



**TEXAS DEPARTMENT OF AGRICULTURE  
TEXANS FEEDING TEXANS: HOME-DELIVERED MEAL  
GRANT PROGRAM**

**RESOLUTION AUTHORIZING COUNTY GRANT  
PROGRAM YEAR 2020**

A resolution of the County of Ellis (County) Texas, certifying that the county has made a grant to Meals on Wheels of Johnson & Ellis Counties Inc. (Organization), an organization that provides home-delivered meals to homebound persons in the county who are elderly and/or have a disability, and certifying that the county has approved the organization's accounting system or fiscal agent.

*WHEREAS*, the Organization desires to apply for grant funds from the Texas Department of Agriculture to supplement and extend existing services for homebound persons in the County who are elderly and/or have a disability, pursuant to the Home-Delivered Meal Grant Program (Program); and

*WHEREAS*, the Program rules require the County in which an Organization is providing home-delivered meal services to make a grant to the Organization, in order for the Organization to be eligible to receive Program grant funds; and

*WHEREAS*, the Program rules require the County to approve the Organization's accounting system or fiscal agent, in order for the Organization to be eligible to receive Program grant funds; and

*WHEREAS*, the County recognizes Christine Hockin-Boyd, Executive Director (Authorized Official) as an official of the Organization applying for a Home-Delivered Meal Grant from the Texas Department of Agriculture.

***BE IT RESOLVED BY THE COUNTY:***

SECTION 1: The County hereby certifies that it has made a grant to the Organization in the amount of \$ \_\_\_\_\_ to be used between the:

1st of October 2019 and the 30th of September 2020

Day            Month            Year                            Day            Month            Year

SECTION 2: The County hereby certifies that the Organization provides home-delivered meals to homebound persons in the County who are elderly and/or have a disability.

SECTION 3: The County hereby certifies that it has approved the Organization's accounting system or fiscal agent which meets financial management system requirements as set forth in the Uniform Grant Management Standards promulgated by the Texas Comptroller of Public Accounts.

Introduced, read, and passed by the affirmative vote of the County Commissioners Court on this 1st day of October, 2019

*Signature*

\_\_\_\_\_  
*Signature of Authorized Official of the County*

Todd Little, Ellis County Judge

*Typed Name and Title*

**NOTE: All information shown in this resolution must be included in the resolution passed by the County.**  
Updated July 2019

A3

**COUNTY JUDGES AND COMMISSIONERS  
ASSOCIATION OF TEXAS**  
 County Commissioner Continuing Education Transcript  
 Reporting Period: 1/1/2019 - 12/31/2019

Hon. Paul Perry  
 Commissioner  
 Ellis County  
 PO Box 396  
 Italy, TX 76651-0396  
 Phone: (972) 825-5340  
 Fax: (972) 483-7478

ID:  
 21555  
 Term:  
 1/1/2018 - 12/31/2019

Date	Description	Earned Hours
1/1/2019	Excess hours carried from 2018	8.00
4/12/2019	2019 County Management and Risk Conference	8.00
<b>Total Hours Earned: 16.00</b>		

**You have met your 2019 Commissioner Statutory Continuing Education requirement.**

See Statute: Section 81.0025 Continuing Education, Local Government Code

Because continuing education sponsors are not required by law to report attendance to the Association, this transcript may not be a complete list of continuing education hours earned by the commissioner for this calendar year.

F1

ELLIS COUNTY BUDGET  
2018/2019 LINE ITEM ADJUSTMENT

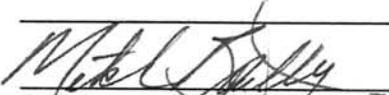
I am requesting that the Ellis County Commissioners' Court make necessary Line Item adjustments to my 2018/2019 Budget as follows:

TRANSFER FROM:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
042-0942-303020	Fund Balance	727.86

TRANSFER TO:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
042-0942-508020	Equipment	727.86

  
 Signature of Department Head

September 24, 2019  
 Date Signed

Sheriff  
 Department

ELLIS COUNTY COMMISSIONERS' COURT FINDS THAT THIS TRANSFER OF FUNDS IS FOR COUNTY PURPOSES AND IS AN APPROPRIATE REQUEST.

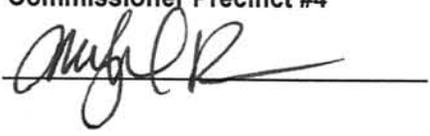
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018/2019

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County Judge  
 Commissioner Precinct #1  
 Commissioner Precinct #2  
 Commissioner Precinct #3  
 Commissioner Precinct #4

**RECEIVED**  
 SEP 24 2019  
 ELLIS COUNTY  
 AUDITOR

Approved by County Auditor's Office:



F2

RECEIVED

ELLIS COUNTY BUDGET  
2019/2020 Budget Line Item Adjustment

SEP 24 2019

ELLIS COUNTY  
AUDITOR

I Am requesting the the Ellis County Commissioners' Court make necessary line item adjustments to the Road and Bridge Precint 3 Budget as follows:

TRANSFER FROM:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
005-0703-303010	RB3 Fund Balance	\$150,000.00

TRANSFER TO:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
005-0703-508070	RB3 Gen/Misc	\$100,000.00
005-0703-508020	RB3 Purchase Equipment	\$50,000.00

  
Signature of Department Head

9/24/2019  
Date Signed

Road & Bridge #3  
Department

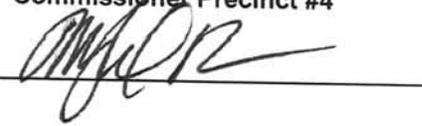
ELLIS COUNTY COMMISSIONERS' COURT FINDS THAT THIS TRANSFER OF FUNDS IS FOR COUNTY PURPOSES AND IS AN APPROPRIATE REQUEST.

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2019

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\_\_\_\_\_

- County Judge
- Commissioner Precinct #1
- Commissioner Precinct #2
- Commissioner Precinct #3
- Commissioner Precinct #4

Approved by County Auditor's Office:



F3

RECEIVED

ELLIS COUNTY BUDGET  
2019/2020 Budget Line Item Adjustment

SEP 24 2019

ELLIS COUNTY  
AUDITOR

I Am requesting the the Ellis County Commissioners' Court make necessary line item adjustments to the Road and Bridge Precint 3 Budget as follows:

TRANSFER FROM:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
011-0704-303010	FM3 Fund Balance	\$150,000.00

TRANSFER TO:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
011-0704-508070	FM3 Gen/Misc	\$100,000.00
011-0704-508020	FM3 Purchase Equipment	\$50,000.00

  
Signature of Department Head

9/24/2019  
Date Signed

Road & Bridge #3  
Department

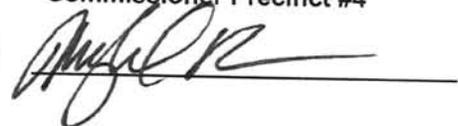
ELLIS COUNTY COMMISSIONERS' COURT FINDS THAT THIS TRANSFER OF FUNDS IS FOR COUNTY PURPOSES AND IS AN APPROPRIATE REQUEST.

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2019

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\_\_\_\_\_

- County Judge
- Commissioner Precinct #1
- Commissioner Precinct #2
- Commissioner Precinct #3
- Commissioner Precinct #4

Approved by County Auditor's Office:



F4

ELLIS COUNTY BUDGET  
2018/2019 LINE ITEM ADJUSTMENT

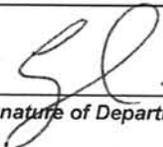
I am requesting that the Ellis County Commissioners' Court make necessary Line Item adjustments to my 2018/2019 Budget as follows:

TRANSFER FROM:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
001-0230-508100	auto tires	500.00
001-0230-508080	auto oil	150.00
001-0230-508060	bond & dues	600.00
001-0230-508190	computer	260.00
001-0230-508030	furn/fixtures	500.00
001-0230-507030	telephone	438.00
001-0230-508880	computer services	400.00

TRANSFER TO:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
001-0230-508090	auto repairs	1,700.00
001-0230-508110	insurance	200.00
001-0230-508010	supplies	548.00
001-0230-508020	equipment	400.00

  
Signature of Department Head

9/25/19  
Date Signed

  
Purchasing  
Department

ELLIS COUNTY COMMISSIONERS' COURT FINDS THAT THIS TRANSFER OF FUNDS IS FOR COUNTY PURPOSES AND IS AN APPROPRIATE REQUEST.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018/2019

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County Judge  
Commissioner Precinct #1  
Commissioner Precinct #2  
Commissioner Precinct #3  
Commissioner Precinct #4

Approved by County Auditor's Office:



F5

ELLIS COUNTY BUDGET  
2019/2020 LINE ITEM ADJUSTMENT

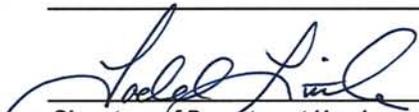
I am requesting that the Ellis County Commissioners' Court make necessary Line Item adjustments to my 2019/2020 Budget as follows:

TRANSFER FROM:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
001-0035-505020	Salaries	5,050.00
001-0035-505530	Social Security	386.00
001-0035-505540	Retirement	594.00

TRANSFER TO:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
001-0015-505020	Salaries	5,050.00
001-0015-505530	Social Security	386.00
001-0015-505540	Retirement	594.00

  
Signature of Department Head

9/27/2019  
Date Signed

Department

ELLIS COUNTY COMMISSIONERS' COURT FINDS THAT THIS TRANSFER OF FUNDS IS FOR COUNTY PURPOSES AND IS AN APPROPRIATE REQUEST.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019/2020

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

County Judge

Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

Approved by County Auditor's Office:



ELLIS COUNTY BUDGET  
2019-2020 LINE ITEM ADJUSTMENT

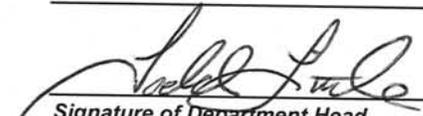
I am requesting that the Ellis County Commissioners' Court make necessary Line Item adjustments to my 2019-2020 Budget as follows:

TRANSFER FROM:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
001-0140-505580	Contengencies	3,472

TRANSFER TO:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
001-0510-505020	Salaries	2,791
001-0510-505530	Social Security	214
001-0510-505540	Retirement	300
001-0020-505020	Salaries	141
001-0020-505530	Social Security	11
001-0020-505540	<del>Salaries</del> Retirement	15

  
Signature of Department Head

9/27/2019  
Date Signed

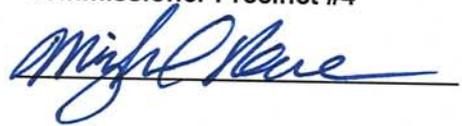
  
County Judge  
Department

ELLIS COUNTY COMMISSIONERS' COURT FINDS THAT THIS TRANSFER OF FUNDS IS FOR COUNTY PURPOSES AND IS AN APPROPRIATE REQUEST.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018/2019

- County Judge
- Commissioner Precinct #1
- Commissioner Precinct #2
- Commissioner Precinct #3
- Commissioner Precinct #4

Approved by County Auditor's Office:





**AGENDA ITEM NO. 1.1**  
Ellis County Commissioners' Court  
October 1, 2019



**SHORT TITLE:**

Amend and update the 2007 Master Thoroughfare Plan.

**LEGAL CAPTION:**

**Consider and act upon an order amending Minute Order 269.07, approving the adoption of the 2019 Ellis County Master Thoroughfare Plan Update**, an update to the 2007 Ellis County Thoroughfare Plan; providing a conflicts clause; providing a severability clause; and providing for an effective date.



**PURPOSE:**

Prior to taking action of this item, Freese & Nichols, the project consultants will provide a presentation of the process along with their findings during the public hearing portion of the meeting and will answer any questions the Court or the general public has about this plan.

Staff scheduled two (2) public hearings, on September 24 and October 1, to allow the Commissioners' Court, Ellis County citizens, and the general public-at-large one last opportunity to provide input, comment, and feedback on the proposed 2019 Thoroughfare Plan Map and document. The Court received a draft copy of the plan, and there has been an electronic version available for public viewing via the County's website since Thursday, September 19. All other documents from previous public informational meetings and throughout this process are still available on the website.

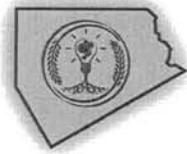


**HISTORY:**

On December 19, 2017, the Commissioners' Court selected Freese & Nichols, Inc. (FNI) to be the consultant for the Ellis County Thoroughfare Plan update. At its meeting on June 19, 2018, the Commissioners' Court approved the contract for professional services with FNI.

The Thoroughfare Plan Update officially kicked off on September 5, 2018, with an estimated completion and adoption scheduled of approximately twelve (12) months. On December 18, 2018, a request for additional funding was approved by Commissioner's Court to increase the number of public input meetings with additional CAD modeling for future planning.

Upon the completion of the project, staff and the consultants will have hosted a total of thirteen (13) meetings across the County soliciting input from the public on the project. Approximately three-quarters of all meetings included public forums/meetings, committee meetings, and weekend events as opportunities for participation beyond the regular business hours (see meetings on next page).



**2018-2019 Master Thoroughfare Plan Resident & Stakeholder Development Timeline:**

- ✓ **Stakeholder Input** – Two (2) days of meetings - *October 2 & 4, 2018*
- ✓ **Input at a county-wide event (Midlothian Fall Festival)** - *October 20, 2018*
- ✓ **Town Hall Meetings** – Two (2) meetings - *December 3 & 5, 2018*
- ✓ **Resident Steering Committee Meetings** – Three (3) meetings  
October 4 & December 6, 2018, and April 24, 2019
- ✓ **Town Hall Meetings** – Three (3) additional town hall meetings for increased citizen participation - *May 7, 2019 (Midlothian), May 8, 2019 (Waxahachie), May 15, 2019 (Ennis)*
- ✓ **Public Hearings @ Commissioners’ Court** – Two (2) meetings –  
September 24, 2019, October 1, 2019

One objective for this Thoroughfare Plan update was to make this the most open and transparent process the County has ever seen. Staff collected approximately 85 email addresses from interested citizens to have a ready-made email distribution list to provide updates throughout the process. Also, staff used the County’s website and social media accounts as other avenues to disseminate information and placed paid advertisements in the newspaper, and even asked the local papers to cover events.

In addition, staff has gone out of its way to make ourselves available to anyone to help answer questions about the process plan during regular and nonbusiness hours via in-person meetings, phone, and email. Overall, staff estimated there have easily been over 1,000 inquiries over the past twelve (12) months of this process via email, phone, in-person, and at the public informational meetings.



**OTHER RELEVANT INFORMATION:**

Advertisement of this first public hearing was advertised in the Waxahachie Daily Light on Friday, September 13, 2019. The second public hearing was advertised on Sunday, September 22, 2019 edition of the Waxahachie Daily Light.

Staff would like to thank the Ellis County Commissioners’ Court for their invaluable input and generous support during this process. The Master Thoroughfare Plan is vital to preserving Ellis County’s current infrastructure while identifying key areas of opportunity for growth and project management that the community helped identify.

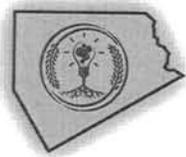


**ATTACHMENTS:**

- 1) Draft Order with Thoroughfare Plan with map

**RECOMMENDATION:**

Staff recommends **approval** and adoption of the 2019 Ellis County Master Thoroughfare Plan Update, as presented.



**DEPARTMENT OF DEVELOPMENT**  
**Ellis County**

: [dod@co.ellis.tx.us](mailto:dod@co.ellis.tx.us)  
: 972-825-5200  
: [co.ellis.tx.us/dod](http://co.ellis.tx.us/dod)



**PREPARED AND SUBMITTED BY:**

Sara Garcia  
Development Process Manager



**APPROVED AND PRESENTED BY:**

Alberto Mares, AICP, DR  
Director of Planning & Development  
Ellis County



COMMISSIONERS' COURT OF ELLIS COUNTY  
ORDER NO. \_\_\_\_\_

**ADOPTION OF THE 2019 ELLIS COUNTY MASTER THOROUGHFARE PLAN UPDATE, AN UPDATE TO THE  
2007 ELLIS COUNTY THOROUGHFARE PLAN**

On this the 1<sup>st</sup> day of October 2019, the Commissioners' Court of Ellis County, Texas, convened in a regular session of said court on the 2nd Floor of the Ellis County Historic Courthouse located at 101 West Main Street, Waxahachie, Texas, with the following members present, to wit:

**COUNTY JUDGE:**

- Judge Todd Little

**COMMISSIONERS:**

- Randy Stinson, Commissioner, Pct. 1
- Paul Perry, Commissioner, Pct. 3
- Lane Grayson, Commissioner, Pct. 2
- Kyle Butler, Commissioner, Pct. 4

**AND AMONG OTHER PROCEEDINGS, THE FOLLOWING ORDER WAS PASSED AS FOLLOWS:**

**AN ORDER OF THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS  
AMENDING MINUTE NO. 269.07, APPROVING THE ADOPTION OF THE  
2019 ELLIS COUNTY MASTER THOROUGHFARE PLAN UPDATE, AN  
UPDATE TO THE 2007 ELLIS COUNTY THOROUGHFARE PLAN; PROVIDING  
A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND  
PROVIDING FOR AN EFFECTIVE DATE;**

**WHEREAS**, the Texas State Legislature officially established Ellis County on December 20, 1849, under a bill sponsored by General Edward H. Tarrant; and,

**WHEREAS**, Chapter 232.102 of the Texas Government Code grants the County the power to adopt a thoroughfare plan to dedicate right-of-way after notification in a newspaper of general circulation in the County; and,

**WHEREAS**, the County placed notifications of the public hearing on September 24, 2019, and October 1, 2019, in the Waxahachie Daily Light to satisfy the notification requirement; and,

**WHEREAS**, desires to ensure that the community develops in a manner which reflects the objectives and values of the community's citizenry, property owners and decision-makers; and

**WHEREAS**, the County desires to adopt the 2019 Ellis County Master Thoroughfare Plan Update to address future transportation and mobility needs due to expected population and employment growth over the next 25 years throughout the County, and related matters within the City; and



**DEPARTMENT OF DEVELOPMENT**  
**Ellis County**

✉: dod@co.ellis.tx.us  
☎: 972-825-5200  
🌐: co.ellis.tx.us/dod

**WHEREAS**, the Thoroughfare Plan Technical Advisory Committee and staff have reviewed and recommended the approval of the 2019 Ellis County Master Thoroughfare Plan Update; and

**WHEREAS**, in compliance with the laws of the State of Texas, the County has given all the required notices, held the required public hearings, conducted numerous community meetings, public input sessions, stakeholder interviews, and other forms of community input to all property owners generally, the citizens of Ellis County, and to all interested persons regarding the 2019 Ellis County Master Thoroughfare Plan Update described herein, the Commissioners' Court deems it is in the best interest of all its citizens to adopt the 2018 Comprehensive Plan of the 2019 Ellis County Master Thoroughfare Plan Update and in the exercise of its legislative discretion, have concluded that this proposal should be approved;

**NOW, THEREFORE BE IT ORDAINED BY THE COMMISSIONERS' COURT OF ELLIS COUNTY TEXAS, THAT:**

**SECTION 1.** That the 2019 Ellis County Master Thoroughfare Plan Update, attached hereto as Exhibit "A", is adopted as the official policy of the County to use to ensure right-of-way dedication for current or future roads upon subdivision of property and as a planning document to help determine the approximate location of future roads in the County's road network.

**SECTION 2. CONFLICTS.**

To the extent of any irreconcilable conflict with the provisions of this Order and other orders of Ellis County governing the use and development of the Property and which are not expressly amended by this Order, the provisions of this Order shall be controlling.

**SECTION 3. SEVERABILITY CLAUSE**

If any section, paragraph, sentence, phrase or word in this order is held invalid or unconstitutional, such holding shall not affect the validity of the remaining portions of this order; and the Commissioners Court hereby declares it would have passed such remaining portions of the Order despite such invalidity, which remaining portions shall remain in force and effect.

**SECTION 4. EFFECTIVE DATE.**

This Ordinance shall become effective and after the date of its passage on October 1, 2019, and it is accordingly so ordained.



**DEPARTMENT OF DEVELOPMENT**  
**Ellis County**

✉: [dod@co.ellis.tx.us](mailto:dod@co.ellis.tx.us)  
☎: 972-825-5200  
🌐: [co.ellis.tx.us/dod](http://co.ellis.tx.us/dod)

**PASSED, APPROVED, AND ADOPTED IN OPEN COURT BY THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS ON THIS THE 1<sup>ST</sup> DAY OF OCTOBER, 2019.**

\_\_\_\_\_  
Todd Little, County Judge

\_\_\_\_\_  
Commissioner Randy Stinson, Precinct No. 1

\_\_\_\_\_  
Commissioner Lane Grayson, Precinct No. 2

\_\_\_\_\_  
Commissioner Paul Perry, Precinct No. 3

\_\_\_\_\_  
Commissioner Kyle Butler, Precinct No. 4

**ATTEST:**

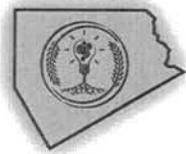
\_\_\_\_\_  
Krystal Valdez, County Clerk



**DEPARTMENT OF DEVELOPMENT**  
**Ellis County**

: [dod@co.ellis.tx.us](mailto:dod@co.ellis.tx.us)  
: 972-825-5200  
: [co.ellis.tx.us/dod](http://co.ellis.tx.us/dod)

**EXHIBIT A –**  
**2019 ELLIS COUNTY MASTER THOROUGHFARE PLAN UPDATE**



**AGENDA ITEM NO. 1.2**  
Ellis County Commissioners' Court  
October 1, 2019



**SHORT TITLE:**

Final Plat Windmill Farms  
Parcel ID – 267638

**LEGAL CAPTION:**

**Consider & act upon a final plat of Windmill Farms, Lot 1.** The property contains ± 4.052 acres of land in the J. Riggs Survey, Abstract No. 902, located on the east side of FM 813, ± 850 feet south of Clouse Road, Road & Bridge Precinct No. 1.



**APPLICANT:**

Brett A. Hess



**PURPOSE:**

The applicant is requesting to plat one (1) lot for residential use.



**HISTORY:**

No other subdivision of property exists on this site.



**OTHER RELEVANT INFORMATION:**

**Thoroughfare Plan:**

The 2007 Plan classifies FM 813 as a major arterial road. This plat shows FM 813 as having an existing variable width of 90 feet. There are no proposed changes in thoroughfare or classification from the 2007 plan to the 2019 plan.

**Water Provider:**

Rockett SUD will provide service to the proposed lots via a 16-inch line located along FM 813 that meets domestic service requirements per TCEQ guidelines.



**ANALYSIS:**

The plat meets all the requirements outlined in the regulations.



**ATTACHMENTS:**

1. Location Map
2. Plat



**RECOMMENDATION:**

Staff recommends **approval** of this request, as presented.



**DEPARTMENT OF DEVELOPMENT**  
**Ellis County**

✉: [dod@co.ellis.tx.us](mailto:dod@co.ellis.tx.us)  
☎: 972-825-5200  
🌐: [co.ellis.tx.us/dod](http://co.ellis.tx.us/dod)



**PREPARED AND SUBMITTED BY:**

Sara Garcia  
Development Process Manager

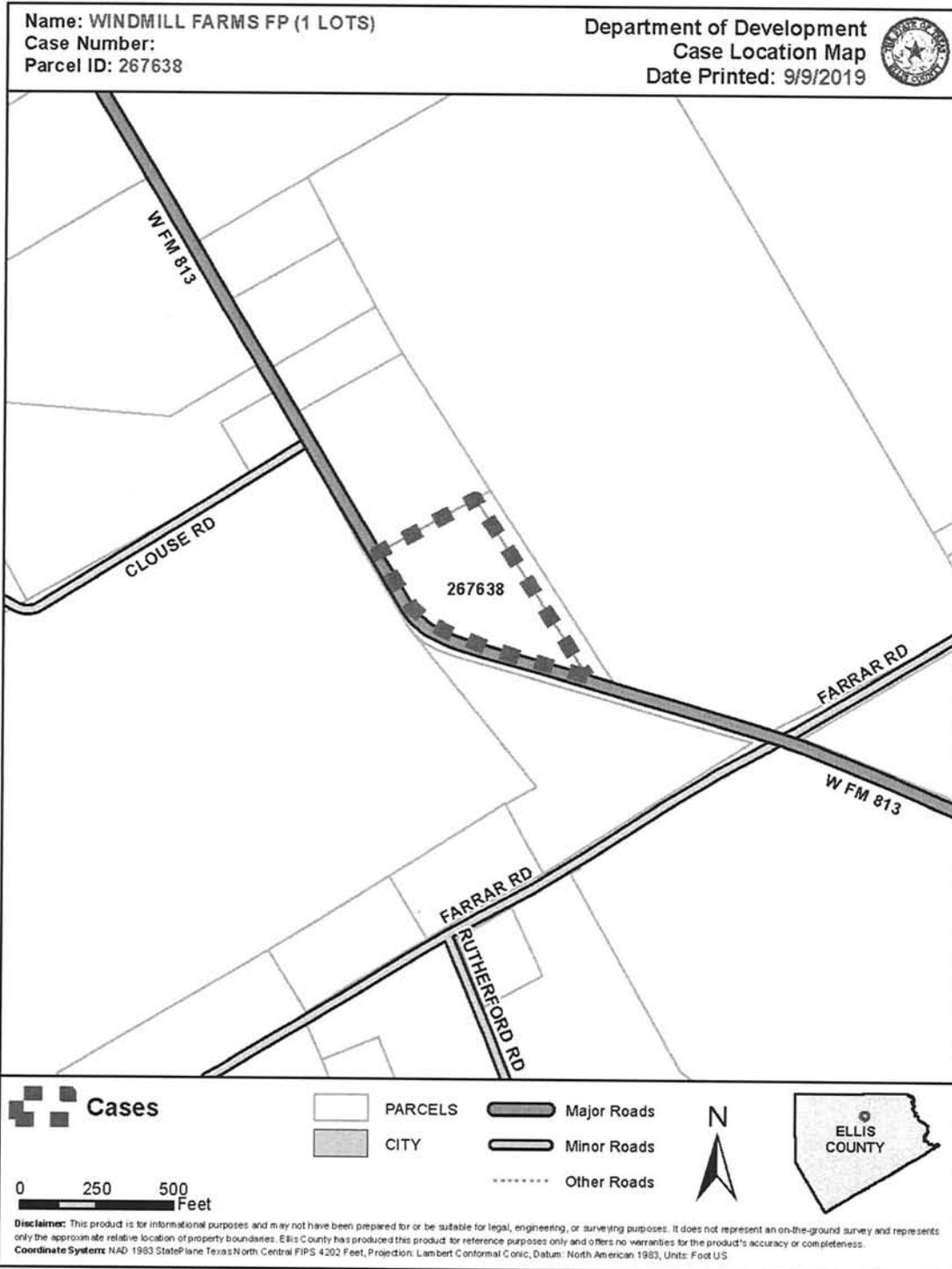


**APPROVED AND PRESENTED BY:**

Alberto Mares, AICP, DR, CPM  
Director of Planning & Development  
Ellis County



**ATTACHMENT NO. 1 – LOCATION MAP**







**AGENDA ITEM NO. 1.3**  
Ellis County Commissioners' Court  
October 1, 2019



**SHORT TITLE:**

Final Plat Watkins Addition  
Parcel ID – 274002

**LEGAL CAPTION:**

**Consider & act upon a final plat of Watkins Addition Block A, Lots 1-2.** The property contains ± 10.124 acres of land in the A. De La Garza Survey, Abstract No. 2, located on the south side of Hwy. 34 and continuing to the north side of Old Telico Road, ± 540 feet north of the intersection of Old Telico Road and Lone Oak Road, Ellis County Road & Bridge Precinct No. 1.



**APPLICANT:**

Bill and Darlene Watkins



**PURPOSE:**

The applicant is requesting to plat ± 10.124 acres of property into two (2) lots for residential use.



**HISTORY:**

No other subdivision of property exists on this site.



**OTHER RELEVANT INFORMATION:**

**Thoroughfare Plan:**

The 2007 Plan classifies Hwy. 34 as a major arterial road. This plat shows a right-of-way dedication of 10 feet, satisfying the County's requirement. There are no proposed changes in thoroughfare or classification from the 2007 plan to the 2019 plan.

**Water Provider:**

Rice Water Supply will provide service to the proposed lots via a 6-inch line located along Hwy. 34 that meets domestic service requirements, per TCEQ guidelines.



**ANALYSIS:**

The plat meets all the requirements outlined in the regulations.



**ATTACHMENTS:**

1. Location Map
2. Plat



**RECOMMENDATION:**

Staff recommends approval of this request, as presented.



**DEPARTMENT OF DEVELOPMENT**  
**Ellis County**

✉: [dod@co.ellis.tx.us](mailto:dod@co.ellis.tx.us)  
☎: 972-825-5200  
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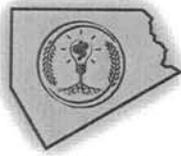
**PREPARED AND SUBMITTED BY:**

Sara Garcia  
Development Process Manager

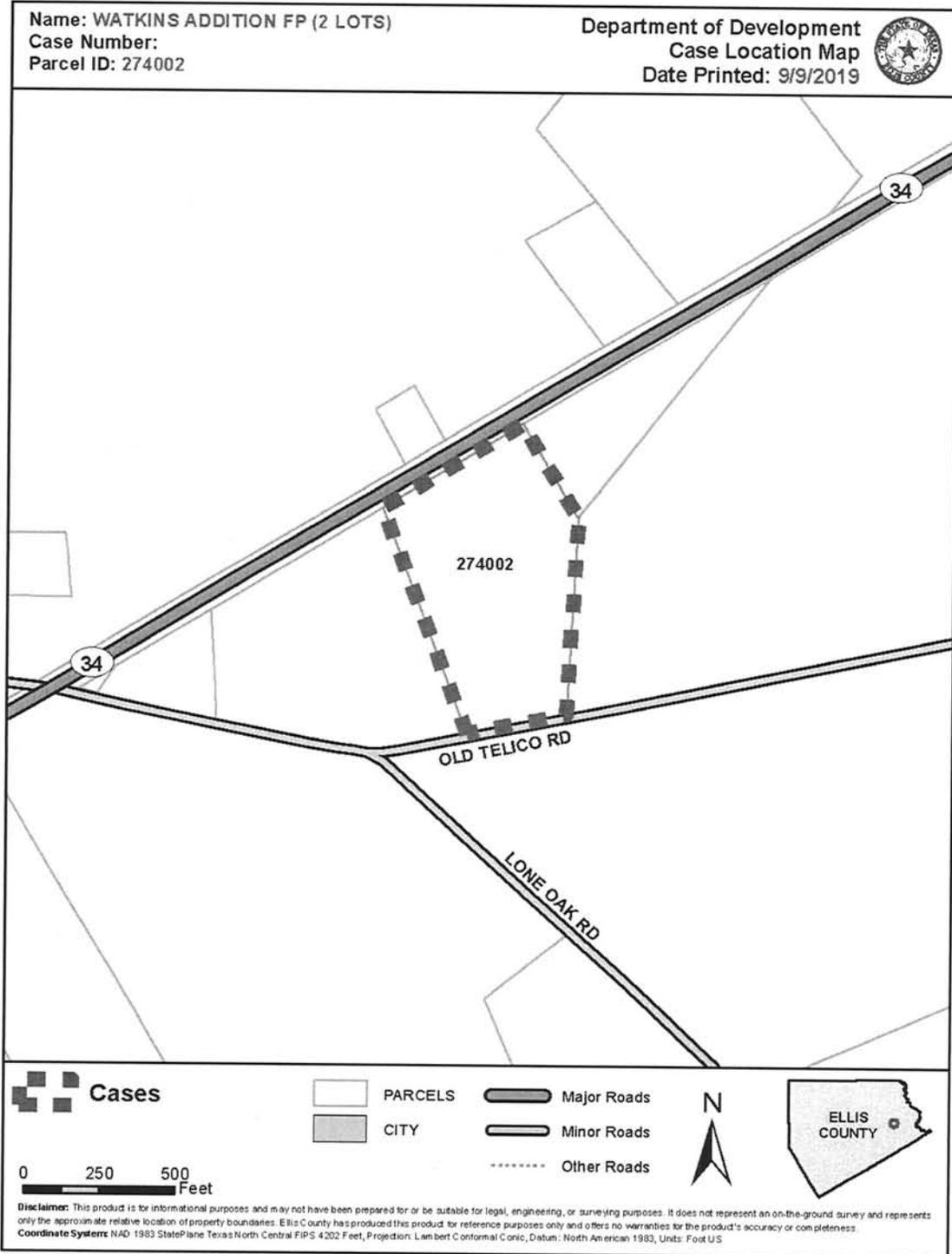


**APPROVED AND PRESENTED BY:**

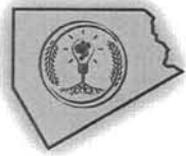
Alberto Mares, AICP, DR, CPM  
Director of Planning & Development  
Ellis County



**ATTACHMENT NO. 1 – LOCATION MAP**







**AGENDA ITEM NO. 1.4**  
Ellis County Commissioners' Court  
October 1, 2019



**SHORT TITLE:**

Final Plat – Fuentes Ranch  
Parcel ID – 138921

**LEGAL CAPTION:**

**Consider & act upon a final plat of Fuentes Ranch.** The property contains ± 1.24 acres of land in the C.H. Hurst Survey, Abstract No. 456, located on Patrick Road ± 2,760 feet from Cardiff Lane, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road & Bridge Precinct No. 4.



**APPLICANT:**

Liliana Sandoval



**PURPOSE:**

The applicant is requesting to plat one (1) lot for residential use. No other subdivision history exists on this property.



**HISTORY:**

No other subdivision of property exists on this site. The City of Waxahachie accepted this plat on September 4, 2019. The City has not acted on this plat.

This plat is the first plat application filed after the effective date of House Bill 3167. Due to that bill, the County's 30-day clock started the day the City received the plat application on September 4, 2019. Based on a 30-day approval turnaround, the County has until October 4 to act on this plat. Although staff had initially placed this plat on the September 24 Court with a recommendation of disapproval, due to a special-called meeting on October 1, 2019, the applicant had another week to comply with the outstanding comments. This meeting is the latest the Court can take action on a plat and still meet the new state law.



**OTHER RELEVANT INFORMATION:**

**Thoroughfare Plan:**

There are no thoroughfares shown in the vicinity of the property based on the current 2007 Thoroughfare Plan.

**Water Provider:**

Rockett SUD will provide service to the proposed lot via a 16-inch line located along that meets domestic service requirements per TCEQ guidelines.



**DEPARTMENT OF DEVELOPMENT**  
**Ellis County**

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**ANALYSIS:**

After reviewing the plat, staff does not feel this plat is ready for approval or be approved with conditions as there are still many outstanding issues that have yet to be addressed or verified due to the short review time staff had with this plat. Below is a brief timeline that highlight staff's concern over the continued plat review process with the existing interlocal agreement.

- September 4 – City receives plat application
  - County 30-day clock starts
  - County has to act on this plat by no later than by Friday, October 4
  - The available Commissioners' Court dates around this deadline is September 24 (20 days after initial submittal) or October 1 (27 days after initial submittal).
- September 9 – The County officially received the plat from the City, five (5) days after the City first received it, which further reduced the County review time
- September 13 – Comments due back to the City
- September 16 – City sends comments to the applicant, including County comments
- September 17 – County staff reports due for the September 24 Commissioners' Court meeting. No idea of whether comments have been addressed.
- September 24 – No action on the plat due to special-called meeting scheduled for October 1 gave the applicant an additional week to address outstanding comments.
  - The City gave the County a second review.
- September 25 – The County reviewed the second revision but still had seven (7) items outstanding. Those comments were sent to the City for the applicant to address.
- September 26 – This date is the submittal deadline for agenda items for the October 1 Commissioners' Court.

As you can see based on the above timeline, this will require the County to act on the plat before the City does to comply with state law and it avoids the County having to refund one-half of the plat fee. Staff does not want to recommend approving plats with this amount of outstanding revisions as it cannot guarantee that the comments will be addressed timely or in their entirety as the application did not originate with the County.

Although this is not an ideal situation for the applicant or County, staff feels disapproval of this plat is the best course of action to protect the County and comply with state law. Any inaction by the Court at this meeting will result in automatic approval of this plat with all the outstanding issues and refund of one-half the plat application fees. State law requires reasons for disapproval be included in any action.



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**ATTACHMENTS:**

1. Location Map
2. Plat



**RECOMMENDATION:**

Staff recommends **disapproval** without prejudice of this plat application, due to the following reasons:

1. Provide a letter of release or approval from the County Engineer's Office.
2. Update plat name Owner's Certificate (mislabeled as Jackson Addition) and revise plat type in title block to reflect a Final Plat for the County in addition to the Plat for the City.
3. The building lines and setbacks are missing; label them accordingly on the plat.
4. The easements are not the correct widths. The County requires 20 feet along the front parallel to the street and 10 feet along all sides and rear.
5. Update the owner's name (s) for signature just above the notary statements.
6. Label the Point of Commencement, as referenced in the metes and bounds description. It does not correspond to the plat drawing.
7. Pay the County plat application fee of \$500.



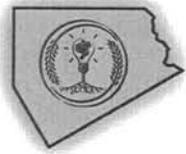
**PREPARED AND SUBMITTED BY:**

Sara Garcia  
Development Process Manager



**APPROVED AND PRESENTED BY:**

Alberto Mares, AICP, DR, CPM  
Director of Planning & Development  
Ellis County



ATTACHMENT NO. 1 – LOCATION MAP



 Subject Property



TAXING UNIT: \_\_\_\_\_

Resolution No. \_\_\_\_\_

RESOLUTION OF **CANDIDATE NOMINATIONS** FOR THE ELLIS APPRAISAL DISTRICT BOARD OF DIRECTORS FOR THE YEARS 2020-2021

WHEREAS, Section 6.03 (g) of the Texas Property Tax Code, requires that each taxing unit entitled to vote may nominate by Resolution one candidate for each of the five positions to be filled and submit those nominations to the Chief Appraiser of the Ellis Appraisal District before October 15, 2019.

THEREFORE, Ellis County Commissioners' Court submits the following nomination(s) for Board of Directors of the Ellis Appraisal District for 2020-2021:

**John Tabor**

ACTION TAKEN this 1st day of October, 2019, in \_\_\_\_\_ Session of the governing body of the above mentioned taxing unit; as authorized under Section 6.03 of the Texas Property Tax Code, for the purpose of nominating candidates to the Board of Directors of the Ellis Appraisal District.

\_\_\_\_\_  
Todd Little, County Judge

ATTEST:

\_\_\_\_\_  
Krystal Valdez, County Clerk