

A G E N D A

A special meeting of the Heritage Preservation Commission of the City of Waxahachie, Texas, to be held on ***September 22, 2026 at 5:30 p.m.*** in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Heritage Preservation Commission Members:	Jacqueline Montejano, Chair Ronald Finch, Vice Chair Peggy Crabtree, Secretary Alex Lohmann Mark Gundert Mark McReynolds Kelly Savell
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Planning & Zoning Commission Liaison:	Jimmy Poarch
Heritage Preservation Manager:	Sandy Rehkopf
Director of Planning:	Trenton Robertson
City Council Liaison:	Patrick Souter

1. Call to Order
2. ***Public Comments:*** Persons may address the Heritage Preservation Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission 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, please complete a Public Appearance Card located at the entrance of the meeting room. Please present the card to the City Secretary, or their designee, ten (10) minutes before the start of the business meeting.

3. Consider Sign Permit for 215 E Main
4. Consider Sign Permit for 112 E Main
5. Consider Sign Permit for 115 E Franklin
6. Comments by Commission members and City staff
7. Adjourn

The Heritage Preservation Commission 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

Notice of Potential Quorum

One or more members of the Waxahachie City Council may be present at this meeting.

No action will be taken by the City Council at this meeting.



(3)

Memorandum

To: Heritage Preservation Commission
From: Sandy Rehkopf, Historic Preservation Manager
Thru: Trenton Robertson, Director of Planning
Date: September 22, 2026
Re: Consider a Sign Permit for 215 E Main

Applicant: Chris Reeves, Quickway Signs

Owner's Name: Ellis County Democratic Party

Property Address: 215 E Main

Request: The proposed sign is for **Ellis County Democratic Party**. Applicant previously submitted a request to install 10" plastic letters directly to the front of building with an entry point for each letter and glue to secure. The Commission denied the previous application and requested resubmittal with an option that reduces the number of entry points and does not use glue on the brick.

Applicant presents with a new request to install a 12" X 240" aluminum pan with 10" acrylic letters affixed to it. The aluminum pan will need three to four entry points to secure it properly. The applicant will use any existing entry points that may be viable.

Conditions of Approval:

- The applicant shall apply for all required permits from the City in accordance with the City's applicable rules and regulations governing such permits.
- The applicant shall not change the scope of work after a Certificate of Appropriateness or a sign is approved unless a revised scope of work is resubmitted and approved by the Heritage Preservation Commission.

Attachments:

- Sign Rendering

(3)

CUSTOMER INFO

JOB DESCRIPTION

Contact: - Sandy R.
Company: - Ellis County Democratic Party
Phone #: 972-672-3035
Email: srechkopf@waxahachietx.gov

Date: September 15th, 2026

JS

PRICE

1/4 Black Plastic
Laser Cut Letters Mounted

Install Available At Additional Cost
to 1 1/2" deep 12" x 20'
pan painted to match building
color!

240 in

12 in 10 in ELLIS COUNTY DEMOCRATIC PARTY

Color Match
Wall

**12in by 240in Aluminum Pan
w/ 10in Letters Laser Cut
1/4" Acrylic**

Minimum Holes in building

Building Sign: \$850.00

Install: \$150.00

Hanging Sign: \$169.00

PLEASE PROOF READ CAREFULLY.

AFTER APPROVAL, QUICKWAY SIGNS WILL NOT BE FINANCIALLY RESPONSIBLE FOR ERRORS ON PROOF
CUSTOMERS MUST PAY A 50% MINIMUM DEPOSIT BEFORE ANY OFFICIAL PRODUCTION OF PROJECTS.



Memorandum

To: Heritage Preservation Commission
From: Sandy Rehkopf, Historic Preservation Manager
Thru: Trenton Robertson, Director of Planning
Date: September 22, 2026
Re: Consider a Sign Permit for 112 E Main

Applicant: Chris Reeves, Quickway Signs

Owner's Name: Law Office of Kenneth Moore

Property Address: 112 E Main

Request: Applicant presents with a request to move their current sign from 200 S Rogers to the new address at 112 E Main. The sign is an 8' X 2' wooden sign affixed directly to front façade. Since the building has had multiple signs through the years, the applicant is confident that he will be able to use existing entry points.

Conditions of Approval:

- The applicant shall apply for all required permits from the City in accordance with the City's applicable rules and regulations governing such permits.
- The applicant shall not change the scope of work after a Certificate of Appropriateness or a sign is approved unless a revised scope of work is resubmitted and approved by the Heritage Preservation Commission.

Attachments:

- Sign Rendering

(4)

Law Office of Kenneth R. Moore, PLLC
112 E Main Street



Sign Dimensions – 8' x 2'

Facade Dimensions – 23' x 22'8"

Overall Building Height – 22'8"

See attached document prepared when sign was affixed at 200 S Rogers Street.

CUSTOMER INFO

Contact: - Kenneth
 Company: - Law Office of Kenneth
 Phone #:
 Email:

Date: April 11th, 2024



JS

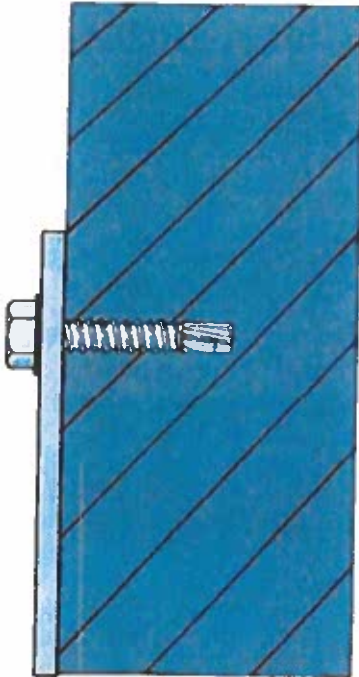
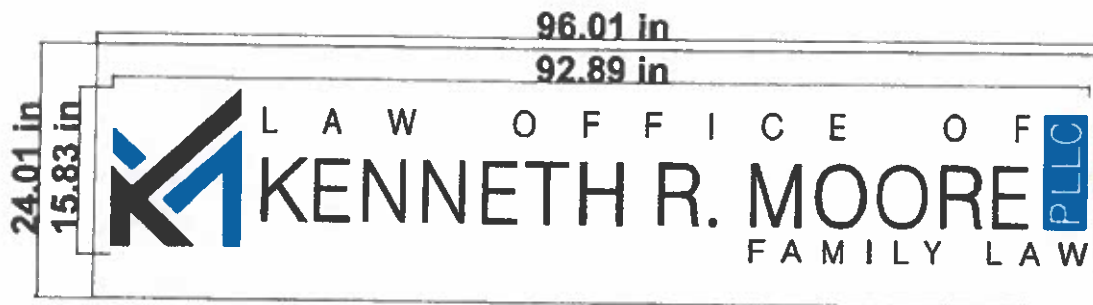
JOB DESCRIPTION

(4) 1-24" x 96"
 Sign
 1-24.5" x 20.75"
 Door Vinyl

PRICE

*****PLEASE READ THIS FIRST*****

AFTER APPROVAL, QUICKWAY SIGNS WILL NOT BE FINANCIALLY RESPONSIBLE FOR ERRORS ON PROOF.
 PLEASE CHECK THIS PROOF THOROUGHLY, CHECKING FOR CORRECT SIZE, COLOR ETC.



Size	Shirts (Average in Pounds)				
	20 Gauge	18 Gauge	16 Gauge	14 Gauge	12 Gauge
#6	480	789	877	835	
#8	513	846	1108	1131	
#10	580	865	1291	1576	1567
#12	578	914	1308	1836	2267
#14	609	965	1373	1941	2468

- ☐ I have verified the artwork.
- ☐ I have verified the colors.
- ☐ I have verified the text and spelling.
- ☐ I have verified the layout.
- ☐ I have read and agree to all disclaimers.

☐ Approved. No Changes Required
☐ Please make the noted changes



306 W. Main St.
 Waxahachie, TX 75165
 972-937-7446

info@quickwaysignstx.com

Signature

Date



Memorandum

To: Heritage Preservation Commission
From: Sandy Rehkopf, Historic Preservation Manager
Thru: Trenton Robertson, Director of Planning
Date: September 22, 2026
Re: Consider a Sign Permit for 115 E Franklin

Applicant: Discount LED, Dallas

Owner's Name: Sunrise Blossom Café, Nazir Moosa

Property Address: 115 E Franklin

Request:

Applicant presents with a request to install a 4' X 4' circular metal sign with their new logo at the corner of the building using the same anchor point as the bottom of the previous sign. The sign has a glowing function at night and will be installed at 10' above grade.

Conditions of Approval:

- The applicant shall apply for all required permits from the City in accordance with the City's applicable rules and regulations governing such permits.
- The applicant shall not change the scope of work after a Certificate of Appropriateness or a sign is approved unless a revised scope of work is resubmitted and approved by the Heritage Preservation Commission.

Attachments:

- Sign Rendering

(5)

DiscountLED

11261 HARRY HINES BLVD # A120, DALLAS, TX 75229

CONTACT: 833-347-2533

Sunrise Blossom Cafe

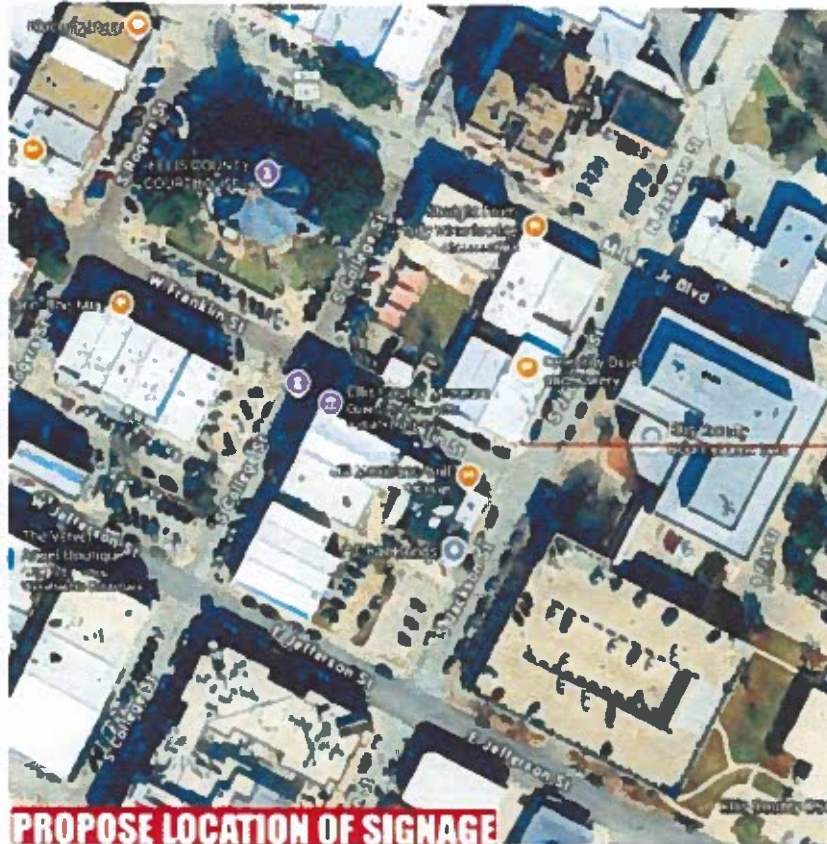
Address

115 E FRANKLIN ST, WAXAHACHIE,
TX 75165, USA



UL NUMBER E543880

UZ



PROPOSE LOCATION OF SIGNAGE

**SIGN
B**



LANDLORD APPROVAL

The undersigned consent to the installation and maintenance of this sign on my property in accordance with the agreement between Discount LED LLC and my tenant(s) and extension, renewal or modification.

Property Owner / Authorized Agent:

Date:

DESIGN, SPECIFICATION, & COLOR APPROVALS

THE DRAWING IS THE PROPERTY OF DISCOUNT LED LLC AND ALL RIGHT TO ITS REPRODUCTION ARE RESERVED BY DISCOUNT LED LLC

Customer:

Date:

(5)

DiscountLED
17261 HARRIS HILLS BLVD # A120, DALLAS, TX 75229
CONTACT: 833-347-2533

BLADE SIGN
Sunrise Blossom Cafe

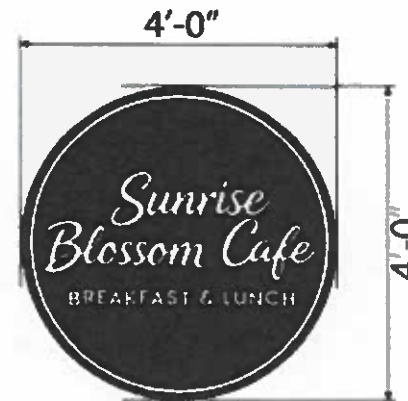
Address:
115 E FRANKLIN ST, WAXAHACHIE,
TX 75165, USA



U2



PROPOSED



EXISTING



NIGHT-V

Height above the grade: 10ft
BUILDING LENGTH: 23ft DIN
BUILDING HEIGHT: 19ft DIN
SIGN LENGTH: 4ft
SIGN HEIGHT: 4ft
SIGN SQ. FT: 16

THE LOCATION OF THE DISCONNECT SWITCH AFTER
INSTALLATION SHALL COMPLY WITH ARTICLE 6
800.1(A) OF THE NATIONAL ELECTRICAL CODE

LANDLORD APPROVAL

The undersigned consent to the installation and maintenance of this sign on my property in accordance with
the agreement between Discount LED LLC and my tenant(s) and extensions, renewals or modifications

Property Owner / Authorized Agent :

Date :

DESIGN, SPECIFICATION, & COLOR APPROVALS

THE DRAWING IS THE PROPERTY OF DISCOUNT LED LLC AND ALL RIGHT TO ITS REPRODUCTION ARE
RESERVED BY DISCOUNT LED LLC

Customer :

Date :