

City Council
April 20, 2026

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, April 20, 2026 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: Albert Lawrence, Deputy City Manager
Shon Brooks, Assistant 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

Mayor Wallace gave the invocation, led the Pledge of Allegiance, and the Texas Pledge of Allegiance.

4. Announcements/Presentations

- a. Introduce Honorary Council Member
- b. Present Keep Waxahachie Beautiful Committee Pride in Neighborhood (PIN) Award

There was not an Honorary Council Member in attendance.

Julie Mendenhall, on behalf of the Keep Waxahachie Beautiful Committee, presented the Pride in Neighborhood (PIN) award to the Stokes family of 1410 W. Main Street.

5. Public Comments

John Wedel, 417 W. Jefferson Avenue, Waxahachie, Texas, informed the Council that the Ellis County Rural Heritage Farm is progressing through the Texas Historical Commission's multi-phase process for potential designation as a state historic site. He reported that the project has advanced to Phase II and received positive feedback during a recent site visit. A decision is expected in July on whether it will move to the final review phase (Phase III). Wedel added that the project will soon seek legislative support and asked the Council to encourage state lawmakers to back the designation effort.

6. Consent Agenda

- a. Minutes of the City Council meeting of April 6, 2026

- b. Construction Contract for the New High School Road Project in the amount of \$6,468,970
- c. Construction Material Testing Professional Service Agreement for the New High School Road Project in the amount of \$118,755
- d. Event application for Meet Hachie event to be held on June 6, 2026 at Railyard Park
- e. Event application for Corpus Christi Procession to be held on June 7, 2026

Action:

Chris Wright moved to remove Item b. for additional discussion, approve all other items on the Consent Agenda, and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

Elizabeth Quilici, Assistant Director of Capital Engineering, presented the Item. The proposed New High School Road Project consists of 1.3 miles of 4-lane undivided concrete roadway. The road will include a turning lane adjacent to the proposed high school and will connect to the proposed TxDOT SPUR 394. Additionally, the project will include a traffic signal at Matthews Street and US-77 on the North end of the project. The project is expected to be completed before the summer of 2027.

The City received eight (8) bids for this project. Kimley Horn, the engineer of record, reviewed the bids and contacted the contractor's references. Kimley Horn and City staff recommend Glenn Thurman Inc. to be awarded the contract for this project.

Action:

Chris Wright moved to approve Item b. on the Consent Agenda and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

7. Public Hearing on a request by Priya Acharya, for a Specific Use Permit (SUP) for a Drive-Through Establishment (Frost Bank) use within a General Retail (GR) zoning district located directly east of 2181 N US Highway 77 (Property ID 312998) - Owner: Waxahachie Hedgewood 1, LLC (ZDC-181-2025)

Trenton Robertson, Director of Planning, presented the Item and applicant Priya Acharya requested approval. The applicant proposes a Specific Use Permit (SUP) to allow for the development of a Drive-Through Establishment use (Frost Bank) as part of a proposed bank directly east of 2181 N US Highway 77. The subject property is situated in a General Retail (GR) zoning district. The Waxahachie Zoning Ordinance requires that a SUP be approved to allow for Drive-Through Establishment land uses within a General Retail (GR) zoning district. The site design does meet the minimum setback requirements of the General Retail Zoning (GR) District.

The proposed bank is a total of 5,473 square feet in size. The applicant has noted that the typical hours of operation of the business will be Monday through Friday from 9:00 am to 5:00 pm and Saturday from 9:00 am to 1:00 pm; with the bank being closed on Sundays. A total of seventeen (17) employees are expected at this location. It is important to note that a Bank land use without a drive-through is permitted within the General Retail (GR) zoning district by right.

The proposed site plan includes four (4) drive-through lanes with sufficient stacking for twenty (20) vehicles in total (five per lane). The drive-through lanes are designed to run adjacent to the eastern portion of the proposed structure. There is also a dedicated bypass lane adjacent to the drive-through aisles. A total of twenty-eight (28) parking spaces are required for the proposed drive-through establishment. The applicant has exceeded the minimum parking requirement and has designed the site to include forty-one (41) parking spaces. The parking provided for the site is more than sufficient to support this particular use.

BJ's Wholesale has constructed private drive aisles acting as driveway connections for both N US Highway 77 and Hedgewood Drive. Frost Bank will utilize these drive aisles for access purposes. These drive aisles have been placed in mutual access easements via the recorded plat for the subject property.

The applicant has provided two Elevation/Façade options as part of this SUP proposal. Option A and B feature both masonry exterior construction materials for facades. These masonry materials are primarily made up of Stone, Stucco-Shaker Beige, Stucco-Buckhorn, and Silver Metal Panels. The exterior construction materials are proposed to be painted with a mixed earth tone pallet with silver accents; which are Frost Bank's typical brand color. Option A proposes a stucco material that is smooth. Whereas Option B exhibits a more patterned stucco material. Both elevation/façade options meet the articulation requirements of the Waxahachie Zoning Ordinance.

The landscaping proposed with this SUP meets the requirements of the Waxahachie Zoning Ordinance.

The applicant proposes to install wall and monument signs that adheres to the typical height and size requirements of the Waxahachie Zoning Ordinance. Additionally, the monument sign will be located outside of all easements on the site.

The applicant has provided a Photometric Plan with this Planned Development application to demonstrate compliance with the Waxahachie Zoning Ordinance. The Photometric Plan does adhere to the requirements of the Waxahachie Lighting and Glare standards. Staff has verified that all wall-mounted and pole-mounted light fixtures are designed to be directed downward towards the site and will be equipped with shields to further mitigate light trespass on adjacent properties.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, six (6) notices were mailed to property owners within 200 feet of the request. 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 7:20 p.m.

Councilman Travis Smith asked why red brick was not being used. Ms. Acharya responded that the proposed color scheme aligns with Frost Bank's branding.

There being no others to speak for or against ZDC-181-2025, Mayor Wallace closed the Public Hearing at approximately 7:22 p.m.

8. Consider proposed Ordinance approving ZDC-181-2025

ORDINANCE NO. 3719

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A DRIVE-THROUGH ESTABLISHMENT (FROST BANK) USE WITHIN A GENERAL RETAIL (GR) ZONING DISTRICT, LOCATED DIRECTLY EAST OF 2181 N US HIGHWAY 77, BEING PROPERTY ID 312998, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 2, BLOCK A IN THE BJ'S WHOLESALE MEMBERSHIP CLUB SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Tres Atkins moved to approve ZDC-181-2025, a Specific Use Permit for a Drive-Through Establishment, subject to the conditions of the staff report, authorizing the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).

9. Consider Development Agreement for ZDC-181-2025

Action:

Tres Atkins moved to approve the Development Agreement for ZDC-181-2025. Motion was seconded by Patrick Souter and carried unanimously (5-0).

10. Public Hearing on a request by Tiffany Novotny, for a Specific Use Permit (SUP) for a Tattoo Shop use within a Commercial (C) zoning district located at 201 Ferris Ave (Property ID 170985) - Owner: Lynne Lee (ZDC-13-2026)

Mr. Robertson presented the Item and applicant Tiffany Novotny requested approval. The applicant proposes a Specific Use Permit (SUP) for Tattoo Shop use at 201 Ferris Ave, Suite 4. The shop will be located within a suite of Gloss Salon. The use of a Tattoo or Body Piercing Shop requires an approved SUP by City Council per the City of Waxahachie's Zoning Ordinance. The tattoo shop will be appointment only and will follow the similar hours of operation to the salon. The studio will be open on Sundays from 12pm-4pm, Tuesday-Saturday from 10am-6pm and closed on Mondays. The applicant is proposing to have only one tattoo chair within the suite. There will be a waiting area outside the room as well as seating in the salon. The proposed SUP will allow the applicant to offer tattoo services, specializing in fine-line tattoos.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 26 notices were mailed to property owners within 200 feet of the request. Staff has received no letters in support and opposition for the SUP request.

Mayor Wallace opened the Public Hearing at approximately 7:26 p.m.

Mayor Wallace asked whether additional signage would be provided. Ms. Novotny explained that a vinyl door sign will be installed at the appropriate entrance to clearly direct clients to the salon.

There being no others to speak for or against ZDC-13-2026, Mayor Wallace closed the Public Hearing at approximately 7:30 p.m.

11. Consider proposed Ordinance approving ZDC-13-2026

ORDINANCE NO. 3720

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A TATTOO OR BODY PIERCING SHOP USE WITHIN A COMMERCIAL (C) ZONING DISTRICT, LOCATED AT 201 FERRIS AVENUE, SUITE 4 BEING PROPERTY ID 170985, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOTS 1B AND LOT 2, BLOCK 68 IN THE TOWN ADDITION SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Travis Smith moved to approve ZDC-13-2026, a Specific Use Permit for a Tattoo or Body Piercing Shop use, subject to the conditions of the staff report, authorizing the City manager and/or Mayor to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (5-0).

12. Consider proposed Ordinance amending Section 2-16, “Summary of Policy,” of Article II, “Ethics,” of Chapter 2, “Administration,” of the Code of Ordinances, by adding a new subsection (d), “No Use of Prestige of Position for Political Purpose

City Secretary Amber Villarreal presented the item. The City Attorney introduced a proposed ordinance updating the City of Waxahachie’s ethics code to add a new provision restricting the use of official position for political purposes. The proposed amendment would prohibit City Representatives, including elected officials and other covered personnel, from using the prestige, title, or influence of their office to support or oppose political candidates, support or oppose political parties, or engage in political activity that conflicts with the City’s nonpartisan stance. The City Attorney emphasized that the ordinance does not restrict personal political activity, and officials would remain fully permitted to participate in democracy as private citizens, including registering to vote and voting in elections.

Council then discussed the proposed ordinance, which is intended to ensure that City titles are not used to advance partisan political interests while preserving individual First Amendment rights. Staff and the City Attorney reiterated that the rule is limited to the use of official titles and positions, not personal expression, and that enforcement would primarily occur through Council censure.

During discussion, Council members raised repeated concerns about ambiguity in interpretation and enforcement, including how the rule might apply to public appearances, social media posts, yard signs, third-party endorsements, or situations involving personal relationships. Questions were also raised about whether the ordinance could lead to inconsistent application or be used inappropriately in disputes between members. Some Council members expressed that the policy may be unnecessary given no current issues, while others viewed it as a preventative measure intended to reinforce the City’s nonpartisan identity and avoid future conflicts. Overall, Council discussion reflected differing perspectives on the need for the ordinance, its clarity, and its practical enforceability.

The meeting recessed at 7:47 p.m. and reconvened at 7:56 p.m.

Action:

Patrick Souter moved to approve an ordinance amending Section 2-16, "Summary of Policy," of Article II, "Ethics," of Chapter 2, "Administration," of the Code of Ordinances, by adding a new subsection (d), "No Use of Prestige of Position for Political Purpose" as presented. Motion was seconded by Billie Wallace and failed 2-3, with Tres Atkins, Chris Wright, and Travis Smith voting in opposition.

- 13. Convene into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including the appointment, evaluation, duties or dismissal of any member of a City board or commission, as permitted by Texas Government Code Section 551.074; to consult with City Attorney regarding legal issues associated with City Code and Charter provisions and consultation with City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto**

Mayor Wallace announced the City Council would not convene into Executive Session.

- 14. Reconvene and take any necessary action**

No action taken.

- 15. Comments by Mayor, City Council, City Attorney and City Management**

Council Member Chris Wright thanked John Wedel for speaking about the Heritage Farm and encouraged others to visit, describing it as a worthwhile educational site seeking historic designation. He also thanked the students in attendance for participating and engaging in the meeting.

Mayor Pro Tem Patrick Souter raised concerns about a recent ERCOT study projecting a sharp increase in electricity demand, driven largely by data centers, far exceeding current capacity within six years. He warned that infrastructure may not be prepared for this growth, noted potential strain on water resources, and urged government entities to approach proposed data center developments with caution.

Council Member Travis Smith urged the Council to consider a formal moratorium on data center development until further studies assess potential impacts on local infrastructure and residents. He expressed skepticism about the long-term benefits, noting that tax incentives may outweigh gains and citing concerns that data centers often relocate before abatements expire. He encouraged proactive action to better protect the community.

City Attorney Terry Welch noted he recently presented on data centers and how municipalities respond to them, and suggested the Council discuss potential strategies during a future work session.

Mayor Billie Wallace praised City staff for their responsiveness and performance in addressing community concerns, and also thanked the students in attendance, encouraging them to return.

16. Adjourn

There being no further business, the meeting adjourned at 8:03 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary