

Planning and Zoning Commission
April 13, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, April 13, 2021 at 6:00 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Tommy Ludwig, Assistant City Manager
Amber Villarreal, Assistant City Secretary

1. Call to Order

Chairman Rick Keeler called the meeting to order.

2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting

Planning Director Shon Brooks announced there will be a Comprehensive Plan meeting on April 21, 2021 at 5:30 p.m.

Planner Chris Webb reviewed the following cases:

- ZDC-41-2021, the applicant withdrew the case.
- ZDC-42-2021, the applicant requested to continue the case to the April 27, 2021 Planning & Zoning Commission meeting.
- SUB-17-2021, staff recommended approval of plat as presented.
- SUB-24-2021, staff recommended approval of plat as presented.
- SUB-15-2021, staff recommended approval of plat with revised Right-of-Way width.

Senior Planner Colby Collins reviewed the following cases:

- ZDC-43-2021, staff recommended approval subject to staff comments.
- ZDC-25-2021, staff recommended approval subject to staff comments. Mr. Collins noted the applicant requested any new pavement added to the site will be crushed gravel opposed to the required concrete and staff suggested any pavement added in the future be concrete.
- ZDC-7-2021, staff recommended denial of the case in regards to concerns with the following staff comments:
 1. A mutually agreed upon Development Agreement will be required for the property.
 2. Confirmation of connection to I-35 and the Brookside Bridge through either an offsite access easement(s) or acquisition of property must be provided.

3. Staff suggests that the phasing plan be modified for multifamily (see “Total Permitted” section (pg. 8)) to the following below:

Applicant Request

Total Permitted

SFR District Lots Total to Maximum total multi-family units allowed to be permitted:

1,500 SFR lots to 500 MF units
2,250 SFR lots to 800 MF units
3,000 SFR lots to 1,100 MF units
3,750 SFR lots to 1,400 MF units
4,000 SFR lots to 1,700 MF units
5,000 SFR lots to all remaining multi-family units

Staff Suggestion (see changes from “Applicant Request” in **bold**)

Total Permitted

SFR District Lots Total to Maximum total multi-family units allowed to be permitted:

1,500 SFR lots to 500 MF units
2,250 SFR lots to 750 MF units
3,000 SFR lots to 1,000 MF units
3,750 SFR lots to 1,250 MF units
4,000 SFR lots to 1,500 MF units

***The remaining multi-family units can be constructed once all SFR lots (5,000) are constructed.**

4. Staff suggests that the Development Standards are revised to show a maximum percentage of front facing garages be provided for the development.
5. Staff suggests that the Development Standards are revised to show a minimum percentage of alleys be provided for the development.
6. At least one amenity center shall have a meeting room.
7. Staff suggests that all park and open space improvements funded be privately maintained, unless the land is dedicated and accepted by the City, or unless the City enters into a mutually agreed upon maintenance agreement with the developer.
 - a. The City of Waxahachie will not accept property dedication less than 5 acres.
8. The applicant, WISD, and city staff must mutually agree on the proposed location and required acreage for future schools within the development.

The Commission and staff discussed revisions to the Emory Lakes Planned Development. The Commission expressed concerns with density, front facing garages, connectivity, and traffic. Staff reported the applicant made changes to the plan to address concerns from staff, Commission, and citizens. Mr. Brooks explained the road connection will be from Brookside Bridge and not from Brookside Road.

3. Adjourn

There being no further business, the meeting adjourned at 6:55 p.m.

Respectfully submitted,
Amber Villarreal, Assistant City Secretary