

City Council
July 29, 2024

A Work Session of the Mayor and City Council of the City of Waxahachie, Texas was held at the Waxahachie Civic Center, Crape Myrtle Room, 2000 Civic Center Lane, on Monday, July 29, 2024 at 3:00 p.m.

Council Members Present: Billie Wallace, Mayor, Council Member Place 4
Chris Wright, Mayor Pro Tem, Council Member Place 3
Tres Atkins, Council Member Place 1
Patrick Souter, Council Member Place 2
Travis Smith, Council Member Place 5

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Jami Bonner, Assistant City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Discuss proposed economic development project at 1601 W. Hwy. 287

Deputy City Manager Albert Lawrence provided an overview of the project's history. He noted the City Council approved a Memorandum of Understanding (MOU) in November of 2023. This MOU enabled developers to approach potential tenants and allowed the City to start drafting a development agreement. The Economic Development Commission has reviewed the proposed development agreement and recommended advancing it to the City Council for consideration.

Robert O'Farrell, Senior Managing Director at JLL, presented the conceptual plan for the project, which features medical offices, retail spaces, restaurants, and hospitality venues. He mentioned the potential inclusion of a new roadway, contingent upon the Council's direction. This roadway could connect north of Highway 287, loop around the southern part of the property, and extend through Navarro College's land to Sam George Drive. The potential roadway would require approval from the Navarro College Board of Trustees. Mr. O'Farrell noted that several potential users have shown interest, but their commitment will depend on meeting financial margins necessary for success.

The Council discussed various aspects, including parking spaces, safety, and whether the new roadway would be necessary. Mr. O'Farrell indicated that if the roadway is added, the footprint for the hospitality venues may have to be reduced to meet the parking requirements.

Mr. Lawrence explained the developers will have to obtain approval from both the Planning and Zoning Commission and City Council to change the property's zoning. During this approval process, there will be opportunities for the Planning and Zoning Commission and City Council to adjust the development agreement, if desired. He noted the zoning designation will be permanent; any future developers would have to undergo the same approval process for any modifications.

After further discussion, it was the consensus of the City Council to add the proposed development agreement to the August 5th City Council agenda.

3. Discuss Broadhead Road Street project

Justin Stoker, Senior Director of Public Works and Engineering, requested direction on the proposed Broadhead Road street project. Mr. Stoker provided two options for expanding the road from two lanes to four. Following a discussion on safety and the uncertain status of County street and bridge improvements, the Council reached a consensus to explore further options for utilizing the Roadway Impact Fees.

4. Discuss naming of new roadway currently under design that will help serve new high school site

Mr. Stoker presented Item 4 and explained a name is needed for the new roadway. While a placeholder name is currently being used during the design process, an official name will be required by the time the roadway is completed, approximately one year from now. The Council will continue to brainstorm potential names for the new roadway.

5. Adjourn

There being no further business, the meeting adjourned at 4:29 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary