

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, January 5, 2026 at 1:00 p.m.

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

Others Present: Ricky Boyd, 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. Discuss development proposal by Minto Communities -USA for the planned development district formerly known as the Emory Lakes development

Senior Director of Planning Trenton Robertson provided an overview of the Kemp Tract development project. Staff presented recent comments and recommendations from the staff report, noting that of 75 total staff conditions, approximately 30 have been agreed to, 25 are partially agreed to, and several remain unresolved. Major discussion topics were identified, including residential monotony, road access, Municipal Management District (MMD) and impact fees, parks, and project timing. It was agreed that items nearing consensus would be addressed first, while transportation and MMD-related issues would be discussed later when the developer's legal representative was present. Staff clarified that many comments were intended to refine language and protect the city's long-term interests rather than indicate outright disagreement.

Residential Design, Density, and Development Standards

Council discussed residential monotony and the need for diversity in architectural styles and lot sizes. The developer proposed that approximately 5% of lots would be one-third of an acre, with an additional 250 lots exceeding that size. Council debated whether this distribution provided sufficient variation and how larger lots would be dispersed. Staff clarified lot size definitions and explained that compliance is enforced through plat and building permit reviews. Existing ordinances governing lot variation and architectural diversity were reviewed, with staff noting that the scale of this project justifies enhanced standards. Council also discussed density and found general consensus that the proposed density aligns with the City's comprehensive plan and long-term sustainability goals.

Infrastructure Design, Alleys, and Parks

Discussion shifted to alley design and waste collection, with concerns raised about maintenance and pavement durability. It was agreed that alleys would meet City street engineering standards, trash collection would occur in front of homes, and final designs would require City engineer approval. Council reviewed amenity and specialty park requirements, confirming that the

developer will construct and equip parks with necessary improvements. Parks must be completed when 50% of phase permits are issued, and no later than 120 days after reaching project milestones. The regional trail was also discussed, with the developer agreeing to construct approximately one mile of trail within the development and contribute funds to address a gap created by outdated grant estimates. Specialty park timing was tied to school construction, with one required at the issuance of the 3,000th traditional home permit.

Transportation, Right-of-Way, and Brookside Improvements

After the developer's legal representative joined the meeting, transportation infrastructure and traffic impact analysis requirements were reviewed. City engineers noted uncertainty in traffic projections and the need for future analyses. Council discussed improvement obligations for Brookside Road, Highway 875, and FM 1446, agreeing to phased improvements tied to permit thresholds and defined timelines. Right-of-way acquisition responsibilities were clarified, and the Brookside bridge was discussed, with agreement that the developer would design both widening and elevation options and the City would select the preferred alternative based on cost differences funded through impact fees. Brookside improvements were confirmed to occur in two primary phases: prior to the first permit issuance and within 120 days of, or upon issuance, of the 1,500th traditional home permit.

Funding Mechanisms, Safety, and Impact Fees

The group discussed future infrastructure funding mechanisms, including the potential use of escrow accounts for roadway widening and other improvements, with a tentative contribution cap discussed. Traffic thresholds triggering improvements were reviewed, with Level of Service D identified as a key benchmark. Fire lane and emergency access requirements were clarified, confirming that fire lanes must be completed and approved by the fire marshal prior to issuance of the first residential building permit. The county's ten-year impact fee review schedule was discussed, and the agreed fee structure was confirmed: \$750 per single-family unit, \$500 per multifamily unit, and \$0.75 per square foot for retail and office uses.

Approvals, Utilities, and MMD Governance

Council confirmed that all non-single-family site plans must be approved by City Council through an administrative process unless zoning changes are required. Mixed-use district designs will require review by both the Planning and Zoning Commission and City Council once detailed plans are available. Procedures for impact fee credits and reimbursements through the MMD were clarified, emphasizing avoidance of double counting and alignment with the City's five-year Capital Improvement Plan. Utility planning discussions included the potential construction of an elevated water tank serving the development and regional coordination across I-35. MMD governance was reviewed, with agreement on a 90-day notice and Council presentation prior to any subdistrict formation, and clarification that if the MMD dissolves, maintenance responsibilities will transfer as specified in the development agreement.

Neighborhood Commercial, Mixed Use, and Open Space

Council discussed neighborhood commercial zoning, emphasizing the importance of distributing small commercial areas throughout the development rather than concentrating them in limited zones or along major corridors. Market dynamics, rezoning challenges, and lost opportunities in all-residential developments were noted. Mixed-use concepts were reviewed, with preference for horizontal mixed use to support walkability. A revised commercial study projected demand

between 500,000 and 1.2 million square feet of commercial space, and consensus formed around flexible nodes allowing a mix of residential, multifamily, and neighborhood-scale commercial uses. Open space standards were also revised, moving away from the quarter-mile park requirement in favor of fewer, larger community parks. Temporary construction facilities were addressed, with agreement on clear conditions for use and removal.

Permitting, Oversight, and Closing

Infrastructure cost tracking and reimbursement documentation were reviewed, with agreement to revise Exhibit P and improve CIP reporting. Maintenance responsibilities for detention facilities were clarified, and Council confirmed its role in approving MMD-related expenditures. Wastewater and headworks coordination responsibilities between the City and developer were outlined. A significant discussion addressed third-party permit review, with general agreement to maintain City oversight while considering defined review timelines. The work session concluded with confirmation of timelines for finalizing the Development Agreement, including submission deadlines, minor revisions, compliance with state law, and inclusion of legal provisions related to sovereign immunity and enforceability.

3. Adjourn

There being no further business, the meeting adjourned at 5:49 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary