

City Council
June 15, 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 June 15, 2026 at 7:00 p.m.

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

Others Present: Ricky Boyd, 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. Proclamation recognizing May 17-23, 2026 as “Parks and Recreation Month”
- c. Recognize Council Member Chris Wright as a 2026 Texas Municipal League Certified Municipal Official (CMO)

There was not an Honorary Council Member in attendance.

Mayor Wallace read a proclamation recognizing July as “Parks and Recreation Month.”

Mayor Wallace recognized Council Member Chris Wright as a 2026 Texas Municipal League Certified Municipal Official and applauded his commitment to professional development.

5. Public Comments

Darlene Miller, 240 Parks School House Road, Waxahachie, Texas, urged Waxahachie to prioritize a new animal shelter and explore partnerships with Ellis County and neighboring cities. Ms. Miller emphasized the benefits of a regional shelter, concerns about limited animal care resources, and the growing need for shelter services as more residents face financial hardship and animal abandonment increases.

Melissa Camacho, 1105 W. Main, Waxahachie, Texas, raised concerns about ongoing drainage and flooding problems that have caused repeated property damage, erosion, and potential structural impacts to several homes, including historic properties. Despite more than a year of communication with TxDOT, she has received no commitment that repairs will be made. Ms. Camacho asked the City to help coordinate with the appropriate agencies and pursue solutions to protect residents, property, and the neighborhood's historic character.

Cynthia Fuentes, 606 Williams, Waxahachie, Texas, praised the parks staff, particularly the management of the small dog park, and requested improvements including additional lighting, security cameras, better flea control, clearer signage separating large and small dog areas, and more handicap-accessible parking. Ms. Fuentes noted that fleas have become a significant problem and that large dogs entering the small dog park have created safety concerns for smaller pets.

6. Consent Agenda

- a. Minutes of the City Council meeting of June 1, 2026
- b. Minutes of the City Council Joint Work Session of May 26, 2026
- c. Minutes of the City Council Joint Work Session of June 4, 2026
- d. Event application for Hispanic Heritage event to be held September 26, 2026
- e. Appointment to the Park Board to fill an unexpired term
- f. Supplemental appropriation from the General Fund unrestricted reserve in the amount of \$19,646.26 to Salaries-Overtime for TIFMAS Deployment
- g. Supplemental appropriation from the General Fund unrestricted reserve in the amount of \$1,588.91 to Travel for TIFMAS Deployment reimbursement

Action:

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

7. Public Hearing on a request by Terry Weaver for a Zoning Change from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district, for a duplex use located at 525 Lake Park Avenue, (Property ID 171592) - Owner: Kotha Holdings Group LLC (ZDC-146-2025)

Trenton Robertson, Director of Planning, presented the Item and applicant Terry Weaver requested approval. The applicant proposes to rezone approximately 7.09-acres of an existing 8.122-acre tract at 525 Lake Park Avenue from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district to allow for the development of 7 duplexes.

As a straight zoning change request, this proposal does not include any specific site plan or development standards to demonstrate how the subject property may develop. Instead, development of the subject property is proposed to follow the standards established by the 2F zoning district, as described by the Waxahachie Zoning Ordinance. The standards of the existing Waxahachie Zoning Ordinance would permit duplexes to be developed on lots a minimum of 9,000 square feet in size with a minimum front setback of 25' and side setback of 6'. Additionally, each dwelling unit is required to be a minimum of 900 square feet and to provide a minimum of two (2) paved parking spaces behind the front setback line. Structures developed under the base 2F zoning

district would not be required to use any specific exterior construction materials, such as brick or stone, but would be subject to the architectural design requirements of Section 5.01 of the Waxahachie Zoning Ordinance.

While no specific site plan is tied to this zoning change request, the applicant has provided a conceptual replat to demonstrate what a feasible duplex development could look like on the subject property. The provided exhibit demonstrates that a new street ending in a cul-de-sac would be necessary to provide access to the interior of the site due to the property's unique shape. The exhibit identifies seven (7) lots that could feasibly front the new street, with each lot containing a duplex structure with two dwelling units. These are shown as lots 4-10 in the conceptual exhibit. Lots 1-3 in the exhibit are located on the portion of the subject property that is proposed to remain as a Single-Family-2 zoning district and would be developed with typical single-family homes. The applicant has noted that if this request is approved, they are likely to utilize a layout similar to this conceptual subdivision when developing the property. However, it is important to note that if the zoning change is approved, more than seven (7) duplex structures could feasibly be developed on the subject property.

Staff has concern that the proposed straight 2F zoning request is inappropriate for the subject property due to inconsistency with the current zoning and established land use of the surrounding area (single-family). All property within an approximately ½ mile radius of the subject property is currently zoned single family, with the exception of the Hope Health Clinic on Coleman Street. Introducing a 2F zoning district on the subject property without appropriate design standards is likely to lead development that is incompatible with the adjacent neighborhood.

Staff recommends that the request be revised to include development standards that more closely align with the existing conditions of the surrounding area. Specifically, provisions that require each dwelling unit to be situated on an individually platted, fee simple lot and provisions that require approval of elevation/façade plans for each duplex by the Planning & Zoning Commission are recommended. These provisions would allow the development to be more closely aligned with the existing neighborhood by allowing for owner-occupancy of the duplexes and by ensuring the design of the duplexes is consistent with adjacent homes. These recommendations could be implemented directly as conditions added to approval of the zoning change request or by transitioning the request to a Planned Development application.

The applicant has acknowledged staff concerns and has requested to proceed to the Planning & Zoning Commission and City Council for consideration of the straight zoning change request. The applicant has noted that a straight zoning request is preferable due to the flexibility it provides to the property owner. However, the applicant has also noted that they are willing to consider and address any potential concerns that the Planning & Zoning Commission and City Council may have with the straight zoning request.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 38 notices were mailed to property owners within 200 feet of the request. Staff has received two (2) letters of support and one (1) letter of opposition to the Zoning Change request.

Based on the details provided in the Staff Report and the present status of the documents subject to the request, staff recommends approval of the Zoning Change request with the following conditions:

1. Each duplex unit shall be situated on a single platted lot such that each lot only includes a single dwelling unit. Interior property lines between units may have a 0' side setback and may cross through the duplex structures.
2. Prior to development of the subject property, the owner shall be required to replat the subject property. The replat for the subject property shall be filed prior to the issuance of Building Permits for the subject property.
3. Prior to development of the subject property, the owner shall be required to receive approval of a site plan application by the Planning & Zoning Commission and City Council. The site plan shall include a detailed elevation/façade plan for each duplex structure. Approval of the site plan application, including the elevation/façade plan sheets, shall be at the sole discretion of the Planning & Zoning Commission and City Council.
4. The conditions of this change will follow that of a straight zoning change of SF-2 to 2F and not a Planned Development.

Mayor Wallace opened the Public Hearing at approximately 7:23 p.m.

Council members questioned whether approving a straight zoning change, rather than a Planned Development (PD), would allow too much flexibility for future construction without sufficient City oversight. Concerns were raised about density, affordability claims, traffic impacts, and potential precedent from similar developments, while staff explained the project could meet zoning requirements but typically PDs provide stronger design control. The developer proposed duplex-style homes with site plan and architectural review requirements, but Council members emphasized that straight zoning could allow future changes without returning to Council approval. Fire and Planning staff also discussed access and emergency response concerns, noting that ingress and egress requirements would need to meet code. Overall, the discussion centered on balancing housing development flexibility with ensuring adequate design control, infrastructure capacity, and long-term neighborhood impact.

There being no others to speak for or against ZDC-146-2025, Mayor Wallace closed the Public Hearing at approximately 7:39 p.m.

8. Consider proposed Ordinance approving ZDC-146-2025

Action:

Chris Wright moved to deny ZDC-146-2025, without prejudice. Motion was seconded by Patrick Souter and carried unanimously (5-0).

9. Public Hearing on a request by Jeremy Nelson, Westfall Engineering, for a Specific Use Permit (SUP) for a Unified Lot Sign for a Child Daycare Center within a General (GR) zoning district located at 1328 and 1332 Brown Street (Property ID(s): 295112 and 295113) Owner(s): Buffalo Creek Plaza LLC (ZDC-23-2026)

Mr. Robertson presented the Item and applicant Jeremy Nelson requested approval. The applicant requests approval of a Specific Use Permit (SUP) for a Unified Lot Sign associated with a Child Daycare Center (The Learning Experience) to be located on Lot 2 (1332 Brown Street). The Waxahachie Zoning Ordinance requires a SUP for a Unified Lot Sign to be approved by the City Council.

As part of the SUP request, the applicant also seeks deviations from Section 5.01.b.iv.7.b.v, Exterior Construction Requirements, pertaining to the provision of a minimum of 30% glazing per elevation, and Section 5.08.d.ii.24.24, Sign Regulations, regarding the maximum permitted wall sign area.

The applicant proposes to develop a child daycare center (The Learning Experience) on Lot 1 (1328 Brown Street), with a unified lot sign to be installed on the adjacent property, Lot 2 (1332 Brown Street), which has frontage along Indian Drive and Brown Street. The proposed sign location is necessary because neither lot has direct access or frontage along Brown Street. Therefore, the applicant seeks approval of an offsite unified lot sign within the General Retail (GR) Zoning District; which is only permitted by SUP. The proposed sign location complies with the setback requirements established by the Waxahachie Zoning Ordinance.

The proposed unified lot sign will have an overall height of seven feet, nine inches (7'-9"), a width of nine feet (9'-0"), and a total sign area of approximately 69.75 square feet. The unified lot sign is proposed to be constructed of stone and stucco materials designed to complement the architectural style and exterior building materials of The Learning Experience. Additionally, the sign includes tenant panels intended to serve occupants of both Lots 1 and 2.

The applicant requests a deviation from Section 5.01.b.iv.7.b.v of the Waxahachie Zoning Ordinance to decrease the minimum requirement amount of glazing from 30% to the proposed amounts listed below:

- North Elevation 17.6%
- East Elevation 21.8%
- South Elevation 10.2%
- West Elevation 16.3%

The request for the deviation is based on national childcare safety standards, which discourage the use of glass due to child safety concerns, potential mold and moisture issues, and increased long-term maintenance requirements, while also supporting an improved architectural design.

The applicant also requests relief from Section 5.08.d.ii.24 of the Waxahachie Zoning Ordinance to exceed the maximum wall sign allowance of one (1) square foot per one (1) linear foot of building frontage due to the orientation of the building on the site. The rear elevation of the building faces west toward Brown Street, while the front elevation faces east. Based on the development proposal, a total of 115 square feet of wall signage is permitted by the Waxahachie Sign Regulations.

To ensure visibility and identification of the business from both directions, the applicant proposes to install wall signage on the front and rear elevations of the building. Each proposed wall sign is 115 square feet in size and would individually comply with the Waxahachie Zoning Ordinance if only one sign were installed; however, the applicant is proposing a total of two (2) wall signs.

Additionally, the applicant proposes decorative signage elements on the columns located along the front elevation of the building.

Staff supports the requested deviation from the Sign Regulations of the City of Waxahachie Zoning Ordinance, as alternative design that can provide adequate site visibility to the subject property while remaining generally consistent with the intent of the ordinance, provided the applicant complies with the minimum glazing requirements.

Staff's support for the signage deviation is contingent upon compliance with the building design and glazing requirements, as the proposed structure is intended to remain on site in perpetuity and should complement and enhance the surrounding development pattern. While signage on the structure may change as future tenants come and go, the building itself will remain. Accordingly, staff seeks to maintain a high-quality architectural appearance and ensure the structure retains long-term adaptability for future commercial occupancy.

To comply with State law under Local Government Code Chapter 211 and the City's public hearing notice requirements, nine (9) notices were mailed to property owners within 200 feet of the subject property. As of the publication date of this staff report, staff has received four (4) letters of support and zero (0) letters of opposition.

Mayor Wallace opened the Public Hearing at approximately 7:47 p.m.

Council members discussed the proposed development's design standards, particularly glazing (window coverage), signage, and façade appearance. Staff and the applicant discussed reducing glazing percentages and how design requirements might affect future building uses, with the applicant arguing for flexibility and Council members expressing concern about visual impact, consistency with City standards, and oversized signage. Several Council members pushed back on lowering glazing too far, calling parts of the design visually unappealing, while others emphasized sticking to established standards and Planning & Zoning Commission recommendations. Council clarified the glazing percentage calculations, but overall the discussion centered on whether to approve design deviations or maintain stricter architectural requirements to ensure consistency and long-term aesthetic quality.

There being no others to speak for or against ZDC-23-2026, Mayor Wallace closed the Public Hearing at approximately 8:00 p.m.

10. Consider proposed Ordinance approving ZDC-23-2026

Action:

Chris Wright moved to approve ZDC-23-2026, for a Specific Use Permit of a Unified Lot Sign use for a Child Daycare Center, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents. Motion died due to lack of second.

Action:

Travis Smith moved to approve ZDC-23-2026, for a Specific Use Permit of a Unified Lot Sign use for a Child Daycare Center, subject to the conditions of the staff report, and to include the City standard minimum glazing requirements, authorizing the Mayor and/or City Manager to execute all documents. Motion was seconded by Tres Atkins and failed 2-3, with Billie Wallace, Patrick Souter, and Chris Wright voting in opposition.

Action:

Chris Wright moved to approve ZDC-23-2026, for a Specific Use Permit of a Unified Lot Sign use for a Child Daycare Center, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents. Motion was seconded by Patrick Souter and failed 2-3, with Billie Wallace, Travis Smith, and Tres Atkins voting in opposition.

11. Consider Development Agreement for ZDC-23-2026

No action taken.

12. Public Hearing on a request by Stephanie Gienger, Kimley-Horn, for a Zoning Change to Amend Ordinance No. 3587 for the Woodland Cottages at Waxahachie to change the construction material of the masonry screening wall located at 2797 John Arden Drive (Property IDs 275156 and 313224) – Owner(s): Woodland Cottage Waxahachie LP (ZDC-52-2026)

Mr. Robertson presented the Item and Travis Jones requested approval. The applicant requests approval of the amendment of the existing Planned Development (PD) to amend the construction material of the masonry screening wall from brick to concrete panels.

In September 2024, a Planned Development application (ZDC-120-2024) was approved for the property. This PD application for the Woodland Cottages at Waxahachie allowed for a 68-unit senior living (55+) community. The application featured a multifamily use only on the east side of Alliance Boulevard. The west side of Alliance Boulevard was reserved as a 3-acre General Retail (GR) tract.

In December 2024, an amended Planned Development application (ZDC-203-2024) was approved for the property. This PD application for the Woodland Cottages at Waxahachie replaced the 3-acre General Retail (GR) tract on the west side of Alliance Boulevard with an additional multifamily tract. The applicant proposed to develop the area west of Alliance Boulevard with seven (7) additional senior living (55+) units.

In April 2026, the applicant submitted this PD amendment application to change the approved construction masonry screening wall along the northern property line from traditional brick to solid concrete panels. The new concrete panel wall is proposed to be painted white. This is the only item proposed to be amended with this application.

Staff is concerned that the proposed change in material for the masonry screening wall will not provide the same quality as the product originally approved. The proposed material of concrete panels represents a downgrade from the previously approved brick screening wall installation. Additionally, the masonry screening walls are proposed only along the portions of the property adjacent to Oncor's facility to the north and Connect 4 Life Church to the south, rather than enclosing the subject property entirely with a masonry screening wall.

To comply with State law under Local Government Code Chapter 211 and the City's public hearing notice requirements, 11 notices were mailed to property owners within 200 feet of the subject property. As of the publication date of this staff report, staff has received no letters of support and no letters in opposition.

Mayor Wallace opened the Public Hearing at approximately 8:13 p.m.

Council discussed the proposed changes from brick to concrete fencing and the use of metal fencing around the development. The applicant explained the preference for more open, landscaped designs to create a less enclosed, more neighborhood-friendly feel, rather than cost savings. Council members discussed existing fencing in nearby developments and generally supported the idea that less heavy masonry fencing could improve openness and aesthetics, though concerns about consistency and surrounding redevelopment were also noted.

There being no others to speak for or against ZDC-52-2026, Mayor Wallace closed the Public Hearing at approximately 8:16 p.m.

13. Consider proposed Ordinance approving ZDC-52-2026

ORDINANCE NO. 3732

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-MULTI-FAMILY-2 (PD-MF-2) TO PLANNED DEVELOPMENT-MULTIFAMILY-2 (PD-MF-2), WITH UPDATED CONSTRUCTION MATERIAL OF THE MASONRY SCREENING WALL, LOCATED AT 2797 JOHN ARDEN DRIVE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 13.66 ACRES KNOWN AS PROPERTY ID 275156 AND 313224 OF THE JONATHAN E. PRICE SURVEY, ABSTRACT 844, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Travis Smith moved to approve ZDC-52-2026. Motion was seconded by Tres Atkins and carried unanimously (5-0).

14. Consider Development Agreement for ZDC-52-2026

Action:

Travis Smith moved to approve the Development Agreement for ZDC-52-2026. Motion was seconded by Tres Atkins and carried unanimously (5-0).

15. Consider proposed Resolution supporting special street name sign markers for historic Freedmens Town

Justin Stoker, Director of Public Works & Engineering, presented the Item. As verified by historic maps, Historic Freedmen's Town, is located generally between Kaufman Street and Aiken Street, and East Jefferson Street and the Union Pacific Railroad tracks. After meeting with members of the community, it is proposed to add special street name sign makers atop the normal street name signs recognizing the historic nature of the community within the city.

After reviewing maps and discussion with residents, it is proposed to add the special sign marker (or topper) above the street name signs at the following intersections:

- Dr. Martin Luther King, Jr Boulevard and Kaufman Street
- Dr. Martin Luther King, Jr Boulevard and Tuggle Street
- Dr. Martin Luther King, Jr Boulevard and Wyatt Street
- Dr. Martin Luther King, Jr Boulevard and Hill Street
- Dr. Martin Luther King, Jr Boulevard and Aiken Street
- Wyatt Street and Tuggle Street
- Frierson Street and Wyatt Street
- Frierson Street and Aiken Street
- Jefferson Street and Cliff Street
- Jefferson Street and Hill Street
- Jefferson Street and Aiken Street

The signs can be made in-house for approximately \$700 in materials. These costs can be covered by the existing sign maintenance budget within the Streets Operations Fund.

RESOLUTION NO. 1404

A RESOLUTION OF THE CITY OF WAXAHACHIE RECOGNIZING HISTORIC FREEDMENS TOWN AND ITS PLACE IN CITY HISTORY

Action:

Chris Wright moved approve the resolution authorizing the installation of street name sign markers on select intersections to recognize Historic Freedmens Town and its place in city history. Motion was seconded by Patrick Souter and carried unanimously (5-0).

16. Consider approval of supplemental appropriation for legal expenses for Mid-Way Regional Airport in the amount of \$40,000

Dustin Deel, Director of Administrative Services, presented the Item. Under the current Airport Agreement, the City of Midlothian typically pays for legal expenses related to the Mid-Way Regional Airport. However, recent legal activity associated with an ongoing matter involving the Airport has resulted in legal costs that exceed what would normally be expected.

At the December 1st, 2025 Council meeting, City Council approved a supplemental appropriation to address these extraordinary legal expenses. Since that time, the legal matter has continued and required additional legal services beyond what was originally anticipated.

To address these additional costs, staff recommends a supplemental appropriation of \$40,000 from the Airport Reserve Fund to cover current and anticipated legal expenses associated with this matter. This budget adjustment will allow the Airport to remain financially prepared while ensuring legal services can continue uninterrupted.

This legal expense requires a supplemental appropriation from the Airport Reserve Fund in the amount of \$40,000 to be transferred into the Airport Budget because funding is not available in the current approved operating budget. Sufficient funds are available in the Mid-Way Regional Airport Reserve Fund to fully cover the cost.

Action:

Travis Smith moved approve a supplemental appropriation in the amount of \$40,000 to the Mid-Way Regional Airport Fund for legal expenses. Motion was seconded by Tres Atkins and carried unanimously (5-0).

17. Consider approval of supplemental appropriation from the Waxahachie Community Development Corporation Fund for When Hinges Creak, LLC Sponsorship for Holiday Events in the amount of \$38,895

Gumaro Martinez, Director of Parks & Recreation, presented the Item. At the April 21, 2026, WCDC board meeting, Alex and Jennifer Lohmann presented the board with an opportunity for the Lohmann's organization to program fall holiday events in various public spaces and facilities. The Lohmanns requested a sponsorship to host family-friendly events and seasonal pop-ups for the month of October. The proposal included a funding request of \$38,895 to cover hard costs such as generators, props, costumes, and power infrastructure.

The Parks Department worked with the city attorney to develop a facilities and park space use agreement between the City of Waxahachie and When Hinges Creak, LLC. The Lohmanns have agreed to the terms of the agreement, which is for a one-year term, any continuation of used beyond the term shall require a new agreement. The Lohmanns also agreed to maintain an inventory listing of equipment purchased with the funds and provide an end-of-season recap. The agreement allows the following facilities and public spaces to be programmed as such:

Waxahachie Nature Trail Area - October 2, 3, 9, 10, 16, 17, 23, 24, 30, 31
Times: 7pm-10:30pm

Chautauqua Auditorium and Surrounding Grounds - October 14, 17, 21, 28, 30
Times: Wednesdays: doors at 6:30pm movie at 7pm
Fridays: doors at 7pm movie at 7:30pm
Saturdays: matinee doors at 3:30pm movie at 4pm; doors at 7pm movie 7:30

Old Baylor Hospital Field (Live Action Pac-man) - October 23, 24, 29, 30
Times: Thursdays 6pm-9pm
Friday 7-10pm
Saturday 7-10pm

The WCDC board approved the supplemental funding unanimously. The supplemental appropriation will increase the GL account 208-000-55274 – Sponsorships by \$38,895. The WCDC's unrestricted reserve fund balance has sufficient capacity for the supplemental appropriation.

Action:

Tres Atkins moved to approve a supplemental appropriation of \$38,895 from the Waxahachie Community Development Corporation, unrestricted reserve fund balance for a sponsorship for When Hinges Creak, LLC and authorize the City Manager to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (5-0).

18. Public Hearing and consider an Order by Council – Article XIII, Substandard Structures – 115 Elder Street

Jason Watson, Director of Building and Community Services, presented the Item. Chapter 8, Article XIII, of the City of Waxahachie Code of Ordinances establishes minimum standards for residential and nonresidential structures and provides the legal framework for identifying, notifying, and abating substandard structures that pose a risk to public health, safety, and welfare. The article defines substandard conditions, authorizes inspections and notices by the director, and prescribes enforcement procedures culminating in City Council action when compliance is not achieved.

The property located at 115 Elder Street has been inspected and determined to be a substandard structure as defined under Chapter 8, Article XIII. Notices and orders were issued in accordance with Section 8-60; however, the required corrective action has not commenced or completed within the timeframes prescribed by ordinance.

Pursuant to Section 8-61, when compliance is not achieved, the matter is brought before the City Council to determine whether to order the repair, removal, or demolition of the structure and whether the associated costs should be assessed against the property. Based on the condition of the structure at 115 Elder Street, staff has determined that demolition of the structure and removal of all associated debris is the appropriate corrective action. Rehabilitation is not considered feasible given the extent of deterioration and the conditions present.

Staff further recommends that Council find the structure to be substandard and a hazard to public health, safety, and welfare in accordance with Chapter 8, Article XIII.

Chapter 8, Article XIII, provides procedural safeguards, including notice to owners, lienholders, and mortgagees; the opportunity to be heard; the establishment of reasonable compliance timelines; and authority for the City to perform the work if compliance is not achieved. Should the City be required to undertake demolition and debris removal, the ordinance authorizes recovery of costs through assessment and lien against the property.

All notice and procedural requirements of Section 8-61, including subsection (c), have been satisfied.

Pursuant to Section 8-61(i), any requirement imposed by Council shall be reduced to writing and considered an order of Council, after which the City Secretary shall complete the filing, publication, and notice requirements prescribed by ordinance.

Funding for demolition and debris removal, should City action be required due to noncompliance, has previously been budgeted within existing departmental appropriations. Any costs incurred by the City may be assessed against the property in accordance with Chapter 8, Article XIII (Sections 8-57 through 8-64) of the City Code and applicable state law.

Mayor Wallace opened the Public Hearing at approximately 8:24 p.m.

Loretta Reagor, 208 Meagan Street, Waxahachie, Texas, requested additional time due to funding challenges. Council discussed whether to proceed with action or delay the decision, ultimately agreeing that more time should be granted. Council leaned toward a three-month continuance rather than six months, with staff noting the process had already been ongoing for about 3–4 months and could be scheduled for a follow-up hearing in September for an update and possible action.

There being no others to speak for or against, Mayor Wallace closed the Public Hearing at approximately 8:28 p.m.

Action:

Tres Atkins moved to extend a public hearing to September 21, 2026 pertaining to 115 Elder Street, in order to reassess progress on said property. Motion was seconded by Patrick Souter and carried unanimously (5-0).

19. Public Hearing and consider an Order by Council – Article XIII, Substandard Structures – 316 Wyatt

Mr. Watson presented the Item. Chapter 8, Article XIII, of the City of Waxahachie Code of Ordinances establishes minimum standards for residential and nonresidential structures and provides the legal framework for identifying, notifying, and abating substandard structures that pose a risk to public health, safety, and welfare. The article defines substandard conditions, authorizes inspections and notices by the director, and prescribes enforcement procedures culminating in City Council action when compliance is not achieved.

The property located at 316 Wyatt Street has been inspected and determined to be a substandard structure as defined under Chapter 8, Article XIII. Notices and orders were issued in accordance with Section 8-60; however, the required corrective action has not commenced or completed within the timeframes prescribed by ordinance.

Pursuant to Section 8-61, when compliance is not achieved, the matter is brought before the City Council to determine whether to order the repair, removal, or demolition of the structure and whether the associated costs should be assessed against the property. Based on the condition of the structure at 316 Wyatt Street, staff has determined that demolition of the structure and removal of all associated debris is the appropriate corrective action. Rehabilitation is not considered feasible given the extent of deterioration and the conditions present.

Staff further recommends that Council find the structure to be substandard and a hazard to public health, safety, and welfare in accordance with Chapter 8, Article XIII.

Chapter 8, Article XIII, provides procedural safeguards, including notice to owners, lienholders, and mortgagees; the opportunity to be heard; the establishment of reasonable compliance timelines; and authority for the City to perform the work if compliance is not achieved. Should the City be required to undertake demolition and debris removal, the ordinance authorizes recovery of costs through assessment and lien against the property.

All notice and procedural requirements of Section 8-61, including subsection (c), have been satisfied.

Pursuant to Section 8-61(i), any requirement imposed by Council shall be reduced to writing and considered an order of Council, after which the City Secretary shall complete the filing, publication, and notice requirements prescribed by ordinance.

Funding for demolition and debris removal, should City action be required due to noncompliance, has previously been budgeted within existing departmental appropriations. Any costs incurred by the City may be assessed against the property in accordance with Chapter 8, Article XIII (Sections 8-57 through 8-64) of the City Code and applicable state law.

Mayor Wallace opened the Public Hearing at approximately 8:29 p.m.

Council and staff discussed whether to proceed with a demolition lien on a deteriorated property that may have recently been sold at a courthouse auction. Mr. Watson noted the new owner has not yet received the deed, and there is uncertainty about ownership status. City Attorney Terry Welch explained that any lien would transfer to the new owner and demolition requirements typically include a waiting period, but the Council could delay or adjust action to confirm the sale status first. Council members also noted the structure is unsafe and in poor condition, with possible health concerns, and discussed whether to avoid waiving the lien to encourage timely demolition rather than delaying action due to potential redevelopment.

There being no others to speak for or against, Mayor Wallace closed the Public Hearing at approximately 8:32 p.m.

Action:

Chris Wright moved to order the demolition and debris removal of the substandard structure located at 316 Wyatt Street pursuant to Chapter 8, Article XIII (Sections 8-57 through 8-64), specifically Section 8-61, of the City of Waxahachie Code of Ordinances, subject to whether the property has been sold or not before demolition can occur, and to authorize the City to perform the work and assess the costs against the property should the owner fail to comply within the time prescribed by Council. Motion was seconded by Travis Smith and carried unanimously (5-0).

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

Shon Brooks, Assistant City Manager, presented the Item. 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. Previously proposed rate increases included additional amenities, however, with the proposed rate remaining consistent with the original PID rate, the amenities will remain as originally designed.

The proposed rate will continue the development as currently operating and will not increase any services other than those due to the increase in future homes in the development.

RESOLUTION NO. 1405

A RESOLUTION OF THE CITY OF WAXAHACHIE, TEXAS DETERMINING THE COSTS OF PHASE FIVE DISTRICT IMPROVEMENTS TO BE FINANCED BY THE WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, AS UPDATED FOR PHASES #4 AND #5 BONDS ON JUNE 15, 2026, INCLUDING A PROPOSED PHASE #5

ASSESSMENT ROLL; CALLING A REGULAR MEETING AND NOTICING A PUBLIC HEARING FOR JULY 20, 2026 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN PHASE #5 OF THE PUBLIC IMPROVEMENT DISTRICT NO. 1; DIRECTING THE FILING OF THE PROPOSED PHASE #5 ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

Action:

Tres Atkins moved to adopt a resolution determining the costs of Phase Five district improvements for the Waxahachie PID No. 1, approving the Preliminary Service and Assessment Plan, executing other matters related to the subject, and calling a public hearing for July 20, 2026 to consider an ordinance levying the assessments. Motion was seconded by Travis Smith and carried unanimously (5-0).

- 21. 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 at 8:45 p.m. the City Council would 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.

- 22. Reconvene and take any necessary action**

The meeting reconvened at 9:33 p.m.

No action taken.

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

This item was discussed before Executive Session.

Council Member Chris Wright thanked the Parks and Recreation Department for its work on City events and festivals and acknowledged residents who provided public comments. He stated that the City is actively discussing a potential joint animal shelter with Ellis County and other communities, and that the project remains a high priority. He also said the City would look into the drainage concerns raised by residents, noting that drainage improvements in that area have been discussed as part of capital improvement planning. Regarding the dog park, he acknowledged concerns about fleas and handicap parking and said those issues would be reviewed. He concluded by praising the City's fully staffed and certified code enforcement team for their efforts.

Council Member Patrick Souter thanked the Parks Department for their hard work maintaining City facilities and managing challenges caused by recent heavy rains. He acknowledged the drainage concerns raised by West Main Street residents and assured them the City would follow up on the issue. He also congratulated Councilman Wright on receiving his CMO designation, recognizing his dedication, time commitment, and service to the city.

Mayor Pro Tem Travis Smith thanked Chief Joe Wiser and the Police Department for their work with the Junior Police Academy, praising the program's positive engagement with local youth. He also expressed appreciation for the department's ongoing community outreach efforts.

Council Member Tres Atkins praised the Parks Department for their dedication and excellent work serving the community. He acknowledged the drainage concerns raised by West Main Street residents, noting that he lives in the neighborhood and understands the issue firsthand, and said the City would explore ways it could help. He also confirmed that additional parking near the small dog park has been discussed and is planned

City Manager Ricky Boyd thanked the Parks Department and City staff for their hard work and acknowledged Council support and professionalism across departments. He also recognized specific staff efforts, including work on street signs and departmental operations. Mr. Boyd reminded the Council about the upcoming Juneteenth celebration at Penn Park, noted that budget books would soon be distributed, and announced a budget workshop scheduled for June 22.

Mayor Billie Wallace congratulated Councilman Wright on his CMO designation and thanked staff members for their heavy workload on traffic, flooding, and community issues. She also recognized Monica Boyd's retirement and praised the Parks Department for its ongoing work in the community. Mayor Wallace emphasized that animal services remains a high city priority with upcoming meetings focused on its future, and she expressed appreciation for continued staff efforts to improve services and address community concerns.

24. Adjourn

There being no further business, the meeting adjourned at 9:33 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary