

City Council
July 6, 2026

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 July 6, 2026 at 6:00 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
Terry Welch, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Discuss changing the boundaries of the Tax Increment Reinvestment Zone No. 1 (TIRZ)

Trenton Robertson, Director of Planning, presented the current TIRZ (Tax Increment Reinvestment Zone) boundaries. Staff and Council discussed a proposal to revise the TIRZ boundaries by reducing the district to a more focused downtown area. The intent is to better align the TIRZ with its economic development purpose, concentrate available funding on high-impact redevelopment projects, and return approximately \$1.1–\$1.2 million in annual property tax revenue to the City's general fund now that the TIRZ fund has been sufficiently established.

Council generally supported removing residential properties, including condominiums, and the former golf course from the TIRZ boundaries, noting that residential uses are typically not eligible for TIRZ funding and that the golf course posed a significant financial risk. Members also supported expanding the district to include key downtown commercial corridors, the dog park/farmer's market area, and selected light industrial properties to encourage redevelopment and improve connections between downtown, parks, and trail systems.

Staff reviewed the types of projects eligible for TIRZ funding, emphasizing that the program supports infrastructure, building improvements, and other investments that increase property values and promote economic development. Council also discussed the potential use of existing TIRZ funds to acquire property for a future lift station if needed to support commercial and industrial development. Because development plans remain uncertain, staff will continue evaluating the area while retaining it within the proposed boundaries.

Council directed staff to prepare a revised TIRZ boundary map reflecting the requested boundary adjustments for review prior to the next executive session. Staff will also begin the public hearing process and develop the required financial plan to meet the December 31st deadline for approval of the proposed boundary amendments.

3. Adjourn

There being no further business, the meeting adjourned at 6:54 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary