

A Work Session of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, November 1, 2021 at 5:00 p.m.

Council Members Present: Doug Barnes, Mayor, Council Member Place 2
Billie Wallace, Mayor Pro Tem, Council Member Place 4
David Hill, Council Member Place 1
Melissa Olson, Council Member Place 3
Travis Smith, Council Member Place 5

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Shon Brooks, Executive Director of Development Services
Gumaro Martinez, Executive Director Park & Leisure Services
Richard Abernethy, Director of Administrative Services
Robert Brown, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Doug Barnes called the meeting to order.

2. Discuss Wynne Jackson Industrial Complex

Shon Brooks, Executive Director of Development Services, thanked everyone for their attendance and introduced Michael Jackson, Vice President at Wynne Jackson. He noted the Wynne Jackson development team has worked well with City staff for months on the case.

Mr. Michael Jackson reported his company has a 40-year history of investments and primarily focuses in Texas for residential development, industrial land development, student/multi housing, and mixed-use development. He explained they are proposing to rezone approximately 353 acres, west of IH35, between Patrick and Solon Road, from Single-Family-1 to Planned Development-Industrial for a proposed Class AA Industrial Park. He reviewed the concept plan and summary of the proposed zoning with the Planning & Zoning Commission's requests:

- Enhanced landscaping and screening adjacent to Settler's Glen and Owens Corning
- 100' landscape buffer adjacent to Settler's Glen
- 8' trail system along Patrick Road
- 6' iron fence along Patrick Road
- Construct Marshall Road with development
- Limitation to amount of distribution
 - Limited to 33% for general warehouse distribution use during 1st 5 years
 - Limited to 66% for general warehouse distribution use after 5 years.
- Property Owner's Association for maintenance of common areas
- Architectural restrictions
 - Exterior façade facing or visible from street 80% masonry
 - Accent materials required on façade at primary entrance/office
 - All lights will be shielded from existing residential
 - Noise restrictions
 - Masonry accent materials
 - Height restriction of 60'
 - Articulation of façade-horizontal and vertical

Mr. Jackson explained there will be a \$22 million infrastructure investment before any buildings are constructed and reviewed the potential projected fiscal impact to the city and school district.

Mr. Brooks explained staff is supportive of the proposal due to the need for an industrial base and balanced economy.

Deputy City Manager Albert Lawrence explained the current trend for Waxahachie is more dense residential housing which would impact more traffic and have a bigger impact on the school system.

City Council expressed concerns with manufacturing restrictions, truck traffic on Patrick Road, and most importantly, the impact it will have on the residents of Settler's Glen.

Mr. Jackson explained his team will work to address Council's requests of a berm, landscape improvements, extension of buffer for all of Phase 1 facing Patrick Road, and stepping of buildings for less of a view from the residential neighbors.

Staff explained the case will be continued to November 15, 2021 City Council meeting.

3. Adjourn

There being no further business, the meeting adjourned at 5:56 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary