

City Council
June 2, 2025

A regular meeting of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Monday, June 2, 2025 at 7:00 p.m.

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

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

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

Deidre Hamid, Waxahachie Care Executive Director, gave the invocation. Mayor Wallace led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Public Comments

Dr. Jamal Rasheed, Ellis County African American Hall of Fame Museum and Library, 1358 Vermont Avenue, Lancaster, Texas, requested approval and council support of a Juneteenth Parade to be held on Saturday, June 14th.

Betty Square Coleman, NAACP Waxahachie Branch, 116 Bradshaw, Waxahachie, Texas, spoke in support of the Juneteenth Celebration and Parade to be held on Thursday, June 19th.

5. Consent Agenda

- a. Minutes of the City Council meeting of May 19, 2025
- b. Event application for 55th Annual Gingerbread Trail: Echoes of the Past Tour at the Waxahachie City Cemetery to be held June 6-7, 2025
- c. Event application for Ellis County African American Museum & Library Juneteenth Parade to be held June 14, 2025
- d. Event application for 911 Gives Back – School Supply Drive to be held June 28, 2025 at Railyard Park
- e. Event application for Service to America Blood Drive to be held October 11, 2025 in Downtown Waxahachie
- f. Proposed Ordinance approving a request by James Hearon, for a Petition for ETJ Release for approximately 11.489 acres, located at 4021 FM 813 (Property ID 198102) – Owner: Lena Hearon & Jerry Bollman (ETJ-PTN-62-2025)

- g. Proposed Ordinance approving a request by Dustin Jordan, for a Petition for ETJ Release for approximately 7.490 acres, located at 3927 FM 813 (Property ID 234426) – Owner: Eagle 3 RE LLC (ETJ-PTN-64-2025)
- h. Proposed Ordinance approving a request by Robert & Melissa Tinning, for a Petition for ETJ Release for approximately 17.119 acres, located at 1070 Broadhead Rd (Property ID 235630) – Owner: Robert & Mellissa Tinning (ETJ-PTN-73-2025)
- i. Accept the FY 2024-2025 Impact Fee Revenue and Expenditure Mid-Year Report
- j. Funding Request from the TIRZ Fund for Building Improvements for 201 S. College Street
- k. Downtown Building Improvement Program Grant Application for 114 S. Rogers Street
- l. Funding Request from the TIRZ Fund for Public Infrastructure Improvements for 114 S. Rogers Street
- m. Funding Request from the TIRZ Fund for Downtown Improvements

ORDINANCE NO. 3629

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 11.489 ACRE TRACT OF LAND, LOCATED AT 4021 FM 813 KNOWN AS PROPERTY ID 198102, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

ORDINANCE NO. 3630

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 7.490 ACRE TRACT OF LAND, LOCATED AT 3927 FM 813 KNOWN AS PROPERTY ID 234426, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

ORDINANCE NO. 3631

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 17.119 ACRE TRACT OF LAND, LOCATED AT 1070 BROADHEAD ROAD KNOWN AS PROPERTY ID 235630, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

Action:

Chris Wright moved to remove Item c. from the Consent Agenda for additional discussion and approve all other items on the Consent Agenda. Motion was seconded by Travis Smith and carried unanimously (5-0).

Council members discussed whether to support two separate Juneteenth parades—one on Saturday, June 14th, and the other on the traditional holiday, June 19th. While the Juneteenth celebration at Railyard Park had already been approved, concern was raised about the request to add a second parade that would close streets and require police and fire support.

Council Member Chris Wright reiterated his position that the city does not support multiple parades for the same holiday, noting logistical strain and the potential for community confusion and division. He emphasized the importance of unity and maintaining a single, inclusive event, expressing support for the Waxahachie NAACP parade on June 19th.

Council Member Tres Atkins acknowledged those concerns but raised apprehension about denying the request so close to the proposed date, suggesting the issue should be reconsidered with more time and communication in the future. Mayor Wallace concurred with Council Member Atkins on concerns about timing, but emphasized the city had made its position known after the previous meeting.

Council members echoed concerns about setting a precedent by approving multiple parades for one holiday. They noted that other major celebrations—like Christmas and the Fourth of July—are not given multiple parades. Council Member Travis Smith also cited feedback from school groups and youth organizations that expressed frustration with participating in multiple similar events, viewing it as unnecessary and confusing.

Several council members called for community leaders to work together and agree on a single, unified parade moving forward. They acknowledged the value of both organizations involved but emphasized the need to avoid further division and to prioritize unity in future planning.

Police and fire officials confirmed they could support both events this year if needed, though some council members opposed continuing with both parades in the future.

Action:

Travis Smith moved to deny Item c. on the Consent Agenda. Motion was seconded by Chris Wright and carried 3-2 with Billie Wallace and Tres Atkins voting in opposition.

6. Introduce Honorary Council Member

Council Member Chris Wright introduced DV Lebron as the June Honorary City Council Member. Born in Puerto-Rico, Mr. Lebron grew up in New York City and California. He grew up facing a difficult childhood and, for a time, became involved with gangs. Recognizing the need for a change, he made the courageous decision to turn his life around. He joined the U.S. Navy, and his life changed forever. He traveled across Asia and the Middle East, experiencing new cultures and places. He was later deployed to Iraq in support of Operation Enduring Freedom. After leaving the Navy, he began a career in law enforcement in 2012, later transferring to a position in Texas. He moved to Waxahachie in 2014. By 2019, he found himself at the ballot box, frustrated that he didn't know enough about the candidates he was voting for. That moment sparked something in him. He launched the first version of *The Ellis Talker* and began reaching out to local candidates, inviting them for interviews—many said yes. Since then, the show has grown steadily, covering not just Waxahachie, but cities across Ellis County.

Passionate about supporting his fellow Veterans, he volunteered with the Veterans Treatment Court and is always looking for ways to give back. He deeply loves this community, and the people he has met along the way have enriched his life in ways he never imagined.

7. Public Hearing on a request by Ryan McIntosh, Trinity Partners, for a Specific Use Permit (SUP) for a Unified Lot Sign use within a Planned Development-42-C (PD-42-C) zoning district, located directly south of 1650 N US Highway 77 (Property ID: 223131) – Owner: Bomac Wax Investments LLC (ZDC-14-2025)

Trenton Robertson, Senior Director of Planning, presented the Item. The applicant requests approval of a Specific Use Permit to allow for the construction of a Unified Lot Sign. The Waxahachie Zoning Ordinance only allows for the construction of Unified Lot Signs with prior approval of a Specific Use Permit (SUP) by City Council.

The subject property is currently situated in a Planned Development-42-Commercial (PD-42-C) zoning district and recently received Site Plan approval for the development of the Plaza at Bessie Coleman; which is anchored by Sprouts Farmers Market and includes 3 additional multi-tenant retail buildings. The proposed Unified Lot Sign is proposed to take the form of a monument sign situated at the southeast corner of the intersection of Bessie Coleman Boulevard and N US Highway 77. The location of the sign meets the typical setback requirements for signage. This ensures that there will not be a visibility conflict for vehicles traveling through the adjacent intersection.

The sign is proposed to reach a maximum height of 28'; which is approximately 2' shorter than the existing unified lot sign for Waxahachie Marketplace on the northeast corner of the intersection of Bessie Coleman Boulevard and N US Highway 77. The total size of the sign is 301 square feet and a total of ten (10) static advertising spaces are proposed on the sign. The sign is proposed to utilize the same color palette and stone veneer base as the buildings approved for the Plaza at Bessie Coleman.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 30 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received zero (0) letters of support and zero (0) letters of opposition for the SUP request.

Mayor Wallace opened the Public Hearing at approximately 7:31 p.m.

There being no others to speak for or against ZDC-14-2025, Mayor Wallace closed the Public Hearing at approximately 7:32 p.m.

8. Consider proposed Ordinance approving ZDC-14-2025

ORDINANCE NO. 3632

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A UNIFIED LOT SIGN USE WITHIN A PLANNED DEVELOPMENT-42-COMMERCIAL (PD-42-C) ZONING DISTRICT, LOCATED DIRECTLY SOUTH OF 1650 N US

HIGHWAY 77, BEING PROPERTY ID 223131, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Chris Wright moved to approve ZDC-14-2025, a Unified Lot Sign for the Plaza at Bessie Coleman, subject to the conditions of the staff report. Motion was seconded by Patrick Souter and carried unanimously (5-0).

9. Public Hearing on a request by Alexandria Webber, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Multi-Family Residential-1 (MF-1) zoning district located at 865 Cantrell St. (Property ID 179113) - Owner: Alexandria Webber & Dustin Webber (ZDC-54-2025)

Mr. Robertson presented the Item. The applicant requests a SUP for short-term rental use at 865 Cantrell St because it is located within the MF-1 zoning district. The subject property consists of a primary structure of approximately 2,084 square feet, built in 1953. The portion of the home proposed to be used as an STR has two (2) bedrooms, one (1) bathroom and enough improved surface to accommodate for the maximum parking spaces of two (2) vehicles. The property owner (emergency contact) will be residing in the remaining portion of the home which consists of one bedroom and one bathroom. The area in which the emergency contact will reside is separate from the Short-Term Rental as demonstrated in the applicant's floor plan for the subject property.

The subject property is situated on an approximately 0.51 acres (22,215.6 square feet) tract. The applicant has not been operating a short-term rental. The applicant has not been paying local hotel occupancy taxes, as they have not been operating an STR. The Ellis County Appraisal District (ECAD) does identify the subject property as a homestead. The applicant submitted the SUP application on June 12, 2024.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls had been made regarding the subject property and its current use in the past 12 months.

The applicant's local emergency contact is located on the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 37 notices were mailed to property owners within 500 feet of the subject property as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of zero (0) letters of opposition and zero (0) letters of support were received by staff.

Mayor Wallace opened the Public Hearing at approximately 7:33 p.m.

There being no others to speak for or against ZDC-54-2025, Mayor Wallace closed the Public Hearing at approximately 7:34 p.m.

10. Consider proposed Ordinance approving ZDC-54-2025

ORDINANCE NO. 3633

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A SHORT-TERM RENTAL USE WITHIN A MULTI FAMILY 1 (MF-1) ZONING DISTRICT, LOCATED AT 865 CANTRELL ST, BEING PROPERTY ID 179113 IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING A TRACT OF LAND OUT OF THE J.C. ARMSTRONG SURVEY, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Tres Atkins moved to approve ZDC-54-2025, a Specific Use Permit for a Short-Term Rental use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Chris Wright and carried unanimously (5-0).

11. Public Hearing on a request by Mark McReynolds for a Specific Use Permit (SUP) for an Accessory Dwelling Unit use within a Single Family-2 (SF-2) zoning district located at 218 University Avenue (Property ID 176327) - Owner: Mark McReynolds & Janet McReynolds (ZDC-58-2025)

Mr. Robertson presented the Item and Mark McReynolds requested approval. The applicant proposes a Specific Use Permit (SUP) to allow for the construction of a new 1,050 square foot Accessory Dwelling Unit. The Waxahachie Zoning Ordinance requires approval of a SUP to allow for an Accessory Dwelling Unit use within a Single Family-2 (SF-2) zoning district. The proposed accessory dwelling unit is located to the rear of the primary home at 218 University Avenue and meets the minimum setback requirements for an accessory structure within the SF-2 zoning district. If approved, the existing driveway is sufficient to meet the parking requirements for the existing home and the proposed accessory dwelling unit.

The proposed accessory dwelling unit will include one (1) bedroom, one (1) bathroom, a washer/dryer connection, a full kitchen, a den, and an open living area. A porch will also be included at the front of the property. Access doors will be available from the south and west side of the property. The structure will be accessible from the driveway facing University Ave and the driveway facing W. Ross St. Additionally, the proposed accessory dwelling unit will not have a garage, and will utilize the existing improved surfaces as off-street parking.

In regards to the material and the overall character of the proposed accessory dwelling unit, the existing carriage home will be demolished, and the applicant is planning on utilizing the original siding and shiplap material of the upper floor from the existing carriage house as material for the proposed accessory dwelling unit. The siding that cannot be used from the existing carriage house will be supplemented with similar pattern 118 siding. The overall style of the proposed accessory dwelling unit will match that of the existing primary structure at 218 University Avenue.

The property owner has confirmed that the accessory dwelling unit will only be used as a residence for their parents. The property owner has also confirmed that the accessory dwelling unit will not be leased or sold separately from the primary home, separately metered, used as a short-term rental (STR), or used for commercial purposes.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 19 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received zero (0) letters of opposition and five (5) letters of support for the proposed SUP.

Mayor Wallace opened the Public Hearing at approximately 7:38 p.m.

There being no others to speak for or against ZDC-58-2025, Mayor Wallace closed the Public Hearing at approximately 7:38 p.m.

12. Consider proposed Ordinance approving ZDC-58-2025

ORDINANCE NO. 3634

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY DWELLING UNIT USE WITHIN A SINGLE FAMILY-2 (SF-2) ZONING DISTRICT, LOCATED AT 218 UNIVERSITY AVENUE, BEING PROPERTY ID 176327, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 2, BLOCK 10 IN THE UNIVERSITY ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Chris Wright moved to approve ZDC-58-2025, a Specific Use Permit for an Accessory Dwelling Unit, subject to the conditions of the staff report. Motion was seconded by Patrick Souter and carried unanimously (5-0).

13. Public Hearing on a request by Lexi Cassels, Kimley-Horn, for a Zoning Change from a Commercial (C) zoning district to Planned Development-Multi-Family-2 and Planned Development-Commercial (PD-MF-2 & PD-C) zoning district, for a mixed-use development, located directly east of 2050 Conquest Boulevard, (Property ID 191630 & 191636) - Owner: B&T Realty Services Inc (ZDC-91-2024)

Mayor Wallace announced the applicant requests to continue the Public Hearing to the August 4, 2025 City Council meeting to allow the developer additional time to analyze the final construction costs of the development.

Action:

Patrick Souter moved to continue the Public Hearing for ZDC-91-2024 to the August 4, 2025 meeting for agenda items 13, 14, and 15. Motion was seconded by Travis Smith and carried unanimously (5-0).

14. Consider proposed Ordinance approving ZDC-91-2024

No action taken.

15. Consider Development Agreement for ZDC-91-2024

No action taken.

16. Consider Development Agreement for digital billboard conversion

Shon Brooks, Executive Director of Development Services, presented the Item. Representatives for Lamar Advertising approached City Staff in December of 2024 with a proposal to convert an existing static billboard on I35E to a digital format. As permitted by Section 24-111(g) of the Waxahachie Zoning Ordinance, staff requested the removal of two (2) existing billboards along I35E in exchange for the digital conversion. In May of 2025, representatives for Lamar Advertising and City staff agreed upon the removal of existing billboards at 1405 North I35E and 3101 South I35E. The new digital billboard at 5801 North I35E is proposed to include a masonry wrap of the support pole. No City branding is proposed on the support structure and no City advertising is proposed on the billboard. The digital billboard is obligated to adhere to the requirements of the Waxahachie Lighting and Glare Standards; which includes automatic dimming.

Lamar Advertising has requested 180-days from the approval of this agreement to complete the removal of the existing billboards and conversion of the billboard at 5801 North I35E. This deadline allows for sufficient time to complete the necessary TxDOT & City permit approval processes. There is no fiscal impact to the City.

Council Member Wright questioned the rationale behind removing billboards currently promoting local businesses and developments, noting that both highlighted signs serve economic and promotional interests for the City.

City Manager Michael Scott responded that the City's long-standing policy has aimed to reduce the number of billboards, citing a nearly two-decade-old legal precedent concerning deteriorating signage. Staff indicated that any opportunity to remove outdated or dilapidated billboards has generally been pursued. It was further noted that affected advertisers retain the ability to relocate messaging to modern electronic billboards, which are easier to maintain and visually cleaner.

Council members inquired about aesthetic standards for the new sign, referencing a prior electronic billboard installation on the south end of town that included masonry wrapping and other beautification measures. It was clarified that the proposed sign would include a masonry wrap on the support structure, and that the applicant was open to including "Welcome to Waxahachie" signage, contingent on feasibility and spatial limitations.

Council Member Wright raised concerns regarding potential implications of city-branded signage on privately operated billboards, particularly in cases where ad content may not align with city values. Staff clarified that content restrictions could be negotiated through the development agreement. Lamar Advertising affirmed that it commonly agrees to standard restrictions, including prohibitions on sexually oriented businesses, THC/CBD products, and other sensitive categories.

Action:

Chris Wright moved to approve the Development Agreement with Lamar Advertising for a Digital Billboard Conversion at 5801 North I35E with restrictions on content similar to the Rusty Scott billboard recently approved. Motion was seconded by Patrick Souter and carried unanimously (5-0).

17. Consider and take action on a resolution directing publication of notice of intention to issue Certificates of Obligation; directing the preparation of a preliminary official statement and related materials; and providing an effective date

Chad Tustison, Senior Director of Finance, presented the Item. The action to approve the publication of notice of intention to issue certificates of obligation is the first formal step to begin the process of issuing bonds to fund various streets, water, wastewater, parks, public safety, and facility capital projects. Upon approval, notices will be published in the newspaper and staff will continue the process of filing related materials and meeting with rating agencies.

The Capital Improvement Program (CIP) describes the City's large multi-year capital projects which provide new or improved City infrastructure, and comprises of projects for streets, sidewalks and drainage, park improvements, water and wastewater utilities; and municipal facilities. The CIP is funded through multiple funding sources, including proceeds from bond issuances, operating funds, and development impact fees.

On April 15, 2025, at the City Council work session, staff presented the CIP, updated annually, along with strategies to fund various capital projects for the upcoming year. As part of this overall strategy, the CIP includes the issuance of certificates of obligation to fund a portion of these projects. The total bond issuance is estimated at \$57.79 million and consists of streets, public safety, parks, city facilities, and water and wastewater projects. This represents a maximum amount and may be lowered prior to final approval in August. If approved, these projects will be funded through the ad valorem tax rate, and water and wastewater fees.

Over the next two months, staff will continue to prepare the Preliminary Official Statement and other required information, and meet with bond rating agencies. In early August, the City Council will consider an ordinance authorizing the issuances of the bonds. Upon successful pricing and selling of the bonds, the funds would be expected to be delivered and available in late August or early September.

The City utilizes certificates of obligation to fund capital projects throughout the City as part of its Capital Improvement Program funding strategy. The debt service required to fund the streets, parks, and public safety project costs are accounted for in current budget projections and would not require an increase in the total ad valorem tax rate. The water and wastewater projects would be funded through water and wastewater fees.

RESOLUTION NO. 1378

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; DIRECTING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND RELATED MATERIALS; AND PROVIDING AN EFFECTIVE DATE.

Action:

Tres Atkins moved to approve a resolution directing publication of notice of intention to issue certificates of obligation; directing the preparation of a preliminary official statement and related materials; and providing an effective date. Motion was seconded by Patrick Souter and carried unanimously (5-0).

18. Consider contract for Mustang Creek Park Improvements

Kyle Cooper, Senior Director of Parks and Recreation, presented the Item. The base bid project scope includes the construction of a looped walking trail around the pond, a three-rail pipe rail fence, sidewalk connections, drainage improvements, and improved parking to enhance the overall experience for park users. Staff issued a Request for Proposals and a total of eight bids were received. Following a thorough review of the submitted bids and reference checks from previous public projects, it was determined that MECA Construction, LLC was the lowest and best qualified bidder for this project.

The contractor's base bid was \$312,198.50, but the following six alternate bids were considered as well and recommended for inclusion:

- Trail Extension – Bid Alt #1: \$138,703
- Trail Extension – Bid Alt #2: \$239,303
- Three Fishing Pads – Bid Alt #3,5,6: \$43,396
- Pond Aerator – Bid Alt #4: \$12,000

The total project cost, including the selected alternate bid items, is \$745,600.50, which is within the approved budget.

The Mustang Creek Park Improvement Project is an approved project in the FY24-25 budget and is within the approved project budget amount of \$880,000. Funding will be from the 2023 Park Bonds.

Action:

Chris Wright moved to approve a contract with MECA Construction, LLC in the amount of \$745,600.50 for Mustang Creek Park Improvements and authorize the City Manager to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (5-0).

19. Consider resolution determining the costs of Phase Four public improvements to be financed by the Waxahachie Public Improvement District No. 1, approving a Preliminary Service and Assessment Plan and Phase Four Assessment Roll and calling a public hearing to consider the levy of assessments in Phase Four

Mr. Brooks presented the Item. The developer, 287 Waxahachie, L.P. is seeking to increase the current rate of \$0.22-\$0.29 to \$0.79 per \$100 of assessed value. The rate increase will impact future home buyers in the Saddlebrook Development. Current homeowners with purchases at the time of the existing PID will not be affected by this increase. The impact will be incurred on any new lot in the development.

The City of Waxahachie accepted Public Improvement District No. 1 in 2007. This PID was created to offset infrastructure costs and public open space areas. A proposed PID rate adjustment is proposed by the developer due to increased infrastructure costs over the years. To offset the increased PID rate, the developer is proposing an estimated \$7 million increase to the amenities in existing and proposed new areas at their own cost.

Sean Terry, Vice President of Centurion American Development Group, presented an overview of the company's history and detailed their planned improvements to the Saddlebrook development. Mr. Terry highlighted that Centurion American, founded in 1990, has developed over 200 single-family communities and numerous large-scale projects across North Texas. Key examples include the revitalization of The Statler Hotel in downtown Dallas, the ongoing redevelopment of Collin Creek Mall, and the 7,200-home Legacy Hills community, which features a private golf course. He emphasized the company's long-term commitment to its developments, noting that Centurion remains involved well beyond initial construction phases.

Mr. Terry outlined a multi-phase plan to invest approximately \$7 million in private improvements to enhance the Saddlebrook community and align with modern expectations. In Phase 1, upgrades will include a new playground, enhancements to the existing playground, installation of shade structures, seating improvements near the pool, upgraded landscaping, and a redesigned entryway at Dartmoor Drive with new monументation and irrigation. Phases 3 and 4 will introduce a new amenity building featuring restrooms, a fitness area, and meeting rooms, along with pickleball courts, a splash pad, a sport court, exercise stations along trails, and a fishing pier. Phase 7 will add further recreational features, including another restroom building, a swimming pool, additional pickleball and sport courts, a shaded playground, a new parking lot, trails, and a fire pit with seating. The increasing popularity of amenities like pickleball, reiterated the company's goal to create a vibrant, desirable neighborhood through thoughtful investment and long-term planning.

Council members expressed concerns regarding the justification for increasing the Public Improvement District (PID) rate in the Saddlebrook development. They pointed out that, aside from the proposed park improvements in Phase 7, there appeared to be little added value to warrant such a significant increase. Unlike earlier developments that required substantial infrastructure due to their isolated locations, Saddlebrook is already surrounded by existing infrastructure, making it unclear why high infrastructure costs—and by extension, a higher PID—are necessary.

Council Member Wright also noted a noticeable decline in home quality and spacing between earlier and newer phases, criticizing the more recent sections for having tightly packed homes of lower perceived quality. They questioned the fairness of charging new homeowners higher PID rates while older residents, who would also benefit from the improvements, are not expected to contribute.

The suggestion was made that current HOAs should be responsible for enhancing amenities in existing neighborhoods, rather than relying on PID funds from future residents. Council Members asked for further clarification from staff regarding the rationale behind the PID cost increase from 2007 to the present.

Dwayne Briniac, explained that the development cost for the current phase proposed for Public Improvement District (PID) assessments is approximately \$11.5 million. Even with the requested assessment rate of 76 cents per \$100 valuation, there remains a \$2.4 million shortfall in covering public infrastructure costs. Under the previous assessment plan (SAP), the deficit would have been much higher—around \$9.5 million. The significant increase in infrastructure costs, which have more than tripled since the project's inception, is the primary reason for the proposed assessment increase.

Initially, the development plan included over 400 lots, and under the old SAP rules, the developers could not request increased assessments for earlier phases until most of those lots were developed. Now, those restrictions no longer apply, allowing the current request for a higher PID assessment on this phase.

Council members noted that neighboring developments, like Myrtle Creek, have invested heavily in infrastructure without reaching the 79-cent assessment level mentioned earlier, implying that the proposed rate is consistent with similar projects nearby.

Council members voiced strong concerns about steep increases in the Public Improvement District rate which raise housing costs and limit affordability for middle- and lower-income residents. They criticized the shift of infrastructure costs onto new homebuyers, who often don't fully grasp the added taxes until after purchase. The proposed rate hike far exceeds the city and county tax rates, with minimal perceived benefits.

Council emphasized the need to balance growth with affordability to preserve the town's culture and ensure housing options for all income levels. They urged limits on developer fees and better transparency for buyers. While supportive of responsible growth, they remain worried that continued tax increases could price out many residents and strain city resources in the long run.

Action:

Travis Smith moved to deny the Phase Four district improvement request for the Waxahachie PID No. 1 and its associated Preliminary Service and Assessment Plan. Motion was seconded by Patrick Souter and carried unanimously (5-0).

20. Discuss proposed project at Midway Regional Airport

Dustin Deel, Senior Director of Administrative Services, presented the Item. The City of Midlothian received a proposal from a private developer interested in building a new hangar facility at Mid-Way Regional Airport with an associated 50-year ground lease. Since the project would have to be approved by both the City of Waxahachie and the City of Midlothian, Midlothian staff forwarded the project details to Waxahachie staff to gauge interest in the project. Staff does not want to expend an extensive amount of resources and funds for further due diligence, negotiating/drafting of a ground lease, and legal review if City Council does not appear to have adequate interest in the project. The Midlothian City Council will discuss the item at their June 10, 2025 City Council Meeting.

The proposed project site is a grass infill parcel located north of Airport Drive, near its intersection with Rex Odom Drive. The concept includes construction of a 300-foot by 60-foot row of integrated, box-style hangars with single-sided access and 18-foot clear door heights. Depending on final configuration, the design may consist of five 60'x60' units, four 80'x60' units, or three 100'x60' units. The hangars would be leased by the developer to end users or FBO providers, with no plans for resale.

The proposed facility could accommodate up to nine small jet aircraft or twenty-eight smaller piston aircraft. Preliminary renderings and engineering drawings have been submitted and appear to reflect a modern design consistent with the Airport's development standards. The proposer has

stated that the hangars will meet all applicable building codes and airport policies. Formal code compliance will be confirmed during the plan review and permitting process. No ramp or apron improvements are proposed; the ground lease would apply only to the building footprint. The developer anticipates beginning construction promptly, with completion expected within approximately 12 months.

At this preliminary stage, there is no financial obligation to the City or Airport. If the project moves forward, the Airport will incur legal expenses to negotiate/draft the ground lease. If the project is completed, the Airport would benefit from the minimal revenue generated from the long-term ground lease and any other ancillary revenues that may occur from increased airplane and aviation activities that may result from the additional hangar space. All construction and ongoing maintenance costs would be the responsibility of the lessee.

Council members expressed concerns about limiting future expansion and better long-term uses for that land. It was the general consensus of City Council to support growth at the airport, but they want it done strategically to maximize flexibility and economic impact.

21. Convene into Executive Session for deliberation regarding real property as permitted under Section 551.072 of the Texas Government Code

Mayor Wallace announced at 8:39 p.m. the City Council would convene into Executive Session for deliberation regarding real property as permitted by Section 551.072 of the Texas Government Code and consultation with City Attorney as permitted by Section 551.071.

22. Reconvene and take any necessary action

The meeting reconvened at 9:24 p.m.

23. Comments by Mayor, City Council, City Attorney and City Manager

Council Member Tres Atkins announced the Mid-Way Regional Airport Pancake Breakfast Fly-In will be held June 7th from 8am-11am.

City Attorney Terry Welch requested consultation with City Council during executive session.

Council Member Chris Wright thanked DV Lebron for his participation as the Honorary Council Member and keeping the community informed. Council Member Wright congratulated Pastor Bruce Zimmerman on his retirement. He noted the success of the recent pet vaccine event sponsored by the SPCA. Mr. Wright expressed his support for a unified Juneteenth event.

DV Lebron thanked City Council for standing up for their community.

Mayor Pro Tem Patrick Souter thanked DV Lebron for his service to the community.

Mayor Billie Wallace congratulated DV Lebron and acknowledged his love for Ellis County and keeping citizens informed. Mayor Wallace acknowledged the success of the vaccine event hosted by the SPCA.

24. Adjourn

There being no further business, the meeting adjourned at 9:24 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary