

# **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 **August 17, 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

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 August 3, 2026
- b. Event Application for OddFest 2026 to be held October 10, 2026 in Downtown Waxahachie
- c. Engineering Professional Services Agreement for Water Storage Tanks Rehabilitation Project in the amount of \$130,000

7. ***Hear*** update on services provided at The Heights

8. **Public Hearing** on a request by Jennifer Smolka for a Specific Use Permit (SUP) for a Short-Term Rental (STR) use within a Single-family-2 (SF-2) zoning district located at 116 San Jacinto CT (Property ID 174917) - Owner: Smolka Holdings LLC Series D (ZDC-21-2026)
9. **Consider** proposed Ordinance approving ZDC-21-2026
10. **Public Hearing** on a request by Megan Hillen, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development-Single Family-3 (PD-SF-3) zoning district located at 220 Chesterfield Circle (Property ID 228853) – Owner(s): Megan and Alexander Hillen (ZDC-65-2026)
11. **Consider** proposed Ordinance approving ZDC-65-2026
12. **Public Hearing** on a request by Jose Castillo for a Specific Use Permit (SUP) for a Major Auto Repair Shop use within a Commercial (C) zoning district located at 407 W. Franklin (Property ID 170507) – Owner: Big Blue Truck, LLC (ZDC-57-2026)
13. **Consider** proposed Ordinance approving ZDC-57-2026
14. **Public Hearing** on a request by Stephen Mott, WISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Single Family-1 (SF-1) zoning district located at 265 Broadhead Rd (Property ID 211021) - Owner: Waxahachie Independent School District (ZDC-48-2026)
15. **Consider** proposed Ordinance approving ZDC-48-2026
16. **Public Hearing** on a request by Stephen Mott, WISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Single-Family-1 (SF-1) zoning district located at 275 Indian Drive (Property ID 224060) - Owner: Waxahachie Independent School District (ZDC-49-2026)
17. **Consider** proposed Ordinance approving ZDC-49-2026
18. **Public Hearing** on a request by David McDill, Davis & McDill, LLC, for a Replat of Lot 3, Block A of the Teddo Crossing Phase One Addition, to create Lots 3-A, 3-B, and 3-C, Block A of the Teddo Crossing Phase One Addition, three nonresidential lots, being 8.695 acres located at the northwest corner of US Highway 77 and West Butcher Road, (Property ID 310843) – Owner(s): Crux Jefferson LLC (SUB-75- 2026)
19. **Consider** approval of SUB-75-2026
20. **Public Hearing** on a request by GRBK EDGEWOOD LLC, for a Petition to rename a portion of Harrington Road to “Brickman Lane”, starting at Waterfront Drive to the beginning of Treelyn Drive
21. **Consider** proposed Ordinance to rename a portion of Harrington Road to “Brickman Lane”, starting at Waterfront Drive to the beginning of Treelyn Drive

22. **Consider** proposed Ordinance changing to the speed limit for portions of FM-813 (Brown Street)
23. **Consider** contract for the Full-Service Chlorine Dioxide Generation Program
24. **Consider** budget transfer for the Indian Hills Alley Reconstruction Project in the amount of \$50,000
25. **Consider** approval to enter into a contract for a Type 3 fire apparatus identified as 4244-BME-International HV 507-Type 3 for \$673,590 with Siddons-Martin Emergency Group, LLC
26. **Consider** Resolution for Eminent Domain to acquire Water, Sewer, and Temporary Construction Easements Associated with Howard and Sokoll Water Treatment Plant Boundary Separation Project
27. **Consider** Resolution denying SiEnergy Gas, LLC rate increase request
28. **Consider** approval of a Resolution adopting the Atmos Energy Mid-Tex 2026 Rate Review Mechanism Settlement
29. **Consider** approval of a supplemental appropriation for legal services in the amount of \$90,000
30. **Convene** into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, 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
31. **Reconvene** and take any necessary action
32. Comments by Mayor, City Council, City Attorney and City Management
33. Adjourn

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

### **ACCESSIBILITY STATEMENT**

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

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 July 20, 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  
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

There was not an Honorary Council Member in attendance.

**5. Public Comments**

Kathy Morrill, 209 Johnston Boulevard, Waxahachie, Texas, expressed appreciation to City Council for addressing the accessible parking issue at Wags-a-Hachie Dog Park, noting she had previously brought attention to the lack of handicapped parking. Ms. Morrill added that the improvement is especially helpful because it's a long walk for visitors with disabilities.

**6. Consent Agenda**

- a. Minutes of the City Council meeting of July 20, 2026
- b. Minutes of the City Council special meeting of July 15, 2026
- c. Event application for America 250 – Celebrating Our Story to be held September 29, 2029 at Railyard Park
- d. Event application for Waxahachie Rotary's Charity Dog Walk to be held October 10, 2026 at Railyard Park
- e. Event application for Service to America Blood Drive with Carter Bloodcare to be held October 10, 2026 in Downtown Waxahachie

(6a)

- f. Proposed Ordinance approving a request by Eugene Zeller Jr, for a Petition for ETJ Release for approximately 12.13 acres, located at 707 & 713 Johnston Road (Property ID 157557) – Owner: Zeller Eugene F Revocable Living Trust (ETJ-PTN-87-2026)
- g. Interlocal Agreement with Ellis County memorializing the terms pursuant to which certain public improvements, including address assignment and street naming, will occur within the master-planned Haven Ranch Development project
- h. Supplemental appropriation from the General Fund unrestricted reserve in the amount of \$96,000 to Salaries-Overtime for TIFMAS Deployment
- i. Supplemental appropriation from the General Fund unrestricted reserve in the amount of \$21,250 to Travel for TIFMAS Deployment reimbursement
- j. Supplemental appropriation from the General Fund unrestricted reserve in the amount of \$37,700 to Gasoline & Oil for TIFMAS Deployment reimbursement
- k. Supplemental appropriation for First Responder Mental Health Crisis Support Services in the amount of \$60,625
- l. Set City Council meeting for September 8, 2026

**ORDINANCE NO. 3737**

**AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 12.13 ACRE TRACT OF LAND, LOCATED AT 707 AND 713 JOHNSTON ROAD, KNOWN AS PROPERTY ID 157557, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE**

**Action:**

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

- 7. 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)**

Trenton Robertson, Planning Director, presented the Item. The applicant is requesting a Specific Use Permit (SUP) to allow for an Accessory Dwelling Unit (ADU) of 2,858 square feet that will be attached to the existing 1,292 square foot single-family residence, totaling 4,150 square feet in area. The ADU also consists of an attached garage to be included in the proposed square footage of 2,858 square feet. The Waxahachie Zoning Ordinance requires approval of a SUP to allow for an ADU use within a Single Family-2 (SF-2) zoning district. The proposed ADU is located to the rear of the primary structure at the subject property and meets the minimum setback requirements for an accessory structure within the Infill Overlay District. The proposed garage is located to the rear of the addition, which will be accessible by a concrete drive facing the alley behind the subject property. The proposed ADU will include one (1) bedroom, one (1) bathroom, a washer/dryer connection, a full kitchen, and an open living area. Access doors to the ADU will be available from the northwest side of the property.

(4a)

The applicant has indicated that the project may be completed in phases. If constructed in phases, the proposed approach could result in the accessory dwelling unit (ADU) being detached from the primary structure for a period of time. Additionally, the subject property consists of two separately platted lots. Based on the current lot configuration and the proposed location of the ADU, the structure would cross an existing property line. As a result, a replat will be required before a building permit can be issued.

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. Staff has received one (1) letter of opposition and one (1) letter of support for the proposed SUP.

Mayor Pro Tem Smith opened the Public Hearing at approximately 7:11 p.m.

There being no others to speak for or against ZDC-4-2026, Mayor Pro Tem Smith closed the Public Hearing at approximately 7:11 p.m.

**8. Consider proposed Ordinance approving ZDC-4-2026**

**ORDINANCE NO. 3738**

**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 AT 732 NORTH 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**

**Action:**

*Patrick Souter moved to approve ZDC-4-2026, a Specific Use Permit for an Accessory Dwelling Unit, subject to the conditions of the staff report, authorizing the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (3-0).*

**9. Public Hearing on a request by Linda Lewis for a Specific Use Permit (SUP) for Accessory Structures exceeding 1,000 square feet in combined floor area within a Future Development (FD) zoning district located at 3339 Howard Road (Property ID 263578) – Owner(s): Steven & Linda Lewis (ZDC-68-2026)**

Mr. Robertson presented the Item. The applicant requests a Specific Use Permit (SUP) for multiple Accessory Structures exceeding 1,000 square feet in combined floor area use at 3339 Howard Road. Per the City of Waxahachie Zoning Ordinance, accessory structures exceeding 1,000 square feet in combined floor area require a SUP to be approved by City Council. Additionally, the Waxahachie Zoning Ordinance, properties greater than one acre in size, a third or more accessory structures may be permitted, regardless of the size of the structures, through the approval of an SUP.

(ua)

The subject property has five (5) existing accessory structures used for general storage, a carport, a cabana, a greenhouse, and a playhouse that totals approximately 99 square feet in size, with an additional new 160 square foot accessory structure used for general storage; making the total combined accessory structure building footprint approximately 1,129 square feet. The number of existing accessory structures are consistent with adjacent properties and the rural setting along Howard Road.

It should be noted that some of the current accessory structures that are present on the site did not receive proper permitting through the Building and Community Services Department. The existing 682 square foot carport and the existing 160 square foot shed each receive permits under a previous address known as 3339 FM 877 (which is now 3339 Howard Road). If in the event the SUP is approved, the applicant would have to receive proper permitting for each structure that requires a building permit, which are accessory structures that are exceeding 120 square feet in size.

According to the Ellis County Appraisal District, the subject property currently has an existing primary structure of approximately 2,638 square feet. The newest proposed accessory structure is a fully enclosed shed that is approximately 160 square feet in size. The accessory structure features an exterior façade that is consistent with the existing accessory structures in the surrounding area. The proposed accessory structure will be utilized solely as a storage area. No vehicles or heavy equipment will be stored in the structure; thus, a driveway is not required. The location of the proposed accessory structure meets the typical setback requirements of the City of Waxahachie Zoning Ordinance.

According to the applicant's Operational Plan, no plumbing or electrical work is being proposed for the accessory structure; and no paved flooring is being proposed as well, with the accessory structure being a prefabricated building. The property owners have confirmed to Staff that the structure will not be used as a dwelling or short-term rental and will not be separately sold or leased from the existing primary structure.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 17 notices were mailed to property owners within 200 feet of the request. Staff received one letter of opposition.

Mayor Pro Tem Smith opened the Public Hearing at approximately 7:14 p.m.

There being no others to speak for or against ZDC-68-2026, Mayor Pro Tem Smith closed the Public Hearing at approximately 7:14 p.m.

**10. Consider proposed Ordinance approving ZDC-68-2026**

**ORDINANCE NO. 3739**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT ACCESSORY STRUCTURES EXCEEDING 1,000 SQUARE FEET IN COMBINED FLOOR AREA USE WITHIN A FUTURE DEVELOPMENT (FD) ZONING DISTRICT, LOCATED AT 3339 HOWARD ROAD, BEING PROPERTY ID 263578, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 9 OF THE WAXAHACHIE**

(6a)

**LAKE ESTATES SECTION ONE ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE**

**Action:**

*Patrick Souter moved to approve ZDC-68-2026, a Specific Use Permit for an Accessory Dwelling Unit, subject to the conditions of the staff report, authorizing the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (3-0).*

- 11. Consider a contract with Key Construction for the reconstruction of the City's Central Offices located at 820 Ferris Avenue for the Guaranteed Maximum Price of \$11,995,085**

City Manager Ricky Boyd presented the Item. Key Construction, the Construction Manager at Risk (CMAR), recently performed a thorough bid process to secure the subcontractors needed for the reconstruction of the City's Central Offices located at 820 Ferris Avenue. On July 14, 2026, Key Construction provided staff with an Initial GMP of \$12,242,930. On July 21, 2026, staff met with Key Construction and RBDR (the architect for the project) to perform a value engineering exercise. As a result of this process, Key Construction has delivered a Final GMP of \$11,995,085.

Staff recommends approval of a Final GMP contract for \$11,995,085 with Key Construction to reconstruct the City's Central Offices. The proposed Final GMP in the amount of \$11,995,085 is included in the 2026 bond issuance that is being presented tonight.

Council and staff held an extensive discussion about moving forward with renovations to the former Comerica building versus prioritizing the downtown City Hall project.

Councilman Wright expressed concerns about approving the renovation contract before having a clearer cost estimate for the downtown City Hall project, citing rising construction costs, long-term capital needs, and the City's financial obligations. Mr. Boyd explained that the Central Offices project would address current space shortages, emergency operations, and training needs, while noting that updated estimates for the downtown project would be available after additional design work. Mr. Boyd also emphasized that recent bond savings and careful financial management have reduced borrowing needs without delaying other capital projects.

Following the discussion, the Council agreed to postpone action on the guaranteed maximum price contract until the September 21st meeting to allow more time for review, provide additional cost information, and address remaining questions while preserving the contractor's 90-day pricing guarantee.

**Action:**

*Patrick Souter moved to postpone the item to the September 21, 2026 City Council meeting. Motion was seconded by Chris Wright and carried unanimously (3-0).*

- 12. Consideration and action taken on an ordinance providing for the issuance of City of Waxahachie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2026; levying an annual ad valorem tax and providing for the security for and payment of said Certificates; approving the Official Statement; and ordaining other**



(lea)

**matters relating to the subject**

Chad Tustison, Finance Director, presented the Item. 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 work session, 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 \$35.3 million and consists of the construction of a Fire Station, an administration building, and water projects. These projects would be funded through the ad valorem tax rate, and water utility fees.

On June 1, 2026, City Council passed a resolution to approve the publication of notice of intention to issue certificates of obligation. This was the first formal step to begin the process of issuing bonds to fund these facilities and water capital projects. Required notices were published in the newspaper in June. Additionally, staff worked with the City's Financial Advisor and Bond Counsel to prepare the Preliminary Official Statement and other required information, and met with bond rating agencies.

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 these projects are accounted for in current budget projections and would not require an increase in the total ad valorem tax rate. The water projects would be funded through water fees.

Staff also reported that the City received eight competitive bids, securing a favorable 4.28% interest rate, and highlighted that the City's strong financial management and reserves helped maintain its high investment-grade credit ratings. Council noted that the ratings reflect sound fiscal stewardship and position the city well for future borrowing.

**ORDINANCE NO. 3740**

**ORDINANCE PROVIDING FOR THE ISSUANCE OF CITY OF WAXAHACHIE, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID CERTIFICATES; APPROVING THE OFFICIAL STATEMENT; AND ORDAINING OTHER MATTERS RELATING TO THE SUBJECT**

**Action:**

*Patrick Souter moved to approve an ordinance authorizing the issuance of City of Waxahachie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2026; establishing procedures and delegating authority for the sale and delivery of the Certificates; providing an effective date; and enacting other provisions relating to the subject. Motion was seconded by Chris Wright and carried unanimously (3-0).*

(6a)

### **13. Consider setting Proposed Tax Rate and Dates for Public Hearing**

Mr. Tustison presented the Item. As part of the annual budget process, Chapter 26 of the Property Tax Code requires taxing units to comply with truth-in-taxation laws in adopting their tax rates. This item meets the requirement for the City Council to set the proposed rate for future consideration and adoption, set the public hearing date and time, and place an item on a future Council agenda to vote on the tax rate necessary to fund the Fiscal Year (FY) 2026-2027 Annual Budget.

The FY 2026-2027 Proposed Budget includes a proposed tax rate of \$0.61000. The proposed tax rate recommended in the Budget provides additional funding for operating costs to keep up with growth and to fund capital needs throughout the city. The proposed rate exceeds the no-new-revenue rate but does not exceed the voter-approval tax rate. When the proposed rate exceeds the no-new-revenue rate or voter-approval rate, state statute requires a public hearing be held on the proposed tax rate, specific publications, and dates of scheduled adoption.

Staff recommends that the City Council take a record vote to propose an ad valorem tax rate of \$0.61000 for FY 2026-2027 and schedule a public hearing for Tuesday, September 1, 2026 at 5:30 PM. The adoption of the tax rate and budget is proposed to be considered on Monday, September 8, 2026 at 7:00 PM. Both meetings will be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Waxahachie, Texas.

Council discussed setting the proposed maximum property tax rate of 61 cents, emphasizing that the action only authorizes the public hearing process and does not adopt the tax rate or budget. Councilman Wright requested additional discussion to review how potential future expenditures would be funded without raising taxes or reducing existing services. Mr. Tustison clarified that the proposed rate is the highest the Council can consider under current law, that it can be lowered but not increased later, and that the budget can still be adjusted before final adoption. Staff also stressed that setting the maximum rate does not commit the City to any future spending decisions and reaffirmed confidence in the City's financial plan.

#### **Action:**

*Patrick Souter moved to consider a property tax rate of 61 cents and set the date, time, and place for a public hearing for September 1 at 5:30 PM at the Waxahachie Civic Center. Motion was seconded by Chris Wright and carried unanimously (3-0) with the vote as follows:*

*Patrick Souter – Ayes*

*Chris Wright – Aye*

*Travis Smith – Aye*

### **14. Consider agreement between Ellis County Woman's Building Board of Trustees and the City of Waxahachie**

Mr. Boyd presented the Item. The City owns the Ellis County Woman's Building located at 407 W. Jefferson Street. While the tenant has utilized the building since it was erected as per the deed, there has never been a formal agreement between the landlord and the tenant. In the past, this has led to confusion as to which party is responsible for the operation and maintenance of the building.

(lea)

This agreement formalizes the responsibilities of each party while maintaining the particulars of the deed. There is no further impact in executing this agreement beyond the normal annual budget.

Councilman Souter noted that the need for the agreement became clear during discussions about proposed renovations to the Woman's Building less than a year ago. He also recognized Mayor Pro Tem Smith, City Manager Boyd, and Assistant City Manager Shon Brooks for their significant work in addressing the issue. Mr. Boyd acknowledged Kathleen Bowen for her assistance on the agreement.

**Action:**

*Chris Wright moved to approve the proposed agreement for the Woman's Building between the City of Waxahachie (Landlord) and the Board of Trustees for the Elis County Woman's Building (Tenant), a Texas Non-Profit Corporation, and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (3-0).*

**15. Public Hearing on the establishment of City of Waxahachie Reinvestment Zone #33 at 3700 N. Interstate 35E, Waxahachie, Texas**

Kassandra Carroll, Economic Development Director, presented the Item. Owens Corning Insulating Systems, LLC located at 3700 N. Interstate 35, Waxahachie, Texas wishes to expend approximately \$56,000,000 in Business Personal Property investment and the Company has applied for Business Personal Property tax abatement from the City of Waxahachie. As directed by Texas Tax Code Chapter 312, the City of Waxahachie must create a "Tax Reinvestment Zone" prior to consideration of tax abatements within the zone. The zone area is within Property ID 180441 and is identified by a metes and bounds description contained within the ordinance. The Reinvestment Zone will expire 5 years from the date of adoption. Continued investment in this area by Owens Corning will continue to provide jobs and tax base to the City for the immediate and long-term future.

Mayor Pro Tem Smith opened the Public Hearing at approximately 8:10 p.m.

There being no others to speak for or against, Mayor Pro Tem Smith closed the Public Hearing at approximately 8:10 p.m.

**16. Consider proposed Ordinance designating a certain area within the taxing jurisdiction of the City of Waxahachie to be known as Reinvestment Zone #33; establishing the boundaries thereof; and providing for an effective date**

**ORDINANCE NO. 3741**

**AN ORDINANCE DESIGNATING A CERTAIN AREA IN THE CITY OF WAXAHACHIE AS "WAXAHACHIE REINVESTMENT ZONE #33, CITY OF WAXAHACHIE, TEXAS"; PROVIDING THE EFFECTIVE AND EXPIRATION DATES FOR THE ZONE AND A MECHANISM FOR RENEWAL OF THE ZONE; AND CONTAINING OTHER MATTERS RELATED TO THE ZONE**

(16a)

**Action:**

*Chris Wright moved to adopt the Ordinance designating a certain area in the City of Waxahachie, as "Waxahachie Reinvestment Zone #33", City of Waxahachie Texas. Motion was seconded by Patrick Souter and carried unanimously (3-0).*

- 17. Public Hearing on a request by applicant Owens Corning Insulating Systems, LLC., owner of property located at 3700 N. Interstate 35-E, Waxahachie, Texas, for a tax abatement agreement in support of an expansion of business operations including, but not limited to production line improvements estimated at \$56,000,000 within the City of Waxahachie Reinvestment Zone #33 at 3700 N. Interstate 35-E, Waxahachie, Texas**

Ms. Carroll presented the Item. Owens Corning Insulating Systems, LLC is currently operating in 871,500 square feet of building space. Expansion plans call for the replacement of Production Line 1 which is valued at approximately \$56,000,000. An increase in taxable value of Business Personal Property is expected to be approximately \$34,000,000. O will retain the current employee count of 300 full-time employees. Additionally, the employees assigned to the upgraded production line will be upskilled in the latest technologies required. The following are estimated total taxes on the upgrades of the production line that will be received and abated by the City of Waxahachie over the proposed 7 years:

\$508,000 Received  
\$508,000 Abated

Mayor Pro Tem Smith opened the Public Hearing at approximately 8:15 p.m.

There being no others to speak for or against, Mayor Pro Tem Smith closed the Public Hearing at approximately 8:15 p.m.

- 18. Consider proposed Resolution approving Tax Abatement Agreement for Owens Corning Insulating Systems, LLC in support of expansion of business operations at 3700 N. Interstate 35-E, Waxahachie, Texas**

**RESOLUTION NO. 1413**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE CITY OF WAXAHACHIE, TEXAS AND OWENS CORNING INSULATING SYSTEMS, LLC.; AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER, OR IN HIS ABSENCE THE ASSISTANT CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.**

**Action:**

*Patrick Souter moved to adopt the Resolution providing for a Tax Abatement Agreement with Owens Corning Insulating Systems, LLC as presented with a tax abatement on Business Personal Property Ad Valorem Tax of 50% for 7 years, authorizing the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (3-0).*

(lea)

**19. Public Hearing to consider Resolution nominating Owens Corning Insulating Systems, LLC for the Texas Enterprise Zone Program**

Ms. Carroll presented the Item. The City of Waxahachie passed Ordinance No. 2784 on March 2, 2015, electing to participate in the Texas Enterprise Zone Program. Owens Corning Insulating Systems, LLC located at 3700 N. Interstate 35, Waxahachie, Texas wishes to pursue designation as an Enterprise Project and has petitioned the City to nominate the company to the State of Texas. City staff have determined that the company meets the State's criteria as outlined in the Resolution. Criteria include a certain level of new investment and hiring at least 35% of their employees who are residents of economically disadvantaged census areas or an existing enterprise zone or that are veterans. As a Texas Enterprise Project, Owens Corning will be eligible for annual reimbursements of a portion of their state sales and use taxes.

The City's participation in the Texas Enterprise Zone Program encourages significant private investment within the community and helps provide employment to those that are economically disadvantaged. There is no negative impact to the City's ad valorem or sales tax receipts.

Mayor Pro Tem Smith opened the Public Hearing at approximately 8:17 p.m.

There being no others to speak for or against, Mayor Pro Tem Smith closed the Public Hearing at approximately 8:17 p.m.

**20. Consider proposed Resolution nominating Owens Corning Insulating Systems, LLC as a Texas State Enterprise Zone Project**

**RESOLUTION NO. 1414**

**A RESOLUTION AUTHORIZING THE NOMINATION OF OWENS CORNING INSULATING SYSTEMS, LLC TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT AND TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK AS A TEXAS STATE ENTERPRISE PROJECT.**

**Action:**

*Chris Wright moved to adopt a Resolution authorizing the nomination of Owens Corning Insulating Systems, LLC to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank as a Texas State Enterprise Project, authorizing the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (3-0).*

**21. Consider budget transfer for Alpine Wastewater Oversize Participation in an amount not to exceed \$49,359**

James Gaertner, Director of CIP Engineering, presented the Item. The City has a developer's agreement with ASD Palmetto Infrastructure LLC (Alpine development near FM 878 and FM879) related to the offsite water and wastewater oversize participation. The oversize participation is to increase the water line and wastewater line sizes to serve the future developments around the proposed Alpine Development per our Water and Wastewater Master Plans.

(6a)

The proposed 4,200 feet of water line will be oversized from 12-inches to 16-inches in diameter, and the City has budgeted sufficient funds to cover the \$343,903 water oversize participation. The 6,300 feet of wastewater line will be oversized from 12-inch to 15-inch diameter, however an additional \$49,359 will be necessary to supplement the budgeted \$367,000, totaling \$416,359 for the wastewater oversize participation.

Council discussed the possibility of installing conduit during an upcoming utility project along U.S. 287 to support future fiber internet service in an area with poor internet and cell coverage. Staff agreed to coordinate with the developer and utility providers to determine their plans and explore whether conduit could be included without additional cost to the City, with findings to be brought back to the Council.

**Action:**

*Patrick Souter moved to approve the budget transfer from Wastewater Impact Fees to Project Number 438 related to the Alpine Wastewater Oversize Participation in an amount not to exceed \$49,359 and authorize the City Manager to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (3-0).*

- 22. 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 Pro Tem Smith announced the City Council would not convene into Executive Session.

- 23. Reconvene and take any necessary action**

No action taken.

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

Council Member Chris Wright thanked attendees for their compliments about the small dog park parking lot improvements. Councilman Wright acknowledged that the past couple of weeks have been especially difficult due to the passing of Albert Lawrence, Councilman Tres Atkins' father, and Officer David Bittle, and asked everyone to keep their families in thoughts and prayers.

Council Member Patrick Souter thanked Owens Corning for its contributions as a valued corporate citizen, highlighting its role in providing jobs and supporting the local tax base. Councilman Souter acknowledged the Council's thoughtful discussions and differing perspectives on financial matters, emphasizing a shared commitment to being responsible stewards of public funds. He also shared that Councilman Atkins was absent due to a family member undergoing major surgery and asked

(lea)

the community to keep them in their thoughts and prayers. Councilman Souter noted he would miss the next meeting due to him celebrating his wedding anniversary.

City Manager Ricky Boyd thanked City staff for their work on the budget, the Ellis County Woman's Building Board of Trustees for finalizing an agreement, and Owens Corning for its longstanding partnership with the City. Mr. Boyd also asked for prayers for Councilman Tres Atkins' family, the family of David Bittle, and the Police Department following Mr. Bittle's passing, and shared details about his visitation and funeral services.

Mayor Pro Tem Travis Smith thanked everyone for their attendance.

## **25. Adjourn**

There being no further business, the meeting adjourned at 8:28 p.m.

Respectfully submitted,

Amber Villarreal, City Secretary



City of Waxahachie  
City Secretary's Office  
10/3/202610/3/2026

(6b)

Special Event Application  
Oddfest

Date of Submission: 7/28/2026

### Applicant Information

Applicant name: **Wayne Strickland**

Host organization name: **Oddfellows Lodge #80**

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

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

Cell phone number: **---** Email: **collegestreetpub@yahoo.com**

Mailing Address: **210 N. College St. Waxahachie, TX 75165**

### About the Event

Event name: **Oddfest**

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

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

Event location: **Singleton Plaza**

Anticipated attendance: **1000**

Description of event: **Festival with food trucks, live music, live animals (dog show, etc.), art displays. We will be using the closed off section of Rogers St. for the live music stage and some community partners.**

|                 | Date(s)   | Start Time | End Time |
|-----------------|-----------|------------|----------|
| Event date      | 10/3/2026 | 10:00am    | 6:00pm   |
| Event set-up    | 10/3/2026 | 7:00am     |          |
| Event breakdown | 10/3/2026 |            | 7:00pm   |

This event is **Free and open to the general public**

Registration / admission information:

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

Best description of the event: **Festival**

Event activities include: **Animals / Petting zoo;Announcement / Speeches;Information / Literature distribution;DJ / Recorded music;Food - sampled, served, or sold;Products / Services - given away, sampled, or sold;Live music;Street closure;Alcohol Sales;**

Will the parade or procession take place on any TxDOT- maintained roads?

Please indicate the distance of the Run/Walk:

### Food / Beverage

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





City of Waxahachie  
City Secretary's Office  
10/3/2026 10/3/2026

(6b)

Special Event Application  
Oddfest

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

Will the event require any food preparation on site? Yes

Will alcohol be present, served, or sold? Yes

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

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

Please provide contact name and phone number for security services:

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

### Street Closures

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

Please list all streets, intersections, and parking lots that apply: N. Rogers St. from Water St. to the Railroad Crossing

Street closings to begin at 10/03/2026 7:00am - 7:00pm

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

### Equipment

Does the proposed event require portable toilet facilities? Yes

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

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

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

(25) Cones & (25) Barricades

Where should the equipment be dropped off and picked up? Singleton Plaza

When (date and time) will the equipment be set-up? 10/03/2026 7:00am - 7:00pm

When (date and time) will the equipment be removed? 10/03/2026 7:00am - 7:00pm

### Waste Management Plan

Describe how trash and waste will be managed before, during, and after the event. Please include the location of trash containers on your submitted site map. Oddfellows will patrol area for trash and dispose of properly

- I understand the waste management requirements.

### Temporary Tents & Structures

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

### Electrical Services

Will your event need electrical services? Yes

How will electrical services be provided? Franchise utilities;



City of Waxahachie  
City Secretary's Office  
10/3/202610/3/2026

(ub)

Special Event Application  
Oddfest

Explain services in detail: **Singleton Plaza outlets**

### Site Map Requirement

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

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

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

- I understand my application is not considered complete until I email a detailed site map to [danielle.guinn@waxahachie.com](mailto:danielle.guinn@waxahachie.com).

### Insurance Requirement

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

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

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

### Application Agreement



City of Waxahachie  
City Secretary's Office  
10/3/202610/3/2026

(66)

Special Event Application

Oddfest

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

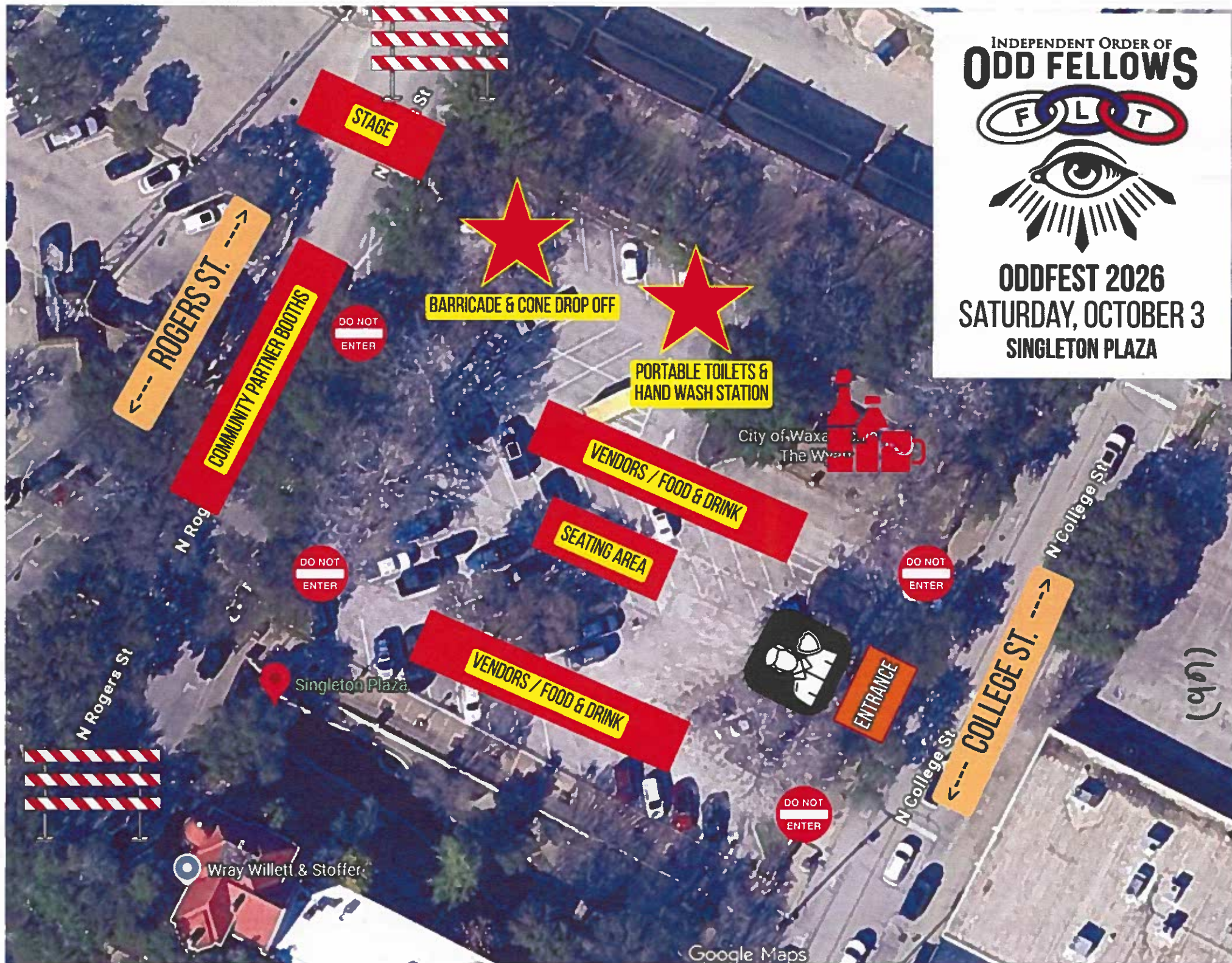
- **Date of Submission:** 7/28/2026



INDEPENDENT ORDER OF  
**ODD FELLOWS**



**ODDFEST 2026**  
**SATURDAY, OCTOBER 3**  
**SINGLETON PLAZA**







## Memorandum

To: Honorable Mayor and City Council  
From: Kumar Gali, PE, Director of Utilities  
Thru: Ricky Boyd, City Manager *RB*  
Date: August 17, 2025  
Re: Consider Engineering Professional Services Agreement for Water Storage Tanks Rehabilitation Project

---

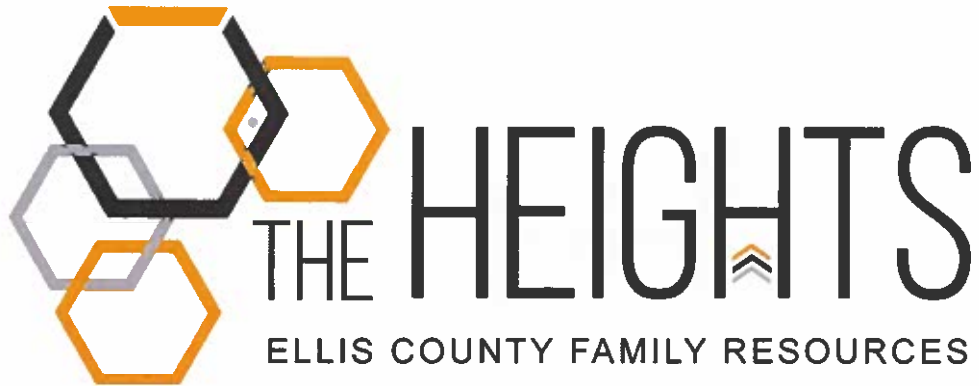
**Motion:** "I move to approve an engineering professional services agreement with Coastal Windforce Inc. (dba Windforce) for the rehabilitation of the Indian Elevated and Ground Storage Tanks, in the amount of \$130,000, and authorize the City Manager to execute all necessary documents."

**Item Description:** Consider approval of an engineering professional services agreement with Windforce in the amount of \$130,000, for the rehabilitation of the Indian Elevated and Ground Storage Tanks.

**Item Summary:** Structural inspections and rehabilitation is required every 20 years to ensure that the storage tanks infrastructure meets regulatory compliance requirements. The last rehabilitation for these tanks were performed in 2006. This engineering professional services agreement includes design, construction plan preparation, bidding, construction administration and inspection services to rehabilitate both the tanks.

**Fiscal Impact:** This project is an approved Capital Improvement Project and the professional services agreement of \$130,000 will be funded through the Water Fund.

(1)



**JENNIFER SALZMAN**

**EXECUTIVE DIRECTOR**

**RICHARD ROZIER**

**BOARD CHAIRMAN**



(1)

# What is The Heights?

The Heights is Ellis County's Family Justice Center and a vital public safety partner, working alongside law enforcement, prosecutors, healthcare providers, and community agencies to help victims of domestic abuse and sexual assault find safety, support, and justice. By bringing multiple services together under one roof, we reduce barriers to getting help and provide a coordinated response during some of the most critical moments in a survivor's life.

In addition to case management, The Heights will operate Ellis County's first domestic violence emergency shelter and recently launched the county's Sexual Assault Forensic Exam Clinic. These services ensure survivors can access immediate safety, trauma-informed medical care, forensic evidence collection, and ongoing support close to home—strengthening both survivor outcomes and community safety.



(7)



# The Need is Real.

**41%  
of  
women**

**26%  
of  
men**

**3  
out of  
4  
children**

**Average  
7  
times**

**1,001  
DV Cases  
2025**

**Over 50%  
Not  
Reported**

**58 Kids  
at Camp  
HOPE**





(7)

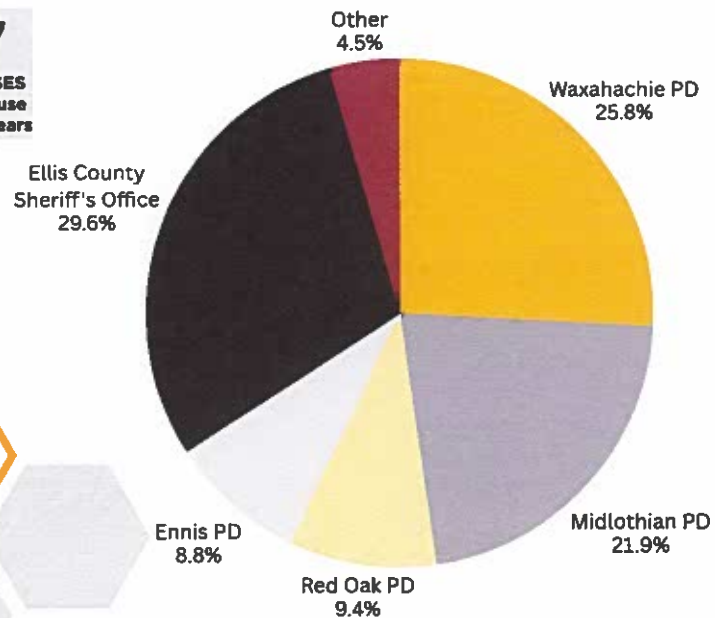


# The Need is Real.

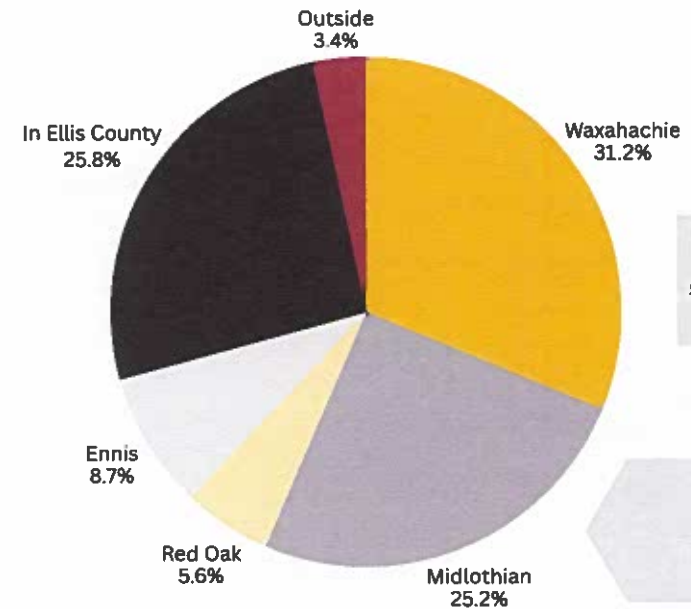
Number of reported cases of domestic abuse in Ellis County over the last 5 years, according to the Texas Department of Public Safety:

**4967**

REPORTED CASES  
of Domestic Abuse  
over the last 5 years



Breakdown of survivors served at The Heights over the last 5 years:



**1942**

SURVIVORS served  
at The Heights in  
the last 5 years



(7)

# 5 Areas of Public Safety The Heights Provides

1

## REDUCING LETHALITY

Providing wraparound services in one place, from a multi-disciplinary, multi-agency team of professionals, saves lives.

**>50%**

Score in extreme danger & report being STRANGLED

**750%**

STRANGULATION victims are more likely to be killed

**0**

Active clients lost to domestic violence HOMICIDE

2

## BREAKING THE CYCLE

Children exposed to domestic violence are far more likely to become victims or perpetrators themselves.

**58**

Children participated in CAMP HOPE in 2026

**175**

Attended Enrichment Pathway events in last 12 months

**373**

Hours of on-campus childcare while survivors rec. service in last 12 months



# 5 Areas of Public Safety The Heights Provides

3

## REDUCING COMMUNITY VIOLENCE

Domestic violence is community violence. Our coordinated response that focuses on reducing the risk of lethality and breaking generational cycles is making the community safer for all of us.

**68%**

OF MASS  
SHOOTINGS start  
with DV

**80%**

Of offenders who KILL  
LAW ENFORCEMENT  
have a record of DV

**100%**

Of CRIMINALS are  
exposed to DV as a  
child

4

## PROVIDING IMMEDIATE SAFETY

Providing immediate emergency shelter removes survivors from life-threatening situations, reduces repeat law enforcement calls, and creates the stability families need to begin rebuilding their lives in safety.

**157**

Survivors requested  
emergency shelter  
in last 12 months

**290**

Nights in shelter  
provided by Heights  
partners

**87%**

Survivors are more  
LIKELY TO LEAVE  
abuser after visiting  
The Heights



(1)

# 5 Areas of Public Safety The Heights Provides

5

## STRENGTHENING CRIMINAL INVESTIGATIONS

Our Adult Sexual Assault & Forensic Exam Clinic ensures survivors receive trauma-informed medical care while preserving forensic evidence, strengthening investigations, and improving the ability of law enforcement to hold offenders accountable.

**84**

Reported sexual assault cases in Ellis County in 2025

**33%**

Sexual assault victims served at The Heights in 2025 (prior to SA exams at TH)

**7**

Exams completed at The Heights since opening the clinic on April 30th

**1**

Sexual Assault Exam Clinic in Ellis County

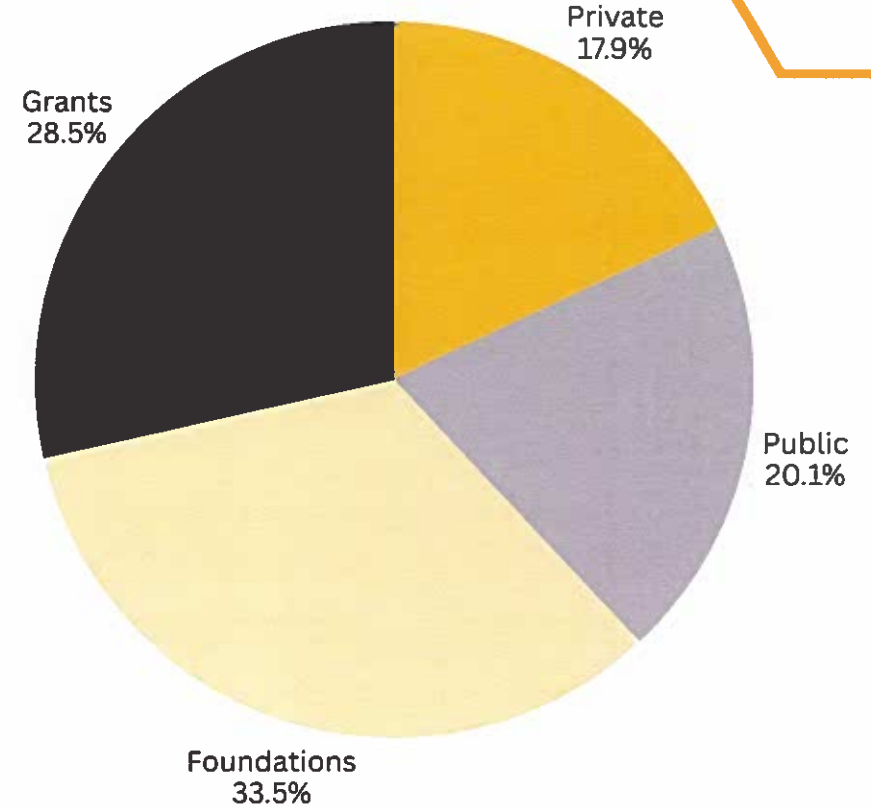


(7)

# Funding Sources

The Heights' diversified funding strategy ensures essential public safety services remain sustainable and resilient.

**Current Annual Budget: \$2,976,429**



(7)

# THANK YOU



469-672-6351



[theheightselliscounty.org](http://theheightselliscounty.org)



THE HEIGHTS

ELLIS COUNTY FAMILY RESOURCES

# Planning & Zoning Department (8)

## Zoning Staff Report

Case: ZDC-21-2026



### MEETING DATE(S)

Planning & Zoning:

June 23, 2026

City Council:

August 17, 2026

### CAPTION

**Public Hearing** on a request by Jenifer Smolka, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-2 (SF-2) zoning district located at 116 San Jacinto Court (Property ID 174917) - Owner: Smolka Holdings LLC Series D (ZDC-21-2026)

### RECOMMENDED MOTION

- "I move to deny of ZDC-21-2026, a Specific Use Permit (SUP) for Short-Term Rental use."
- "I move to approve of ZDC-21-2026, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

### ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on June 23, 2026, the Commission voted 7-0 to recommend approval of case number ZDC-21-2026, subject to the conditions of the staff report.

On June 25, 2026, Staff requested that this application be moved from the July 6, 2026 City Council meeting to July 20, 2026 City Council meeting due to an error in public hearing noticing.

At the City Council meeting held on July 20, 2026, the City Council voted 5-0 to continue this item to the (8/17/2026 City Council meeting date so that the property owner can speak to their neighbors regarding their SUP request.

### APPLICANT REQUEST

The Applicants requests a Specific Use Permit for a Short-Term Rental use at 116 San Jacinto Court.

### CASE INFORMATION

Applicant:

Jenifer Smolka

Property Owner(s):

Smolka Holdings LLC Series D

Site Acreage:

0.1690 acres

Current Zoning:

SF-2

Requested Zoning:

SF-2 with a Specific Use Permit (SUP) for Short-Term Rental use.

### SUBJECT PROPERTY

General Location:

116 San Jacinto Court

Parcel ID Number(s):

174917

Existing Use:

Residential use

Development History:

Lot 1 Block 4 of the Northgate #1 Addition



(8)

**Adjoining Zoning & Uses:**

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

**Future Land Use Plan:**

Mixed Use Neighborhood

**Comprehensive Plan:**

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

**Thoroughfare Plan:**

The subject property is accessible via San Jacinto Court and Houston Court.

**Site Image:**



**PLANNING ANALYSIS**

The Applicant requests a SUP for STR use at 116 San Jacinto Court due to its location within the SF-2 zoning district. The subject property consists of a primary structure being approximately 2,463 square feet in size with three (3) bedrooms and an attached 2-car garage. The garage will be accessible to guests and there is sufficient space in the driveway to accommodate the maximum of three (3) cars.

(8)

**Planning Analysis continued:**

The maximum occupancy is 8 guests. The subject property is situated on approximately 0.1690 acres (7,361 square foot) lot. The applicant has not been operating the subject property as a short-term rental; therefore, they have not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead.

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

The applicant's local emergency contact is Kevin Smolka, 504 Lakewood Drive, Waxahachie, 75165, which is located approximately 9 miles from the subject property.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 106 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Daily Light, and a sign was visibly posted at the property.

**PUBLIC NOTIFICATION RESPONSES**

At the time of publication of this staff report, staff had received no letters of support and seventeen (17) letters of opposition. Of the opposition letters received, eight (8) originated from property owners within the 200' buffer.

**RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering a recommendation for approval:

**Conditions:**

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

**ATTACHED EXHIBITS**

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

**STAFF CONTACT INFORMATION**

**Prepared by:**

David Jones  
Planner  
[djones@waxahachietx.gov](mailto:djones@waxahachietx.gov)

**Reviewed by:**

Trenton Robertson, AICP  
Director of Planning  
[trobertson@waxahachietx.gov](mailto:trobertson@waxahachietx.gov)

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **April 17, 2026** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

(8)

☐ SUPPORT

☒ OPPOSE

Comments:

Dwayne Pope

Signature

DWAYNE POPE

Printed Name and Title

4/13/26

Date

124 BIG BEND

Address



(8)

City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-21-2026

POPE DWAYNE D ETAL  
124 BIG BEND BLVD  
WAXAHACHIE, TX 75165-1321

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 23, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 20, 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 Jennifer Smolka for a **Specific Use Permit (SUP)** for a **Short-Term Rental (STR)** use within a Single-family-2 (SF-2) zoning district located at 116 San Jacinto CT (Property ID 174917) - Owner: Smolka Holdings LLC Series D (ZDC-21-2026)

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](mailto:Planning@Waxahachie.com) for additional information on this request.



Scan for additional information.

Case Number: ZDC-21-2026

City Reference: 174992

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 17, 2026** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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:

Dwayne Pope  
Signature

DWAYNE POPE  
Printed Name and Title

6/15/26  
Date

124 BIG BEND BLVD  
Address

(4)

Case Number: ZDC-21-2026

City Reference: 174918

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on April 17, 2026 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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:

RECEIVED APR 10 2026

Dr. Ronnie S. Hastings  
Signature

4/9/2026  
Date

DR. RONNIE S. HASTINGS  
Printed Name and Title

114 SAN JACINTO CT.  
Address

Case Number: ZDC-21-2026

City Reference: 174930

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on April 17, 2026 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

I oppose the short term rental at 116 San Jacinto because it causes  
traffic. Waxahachie has 3 hotels close by the neighborhood. The house needs to  
be for families to live in, especially first-time home buyers. It should not become  
a business location  
4-10-26

Signature

Date

Rhonda Mabry  
Printed Name and Title

203 San Jacinto  
Address

(8)

Case Number: ZDC-21-2026

RECEIVED JUN 12 2026

City Reference: 174930

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on June 17, 2026 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

I oppose the shutdown because of crime, traffic & taking away a home for a family. This is a neighborhood, not a business. Residents use 3 hotels to travel & stay.

Signature

Date

Rhonda Mackay owner

Printed Name and Title

203 So 9th St

Address

(8)

**Jones, David**

---

**From:** Martha Wright <  
**Sent:** Monday, April 13, 2026 2:31 PM  
**To:** Planning  
**Subject:** Case Number: ZDC-21-2026

[Some people who received this message don't often get email from  
at <https://aka.ms/LearnAboutSenderIdentification> ]

earn why this is important

Sent from my iPhone

I do not support short term rentals in a quiet residential neighborhood. I do not want one near me EVER AGAIN.

My reasons based on my experience:

1. Safety of persons who live near the rental, especially children, teens, and the elderly 2. Undesirable renters tend to be destructive , loud, and rowdy, drug and alcohol users tend to create big problems 3. Property values may drop However, IF, the immediate neighbors ALL agree, and IF the property owner is local and will vet the renters and oversee each rental , then I say a very reluctant okay.

MRS. Martha Els  
107 NOEL  
WAXAHACHIE, TX  
April 13, 2026

(8)

**Jones, David**

---

**From:** Jack Webb  
**Sent:** Saturday, April 11, 2026 10:04 AM  
**To:** Planning  
**Subject:** Case number ZDC-21-2026

Some people who received this message don't often get email from

[rn why this is important](#)

Oppose  
Jack Webb @ 202 Houston Street

4/11/26

[Sent from Yahoo Mail for iPhone](#)



(8)

**Jones, David**

---

**From:** Elaine Adams  
**Sent:** Friday, April 10, 2026 5:47 PM  
**To:** Planning  
**Subject:** Case #ZDC-21-2026, City Ref. 174852

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Some people who received this message don't often get email from

[n why this is important](#)

I OPPOSE the request for a Specific Use Permit for a short-term rental at 116 San Jacinto, Waxahachie Texas, Property ID 174917, Owner: Smolka Holdings LLC Series D. The reasons for my opposition are too much traffic and possible violence. Short term rentals should not be in residential areas. That's what motels are for. Thank you. Elaine Adams, 213 Northgate, Waxahachie, Texas.

**From:** Elaine Adams  
**Sent:** Friday, June 5, 2026 2:25 PM  
**To:** Planning  
**Subject:** Case Number: ZDC-21-2026

Some people who received this message don't often get email from

[learn why this is important](#)

I disapprove of issuance of a specific use permit for a short-term rental within a single family two zoning district located at 116 San Jacinto because it will cause too much traffic, too much noise, and possibly violence. We don't need the short-term rentals in a residential area. The City offers plenty of hotel rooms that can be used. Please register my disapproval. Thank you Elaine Adams, 213 Northgate, Waxahachie Texas.



(8)

City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-21-2026

RECEIVED APR 14 2026

GORDON DONALD O & DONNA A  
107 SAN JACINTO CT  
WAXAHACHIE, TX 75165-1316

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 28, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 18, 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 Jennifer Smolka for a **Specific Use Permit (SUP)** for a **Short-Term Rental (STR)** use within a Single-family-2 (SF-2) zoning district located at 116 San Jacinto CT (Property ID 174917) - Owner: Smolka Holdings LLC Series D (ZDC-21-2026)

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](mailto:Planning@Waxahachie.com) for additional information on this request.



Scan for additional information.

Case Number: ZDC-21-2026

City Reference: 174928

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on April 17, 2026 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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:

Do not want part time Rentals in my neighborhood this is not safe and ~~bring~~ many concerns? Bring

Donna Gordon  
Signature

Donna & Don Gordon  
Printed Name and Title  
Homeowners

Date

107 San Jacinto Ct.  
Address Waxahachie TX.  
75165

(8)

Case Number: ZDC-21-2026

City Reference: 174871

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on April 17, 2026 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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 14 2026

Comments:

John M. Cutchen  
Signature

4-10-26  
Date

John M. Cutchen  
Printed Name and Title

105 Alamo Ct.  
Address

(8)

Case Number: ZDC-21-2026

City Reference: 174912

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on April 17, 2026 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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 14 2026

Comments:

I DO NOT WISH TO HAVE A PARTY house 6 houses FROM MINE.  
I FEEL THIS WILL HURT OUR NEIGHBORHOOD.

Elaine Cole  
Signature

4-9-2026  
Date

ELAINE Cole  
Printed Name and Title

104 SAN JACINTO  
Address



(8)

City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-21-2026  
◇◇◇

**PROPERTY OWNER**  
**102 BIG BEND BLVD**  
**WAXAHACHIE, TX 75165**

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 28, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 18, 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 Jennifer Smolka for a **Specific Use Permit (SUP)** for a **Short-Term Rental (STR)** use within a Single-family-2 (SF-2) zoning district located at 116 San Jacinto CT (Property ID 174917) - Owner: Smolka Holdings LLC Series D (ZDC-21-2026)

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Scan for additional information.

Case Number: ZDC-21-2026

City Reference: 174903

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on April 17, 2026 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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:

*Owners unknown; house has been empty for awhile. It was a rental before. Owners have fixed up house but*

Signature

*Joshua & Whitney Sanderlin*  
Printed Name and Title

Date

*4/10/26*  
*102 Big Bend Blvd.*  
Address

*We don't know what type of work they will be*



(4)

City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-21-2026



WATSON WALTER F  
202 SAN JACINTO CT  
WAXAHACHIE, TX 75165-1319

RECEIVED APR 17 2026

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 28, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 18, 2026 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Scan for additional information.

Case Number: ZDC-21-2026

City Reference: 174910

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **April 17, 2026** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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:

We Don't Want a short term rental in  
our neighborhood -

Ann Watson  
Signature

Ann Watson  
Printed Name and Title

4-10-24  
Date

202 San Jacinto  
Waxahachie TX  
Address





(8)

City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-21-2026

RECEIVED APR 17 2026

MESSANGER JOSH R & ANNETTE W

~~201 S FIRST ST~~

MIDLOTHIAN, TX 76065

SEE BELOW

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 28, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 18, 2026 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Scan for additional information.

Case Number: ZDC-21-2026

City Reference: 174921

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on April 17, 2026 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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

JOSH R. MESSENGER

Printed Name and Title

4-20-24

Date

P.O. Box 458

Address

MIDLOTHIAN TX 76065

CORRECT  
MAILING  
ADDRESS



(8)

Case Number: ZDC-21-2026

City Reference: 175025

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on April 17, 2026 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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 16 2026

Comments:

Joann Baggs  
Signature

Joann Baggs  
Printed Name and Title

                      
Date

108 Johnston Blvd  
Address

(8)

Case Number: ZDC-21-2026

City Reference: 174910

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 17, 2026* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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:

We live in this neighborhood & "Do Not"  
want this to happen. This is a single  
family neighbor. Do Not want it to change.  
Ann Watson  
6-6-26

Signature

Walter & Ann Watson

Printed Name and Title

Date

202 San Jacinto St.

Address

Waxahachie, TX

75165

RECEIVED JUN 09 2026

(4)



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-21-2026

ELLIS CHELSEA R & JEROD W  
100 ALAMO ST  
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 23, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 20, 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 Jennifer Smolka for a **Specific Use Permit (SUP)** for a **Short-Term Rental (STR)** use within a Single-family-2 (SF-2) zoning district located at 116 San Jacinto CT (Property ID 174917) - Owner: Smolka Holdings LLC Series D (ZDC-21-2026)

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Scan for additional information.

Case Number: ZDC-21-2026

City Reference: 174865

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on June 17, 2026 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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:

Short-term rentals are okay but not in such a close neighborhood. If this was the beach or by the lake it would be different.

Chelsea Ellis  
Signature

6/12/26  
Date

Chelsea Ellis  
Printed Name and Title

100 Alamo St  
Address  
Waxahachie TX

Thanks

- We don't need random people staying around the neighborhood  
h.h.h. hotel run

(8)

Case Number: ZDC-21-2026

City Reference: 174979

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on June 17, 2026 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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 LIVE NEXT DOOR TO A STR AND MORE KEEP APPLYING. WE ARE  
LOSING A SENSE OF COMMUNITY AND OUR NEIGHBORHOODS ARE  
BECOMING CORPORATE GREED.

Robert W. Hulein  
Signature

6/8/26  
Date

ROBERT W. HULEIN  
Printed Name and Title

105 JOHN STON BLVD.  
Address

RECEIVED JUN 15 2026

(8)

Case Number: ZDC-21-2026

City Reference: 174873

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 17, 2026** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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:

We love our quiet neighborhood. We don't want noisy neighbors with loud music, litter, parking in streets and unkempt yards and building.

Clayton Estes  
Signature

6/9/2026  
Date

CLAYTON ESTES  
Printed Name and Title

101 Alamo CT  
Address

RECEIVED JUN 15 2026

(8)

Case Number: ZDC-21-2026

City Reference: 174861

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on June 17, 2026 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto: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:

These STR dwellings do not last due to disturbances to the surrounding homes, police control and damages.

Van Rickard  
Signature

6-7-26  
Date

JAN PICKARD  
Printed Name and Title

108 ALAMO CT.  
Address

RECEIVED JUN 15 2026

(8)

Case Number: ZDC-21-2026

City Reference: 174928

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on June 17, 2026 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

This is a big Issue, there should never be a Short term Rental property in a neighborhood, this is not safe for how the parking also, I completely oppose this. Deeply concerned.

Donna Gordon

Signature

6/8/2026

Date

Mr. & Mrs. Ronald & Donna Gordon

Printed Name and Title

107 San Jacinto

Address

Waxahachie TX 75165

RECEIVED JUN 15 2026



(9)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A MEDICAL FACILITY USE WITHIN A SHORT-TERM RENTAL USE WITHIN A SINGLE-FAMILY-2 (SF-2) ZONING DISTRICT, LOCATED AT 116 SAN JACINTO COURT, BEING PROPERTY ID 174917, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1 BLOCK 4 IN THE NORTHGATE #1 ADDITION SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

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

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

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

**WHEREAS**, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-21-2026. 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 a Short-Term Rental use on the following property: Lot 1, Block 4 of the Northgate #1 Addition subdivision, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B, Floorplan attached as Exhibit C, Site Plan attached as Exhibit D, and Host Rules attached as Exhibit E.

#### **SPECIFIC USE PERMIT**

##### **Purpose and Intent**

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

(a)

Specific Use Permit

**FOR OPERATION OF A SPECIFIC USE PERMIT FOR A SHORT-TERM RENTAL USE IN A SINGLE-FAMILY-2 (SF-2) ZONING DISTRICT; THE FOLLOWING STANDARDS AND CONDITIONS ARE HEREBY ESTABLISHED AS PART OF THIS ORDINANCE:**

1. The development shall conform as approved by the City Council under case number ZDC-21-2026.
2. The development shall adhere to the City Council approved in Exhibit A- Location Map, Exhibit B – Detailed Site Plan, Exhibit C - Elevation/Façade Plan, Exhibit D – Sign Plan, and Exhibit E – Landscape Plan.
3. The STR Operator for the subject property shall be responsible for obtaining registration per the City's applicable rules and regulations governing such permits.
4. The STR Operator for the subject property shall be responsible to pay hotel occupancy taxes as required per Section 3.27.e.7 of the City of Waxahachie Zoning Ordinance.
5. The subject property shall comply with the City of Waxahachie Municipal Code and Zoning Ordinance when any zoning, land use requirement, or restriction is not addressed or disclosed in Exhibits C, D, and E.
6. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
7. City Council shall have the right to review the Specific Use Permit at any point, necessary

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or cease to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to re-establish the use.
3. This Specific Use Permit shall run with the owner and therefore shall not be transferred from owner to owner.
4. The short-term rental operator shall complete the STR registration process with the City's vendor and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.

(9)

5. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
6. The short-term rental operator shall allow a maximum occupancy of eight (8) guests per stay.
7. The short-term rental operator shall allow a maximum of four (3) vehicles to park on the subject property. Off-site and/or on-street parking is prohibited.
8. The short-term rental operator shall not lease simultaneously to more than one (1) group under separate contacts, bookings or appointments as stated in Section 3.27(g)(ii) of the City's Zoning Ordinance.
9. The short-term rental operator shall not advertise the subject property as a short-term rental prior to the approval of the short-term rental registration as stated in Section 3.27(d)(i).
10. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
11. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.
12. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

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

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

**PASSED, APPROVED AND ADOPTED** on this 20th day of July, 2026.

---

MAYOR

ATTEST:

---

City Secretary

(9)



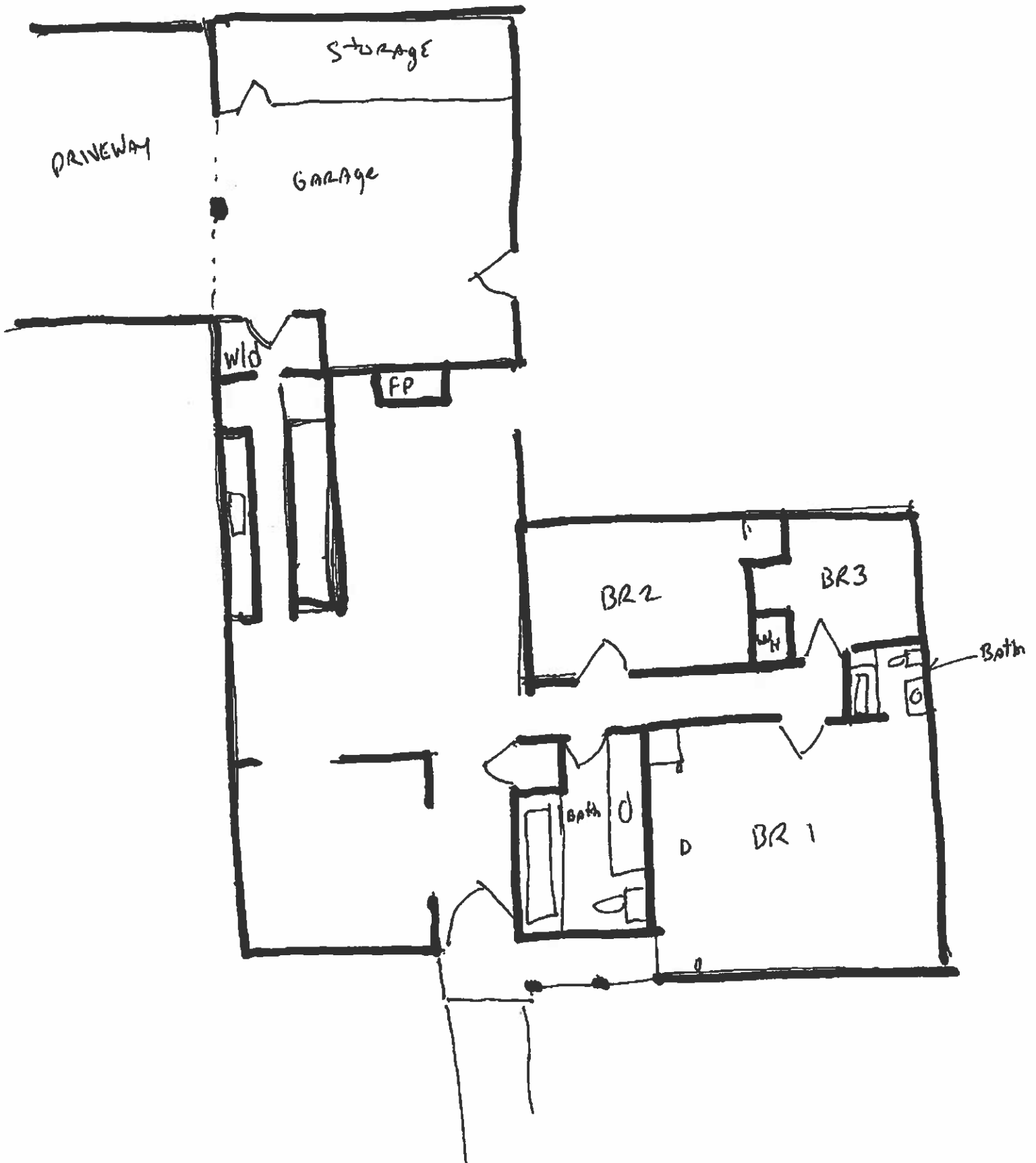


(9)



(9)

Starry Shed



(9)

# The San Jacinto House

## Guest Rules

We're so glad to host you. To make sure everyone has a comfortable and enjoyable experience, please review and follow these house rules during your stay.

### Check-In & Check-Out

- **Check-in:** After 3:00 PM
- **Check-out:** By 11:00 AM
- **Late check-out** must be approved in advance. Unapproved late departures may result in a fee.

### Occupancy & Visitors

- Only registered guests (8) are allowed on the property overnight.
- No unregistered guests or parties/events allowed.
- Quiet hours are **10:00 PM – 8:00 AM**. Please respect neighbors and avoid loud music or gatherings.
- Maximum parking is for three (3) vehicles in **off-street** parking only. No parking in the public street.

### Cleanliness & Housekeeping

- Please treat the home with respect and care.
- Clean up spills immediately to avoid stains.
- Place all trash in designated bins.
- Trash pick up is Monday mornings. If you are staying on a Sunday night, please place all trash in the containers by Sunday evening or no later than 7:00 am Monday morning
- **Before checkout, please:**
  - Start the dishwasher (if used).
  - Place used towels in the bathroom or laundry area.
  - Remove food from the fridge.
  - Lock all doors and windows.
  - Put all trash in outdoor bins.

### Smoking, Vaping & Candles

- **No smoking or vaping** allowed inside the house.
- No open flames or candles allowed indoors.

### Kitchen Use

- Feel free to use the kitchen and cooking supplies.
- Please wash dishes after use or load the dishwasher. Three tabs are provided for each stay.
- Dispose of food waste properly with no grease or food down the drain. There is no disposal in the kitchen sink.

### Laundry

- The washer and dryer are available for guest use. Three tabs are provided for each stay.
- Please do not overload machines.
- Clean lint trap after using the dryer.



(9)

## **Pets**

- **No pets allowed** unless approved in advance with an additional cleaning fee.
- If approved, please clean up after your pet and keep them off furniture and beds.
- All animal waste to be removed from the yard in order to get a pet deposit returned.

## **Backyard & Outdoor Spaces**

- Enjoy the serene backyard and grill area responsibly.
- Turn off outdoor lights and clean up after use.

## **Safety & Security**

- Keep doors and windows locked when leaving.
- Do not tamper with smoke detectors, smart locks, wifi, or cameras.
- Report any damages or safety concerns immediately.
- There are security cameras for the front door and back door.

## **Damage & Breakages**

- Accidents happen—please let us know right away.
- Significant damage, missing items, or excessive mess may result in additional charges.

## **Internet & Streaming**

- Wi-Fi is provided for guest use. Password: #####
- No illegal downloads or streaming of pirated content.
- We have a guest set up on the Roku device that will automatically log you up based on your departure date.

## **Miscellaneous**

- No rearranging of furniture.
- Do not flush anything other than toilet paper down the toilet.

## **Emergency Contacts**

- For urgent issues during your stay, contact us at: **Jennifer Smolka, 214-228-7988.**
- In case of emergency, dial **911.**

## **Thank You!**

We truly appreciate you following these rules. It helps us provide a consistently great experience for all our guests. Enjoy your stay and feel free to reach out with any questions!

# Planning & Zoning Department Zoning Staff Report

## Case: ZDC-65-2026

(10)



### MEETING DATE(S)

Planning & Zoning Commission:  
City Council:

July 28, 2026  
August 17, 2026

### CAPTION

**Public Hearing** on a request by Megan Hillen, for a **Specific Use Permit (SUP)** for a **Short-Term Rental use** within a Planned Development-Single Family-3 (PD-SF-3) zoning district located at 220 Chesterfield Circle (Property ID 228853) – Owner(s): Megan and Alexander Hillen (ZDC-65-2026).

### RECOMMENDED MOTION

- "I move to deny of ZDC-65-2026, a Specific Use Permit (SUP) for Short-Term Rental use."
- "I move to approve of ZDC-65-2026, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

### ACTION SINCE THE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting on July 28, 2026, the Commission voted 5-1 to recommend approval, subject to staff conditions and the following additional requirement:

1. The applicant shall add a provision to the guest rules stating that no vehicles shall block the public sidewalk.

The applicant has since updated their Host Rules to satisfy this condition.

### APPLICANT REQUEST

The Applicant requests a Specific Use Permit (SUP) for a Short-Term Rental (STR) use at 220 Chesterfield Circle.

### CASE INFORMATION

|                           |                               |
|---------------------------|-------------------------------|
| <i>Applicant:</i>         | Megan Hillen                  |
| <i>Property Owner(s):</i> | Megan and Alexander Hillen    |
| <i>Site Acreage:</i>      | 0.168 acres                   |
| <i>Current Zoning:</i>    | PD-SF-3                       |
| <i>Requested Zoning:</i>  | PD-SF-3 with a SUP for an STR |

### SUBJECT PROPERTY

|                             |                         |
|-----------------------------|-------------------------|
| <i>General Location:</i>    | 220 Chesterfield Circle |
| <i>Parcel ID Number(s):</i> | 228853                  |
| <i>Existing Use:</i>        | Residential use         |

(107)

**Development History:**

The subject property is platted as Lot 25, Block 1 of the Windchase East Phase II Section I Addition

**Adjoining Zoning & Uses:**

| Direction | Zoning    | Current Use     |
|-----------|-----------|-----------------|
| North     | PD-SF-3   | Residential use |
| East      | N/A (ETJ) | Residential use |
| South     | PD-SF-3   | Residential use |
| West      | PD-SF-3   | Residential use |

**Future Land Use Plan:**

Residential Neighborhood

**Comprehensive Plan:**

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

**Thoroughfare Plan:**

The primary access to the subject property is from Chesterfield Drive.

**Site Aerial:**



**PLANNING ANALYSIS**

The applicant is requesting an SUP for a STR at 220 Chesterfield Circle located within the PD-SF-3 zoning district. The subject property consists of a primary structure of approximately 2,327 square feet with four (4) bedrooms, an in-ground pool, and enough improved surface to accommodate parking for a maximum of four (4) vehicles with two (2) vehicles parked in the garage and two (2) vehicles parked in the driveway.

**Planning Analysis continued:**

The subject property is situated on approximately 0.16 acres (7,318 square feet) lot. The applicant has not been operating the subject property as an STR; therefore, they have not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does identify the subject property as a Homestead. The applicant submitted the SUP application on June 3, 2026 submittal cycle.

Staff consulted with the Waxahachie Police Department and confirmed that the property had two calls for service involving the previous owners. The calls were not related to the current request.

The applicant's local emergency contact is Alexander Hillen at 308 North Flat Street, Waxahachie, TX 75165, [alex@sealtex.com](mailto:alex@sealtex.com), which is located approximately eight (8) miles from the subject property.

**PUBLIC NOTIFICATIONS**

In accordance with Chapter 211 of the Texas Local Government Code and the City's public hearing notification requirements, 88 notices were mailed to property owners located within 200 feet of the subject property. In addition, notice of the public hearing was published in the Waxahachie Sun, and a sign was posted in a visible location on the subject property. At the time of the publishing of this staff report, Staff received no letters in support and six (6) letters in opposition of this request, with one (1) letter in opposition located within the 200' of the subject property.

**RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering a recommendation for approval:

**Conditions:**

1. The applicant shall remove the Homestead exemption with the Ellis County Appraisal District (ECAD) prior to the approval of the STR Registration application.
2. The short-term rental operator shall complete the STR registration process with the City's vendor, pay the annual fee, and a renewal fee set by Ordinance No. 3415, or as amended.
3. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
4. The short-term rental operator shall allow a maximum occupancy of ten (10) guests per stay.
5. The short-term rental operator shall permit a maximum of four (4) vehicles to be parked on the subject property. Off-site and/or on-street parking is prohibited.
6. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
7. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

**ATTACHED EXHIBITS**

1. Property Owner Notification Response(s)
2. SUP Ordinance
3. Exhibit A - Location Map
4. Exhibit B - Floorplan
5. Exhibit C - Site Plan
6. Exhibit D - Host Rules

**STAFF CONTACT INFORMATION**

**Prepared by:**

Oanh Vu  
Senior Planner  
[ovu@waxahachietx.gov](mailto:ovu@waxahachietx.gov)

**Reviewed by:**

Trenton Robertson, AICP  
Director of Planning  
[trobertson@waxahachietx.gov](mailto:trobertson@waxahachietx.gov)

(107)

Case Number: ZDC-65-2026

City Reference: 220903

Your response to this notification is optional. If you choose to respond, please return this form to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [planning@waxahachietx.gov](mailto:planning@waxahachietx.gov) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

RECEIVED JUL 17 2026

Comments:

We do not support short term rental in the area.

George & Nena Jackson  
Signature

GEORGE & NENA JACKSON  
Printed Name and Title

July 12, 2026  
Date

108 S. Hampton Pl  
Address

Waxahachie, TX 75165





(107)

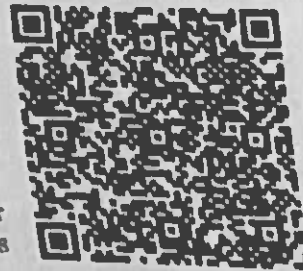
City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-65-2026

**BORDERS THOMAS M JR & JUDITH A**  
107 S HAMPTON PL  
WAXAHACHIE, TX 75165-6357

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 28, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 17, 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 Megan Hillen, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a **Planned Development-Single Family-3 (PD-SF-3)** zoning district located at 220 Chesterfield Circle (Property ID 228853) – Owner(s): Megan and Alexander Hillen (ZDC-65-2026).

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.tx.gov](mailto:planning@waxahachie.tx.gov) for additional information on this request.



Scan for additional information.

Case Number: ZDC-65-2026

City Reference: 220892

Your response to this notification is optional. If you choose to respond, please return this form to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [planning@waxahachie.tx.gov](mailto:planning@waxahachie.tx.gov) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Too much traffic

Judith A. Borders  
Signature

7-20-2026  
Date

Ms. Judith Borders  
Printed Name and Title

107 South Hampton Pl.  
Address  
Waxahachie TX  
75165

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A SHORT-TERM RENTAL USE WITHIN A PLANNED DEVELOPMENT – SINGLE FAMILY-3 (PD-SF-3) ZONING DISTRICT LOCATED AT 220 CHESTERFIELD CIRCLE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.168 ACRES KNOWN AS PROPERTY ID 228853, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

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

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

**WHEREAS**, the described property is classified in said ordinance and any amendments thereto as PD-SF-3; and

**WHEREAS**, a proper application for a SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-65-2026. 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 PD-SF-3 to PD-SF-3 with a SUP in order to permit a Short-Term use on the following property: Property ID 228853, which is shown on the Location Map (Exhibit A), Floorplan (Exhibit B), Site Plan (Exhibit C), and Host Rules (Exhibit D).

### **SPECIFIC USE PERMIT**

#### **Purpose and Intent**

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



Specific Use Permit

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

1. The subject property shall conform to the site plan approved by the City Council under case number ZDC-65-2026.
2. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A – Location Map, Exhibit B – Floorplan, Exhibit C – Site Plan, and Exhibit D – Host Rules.
3. The STR Operator for the subject property shall be responsible for obtaining registration per the City's applicable rules and regulations governing such permits.
4. The STR Operator for the subject property shall be responsible to pay hotel occupancy taxes as required per Section 3.27.e.7 of the City of Waxahachie Zoning Ordinance.
5. The subject property shall comply with the City of Waxahachie Municipal Code and Zoning Ordinance when any zoning, land use requirement, or restriction is not addressed or disclosed in Exhibits C, D, and E.
6. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
7. City Council shall have the right to review the Specific Use Permit at any point, necessary.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to operate, a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the owner and therefore shall not be transferred from owner to owner.
4. The applicant shall remove the Homestead exemption with the Ellis County Appraisal District (ECAD) prior to the approval of the STR Registration application.
5. The STR Operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
6. The STR Operator shall register for a Hotel Occupancy Tax account with the City's vendor.
7. The STR Operator shall allow a maximum occupancy of ten (10) guests per stay.

(11)

8. The STR Operator shall permit a maximum of four (4) vehicles to be parked on the subject property. Off-site and/or on-street parking is prohibited.
9. The STR Operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
10. The Applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.
11. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

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

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

**PASSED, APPROVED AND ADOPTED** on this 17<sup>th</sup> day of August, 2026.

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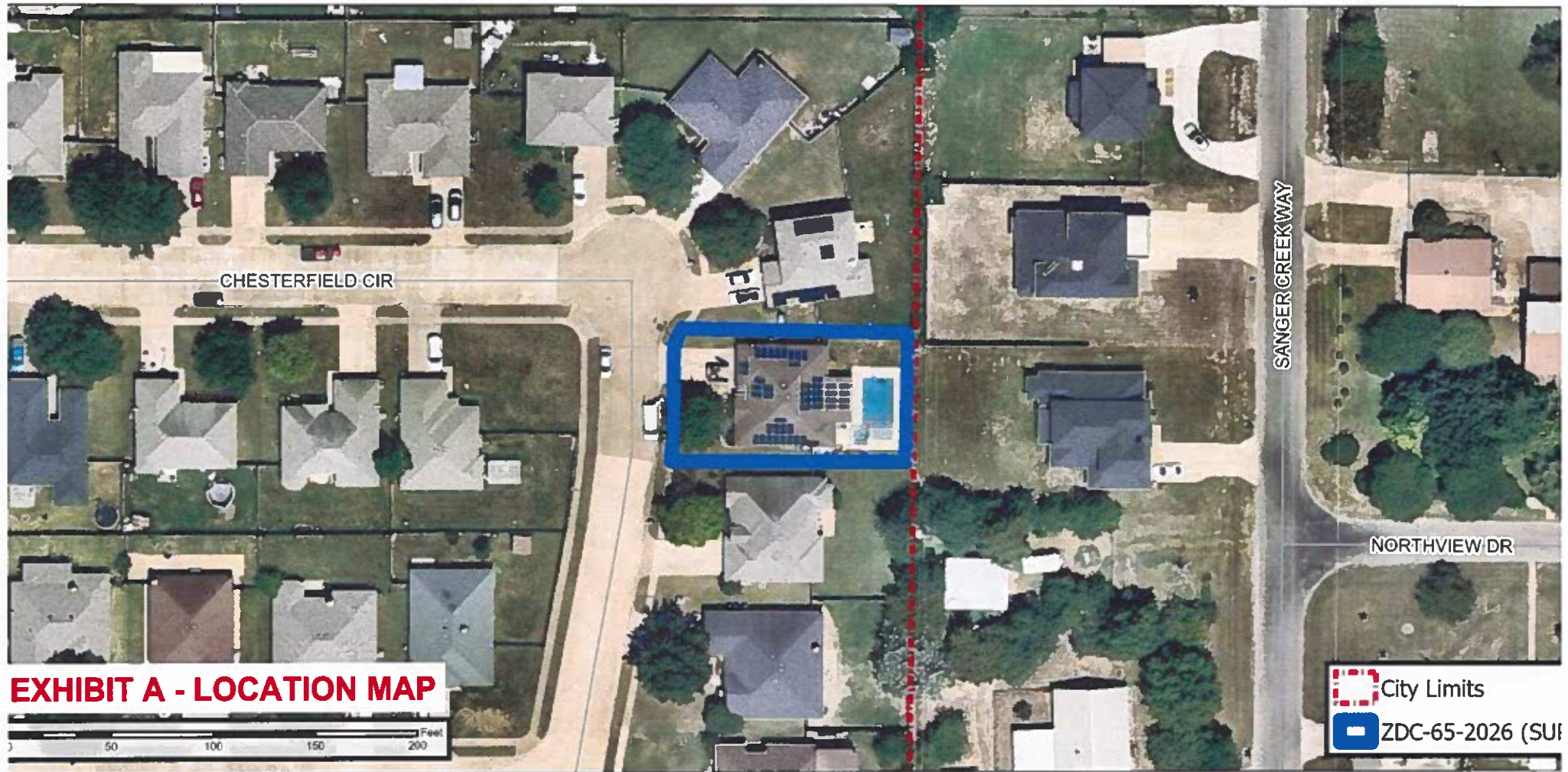
MAYOR

ATTEST:

---

City Secretary

(11)





(11)





(11)



**EXHIBIT C - SITE PLAN**

# House Rules

Welcome to Waxahachie! We are so grateful you chose to stay with us. We have poured our heart and soul into creating a unique, relaxing, and memorable experience for our guests. We kindly ask that you treat our home, furnishings, and neighborhood with care and respect during your stay.

## A Note From Our Cleaning Team & Host

Our cleaning team has taken great care to prepare the home for your arrival, and we're excited to host you!

If you notice anything upon check-in that needs immediate attention, please don't hesitate to reach out right away — we're happy to address it as quickly as possible.

Additionally, if anything comes up during your stay, we would greatly appreciate you letting us know at that time so we have the opportunity to assist and make things right while you're still with us. Our goal is to ensure you have a seamless and enjoyable experience from start to finish.

While we do our best to catch every detail, occasional oversights can happen, and sometimes previous guests may misplace or damage items without notifying us. We truly appreciate your understanding, grace, and open communication.

Thank you in advance — we're here for you!

---

# House Rules

## Booking Requirements

- Guests must be **25 years of age or older** to book a reservation at this property.
  - The individual making the reservation must be present for the duration of the stay.
- 

## Occupancy

## EXHIBIT D - HOST RULES

(11)

- Only the number of guests listed on the reservation are permitted on the property unless approved in advance.
  - The maximum occupancy of the property is 10 guests at any time, including both overnight guests and visitors.
- 

### Parking

- Parking is limited to **4 vehicles maximum**.
  - Please park in the **driveway and garage only**.
  - **Street parking is not permitted.**
  - All vehicles must be parked fully within the driveway or garage and may not obstruct the sidewalk.
  - Vehicles parked improperly or exceeding the maximum allowed may be subject to towing at the guest's expense.
- 

### No Smoking, Parties, or Events

- **ABSOLUTELY NO SMOKING, PARTIES, OR EVENTS** are permitted on the property at any time.
- This includes gatherings, celebrations, unauthorized visitors, excessive noise, or any disruptive behavior.
- Smoking and vaping are strictly prohibited inside the home.
- If you choose to smoke outside, please properly dispose of all cigarette butts and smoking materials.
- Evidence of smoking or vaping inside the property will result in additional cleaning and deodorizing fees.

### Security Devices

- For the safety and security of our guests and home, the property is equipped with **exterior security cameras and noise monitoring devices**.
  - These devices are used solely to help protect the property, monitor our cleaning crew, and prevent unauthorized parties or events.
  - Tampering with or disabling any security devices is strictly prohibited and may result in immediate termination of the reservation without refund.
-



## Furniture

- Please do not move or rearrange the furniture inside or outside of the home.
  - Moving furniture may cause damage to floors, walls, or furnishings and may result in additional charges if damage occurs.
- 

## Pool & Hot Tub Rules

- Please enjoy the pool and hot tub responsibly and at your own risk.
- Children must be supervised at all times.
- We do not recommend children under the age of 5 use the hot tub.
- No glass allowed in the pool or hot tub. Please use the plastic cups provided if you wish to have a beverage outside around the pool and hot tub.

## Pool Equipment

- **DO NOT touch or adjust the pool equipment or control panels.**
- The pool system is extremely sensitive, and pressing buttons or changing settings can disable the programmed mode and cause operational issues.
- If the pool equipment is tampered with and a service call is required, guests will be responsible for a **\$500 service fee** charged by our pool maintenance company.

## Hot Tub

- If you would like the hot tub turned on or adjusted, simply send us a text message — we are happy to help!
  - Think of us as your personal hot tub butler during your stay. We are more than happy to turn it on for you whenever you would like.
- 

## Trash

- Please collect all trash during your stay and place it in the large trash cans located by the garage.
  - Do not leave trash inside the home, outside on the property, or around the neighborhood.
  - Excessive trash left behind may result in additional cleaning fees.
-

## Respect for the Property

- Please remember that this property is our home, not a hotel.
  - We have worked very hard to create a unique, comfortable, and enjoyable experience for you and your guests.
  - We kindly ask that you treat the home, furnishings, and neighborhood with care and respect during your stay.
- 

## Cleaning & Damages

- Our cleaning team is responsible for:
    - Washing towels and linens
    - Cleaning bathrooms and surfaces
    - Preparing the home for incoming guests
  - They are **not responsible for excessive trash, large messes, stains, or abnormal cleaning conditions** left behind by guests.
  - Guests are expected to leave the property in a reasonably clean and respectful condition.
  - Any damage to the property, missing items, excessive cleaning needs, or additional cleaning required beyond a standard turnover may result in additional charges and your group will be held financially responsible.
- 

## Security Deposit

Before check-in, we kindly ask that you complete one quick step.

A **\$250 security deposit** is required prior to arrival. This is processed as a **pre-authorization hold** on your payment method — no actual charge will be made unless needed for damages, excessive cleaning, or violations of house rules.

The hold will automatically be released after check-out, provided there are no issues during your stay.

To complete this step, please open the provided guest portal link and select **“Add Payment Method”** to securely submit your payment details.

If you have any questions at all, please feel free to reach out.

---

## Check-In Information

### Check-In Time

- Check-in is anytime after **3:00 PM CST**.

### Arrival Information

- We have a Smart Lock on the front door. Once you arrive in town, you can go straight to the house and enter using your access code: **{{door\_code}}**.
- 

## Important House Information

### Drinking Water

- We do not recommend drinking the tap water.
- For your convenience, filtered water is provided through our reverse osmosis system located at the kitchen sink.
- The filtered water faucet is the small faucet located on the right-hand side of the sink.
- Drinking glasses are available in our fully stocked kitchen.
- We do recommend bringing refillable water bottles for on-the-go use.

### Plumbing

- Toilets are for toilet paper **ONLY**.
- Please do not pour grease, oil, or food debris down the sink.

### Kitchen Amenities

- The kitchen is fully equipped with cookware, utensils, and essentials needed to cook meals at home and enjoy your stay.
- For sanitary and health reasons, we do not provide zip-top bags, foil, cooking oils, cooking sprays, or condiments.
- We've stocked the kitchen with a variety of basic spices to make cooking during your stay a little easier and more enjoyable.

### Toiletries

- Hand soap, shampoo, conditioner, shower gel, laundry detergent, dish soap, and toilet paper are provided.
- Please bring any additional personal toiletries you may need during your stay.

## Grocery Stores

- The closest grocery store is Tom Thumb, located approximately 3.2 miles away or about an 8-minute drive from the house.
- HEB is also nearby, located approximately 4.7 miles away or about a 12-minute drive from the house.

## Coffee & Beverage Station

- We provide a coffee pot, French press, water kettle, and Keurig.
- Please bring your favorite coffee and supplies.
- A small starter supply of K-Cups is provided to get you through your first morning before making it to the store.

## WiFi

**Username:** {{wifi\_username}}

**Password:** {{wifi\_password}}

---

# Check-Out Procedures

## Check-Out Time

- Check-out time is **10:00 AM CST**.
- 

## Before You Leave

### Cleaning Expectations

Please note that our cleaning team is responsible for:

- Washing towels and linens
- Cleaning bathrooms and surfaces

- Preparing the home for incoming guests

They are **not responsible for excessive messes, trash, stains, or damages** incurred during your stay. Any excessive cleaning or damages may result in additional charges.

---

### Linens & Towels

- Please leave used bed linens as-is — our cleaners will take care of them.
  - Please place all used towels and washcloths in piles on the bathroom floors.
- 

### Kitchen

- Check the refrigerator and pantry for any perishables and dispose of them.
  - Load all dirty dishes into the dishwasher and start the cycle before leaving.
  - Please hand-wash any remaining dishes that do not fit in the dishwasher.
- 

### Trash

- Please take out all trash and place it in the large trash cans located by the garage.
  - Do not leave trash inside the home or outside around the property.
- 

### Grill & Outdoor Fire Pit

- Ensure the outdoor grill is turned OFF and the gas valve is set to the “closed” position before departure.
  - Please place the grill cover back on the grill after use.
  - Please ensure the propane fire pit is completely turned OFF after use.
  - Please place the cover back on the outdoor fire pit/tabletop before leaving.
- 

### Thermostats

- **April–September:** Set thermostats to **Cool 76°**

- **October–March:** Set thermostats to **Heat 65°**
- 

### Final Walkthrough

Before departing, please:

- Check all drawers and closets for personal belongings — don't forget phone chargers and electronics.
  - Please log out of any personal streaming accounts, including Netflix, before departure.
  - Return all TV remotes to their respective rooms.
  - Turn off all lights.
  - Ensure all 2 exterior doors are closed and locked.
- 

Thank you again for staying with us at {{listing\_name}}!

We truly enjoyed hosting you and work very hard to provide a wonderful experience for all of our guests. If you enjoyed your stay, we would greatly appreciate a positive review, as it helps support our small business.

Don't forget to tag us in your vacation photos and follow us on Instagram: @

If there is anything we can improve on, we kindly ask that you reach out to us privately with your suggestions so we can continue making the experience even better for future guests.

Thank you and travel safely!



# Planning & Zoning Department

## Zoning Staff Report

(12)

Case: ZDC-57-2026



### MEETING DATE(S)

Planning & Zoning Commission:

July 28, 2026

City Council:

August 17, 2026

### CAPTION

**Public Hearing** on a request by Jose Castillo for a **Specific Use Permit (SUP)** for a **Major Auto Repair Shop** use within a Commercial (C) zoning district located at 407 W. Franklin St. (Property ID 170507) – Owner: Big Blue Truck, LLC (ZDC-57-2026).

### RECOMMENDED MOTION

*"I move to approve ZDC-57-2026, a Specific Use Permit (SUP) for a Major Auto Repair Shop use, subject to the conditions of the staff report."*

### ACTION SINCE INICIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on July 28, 2026, the Commission voted 6-0 to recommend approval of case number ZDC-57-2026, subject to the conditions of the staff report.

### APPLICANT REQUEST

The Applicant requests approval of a SUP to allow for an Auto Repair, Major use at 407 W. Franklin St.

### CASE INFORMATION

|                           |                                         |
|---------------------------|-----------------------------------------|
| <b>Applicant:</b>         | Jose Castillo                           |
| <b>Property Owner(s):</b> | Big Blue Truck, LLC                     |
| <b>Site Acreage:</b>      | 0.1195 acres                            |
| <b>Current Zoning:</b>    | Commercial (C)                          |
| <b>Requested Zoning:</b>  | C with a SUP for Major Auto Repair Shop |

### SUBJECT PROPERTY

|                             |                                                                                              |
|-----------------------------|----------------------------------------------------------------------------------------------|
| <b>General Location:</b>    | 407 W. Franklin St                                                                           |
| <b>Parcel ID Number(s):</b> | 170507                                                                                       |
| <b>Existing Use:</b>        | Major Auto Repair Shop                                                                       |
| <b>Development History:</b> | The subject property is currently platted as Lot 4A, Block 18 of the Original Town Addition. |

*Adjoining Zoning & Uses:*

(12)

| Direction | Zoning | Current Use               |
|-----------|--------|---------------------------|
| North     | C      | Commercial Building       |
| East      | C      | Retail Building           |
| South     | C      | Single-Family Residential |
| West      | GR     | 2-Family Residential      |

*Future Land Use Plan:*

Downtown

*Comprehensive Plan:*

It is most appropriate to think of the Downtown placetype as a modification of the mixed-use neighborhood placetype. Waxahachie benefits from an attractive historic core and this placetype serves to preserve and allow for incremental improvement of that area. The core of Downtown is ripe for quality vertical mixed-use development. New single-family homes are generally discouraged here as denser housing types are desired in downtown to provide more patrons to support the abundance of local businesses downtown. Attached and stacked housing is appropriate, since the downtown core is predominantly developed, denser housing will most likely occur on the fringes or edges of downtown. Active rooftops, sidewalk cafes, and parklets are an opportunity to further activate the downtown core.

*Thoroughfare Plan:*

The subject property is accessible via West Franklin Street.

*Site Image:*



**PLANNING ANALYSIS**

The Applicant requests an SUP for an Auto Repair, Major use. The business has been operating on-site as an Auto Repair, Major use since 2016 without an approved certificate of occupancy (CO) for repairs on-site. The applicant submitted a Certificate of Occupancy request on April 15, 2026, for an Auto Repair,

Major use. Per the City of Waxahachie Zoning Ordinance, the use of an Auto Repair, Major, requires a Specific Use Permit to be approved by the City Council within the Commercial (C) zoning district.

(12)

Castillo Auto Repair is a specialized major auto repair shop that primarily concerns itself with engine and mechanical repairs.

**Planning Analysis continued:**

The existing business offers a wide variety of services that the applicant has detailed in their operational plan, including services such as vehicle diagnostics, brake repairs, rotor and A/C repairs, transmission repair and service, transmission rebuild, check engine service, engine replacement, and other services that relate to overall major vehicle maintenance and health. To understand all services offered by this business, please reference the operational plan provided by the applicant. According to the applicant's operational plan, this establishment will not operate as a tire shop, nor offer oil change or paint and bodywork services. The applicant made it clear that no cars that are being serviced will be stored outside, and staff will only support the outside area used for employee & customer parking only. The building will remain as it exists currently, with the applicant making it clear that no additions or changes will be made to the primary structure, including no additional signage on the property.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 29 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 one (1) letter of support for the proposed SUP. Staff did receive from the applicant a petition at the July 28<sup>th</sup> Planning & Zoning Commission meeting, with a total of thirty-one (31) legible and verifiable property owner signatures: five (5) of the property owners are located outside the city limits; twelve (12) of the property owners are located inside the city limits, and zero (0) property owners are located within the 200-foot buffer of the subject property.

**STAFF CONCERNS**

1. Parking will be required only for employees not vehicles that are being repaired.

**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. Designated parking and loading areas shall not be used for the repair, storage, or dismantling of vehicles.
2. The Major Auto Repair Shop use can only operate at its current location and cannot expand beyond the existing footprint without amending this SUP request.
3. The SUP shall remain with the applicant for this specific location only, and will not transfer to another Major Auto Repair use.
4. Should the current ownership change, a new SUP would be required for the new owner to continue operating the Major Auto Repair Shop use at the subject property
5. Should the current business cease operations for a period exceeding 60-days, this SUP shall expire, and a new SUP shall be required to establish the Major Auto Repair Shop use.
6. The applicant shall obtain all necessary building permits from the City of Waxahachie Building & Community Services Department prior to operating at the subject property.
7. A new Certificate of Occupancy (CO) request is required to allow full operation of Auto Repair, Major use on site.
8. All exterior signage shall require a sign permit from the City of Waxahachie Building and Community Services Department.

(12)

**ATTACHED EXHIBITS**

1. Public Notification Responses
2. SUP Ordinance
3. Applicant Narrative
4. Location Map (Exhibit A)
5. Site plan (Exhibit B)
6. Operational Plan (Exhibit C)

**STAFF CONTACT INFORMATION**

*Prepared by:*

Caleb Ensley

Planner

[censley@waxahachietx.gov](mailto:censley@waxahachietx.gov)

*Reviewed by:*

Trenton Robertson, AICP

Director of Planning

[troberston@waxahachietx.gov](mailto:troberston@waxahachietx.gov)



(127)

City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-57-2026

**BIG BLUE TRUCK LLC**  
1023 W MAIN ST  
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 28, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 17, 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 Jose Castillo for a **Specific Use Permit (SUP)** for a **Major Auto Repair Shop** use within a Commercial (C) zoning district located at 407 W. Franklin (Property ID 170507) – Owner: Big Blue Truck, LLC (ZDC-57-2026).

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@waxahachietx.gov](mailto:planning@waxahachietx.gov) for additional information on this request.



Scan for additional information.

Case Number: ZDC-57-2026

City Reference: 170507

Your response to this notification is optional. If you choose to respond, please return this form to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [planning@waxahachietx.gov](mailto:planning@waxahachietx.gov) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:

Was an ambulance shop before being an automotive shop

*Greg Nehib*  
Signature

7-16-26  
Date

Greg Nehib, Managing Partner  
Printed Name and Title

1023 W Main St.  
Address

(12)

Case Number: ZDC-57-2026

City Reference: 269214

Your response to this notification is optional. If you choose to respond, please return this form to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [planning@waxahachietx.gov](mailto:planning@waxahachietx.gov) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE.

Comments:

Business creates a high volume of cars on  
the street, and the business is unsightly right near  
homes.

Davila Niesen  
Signature

7/16/2026  
Date

Davila Niesen  
Printed Name and Title

212 S. Monroe St.  
Address  
Waxahachie, TX 75165



## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN AUTO REPAIR, MAJOR OR AUTOMOTIVE CARE CENTER USE WITHIN A COMMERCIAL (C) ZONING DISTRICT, LOCATED AT 407 W FRANKLIN, BEING PROPERTY ID 170507, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 4A, BLOCK 18 OF THE ORIGINAL TOWN 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 C; 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-57-2026. 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 C to C, with a SUP in order to permit an Auto Repair, Major or Automotive Care Center use on the following property: Lot 4A, Block 18 of the Original Town Addition, which is shown on Exhibit A, in accordance with the Site Plan attached as Exhibit B, and Operational Plan attached as Exhibit C.

**SPECIFIC USE PERMIT**

**Purpose and Intent**

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

Specific Use Permit

**FOR OPERATION OF AUTO REPAIR, MAJOR OR AUTOMOTIVE CARE CENTER USE CENTER USE WITHIN A COMMERCIAL (C) 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-57-2026.
2. The development shall adhere to the City Council approved in Exhibit A- Location Map, Exhibit B – Site Plan, and Exhibit C – Operational Plan.
3. Designated parking and loading areas shall not be used for the repair, storage, or dismantling of vehicles.
4. The Major Auto Repair Shop use can only operate at its current location and cannot expand beyond the existing footprint without amending this SUP request.
5. This SUP shall remain with the applicant for this specific location only, and will not transfer to another Major Auto Repair use.
6. Should the applicant cease operations for a period exceeding 60-days, this SUP shall expire, and a new SUP shall be required to establish the Major Auto Repair Shop use.
7. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or cease to operate for a period exceeding sixty days (60 days), a new Specific Use Permit shall be required to re-establish the use.
8. All improvements within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
9. The applicant shall obtain all necessary building permits from the City of Waxahachie Building & Community Services Department prior to operating at the subject property.
10. A new Certificate of Occupancy (CO) request is required to allow full operation of Auto Repair, Major use on site.
11. All exterior signage shall require a sign permit from the City of Waxahachie Building and Community Services Department.
12. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
13. Any zoning, land use requirement, or restriction not contained within this Zoning

Ordinance (Ordinance No. TBD) shall conform to those requirements and/or standards prescribed in Exhibit B – Site Plan and Exhibit C – Operational Plan. Where regulations are not specified in Exhibits B, C, or this Zoning Ordinance (Ordinance No. TBD), the regulations of the Commercial (C) zoning district of the City of Waxahachie Zoning Ordinance shall apply to this development.

14. 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. This Specific Use Permit shall run with the tenant and therefore shall not be transferred from tenant to tenant. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

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

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

**PASSED, APPROVED AND ADOPTED** on this 17<sup>th</sup> day of August, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary

(13)

From: Tie Notey  
Sent: Wednesday, August 5, 2026 12:50 PM  
To: Robertson, Trenton <[trenton.robertson@waxahachie.com](mailto:trenton.robertson@waxahachie.com)>  
Subject: Case# ZDC-57-2026

Planning & Zoning  
Attn: Trenton Robertson, AICP  
Case# ZDC-57-2026

would like to formally address the things discussed in our August 17, 2026 meeting.

.. Having not been notified, we were not aware of anyone's fear that we might work on cars in an alley, due to a tow truck reportedly parked there.

- a. We do not own a tow truck, and all of the companies that drop cars off here return immediately to their own businesses.
- b. Due to safety and access to equipment, no cars are worked on in the street or alley.
- 3. We do not perform body work of any kind.
- 4. We would like to request a permit to use 5 of our 8 marked parking spaces outside of business hours.
  - a. Customers need to be able to drop cars off sometimes after their work day ends or before we open. They will be moved inside the next morning for repair.
  - b. These cars are not wrecked and missing parts, but cars with a fixable mechanical issue.
  - c. Cars parked outside maybe repaired and awaiting customer scheduled pickup.
- 5. We would like to request time to speak at the City Council Meeting on August 17, 2026.

We will do anything we can to comply with the city's requirements.

Respectfully,  
Jose Castillo  
Castillo Auto Repair

(13)

## EXHIBIT A LOCATION MAP

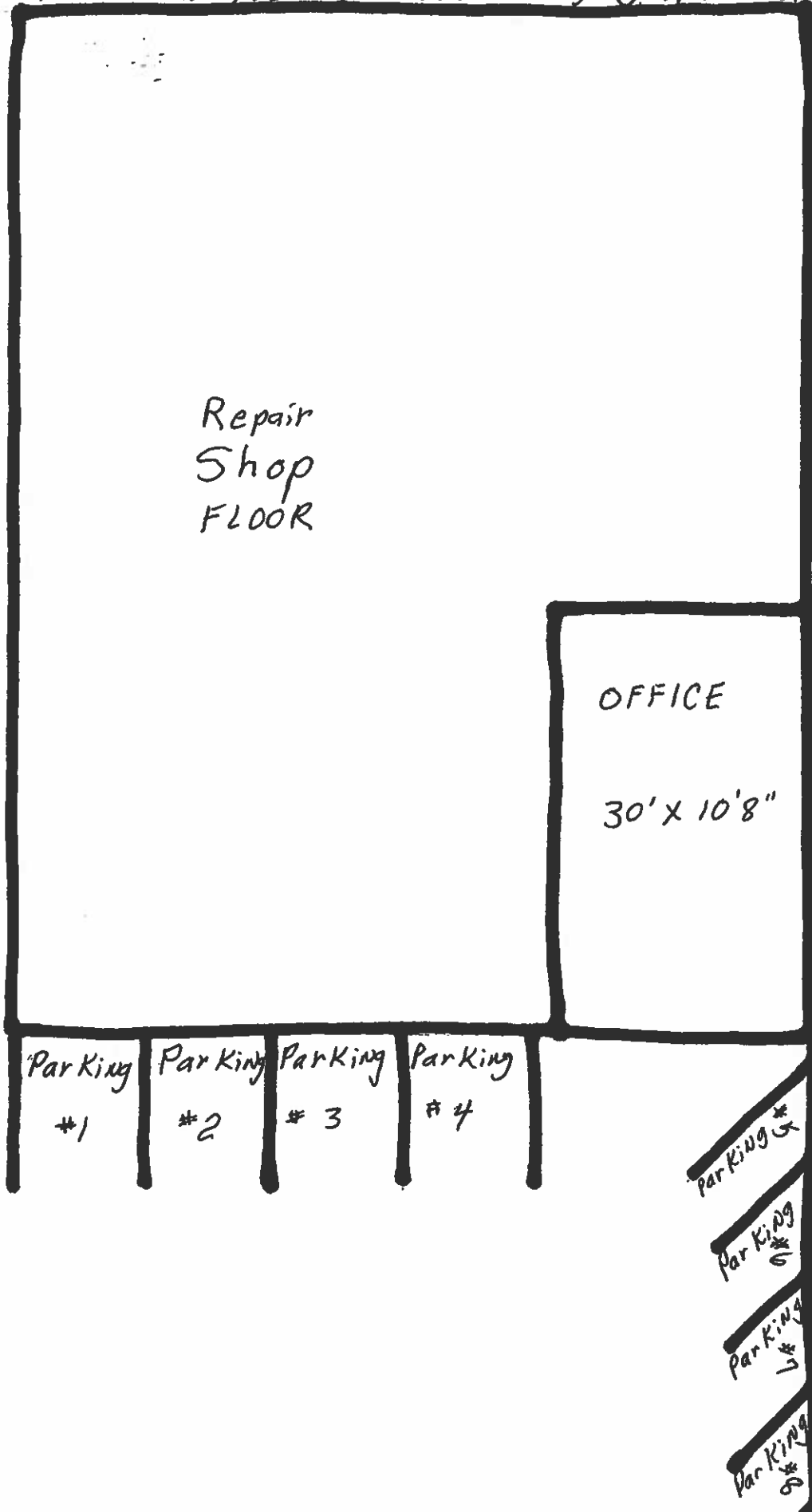


# SITE PLAN

(13)

Parcel ID# 170507

Total Bldg. 0.1195 Acres



Street



(13)

Operational Plan Parcel ID# 170507

Hours of operation: Mon-Fri. 9-5

Number of employees: 1-5

Major Auto Repair, engine repairs, mechanical,  
no paint, no body work.

Max # of cars outside overnight 5

This is not a tire shop nor an oil  
change shop. We are not making any  
additions or changes to the building.

The elevation is remaining as is.

We offer Diagnostics, Brake Repair & Rotors.

<sup>Heating</sup> & A/C Repair, Transmission Repair & Service,  
Transmission Rebuild, Check Engine light,  
Cooling System Service, Drive Axle & CV  
Axle, Engine Diagnostics, Shocks &  
Struts, Timing Belt Repair, Water Pump  
Repair/replacement, Engine Replacement,  
Battery & Cabin filter replacement, Alternators  
& Starters.

Cars that are being worked on will  
not be stored outside.

# Planning & Zoning Department

(14)

## Zoning Staff Report

Case: ZDC-48-2026



### MEETING DATE(S)

Planning & Zoning Commission:

July 28, 2026

City Council:

August 17, 2026

### CAPTION

**Public Hearing** on a request by Stephen Mott, WISD, for a **Specific Use Permit (SUP)** for an **Electronic Message Sign** use within a Single-Family-1 zoning district at 265 Broadhead Rd (Property ID 211021) - Owner: Waxahachie Independent School District (ZDC-48-2026)

### RECOMMENDED MOTION

*"I move to recommend approval of ZDC-48-2026, a Specific Use Permit (SUP) for an Electronic Message Sign, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."*

### ACTION SINCE THE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on July 28, 2026, the Commission voted 6-0 to recommend approval of case number ZDC-48-2026, subject to the conditions of the staff report.

### APPLICANT REQUEST

The Applicant requests approval of a Specific Use Permit (SUP) for an Electronic Message Sign.

### CASE INFORMATION

|                           |                                                |
|---------------------------|------------------------------------------------|
| <b>Applicant:</b>         | Stephen Mott, WISD                             |
| <b>Property Owner(s):</b> | Waxahachie Independent School District         |
| <b>Site Acreage:</b>      | 18.460 acres                                   |
| <b>Current Zoning:</b>    | Planned Development-General Retail (SF-1)      |
| <b>Requested Zoning:</b>  | SF-1 with a SUP for an Electronic Message Sign |

### SUBJECT PROPERTY

|                             |                                                                                  |
|-----------------------------|----------------------------------------------------------------------------------|
| <b>General Location:</b>    | 265 Broadhead Road                                                               |
| <b>Parcel ID Number(s):</b> | 211021                                                                           |
| <b>Existing Use:</b>        | School, Public                                                                   |
| <b>Development History:</b> | The property is platted as Lot 2R of the Broadhead Road Sports Complex Addition. |

Adjoining Zoning & Uses:

(14)

| Direction | Zoning        | Current Use                           |
|-----------|---------------|---------------------------------------|
| North     | SF-1          | Waxahachie Sports Complex             |
| East      | PD            | Vacant                                |
| South     | SF-2, PD-SF-2 | Karsen Heights, Buffalo Ridge Phase 1 |
| West      | SF-1          | Waxahachie Sports Complex             |

*Future Land Use Plan:*

Residential Neighborhood

*Comprehensive Plan:*

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

*Thoroughfare Plan:*

The subject property is accessible via Broadhead Road.

*Site Image:*



**PLANNING ANALYSIS**

The Applicant requests approval of a SUP to install an Electronic Message Sign for Howard Junior High School. In accordance with the Waxahachie Zoning Ordinance, Electronic Message Signs are subject to a SUP to be approved by City Council. The proposed sign will be approximately eight (8) feet in height and include a seventy-two (72) square-foot display area mounted on a four (4)-foot masonry base. The proposed Electronic Message Sign will replace the existing sign located along the south property line adjacent to Broadhead Road.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 18 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

**PUBLIC NOTIFICATION RESPONSES**

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

**RECOMMENDATION**

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

**Conditions:**

1. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the Electronic Message Sign.

**ATTACHED EXHIBITS**

1. Ordinance
2. Location Map (Exhibit A)
3. Site Plan (Exhibit B)
4. Elevation/Façade Plan (Exhibit C)

**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION*****Prepared by:***

David Jones

Planner

[djones@waxahachietx.gov](mailto:djones@waxahachietx.gov)

***Reviewed by:***

Trenton Robertson, AICP

Director of Planning

[trobertson@waxahachietx.gov](mailto:trobertson@waxahachietx.gov)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ELECTRONIC MESSAGE SIGN USE IN A SINGLE-FAMILY-1 ZONING DISTRICT, LOCATED AT 265 BROADHEAD DRIVE, BEING PROPERTY ID 211021, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 2R OF THE BROADHEAD ROAD SPORTS COMPLEX 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-1; and

**WHEREAS**, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-48-2026. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

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

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

**NOW, THEREFORE**, this property is rezoned from SF-1 to SF-1, with an SUP in order to permit a Electronic Message Sign use on the following property: LOT 2R OF THE BROADHEAD ROAD SPORTS COMPLEX ADDITION, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B and the Elevation/Facade Plan attached as Exhibit C.

### **SPECIFIC USE PERMIT**

#### **Purpose and Intent**

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

Specific Use Permit

**FOR OPERATION OF A SPECIFIC USE PERMIT FOR AN ELECTRONIC MESSAGE SIGN WITHIN A SINGLE-FAMILY-1 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-48-2026.
2. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the Electronic Message Sign.
3. The development shall adhere to the City Council approved in Exhibit A- Location Map, Exhibit B – Detailed Site Plan, Exhibit C - Elevation/Façade Plan,
4. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in the development shall conform with the Elevation/Façade Plan (Exhibit C).
5. 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.
6. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
7. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance (Ordinance No. TBD) or the Development Agreement, shall conform to those requirements and/or standards prescribed in Exhibit B – Detailed Site Plan, Exhibit C – Elevation/Façade Plan. Where regulations are not specified in Exhibits B, C, in this Zoning Ordinance (Ordinance No. TBD) or the Development Agreement, the regulations of the Single-Family-1 zoning district and the City of Waxahachie Zoning Ordinance shall apply to this development.
8. 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



(15)

Permit shall be required to re-establish the use.

3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

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

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

**PASSED, APPROVED AND ADOPTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

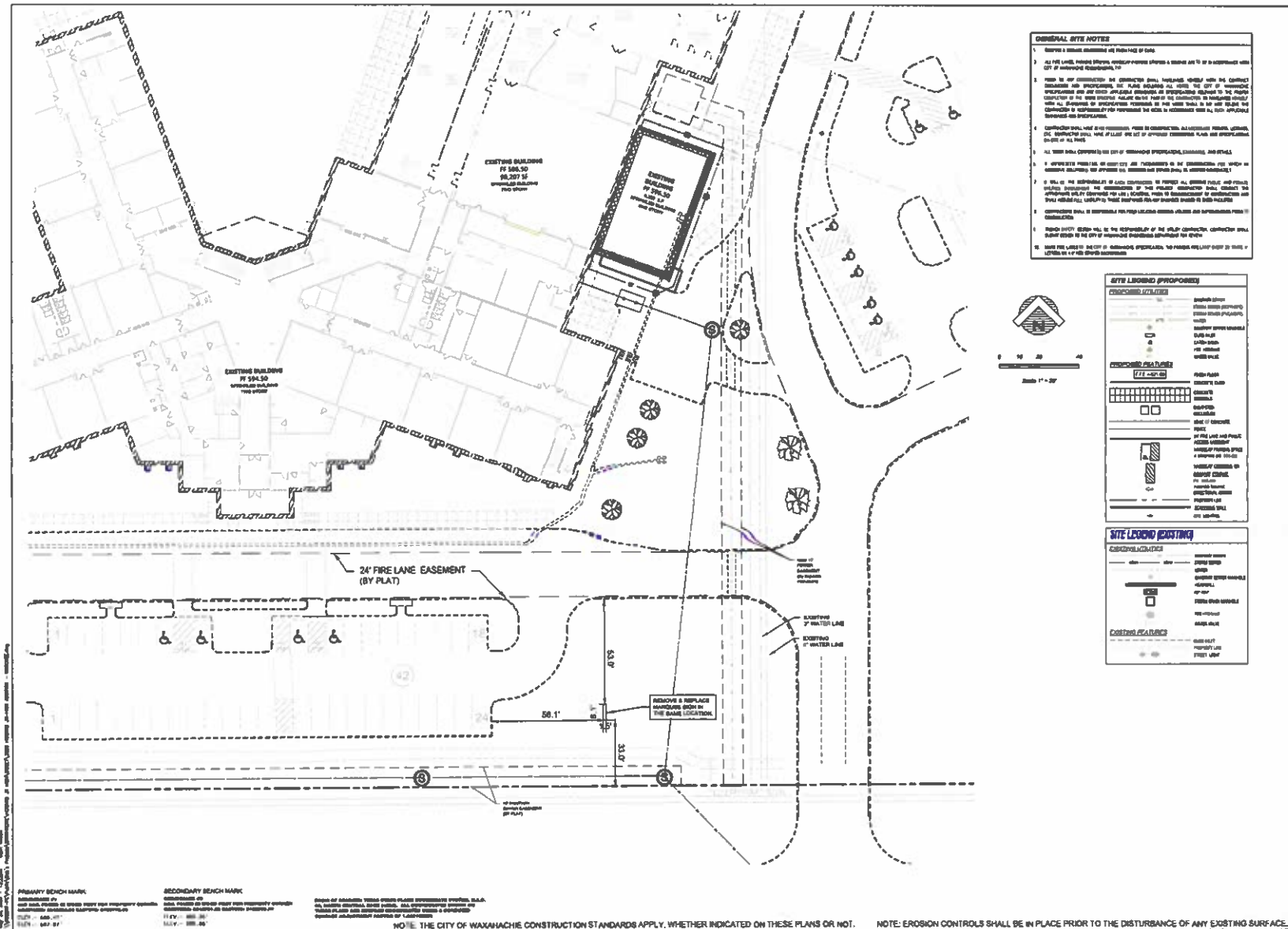
ATTEST:

\_\_\_\_\_  
City Secretary





## EXHIBIT B - SITE PLAN





**GLENN  
ENGINEERING**  
TOTAL REGISTRATION NUMBER AS

CALL 714.761.5131

Glenn Engineering  
1000 West 4th St.  
Suite B-200  
Brea, CA 92621  
Tel: 714.761.5131  
Fax: 714.761.5132  
e-mail: glenneng@aol.com  
www.glenneng.com

19.46 ACRES - LOT 2R  
ROBBIE E. HOWARD JR., HIGH SCHOOL  
J.B. & ANN ADAMS SURVEY - ABSTRACT NO. 5  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS  
ZONED S.P.-2

FOR RECORDING AND  
CONSTRUCTION



ISSUED: 4/10/2003  
BY: (SEALED)

Drawings: C03A  
 Register: C03A  
 Design: C03A  
 Check: C03C  
 Plat. Auth.: C03A  
 Overlaid: C03A

PROJECT NO.

SHEET TITLE

DETAIL SITE PLAN

SHEET NO.

C03.01

© 2003 GLENN ENGINEERING



## WAXAHACHIE ISD LED READER BOARD SIGNAGE PROJECT

ROBBIE HOWARD JR. HIGH SCHOOL  
265 BROADHEAD STREET  
WAXAHACHIE, TX 75165

EVELYN LOVE COLEMAN JR. HIGH SCHOOL  
275 INDIAN DR.  
WAXAHACHIE, TX 75165

# EXHIBIT C - ELEVATIONS/FACADE PLAN

(15)

WAXAHACHIE ISD - WAXAHACHIE, TX

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LED READER BOARD - ELEVATION  
QTY ONE

71.77 SQFT  
SCALE 1/2" = 1'-0"

LED READER BOARD - PROFILE  
SCALE 1/2" = 1'-0"

## SCOPE OF WORK:

### FABRICATE AND INSTALL

- Supply and install double-faced electronic message center inside new cabinet and support structure per engineering.
- Deliverance GSS series full-color displays with 15.85mm panel pitch
- Welded tubular aluminum framework with .090" aluminum plating. Painted to match school branding TSC
- School name panel to be an .090" aluminum, painted black and overlaid with 3/4" white vinyl graphics.
- Address number is 3/4" Aluminum FCO's. Painted black. Stud mounted flush to masonry base.
- Double support posts dual lined into a concrete pier
- Masonry base with Ameronite Modular Vetroir
- LED power supply contained in cabinet.
- Tie in to existing electrical.

WILL ADJUST BRICK STACKS HEIGHT TO HAVE 8'-0" BELOW STEPHEN MOTT  
5/29/2026  
@ 7:05 AM



EXISTING SIGN

SCALE NTS

DEMO OF EXISTING SIGN BY OTHERS

Per Section 5.08 of the Waxahachie Zoning Ordinance: A monument sign may not be more than 8 feet in height for a school. Please submit a revised design that is 8' in height or less.



CHONG LEOP #16  
SAN ANTONIO, TEXAS #16  
571-320-0127  
FSC.COM

Waxahachie ISD  
205 Broadway Street  
Waxahachie, TX 75165  
  
275 Madison Dr  
Waxahachie, TX 75165

Start Date: 6/1/2025  
Last Revision: 6/1/2025  
Job No.  
File Name: Waxahachie ISD - LED  
Reader Board Signage  
Project: LED

Designer: William Tatum  
Sales Rep: Scottie Curdson  
PM

| Rev # | Date        | Notes                                           | Rev # | Date | Notes |
|-------|-------------|-------------------------------------------------|-------|------|-------|
| 01    | 6/1/25/2025 | Changed to masonry base and FCO address numbers |       |      |       |
|       |             |                                                 |       |      |       |
|       |             |                                                 |       |      |       |
|       |             |                                                 |       |      |       |
|       |             |                                                 |       |      |       |

PROPOSAL  
FINAL



CLIENT APPROVAL: Please stamp and sign the sign-off on the drawing for distribution and installation.

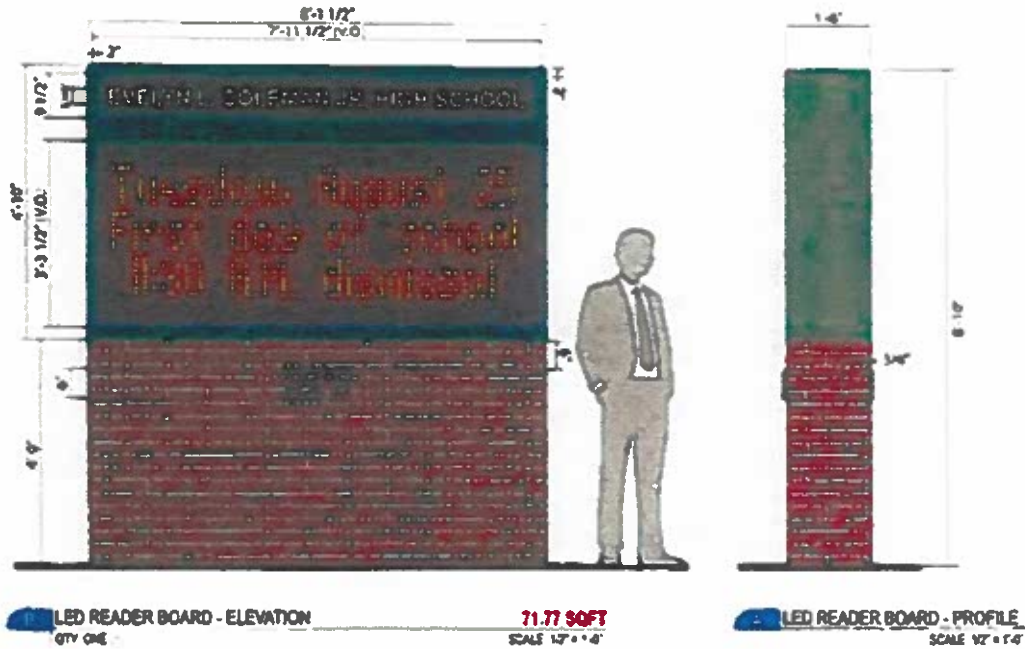


EXHIBIT C - ELEVATIONS/FACADE PLAN

(15)

WAXAHACHE ISD - WAXAHACHE, TX

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- LED READER BOARD - ELEVATION**  
QTY ONE  
**71.77 SQFT**  
SCALE 1/2" = 1'-0"
- SCOPE OF WORK, FABRICATE AND INSTALL**
- Supply and install double-faced electronic message center inside new cabinet and support structure per engineering.
  - Outdoor GS5 series full-color displays with 15.65mm pixel pitch.
  - Welded tubular aluminum framework with .060" aluminum plating. Painted to match school branding.
  - School name panel to be on .080" aluminum, painted black and overlaid with 3/16" white vinyl graphics.
  - Address marker is 3/16" Aluminum FCO's. Painted black. Sign mounted flush to masonry base.
  - Double support posts direct buried into a concrete pier
  - Masonry base with Cranberry Modular Veneer
  - LED power supply contained in cabinet.
  - Tie in to existing electrical.

**LED READER BOARD - PROFILE**  
SCALE 1/2" = 1'-0"



# Planning & Zoning Department (16)

## Zoning Staff Report

Case: ZDC-49-2026



### MEETING DATE(S)

Planning & Zoning Commission:

July 28, 2026

City Council:

August 17, 2026

### CAPTION

**Public Hearing** on a request by Stephen Mott, WISD, for a **Specific Use Permit (SUP)** for an **Electronic Message Sign** use within a Planned Development-General Retail zoning district located at 275 Indian Drive (Property ID 224060) - Owner: Waxahachie Independent School District (ZDC-49-2026)

### RECOMMENDED MOTION

*"I move to recommend approval of ZDC-49-2026, a Specific Use Permit (SUP) for an Electronic Message Sign, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."*

### ACTION SINCE THE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on July 28, 2026, the Commission voted 6-0 to recommend approval of case number ZDC-49-2026, subject to the conditions of the staff report.

### APPLICANT REQUEST

The Applicant requests approval of a Specific Use Permit (SUP) for an Electronic Message Sign.

### CASE INFORMATION

*Applicant:*

Stephen Mott, WISD

*Property Owner(s):*

Waxahachie Independent School District

*Site Acreage:*

28.1390 acres

*Current Zoning:*

Planned Development- General Retail (PD-GR)

*Requested Zoning:*

PD-GR with a SUP for an Electronic Message Sign

### SUBJECT PROPERTY

*General Location:*

275 Indian Drive

*Parcel ID Number(s):*

224060

*Existing Use:*

School, Public

*Development History:*

The property is platted as Lot 1 Block 1 of the Ninth Grade Center Addition.

*Adjoining Zoning & Uses:*

(16)

| Direction | Zoning       | Current Use                                  |
|-----------|--------------|----------------------------------------------|
| North     | PD-105-GR    | Evelyn Coleman Jr. High School Tennis Courts |
| East      | GR, PD-44-GR | Office                                       |
| South     | PD-R         | Residential, Chapman Park                    |
| West      | PD-GR        | HEB                                          |

*Future Land Use Plan:*

Mixed-Use Neighborhood

*Comprehensive Plan:*

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

*Thoroughfare Plan:*

The subject property is accessible via Indian Drive.

*Site Image:*



### **PLANNING ANALYSIS**

(16)

The Applicant requests approval of a SUP to install an Electronic Message Sign for Coleman Junior High School. In accordance with the Waxahachie Zoning Ordinance, Electronic Message Signs are subject to a SUP to be approved by City Council. The proposed sign will be approximately eight (8) feet in height and include a seventy-two (72) square-foot display area mounted on a four (4)-foot masonry base. The proposed location of the sign is approximately twenty-five (25) from the property line along Indian Drive.

### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 33 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

### **PUBLIC NOTIFICATION RESPONSES**

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

### **RECOMMENDATION**

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

#### **Conditions:**

1. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the Digital message Board Sign.

### **ATTACHED EXHIBITS**

1. Ordinance
2. Location Map (Exhibit A)
3. Site Plan (Exhibit B)
4. Elevation/Façade Plan (Exhibit C)

### **APPLICANT REQUIREMENTS**

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

### **STAFF CONTACT INFORMATION**

#### ***Prepared by:***

David Jones

Planner

[djones@waxahachietx.gov](mailto:djones@waxahachietx.gov)

#### ***Reviewed by:***

Trenton Robertson, AICP

Director of Planning

[trobertson@waxahachietx.gov](mailto:trobertson@waxahachietx.gov)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ELECTRONIC MESSAGE SIGN USE IN A PLANNED DEVELOPMENT-GENERAL RETAIL ZONING DISTRICT, LOCATED AT 275 INDIAN DRIVE, BEING PROPERTY ID 224060, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, BLOCK 1 OF THE NINTH GRADE CENTER ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

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

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

**WHEREAS**, the described property is classified in said ordinance and any amendments thereto as PD-GR; and

**WHEREAS**, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-48-2026. 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 PD-GR to PD-GR, with an SUP in order to permit an Electronic Message Sign use on the following property: LOT 1, BLOCK 1 OF THE NINTH GRADE CENTER ADDITION, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B and the Elevation/Facade Plan attached as Exhibit C.

### **SPECIFIC USE PERMIT**

#### **Purpose and Intent**

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

Specific Use Permit

**FOR OPERATION OF A SPECIFIC USE PERMIT FOR AN ELECTRONIC MESSAGE SIGN WITHIN A PLANNED DEVELOPMENT-GENERAL RETAIL;** 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-49-2026.
2. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the Electronic Message Sign.
3. The development shall adhere to the City Council approved in Exhibit A- Location Map, Exhibit B – Detailed Site Plan, Exhibit C - Elevation/Façade Plan,
4. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in the development shall conform with the Elevation/Façade Plan (Exhibit C).
5. 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.
6. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
7. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance (Ordinance No. TBD) or the Development Agreement, shall conform to those requirements and/or standards prescribed in Exhibit B – Detailed Site Plan, Exhibit C – Elevation/Façade Plan. Where regulations are not specified in Exhibits B, C, in this Zoning Ordinance (Ordinance No. TBD) or the Development Agreement, the regulations of the General Retail (GR) zoning district and the City of Waxahachie Zoning Ordinance shall apply to this development.
8. 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; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

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

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

**PASSED, APPROVED AND ADOPTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary

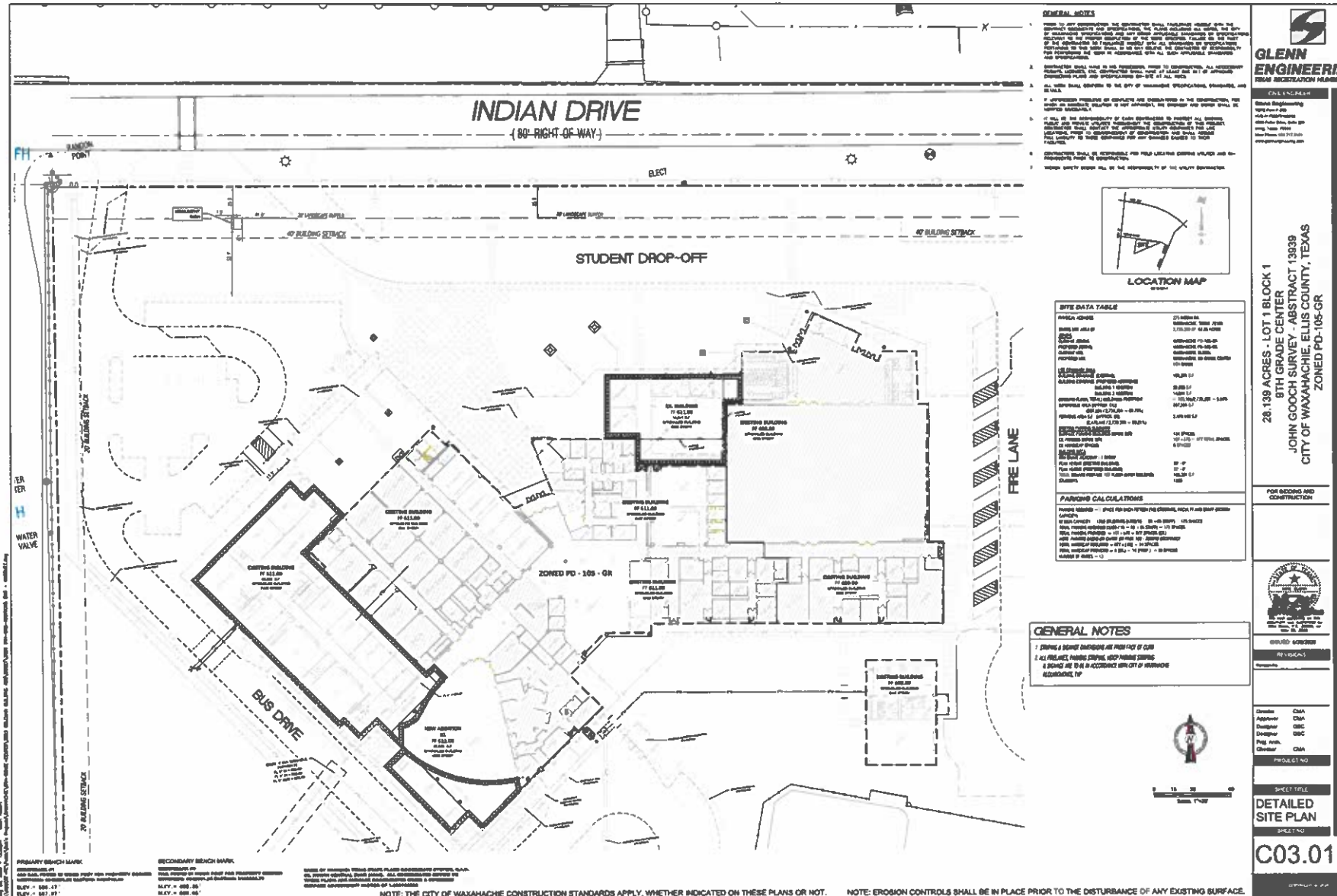






(17)

# EXHIBIT B - SITE PLAN





## WAXAHACHIE ISD LED READER BOARD SIGNAGE PROJECT

ROBBIE HOWARD JR. HIGH SCHOOL  
265 BROADHEAD STREET,  
WAXAHACHIE, TX 75165

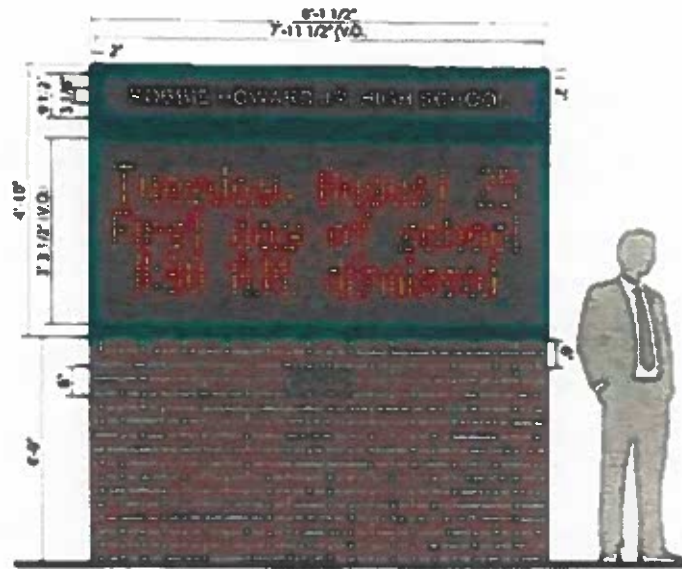
EVELYN LOVE COLEMAN JR. HIGH SCHOOL  
275 INDIAN DR.  
WAXAHACHIE, TX 75165

# EXHIBIT C - ELEVATIONS/FACADE PLAN

(17)

WAXAHACHE USD - WAXAHACHE, TX

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WILL ADJUST BRICK STACK HEIGHT TO KEEP ~~FOR~~ TOTAL FINISHED HEIGHT BELOW 8'-0" STEPHAN MOTT 5/29/2026 @ 7:05 AM



EXISTING SIGN

SCALE 4"=1'

DEMO OF EXISTING SIGN BY OTHERS

LED READER BOARD - ELEVATION  
QTY ONE (1)

71.77 SQFT  
SCALE 1/4"=1'-0"

LED READER BOARD - PROFILE  
SCALE 1/4"=1'-0"

## SCOPE OF WORK: FABRICATE AND INSTALL

- Supply and install double-faced electronic message center inside new cabinet and support structure per engineering
- Deltronics C36 series full-color displays with 15.63mm pixel pitch
- Welded tubular aluminum framework with .030" aluminum plating. Painted to match school branding
- School name panel to be on .030" aluminum, painted black and overlaid with 3/4" white vinyl graphics
- Address number is 3/4" Aluminum FCO's. Painted black. Steel mounted flush to masonry base.
- Double support posts direct bolted into a concrete pier.
- Masonry base with Ameronite Medallion Veneer
- LED power supply contained in cabinet
- Tie in to existing electrical

Per Section 5.08 of the Waxahatche Zoning Ordinance: A monument sign may not be more than 8 feet in height for a school. Please submit a revised design that is 8' in height or less.



4000 NE LOOP W.  
SAN ANTONIO, TEXAS 78240  
877-255-4527  
FSG.COM

Waxahatche USD  
285 Broadway Street  
Waxahatche, TX 75165  
  
275 Indian Dr  
Waxahatche, TX 75165

Start Date: 01/16/26  
Last Revision: 01/23/2024  
Jared NGA  
File Name: Waxahatche USD - LED  
Reader Board Signage  
Project11.pdf

Designer: Wabert Yalun  
Sales Rep: Scarlet Quintana  
P/E

| Rev # | Date       | Notes                                           |
|-------|------------|-------------------------------------------------|
| R1    | 01/23/2024 | Changed to masonry base and FCO address numbers |
|       |            |                                                 |
|       |            |                                                 |
|       |            |                                                 |
|       |            |                                                 |
|       |            |                                                 |

PROPOSAL  
FOUL



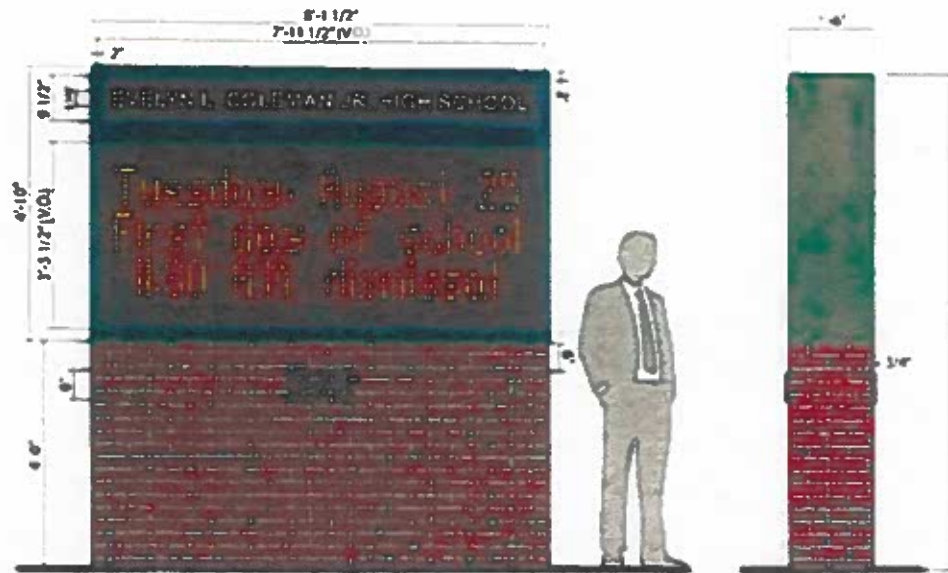
CLIENT APPROVAL: This document and all attached drawings are the property of FSG and are not to be reproduced without written permission.



# EXHIBIT C - ELEVATIONS/FACADE PLAN (17)

WAXAHACHE ISD - WAXAHACHE, TX

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**LED READER BOARD - ELEVATION**  
0" = 1'

**71.77 SQFT**  
SCALE 1/2" = 1'-0"

**LED READER BOARD - PROFILE**  
SCALE 1/2" = 1'-0"

## SCOPE OF WORK:

### FABRICATE AND INSTALL

- Supply and install double-faced electronic message center shade rain cabinet and support structure per engineering.
- Outsource GSE series full-color displays with 15.25mm panel pitch.
- Welded tubular aluminum framework with .060" aluminum plating. Painted to match school branding, TBD.
- School name panel to be on .060" aluminum, painted black and overlaid with 3M® White vinyl graphics.
- Address number is 3M® Aluminum FCO's. Painted black. Steel mounted flush to masonry base.
- Double support posts direct buried into a concrete pier.
- Masonry base with Cranberry Modular Veneer.
- LED power supply contained in cabinet.
- Tie in to existing electrical.



**PROPOSED SIGN INSTALLATION AREA**  
SCALE NTS



409-48 480P 47L  
900-409-480P, TEXAS 900-409-480P  
971-482-4827  
971-482-4827

Waxahatche ISD  
265 Broadhead Street  
Waxahatche, TX 75165  
  
275 Indus Dr  
Waxahatche, TX 75165

Start Date: 1/1/2023  
Last Revision: 01/23/2023  
Job # 24  
File Name: Waxahatche ISD - LED  
Reader Board Signage  
Project R1.ppt

Designer: William Tamm  
Sales Rep: Sandra Cantano  
PAL

| Rev # | Date       | Notes                                           | Rev # | Date | Notes |
|-------|------------|-------------------------------------------------|-------|------|-------|
| R1    | 01/23/2023 | Changed to masonry base and FCO address numbers |       |      |       |
|       |            |                                                 |       |      |       |
|       |            |                                                 |       |      |       |
|       |            |                                                 |       |      |       |
|       |            |                                                 |       |      |       |

**PROPOSAL**  
FINAL



...LED® APPROVED... Please contact and request design details or specifications for all components and materials.

# Planning & Zoning Department Zoning Staff Report

## Case: SUB-75-2026

(1849)



### MEETING DATE(S)

Planning & Zoning Commission:  
City Council

August 11, 2026  
August 17, 2026

### CAPTION

**Public Hearing** a request by David McDill, Davis & McDill, LLC, for a **Replat** of Lot 3, Block A of the Teddo Crossing Phase One Addition, to create Lots 3-A, 3-B, and 3-C, Block A of the Teddo Crossing Phase One Addition, three nonresidential lots, being 8.695 acres located at the northwest corner of US Highway 77 and West Butcher Road, (Property ID 310843) – Owner(s): Crux Jefferson LLC (SUB-75-2026)

### RECOMMENDED MOTION

*"I move to recommend approval of SUB-75-2026 for a **Replat** of Block A, Lot 3 of the Teddo Crossing Phase One Addition and the associated Petition of Relief Waiver request, to create 3 nonresidential use lots, subject to the conditions of the staff report, authorizing the Mayor to sign the associated documents accordingly."*

### APPLICANT REQUEST

The Applicant requests to replat Lot 3, Block A of the Teddo Crossing Phase One Addition to create three (3) lots for nonresidential use. Additionally, the Applicant is requesting a *Petition of Relief Waivers* from Appendix C – III. Subdivision Design Standards – Section 3.1.c.4 – Streets.

### CASE INFORMATION

|                                    |                                                                                                         |
|------------------------------------|---------------------------------------------------------------------------------------------------------|
| <i>Applicant:</i>                  | David McDill, Davis & McDill                                                                            |
| <i>Property Owner(s):</i>          | Crux Jefferson, LLC                                                                                     |
| <i>Site Acreage:</i>               | 8.695 acres                                                                                             |
| <i>Number of Lots:</i>             | 3 lots                                                                                                  |
| <i>Number of Dwelling Units:</i>   | 0 units                                                                                                 |
| <i>Park Land Dedication:</i>       | Paid with SUB-117-2023                                                                                  |
| <i>Adequate Public Facilities:</i> | Adequate public facilities are available to the subject property by extension of water and sewer lines. |

### SUBJECT PROPERTY

|                             |                                                         |
|-----------------------------|---------------------------------------------------------|
| <i>General Location:</i>    | Northwest corner of US Highway 77 and West Butcher Road |
| <i>Parcel ID Number(s):</i> | 310843                                                  |
| <i>Current Zoning:</i>      | Light Industrial-1 (LI-1)                               |
| <i>Existing Use:</i>        | Undeveloped                                             |



(18+197)

**Platting History:**

The subject property is currently platted as Lot 3, Block A of the Teddo Crossing Phase One Addition.

**Site Aerial:**



**PLANNING ANALYSIS**

The Applicant proposes to replat the subject property into three (3) lots for nonresidential use. The proposed lots comply with the minimum lot size and dimensional requirements of the Waxahachie Zoning Ordinance. Access to the proposed lots will be provided through existing access easements dedicated with the Teddo Crossing Phase One plat and new access easements established with this replat, and direct access from U.S. Highway 77, as applicable. Utility easements necessary to serve the property have been previously dedicated by plat.

The applicant is requesting relief from Appendix C, Article III, Subdivision Design Standards, Section 3.1.c.4 of the Waxahachie Subdivision Ordinance. Although proposed Lot 3-B has frontage along U.S. Highway 77, it does not have direct vehicular access to the highway. A single access point serving the subject property was previously approved by the Texas Department of Transportation (TxDOT) and is located approximately 180 feet from proposed Lot 3-B. As a result, access to Lot 3-B will be provided through the existing and proposed access easements rather than by a separate direct driveway connection to U.S. Highway 77.

**RECOMMENDATION**

Based on the information provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Replat subject to the condition listed below.

**Conditions:**

1. Per Section 1.2 of the Waxahachie Subdivision Ordinance, US Highway 77 is a 120' Major Arterial ROW. Please update label.
2. Per Section 1.2. of the Waxahachie Subdivision Ordinance, West Butcher Road is a 120' ROW Greenway Arterial on the City's Master Thoroughfare Plan. Please update the label.
3. Per Section 1.3 of the Waxahachie Subdivision Ordinance, the plat shall be accompanied by a tax certificate in accordance with State law.
4. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, please provide the distances for these boundaries.

(18+19)

Conditions continued:

5. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, please show the survey line.
6. Per Section 2.4.c.2 and 2.4.c.18 of the Waxahachie Subdivision Ordinance, accurate bearings and distances of the proposed property boundary are required. Multiple bearings and distances on the plat drawing do not match the legal description. Please revise accordingly.
7. Per Section 2.4.c.5 of the Waxahachie Subdivision Ordinance, please provide the recording information of the existing easements.
8. Per Section 2.4.c.24 of the Waxahachie Subdivision Ordinance, "Finished floor elevations of building foundations shall be shown for lots adjacent to a flood plain, floodway and/or an area that may be susceptible to flooding".

Please include the Minimum Finished Floor Elevation per the current recorded plat for Lot 3 on all existing and proposed lots.

9. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, please update the year to reflect when the property owner(s) signed this replat.
10. Per Section 2.4.c.25 of the Waxahachie Ordinance, please add the title of the individual(s) signing this replat.
11. Per Section 2.6.j of the Waxahachie Subdivision Ordinance, the current zoning district is LI-1, creation of 3 NON-RESIDENTIAL LOTS, with the case number of SUB-75-2026.
12. Per Section 2.6.j of the Waxahachie Subdivision Ordinance, the title shall identify the document as the "Teddo Crossing Phase One" the property owner does not want to change the original naming convention of the plat.
13. Per Section 2.6.j of the Waxahachie Subdivision Ordinance, the title shall identify the document as the "Teddo Crossing Phase One" if the property owner does not want to change the original naming convention of the plat. Please update the replat name to:  
TEDDO CROSSING, PHASE ONE, LOTS 3-A, 3-B, and 3-C, BLOCK A
14. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Plat Application Fees are required to be paid prior to the approval of the application.
15. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

**ATTACHED EXHIBITS**

1. Petition of Relief Waiver Request
2. Plat Extension Request Form
3. Replat

**APPLICANT REQUIREMENTS**

1. If approved by the Planning & Zoning Commission, 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 the comments were not satisfied, the applicant will be notified to make corrections.
  - b. If all comments satisfied, the applicant shall provided three (3) signed, hard copy of the plats and a tax certificate for each parcel located within the subject property that is not expired.

**CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

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

1. The applicant has received a letter of acceptance from the Public Works Department confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.
2. The Applicant has submitted original copies of the tax certificate(s).

(18+19)

**STAFF CONTACT INFORMATION**

*Prepared by:*

Oanh Vu

Senior Planner

[ovu@waxahachietx.gov](mailto:ovu@waxahachietx.gov)

*Reviewed by:*

Trenton Robertson, AICP

Director of Planning

[trobertson@waxahachietx.gov](mailto:trobertson@waxahachietx.gov)

(18+19)

# **DAVIS & McDILL, Inc.**

CONSULTING ENGINEERS

P.O. Box 428, Waxahachie, Texas 75168 - Metro 972-938-1185

Email: jim@davismcdill.com / david@davismcdill.com / parker@davismcdill.com

July 27, 2026

City of Waxahachie  
Planning & Zoning  
408 S. Rogers Street  
Waxahachie, TX 75165

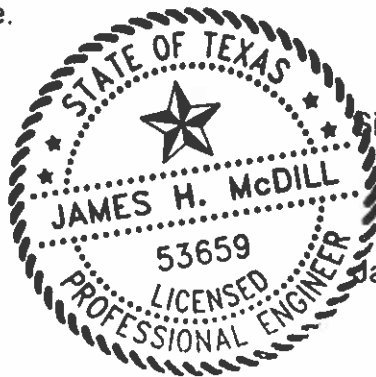
**RE: Teddo Crossing Block A, Lots 3-A, 3-B, and 3-C (SUB-75-2026)**  
**ATTN: Oanh Vu, Senior Planner**

On behalf of our client, Yomi Fayiga, we are formally requesting a Plat Variance for the Teddo Crossing Replat (SUB-75-2026) from Section 3.1.c.4 of the Waxahachie Subdivision Ordinance because both the existing Lot 2 and the proposed Lot 3-B do not have direct access to North US Highway 77.

Teddo Crossing has direct access to two highways, US Highway 77 and FM 387, and provides 30 FT mutual access easements and fire lanes to all lots.

The existing Lot 2, Block A of Teddo Crossing (currently Autozone) does not have a direct drive to either highway, but does have a US Highway 77 address and is accessed by the mutual access agreements. This is the same situation for the proposed Lot 3-B.

Thank you for your review. If any further information or clarification is needed, please do not hesitate to contact myself or Parker McDill at the phone number or email addresses above.



Sincerely,

James H. McDill, P.E.

7.27.2026



(18+19)

**PLAT EXTENSION REQUEST FORM  
(PURSUANT TO TLGC SECTION 212.009)**

Plat Case No. SUB-75-2026

Project Address or Parcel ID: 310843

To the City of Waxahachie Planning and Zoning Commission:

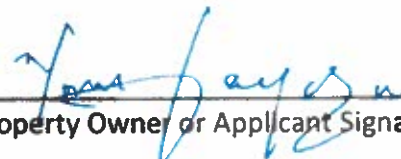
I, Yomi Fayiga, request a one-time extension to correct the deficiencies for the above-described plat. I voluntarily agree to delay the approval of my plat:

- ☒ Until the August 18, 2026 (one day after the August 17, 2026 City Council Meeting)  
~~Planning and Zoning Commission Meeting~~ or
- ☐ For an additional period of \_\_\_\_\_ days in addition to the 30 days allotted for the City of Waxahachie to review the above-described plat. The Applicant's extension request shall not exceed 30 days.

I understand and agree that the Planning and Zoning Commission may, but is not required to, approve my request, and further, that the Commission may approve this request for less than the time period I have requested.

7/15/2026

Date

  
Property Owner or Applicant Signature



Owners:  
CRUX JEFFERSON, LLC  
1111 W. MAIN STREET  
Waxahachie, Texas 75165  
Contact:  
YOMI FAYGA 214-455-8042

(18+19)

Horton Village A Series  
Called 77.7 Acres  
Inst. 2231012 OPRECT

Called 0.8828 Acres  
RCR SONY PROPERTIES, LLC  
Inst. 1632480 OPRECT

U. S. HIGHWAY 77  
(Approx 160' Wide) Variable Width R.O.W.

Revisions By

Davis & McDill, LLC

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT  
P.O. BOX 428, WAXAHACHIE, TEXAS 75168  
PHONE: 972-938-1185  
A Texas licensed surveying firm # 10194881



Date: 09-30-2025

Scale: 1" = 60'

Drawn: JHM

Job: 224-0211

Sheet 1  
of 2 sheets.

Section 25  
0.811 Acres  
Vol. 1172, Pg. 758 OPRECT

LOT 1, BLOCK A  
DML BUSINESS CENTER UNIT 1  
CAB. A, SLIDE 198 PRECT

50' ACCESS  
ESMT.  
VENTURE  
WAY

LOT 2, BLOCK 6  
METROPOLITAN PARK  
CAB. B, SLIDES 39-40 PRECT

DML PROPERTIES LTD  
Resubdiv of Callow  
43.81 Acres Save & E  
Except  
0.882 Acres & 1.9328  
Acres  
Vol. 1185, Pg. 535  
OPRECT

F.M. 387 BUTCHER ROAD

EXISTING 100' R.O.W.  
T. SELBY SURVEY ABST. 1002  
A. S. PRUETT SURVEY ABST. 848

F.O.M. S 89°29'56" W 63.18'

15' PERMANENT WATER LINE EASEMENT  
Vol. 2655, Pg. 1607 OPRECT  
20' PERMANENT WATER LINE EASEMENT  
Vol. 2706, Pg. 1584 OPRECT

(Crux Jefferson, LLC, a Texas  
limited liability company to  
AUTOZONE PARTS, INC.  
Inst. 2527144 OPRECT)

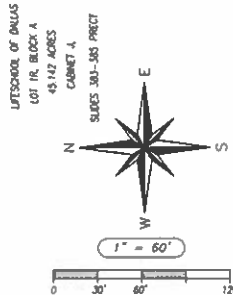
(Crux Jefferson, LLC, a Texas  
limited liability company to  
McDonald's Real Estate Company, a  
Delaware Corporation  
Inst. 2507304 OPRECT)

(Tammy E. Fisher and Dorothy  
D. Collier to  
Crux Jefferson, LLC  
Inst. 1719282 OPRECT)

REPLAT  
LOT 3-A, LOT 3-B, LOT 3-C, BLOCK A  
TEDDO CROSSING

Being an 8.696 Acres REPLAT of all of LOT 3, BLOCK  
A, TEDDO CROSSING, an addition to the City of  
Waxahachie, in Ellis County, according to the Plat  
thereof recorded in Cabinet P, Slides 206 & 207,  
Plat Records, Ellis County, Texas  
3 Lots - Zoning: Planned Development-General Retail  
Case Number: ##-####

- GENERAL NOTES:
1. 100 YEAR FLOODPLAIN SHOWN AS SHADED AREA PER FIRM MAP #48139C0180 G ZONE AE, DATED 10-19-2013.
  2. Per Appendix C, V, sections 5.6 and 5.7 of the Waxahachie subdivision ordinance, fences, retaining walls, and screening walls shall not be placed in utility easements or drainage easements.
  3. Floodplain Management Area to be maintained by Property Owner.
  4. Per Section 3.10.a of the Waxahachie Subdivision Ordinance, the detention pond area will be maintained by the property owner.



| LEGEND                    |
|---------------------------|
| ○ Property Corner Symbol  |
| ○ Faint                   |
| ○ Steel Rod Capped        |
| ○ Steel Rod               |
| ○ Steel Pipe              |
| ○ Utility Easement        |
| ○ Utility Pole            |
| ○ Road of Right-of-Way    |
| ○ Right-of-Way            |
| ○ Building Line           |
| ○ Water Line              |
| ○ Fire Hydrant            |
| ○ Sewer Manhole           |
| ○ Official Public Records |
| ○ City County, Texas      |
| ○ Plat Records            |
| ○ City County, Texas      |
| ○ Plat Records            |
| ○ City County, Texas      |
| ○ Telephone Pole          |
| ○ No. - Number            |

2.081 ACRE FLOODPLAIN  
MANAGEMENT AREA AND DRAINAGE  
EASEMENT PER CAB. P, SLIDES  
206-207 PRECT  
(TO BE MAINTAINED BY PROPERTY  
OWNER)

LOT 3-A  
1.487  
ACRES

LOT 3-B  
0.832  
ACRE

LOT 3-C  
6.396  
ACRES

15' SEWER LINE EASEMENT

LOT 1R, BLOCK A  
(45.142 Acres)  
LIFE SCHOOL WAXAHACHIE ADDITION  
CABINET J, SLIDES 383-385 PRECT

LOT 1R, BLOCK A  
(45.142 Acres)  
CABINET A,  
SLIDES 383-385 PRECT

15' SANITARY SEWER EASEMENT

**REPLAT**  
**LOT 3-A, LOT 3-B, LOT 3-C, BLOCK A**  
**TEDDO CROSSING**  
Being an 8.596 Acres REPLAT of all of LOT 3, BLOCK  
A, TEDDO CROSSING, an addition to the City of  
Waxahachie, in Ellis County, according to the Plat  
thereof recorded in Cabinet P. Slides 206 & 207,  
Plat Records, Ellis County, Texas  
3 Lots - Zoning: Planned Development-General Retail  
Case Number: 44-44444

(20)



## Memorandum

To: Planning & Zoning Commission  
From: Trenton Robertson, Director of Planning  
Through: Ricky Boyd, City Manager  
Date: August 17, 2026  
Re: Consider Approval to Rename a Portion of Harrington Road to Brickman Lane

---

**Recommended Motion:** "I move to approve of the Ordinance to rename a portion of Harrington Road to Brickman Lane, between Waterfront Drive and the proposed Treelyn Drive, and authorize the Mayor and/or City Manager to execute all necessary documents."

**Item Description:** Consider proposed Ordinance to rename a portion of Harrington Road to Brickman Lane.

**Item Summary:** Ellis County does not allow discontinuous streets to have the same name in the county.

Earlier this year, staff identified an existing road that would be made discontinuous at the conclusion of the Haven Ranch development, south of Lake Waxahachie. The developer of Haven Ranch provided staff with a petition for a road name change to change the portion of "Harrington Road" to "Brickman Lane".

The Planning Department sent a letter to the property owners of the subject portion of Harrington Road to inform them of the petition, but no response has

(20)

been received. The developers of Haven Ranch own approximately 75% of the linear road frontage of the section of Harrington Road to be renamed.

**Fiscal Impact:** Replace two (2) street name signs.

**PETITION TO CHANGE ROAD NAME FROM "HARRINGTON ROAD" TO "BRICKMAN LANE" OR "BRICK LANE"**

To: The City Council and Planning and Zoning Department of Waxahachie, Texas

**Subject:** Request to Change the Name of Harrington Road to #1 Brickman Lane or #2 Brick Lane.

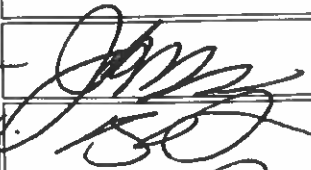
**We, the undersigned property owners of Harrington Road, Waxahachie, TX, formally request that the City of Waxahachie consider the renaming of our street from "Harrington Road" to "Brickman Lane" or "Brick Lane."**

**Reasons for Request:**

- 1. Development and Urban Planning:** Currently Harrington Road is disconnected and there is no street connection through the Haven Ranch development that would allow keeping both street names as Harrington Road. Assigning the new name will fix an existing street name issue and create a more logical flow and facilitate address assignments.

**Petition Details:** Currently, addresses are assigned along Harrington Rd to the south of the Haven Ranch development but only one address is assigned to the north section of Harrington Rd. Given the limited amount of addresses off the northern section of Harrington Rd, it would be logical to modify only 1 address and keep the addresses of the southern portion of Harrington Rd the same. We believe that renaming the street will fix the existing street name discrepancy.

**Property Owners on Harrington Road:**

| Property Address                                               | Owner Name<br>(to be filled by each signer)     | Signature                                                                             |
|----------------------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------|
| 1450 Harrington Rd, Waxahachie, TX 75165 (Property ID: 310908) | JAMES BRICKMAN MGR<br>FOR LITTLE HAVEN FARM LLC |  |
| 1305 Harrington Rd, Waxahachie, TX 75165 (Property ID: 183003) | Brian Hunnicutt                                 |  |
| Harrington Rd, Waxahachie, TX 75165 (Property ID: 289475)      | Brian Hunnicutt                                 |  |
| Harrington Rd, Waxahachie, TX 75165 (Property ID: 289474)      | Brian Hunnicutt                                 |  |
| Harrington Rd, Waxahachie, TX 75165 (Property ID: 289476)      | Brian Hunnicutt                                 |  |
| Harrington Rd, Waxahachie, TX 75165 (Property ID: 289477)      | Brian Hunnicutt                                 |  |

(20)

| Property Address                                                 | Owner Name<br>(to be filled by each signer) | Signature                                                                           |
|------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------|
| Harrington Rd, Waxahachie, TX 75165<br>(Property ID: 180774)     | Brian Hunnicutt                             |  |
| Harrington Rd, Waxahachie, TX 75165<br>(Property ID: 236610)     | Brian Hunnicutt                             |  |
| Harrington Rd, Waxahachie, TX 75165<br>(Property ID: 236611)     | Brian Hunnicutt                             |  |
| Harrington Rd, Waxahachie, TX 75165<br>(Property ID: 236612)     | Brian Hunnicutt                             |  |
| Harrington Rd, Waxahachie, TX 75165<br>(Property ID: 236613)     | Brian Hunnicutt                             |  |
| Lake Shore Dr. Waxahachie, TX 75165<br>(Property ID : 182111)    |                                             |                                                                                     |
| Harrington Rd, Waxahachie, TX 75165<br>(Property ID : 182064)    |                                             |                                                                                     |
| 348 Hunter Pass, Waxahachie, TX<br>75165 (Property ID : 310814)  |                                             |                                                                                     |
| 349 Hunter Pass, Waxahachie, TX<br>75165 (Property ID : 219023)  | Lucia Skypel                                | Lucia Skypel                                                                        |
| 104 Crystal Cove, Waxahachie, TX<br>75165 (Property ID : 219026) |                                             |                                                                                     |
| 106 Crystal Cove, Waxahachie, TX<br>75165 (Property ID : 219016) |                                             |                                                                                     |
| 108 Crystal Cove, Waxahachie, TX<br>75165 (Property ID : 219018) |                                             |                                                                                     |
| 110 Crystal Cove, Waxahachie, TX<br>75165 (Property ID : 219019) |                                             |                                                                                     |

\*

\*

SEE  
PAGE  
3

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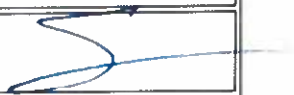
**Request for Action:** We respectfully ask that the City Council and Planning and Zoning Department review this petition and approve the name change. We are prepared to follow all necessary procedures and provide any additional documentation required by the city.

\* - 2<sup>nd</sup> NOTICES SENT ON 6-8-26

NOTE: BRIAN HUNNICUTT IS THE AUTHORIZED  
SIGNER FOR GRBK EDGEWOOD LLC



(20)

| Property Address                                                 | Owner Name<br>(to be filled by each signer) | Signature                                                                           |
|------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------|
| Harrington Rd, Waxahachie, TX 75165<br>(Property ID: 180774)     |                                             |                                                                                     |
| Harrington Rd, Waxahachie, TX 75165<br>(Property ID: 236610)     |                                             |                                                                                     |
| Harrington Rd, Waxahachie, TX 75165<br>(Property ID: 236611)     |                                             |                                                                                     |
| Harrington Rd, Waxahachie, TX 75165<br>(Property ID: 236612)     |                                             |                                                                                     |
| Harrington Rd, Waxahachie, TX 75165<br>(Property ID: 236613)     |                                             |                                                                                     |
| Lake Shore Dr. Waxahachie, TX 75165<br>(Property ID : 182111)    |                                             |                                                                                     |
| Harrington Rd, Waxahachie, TX 75165<br>(Property ID : 182064)    |                                             |                                                                                     |
| 348 Hunter Pass, Waxahachie, TX<br>75165 (Property ID : 310814)  | GUNTHER STRENGTH                            |  |
| 349 Hunter Pass, Waxahachie, TX<br>75165 (Property ID : 219023)  |                                             |                                                                                     |
| 104 Crystal Cove, Waxahachie, TX<br>75165 (Property ID : 219026) |                                             |                                                                                     |
| 106 Crystal Cove, Waxahachie, TX<br>75165 (Property ID : 219016) |                                             |                                                                                     |
| 108 Crystal Cove, Waxahachie, TX<br>75165 (Property ID : 219018) |                                             |                                                                                     |
| 110 Crystal Cove, Waxahachie, TX<br>75165 (Property ID : 219019) |                                             |                                                                                     |

**Request for Action:** We respectfully ask that the City Council and Planning and Zoning Department review this petition and approve the name change. We are prepared to follow all necessary procedures and provide any additional documentation required by the city.

BRICK LANE

ORDINANCE NO. (21)

**AN ORDINANCE ESTABLISHING AN INTERLOACL AGREEMENT BETWEEN THE CITY OF WAXAHACHIE AND COUNTY OF ELLIS.**

**WHEREAS**, the City of Waxahachie has rules in place concerning the renaming of streets in the City of Waxahachie, and,

**WHEREAS**, a petition has been duly filed with the City Secretary of the City of Waxahachie, requesting that the City Council of the City of Waxahachie change the name of part of Harrington Road to "Brickman Lane", and the City Secretary has reviewed said petition, and has to the best of their ability determined that the petition meets the requirements of said City rules for street name changes; and,

**WHEREAS**, the City Council does hereby determine that said name change is desirable a hereinafter described;

**NOW, THEREFORE,**

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

Harrington Road, beginning at Waterfront Drive traveling southward to the southern corner of Lot 7R Block C Crystal Cove Estates in Instrument No. 2203549, of the Official Public Records of Ellis County, Texas (OPRECT), should be, and is, renamed to be "Brickman Lane", 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.

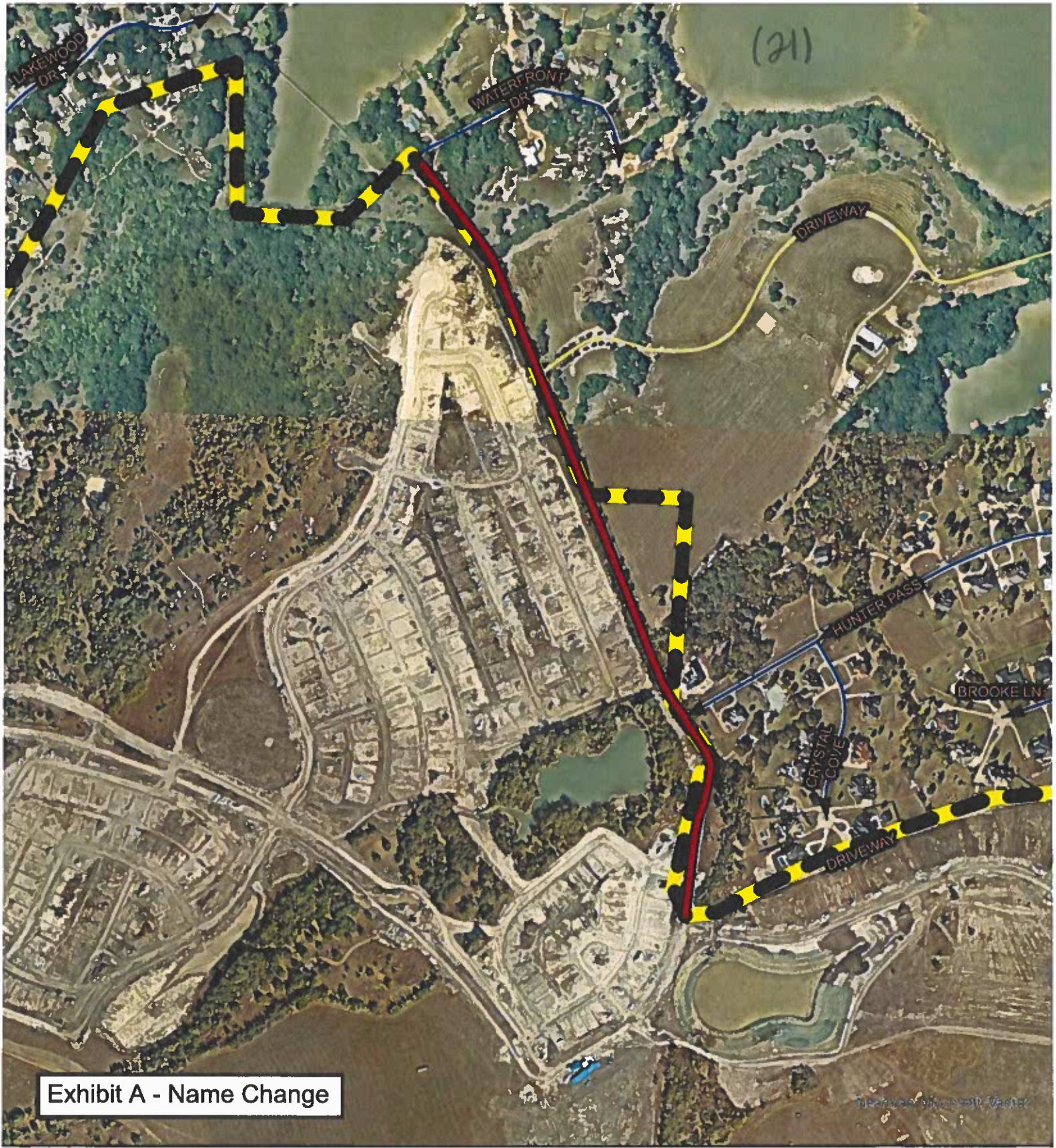
**PASSED, APPROVED, AND ADOPTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary





# Harrington Road Name Change Exhibit

-  Change from Harrington Road to Brickman Lane
-  City Limits





## Memorandum

To: Honorable Mayor and City Council  
From: Justin Stoker, P.E., PMP, CFM, Director of Public Works & Engineering  
Thru: Ricky Boyd, City Manager *RB*  
Date: August 17, 2026  
Re: Consider Changes to the Speed Limit for Portions of FM-813 (Brown Street)

---

**Recommended Motion:** "I move to approve the ordinance modifying the speed limit for FM 813 (Brown Street)."

**Item Description:** Consider changes to the speed limit for portions of FM 813 (Brown Street), based upon a speed study provided by TxDOT.

**Item Summary:** The City has received a request from TxDOT to modify the speed limit on FM 813 (Brown Street). Based upon a detailed speed study performed earlier this year, TxDOT is recommending the speed limit be modified as follows:

- Modify the school speed zone on FM 813 (Finley Junior High School) from 30 mph to 20 mph.
- Modify the permanent speed limit on FM 813 from Spring Creek Drive (south connection) to the City Limits, from 55 mph to 50 mph.

The recommendation is based upon a speed study performed by an independent licensed professional traffic engineer. The study has been reviewed and is recommended by TxDOT. TxDOT is requesting City Council approval to make the change. Staff supports the request.

**Fiscal Impact:** None. All costs, including the study and the replacement signs, are covered by TxDOT.

(22)

**LOCATION MAP**  
**PROPOSED SPEED LIMIT CHANGES**  
**FM 813 (Brown Street)**



(22)

**CITY OF WAXAHACHIE, TEXAS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON FARM TO MARKET 813 (BROWN STREET) OR PARTS THEREOF, WITHIN THE INCORPORATED LIMITS OF THE CITY OF WAXAHACHIE, AS SET OUT IN THIS ORDINANCE.**

WHEREAS, Section 545.356 of the Texas Transportation Code, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway; NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

**SECTION 1.**

Upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of Transportation Code, Section 545.356, the following prima facie speed limits hereafter indicated for vehicles on the attached Exhibit "A" (strip map) are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, described as follows:

**A. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE TEXAS:**

1. That from and after the date of the passage of this speed zone ordinance, no motor vehicle shall be operated along and upon Farm to Market 813 (Brown Street) within the corporate limits of the City of Waxahachie in excess of speeds now set forth in Exhibit "A".

**SECTION 2:**

The Mayor of the City of Waxahachie is hereby authorized to cause to be erected, appropriate signs indicating such speed zones.



(22)

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
Mayor

City of Waxahachie, Texas

Attest:

\_\_\_\_\_  
City Secretary

City of Waxahachie, Texas

APPROVED AS TO LEGAL FORM:

APPROVED:

\_\_\_\_\_  
City Attorney

City of Waxahachie, Texas

\_\_\_\_\_  
City Manager

City of Waxahachie Texas

I, Amber Villarreal, City Secretary of the City of Waxahachie, Texas, hereby certify that the above and foregoing is a true and correct copy of Ordinance No. \_\_\_\_\_ adopted by the City Council of the City of Waxahachie, Texas, \_\_\_\_, A.D., 20\_\_\_\_.

To certify which, witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
City Secretary

City of Waxahachie, Texas

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## Personal

01\_PM 013\_50to Map.dgn



|     |
|-----|
| XX  |
| XX  |
| XXX |

 85 PERCENTILE SPEED  
 TOP SPEED MEASURED  
 NUMBER OF CARS CHECKED



|    |
|----|
| XX |
|----|

 TRIAL RUN

|   |
|---|
| X |
| X |
| X |

 REFERENCE MARKER

● FATAL ACCIDENT  
 ● PERSONAL INJURY ACCIDENT  
 ○ W/ NUMBER INJURED IN ACCIDENT  
 ○ PROPERTY DAMAGE ACCIDENT

---

INDICATES SECTION ZONED  
 BY COMMISSION MINUTE

|                                                                                     |                |
|-------------------------------------------------------------------------------------|----------------|
|  | BRIDGE         |
|  | TRAFFIC SIGNAL |
|  | ALL WAY STOP   |

|                                                                                                                                                                                                                                                                                                                                                                                                                                 |                          |                    |                                        |                                                                                                         |                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------|
| RES. SIGHT DISTANCE                                                                                                                                                                                                                                                                                                                                                                                                             |                          |                    |                                        |                                                                                                         |                    |
| BALL BANK or ADVISORY SPEED                                                                                                                                                                                                                                                                                                                                                                                                     |                          |                    |                                        |                                                                                                         |                    |
| CURVES OVER 2°                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |                    |                                        |                                                                                                         |                    |
| GRADES OVER 3%                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |                    |                                        |                                                                                                         |                    |
| SUR. WIDTH AND TYPE                                                                                                                                                                                                                                                                                                                                                                                                             | SEE BELOW                |                    |                                        |                                                                                                         |                    |
| R.O.W. AND RDBD. WIDTH                                                                                                                                                                                                                                                                                                                                                                                                          |                          |                    |                                        |                                                                                                         |                    |
| ACCIDENTS                                                                                                                                                                                                                                                                                                                                                                                                                       |                          |                    |                                        |                                                                                                         |                    |
| DEVELOPMENT                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |                    |                                        |                                                                                                         |                    |
| EXISTING ZONE LENGTHS MILE                                                                                                                                                                                                                                                                                                                                                                                                      | 1.008                    |                    |                                        |                                                                                                         |                    |
| EXISTING ZONE SPEEDS MPH                                                                                                                                                                                                                                                                                                                                                                                                        | 30 MPH                   |                    |                                        |                                                                                                         |                    |
| WEST TOWARD FM 878<br>C.L. BEARINGS C.S.<br><br>EAST TOWARD FM 660                                                                                                                                                                                                                                                                                                                                                              |                          |                    |                                        |                                                                                                         |                    |
| M.P. 1.000 SCHOOL ZONE 1:<br>• 20 MPH WHEN SO SIGNED FOR SCHOOL ZONE<br>• 30 MPH ALL OTHER TIMES<br>• 0.167 MILES<br>M.P. 1.198<br>M.P. 1.611 SCHOOL ZONE 2:<br>• 20 MPH WHEN SO SIGNED FOR SCHOOL ZONE<br>• 30 MPH ALL OTHER TIMES<br>• 0.209 MILES<br>M.P. 1.820<br>WAXAHACHIE<br>RESIDENTIAL SCHOOL<br>MATCHLINE A                                                                                                           |                          |                    |                                        |                                                                                                         |                    |
| EXISTING SPEED LIMIT MPH 30 MPH<br>PROPOSED SPEED LIMIT MPH 30 MPH**<br>PROPOSED ZONE LENGTHS MILE 1.008<br>ACCIDENTS 2024<br>R.O.W. AND RDBD. WIDTH 100' - 36'<br>SUR. WIDTH AND TYPE (2) PAVED 12' LANES - 6' PAVED SHOULDERS<br>GRADES OVER 3% (4) PAVED 12' LANES - 10' MIDDLE TURNING LANE<br>CURVES OVER 2°<br>BALL BANK or ADVISORY SPEED HIGH DRIVEWAY DENSITY<br>RES. SIGHT DISTANCE<br>DEVELOPMENT SCHOOL RESIDENTIAL |                          |                    |                                        |                                                                                                         |                    |
| DIST. NO.                                                                                                                                                                                                                                                                                                                                                                                                                       | DALLAS COUNTY ELLIS      | MINUTE NO.         | DATE                                   | SPEED ZONE NOTES                                                                                        |                    |
| HIGHWAY                                                                                                                                                                                                                                                                                                                                                                                                                         | FM 813 CITY WAXAHACHIE   | REPLACES           | 11085 DATE 08/23/07<br>105847 06/18/96 | **PROPOSED SPEED LIMIT REDUCED BY 7 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTOR(S): |                    |
| DATE OF SURVEY                                                                                                                                                                                                                                                                                                                                                                                                                  | 2024 SCALE 1" = 0.1 MILE | REPLACED BY        | DATE                                   | HIGH DRIVEWAY DENSITY<br>2 APPROACHING SCHOOL ZONES                                                     |                    |
| CANCELED BY                                                                                                                                                                                                                                                                                                                                                                                                                     | DATE                     |                    |                                        |                                                                                                         |                    |
| LIMITS OF ZONE                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |                    |                                        |                                                                                                         |                    |
| SECTION ONE                                                                                                                                                                                                                                                                                                                                                                                                                     |                          | LENGTH 1.008 MILES | SCHOOL ZONE 1                          |                                                                                                         | LENGTH 0.167 MILES |
| BEGINS                                                                                                                                                                                                                                                                                                                                                                                                                          | STA. OR M.P.             | CONT & SECT        | PROJECT                                | BEGINS                                                                                                  | STA. OR M.P.       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                 | M.P. 1.000               | 1139-01            | ELLIS FM UPDATE                        |                                                                                                         | M.P. 1.021         |
| FM 878                                                                                                                                                                                                                                                                                                                                                                                                                          |                          |                    |                                        |                                                                                                         |                    |
| ENDS                                                                                                                                                                                                                                                                                                                                                                                                                            | STA. OR M.P.             | CONT & SECT        | PROJECT                                | ENDS                                                                                                    | STA. OR M.P.       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                 | M.P. 2.008               | 1139-01            | ELLIS FM UPDATE                        |                                                                                                         | M.P. 1.188         |
| FERRIS AVE                                                                                                                                                                                                                                                                                                                                                                                                                      |                          |                    |                                        |                                                                                                         |                    |
| STATION DATA                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                    |                                        |                                                                                                         |                    |
| 110'EAST OF RM 45H                                                                                                                                                                                                                                                                                                                                                                                                              |                          |                    |                                        |                                                                                                         |                    |
| 155'EAST OF CENTER ST                                                                                                                                                                                                                                                                                                                                                                                                           |                          |                    |                                        |                                                                                                         |                    |
| BEGINS STA. OR M.P. CONT & SECT PROJECT                                                                                                                                                                                                                                                                                                                                                                                         |                          |                    |                                        |                                                                                                         |                    |
| M.P. 1.611 1139-01 ELLIS FM UPDATE                                                                                                                                                                                                                                                                                                                                                                                              |                          |                    |                                        |                                                                                                         |                    |
| ENDS STA. OR M.P. CONT & SECT PROJECT                                                                                                                                                                                                                                                                                                                                                                                           |                          |                    |                                        |                                                                                                         |                    |
| M.P. 1.820 1139-01 ELLIS FM UPDATE                                                                                                                                                                                                                                                                                                                                                                                              |                          |                    |                                        |                                                                                                         |                    |
| 225'EAST OF DUNN ST                                                                                                                                                                                                                                                                                                                                                                                                             |                          |                    |                                        |                                                                                                         |                    |
| CS: 1139-01, 1139-02 FROM: FM 878 TO: FM 660 ELLIS COUNTY SHEET 81 OF 91                                                                                                                                                                                                                                                                                                                                                        |                          |                    |                                        |                                                                                                         |                    |

(22)

02-PM 813\_2024 Map.dgn 1:02:31 PM

# FM 813

RES. SIGHT DISTANCE

BALL BANK or ADVISORY SPEED

CURVES OVER 2°

GRADES OVER 3% } SEE

SUR. WIDTH AND TYPE } BELOW

R.O.W. AND RDBD. WIDTH

ACCIDENTS

DEVELOPMENT

EXISTING ZONE LENGTHS MILE

EXISTING ZONE SPEEDS MPH

85 PERCENTILE SPEED  
XX TOP SPEED MEASURED  
XXX NUMBER OF CARS CHECKED

TRIAL RUN XX

REFERENCE MARKER XXX

FATAL ACCIDENT ●  
PERSONAL INJURY ACCIDENT W/ NUMBER INJURED IN ACCIDENT ●  
PROPERTY DAMAGE ACCIDENT ○

INDICATES SECTION ZONED BY COMMISSION MINUTE

BRIDGE  
TRAFFIC SIGNAL  
ALL WAY STOP

WEST TOWARD  
FM 878

C.L. BEARINGS C.S.

EAST TOWARD  
FM 660

1139-01  
1139-02

MATCHLINE A

AUDRA AVE

FERRIS AVE

EXECUTIVE CT

MUSTANG CREEK DR

SUNNER LN

PROFESSIONAL PL

WAXAHACHIE

INDIAN DR

STADLIN DR

EB FRONTAGE RD

US 287 0172-05

MATCHLINE B

EXISTING SPEED LIMIT MPH

PROPOSED SPEED LIMIT MPH

PROPOSED ZONE LENGTHS MILE

ACCIDENTS 2024

R.O.W. AND RDBD. WIDTH

SUR. WIDTH AND TYPE

GRADES OVER 3%

CURVES OVER 2°

BALL BANK or ADVISORY SPEED

RES. SIGHT DISTANCE

DEVELOPMENT

30 MPH 40 MPH

30 MPH 40 MPH

1.008 0.914

90'-58' 100'-58' 80'-58'

(4) PAVED 12' LANES - 10' MIDDLE TURNING LANE

RESIDENTIAL COMMERCIAL SCHOOL RELIGIOUS MEDICAL UNDEVELOPED

DIST. NO. DALLAS COUNTY ELLIS

HIGHWAY FM 813 CITY WAXAHACHIE

DATE OF SURVEY 2024 SCALE 1" = 0.1 MILE

SECTION ONE LENGTH 1.008 MILES

SECTION TWO LENGTH 0.914 MILES

SECTION TWO

SPEED ZONE NOTES

\*PROPOSED SPEED LIMIT REDUCED BY 2 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTOR(S):

CRASH HISTORY

REPLACES 11065 08/23/07 106847 06/16/96

REPLACED BY

CANCELED BY

TECHNICAL

ENGINEER

DATE

STA. OR M.P. CONT & SECT PROJECT

BEGINS M.P. 1.000 1139-01 ELLIS FM UPDATE

ENDS M.P. 2.008 1139-01 ELLIS FM UPDATE

STA. OR M.P. CONT & SECT PROJECT

BEGINS M.P. 2.008 1139-01 ELLIS FM UPDATE

ENDS M.P. 2.922 1139-01 ELLIS FM UPDATE

FM 878

FERRIS AVE

US 287 WB FRONTAGE RD

CS: 1139-01, 1139-02

FROM: FM 878

TO: FM 660

ELLIS COUNTY

SPEED ZONE MAP FM 813

21-SET 02 OF 21

(22)

FM 813

XX 85 PERCENTILE SPEED  
XX TOP SPEED MEASURED  
XXX NUMBER OF CARS CHECKED

XX TRIAL  
RUN

REFERENCE  
MARKER

● FATAL ACCIDENT  
● PERSONAL INJURY ACCIDENT  
W/ NUMBER INJURED IN ACCIDENT  
○ PROPERTY DAMAGE ACCIDENT  
— INDICATES SECTION ZONED  
BY COMMISSION MINUTE

BRIDGE  
TRAFFIC  
SIGNAL  
ALL WAY  
STOP

102-51 PM

02/02/2023

Personal

03\_Fm 813\_Spdp Map.dgn

|                             |  |       |  |             |  |            |  |        |  |           |  |
|-----------------------------|--|-------|--|-------------|--|------------|--|--------|--|-----------|--|
| RES. SIGHT DISTANCE         |  |       |  |             |  |            |  |        |  |           |  |
| BALL BANK or ADVISORY SPEED |  |       |  |             |  |            |  |        |  |           |  |
| CURVES OVER 2°              |  |       |  |             |  |            |  |        |  |           |  |
| GRADES OVER 3%              |  | SEE   |  |             |  |            |  |        |  |           |  |
| SUR. WIDTH AND TYPE         |  | BELOW |  |             |  |            |  |        |  |           |  |
| R.O.W. AND RDBD. WIDTH      |  |       |  |             |  |            |  |        |  |           |  |
| ACCIDENTS                   |  |       |  |             |  |            |  |        |  |           |  |
| DEVELOPMENT                 |  |       |  |             |  |            |  |        |  |           |  |
| EXISTING ZONE LENGTHS       |  | MILE  |  |             |  |            |  |        |  |           |  |
| EXISTING ZONE SPEEDS        |  | MPH   |  |             |  |            |  |        |  |           |  |
|                             |  |       |  | UNDEVELOPED |  | COMMERCIAL |  | SCHOOL |  | RELIGIOUS |  |
|                             |  |       |  | 0.914       |  | 0.847      |  |        |  |           |  |
|                             |  |       |  | 40 MPH      |  | 45 MPH     |  |        |  |           |  |
|                             |  |       |  |             |  |            |  |        |  | 0.847     |  |
|                             |  |       |  |             |  |            |  |        |  | 0.756     |  |
|                             |  |       |  |             |  |            |  |        |  | 45 MPH    |  |
|                             |  |       |  |             |  |            |  |        |  | 55 MPH    |  |

|                       |  |               |  |      |  |         |  |         |  |                       |  |
|-----------------------|--|---------------|--|------|--|---------|--|---------|--|-----------------------|--|
| WEST TOWARD<br>FM 878 |  | C.L. BEARINGS |  | C.S. |  | 1139-01 |  | 1139-02 |  | EAST TOWARD<br>FM 660 |  |
|                       |  |               |  |      |  |         |  |         |  |                       |  |

|                             |  |      |  |             |  |                                               |  |                                           |  |             |  |
|-----------------------------|--|------|--|-------------|--|-----------------------------------------------|--|-------------------------------------------|--|-------------|--|
| EXISTING SPEED LIMIT        |  | MPH  |  | 40 MPH      |  | 45 MPH                                        |  | 45 MPH                                    |  | 55 MPH      |  |
| PROPOSED SPEED LIMIT        |  | MPH  |  | 40 MPH      |  | 45 MPH                                        |  | 45 MPH                                    |  | 50 MPH      |  |
| PROPOSED ZONE LENGTHS       |  | MILE |  | 0.914       |  | 0.847                                         |  | 0.847                                     |  | 0.756       |  |
| ACCIDENTS                   |  | 2024 |  |             |  |                                               |  |                                           |  |             |  |
| R.O.W. AND RDBD. WIDTH      |  |      |  | 90'-58'     |  | 80'-58'                                       |  | 80'-28'                                   |  |             |  |
| SUR. WIDTH AND TYPE         |  |      |  |             |  | (4) PAVED 12' LANES - 10' MIDDLE TURNING LANE |  | (2) PAVED 11' LANES - 3' PAVED SHOULDLERS |  |             |  |
| GRADES OVER 3%              |  |      |  |             |  |                                               |  |                                           |  |             |  |
| CURVES OVER 2°              |  |      |  |             |  |                                               |  |                                           |  |             |  |
| BALL BANK or ADVISORY SPEED |  |      |  |             |  |                                               |  | 30 MPH                                    |  |             |  |
| RES. SIGHT DISTANCE         |  |      |  |             |  |                                               |  |                                           |  |             |  |
| DEVELOPMENT                 |  |      |  | UNDEVELOPED |  | COMMERCIAL                                    |  | RESIDENTIAL                               |  | RELIGIOUS   |  |
|                             |  |      |  |             |  |                                               |  |                                           |  | RESIDENTIAL |  |

|                     |  |                     |  |                 |  |               |  |                  |  |
|---------------------|--|---------------------|--|-----------------|--|---------------|--|------------------|--|
| DIST. NO. DALLAS    |  | COUNTY ELLIS        |  | MINUTE NO.      |  | DATE          |  | SPEED ZONE NOTES |  |
| HIGHWAY FM 813      |  | CITY WAXAHACHIE     |  | REPLACES 11065  |  | DATE 08/23/07 |  |                  |  |
|                     |  |                     |  | REPLACES 106847 |  | DATE 06/18/96 |  |                  |  |
| DATE OF SURVEY 2024 |  | SCALE 1" = 0.1 MILE |  | REPLACED BY     |  | DATE          |  |                  |  |
|                     |  |                     |  | CANCELED BY     |  | DATE          |  |                  |  |

|                       |             |                    |                 |
|-----------------------|-------------|--------------------|-----------------|
| LIMITS OF ZONE        |             |                    |                 |
| SECTION THREE         |             | LENGTH 0.847 MILES |                 |
| STA. OR M.P.          | CONT & SECT | PROJECT            |                 |
| BEGINS                | M.P. 2.922  | 1139-01            | ELLIS FM UPDATE |
| US 287 WB FRONTAGE RD |             |                    |                 |
| ENDS                  | M.P. 3.769  | 1139-01            | ELLIS FM UPDATE |
| SPRING CREEK DR       |             |                    |                 |

|                         |             |                    |                 |
|-------------------------|-------------|--------------------|-----------------|
| SECTION FOUR            |             | LENGTH 0.221 MILES |                 |
| STA. OR M.P.            | CONT & SECT | PROJECT            |                 |
| BEGINS                  | M.P. 3.072  | 1139-01            | ELLIS FM UPDATE |
| 50' WEST OF DEAN BOX DR |             |                    |                 |
| ENDS                    | M.P. 3.293  | 1139-01            | ELLIS FM UPDATE |
| 645' WEST OF SIOUX RD   |             |                    |                 |

|                       |             |                    |                 |
|-----------------------|-------------|--------------------|-----------------|
| SECTION FIVE          |             | LENGTH 0.756 MILES |                 |
| STA. OR M.P.          | CONT & SECT | PROJECT            |                 |
| BEGINS                | M.P. 3.769  | 1139-01            | ELLIS FM UPDATE |
| SPRING CREEK DR       |             |                    |                 |
| ENDS                  | M.P. 4.525  | 1139-01            | ELLIS FM UPDATE |
| WAXAHACHIE CITY LIMIT |             |                    |                 |

Texas Department of Transportation

MALDONADO - BURKETT  
Engineer / Consultant  
TPEL 03 01000  
www.maldonado-burkett.com

SPEED ZONE MAP  
FM 813

SHEET 03 OF 21

CS: 1139-01, 1139-02

FROM: FM 878

TO: FM 660

ELLIS COUNTY

(22)

132-32 FM  
02/00/23  
Personal

# FM 813

RES. SIGHT DISTANCE

BALL BANK or ADVISORY SPEED

CURVES OVER 2°

GRADES OVER 3%

SUR. WIDTH AND TYPE

R.O.W. AND R.O.B.D. WIDTH

ACCIDENTS

DEVELOPMENT

EXISTING ZONE LENGTHS MILE

EXISTING ZONE SPEEDS MPH

XX 85 PERCENTILE SPEED

XX TOP SPEED MEASURED

XXX NUMBER OF CARS CHECKED

XX TRIAL RUN

REFERENCE MARKER

FATAL ACCIDENT

PERSONAL INJURY ACCIDENT W/ NUMBER INJURED IN ACCIDENT

PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

BRIDGE

TRAFFIC SIGNAL

ALL WAY STOP

WEST TOWARD FM 878

C.L. BEARINGS C.S.

EAST TOWARD FM 660

|                             |      |                                           |                                  |
|-----------------------------|------|-------------------------------------------|----------------------------------|
| EXISTING SPEED LIMIT        | MPH  | 55 MPH                                    | 55 MPH                           |
| PROPOSED SPEED LIMIT        | MPH  | 50 MPH                                    | 55 MPH**                         |
| PROPOSED ZONE LENGTHS       | MILE | 0.756                                     | 3.033                            |
| ACCIDENTS                   | 2024 |                                           |                                  |
| R.O.W. AND R.O.B.D. WIDTH   |      | 80' - 28'                                 | 80' - (2) 28'                    |
| SUR. WIDTH AND TYPE         |      | (2) PAVED 11' LANES - 3' PAVED SHOULDLERS | (2) PAVED 12' LANES - 10' MEDIAN |
| GRADES OVER 3%              |      | (2) PAVED 11' LANES - 3' PAVED SHOULDLERS |                                  |
| CURVES OVER 2°              |      |                                           |                                  |
| BALL BANK or ADVISORY SPEED |      | 30 MPH                                    | 35/45 MPH                        |
| RES. SIGHT DISTANCE         |      | HORIZONTAL CURVES                         |                                  |
| DEVELOPMENT                 |      | RURAL                                     | RURAL RESIDENTIAL                |

DIST. NO. DALLAS COUNTY ELLIS

HIGHWAY FM 813 CITY WAXAHACHIE

DATE OF SURVEY 2024 SCALE 1" = 0.1 MILE

MINUTE NO. DATE

REPLACES 11065 106847 DATE 08/23/07 06/18/96

REPLACED BY DATE

CANCELED BY DATE

**SPEED ZONE NOTES**

SECTION FIVE \*\*PROPOSED SPEED LIMIT REDUCED BY 5 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTOR(S):

CRASH HISTORY

HORIZONTAL CURVES

**LIMITS OF ZONE**

| SECTION FOUR          |             |                    |                 | SECTION FIVE          |            |                    |                 |
|-----------------------|-------------|--------------------|-----------------|-----------------------|------------|--------------------|-----------------|
| LENGTH 0.756 MILES    |             | LENGTH 3.033 MILES |                 | LENGTH 0.756 MILES    |            | LENGTH 3.033 MILES |                 |
| STA. OR M.P.          | CONT & SECT | PROJECT            | STA. OR M.P.    | CONT & SECT           | PROJECT    | STA. OR M.P.       | CONT & SECT     |
| BEGINS                | M.P. 3.769  | 1139-01            | ELLIS FM UPDATE | BEGINS                | M.P. 4.525 | 1139-01            | ELLIS FM UPDATE |
| SPRING CREEK DR       |             |                    |                 | WAXAHACHIE CITY LIMIT |            |                    |                 |
| ENDS                  | M.P. 4.525  | 1139-01            | ELLIS FM UPDATE | ENDS                  | M.P. 7.558 | 1139-01            | ELLIS FM UPDATE |
| WAXAHACHIE CITY LIMIT |             |                    |                 | WAXAHACHIE CITY LIMIT |            |                    |                 |

**Texas Department of Transportation**

**MALDONADO - BURKETT**

Engineers / Consultants

7040 S. W. 10TH

www.maldonado-burkett.com

**SPEED ZONE MAP**

**FM 813**

SHEET 04 OF 21

CS: 1139-01, 1139-02

FROM: FM 878

TO: FM 660

ELLIS COUNTY

04 FM 813\_2024 Map.dgn



(22)

pd-c28d3g

# FM 813

RES. SIGHT DISTANCE

BALL BANK or ADVISORY SPEED

CURVES OVER 2°

GRADES OVER 3%

SUR. WIDTH AND TYPE

R.O.W. AND RDBD. WIDTH

ACCIDENTS

DEVELOPMENT

EXISTING ZONE LENGTHS MILE

EXISTING ZONE SPEEDS MPH

XX 85 PERCENTILE SPEED

XX TOP SPEED MEASURED

XXX NUMBER OF CARS CHECKED

XX TRIAL RUN

REFERENCE MARKER

● FATAL ACCIDENT

○ PERSONAL INJURY ACCIDENT W/ NUMBER INJURED IN ACCIDENT

○ PROPERTY DAMAGE ACCIDENT

— INDICATES SECTION ZONED BY COMMISSION MINUTE

BRIDGE

TRAFFIC SIGNAL

ALL WAY STOP

WEST TOWARD

FM 878

C.L. BEARINGS C.S.

EAST TOWARD

FM 660

M.P. 4.900

MATCHLINE D

GROVE CREEK RD

ROBINETT RD

WINDHAM RD

MATCHLINE E

60  
>70  
497

60  
>70  
407

59  
70  
494

61  
70  
358

EXISTING SPEED LIMIT MPH

PROPOSED SPEED LIMIT MPH

PROPOSED ZONE LENGTHS MILE

ACCIDENTS 2024

R.O.W. AND RDBD. WIDTH

SUR. WIDTH AND TYPE

GRADES OVER 3%

CURVES OVER 2°

BALL BANK or ADVISORY SPEED

RES. SIGHT DISTANCE

DEVELOPMENT

55 MPH

55 MPH\*\*

3.033

80' - 28'

(2) PAVED 11' LANES - 3' PAVED SHOULDER

50 MPH

40 MPH

RURAL RESIDENTIAL

RURAL

RESIDENTIAL

DIST. NO. DALLAS COUNTY ELLIS

HIGHWAY FM 813 CITY

DATE OF SURVEY 2024 SCALE 1" = 0.1 MILE

SECTION FIVE LENGTH 3.033 MILES

BEGINS STA. OR M.P. CONT & SECT PROJECT

M.P. 4.525 1139-01 ELLIS FM UPDATE

WAXAHACHE CITY LIMIT

ENDS STA. OR M.P. CONT & SECT PROJECT

M.P. 7.558 1139-01 ELLIS FM UPDATE

WAXAHACHE CITY LIMIT

MINUTE NO. DATE

REPLACES 11065 106847 DATE 08/23/07 06/18/96

REPLACED BY DATE

CANCELED BY DATE

**SPEED ZONE NOTES**

\*\*PROPOSED SPEED LIMIT REDUCED BY 5 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTOR(S):

CRASH HISTORY

HORIZONTAL CURVES

TEXAS Department of Transportation

MALDONADO - BURKETT

Engineer / Coordinator

TPMS 03 0 10200

www.maldonado-burkett.com

**SPEED ZONE MAP**

FM 813

SHEET 05 OF 21

CS: 1139-01, 1139-02

FROM: FM 878

TO: FM 660

ELLIS COUNTY

(22)

FM 813

XX 85 PERCENTILE SPEED  
XX TOP SPEED MEASURED  
XXX NUMBER OF CARS CHECKED

XX TRIAL  
RUN

REFERENCE  
MARKER

● FATAL ACCIDENT  
● PERSONAL INJURY ACCIDENT  
W/ NUMBER INJURED IN ACCIDENT  
○ PROPERTY DAMAGE ACCIDENT  
— INDICATES SECTION ZONED  
BY COMMISSION MINUTE

BRIDGE  
TRAFFIC  
SIGNAL  
ALL WAY  
STOP

1:00:33 PM  
02/08/2025

Personal

RES. SIGHT DISTANCE  
BALL BANK or ADVISORY SPEED  
CURVES OVER 2°  
GRADES OVER 3% SEE  
SUR. WIDTH AND TYPE BELOW  
R.O.W. AND ROBD. WIDTH  
ACCIDENTS  
DEVELOPMENT  
EXISTING ZONE LENGTHS MILE  
EXISTING ZONE SPEEDS MPH

M.P. 5.900

RESIDENTIAL RURAL

3.033

55 MPH



C.L. BEARINGS C.S.

EAST TOWARD  
FM 660

1139-01  
1139-02

MATCHLINE E

GIBSON RD

58  
>70  
400

FM 387  
3419-01

MATCHLINE F

54  
>70  
381

SWENSON RANCH RD

EXISTING SPEED LIMIT MPH  
PROPOSED SPEED LIMIT MPH  
PROPOSED ZONE LENGTHS MILE  
ACCIDENTS 2024  
R.O.W. AND ROBD. WIDTH  
SUR. WIDTH AND TYPE  
GRADES OVER 3%  
CURVES OVER 2°  
BALL BANK or ADVISORY SPEED  
RES. SIGHT DISTANCE  
DEVELOPMENT

55 MPH

55 MPH\*\*

3.033

80' - 28'

(2) PAVED 11' LANES - 3' PAVED SHOULDER

25 MPH

25 MPH

HORIZONTAL CURVES

RESIDENTIAL

DIST. NO. DALLAS COUNTY ELLIS

HIGHWAY FM 813 CITY

DATE OF SURVEY 2024 SCALE 1" = 0.1 MILE

MINUTE NO. DATE

REPLACES 11065 106847 DATE 08/23/07 06/18/96

REPLACED BY DATE

CANCELED BY DATE

## SPEED ZONE NOTES

\*\*PROPOSED SPEED LIMIT REDUCED BY 5  
MPH BELOW THE 85TH PERCENTILE SPEED  
DUE TO THE FOLLOWING FACTOR(S):

CRASH HISTORY  
HORIZONTAL CURVES

Texas Department of Transportation



MALDONADO - BURKETT

Engineers & Constructors  
TIPELS # 11024  
www.maldonado-burkett.com

SPEED ZONE MAP  
FM 813

SHEET 08 OF 21

CS: 1139-01, 1139-02

FROM: FM 878

TO: FM 660

ELLIS COUNTY

00\_FM 813\_0813 Map.dgn

| LIMITS OF ZONE       |                    |             |                 |
|----------------------|--------------------|-------------|-----------------|
| SECTION FIVE         | LENGTH 3.033 MILES |             |                 |
| BEGINS               | STA. OR M.P.       | CONT & SECT | PROJECT         |
|                      | M.P. 4.925         | 1139-01     | ELLIS FM UPDATE |
| WAXAHACHE CITY LIMIT |                    |             |                 |
| ENDS                 | STA. OR M.P.       | CONT & SECT | PROJECT         |
|                      | M.P. 7.558         | 1139-01     | ELLIS FM UPDATE |
| WAXAHACHE CITY LIMIT |                    |             |                 |

(22)

FM 813

1:27:53 PM  
07/07/23  
Personnel

RES. SIGHT DISTANCE  
BALL BANK or ADVISORY SPEED  
CURVES OVER 2°  
GRADES OVER 3%  
SUR. WIDTH AND TYPE  
R.O.W. AND RDBD. WIDTH  
ACCIDENTS  
DEVELOPMENT

SEE BELOW

RURAL RESIDENTIAL RURAL RESIDENTIAL

EXISTING ZONE LENGTHS MILE 3.033 0.220  
EXISTING ZONE SPEEDS MPH 55 MPH 55 MPH

WEST TOWARD FM 878  
EAST TOWARD FM 660

C.L. BEARINGS C.S.  
1139-01  
1139-02

MATCHLINE F MATCHLINE G

TRUE GRIT RANCH RD  
MURPHY CT  
EAGLE RIDGE RD  
FALCON RIDGE RD  
WAXAHACHIE CITY LIMIT  
TAYLOR RD

60  
80  
343  
58  
70  
317  
66  
>90  
324  
63  
>70  
309

EXISTING SPEED LIMIT MPH 55 MPH 55 MPH  
PROPOSED SPEED LIMIT MPH \*\*55 MPH 55 MPH\*\*  
PROPOSED ZONE LENGTHS MILE 3.033 0.220  
ACCIDENTS 2024  
R.O.W. AND RDBD. WIDTH  
SUR. WIDTH AND TYPE  
GRADES OVER 3%  
CURVES OVER 2°  
BALL BANK or ADVISORY SPEED  
RES. SIGHT DISTANCE  
DEVELOPMENT

80' - 28'  
(2) PAVED 11' LANES - 3' PAVED SHOULDER

35 MPH 30 MPH  
HORIZONTAL CURVES

RESIDENTIAL UNDEVELOPED

DIST. NO. DALLAS COUNTY ELLIS  
HIGHWAY FM 813 CITY  
DATE OF SURVEY 2024 SCALE 1" = 0.1 MILE

MINUTE NO. DATE  
REPLACES 11065 08/23/07  
106647 06/18/96  
REPLACED BY DATE  
CANCELED BY DATE

SECTION 5 & 6  
SPEED ZONE NOTES  
\*\*PROPOSED SPEED LIMIT REDUCED BY 5 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTOR(S):  
CRASH HISTORY  
HORIZONTAL CURVES

TEXAS Department of Transportation  
MALDONADO - BURKETT  
Engineer / Draftsman  
TIP# 62.8 - 18200  
www.maldonado-burkett.com

SPEED ZONE MAP  
FM 813  
SHEET 07 OF 21

CS: 1139-01, 1139-02  
FROM: FM 878  
TO: FM 660  
ELLIS COUNTY

LIMITS OF ZONE

| SECTION FIVE          |             |         |                    | SECTION SIX           |             |         |                    |
|-----------------------|-------------|---------|--------------------|-----------------------|-------------|---------|--------------------|
| STA. OR M.P.          | CONT & SECT | PROJECT | LENGTH 3.033 MILES | STA. OR M.P.          | CONT & SECT | PROJECT | LENGTH 0.220 MILES |
| BEGINS                | M.P. 4.525  | 1139-01 | ELLIS FM UPDATE    | BEGINS                | M.P. 7.558  | 1139-01 | ELLIS FM UPDATE    |
| WAXAHACHIE CITY LIMIT |             |         |                    | WAXAHACHIE CITY LIMIT |             |         |                    |
| ENDS                  | M.P. 7.558  | 1139-01 | ELLIS FM UPDATE    | ENDS                  | M.P. 7.778  | 1139-01 | ELLIS FM UPDATE    |
| WAXAHACHIE CITY LIMIT |             |         |                    | WAXAHACHIE CITY LIMIT |             |         |                    |

(22)

FM 813

XX 85 PERCENTILE SPEED  
XX TOP SPEED MEASURED  
XXX NUMBER OF CARS CHECKED

XX TRIAL RUN

XXX REFERENCE MARKER

● FATAL ACCIDENT  
● PERSONAL INJURY ACCIDENT  
○ W/ NUMBER INJURED IN ACCIDENT  
○ PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

BRIDGE  
TRAFFIC SIGNAL  
ALL WAY STOP

1:42.53 PM

07/02/2023

Prepared

RL FM 813\_Shp Map.dgn

|                             |       |        |        |
|-----------------------------|-------|--------|--------|
| RES. SIGHT DISTANCE         |       |        |        |
| BALL BANK or ADVISORY SPEED |       |        |        |
| CURVES OVER 2°              |       |        |        |
| GRADES OVER 3%              | SEE   |        |        |
| SUR. WIDTH AND TYPE         | BELOW |        |        |
| R.O.W. AND ROBD. WIDTH      |       |        |        |
| ACCIDENTS                   |       |        |        |
| DEVELOPMENT                 |       |        |        |
| EXISTING ZONE LENGTHS       | MILE  | 0.220  | 0.958  |
| EXISTING ZONE SPEEDS        | MPH   | 55 MPH | 55 MPH |

|                       |  |               |  |         |  |
|-----------------------|--|---------------|--|---------|--|
| WEST TOWARD<br>FM 878 |  | C.L. BEARINGS |  | C.S.    |  |
| EAST TOWARD<br>FM 660 |  | 1139-01       |  | 1139-02 |  |

|                             |      |                                        |                               |
|-----------------------------|------|----------------------------------------|-------------------------------|
| EXISTING SPEED LIMIT        | MPH  | 55 MPH                                 | 55 MPH                        |
| PROPOSED SPEED LIMIT        | MPH  | **55MPH                                | **55 MPH 45 MPH***            |
| PROPOSED ZONE LENGTHS       | MILE | 0.220                                  | 0.111 1.059                   |
| ACCIDENTS                   | 2024 |                                        |                               |
| R.O.W. AND ROBD. WIDTH      |      | 80' - 28'                              |                               |
| SUR. WIDTH AND TYPE         |      | (2) PAVED 1" LANES - 3" PAVED SHOULDER |                               |
| GRADES OVER 3%              |      |                                        |                               |
| CURVES OVER 2°              |      |                                        |                               |
| BALL BANK or ADVISORY SPEED |      | 30 MPH                                 | 45 MPH 50 MPH 45 MPH          |
| RES. SIGHT DISTANCE         |      | HORIZONTAL CURVES                      |                               |
| DEVELOPMENT                 |      | UNDEVELOPED                            | RURAL RESIDENTIAL UNDEVELOPED |

|                                         |  |                       |                        |
|-----------------------------------------|--|-----------------------|------------------------|
| DIST. NO. DALLAS COUNTY ELLIS           |  | MINUTE NO.            | DATE                   |
| HIGHWAY FM 813 CITY                     |  | REPLACES 11065 106847 | DATE 08/23/07 06/18/96 |
| DATE OF SURVEY 2024 SCALE 1" = 0.1 MILE |  | REPLACED BY           | DATE                   |
|                                         |  | CANCELED BY           | DATE                   |

| LIMITS OF ZONE               |             |                         |                              |
|------------------------------|-------------|-------------------------|------------------------------|
| SECTION SEVEN                | LENGTH      | 0.111 MILES             | SECTION EIGHT                |
| STA. OR M.P.                 | CONT & SECT | PROJECT                 | STA. OR M.P.                 |
| BEGINS                       | M.P. 7.778  | 1139-01 ELLIS FM UPDATE | BEGINS                       |
| WAXAHACHE CITY LIMIT         |             |                         | 777' EAST OF CLOPTON LAKE RD |
| ENDS                         | M.P. 7.890  | 1139-01 ELLIS FM UPDATE | ENDS                         |
| 777' EAST OF CLOPTON LAKE RD |             |                         | LOMO LINDA DR                |

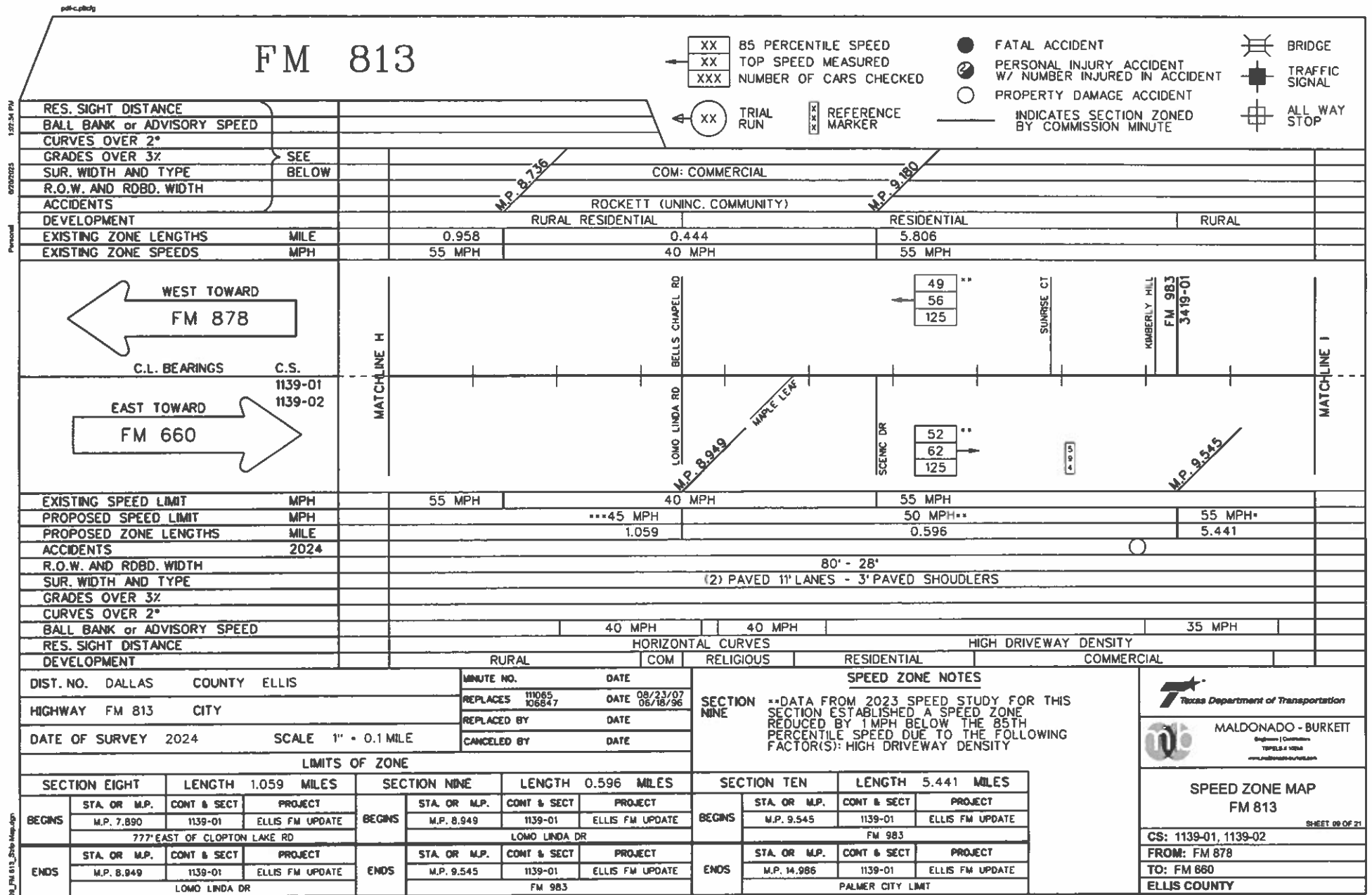
  

| SPEED ZONE NOTES |                                                                                                                                                                                   |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SECTION SEVEN    | **PROPOSED SPEED LIMIT REDUCED BY 5 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTOR(S):<br><br>CRASH HISTORY<br>HORIZONTAL CURVES                                 |
| SECTION EIGHT    | ***DATA FROM 2023 SPEED STUDY FOR THIS SECTION ESTABLISHED A SPEED ZONE REDUCED BY 2 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTOR(S):<br><br>HORIZONTAL CURVES |

|                                    |  |
|------------------------------------|--|
| Texas Department of Transportation |  |
| MALDONADO - BURKETT                |  |
| SHEET 08 OF 21                     |  |
| SPEED ZONE MAP                     |  |
| FM 813                             |  |
| CS: 1139-01, 1139-02               |  |
| FROM: FM 878                       |  |
| TO: FM 660                         |  |
| ELLIS COUNTY                       |  |

(22)





(22)

| FM 813                                                                                                                                                                                                                                           |  |                                                                                                         |  | <div style="display: flex; justify-content: space-between;"> <div> XX 85 PERCENTILE SPEED<br/> XX TOP SPEED MEASURED<br/> XXX NUMBER OF CARS CHECKED </div> <div> ● FATAL ACCIDENT<br/> ⊙ PERSONAL INJURY ACCIDENT<br/> ○ PROPERTY DAMAGE ACCIDENT<br/> — INDICATES SECTION ZONED BY COMMISSION MINUTE </div> <div> XX TRIAL RUN<br/> XXX REFERENCE MARKER </div> <div> BRIDGE<br/> TRAFFIC SIGNAL<br/> ALL WAY STOP </div> </div>                                                                               |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| RES. SIGHT DISTANCE<br>BALL BANK or ADVISORY SPEED<br>CURVES OVER 2"<br>GRADES OVER 3%<br>SUR. WIDTH AND TYPE<br>R.O.W. AND ROBD. WIDTH<br>ACCIDENTS<br>DEVELOPMENT<br>EXISTING ZONE LENGTHS<br>EXISTING ZONE SPEEDS                             |  | MILE<br>MPH                                                                                             |  | RURAL<br>RESIDENTIAL<br>RURAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| WEST TOWARD<br>FM 878<br>C.L. BEARINGS<br>C.S.                                                                                                                                                                                                   |  | 1139-01<br>1139-02                                                                                      |  | EAST TOWARD<br>FM 660                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| EXISTING SPEED LIMIT<br>PROPOSED SPEED LIMIT<br>PROPOSED ZONE LENGTHS<br>ACCIDENTS<br>R.O.W. AND ROBD. WIDTH<br>SUR. WIDTH AND TYPE<br>GRADES OVER 3%<br>CURVES OVER 2"<br>BALL BANK or ADVISORY SPEED<br>RES. SIGHT DISTANCE<br>DEVELOPMENT     |  | MPH<br>MPH<br>MILE<br>2024<br><br><br><br><br><br><br><br><br><br>                                      |  | 55 MPH<br>55 MPH*<br>5.441<br><br>80' - 28'<br>(2) PAVED 11' LANES - 3' PAVED SHOULDER<br><br><br><br><br><br><br><br><br>                                                                                                                                                                                                                                                                                                                                                                                       |  |
| DIST. NO. DALLAS COUNTY ELLIS<br>HIGHWAY FM 813 CITY<br>DATE OF SURVEY 2024 SCALE 1" = 0.1 MILE                                                                                                                                                  |  | MINUTE NO. DATE<br>REPLACES 11085 106847 DATE 08/23/07 06/18/96<br>REPLACED BY DATE<br>CANCELED BY DATE |  | SPEED ZONE NOTES<br>*PROPOSED SPEED LIMIT REDUCED BY 3 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTOR(S):<br>CRASH HISTORY<br>HORIZONTAL AND VERTICAL CURVES<br>*SPEEDS WERE SET BY TRIAL RUNS. THERE WAS INSUFFICIENT DATA FOR AN 85TH PERCENTILE TRAFFIC STUDY.<br>*TRIAL RUNS PERFORMED BY: DIEGO FLORENCIA AND ERIC GILSTRAP ON 1/15/25.                                                                                                                                                    |  |
| LIMITS OF ZONE<br>SECTION TEN LENGTH 5.441 MILES<br>BEGINS STA. OR M.P. CONT & SECT PROJECT<br>M.P. 9.545 1139-01 ELLIS FM UPDATE<br>FM 983<br>ENDS STA. OR M.P. CONT & SECT PROJECT<br>M.P. 14.986 1139-01 ELLIS FM UPDATE<br>PALMER CITY LIMIT |  | RESIDENTIAL<br>RURAL<br>RESIDENTIAL                                                                     |  | <div style="text-align: center;"> <br/> <b>MALDONADO - BURKETT</b><br/> <small>Engineer in Charge</small><br/> <small>10/15/25 11:00 AM</small><br/> <a href="http://www.maldonado-burkett.com">www.maldonado-burkett.com</a> </div> <div style="text-align: center; font-weight: bold;"> SPEED ZONE MAP<br/> FM 813 </div> <div style="text-align: right; font-size: 8pt;"> SHEET 10 OF 21 </div> <div style="font-size: 8pt;"> CS: 1139-01, 1139-02<br/> FROM: FM 878<br/> TO: FM 660<br/> ELLIS COUNTY </div> |  |

(22)

FM 813

XX 85 PERCENTILE SPEED  
XX TOP SPEED MEASURED  
XXX NUMBER OF CARS CHECKED

XX TRIAL RUN  
REFERENCE MARKER

● FATAL ACCIDENT  
● PERSONAL INJURY ACCIDENT  
○ PROPERTY DAMAGE ACCIDENT  
— INDICATES SECTION ZONED  
BY COMMISSION MINUTE

BRIDGE  
TRAFFIC SIGNAL  
ALL WAY STOP

1:25.55 PM

03/03/2023

Personal

11\_F81313\_Shp\_Haz.dgn

|                             |  |       |                   |
|-----------------------------|--|-------|-------------------|
| RES. SIGHT DISTANCE         |  |       |                   |
| BALL BANK or ADVISORY SPEED |  |       |                   |
| CURVES OVER 2°              |  |       |                   |
| GRADES OVER 3%              |  | SEE   |                   |
| SUR. WIDTH AND TYPE         |  | BELOW |                   |
| R.O.W. AND RDBD. WIDTH      |  |       |                   |
| ACCIDENTS                   |  |       |                   |
| DEVELOPMENT                 |  | RURAL | RURAL RESIDENTIAL |
| EXISTING ZONE LENGTHS       |  | MILE  | 5.806             |
| EXISTING ZONE SPEEDS        |  | MPH   | 55 MPH            |

WEST TOWARD  
FM 878

C.L. BEARINGS C.S.  
1139-01  
1139-02

EAST TOWARD  
FM 660

|                             |      |                                          |
|-----------------------------|------|------------------------------------------|
| EXISTING SPEED LIMIT        | MPH  | 55 MPH                                   |
| PROPOSED SPEED LIMIT        | MPH  | 55 MPH*                                  |
| PROPOSED ZONE LENGTHS       | MILE | 5.441                                    |
| ACCIDENTS                   | 2024 |                                          |
| R.O.W. AND RDBD. WIDTH      |      | 80' - 28'                                |
| SUR. WIDTH AND TYPE         |      | (2) PAVED 11' LANES - 3' PAVED SHOULDERS |
| GRADES OVER 3%              |      |                                          |
| CURVES OVER 2°              |      |                                          |
| BALL BANK or ADVISORY SPEED |      | 30 MPH                                   |
| RES. SIGHT DISTANCE         |      | 35 MPH                                   |
| DEVELOPMENT                 |      | HORIZONTAL CURVES                        |

|                                         |  |                        |                        |
|-----------------------------------------|--|------------------------|------------------------|
| DIST. NO. DALLAS COUNTY ELLIS           |  | MINUTE NO.             | DATE                   |
| HIGHWAY FM 813 CITY                     |  | REPLACES 111065 106847 | DATE 08/23/07 06/18/96 |
| DATE OF SURVEY 2024 SCALE 1" = 0.1 MILE |  | REPLACED BY            | DATE                   |
|                                         |  | CANCELED BY            | DATE                   |

LIMITS OF ZONE

|                   |              |                    |                 |
|-------------------|--------------|--------------------|-----------------|
| SECTION TEN       |              | LENGTH 5.441 MILES |                 |
| BEGINS            | STA. OR M.P. | CONT & SECT        | PROJECT         |
|                   | M.P. 9.545   | 1139-01            | ELLIS FM UPDATE |
| FM 983            |              |                    |                 |
| ENDS              | STA. OR M.P. | CONT & SECT        | PROJECT         |
|                   | M.P. 14.986  | 1139-01            | ELLIS FM UPDATE |
| PALMER CITY LIMIT |              |                    |                 |

SPEED ZONE NOTES

\*PROPOSED SPEED LIMIT REDUCED BY 3 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTOR(S):

CRASH HISTORY  
HORIZONTAL AND VERTICAL CURVES

\*SPEEDS WERE SET BY TRIAL RUNS. THERE WAS INSUFFICIENT DATA FOR AN 85TH PERCENTILE TRAFFIC STUDY.

\*TRIAL RUNS PERFORMED BY:  
DIEGO FLORENCIA AND ERIC GILSTRAP  
ON 1/15/25.

MALDONADO - BURKETT

SPEED ZONE MAP  
FM 813

SHEET 11 OF 21

|                      |
|----------------------|
| CS: 1139-01, 1139-02 |
| FROM: FM 878         |
| TO: FM 660           |
| ELLIS COUNTY         |

(22)

100-100-100

# FM 813

RES. SIGHT DISTANCE

BALL BANK or ADVISORY SPEED

CURVES OVER 2"

GRADES OVER 3%

SUR. WIDTH AND TYPE

R.O.W. AND RDBD. WIDTH

ACCIDENTS

DEVELOPMENT

EXISTING ZONE LENGTHS MILE

EXISTING ZONE SPEEDS MPH

85 PERCENTILE SPEED

TOP SPEED MEASURED

NUMBER OF CARS CHECKED

TRIAL RUN

REFERENCE MARKER

FATAL ACCIDENT

PERSONAL INJURY ACCIDENT W/ NUMBER INJURED IN ACCIDENT

PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

BRIDGE

TRAFFIC SIGNAL

ALL WAY STOP

WEST TOWARD FM 878

C.L. BEARINGS C.S.

EAST TOWARD FM 660

M.P. 11.600

MATCHLINE K

MATCHLINE L

56

70

86

55

55

58

70

103

54

65

90

55

55

56

>70

81

EXISTING SPEED LIMIT MPH

PROPOSED SPEED LIMIT MPH

PROPOSED ZONE LENGTHS MILE

ACCIDENTS 2024

R.O.W. AND RDBD. WIDTH

SUR. WIDTH AND TYPE

GRADES OVER 3%

CURVES OVER 2"

BALL BANK or ADVISORY SPEED

RES. SIGHT DISTANCE

DEVELOPMENT

55 MPH

55 MPH\*

5.441

80' - 28'

(2) PAVED 11' LANES - 3' PAVED SHOULDER

35/45 MPH

35 MPH

HORIZONTAL AND VERTICAL CURVES

RURAL RESIDENTIAL

DIST. NO. DALLAS COUNTY ELLIS

HIGHWAY FM 813 CITY

DATE OF SURVEY 2024 SCALE 1" = 0.1 MILE

LIMITS OF ZONE

SECTION TEN LENGTH 5.441 MILES

BEGINS STA. OR M.P. CONT & SECT PROJECT

ENDS STA. OR M.P. CONT & SECT PROJECT

MINUTE NO. DATE

REPLACES 11065 106847 DATE 08/23/07 06/18/96

REPLACED BY DATE

CANCELED BY DATE

SPEED ZONE NOTES

\*PROPOSED SPEED LIMIT REDUCED BY 3 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTOR(S):

CRASH HISTORY HORIZONTAL AND VERTICAL CURVES

\*SPEEDS WERE SET BY TRIAL RUNS. THERE WAS INSUFFICIENT DATA FOR AN 85TH PERCENTILE TRAFFIC STUDY.

\*TRIAL RUNS PERFORMED BY: DIEGO FLORENCIA AND ERIC GILSTRAP ON 1/15/25.

12\_F4113\_ShpMap.dgn

TEXAS Department of Transportation

MALDONADO - BURKETT

Engineers | Constructors

TRFEL 8 10256

www.maldonado-burkett.com

SPEED ZONE MAP FM 813

SHEET 12 OF 21

CS: 1139-01, 1139-02

FROM: FM 878

TO: FM 660

ELLIS COUNTY

19 PM 015 Site Manager

**ELLIS COUNTY**

PALMER CITY LIMIT

FM 813

 85 PERCENTILE SPEED  
 TOP SPEED MEASURED  
 NUMBER OF CARS CHECKED  
  
 TRIAL RUN  
  
 REFERENCE MARKER

☐ FATAL ACCIDENT  
☒ PERSONAL INJURY ACCIDENT  
☐ W/ NUMBER INJURED IN ACCIDENT  
☐ PROPERTY DAMAGE ACCIDENT

---

INDICATES SECTION ZONED  
BY COMMISSION MINUTE

|                                                                                     |                   |
|-------------------------------------------------------------------------------------|-------------------|
|  | BRIDGE            |
|  | TRAFFIC<br>SIGNAL |
|  | ALL WAY<br>STOP   |

|                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RES. SIGHT DISTANCE<br>BALL BANK or ADVISORY SPEED<br>CURVES OVER 2°<br>GRADES OVER 3%<br>SUR. WIDTH AND TYPE<br>R.O.W. AND ROBD. WIDTH<br>ACCIDENTS<br>DEVELOPMENT<br>EXISTING ZONE LENGTHS MILE<br>EXISTING ZONE SPEEDS MPH                                                                                                                                                   | <div style="text-align: right; font-size: small;">             PREPARED BY: [Signature]<br/>             DATE: 06/20/2023<br/>             PROJECT NO.: 13-0600           </div> <div style="text-align: center; margin-top: 20px;"> </div> |
| C.L. BEARINGS<br>WEST TOWARD FM 878<br>EAST TOWARD FM 660                                                                                                                                                                                                                                                                                                                       | MATCHLINE N<br>MATCHLINE E<br>MATCHLINE W<br>MATCHLINE S                                                                                                                                                                                    |
| EXISTING SPEED LIMIT MPH<br>PROPOSED SPEED LIMIT MPH<br>PROPOSED ZONE LENGTHS MILE<br>ACCIDENTS 2024<br>R.O.W. AND ROBD. WIDTH<br>SUR. WIDTH AND TYPE<br>GRADES OVER 3%<br>CURVES OVER 2°<br>BALL BANK or ADVISORY SPEED<br>RES. SIGHT DISTANCE<br>DEVELOPMENT                                                                                                                  | 55 MPH<br>55 MPH+<br>5.441<br>80' - 28'<br>(2) PAVED 11' LANES - 3' PAVED SHOULDER<br>35 MPH<br>HORIZONTAL CURVES<br>VERTICAL CURVES<br>RURAL RESIDENTIAL<br>UNDEVELOPED                                                                    |
| DIST. NO. DALLAS COUNTY ELLIS<br>HIGHWAY FM 813 CITY<br>DATE OF SURVEY 2024 SCALE 1" = 0.1 MILE                                                                                                                                                                                                                                                                                 | MINUTE NO. DATE<br>REPLACES 11065 106847 DATE 08/23/07 06/18/96<br>REPLACED BY DATE<br>CANCELED BY DATE                                                                                                                                     |
| LIMITS OF ZONE                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                             |
| SECTION TEN                                                                                                                                                                                                                                                                                                                                                                     | LENGTH 5.441 MILES                                                                                                                                                                                                                          |
| BEGINS                                                                                                                                                                                                                                                                                                                                                                          | STA. OR M.P. CONT & SECT PROJECT<br>M.P. 9.545 1139-01 ELLIS FM UPDATE<br>FM 983                                                                                                                                                            |
| ENDS                                                                                                                                                                                                                                                                                                                                                                            | STA. OR M.P. CONT & SECT PROJECT<br>M.P. 14.986 1139-01 ELLIS FM UPDATE<br>PALMER CITY LIMIT                                                                                                                                                |
| <b>SPEED ZONE NOTES</b><br>*PROPOSED SPEED LIMIT REDUCED BY 3 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTOR(S):<br><br>CRASH HISTORY<br>HORIZONTAL AND VERTICAL CURVES<br><br>*SPEEDS WERE SET BY TRIAL RUNS. THERE WAS INSUFFICIENT DATA FOR AN 85th PERCENTILE TRAFFIC STUDY.<br>*TRIAL RUNS PERFORMED BY:<br>DIEGO FLORENCIA AND ERIC GILSTRAP ON 1/15/25. |                                                                                                                                                                                                                                             |
| <br><b>MALDONADO - BURKETT</b><br>Engineer / Draftsman<br>TABLE 6 of 1000<br><a href="http://www.maldonado-burkett.com">www.maldonado-burkett.com</a>                                                                                                                                                                                                                           |                                                                                                                                                                                                                                             |
| <b>SPEED ZONE MAP</b><br><b>FM 813</b><br>SHEET 14 OF 21<br><b>CS: 1139-01, 1139-02</b><br><b>FROM: FM 878</b><br><b>TO: FM 660</b><br><b>ELLIS COUNTY</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                             |

\_PM 813\_2013 Map.dgn

FM 813

FM 813

XX 85 PERCENTILE SPEED  
XX TOP SPEED MEASURED  
XXX NUMBER OF CARS CHECKED

XX TRIAL RUN

XX REFERENCE MARKER

● FATAL ACCIDENT  
● PERSONAL INJURY ACCIDENT  
○ W/ NUMBER INJURED IN ACCIDENT  
○ PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

BRIDGE  
TRAFFIC SIGNAL  
ALL WAY STOP

RES. SIGHT DISTANCE  
BALL BANK or ADVISORY SPEED  
CURVES OVER 2"  
GRADES OVER 3%  
SUR. WIDTH AND TYPE  
R.O.W. AND RDBD. WIDTH  
ACCIDENTS  
DEVELOPMENT  
EXISTING ZONE LENGTHS  
EXISTING ZONE SPEEDS

SEE BELOW

MILE  
MPH

WEST TOWARD  
FM 878  
C.L. BEARINGS  
C.S.  
EAST TOWARD  
FM 660

1139-01  
1139-02

EXISTING SPEED LIMIT  
PROPOSED SPEED LIMIT  
PROPOSED ZONE LENGTHS  
ACCIDENTS  
R.O.W. AND RDBD. WIDTH  
SUR. WIDTH AND TYPE  
GRADES OVER 3%  
CURVES OVER 2"  
BALL BANK or ADVISORY SPEED  
RES. SIGHT DISTANCE  
DEVELOPMENT

MPH  
MPH  
MILE  
2024

DIST. NO. DALLAS COUNTY ELLIS  
HIGHWAY FM 813 CITY PALMER  
DATE OF SURVEY 2024 SCALE 1" = 0.1 MILE

LIMITS OF ZONE

| SECTION ELEVEN | LENGTH 0.412 MILES          | SCHOOL ZONE 4                          | LENGTH 0.244 MILES              | SCHOOL ZONE 5 | LENGTH 0.189 MILES                     |
|----------------|-----------------------------|----------------------------------------|---------------------------------|---------------|----------------------------------------|
| BEGINS         | STA. OR M.P.<br>M.P. 14.986 | CONT & SECT<br>1139-01 ELLIS FM UPDATE | PROJECT<br>PALMER CITY LIMIT    | BEGINS        | STA. OR M.P.<br>M.P. 15.131            |
|                |                             |                                        |                                 |               | CONT & SECT<br>1139-01 ELLIS FM UPDATE |
|                |                             |                                        |                                 |               | PROJECT<br>0.36 MILE WEST OF FM 878    |
| ENDS           | STA. OR M.P.<br>M.P. 15.400 | CONT & SECT<br>1139-01 ELLIS FM UPDATE | PROJECT<br>480' NORTH OF FM 878 | ENDS          | STA. OR M.P.<br>M.P. 15.375            |
|                |                             |                                        |                                 |               | CONT & SECT<br>1139-01 ELLIS FM UPDATE |
|                |                             |                                        |                                 |               | PROJECT<br>610' WEST OF FM 878         |

UNDEVELOPED  
RURAL  
SCHOOL  
RELIGIOUS  
RESIDENTIAL

5.806  
55 MPH

0.412  
45 MPH

0.826  
30 MPH

WEST TOWARD  
FM 878  
C.L. BEARINGS  
C.S.  
EAST TOWARD  
FM 660

1139-01  
1139-02

EXISTING SPEED LIMIT  
PROPOSED SPEED LIMIT  
PROPOSED ZONE LENGTHS  
ACCIDENTS  
R.O.W. AND RDBD. WIDTH  
SUR. WIDTH AND TYPE  
GRADES OVER 3%  
CURVES OVER 2"  
BALL BANK or ADVISORY SPEED  
RES. SIGHT DISTANCE  
DEVELOPMENT

MPH  
MPH  
MILE  
2024

DIST. NO. DALLAS COUNTY ELLIS  
HIGHWAY FM 813 CITY PALMER  
DATE OF SURVEY 2024 SCALE 1" = 0.1 MILE

LIMITS OF ZONE

| SECTION ELEVEN | LENGTH 0.412 MILES          | SCHOOL ZONE 4                          | LENGTH 0.244 MILES              | SCHOOL ZONE 5 | LENGTH 0.189 MILES                     |
|----------------|-----------------------------|----------------------------------------|---------------------------------|---------------|----------------------------------------|
| BEGINS         | STA. OR M.P.<br>M.P. 14.986 | CONT & SECT<br>1139-01 ELLIS FM UPDATE | PROJECT<br>PALMER CITY LIMIT    | BEGINS        | STA. OR M.P.<br>M.P. 15.131            |
|                |                             |                                        |                                 |               | CONT & SECT<br>1139-01 ELLIS FM UPDATE |
|                |                             |                                        |                                 |               | PROJECT<br>0.36 MILE WEST OF FM 878    |
| ENDS           | STA. OR M.P.<br>M.P. 15.400 | CONT & SECT<br>1139-01 ELLIS FM UPDATE | PROJECT<br>480' NORTH OF FM 878 | ENDS          | STA. OR M.P.<br>M.P. 15.375            |
|                |                             |                                        |                                 |               | CONT & SECT<br>1139-01 ELLIS FM UPDATE |
|                |                             |                                        |                                 |               | PROJECT<br>610' WEST OF FM 878         |

UNDEVELOPED  
RURAL  
SCHOOL  
RELIGIOUS  
RESIDENTIAL

5.806  
55 MPH

0.412  
45 MPH

0.826  
30 MPH

WEST TOWARD  
FM 878  
C.L. BEARINGS  
C.S.  
EAST TOWARD  
FM 660

1139-01  
1139-02

EXISTING SPEED LIMIT  
PROPOSED SPEED LIMIT  
PROPOSED ZONE LENGTHS  
ACCIDENTS  
R.O.W. AND RDBD. WIDTH  
SUR. WIDTH AND TYPE  
GRADES OVER 3%  
CURVES OVER 2"  
BALL BANK or ADVISORY SPEED  
RES. SIGHT DISTANCE  
DEVELOPMENT

MPH  
MPH  
MILE  
2024

DIST. NO. DALLAS COUNTY ELLIS  
HIGHWAY FM 813 CITY PALMER  
DATE OF SURVEY 2024 SCALE 1" = 0.1 MILE

LIMITS OF ZONE

| SECTION ELEVEN | LENGTH 0.412 MILES          | SCHOOL ZONE 4                          | LENGTH 0.244 MILES              | SCHOOL ZONE 5 | LENGTH 0.189 MILES                     |
|----------------|-----------------------------|----------------------------------------|---------------------------------|---------------|----------------------------------------|
| BEGINS         | STA. OR M.P.<br>M.P. 14.986 | CONT & SECT<br>1139-01 ELLIS FM UPDATE | PROJECT<br>PALMER CITY LIMIT    | BEGINS        | STA. OR M.P.<br>M.P. 15.131            |
|                |                             |                                        |                                 |               | CONT & SECT<br>1139-01 ELLIS FM UPDATE |
|                |                             |                                        |                                 |               | PROJECT<br>0.36 MILE WEST OF FM 878    |
| ENDS           | STA. OR M.P.<br>M.P. 15.400 | CONT & SECT<br>1139-01 ELLIS FM UPDATE | PROJECT<br>480' NORTH OF FM 878 | ENDS          | STA. OR M.P.<br>M.P. 15.375            |
|                |                             |                                        |                                 |               | CONT & SECT<br>1139-01 ELLIS FM UPDATE |
|                |                             |                                        |                                 |               | PROJECT<br>610' WEST OF FM 878         |

UNDEVELOPED  
RURAL  
SCHOOL  
RELIGIOUS  
RESIDENTIAL

5.806  
55 MPH

0.412  
45 MPH

0.826  
30 MPH

WEST TOWARD  
FM 878  
C.L. BEARINGS  
C.S.  
EAST TOWARD  
FM 660

1139-01  
1139-02

EXISTING SPEED LIMIT  
PROPOSED SPEED LIMIT  
PROPOSED ZONE LENGTHS  
ACCIDENTS  
R.O.W. AND RDBD. WIDTH  
SUR. WIDTH AND TYPE  
GRADES OVER 3%  
CURVES OVER 2"  
BALL BANK or ADVISORY SPEED  
RES. SIGHT DISTANCE  
DEVELOPMENT

MPH  
MPH  
MILE  
2024

DIST. NO. DALLAS COUNTY ELLIS  
HIGHWAY FM 813 CITY PALMER  
DATE OF SURVEY 2024 SCALE 1" = 0.1 MILE

LIMITS OF ZONE

| SECTION ELEVEN | LENGTH 0.412 MILES          | SCHOOL ZONE 4                          | LENGTH 0.244 MILES           | SCHOOL ZONE 5 | LENGTH 0.189 MILES                     |
|----------------|-----------------------------|----------------------------------------|------------------------------|---------------|----------------------------------------|
| BEGINS         | STA. OR M.P.<br>M.P. 14.986 | CONT & SECT<br>1139-01 ELLIS FM UPDATE | PROJECT<br>PALMER CITY LIMIT | BEGINS        | STA. OR M.P.<br>M.P. 15.131            |
|                |                             |                                        |                              |               | CONT & SECT<br>1139-01 ELLIS FM UPDATE |
|                |                             |                                        |                              |               |                                        |





(22)

FM 813

XX 85 PERCENTILE SPEED  
 XX TOP SPEED MEASURED  
 XXX NUMBER OF CARS CHECKED

XX TRIAL  
 RUN

XX REFERENCE  
 MARKER

● FATAL ACCIDENT  
 ○ PERSONAL INJURY ACCIDENT  
 ○ W/ NUMBER INJURED IN ACCIDENT  
 ○ PROPERTY DAMAGE ACCIDENT  
 — INDICATES SECTION ZONED  
 BY COMMISSION MINUTE

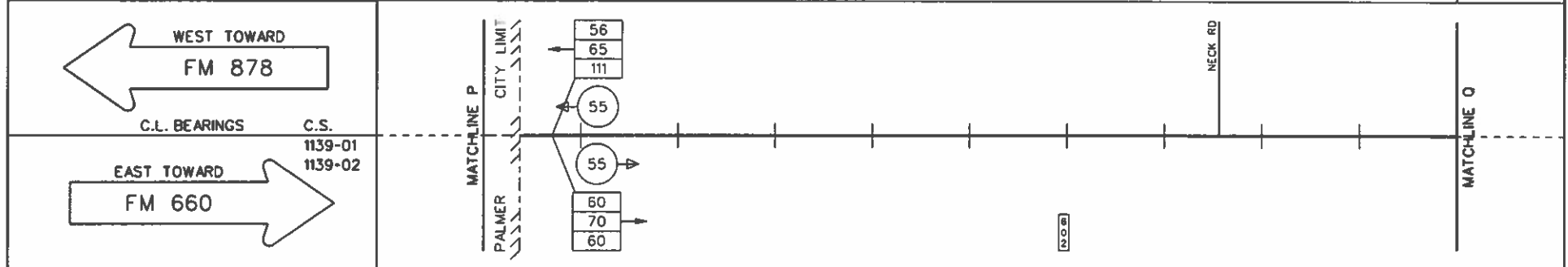
⌵ BRIDGE  
 ■ TRAFFIC  
 SIGNAL  
 ⊠ ALL WAY  
 STOP

102.31 PM

02/01/2025

Personal

|                             |       |            |        |
|-----------------------------|-------|------------|--------|
| RES. SIGHT DISTANCE         |       |            |        |
| BALL BANK or ADVISORY SPEED |       |            |        |
| CURVES OVER 2°              |       |            |        |
| GRADES OVER 3%              | SEE   |            |        |
| SUR. WIDTH AND TYPE         | BELOW |            |        |
| R.O.W. AND RDBD. WIDTH      |       |            |        |
| ACCIDENTS                   |       |            |        |
| DEVELOPMENT                 |       | INDUSTRIAL | RURAL  |
| EXISTING ZONE LENGTHS       | MILE  | 0.100      | 4.824  |
| EXISTING ZONE SPEEDS        | MPH   | 45 MPH     | 55 MPH |



|                             |      |                                          |                   |
|-----------------------------|------|------------------------------------------|-------------------|
| EXISTING SPEED LIMIT        | MPH  | 45 MPH                                   | 55 MPH            |
| PROPOSED SPEED LIMIT        | MPH  | 55 MPH*                                  |                   |
| PROPOSED ZONE LENGTHS       | MILE | 4.924                                    |                   |
| ACCIDENTS                   | 2024 |                                          |                   |
| R.O.W. AND RDBD. WIDTH      |      | 80' - 22'                                |                   |
| SUR. WIDTH AND TYPE         |      | (2) PAVED 11' LANES - UNPAVED SHOULDLERS |                   |
| GRADES OVER 3%              |      |                                          |                   |
| CURVES OVER 2°              |      |                                          |                   |
| BALL BANK or ADVISORY SPEED |      | 30 MPH                                   | 45 MPH            |
| RES. SIGHT DISTANCE         |      |                                          |                   |
| DEVELOPMENT                 |      | RURAL                                    | RELIGIOUS         |
|                             |      | RURAL                                    | RESIDENTIAL       |
|                             |      | RURAL                                    | RURAL RESIDENTIAL |

|                     |                                     |                          |                                     |
|---------------------|-------------------------------------|--------------------------|-------------------------------------|
| DIST. NO. DALLAS    | COUNTY ELLIS                        | MINUTE NO.               | DATE                                |
| HIGHWAY FM 813      | CITY PALMER                         | REPLACES 11065<br>106847 | DATE 08/23/07<br>06/18/96           |
| DATE OF SURVEY 2024 | SCALE 1" = 0.1 MILE                 | REPLACED BY              | DATE                                |
|                     |                                     | CANCELED BY              | DATE                                |
| LIMITS OF ZONE      |                                     |                          |                                     |
| SECTION FOURTEEN    | LENGTH 0.397 MILES                  | SECTION FIFTEEN          | LENGTH 4.924 MILES                  |
| BEGINS              | STA. OR M.P. CONT & SECT PROJECT    | BEGINS                   | STA. OR M.P. CONT & SECT PROJECT    |
|                     | M.P. 15.454 1139-02 ELLIS FM UPDATE |                          | M.P. 15.851 1139-02 ELLIS FM UPDATE |
|                     | 290' WEST OF E LAMAR ST             |                          | PALMER CITY LIMIT                   |
| ENDS                | STA. OR M.P. CONT & SECT PROJECT    | ENDS                     | STA. OR M.P. CONT & SECT PROJECT    |
|                     | M.P. 15.851 1139-02 ELLIS FM UPDATE |                          | M.P. 20.775 1139-02 ELLIS FM UPDATE |
|                     | PALMER CITY LIMIT                   |                          | FM 660                              |

## SPEED ZONE NOTES

SECTION TWELVE \*PROPOSED SPEED LIMIT AND LENGTH DETERMINED DUE TO THE FOLLOWING FACTOR(S): BUFFER SPEED ZONE

(SEE PREVIOUS SHEET)

\*SPEEDS WERE SET BY TRIAL RUNS. THERE WAS INSUFFICIENT DATA FOR AN 85th PERCENTILE TRAFFIC STUDY. \*TRIAL RUNS PERFORMED BY: DIEGO FLORENCIA AND ERIC GILSTRAP ON 1/15/25.

Texas Department of Transportation

MALDONADO - BURKETT  
 Engineer | Consultant  
 TSP#022410026  
 www.maldonado-burkett.com

SPEED ZONE MAP  
 FM 813

SHEET 17 OF 21

CS: 1139-01, 1139-02

FROM: FM 878

TO: FM 660

ELLIS COUNTY

17\_FH\_813\_Spds\_Map.dgn

(22)

102-58 FM  
0000025  
Personnel

# FM 813

RES. SIGHT DISTANCE

BALL BANK or ADVISORY SPEED

CURVES OVER 2"

GRADES OVER 3% SEE

SUR. WIDTH AND TYPE BELOW

R.O.W. AND ROBD. WIDTH

ACCIDENTS

DEVELOPMENT

EXISTING ZONE LENGTHS MILE

EXISTING ZONE SPEEDS MPH

XX 85 PERCENTILE SPEED

XX TOP SPEED MEASURED

XXX NUMBER OF CARS CHECKED

XX TRIAL RUN

REFERENCE MARKER

● FATAL ACCIDENT

○ PERSONAL INJURY ACCIDENT W/ NUMBER INJURED IN ACCIDENT

○ PROPERTY DAMAGE ACCIDENT

— INDICATES SECTION ZONED BY COMMISSION MINUTE

BRIDGE

TRAFFIC SIGNAL

ALL WAY STOP

WEST TOWARD FM 878

C.L. BEARINGS C.S.

EAST TOWARD FM 660

M.P. 16.814

MATCHLINE Q

MATCHLINE R

OATES RD

60

>70

62

55

55

59

70

59

RURAL RESIDENTIAL

RURAL

4.824

55 MPH

|                             |      |                                                                                     |
|-----------------------------|------|-------------------------------------------------------------------------------------|
| EXISTING SPEED LIMIT        | MPH  | 55 MPH                                                                              |
| PROPOSED SPEED LIMIT        | MPH  | 55 MPH*                                                                             |
| PROPOSED ZONE LENGTHS       | MILE | 4.924                                                                               |
| ACCIDENTS                   | 2024 |                                                                                     |
| R.O.W. AND ROBD. WIDTH      |      | 80' - 22' 80' - 46' 80' - 22'                                                       |
| SUR. WIDTH AND TYPE         |      | (2) PAVED 11' LANES - UNPAVED SHOULDLERS (2) PAVED 12' LANES - 11' PAVED SHOULDLERS |
| GRADES OVER 3%              |      | (2) PAVED 11' LANES - UNPAVED SHOULDLERS                                            |
| CURVES OVER 2"              |      |                                                                                     |
| BALL BANK or ADVISORY SPEED |      | 45 MPH 40 MPH 30 MPH                                                                |
| RES. SIGHT DISTANCE         |      | HORIZONTAL AND VERTICAL CURVES                                                      |
| DEVELOPMENT                 |      | RURAL RESIDENTIAL RURAL                                                             |

DIST. NO. DALLAS COUNTY ELLIS

HIGHWAY FM 813 CITY

DATE OF SURVEY 2024 SCALE 1" = 0.1 MILE

SECTION FIFTEEN LENGTH 4.924 MILES

| BEGINS            | STA. OR M.P. | CONT & SECT | PROJECT         |
|-------------------|--------------|-------------|-----------------|
|                   | M.P. 15.851  | 1139-02     | ELLIS FM UPDATE |
| PALMER CITY LIMIT |              |             |                 |
| ENDS              | STA. OR M.P. | CONT & SECT | PROJECT         |
|                   | M.P. 20.775  | 1139-02     | ELLIS FM UPDATE |
| FM 660            |              |             |                 |

MINUTE NO. DATE

REPLACES 11065 106847 DATE 08/23/07 06/18/96

REPLACED BY DATE

CANCELED BY DATE

### SPEED ZONE NOTES

\*PROPOSED SPEED LIMIT EXTENDED AND REDUCED BY 4 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTOR(S):

HORIZONTAL AND VERTICAL CURVES

\*SPEEDS WERE SET BY TRIAL RUNS. THERE WAS INSUFFICIENT DATA FOR AN 85TH PERCENTILE TRAFFIC STUDY.

\*TRIAL RUNS PERFORMED BY: DIEGO FLORENCIA AND ERIC GILSTRAP ON 1/15/25.

10\_F813\_139 Map.dgn

Texas Department of Transportation

MALDONADO - BURKETT

Engineer / Contractor

7500 E. 11th St.

www.txdot.gov/burkett

### SPEED ZONE MAP

#### FM 813

SHEET 18 OF 21

CS: 1139-01, 1139-02

FROM: FM 878

TO: FM 660

ELLIS COUNTY

(22)

| FM 813                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              | <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">XX</div> 85 PERCENTILE SPEED<br/> <div style="border: 1px solid black; padding: 2px;">XX</div> TOP SPEED MEASURED<br/> <div style="border: 1px solid black; padding: 2px;">XXX</div> NUMBER OF CARS CHECKED </div>                                                                                |                 | <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; padding: 2px;">XX</div> TRIAL RUN<br/> <div style="border: 1px solid black; padding: 2px;">X</div> REFERENCE MARKER </div> |  | <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="display: flex; align-items: center;"> <div style="width: 10px; height: 10px; background-color: black; border-radius: 50%;"></div> FATAL ACCIDENT<br/> <div style="width: 10px; height: 10px; border: 1px solid black; border-radius: 50%;"></div> PERSONAL INJURY ACCIDENT<br/> <div style="width: 10px; height: 10px; border: 1px solid black; border-radius: 50%;"></div> PROPERTY DAMAGE ACCIDENT </div> <div style="text-align: center;">INDICATES SECTION ZONED<br/>BY COMMISSION MINUTE</div> </div> |  | <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border-top: 2px solid black; width: 20px;"></div> BRIDGE<br/> <div style="border: 2px solid black; width: 20px; height: 20px;"></div> TRAFFIC SIGNAL<br/> <div style="border: 2px solid black; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center;">+</div> ALL WAY STOP </div>                    |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| RES. SIGHT DISTANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| BALL BANK or ADVISORY SPEED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| CURVES OVER 2°                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| GRADES OVER 3%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |              | SEE                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| SUR. WIDTH AND TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              | BELOW                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| R.O.W. AND RDBD. WIDTH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| ACCIDENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| DEVELOPMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| EXISTING ZONE LENGTHS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              | MILE                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 | RURAL                                                                                                                                                                                                                                                                |  | RR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | RURAL                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| EXISTING ZONE SPEEDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              | MPH                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 | 4.824                                                                                                                                                                                                                                                                |  | 55 MPH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <div style="font-size: 24pt; font-weight: bold;">←</div> <div style="font-weight: bold;">WEST TOWARD</div> <div style="font-size: 24pt; font-weight: bold;">FM 878</div> </div> <div style="text-align: center;"> <div style="font-weight: bold;">C.L. BEARINGS</div> <div style="font-weight: bold;">C.S.</div> <div style="display: flex; justify-content: space-around;"> <div>1139-01</div> <div>1139-02</div> </div> </div> <div style="text-align: center;"> <div style="font-weight: bold;">EAST TOWARD</div> <div style="font-size: 24pt; font-weight: bold;">FM 660</div> <div style="font-size: 24pt; font-weight: bold;">→</div> </div> </div> |              | <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">MATCHLINE R</div> <div style="flex-grow: 1; border-bottom: 1px solid black; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">DALTON RD</div> </div> <div style="writing-mode: vertical-rl;">MATCHLINE S</div> </div> |                 |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| EXISTING SPEED LIMIT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              | MPH                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 | 55 MPH                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| PROPOSED SPEED LIMIT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              | MPH                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 | 55 MPH*                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| PROPOSED ZONE LENGTHS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              | MILE                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 | 4.924                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| ACCIDENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              | 2024                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| R.O.W. AND RDBD. WIDTH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | 80' - 22'                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| SUR. WIDTH AND TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | (2) PAVED 11' LANES - UNPAVED SHOULDLERS                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| GRADES OVER 3%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| CURVES OVER 2°                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| BALL BANK or ADVISORY SPEED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | 45 MPH                                                                                                                                                                                                                                                               |  | 40 MPH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| RES. SIGHT DISTANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | HORIZONTAL AND VERTICAL CURVES                                                                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| DEVELOPMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | RURAL                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| DIST. NO. DALLAS COUNTY ELLIS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | MINUTE NO.                                                                                                                                                                                                                                                           |  | DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | <div style="text-align: center; font-weight: bold;">SPEED ZONE NOTES</div> <p>*PROPOSED SPEED LIMIT EXTENDED AND REDUCED BY 4 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTOR(S):</p> <p>HORIZONTAL AND VERTICAL CURVES</p> <p>*SPEEDS WERE SET BY TRIAL RUNS. THERE WAS INSUFFICIENT DATA FOR AN 85TH PERCENTILE TRAFFIC STUDY.</p> <p>*TRIAL RUNS PERFORMED BY: DIEGO FLORENCIA AND ERIC GILSTRAP ON 1/15/25.</p> |  |
| HIGHWAY FM 813 CITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | REPLACES 11065 106847                                                                                                                                                                                                                                                |  | DATE 08/23/07 06/18/96                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| DATE OF SURVEY 2024 SCALE 1" = 0.1 MILE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | REPLACED BY                                                                                                                                                                                                                                                          |  | DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | CANCELED BY                                                                                                                                                                                                                                                          |  | DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| LIMITS OF ZONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| SECTION FIFTEEN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              | LENGTH 4.924 MILES                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| BEGINS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | STA. OR M.P. | CONT & SECT                                                                                                                                                                                                                                                                                                                                                                                                                            | PROJECT         |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | M.P. 15.851  | 1139-02                                                                                                                                                                                                                                                                                                                                                                                                                                | ELLIS FM UPDATE |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| PALMER CITY LIMIT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| ENDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | STA. OR M.P. | CONT & SECT                                                                                                                                                                                                                                                                                                                                                                                                                            | PROJECT         |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | M.P. 20.775  | 1139-02                                                                                                                                                                                                                                                                                                                                                                                                                                | ELLIS FM UPDATE |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| FM 660                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |

10\_P81\_013\_010 Map.dgn

**Texas Department of Transportation**

**MALDONADO - BURKETT**

Engineer's Distribution

TITLE: S-1000

www.maldonado-burkett.com

SPEED ZONE MAP

FM 813

SHEET 19 OF 21

CS: 1139-01, 1139-02

FROM: FM 878

TO: FM 660

ELLIS COUNTY

(22)

FM 813

|     |                        |
|-----|------------------------|
| XX  | 85 PERCENTILE SPEED    |
| XX  | TOP SPEED MEASURED     |
| XXX | NUMBER OF CARS CHECKED |

|    |           |
|----|-----------|
| XX | TRIAL RUN |
|----|-----------|

|    |                  |
|----|------------------|
| XX | REFERENCE MARKER |
|----|------------------|

|   |                                                           |
|---|-----------------------------------------------------------|
| ● | FATAL ACCIDENT                                            |
| ⊙ | PERSONAL INJURY ACCIDENT<br>W/ NUMBER INJURED IN ACCIDENT |
| ○ | PROPERTY DAMAGE ACCIDENT                                  |
| — | INDICATES SECTION ZONED<br>BY COMMISSION MINUTE           |

|   |                |
|---|----------------|
| ⌵ | BRIDGE         |
| ⬛ | TRAFFIC SIGNAL |
| ⊠ | ALL WAY STOP   |

1:27:38 PM

02/02/2025

Personal

RES. SIGHT DISTANCE

BALL BANK or ADVISORY SPEED

CURVES OVER 2°

GRADES OVER 3%

SUR. WIDTH AND TYPE

R.O.W. AND ROBD. WIDTH

ACCIDENTS

DEVELOPMENT

EXISTING ZONE LENGTHS

SEE

BELOW

M.P. 18.914

RURAL RESIDENTIAL

RURAL

4.824

EXISTING ZONE SPEEDS

MILE

MPH

55 MPH

WEST TOWARD

FM 878

C.L. BEARINGS

C.S.

EAST TOWARD

FM 660

1139-01

1139-02

MATCHLINE S

MATCHLINE T

59  
70  
77

55

55

57  
65  
59FM 879  
1159-02

EXISTING SPEED LIMIT

MPH

55 MPH

PROPOSED SPEED LIMIT

MPH

55 MPH\*

PROPOSED ZONE LENGTHS

MILE

4.924

ACCIDENTS

2024

R.O.W. AND ROBD. WIDTH

80' - 22'

SUR. WIDTH AND TYPE

(2) PAVED 11' LANES - UNPAVED SHOULDLERS

GRADES OVER 3%

CURVES OVER 2°

BALL BANK or ADVISORY SPEED

30 MPH

RES. SIGHT DISTANCE

HORIZONTAL AND VERTICAL CURVES

DEVELOPMENT

RURAL

RURAL RESIDENTIAL

RURAL

DIST. NO. DALLAS COUNTY ELLIS

HIGHWAY FM 813 CITY

DATE OF SURVEY 2024

SCALE 1" = 0.1 MILE

MINUTE NO.

DATE

REPLACES 111065  
106847DATE 08/23/07  
06/18/96

REPLACED BY

DATE

CANCELED BY

DATE

LIMITS OF ZONE

SECTION FIFTEEN

LENGTH 4.924 MILES

| BEGINS | STA. OR M.P. | CONT & SECT       | PROJECT         |
|--------|--------------|-------------------|-----------------|
|        | M.P. 15.851  | 1139-02           | ELLIS FM UPDATE |
|        |              | PALMER CITY LIMIT |                 |
| ENDS   | STA. OR M.P. | CONT & SECT       | PROJECT         |
|        | M.P. 20.775  | 1139-02           | ELLIS FM UPDATE |
|        |              | FM 660            |                 |

## SPEED ZONE NOTES

\*PROPOSED SPEED LIMIT EXTENDED AND REDUCED BY 4 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTOR(S):

## HORIZONTAL AND VERTICAL CURVES

\*SPEEDS WERE SET BY TRIAL RUNS. THERE WAS INSUFFICIENT DATA FOR AN 85TH PERCENTILE TRAFFIC STUDY. \*TRIAL RUNS PERFORMED BY: DIEGO FLORENCIA AND ERIC GILSTRAP ON 1/15/25.



Texas Department of Transportation

MALDONADO - BURKETT

Engineer/Commissioner  
TAMU 111024  
www.maldonado-burkett.com

SPEED ZONE MAP  
FM 813

SHEET 20 OF 21

CS: 1139-01, 1139-02

FROM: FM 878

TO: FM 660

ELLIS COUNTY

20\_FM 813\_2016 Map.dgn

(22)

FM 813

|     |                        |
|-----|------------------------|
| XX  | 85 PERCENTILE SPEED    |
| XX  | TOP SPEED MEASURED     |
| XXX | NUMBER OF CARS CHECKED |

|    |           |
|----|-----------|
| XX | TRIAL RUN |
|----|-----------|

|    |                  |
|----|------------------|
| XX | REFERENCE MARKER |
|----|------------------|

|   |                                                           |
|---|-----------------------------------------------------------|
| ● | FATAL ACCIDENT                                            |
| ⊗ | PERSONAL INJURY ACCIDENT<br>W/ NUMBER INJURED IN ACCIDENT |
| ○ | PROPERTY DAMAGE ACCIDENT                                  |
| — | INDICATES SECTION ZONED<br>BY COMMISSION MINUTE           |

|   |                |
|---|----------------|
| ⌵ | BRIDGE         |
| ⬛ | TRAFFIC SIGNAL |
| ⊠ | ALL WAY STOP   |

102-38 PM

02/02/2025

Personal

RES. SIGHT DISTANCE

BALL BANK or ADVISORY SPEED

CURVES OVER 2°

GRADES OVER 3%

SUR. WIDTH AND TYPE

R.O.W. AND RDBD. WIDTH

ACCIDENTS

DEVELOPMENT

EXISTING ZONE LENGTHS

SEE

BELOW

MILE

MPH

RURAL

RURAL RESIDENTIAL

4.824

55 MPH

WEST TOWARD

FM 878

C.L. BEARINGS

C.S.

EAST TOWARD

FM 660

1139-01

1139-02

MATCHLINE T

SUGAR RIDGE RD

53  
65  
63

55

55

55  
65  
61FM 660  
1048-02

END: 1451-02

EXISTING SPEED LIMIT MPH

55 MPH

PROPOSED SPEED LIMIT MPH

55 MPH

PROPOSED ZONE LENGTHS MILE

4.924

ACCIDENTS 2024

R.O.W. AND RDBD. WIDTH

80' - 22'

SUR. WIDTH AND TYPE

(2) PAVED 11' LANES - UNPAVED SHOULDRS

GRADES OVER 3%

CURVES OVER 2°

BALL BANK or ADVISORY SPEED

30 MPH

35 MPH

RES. SIGHT DISTANCE

HORIZONTAL AND VERTICAL CURVES

DEVELOPMENT

RURAL

DIST. NO. DALLAS COUNTY ELLIS

MINUTE NO. DATE

HIGHWAY FM 813 CITY

REPLACES 111085 DATE 08/23/07

106847

06/18/96

DATE OF SURVEY 2024

SCALE 1" = 0.1 MILE

REPLACED BY DATE

CANCELED BY DATE

LIMITS OF ZONE

SECTION FIFTEEN LENGTH 4.924 MILES

| BEGINS | STA. OR M.P. | CONT & SECT | PROJECT         |
|--------|--------------|-------------|-----------------|
|        | M.P. 15.851  | 1139-02     | ELLIS FM UPDATE |

PALMER CITY LIMIT

| ENDS | STA. OR M.P. | CONT & SECT | PROJECT         |
|------|--------------|-------------|-----------------|
|      | M.P. 20.775  | 1139-02     | ELLIS FM UPDATE |

FM 660

## SPEED ZONE NOTES

\*PROPOSED SPEED LIMIT EXTENDED AND REDUCED BY 4 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FACTOR(S):

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\*SPEEDS WERE SET BY TRIAL RUNS. THERE WAS INSUFFICIENT DATA FOR AN 85TH PERCENTILE TRAFFIC STUDY.  
\*TRIAL RUNS PERFORMED BY:  
DIEGO FLORENCIA AND ERIC GILSTRAP  
ON 1/15/25.



Texas Department of Transportation



MALDONADO - BURKETT

Engineers | Constructors  
TSP#153 & 1024  
www.maldonado-burkett.com

SPEED ZONE MAP  
FM 813

SHEET 21 OF 21

CS: 1139-01, 1139-02

FROM: FM 878

TO: FM 660

ELLIS COUNTY

21\_FM 813\_Speed Map.dgn





## Memorandum

To: Honorable Mayor and City Council  
From: Kumar Gali, PE, Director of Utilities  
Thru: Ricky Boyd, City Manager *RB*  
Date: August 17, 2026  
Re: Consider Contract for the Full-Service Chlorine Dioxide Generation Program

---

**Motion:** "I move to award a contract to Evoqua Water Technologies LLC for Full-Service Chlorine Dioxide Generation Program and authorize the City Manager to execute any documents as necessary."

**Item Description:** Consider awarding contract to Evoqua Water Technologies LLC for a period of two years from October 1, 2026, through September 30, 2028, with eight additional one-year term renewals for the Full-Service Chlorine Dioxide Generation program.

**Item Summary:** Chlorine Dioxide is utilized as a disinfectant and for iron and manganese control at Howard Road and Robert W. Sokoll Water Treatment Plants. On May 5, 2026, City staff issued a Request for Proposals (RFP) for the Full-Service Chlorine Dioxide Generation Program and sealed bids were opened on May 28<sup>th</sup>, 2026. The City received two bids from PureLine and Evoqua Water Technologies LLC.

Staff has reviewed and scored the evaluations of the two bids based on pricing, experience, qualifications, project manager experience, and references, and recommends awarding the contract to Evoqua Water Technologies LLC.

**Fiscal Impact:** Full-Service Chlorine Dioxide Generation Program is an approved budget item in the Utilities Department's Operations and Maintenance budget. This contract will be on a unit price basis and the quantity needed for the treatment of the water each year.

(24)



## Memorandum

To: Honorable Mayor and City Council

From: James Gaertner, P.E., CFM, Director of CIP Engineering

Thru: Ricky Boyd, City Manager RB

Date: August 17, 2026

Re: Consider Budget Transfer for the Indian Hills Alley Reconstruction Project

---

**Recommended Motion:** "I move to approve a \$50,000 budget transfer from Street Capital Fund to the Indian Hills Alley Reconstruction Project, and authorize the City Manager to execute all necessary documents."

**Item Description:** Consider the budget transfer for the Indian Hills Alley Reconstruction Project.

**Item Summary:** On March 16, 2026 City Council awarded the Indian Hills Alley Reconstruction Project to CI Pavement in the amount of \$659,490. The proposed Indian Hills Alley Reconstruction Project consists of concrete pavement replacement on approximately 3,200 linear feet of Indian Hills alleys. The project was within budget when it was awarded, but it had approximately \$5,000 remaining for change orders.

During construction, it was determined that additional driveway replacement was necessary in order to make sound concrete connection where there was large cracks or deteriorated concrete driveway. The cumulative additional concrete driveway replacement was approximately \$26,000. City staff reviewed the remaining project and are requesting an additional \$24,000 for unforeseen change orders on the 2nd half of the project.

**Fiscal Impact:** City staff is requesting a \$50,000 budget transfer from the Streets Capital Fund 612 to the Indian Hills Alley Reconstruction Project (Project 456). The Street Capital Fund 612 has budget designated for the next phase of alleys on Indian Hills and College Hills.

(24)



(25)



## Memorandum

To: Honorable Mayor and City Council

From: Scott Safford, Fire Chief

Thru: Ricky Boyd, City Manager *RB*

Date: August 17, 2026

Re: Request to Approve Contract for BME International Type 3 Apparatus

---

**Recommended Motion:** "I move to approve the HGAC Contract with Siddons-Martin Emergency Group, LLC for the purchase of a BME International Type 3 apparatus at the amount of \$673,590 and authorize the City Manager to execute all documents necessary."

**Item Description:** Request City Council approval to enter into an HGAC Contract with Siddons-Martin Emergency Group, LLC for the purchase of a BME International HV507 Type 3 apparatus known as 4244.

**Item Summary:** The purpose of this purchase is to strengthen the department's operational capabilities in response to the continued growth of Waxahachie and the surrounding areas, particularly in regions with rural characteristics and heavy vegetation. A Type 3 apparatus provides increased suppression and off-road capability, making it a critical asset for both initial attack and extended operations. By approving this purchase now, the City can secure a unit that is already in production. This opportunity significantly reduces the standard build and delivery timeline (3 years), allowing the department to place the apparatus into service in the fourth quarter of 2027.

(25)

**Fiscal Impact:** Funding for this purchase of \$673,590 is sufficiently within the City's proposed FY27 General Fund budget. This cost is anticipated to be funded by reimbursements to the General Fund through deployments under the Texas Intrastate Fire Mutual Aid System (TIFMAS). Waxahachie firefighters and apparatuses are frequently mobilized for state wildfire response, generating reimbursement revenue that will help recover the City's investment over time. By purchasing this apparatus at this time, we were able to negotiate a \$26,286 savings.



(246)



## Memorandum

To: Honorable Mayor and City Council  
From: James Gaertner, Director of Capital Improvement Projects  
Thru: Ricky Boyd, City Manager *RB*  
Date: August 17, 2026  
Re: Consider Resolution for Eminent Domain to Acquire Water, Sewer, and Temporary Construction Easements Associated with Howard and Sokoll Water Treatment Plant Boundary Separation Project

---

**Motion:** "I move to approve the Resolution authorizing the use of the power of eminent domain to acquire water, sewer, and temporary construction easements as referenced in the Resolution; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for such water and sanitary sewer easements; appointing an appraiser and negotiator as necessary; authorizing the Mayor to establish just compensation for the property rights to be acquired; authorizing the Mayor, or her representative, to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the City Attorney, or his representative, to institute condemnation proceedings to acquire the property rights if purchase negotiations are not successful" [A record vote is required].

**Item Description:** Consider resolution for eminent domain to acquire water, sewer, and temporary construction easements within the project limits of the Howard/Sokoll Water Treatment Plant Boundary Separation Project.

**Item Summary:** Construction of new water lines is required to separate the 791 and 715 pressure planes. This would limit the water needed from the Howard Water Treatment plant to serve the north side of the City and to utilize the Sokoll Water Treatment plant to a greater potential.



(26)

Water, sewer, and temporary construction easements are necessary on the southeast side of Brown Street, between Audra Avenue and Mustang Creek Drive, between Miriam Lane and Myrtle Avenue, along Miriam Lane, and along Myrtle Avenue as shown on Exhibit "A" and Exhibit "B".

Staff recommend approval of the eminent domain resolution to stay within budget and time for this project. City staff will continue to negotiate with the property owners while we go through this process.

**Fiscal Impact:** The water Easement is part of the Howard and Sokoll Water Treatment Plant Boundary Separation project and is funded through the 2023 Water Bond Sale. The easement acquisition services for this project are included in the professional services contract and are funded through the 2022 and 2024 Water Bond Sales. All the costs associated with the eminent domain process will be covered by these project budgets.

(26)

**CITY OF WAXAHACHIE, TEXAS**

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, DECLARING THE NECESSITY TO ACQUIRE WATER, SEWER, AND TEMPORARY CONSTRUCTION EASEMENTS; DETERMINING THE PUBLIC USE AND NECESSITY FOR SUCH ACQUISITION; APPOINTING AN APPRAISER AND NEGOTIATOR AS NECESSARY; AUTHORIZING THE MAYOR OF THE CITY OF WAXAHACHIE, TEXAS, TO ESTABLISH JUST COMPENSATION FOR THE PROPERTY RIGHTS TO BE ACQUIRED; AUTHORIZING THE MAYOR TO TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS; AUTHORIZING THE CITY ATTORNEY TO INSTITUTE CONDEMNATION PROCEEDINGS TO ACQUIRE THE PROPERTY IF PURCHASE NEGOTIATIONS ARE NOT SUCCESSFUL; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Waxahachie, Texas (the "City Council"), has determined that there exists a public necessity to acquire a water, sewer, and temporary construction easement from properties within the project limits more particularly described in Exhibit "A" and Exhibit "B", which are attached hereto and incorporated herein; and

**WHEREAS**, the City Council desires to acquire the permanent water, sewer, and temporary construction easements, along the project corridors as more particularly shown in Exhibit "A" and Exhibit "B", which are attached hereto and incorporated herein; and

**WHEREAS**, the City Council desires that the Mayor, or her designee, take all necessary steps to acquire the foregoing described easement, including, but not limited to, the retention of appraisers, engineers, and other consultants and experts, and that the City Attorney, or his designee, negotiate the purchase of the easement, and if unsuccessful in doing so, to institute condemnation proceedings to acquire said easement.

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

**SECTION 1**

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Waxahachie, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

**SECTION 2**

The City Council hereby finds and determines that a public use and necessity exists for the

(26)

City of Waxahachie, Texas, to acquire the permanent and temporary easement, as more particularly described in Exhibit "A" and Exhibit "B", which are attached hereto and incorporated herein.

### **SECTION 3**

The Mayor, or her designee, is authorized and directed to negotiate for and to acquire the permanent and temporary easement along the project corridors as more particularly shown in Exhibit "A" and Exhibit "B", which are attached hereto and incorporated herein, and to acquire said rights in compliance with State and Federal law. The Mayor is specifically authorized and directed to do each and every act necessary to acquire said easement, including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, prepare contracts, to retain and designate a qualified appraiser of the property interests to be acquired, as well as any other experts or consultants that she deems necessary for the acquisition process and, if necessary, to institute proceedings in eminent domain.

### **SECTION 4**

The Mayor, or any individual she may so designate, is appointed as negotiator for the acquisition of the easement, and, as such, the Mayor is authorized and directed to do each and every act and deed hereinabove specified or authorized by reference, subject to the availability of funds appropriated by the City Council for such purpose. The Mayor is specifically authorized to establish just compensation for the acquisition of said easement and if the Mayor or her designee determines that an agreement as to damages or compensation cannot be reached, then the City Attorney or his designee is hereby authorized and directed to file or cause to be filed, against the owners and interested parties of the needed property interests, proceedings in eminent domain to acquire said easements.

### **SECTION 5**

This Resolution is effective immediately upon its passage.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, THIS 17TH DAY OF AUGUST, 2026.**

---

**Billie Wallace, Mayor**

**ATTEST:**

---

**Amber Villarreal, City Secretary**

**APPROVED AS TO FORM AND LEGALITY:**

---

**Terrence S. Welch, City Attorney**



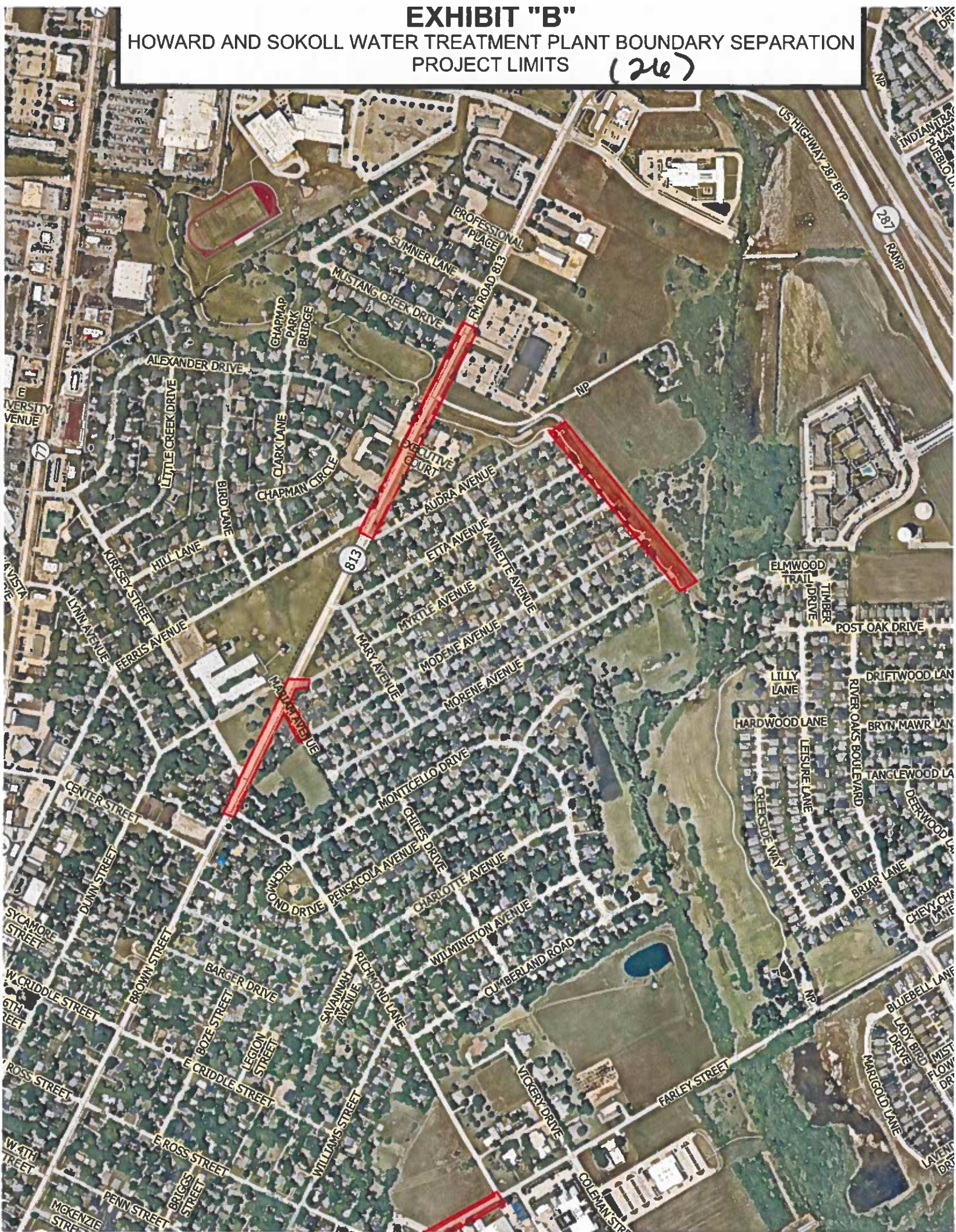
(24)





# EXHIBIT "B"

## HOWARD AND SOKOLL WATER TREATMENT PLANT BOUNDARY SEPARATION PROJECT LIMITS (246)





(27)



## Memorandum

To: Mayor and City Council

From: Dustin Deel, Director of Administrative Services

Thru: Ricky Boyd, City Manager *RB*

Date: August 17<sup>th</sup>, 2026

Re: Consider Resolution Denying SiEnergy Gas, LLC Rate Increase Request

---

**Proposed Motion:** "I move to approve a resolution denying the rate increase request filed by SiEnergy Gas, LLC, finding the proposed rates to be unreasonable, providing for reimbursement of the City's reasonable rate case expenses, and authorizing the City Manager to execute all necessary documents."

**Item Description:** Consider approval of a resolution denying the proposed rate increase requested by SiEnergy Gas, LLC and maintaining the City's existing natural gas rates pending further review by the Railroad Commission of Texas.

**Item Summary:** On May 4, 2026, SiEnergy Gas, LLC filed a Statement of Intent with the City requesting approval of a natural gas rate increase and consolidation of its service territories into a single statewide jurisdiction. The proposed filing would increase revenues by approximately \$4 million within the incorporated areas served by SiEnergy.

Following receipt of the filing, the City joined the Cities Served by SiEnergy coalition to conduct a comprehensive review of the proposed rate increase. The coalition retained legal counsel and utility rate consultants to evaluate the application. Based on their review, the consultants identified numerous unreasonable expenses and concluded that the proposed rates are excessive. Accordingly, the coalition recommends that member cities deny the requested rate increase.



(27)

Approval of the attached resolution constitutes the City's final action on SiEnergy's rate request prior to the statutory deadline of September 4, 2026. Upon adoption of the resolution, SiEnergy is expected to appeal the City's decision to the Railroad Commission of Texas, which will continue the rate case and ultimately determine the final rates applicable throughout the Company's service territory.

Staff recommends approval.

**Fiscal Impact:** As with the City's previous action to suspend the proposed rate increase, all expenses associated with this case are required to be reimbursed by SiEnergy. Legal counsel and consultants authorized through the coalition of cities will submit invoices directly for reimbursement; therefore, there is no anticipated net cost to the City.

## RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY OF WAXAHACHIE, TEXAS FINDING THAT SIENERGY GAS, LLC'S STATEMENT OF INTENT TO INCREASE RATES FILING WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.**

WHEREAS, the City of Waxahachie, Texas ("City") is a gas utility customer of SiEnergy Gas, LLC ("SiEnergy" or "Company") within the incorporated areas served by SiEnergy, and a regulatory authority with an interest in the rates and charges of SiEnergy; and

WHEREAS, the City is a member of Cities Served by SiEnergy (such participating cities are referred to herein as "Cities"), a coalition of similarly situated cities served by SiEnergy that have joined together to efficiently and cost effectively review and respond to natural gas issues affecting rates charged by the Company; and

WHEREAS, on or about May 4, 2026, SiEnergy filed with the City a Statement of Intent to increase gas rates, seeking to increase natural gas revenues by \$4 million within the Company's incorporated areas and consolidate its operations and assets with the other members of SiEnergy Holding, LLC; and

WHEREAS, Cities has coordinated its review of SiEnergy's Statement of Intent filing and designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, Cities' consultants determined that SiEnergy's proposed rates are excessive; and

WHEREAS, Cities' members and attorneys recommend that members deny the Statement of Intent; and

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

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

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

(27)

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

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

Section 5. That a copy of this Resolution shall be sent to SiEnergy representatives June M. Dively and Daniel Cross, SiEnergy Gas, LLC, 13215 Bee Cave Pkwy, Suite B-250, Bee Cave, Texas 78738 ([junedively@sienergy.com](mailto:junedively@sienergy.com) and [dancroll@sienergy.com](mailto:dancroll@sienergy.com)), and to Jamie L. Mauldin at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 ([jmauldin@lglawfirm.com](mailto:jmauldin@lglawfirm.com)).

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney



## Memorandum

To: Mayor and City Council

From: Dustin Deel, Director of Administrative Services

Thru: Ricky Boyd, City Manager *RB*

Date: August 17<sup>th</sup>, 2026

Re: Consider Approval of a Resolution Adopting the Atmos Energy Mid-Tex 2026 Rate Review Mechanism Settlement

---

**Proposed Motion:** "I move to approve the resolution adopting the negotiated 2026 Atmos Energy Mid-Tex Rate Review Mechanism settlement and authorize the City Manager to execute all necessary documents."

**Item Description:** Consider approval of resolution adopting the negotiated 2026 Atmos Energy Mid-Tex Rate Review Mechanism settlement.

**Item Summary:** The City of Waxahachie is a member of the Atmos Cities Steering Committee (ACSC), a coalition of municipalities that jointly review and negotiate Atmos Energy rate filings on behalf of participating cities. Through the ACSC Rate Review Mechanism (RRM), member cities are able to conduct a comprehensive review of Atmos Energy's requested rate adjustments as an alternative to the statutory Gas Reliability Infrastructure Program (GRIP) process.

Atmos Energy's 2026 RRM filing originally requested a \$291.1 million system-wide revenue increase. Pursuant to the provisions of the RRM tariff, the request was reduced to \$273.6 million. Following extensive review, discovery, and negotiations by the ACSC's legal counsel and utility rate consultants, a negotiated settlement was reached providing for a \$260.5 million system-wide revenue increase. The negotiated settlement represents a reduction of more than \$30

(28)

million from Atmos Energy's original request and includes reimbursement of the coalition's legal and consulting expenses.

Approval of the attached resolution will adopt the negotiated settlement, approve the associated rate tariffs and pension and retiree medical benefits benchmark, and establish an effective date of October 1, 2026, consistent with the negotiated agreement.

Staff recommends approval.

**Fiscal Impact:** All expenses associated with the City's participation in this rate case are required to be reimbursed by Atmos Energy. Legal counsel and consultants authorized through the Atmos Cities Steering Committee will submit invoices directly for reimbursement; therefore, there is no anticipated net cost to the City.



## RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.**

WHEREAS, the City of Waxahachie, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the

Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2026, Atmos Mid-Tex filed its 2026 RRM rate request with ACSC Cities based on a test year ending December 31, 2026; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2026 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$260.5 million on a system-wide basis with an Effective Date of October 1, 2026; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

**Section 1.** That the findings set forth in this Resolution are hereby in all things approved.

**Section 2.** That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$260.5 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2026 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

**Section 3.** That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

**Section 4.** That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$260.5 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

**Section 5.** That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

**Section 6.** That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2026 RRM filing.

**Section 7.** That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

**Section 8.** That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

**Section 9.** That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

**Section 10.** That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2026.

**Section 11.** That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

(28)

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF \_\_\_\_\_, TEXAS, BY A VOTE OF \_\_\_\_ TO \_\_\_\_, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney



## Memorandum

To: Honorable Mayor and City Council  
From: Dustin Deel, Director of Administrative Services  
Thru: Ricky Boyd, City Manager *RB*  
Date: August 17<sup>th</sup>, 2026  
Re: Consider Approval of a Supplemental Appropriation for Legal Services

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**Recommended Motion:** "I move to approve a supplemental appropriation from the General Fund unrestricted reserve for legal services in the amount of \$90,000."

**Item Description:** Consider approval of a supplemental appropriation from the General Fund unrestricted reserve for legal services in the total amount of \$90,000.

**Item Summary:** The adopted FY 2025–2026 budget for legal services was \$300,000. As the fiscal year has progressed, the City has experienced an increase in legal expenses associated with Municipal Utility District (MUD) matters and other ongoing legal proceedings. The proposed supplemental appropriation will provide sufficient funding to cover anticipated legal services through the remainder of the fiscal year.

**Fiscal Impact:** The \$90,000 supplemental appropriation is proposed to be funded from the General Fund unrestricted reserve. Sufficient funds are available in the General Fund unrestricted reserve to support this appropriation.