

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – APRIL 29, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, APRIL 29, 2025, AT 2:00 P.M., IN THE HISTORIC ELLIS COUNTY COURTHOUSE, COMMISSIONERS COURTROOM (2ND FLOOR) 101 W. MAIN STREET, WAXAHACHIE, TEXAS AT WHICH THE FOLLOWING WAS DISCUSSED AND CONSIDERED, TO-WIT:

MEMBERS PRESENT:

COUNTY CLERK: KRystal VALDEZ

COUNTY JUDGE TODD LITTLE

COMMISSIONERS:

PRECINCT 1 COMMISSIONER RANDY STINSON

PRECINCT 2 COMMISSIONER LANE GRAYSON

PRECINCT 3 COMMISSIONER LOUIS PONDER (VIRTUALLY)

PRECINCT 4 COMMISSIONER KYLE BUTLER

OPENING COURT:

COUNTY JUDGE CALLS MEETING TO ORDER, DECLARES QUORUM AND DECLARES NOTICES LEGALLY POSTED PURSUANT TO OPEN MEETINGS ACT.

MOTION TO OPEN COURT BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

INVOCATION AND PLEDGE OF ALLEGIANCE: *PRECINCT 4 COMMISSIONER KYLE BUTLER*

RECOGNITIONS

R.1 NATIONAL DAY OF PRAYER.

R.2 CHILD ABUSE PREVENTION MONTH PROCLAMATION.

R.3 RECOGNITION OF CELINA CENTENO AND LUZ HERNANDEZ FOR GAINING UNITED STATES CITIZENSHIP.

CONSENT AGENDA: MINUTE ORDER 235.25

ADMINISTRATIVE:

A.1 APPROVING OF REGULAR BILLS, PAYROLL, AND OFFICERS' REPORTS. – *COUNTY TREASURER CHERYL CHAMBERS*

A.2 APPROVING OF THE MARCH 2025 MONTHLY TREASURER'S REPORT, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.026. – *COUNTY TREASURER CHERYL CHAMBERS*

A.3 APPROVING OF THE 1ST QUARTER 2025 COUNTY INVESTMENT REPORT, PURSUANT TO TEXAS GOVERNMENT CODE §2256.023. – *COUNTY TREASURER CHERYL CHAMBERS*

A.4 APPROVING OF THE APRIL 15TH, 2025 COMMISSIONERS' COURT REGULAR MEETING MINUTES. - *COUNTY CLERK KRystal VALDEZ*

A.5 ACCEPTING OF A TABULATED REPORT OF THE COUNTY'S RECEIPTS AND DISBURSEMENTS OF FUNDS FROM APRIL 5TH – APRIL 18TH, 2025, PURSUANT TO LGC §114.024. – *COUNTY AUDITOR STACI PARR*

A.6 APPROVING FOR THE COUNTY JUDGE TO SIGN THE TEXAS ASSOCIATION OF COUNTIES (TAC) HEBP UPDATED BILLING PAYMENT POLICY. - *HUMAN RESOURCES DIRECTOR SHARON MANCILLA*

- A.7 APPROVING OF THE ENGINEERING DEPARTMENTS MONTHLY FINANCIAL REPORT FOR MARCH 2025, PURSUANT TO TEXAS LGC §114.044. - *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
- A.8 APPROVING FOR THE COUNTY JUDGE TO SIGN TDEM 151, LOCAL EMERGENCY PLANNING COMMITTEE (LEPC) MEMBERSHIP UPDATE FORM. - *EMERGENCY MANAGEMENT COORDINATOR MICHAELA SANDEFER*
- A.9 APPROVING TO LEASE A COPIER FOR THE COUNTY CLERK, DISTRICT CLERK, LAW LIBRARY, CCL 2, 378TH DISTRICT COURT, 443RD DISTRICT COURT, CSCD, INDIGENT HEALTH, JP PCT 1, FIRE MARSHAL, JP PCT 4, DEPARTMENT OF DEVELOPMENT, HUMAN RESOURCES, CCL 3, JUVENILE DEPARTMENT, TAX OFFICE, 40TH DISTRICT COURT, SHERIFF'S OFFICE, AG EXTENSION, ROAD & BRIDGE PCT. 3, PURCHASING DEPARTMENT, AND EMERGENCY MANAGEMENT FROM XEROX USING THE OMNIA PARTNERS COOPERATIVE CONTRACT #R191104 IN ACCORDANCE WITH THE COOPERATIVE PURCHASING PROGRAM, CHAPTER 271 OF THE TEXAS GOVERNMENT CODE. - *PURCHASING AGENT EJ HARBIN*
- A.10 APPROVING OF AN INTERLOCAL AGREEMENT BETWEEN MONTGOMERY COUNTY AND ELLIS COUNTY IN ACCORDANCE WITH THE INTERLOCAL COOPERATION ACT, CHAPTER 791 OF THE TEXAS GOVERNMENT CODE. - *PURCHASING AGENT EJ HARBIN*
- A.11 APPROVING FOR THE COUNTY JUDGE TO REQUEST UNCLAIMED PROPERTY CAPITAL CREDITS FOR ELLIS COUNTY, PURSUANT TO LOCAL GOVERNMENT CODE §381.004. - *COUNTY JUDGE TODD LITTLE*

FINANCIAL CONSENT:

- F.1 APPROVING FOR THE TAX ASSESSOR/COLLECTOR TO DISBURSE PROPERTY TAX REFUNDS IN THE AMOUNT OF \$6,164.60. – *TAX ASSESSOR/COLLECTOR RICHARD ROZIER*
- F.2 ACCEPTING \$7,772.00 IN JUROR DONATIONS BY THE VETERANS SERVICES OFFICE AS UNANTICIPATED REVENUE. REQUEST SPECIAL BUDGET FOR UNANTICIPATED REVENUE:
INCREASE 001-0070-506330 BY \$7,772.00
PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.3 APPROVING THE FOURTH OF FOUR PAYMENTS FOR RCSJ #1051-01-056 (PERTAINING TO FM 664 FROM US HIGHWAY 287 TO FM 1387) IN THE AMOUNT OF \$26,474.30, IN ACCORDANCE WITH THE EXECUTED AGREEMENT TO CONTRIBUTE RIGHT-OF-WAY FUNDS TO THE TEXAS DEPARTMENT OF TRANSPORTATION. – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
- F.4 APPROVING THE FOURTH OF FOUR PAYMENTS FOR RCSJ #1051-01-057 (PERTAINING TO THE FM 664 FROM FM 1387 TO WESTMORELAND ROAD) IN THE AMOUNT OF \$134,904.72, IN ACCORDANCE WITH THE EXECUTED AGREEMENT TO CONTRIBUTE RIGHT-OF-WAY FUNDS TO THE TEXAS DEPARTMENT OF TRANSPORTATION. – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
- F.5 FY2025 LINE-ITEM TRANSFER – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
DECREASE 001-0375-508080 (AUTO) BY \$1,200.00
INCREASE 001-0375-508190 (COMPUTER EQUIPMENT) BY \$1,000.00
INCREASE 001-0375-508070 (OPERATING EXPENSES) BY \$200.00
- F.6 FY2025 LINE-ITEM TRANSFER – *COUNTY JUDGE TODD LITTLE*
DECREASE 001-0390-506010 (MILEAGE REIMBURSEMENT) BY \$400.00
DECREASE 001-0390-508030 (FURNITURE/FIXTURES) BY \$500.00
DECREASE 001-0390-508070 (OPERATING EXPENDITURES) BY \$241.27
DECREASE 001-0390-508350 (TRAINING) BY \$1,100.00

INCREASE 001-0390-508060 (OFFICIAL BOND/DUES) BY \$241.27
INCREASE 001-0390-508090 (AUTO REPAIRS) BY \$900.00
INCREASE 001-0390-508680 (CONTRACT SERVICES) BY \$1,100.00

F.7 FY2025 LINE-ITEM TRANSFER – *COUNTY JUDGE TODD LITTLE*
DECREASE 018-0908-509806 (SOFT COST – ELECTIONS & RECORDS) BY \$20,000.00
INCREASE 018-0908-507130 (THOROUGHFARE PLAN) BY \$593.86
INCREASE 018-0908-509801 (SOFT COST – ELLIS COUNTY CENTRAL) BY \$19,406.14

F.8 FY2025 LINE-ITEM TRANSFER – *COUNTY JUDGE TODD LITTLE*
DECREASE 001-0140-508190 (COMPUTER EQUIPMENT) BY \$8,386.08
DECREASE 001-0140-570000 (CONTINGENCY – SURPLUS) BY \$137,000.00
DECREASE 001-0140-590205 (GRANT WRITER) BY \$60,000.00
INCREASE 001-0140-507010 (UTILITIES) BY \$100,000.00
INCREASE 001-0140-508070 (OPERATING EXPENDITURES) BY \$5,000.00
INCREASE 001-0140-508321 (APPELLATE JUSTICES) BY \$1,831.08
INCREASE 001-0140-508350 (TRAINING) BY \$1,555.00
INCREASE 001-0140-508685 (CONTRACT SERVICES – JANITORIAL) BY \$57,000.00
INCREASE 001-0140-509714 (CONTRACT SERVICES – LANDSCAPE) BY \$40,000.00

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

REGULAR AGENDA

DEPARTMENT OF DEVELOPMENT:

PUBLIC HEARING (2:31 P.M. – 2:31 P.M.)

MOTION TO OPEN P.1 BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

(P.1) PUBLIC HEARING FOR A PROPOSED AMENDMENT TO THE 2024 ELLIS COUNTY MASTER THOROUGHFARE PLAN, SPECIFICALLY AMENDING A PROPOSED MINOR ARTERIAL ROAD WITHIN THE VICINITY OF BOZEK LANE, STATE HIGHWAY 34, AND FM 985; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

(NO PUBLIC PARTICIPATION)

MOTION TO CLOSE P.1 BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

MINUTE ORDER 236.25 (1.1) APPROVING A PROPOSED AMENDMENT TO THE 2024 ELLIS COUNTY MASTER THOROUGHFARE PLAN, SPECIFICALLY AMENDING A PROPOSED MINOR ARTERIAL ROAD WITHIN THE VICINITY OF BOZEK LANE, STATE HIGHWAY 34, AND FM 985; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

MINUTE ORDER 237.25 (1.2) APPROVING A VARIANCE REQUEST FOR PARCEL ID 249618 FROM VOLUME I, SECTION IV (A) OF THE SUBDIVISION & DEVELOPMENT REGULATIONS REGARDING THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS. THIS ± 19.861-ACRE SITE IS LOCATED ± 2,170 FEET WEST OF THE INTERSECTION OF EBENEZER ROAD AND COTTONWOOD ROAD, PALMER, ROAD AND BRIDGE PRECINCT No. 1. SUBJECT TO THE FOLLOWING CONDITIONS:

1. NO FURTHER SUBDIVISION OF THIS PROPERTY SHALL OCCUR UNTIL IT CAN MEET THE SUBDIVISION REQUIREMENTS IN EFFECT AT THAT TIME.
2. APPROVAL OF THIS VARIANCE REQUEST DOES NOT EXTEND TO MULTI-TENANT, MULTI-UNIT, OR ANY OTHER COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.

PUBLIC PARTICIPATION: RAQUEL GARCIA, PALMER; MICHAEL BRYANT, MIDLAND; RICK HRNCIR, PALMER

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 238.25 (1.3) APPROVING A VARIANCE REQUEST FOR PARCEL ID 187185 FROM VOLUME I, SECTION IV (B) OF THE SUBDIVISION & DEVELOPMENT REGULATIONS REGARDING AN EXISTING STRUCTURE ENCREACHING INTO THE PROPOSED FRONT BUILDING LINE SETBACK AND FRONT DRAINAGE AND UTILITY EASEMENT. THE PROPERTY CONTAINS ± 5.35 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF BOZEK LANE AND WEST HIGHWAY 34, ENNIS, ROAD AND BRIDGE PRECINCT No. 2. SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE NON-CONFORMING EXISTING STRUCTURE MAY NOT BE ENLARGED OR EXPANDED, NOR SHALL IT BE STRUCTURALLY ALTERED, UNLESS SUCH ALTERATION CONVERTS SUCH STRUCTURE INTO CONFORMITY WITH THE EXISTING REGULATIONS IN EFFECT AT THAT TIME.
2. NON-CONFORMING STRUCTURES SHALL NOT BE REBUILT IN CASE OF PARTIAL OR TOTAL DESTRUCTION EXCEEDING 50 PERCENT OF THEIR FAIR MARKET VALUE. IF ANY SUCH STRUCTURE IS DAMAGED OR DESTROYED TO THE EXTENT OF EXCEEDING MORE THAN 50 PERCENT OF ITS FAIR MARKET VALUE, IT SHALL NOT BE REBUILT EXCEPT IN CONFORMANCE WITH THE COUNTY'S ADOPTED SUBDIVISION REGULATIONS AT THE TIME OF APPLICATION.
3. APPROVAL OF THESE VARIANCE REQUESTS DOES NOT EXTEND TO MULTI-TENANT, MULTI-UNIT, OR ANY OTHER ADDITIONAL COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.
4. THE PROPERTY OWNER OR APPLICANT SHALL SUBMIT A PLAT IDENTICAL TO THE SURVEY PLAT PROVIDED FOR THE PROPERTY.
5. NO FURTHER SUBDIVISION OF THIS PROPERTY SHALL OCCUR UNTIL IT CAN MEET THE SUBDIVISION REQUIREMENTS IN EFFECT AT THAT TIME.

PUBLIC PARTICIPATION: CONDIDO GIMANEZ AND CARLOS GUTIERREZ

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

MINUTE ORDER 239.25 (1.4) ACCEPTING PERFORMANCE BOND: BOND NO. GM247568 IN THE AMOUNT OF TWO MILLION, TWO HUNDRED THIRTY THOUSAND, EIGHT HUNDRED FORTY-TWO DOLLARS & 89/100 (\$2,230,842.89) ISSUED BY MIDWEST INSURANCE CO. FOR THE PROPOSED BLUE JAY ESTATES SUBDIVISION. THE ± 89.915-ACRE SITE IS LOCATED ± 1,015 FEET SOUTH OF THE INTERSECTION OF FM 878 AND YOUNGBLOOD ROAD, SITUATED IN THE W. BALCH SURVEY, ABSTRACT NO. 107, AND THE E. PULSE SURVEY, ABSTRACT NO. 846, WAXAHACHIE, ROAD & BRIDGE PCT. 3.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 240.25 (1.5) APPROVING TO RELEASE PERFORMANCE BOND NO. S-343302 IN THE AMOUNT OF THREE MILLION, EIGHT HUNDRED FORTY THOUSAND, FIVE HUNDRED SEVENTY DOLLARS & 00/100 (\$3,840,570.00) ISSUED BY NGM INSURANCE COMPANY AND ACCEPTING MAINTENANCE BOND NO. S-43302 IN THE AMOUNT OF ONE MILLION, NINE HUNDRED TWENTY THOUSAND, TWO HUNDRED EIGHTY-FIVE DOLLARS AND 00/100 (\$1,920,285.00) ISSUED BY NGM INSURANCE COMPANY, FOR THE PEAKS AT LONE ELM SUBDIVISION. THE ± 205.73-ACRE SITE IS LOCATED ± 3,740 FEET NORTHWEST OF THE INTERSECTION OF COX ROAD AND HOYT ROAD, SITUATED IN THE S. CONNER SURVEY, ABSTRACT NO. 263, WAXAHACHIE, ROAD & BRIDGE PRECINCT NO. 3.

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

MINUTE ORDER 241.25 (1.6) APPROVING A PLATTING EXEMPTION FOR PARCEL ID NO. 290797, AS STATED IN TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0015(E). THE ± 6.05-ACRE SITE IS LOCATED ± 5,360 FEET NORTHWEST OF THE INTERSECTION OF WHITEHOUSE ROAD AND ALSDORF ROAD, ENNIS, ROAD AND BRIDGE PRECINCT NO. 1. SUBJECT TO THE FOLLOWING CONDITIONS:

1. NO FURTHER SUBDIVISION OF THIS ENTIRE ± 6.050-ACRE SITE SHALL OCCUR UNTIL IT MEETS THE SUBDIVISION REQUIREMENTS IN EFFECT AT THAT TIME.
2. AS STATED IN TEXAS LGC 232.0015 (E), IF ANY PIECE OF THIS PROPERTY SELLS OUTSIDE OF THE FAMILY, THE ENTIRE PROPERTY SHALL BE PLATTED PRIOR TO ITS SALE.
3. ADHERENCE TO ANY OTHER REGULATIONS RELATING TO THIS PARTICULAR PLAT EXEMPTION AND OTHER DOCUMENTS SIGNED AS PART OF THIS APPLICATION.
4. APPROVAL OF THIS PLATTING EXEMPTION REQUEST DOES NOT EXTEND TO MULTI-TENANT, MULTI-UNIT, OR ANY OTHER COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 242.25 (1.7) APPROVING A PLATTING EXEMPTION FOR PARCEL ID NO. 308731, AS STATED IN TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0015(E). THE ± 2.510-ACRE SITE IS LOCATED AT THE SOUTHWEST CORNER OF ROUGH CREEK ROAD AND BEARDEN ROAD, LOCATED IN THE ETJ OF THE CITY OF MAYPEARL, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:

1. NO FURTHER SUBDIVISION OF THIS ENTIRE ± 6.050-ACRE SITE SHALL OCCUR UNTIL IT MEETS THE SUBDIVISION REQUIREMENTS IN EFFECT AT THAT TIME.
2. AS STATED IN TEXAS LGC 232.0015 (E), IF ANY PIECE OF THIS PROPERTY SELLS OUTSIDE OF THE FAMILY, THE ENTIRE PROPERTY SHALL BE PLATTED PRIOR TO ITS SALE.
3. ADHERENCE TO ANY OTHER REGULATIONS RELATING TO THIS PARTICULAR PLAT EXEMPTION AND OTHER DOCUMENTS SIGNED AS PART OF THIS APPLICATION.
4. APPROVAL OF THIS PLATTING EXEMPTION REQUEST DOES NOT EXTEND TO MULTI-TENANT, MULTI-UNIT, OR ANY OTHER COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

MINUTE ORDER 243.25 (1.8) APPROVING A PLAT OF RIDGE CREST ESTATES REPLAT, LOT 1R, BLOCK 1, BEING A REPLAT OF RIDGE CREST ESTATES, LOT 1. THE PROPERTY CONTAINS ± 0.372 ACRES OF LAND, LOCATED SOUTHWEST OF THE INTERSECTION OF FM 664 AND CREST RIDGE DRIVE, LOCATED IN THE ETJ OF THE CITY OF RED OAK, ROAD AND BRIDGE PRECINCT NO. 1.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 244.25 (1.9) RATIFYING STAFF ACTION ON A PLAT OF WOODARD ESTATES, LOT 1, BLOCK A. THE PROPERTY CONTAINS ± 0.758 ACRES OF LAND, LOCATED ± 230 FEET SOUTHWEST OF THE INTERSECTION OF LOST LANE AND SARALVO ROAD, LOCATED IN THE ETJ OF THE CITY OF WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 4. SUBJECT TO THE FOLLOWING CONDITIONS:

CITY OF WAXAHACHIE CONDITIONS (AS APPROVED BY THE WAXAHACHIE P&Z COMMISSION ON APRIL 15, 2025):

1. PER SECTION 2.2.B OF THE WAXAHACHIE SUBDIVISION ORDINANCE, A COMPLETE APPLICATION IS REQUIRED. PLEASE PROVIDE A COMPLETED APPLICATION FORM AS WELL AS A SIGNED AND NOTARIZED PROPERTY OWNER AFFIDAVIT.
2. PER SECTION 2.2.E OF THE WAXAHACHIE SUBDIVISION ORDINANCE, PROOF OF LAND OWNERSHIP NEEDS TO BE PROVIDED. PLEASE PROVIDE THE FULL COPY OF THE DEED.
3. PER SECTION 2.3.A.2 OF THE WAXAHACHIE SUBDIVISION ORDINANCE, PERFORM A TITLE SEARCH TO LOCATE ALL EASEMENTS ON THE PROPERTY. LABEL THE EXISTING EASEMENT WIDTH AND RECORDING INFORMATION.
4. PER SECTION 2.3.B OF THE WAXAHACHIE SUBDIVISION ORDINANCE, AN EMBOSSED HARD COPY OF THE TAX CERTIFICATES FOR THE SUBJECT PROPERTY (DATED WITHIN 90 DAYS OF YOUR FILING DATE) SHOWING THAT NO DELINQUENT TAXES EXIST AGAINST THE PROPERTY IS REQUIRED TO BE PROVIDED AT THE TIME OF PLAT FILING.
5. PER SECTION 2.4.C.4 OF THE WAXAHACHIE SUBDIVISION ORDINANCE, ONLY EASEMENTS AND BUILD LINES NEED TO BE SHOWN ON THE PLAT. REMOVE SITE IMPROVEMENTS, SUCH AS FENCES, OR TRANSFORMERS ON THIS PLAT.
6. PER SECTION 2.4.C.7 OF THE WAXAHACHIE SUBDIVISION ORDINANCE, A SUBDIVISION NAME SHALL NOT BE DUPLICATED. A FILED AND RECORDED PLAT ALREADY EXISTS BY THE NAME OF "WOODARD ESTATES" IN ELLIS COUNTY. PLEASE REVISE ACCORDINGLY.

7. PER SECTION 2.4.c.23 OF THE WAXAHACHIE SUBDIVISION ORDINANCE, A CORRECT TITLE BLOCK IS REQUIRED TO BE PROVIDED. PLEASE ENSURE THAT YOU LABEL THAT THIS IS IN THE CITY OF WAXAHACHIE'S ETJ.
8. PER SECTION 2.4.c.23 OF THE WAXAHACHIE SUBDIVISION ORDINANCE, A CORRECT TITLE BLOCK IS REQUIRED TO BE PROVIDED. THE CORRECT CASE NUMBER FOR THIS PLAT IS "SUB-42-2025", REVISE ACCORDINGLY.
9. PER SECTION 2.4.c.25.vi.c OF THE WAXAHACHIE SUBDIVISION ORDINANCE, A CORRECT PLANNING & ZONING COMMISSION SIGNATURE BLOCK FOR THE CITY OF WAXAHACHIE IS REQUIRED.
10. PER SECTIONS 5.6 AND 5.7 OF THE WAXAHACHIE SUBDIVISION ORDINANCE, FENCES, RETAINING WALLS, AND SCREENING WALLS SHALL NOT BE PLACED IN UTILITY EASEMENTS. ADD THIS TO THE NOTES.
11. PER SECTION 7.1 OF THE WAXAHACHIE SUBDIVISION ORDINANCE, FILING FEES ARE REQUIRED TO BE PAID WITH THE PLAT APPLICATION PRIOR TO PLAT FILING.
12. PER SECTION 2.4.c.22 OF THE WAXAHACHIE SUBDIVISION ORDINANCE, PLEASE PROVIDE COORDINATES (NORTHING, EASTING) FOR AT LEAST ONE (1) ADDITIONAL PROPERTY CORNER.
13. PER SECTION 2.4.c.23 OF THE WAXAHACHIE SUBDIVISION ORDINANCE, A CORRECT TITLE BLOCK IS REQUIRED TO BE PROVIDED. THE CORRECT CASE NUMBER FOR THIS PLAT IS "SUB-21-2025."
14. PER SECTION 2.4.c.23 OF THE WAXAHACHIE SUBDIVISION ORDINANCE, A CORRECT TITLE BLOCK IS REQUIRED TO BE PROVIDED. PLEASE PROVIDE THE ACREAGE FOR THIS LOCATION.
15. PER SECTION 2.4.c.25.ii OF THE WAXAHACHIE SUBDIVISION ORDINANCE, PLEASE VERIFY THE CORRECT BEARING FOR THIS PORTION OF THE PROPERTY LINE. THE BEARING DOES NOT MATCH THE LEGAL DESCRIPTION.
16. PER SECTION 2.4.c.25.vi.c OF THE WAXAHACHIE SUBDIVISION ORDINANCE, A CORRECT PLANNING & ZONING COMMISSION SIGNATURE BLOCK FOR THE CITY OF WAXAHACHIE IS REQUIRED. PLEASE INCLUDE AN "ATTEST" WITH AN ACCOMPANYING "DATE" LINE FOR THIS SIGNATURE BLOCK.
17. PER SECTION 3.1.c.6.a OF THE WAXAHACHIE SUBDIVISION ORDINANCE, THE PLAT SHALL CONFORM TO THE THOROUGHFARE PLAN. WEST ROAD IS SHOWN AS AN 80FT ROW ON THE CITY'S THOROUGHFARE PLAN. ENSURE 40FT IS DEDICATED FROM THE CENTERLINE OF THE ROADWAY.
18. PER SECTION 5.6 AND 5.7 OF THE WAXAHACHIE SUBDIVISION ORDINANCE, FENCES, RETAINING WALLS, AND SCREENING WALLS SHALL NOT BE PLACED IN UTILITY EASEMENTS. ADD THIS TO THE NOTES.
19. PER SECTION 5.8 OF THE WAXAHACHIE SUBDIVISION ORDINANCE, WATER AND SEWER SHALL BE INSTALLED PRIOR TO FILING THE PLAT.
20. PER SECTIONS 5.8.b OF THE WAXAHACHIE SUBDIVISION ORDINANCE, A COMPLETED WATER UTILITY PROVIDER'S ENDORSEMENT FORM IS REQUIRED.
21. PER SECTION 5.8.f OF THE WAXAHACHIE SUBDIVISION ORDINANCE, A SUBDIVISION OF FOUR (4) OR FEWER LOTS IS NOT REQUIRED TO HAVE A WATER SYSTEM WITH MAINS OF SUFFICIENT SIZE AND HAVING SUFFICIENT NUMBER OF OUTLETS TO FURNISH FIRE PROTECTION TO ALL LOTS. IF ON THE UTILITY PROVIDER'S ENDORSEMENT FORM IT IS INDICATED THAT THE PROVIDED WATER SYSTEM CANNOT PROVIDE THE WATER FLOW AND PRESSURE FOR FIREFIGHTING PER ISO GUIDELINES.
22. 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.

ELLIS COUNTY CONDITIONS:

1. PER THE ELLIS COUNTY SUBDIVISION AND DEVELOPMENT STANDARDS, ADD A NOTE REGARDING THE LOT SIZE VARIANCE MINUTE ORDER 562.24.
2. PER THE ELLIS COUNTY SUBDIVISION AND DEVELOPMENT STANDARDS, THE FRONT BUILDING LINE SETBACK SHOULD BE 40'

3. PER THE ELLIS COUNTY SUBDIVISION AND DEVELOPMENT STANDARDS, LABEL ALL BUILDING SETBACK LINES AND PROPOSED EASEMENTS.
4. PER THE ELLIS COUNTY SUBDIVISION AND DEVELOPMENT STANDARDS, REAR DUE SHOULD BE 20'.
5. PER THE ELLIS COUNTY SUBDIVISION AND DEVELOPMENT STANDARDS, SIDE DUE SHOULD BE 10'.
6. PER THE ELLIS COUNTY SUBDIVISION AND DEVELOPMENT STANDARDS, PROVIDE A TIA WAIVER.
7. PER THE ELLIS COUNTY SUBDIVISION AND DEVELOPMENT STANDARDS, PLEASE REMIT PAYMENT FOR THE APPLICATION PER THE ATTACHED INVOICE.
8. PAY ALL OUTSTANDING FEES MUST BE PAID IN FULL PRIOR TO PLAT FILING.

MOTION TO APPROVE BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

ADMINISTRATIVE:

MINUTE ORDER 245.25 (3.1) APPROVING OF THE ELLIS COUNTY CASH MANAGEMENT POLICY AND PROCEDURES. – *COUNTY AUDITOR STACI PARR*

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

MINUTE ORDER 246.25 (3.2) APPROVING OF THE ELLIS COUNTY GRANT MANAGEMENT POLICY AND PROCEDURES. – *COUNTY AUDITOR STACI PARR*

MOTION TO APPROVE BY JUDGE LITTLE, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 247.25 (3.3) APPROVING TO CANCEL RFP-2025-005 AND GO OUT FOR A NEW RFP FOR ANIMAL SHELTER AND MAINTENANCE SERVICES. – *COUNTY JUDGE TODD LITTLE*

PUBLIC PARTICIPATION: BRENDA MAVRIDIS, WAXAHACHIE; SANDY EMMONS, WAXAHACHIE; TAMI URTHEIL, WAXAHACHIE; CAROLYN TAYLOR, ENNIS; CHIEF JAMES GROOM, VENUS POLICE DEPARTMENT; SHANNON SMOCK, OAK LEAF; HANNAH EMMERT, ENNIS; LACI MENDEZ, MIDLOTHIAN, BRAD ELLIOTT, WAXAHACHIE

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

(BREAK 4:07 P.M. – 4:20 P.M.)

MINUTE ORDER 248.25 (3.4) TABLING DISCUSSION, CONSIDERATION, AND ACTION TO APPROVE THE PARTICIPATION AGREEMENT BETWEEN ELLIS COUNTY AND THE CITY OF GRAND PRAIRIE REGARDING GRAND PRAIRIE TIRZ #3. – *PETTY ASSOCIATES*

MOTION TO TABLE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

RECESS TO EXECUTIVE SESSION 5:20 P.M.

MOTION TO RECESS BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

EXECUTIVE SESSION

THE COMMISSIONERS COURT OF ELLIS COUNTY RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED IN THIS AGENDA, IN THE ORDER DEEMED APPROPRIATE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE 551, OR TO SEEK THE ADVICE OF ITS ATTORNEY AND/OR OTHER ATTORNEYS REPRESENTING ELLIS COUNTY ON ANY MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE COMMISSIONERS COURT UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH TEXAS GOVERNMENT CODE CHAPTER 551 OR AS OTHERWISE MAY BE PERMITTED UNDER 551.

- 4.1 PURSUANT TO TEXAS GOVERNMENT CODE §551.071(1), CONSULTATION WITH LEGAL COUNSEL REGARDING PENDING OR CONTEMPLATED LITIGATION CONCERNING TCEQ MATTERS, SPECIFICALLY PENDING TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEMS PERMITS (TPDES) AND PENDING PETITIONS FOR THE CREATION OF MUNICIPAL UTILITY DISTRICTS (MUDs).
- 4.2 PURSUANT TO TEXAS GOVERNMENT CODE §551.074 (A)(1), DELIBERATION OF THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE, SPECIFICALLY REGARDING THE REVIEW OF APPLICATIONS FOR THE COUNTY JUDGE POSITION.

RECONVENED TO REGULAR SESSION 6:23 P.M.

MOTION TO RECONVENE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

ADJOURNMENT 6:24 P.M.

MOTION TO ADJOURN BY JUDGE LITTLE, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

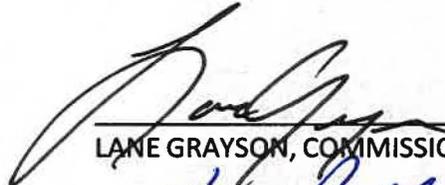
THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON APRIL 29, 2025, ARE HEREBY APPROVED.

PRESIDING OFFICER:


TODD LITTLE, COUNTY JUDGE

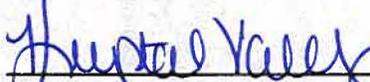

RANDY STINSON, COMMISSIONER, PCT 1


LOUIS PONDER, COMMISSIONER, PCT 3


LANE GRAYSON, COMMISSIONER, PCT 2


KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 13TH DAY OF MAY 2025.


KRYSTAL VALDEZ, COUNTY CLERK

