED]



Phone Number 3

Employee Identification Number



Social Security Number
[REDACTED]



###-##-####

11/11

Drivers License Number
[REDACTED]



Drivers License State
TX

2/50

No Check Payment

No Card Payment

**ORDER OF THE CITY COUNCIL
CITY OF WAXAHACHIE, TEXAS
REGARDING SUBSTANDARD STRUCTURE
316 WYATT STREET**

The City Council of the City of Waxahachie, Texas, having conducted a public hearing pursuant to Chapter 8, Article XIII, specifically Section 8-61, of the City of Waxahachie Code of Ordinances regarding the structure located at 316 Wyatt Street, Waxahachie, Ellis County, Texas (the "Property"), and having considered the evidence and testimony presented, hereby finds that the structure constitutes a substandard structure and a hazard to public health, safety, and welfare.

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

- SECTION 1. The structure located at 315 Wyatt Street is hereby determined to be a substandard structure pursuant to Chapter 8, Article XIII, of the City of Waxahachie Code of Ordinances.
- SECTION 2. The owner, lienholder, and/or mortgagee of the Property are hereby ORDERED to:
Demolish the structure located upon the Property;
Remove all resulting debris, rubbish, and demolition materials from the Property;
and
Leave the Property in a clean, graded, and safe condition, within _____ (___) days from the date of this Order.
- SECTION 3. In the event the ordered work is not fully completed within the time prescribed herein, the City is authorized to:
Enter upon the Property and cause the structure to be demolished and debris removed by a contractor authorized by the City;
Secure or clean the Property as necessary;
Assess all costs incurred by the City against the Property; and
File and foreclose liens as authorized by Chapter 8, Article XIII, and applicable state law.
- SECTION 4. Pursuant to Section 8-61(i) of the City Code, the City Secretary is directed to:
File a copy of this Order in the office of the municipal secretary or clerk;
Publish notice of this Order in a newspaper of general circulation in the City; and
Mail copies of this Order by certified mail, return receipt requested, to the owner and any identified lienholders and/or mortgagees.
- SECTION 5. This Order shall become effective immediately upon adoption by the City Council.

(23)

PASSED, APPROVED AND ORDERED on this ___ day of _____, 2026.

MAYOR

ATTEST:

City Secretary

(24+25)



Memorandum

To: Honorable Mayor and City Council

From: Thomas Griffith, Emergency Management Coordinator

Thru: Ricky Boyd, City Manager *RB*

Date: June 1, 2026

Re: Consider approval of the Emergency Management Plan and Emergency Support Functions for the City of Waxahachie

Recommended Motion: "I move to approve the Emergency Management Plan and Emergency Support Functions for the City of Waxahachie as required by Texas Government Code 418.106".

Item Description: Provide the Mayor and Council an overview of the City of Waxahachie Emergency Operations Plan (EOP), including the Basic Plan and Emergency Support Functions (ESF) 1 through 20, for review and approval.

Item Summary: Basic Plan and ESF's Overview

The Basic Plan establishes how the City organizes, coordinates, and manages emergencies. Key elements include:

- **Command and Coordination:** Use of the Incident Command System (ICS) and Emergency Operations Center (EOC) for unified command and coordination.
- **Roles and Responsibilities:** Defined responsibilities for City leadership, departments, and partner agencies.
- **Resource Management:** Mutual aid agreements, regional coordination, and logistics processes.
- **Public Information:** Public warning systems and Joint Information System (JIS) coordination.
- **Plan Maintenance:** Training, exercises, and scheduled plan updates.

(24+25)

- The EOP organizes response capabilities into 20 Emergency Support Functions (ESFs).
 - Each ESF assigns a primary department and supporting agencies with detailed procedures for coordination and response.

Plan Review and Validation

- All responsible City departments have received training on, reviewed and validated their ESF responsibilities and procedures.
- The EOP has been tested through a full-scale emergency exercise conducted on December 16, 2025, validating coordination, EOC operations, and interagency response.
- The State of Texas has reviewed the plan for compliance with state emergency management requirements.

Maintenance and Update Cycle

The EOP is a living document maintained through ongoing training, exercises, and at least yearly updates. A comprehensive major update and resubmittal to the state for approval is scheduled every five (5) years, or sooner if conditions warrant.

Security and Public Disclosure

Certain portions of the EOP contain sensitive operational and critical infrastructure information. Public release of detailed annexes could reasonably threaten public safety by exposing vulnerabilities. Detailed operational sections are protected under applicable Texas Government Code provisions and are controlled accordingly. A digital copy of the plan will be provided to you for your review, please maintain confidentiality of this document.

Conclusion

The Waxahachie Emergency Operations Plan provides a coordinated, tested, and legally compliant framework to protect residents, responders, and critical infrastructure during emergencies. Continued training and maintenance on the plan will ensure the City remains prepared, ready and resilient.

Fiscal Impact: A compliant EOP ensures eligibility for state and federal disaster reimbursement and mitigation funding. The absence of an EOP could endanger lives, delay response coordination, increase operational costs, jeopardize reimbursement eligibility, elevate legal and insurance risk, and negatively impact the City's bond rating and long-term financial stability.

(24+25)

Emergency Management Plan

June 1, 2026



(24+25)

Thomas Griffith

Emergency Management
Coordinator



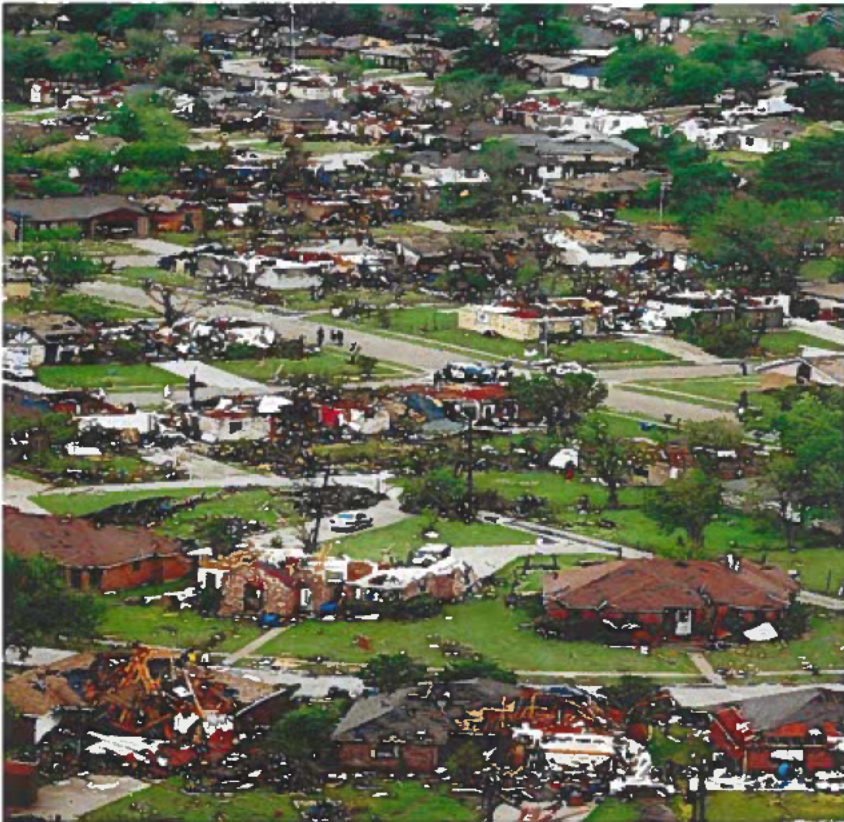
(24+25)

City of Waxahachie Emergency Operations Plan



(24+25)

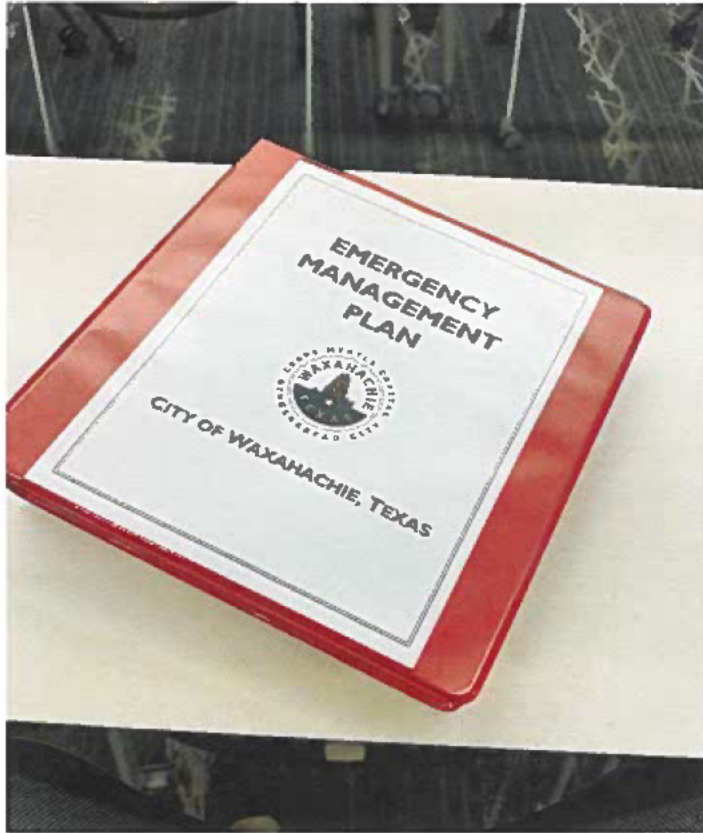
Guidance of Emergency Operations Plan



- **The National Incident Management System (NIMS)**
- **The National Response Framework (NRF)**
- **FEMA Comprehensive Preparedness Guide (CPG)**
- **The Texas Emergency Management Plan**
- **Texas Government Code, Chapter 418**

(24+25)

Basic Plan



The Basic Plan establishes how the City organizes, coordinates, and manages large emergencies & disasters.

Key elements include:

- **Command and Coordination**
- **Roles and Responsibilities**
- **Resource Management**
- **Public Information**
- **Plan Maintenance**

(24+25)

Emergency Support Functions (ESFs)



Emergency Support Functions (ESFs):

1. Transportation
2. Communications
3. Public Works and Engineering
4. Firefighting
5. Emergency Management
6. Mass Care
7. Logistics & Resources
8. Public Health and Medical
9. Special Operations & Search and Rescue
10. Oil and Hazardous Materials Response
11. Agriculture and Natural Resources
12. Energy
13. Public Safety and Security
14. Liaison & Private Sector
15. Public Information & External Affairs
16. Recovery
17. Military Support
18. Education
19. Operations Technology
20. Cybersecurity

(24 + 25)

Plan Review and Validation



- **City departments have received training, reviewed and validated their ESF.**
- **The EOP was tested through a full-scale emergency exercise conducted on December 16, 2025.**

(24+25)

Maintenance and Upkeep of the Plan



- **Texas Government Code, Chapter 418.1015**
 - **Requires local governments to maintain emergency management plans.**
- **Plan Review Every Year**
- **Plan Maintenance (Active Document)**
- **Impact on City's Bond Rating**
- **Ensures Eligibility for Reimbursement & Grants**

(24+25)

Tabletops, Drills and After-Action Reviews



(24+25)

