

City Council
April 21, 2025

A Work Session of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms C and D, Waxahachie, Texas on Monday, April 21, 2025 at 5:30 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
Travis Smith, Council Member Place 5

Council Member Absent: Patrick Souter, Council Member Place 2

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Amber Villarreal, City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Hear presentation and discuss development proposal by Minto Communities -USA for the planned development district formerly known as the Emory Lakes development

Trenton Robertson, Senior Director of Planning, introduced Dutch Neuweiler, Senior VP of Acquisition and Land Development, Minto Communities. Mr. Neuweiler introduced the Minto team: Michael Ross, Len Capozzo, and Dennis Church.

The Minto team shared a presentation outlining Minto's vision for a planned community in Waxahachie. The presentation outlined Minto's credentials, vision, and commitment to long-term success. The development team requested conditional consent for a Municipal Management District (MMD) to finance the required infrastructure to develop the site.

Michael Ross reviewed the community vision key characteristics: Intergenerational living, lifestyle focused environments, forward thinking planning local character, and sustainable infrastructure and fiscal responsibility. He explained the four dimensions of living: intergenerational, resort style living for active adults, hometown living with mixed use planning convenience, and homes designed for all lifestyles.

Dennis Church explained the proposed development includes 3,170 acres with approximately 13,800 homes. He reviewed the master concept plan, initial phases, connected parks and trails, amenities, and intergenerational amenity center.

Council Members raised concerns regarding the proposed project's density, the scale of retail space, the upkeep and oversight of public areas, potential financial strain on the city and school district, and increased pressure on the water and sewer infrastructure.

Len Capozzo spoke more in depth about the active adult amenity center, planned education infrastructure, and proposed architectural styles. He explained the projected economic and fiscal benefits of the proposed development.

Mr. Ross requested a conditional consent from City Council to support the MMD financing mechanism.

City Council reached a general consensus that the developer should continue collaborating with City staff to address outstanding concerns and enhance the proposed development. Council Members also expressed opposition to supporting the proposed MMD at this time, encouraging Minto to work closely with staff to further refine their plan.

3. Adjourn

There being no further business, the meeting adjourned at 6:48 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary