

ELLIS COUNTY COMMISSIONERS COURT  
OFFICIAL MINUTES – JULY 8, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, JULY 8, 2025, AT 2:00 P.M., IN THE HISTORIC ELLIS COUNTY COURTHOUSE, COMMISSIONERS COURTROOM (2<sup>ND</sup> 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 JOHN WRAY

**COMMISSIONERS:**

PRECINCT 1 COMMISSIONER RANDY STINSON

PRECINCT 2 COMMISSIONER LANE GRAYSON

PRECINCT 3 COMMISSIONER LOUIS PONDER

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.

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

**CONSENT AGENDA: MINUTE ORDER 326.25**

**ADMINISTRATIVE:**

- A.1 APPROVING OF REGULAR BILLS, PAYROLL, AND OFFICERS' REPORTS. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.2 APPROVING THE COMMISSIONERS' COURT REGULAR MEETING MINUTES FROM JUNE 24<sup>TH</sup>, 2025. – *COUNTY CLERK KRYSTAL VALDEZ*
- A.3 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 2 MONTHLY REPORT FOR JUNE 2025, PURSUANT TO LOCAL GOVERNMENT CODE §114.044. – *JUSTICE OF THE PEACE, PRECINCT 2 JACKIE MILLER, JR.*
- A.4 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 3 MONTHLY REPORT FOR JUNE 2025, PURSUANT TO LOCAL GOVERNMENT CODE §114.044. – *JUSTICE OF THE PEACE, PRECINCT 3 DAN COX*
- A.5 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 4 MONTHLY REPORT FOR JUNE 2025, PURSUANT TO LOCAL GOVERNMENT CODE §114.044. – *JUSTICE OF THE PEACE, PRECINCT 4 JAMES "BUTCH" BRYANT*
- A.6 APPROVING THE APPOINTMENT OF ERIC HAAKE, RODNEY GUTHRIE, AND DARLA CHAPMAN KNIGHT FOR A TERM ON THE BOARD OF ELLIS COUNTY ESD #12 (MILFORD), ENDING ON DECEMBER 31<sup>ST</sup>, 2025. – *FIRE MARSHAL TIM BIRDWELL*
- A.7 APPROVING TO APPOINT GREGORY BRENNER AND JANNA LYN HORN TO THE ELLIS COUNTY CHILD WELFARE BOARD FOR A THREE-YEAR TERM THAT WILL BEGIN ON AUGUST 1<sup>ST</sup>, 2025 AND END ON JULY 31<sup>ST</sup>, 2028. – *ELLIS COUNTY JUDGE JOHN WRAY*
- A.8 APPROVING FOR THE COUNTY JUDGE TO SIGN AN INTERLOCAL AGREEMENT WITH THE TRINITY RIVER AUTHORITY OF TEXAS REGARDING THE ELLIS COUNTY REGIONAL WATER SUPPLY STUDY. – *ELLIS COUNTY JUDGE JOHN WRAY*

- A.9 APPROVING FOR THE COUNTY JUDGE TO SIGN AN ADDENDUM TO MASTER SERVICE AGREEMENT LGS-03-0019, ELLIS COUNTY MINUTE ORDER 556.02, FOR THE ADDITION OF CERTAIN ONE-TIME SPECIAL SERVICES FOR COUNTY CONSTABLES PCT. 1, 2, 3, AND 4 OFFICES IN THE AMOUNT OF \$11,400.00 AND ANNUAL SERVICES IN THE AMOUNT OF \$32,400.00 .
- A.10 RATIFYING STAFF APPROVAL AMENDING THE PLAT OF BUTTONWOOD VILLAGE LOT 4A-1 AND LOT 5A, BLOCK ONE AMENDING PLAT. THE PROPERTY CONTAINS ± 5.395 ACRES OF LAND, LOCATED ± 545 FEET SOUTHEAST OF THE INTERSECTION OF LAKEFRONT DRIVE AND BELLS CHAPEL ROAD, LOCATED IN THE ETJ OF THE CITY OF PECAN HILL, ROAD AND BRIDGE PRECINCT NO. 4. – *DOD DIRECTOR ALBERTO MARES*
- A.11 APPROVING FOR THE COUNTY JUDGE TO SIGN THE INTERLOCAL AGREEMENT BETWEEN THE NORTH CENTRAL TEXAS EMERGENCY COMMUNICATIONS DISTRICT (NCT9-1-1) AND ELLIS COUNTY FOR LOCAL ADDRESSING AND GIS SERVICES. – *COUNTY ENGINEER ZACH GERICH*
- A.12 ACCEPTING OF THE COUNTY AUDITOR’S MONTHLY REPORT FOR MAY 2025 PURSUANT TO LOCAL GOVERNMENT CODE §114.025. – *COUNTY AUDITOR STACI PARR*
- A.13 ACCEPTING OF THE TABULATED REPORT OF THE COUNTY’S RECEIPTS AND DISBURSEMENTS OF FUNDS FROM JUNE 1<sup>ST</sup>, 2025 – JUNE 30<sup>TH</sup>, 2025 PURSUANT TO LOCAL GOVERNMENT CODE §114.024. – *COUNTY AUDITOR STACI PARR*
- A.14 ACCEPTING OF THE FISCAL YEAR 2025 INTERNAL AUDIT REPORTS FOR CONSTABLE PRECINCT 1 AND 2 AND JUSTICE OF THE PEACE 1 AND 2. – *COUNTY AUDITOR STACI PARR*
- A.15 APPROVING TO DECLARE THE LISTED ITEMS AS SURPLUS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL GOVERNMENT CODE 263:
- 11 LAPTOP CAR MOUNTS, 1 ACCESS POINT, 9 AMPLIFIERS, 15 CISCO AP’S, 2 BARCODE SCANNERS, 1 BATTERY DOCK, 11 CAMERAS, 2 CAR PANASONIC ADAPTERS, 30 CELL PHONE CHARGERS, 62 DESKTOP COMPUTERS, 15 DOCKING STATIONS, 17 DOOR SYSTEM UNITS, 1 DSL MODEM, 5 DVD DRIVES, 1 DVD PLAYER, 3 DVR PLAYERS, 1 HD DOCK, 1 IP PHONE, 2 KVM SWITCH’S, 1 LAMINATOR, 65 LAPTOP COMPUTERS, 1 MATRIX SWITCHER, 85 COMPUTER MONITORS, 60 MONITOR CABLES, 1 MULTIPLEXER, 7 P2P AP’S, 6 PIPE DOCKS, 106 POWER CABLES, 1 POWER SUPPLY, 18 PRINTERS, 1 INTERCOM SPEAKER, 4 ROUTERS, 11 SCANNERS, 1 TABLET, 2 TV’S, 11 UPS BATTERIES, 2 VIDEO CONVERTERS, 3 VIDEO PROCESSOR’S, 1 VIDEO RECORDER, 1 WEBEX COMPUTER, AND 22 APC BATTERIES.
- A.16 APPROVING TO ENTER INTO A SPECIAL ROAD USE AGREEMENT WITH YELLOW CAT WIND LLC TO COVER POTENTIAL ROAD DAMAGES DURING CONSTRUCTION FOR 6.77 MILES OF ROAD USAGE, BONDED FOR \$100,000.00 PER MILE. – *COUNTY COMMISSIONER PRECINCT 3 LOUIS PONDER*

**FINANCIAL CONSENT:**

- F.1 ACCEPTING OF CTIF MATCHING GRANT REIMBURSEMENT (CTIF 2020) IN THE AMOUNT OF \$162,703.00 AS UNANTICIPATED REVENUE:
- INCREASE 009-0602-508020 (PURCHASE OF EQUIPMENT) BY \$78,142.68
  - INCREASE 012-0755-508680 (CONTRACT LABOR) BY \$84,560.32
- PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.2 ACCEPTING OF DONATION TO THE VETERANS’ TREATMENT COURT FROM WOLTER-ASHLEY MEMORIAL AUXILIARY VFW POST 3894 IN THE AMOUNT OF \$520.00 AS UNANTICIPATED REVENUE:
- INCREASE 001-0190-500998 (VETERANS’ TREATMENT COURT EXPENSES) BY \$520.00

PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*

- F.3 FY2025 LINE-ITEM TRANSFER – *COUNTY COMMISSIONER LANE GRAYSON*  
DECREASE 010-0653-509180 (FM2 HARDWARE/TOOLS) BY \$15,000.00  
DECREASE 010-0653-509110 (FM2 GRAVEL) BY \$15,000.00  
INCREASE 010-0653-509090 (FM2 REPAIRS/PARTS) BY \$30,000.00
- F.4 FY2025 LINE-ITEM TRANSFER – *COUNTY ATTORNEY LINDY BEATY*  
DECREASE 001-0360-508070 (OPERATING EXPENDITURES) BY \$9,806.16  
INCREASE 001-0360-508120 (RADIO) BY \$9,806.16

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

## REGULAR AGENDA

### DEPARTMENT OF DEVELOPMENT:

**MINUTE ORDER 327.25** (1.1) RATIFYING STAFF ACTION ON A PLAT OF COTTONGAME ESTATES PHASE 1, LOT 1, BLOCK A. THE PROPERTY CONTAINS ± 3.498 ACRES OF LAND LOCATED ± 5,000 FEET NORTHEAST OF THE INTERSECTION OF NEWTON ROAD AND BOBS RUN ROAD, SITUATED IN THE RAFAEL DE LA PENNA SURVEY, ABSTRACT No. 3, FERRIS, ROAD AND BRIDGE No. 1. SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE NOTARY STATEMENT WITHIN THE PROVIDED WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)" FORM DOES NOT IDENTIFY CHRISTINA L. COTTONGAME AS AN UNDERSIGNED AUTHORITY APPEARING. PLEASE PROVIDE A CORRECTED AND NOTARIZED TIA FORM.
2. IN ADDITION TO THE LABELED CALLS ON THE PLAT DRAWING, PLEASE IDENTIFY AND LABEL THE METES AND BOUNDS AS DESCRIBED WITHIN THE DEED (INSTRUMENT No. 2501748) ON THE PLAT DRAWING.
3. THE PLAT REFERS TO "RAFAEL DE LA PENNA SURVEY," WHEREAS INSTRUMENT No. 2501748 REFERS TO "R DE LA PENNA SURVEY." PLEASE CORRECT THE METES & BOUNDS AND THE TITLE BLOCK WITHIN THE PLAT TO MATCH INSTRUMENT No. 2501748.
4. WITHIN THE SECOND PARAGRAPH OF THE METES & BOUNDS, THE POB CALLS FOR THE EAST CORNER OF SAID 3.360-ACRE TRACT, WHEREAS THE POB WOULD BE THE WEST CORNER ACCORDING TO THE DESIGNATION OF THE NORTH ARROW ON THE PLAT.
5. THE PLAT DRAWING LABELS 3.336 ACRES FOR THE PROPERTY, WHEREAS THE METES & BOUNDS CALLS FOR 3.360 ACRES. PLEASE ADDRESS THE INCORRECT ACREAGE BETWEEN THE TWO CALCULATIONS, ALONG WITH ANY SUBSEQUENT MEASUREMENTS THAT MAY BE AFFECTED WITHIN THE METES & BOUNDS OR ON THE PLAT DRAWING.
6. REDUCE THE FRONT BUILD LINE TO 25 FEET ON THE PLAT DRAWING.
7. PLAT MUST REFLECT 20' ROCKET SPECIAL UTILITY DISTRICT (RSUD) EASEMENT WITH INSTRUMENT No. 2514929. THE PRINTED VERSION OF THE PLAT WITHIN THE APPLICATION DOES NOT SHOW THIS LABEL.
8. REMOVE BARBED WIRE FENCE LABEL FROM THE PLAT DRAWING.
9. WITHIN THE ABBREVIATION LEGEND, PLEASE IDENTIFY THE "E" LABEL THAT IS SHOWN THROUGHOUT THE PLAT DRAWING.

10. REMOVE THE BOUNDARY LINES AND LABEL REFERRING TO "NEWTON ESTATES CAB. P, SLD. 127 P.R.E.C.T" ON THE PLAT DRAWING AS THIS PROPERTY IS NOT DIRECTLY ADJOINING THE PROPOSED SUBDIVISION.
11. CORRECT THE OWNERS' NAMES WITHIN THE METES & BOUNDS, PLAT DRAWING, OWNER SIGNATURE LINES, NOTARY STATEMENT, AND OWNER CONTACT ON THE PLAT TO MATCH THE OWNERS' NAMES WITHIN INSTRUMENT No. 2501748 BY ADDING MIDDLE INITIALS.
12. UPDATE THE COUNTY JUDGE'S NAME TO JOHN WRAY WITHIN THE COURT SIGNATURE BLOCK.
13. PROPOSED UTILITY EASEMENTS SHOULD BE REVISED TO BE DRAINAGE AND UTILITY EASEMENTS.

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

**MINUTE ORDER 328.25** (1.2) APPROVING A PLATTING EXEMPTION FOR PARCEL ID No. 178911, AS STATED IN TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0015 (E). THE ± 2.00-ACRE SITE IS LOCATED ± 700 FEET NORTH OF THE INTERSECTION OF SUGAR RIDGE ROAD AND OLD GIN ROAD, ENNIS, ROAD AND BRIDGE PRECINCT No. 1. SUBJECT TO THE FOLLOWING CONDITIONS:

1. NO FURTHER SUBDIVISION OF THIS ENTIRE ± 2.00-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 GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

**MINUTE ORDER 329.25** (1.3) APPROVING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) OF THE SUBDIVISION & DEVELOPMENT STANDARDS REGARDING THE MINIMUM LOT SIZE REQUIREMENTS, AND SEPTIC REGULATIONS (ORDER No. 134.24) FOR PARCEL ID No. 207141. THIS 1.00-ACRE SITE IS LOCATED ± 581 FEET NORTH OF THE INTERSECTION OF GIBSON ROAD AND CACTUS ROAD, IN THE ETJ OF THE CITY OF WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 1. SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PROPERTY OWNER OR APPLICANT SHALL SUBMIT A PLAT IDENTICAL TO THE SURVEY PLAT PROVIDED FOR THE PROPERTY.
2. ANY FURTHER SUBDIVISION OF THIS PROPERTY SHALL REQUIRE A PLAT MEETING THOSE REGULATIONS IN EFFECT AT THE TIME OF PLATTING.
3. APPROVAL OF THIS VARIANCE REQUEST DOES NOT EXTEND TO ANY MULTI-TENANT, MULTI-UNIT, OR ANY COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.

PUBLIC PARTICIPATION: JESSICA GUERRERO, WAXAHACHIE

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

**MINUTE ORDER 330.25** (1.4) APPROVING A PLAT OF VALLEY FARM ROAD ESTATES, LOTS 3A, 3B, 3C BEING A REPLAT OF VALLEY FARM ROAD ESTATES, LOT 3. THE PROPERTY CONTAINS ± 3.994 ACRES OF LAND LOCATED ± 1,020 FEET SOUTHWEST OF THE INTERSECTION OF FM 85 AND ZMOLEK ROAD, ENNIS, ROAD AND BRIDGE PRECINCT No. 2. SUBJECT TO THE FOLLOWING CONDITIONS:

1. ADD OWNERSHIP INFORMATION (RECORDED DEED) WITHIN THE OWNER'S CERTIFICATE INFORMATION.
2. REMOVE THE WORD "FINAL" FROM THE PLAT TITLE BLOCK.
3. ADD THE RECORDED SUBDIVISION NAME TO ADJACENT LOT 2.
4. INCREASE THE REAR BUILDING LINE SETBACK TO 20 FT. AND ADD A DRAINAGE AND UTILITY EASEMENT TO THE SIDES AND REAR OF EACH LOT. THE DUE MAY OCCUPY THE SAME SPACE AS THE BUILDING LINE SETBACK.
5. UPDATE THE COUNTY JUDGE'S NAME TO JOHN WRAY WITHIN THE COURT SIGNATURE BLOCK.
6. LABEL THE EXISTING RIGHT-OF-WAY WIDTH FROM FM 85.
7. ADD THE SHARED ACCESS EASEMENT FOR LOTS 3B & 3C TO THE PLAT DRAWING PER TxDOT'S REQUEST.

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

**MINUTE ORDER 331.25** (1.5) APPROVING A PLAT OF GRANDE CASA RANCHITOS, SECOND INSTALLMENT TRACTS 31A AND 31B, BEING A REPLAT OF GRANDE CASA RANCHITOS, SECOND INSTALLMENT TRACT No. 31. THE PROPERTY CONTAINS ± 4.335 ACRES OF LAND LOCATED ± 890 FEET NORTHEAST OF THE INTERSECTION OF RIDGE CREEK ROAD AND ROLLING HILLS ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 3.

PUBLIC PARTICIPATION: ROBERT BROWN, WAXAHACHIE; RANDY CLAUS, WAXAHACHIE; LAWRENCE MULLER, WAXAHACHIE

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

**MINUTE ORDER 332.25** (1.6) **TABLED FOR TWO (2) WEEKS**: DISCUSSION, CONSIDERATION, AND ACTION ON A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) REGARDING THE MINIMUM PAVED PUBLIC ROAD FRONTAGE REQUIREMENTS FOR PARCEL ID 199875 (PROPOSED JUDY'S ADDITION PRELIMINARY PLAT). THIS ± 20.179-ACRE SITE IS LOCATED ± 2,795 FEET WEST OF THE INTERSECTION OF JUDY'S LANE AND MORGAN ROAD, IN THE ETJ OF THE CITY OF ITALY, ROAD AND BRIDGE PCT. 3.

PUBLIC PARTICIPATION: J.L. SMITH, WAXAHACHIE

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

**MINUTE ORDER 333.25** (1.7) RATIFYING STAFF ACTION ON A PLAT OF SUMMERS ESTATES LOT 1, BLOCK A. THE PROPERTY CONTAINS ± 1.103 ACRES OF LAND LOCATED ± 2,580 FEET NORTHWEST OF THE INTERSECTION OF BLAIR ROAD AND FORRESTON ROAD, SITUATED IN THE ELLIS COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 328, WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 3. SUBJECT TO THE FOLLOWING CONDITIONS:

1. WITHIN THE FOURTH PARAGRAPH OF THE METES AND BOUNDS, THE FIRST DIRECTION IS MISSING FROM THE CALL "02 DEGREES 38 MINUTES 43 SECONDS EAST".

2. REDUCE THE FRONT BUILD LINE TO 25 FEET ON THE PLAT.
3. REMOVE BARBED WIRE FENCE LABEL FROM PLAT DRAWING.
4. WITHIN THE ABBREVIATION LEGEND, PLEASE IDENTIFY THE "E" LABEL THAT IS SHOWN THROUGHOUT THE PLAT DRAWING.
5. IDENTIFY THE PURPOSE OF OR REMOVE THE THIN LINE RUNNING EAST TO WEST WITHIN THE RIGHT-OF-WAY DEDICATION ALONG BLAIR ROAD.
6. REMOVE LINES AND LABELS RELATING TO THE UTILITY EASEMENT AND BUILDING SETBACK LINE WITH THE PROPERTY LABELED AS HERNANDEZ'S RANCH.
7. CORRECT THE OWNER'S NAME WITHIN THE METES AND BOUNDS, OWNER'S CERTIFICATE, AND OWNER'S SIGNATURE BLOCK TO READ: KATHLEEN REBEKAH SUMMERS, TRUSTEE OF THE KATHLEEN REBEKAH SUMMERS REVOCABLE TRUST – INSTRUMENT No. 2507278
8. ADD A GENERAL PLAT NOTE STATING: KATHLEEN REBEKAH SUMMERS, TRUSTEE OF THE KATHLEEN REBEKAH SUMMERS REVOCABLE TRUST ON FEBRUARY 27, 2025 – INSTRUMENT No. 2507278.
9. PROPOSED UTILITY EASEMENTS SHOULD BE REVISED TO BE DRAINAGE AND UTILITY EASEMENTS.

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

**MINUTE ORDER 334.25** (1.8) RATIFYING STAFF ACTION ON A PRELIMINARY PLAT OF WAXAHACHIE INDUSTRIAL PARK PRELIMINARY PLAT (TO BE RENAMED). THE ± 32.899-ACRE SITE IS LOCATED ± 570 FEET EAST OF THE INTERSECTION OF FM 66 AND HOWLAND LANE, SITUATED IN THE J. DRINKARD SURVEY, ABSTRACT No. 273, WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 3. SUBJECT TO THE FOLLOWING CONDITIONS:

1. ADD BUILDING LINE SETBACKS AND DRAINAGE AND UTILITY EASEMENTS TO EACH LOT. PLEASE SEE THE ATTACHED SAMPLE PLAT FOR REFERENCE.
2. LABEL THE EXISTING RIGHT-OF-WAY FOR FM 66.
3. UPDATE PLAT NOTE NUMBER ONE, AND REMOVE PLAT NOTE NUMBER THREE.
4. PRINT THE OWNER'S REPRESENTATIVE'S NAME BENEATH THE SIGNATURE LINE AND WITHIN THE NOTARY STATEMENT ON PAGE 2.
5. ADD A PLAT NOTE REFERENCING THE ORDINANCE NUMBER FOR THE WITHDRAWAL FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION.

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

**MINUTE ORDER 335.25** (1.9) APPROVING A VARIANCE REQUEST TO VOLUME I, SECTION VII (C)(1)(i) OF THE SUBDIVISION & DEVELOPMENT STANDARDS REGARDING THE PLATTING EXEMPTION REQUIREMENTS FOR PARCEL ID No. 202705. THIS 1.3-ACRE SITE IS LOCATED ± 435 FEET NORTH OF THE INTERSECTION OF FM 661 AND WEST US HIGHWAY 287, PARTIALLY LOCATED IN THE ETJ OF THE CITY OF GRAND PRAIRIE, MIDLOTHIAN, ROAD AND BRIDGE PRECINCT No. 4. SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PROPERTY OWNER OR APPLICANT SHALL SUBMIT A PLATTING EXEMPTION APPLICATION IDENTICAL TO THE SURVEY PLAT PROVIDED FOR THE PROPERTY.
2. ANY FURTHER SUBDIVISION OF THIS PROPERTY SHALL REQUIRE A PLAT MEETING THOSE REGULATIONS IN EFFECT AT THE TIME OF PLATTING.

3. APPROVAL OF THIS VARIANCE REQUEST DOES NOT EXTEND TO ANY MULTI-TENANT, MULTI-UNIT, OR ANY COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.

PUBLIC PARTICIPATION: JUDSON ASHLEY, MIDLOTHIAN

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

**MINUTE ORDER 336.25** (1.10) APPROVING A VARIANCE REQUEST TO VOLUME I, SECTION VII (C)(1)(i) OF THE SUBDIVISION & DEVELOPMENT STANDARDS REGARDING THE PLATTING EXEMPTION REQUIREMENTS FOR PARCEL ID NO. 194769. THIS 5.912-ACRE SITE IS LOCATED ± 3,300 FEET NORTH OF THE INTERSECTION OF FM 661 AND WEST US HIGHWAY 287, PARTIALLY LOCATED IN THE ETJ OF THE CITY OF GRAND PRAIRIE, MIDLOTHIAN, ROAD AND BRIDGE PRECINCT NO. 4. SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PROPERTY OWNER OR APPLICANT SHALL SUBMIT A PLATTING EXEMPTION APPLICATION IDENTICAL TO THE SURVEY PLAT PROVIDED FOR THE PROPERTY.
2. ANY FURTHER SUBDIVISION OF THIS PROPERTY SHALL REQUIRE A PLAT MEETING THOSE REGULATIONS IN EFFECT AT THE TIME OF PLATTING.
3. APPROVAL OF THIS VARIANCE REQUEST DOES NOT EXTEND TO ANY MULTI-TENANT, MULTI-UNIT, OR ANY COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.

PUBLIC PARTICIPATION: JOHN ASHLEY, MIDLOTHIAN

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

**MINUTE ORDER 337.25** (1.11) APPROVING A PLAT OF THE RANCH AT HIDDEN CREEK LOTS 1R, 2R, 3R, BLOCK B, BEING A REPLAT OF THE RANCH AT HIDDEN CREEK LOTS 1-3, BLOCK B, TO ADJUST THE LOT LINES AND INCLUDE PREVIOUSLY UNPLATTED LAND. THE PROPERTY CONTAINS ± 7.255 ACRES OF LAND LOCATED ± 555 FEET WEST OF THE INTERSECTION OF SOUTH RING ROAD AND BUCHANAN DRIVE, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 4.

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

*COURT RECESS: 3:02 P.M. – 3:05 P.M.*

### **PURCHASING:**

**MINUTE ORDER 338.25** (2.1) GRANTING AN EXEMPTION UNDER LGC §262.024 (4) FROM THE BIDDING REQUIREMENT OF LGC §262.03 TO ENGAGE THE PROFESSIONAL SERVICES OF BERRY DUNN FOR DATA CONVERSION.

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

**MINUTE ORDER 339.25** (2.2) APPROVING TO ENGAGE BERRY DUNN FOR DATA CONVERSION SERVICES TO CONVERT THE CURRENT COURT DATA INTO THE PRESCRIBED JWORKS FORMAT FOR THE COURT CASE MANAGEMENT SYSTEM IN AN AMOUNT NOT-TO-EXCEED \$295,000.00.

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

**MINUTE ORDER 340.25** (2.3) APPROVING FOR CONSTRUCTION SERVICES FOR AN EXPANSION OF THE ELLIS COUNTY COMMISSIONER, PRECINCT NO. 2 FACILITY FROM LOOKUP CONSTRUCTION SERVICES USING THE CITY OF FORT WORTH COOPERATIVE CONTRACT NUMBER 57047 IN THE AMOUNT OF \$268,942.96

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

**MINUTE ORDER 341.25** (2.4) AUTHORIZING THE COUNTY JUDGE TO SIGN A LEASE AGREEMENT BETWEEN ELLIS COUNTY AND HAIGHT, TAYLOR, McCLAIN LLC (HTM) FOR A ONE-YEAR TERM, IN AN AMOUNT OF \$5,500.00 PER MONTH.

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

**RECESS TO EXECUTIVE SESSION** **3:34 P.M.**

MOTION TO RECESS BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER GRAYSON, 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 §551.071 (1), CONSULTATION WITH LEGAL COUNSEL REGARDING PENDING OR CONTEMPLATED LITIGATION CONCERNING VIOLATIONS OF SUBDIVISION & DEVELOPMENT STANDARDS AND/OR DRAINAGE DESIGN STANDARDS FOR PROPERTY LOCATED ON OCELOT LANE IN PRECINCT 4.

**RECONVENED TO REGULAR SESSION 4:32 P.M.**

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

**ADMINISTRATIVE:**

**MINUTE ORDER 342.25** (3.1) **TABLED TO 08/19/25**: DISCUSSION, CONSIDERATION, AND ACTION TO GRANT A VARIANCE ON A REQUEST FOR A NEW OUTDOOR BUSINESS LICENSE UNDER MINUTE ORDER 465.22. THE ± 11.107-ACRE SITE IS LOCATED ON THE WEST SIDE OF SOUTH US HIGHWAY 77, ± 975 FEET NORTH OF THE INTERSECTION OF JOHNSON ROAD AND SOUTH US HIGHWAY 77, SITUATED IN THE ELLIS COUNTY SCHOOL SURVEY ABSTRACT No. 328, IN THE ETJ OF THE CITY OF WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 3. — *COUNTY COMMISSIONER LOUIS PONDER*

PUBLIC PARTICIPATION: J.D. FOSTER, ATTORNEY FOR CHRIS OGBU

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

**ADJOURNMENT 4:34 P.M.**

MOTION TO ADJOURN BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON JULY 8<sup>TH</sup>, 2025, ARE HEREBY APPROVED.

PRESIDING OFFICER:

  
\_\_\_\_\_  
JOHN WRAY, COUNTY JUDGE

  
\_\_\_\_\_  
RANDY STINSON, COMMISSIONER, PCT 1

  
\_\_\_\_\_  
LANE GRAYSON, COMMISSIONER, PCT 2

  
\_\_\_\_\_  
LOUIS PONDER, COMMISSIONER, PCT 3

  
\_\_\_\_\_  
KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 8<sup>TH</sup> DAY OF JULY 2025.

  
\_\_\_\_\_  
KRYSTAL VALDEZ, COUNTY CLERK

