

City Council and Planning & Zoning Commission
December 7, 2021

A Joint Work Session of the Mayor and City Council and Planning & Zoning Commission of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers on Tuesday, December 7, 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

Planning & Zoning
Members Present: Rick Keeler, Chairman
Jim Phillips
David Hudgins
Erik Test

Planning & Zoning
Members Absent: Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Shon Brooks, Executive Director of Development Services
Amber Villarreal, City Secretary

1. Call to Order by Mayor Doug Barnes and Chairman Rick Keeler

Mayor Doug Barnes called the City Council meeting to order.

Chairman Rick Keeler called the Planning and Zoning Commission meeting to order.

2. Hear presentation and discuss proposed master planned community development, Haven Ranch, in the Waxahachie ETJ

Mr. Bobby Samuel, Green Brick Partners, reviewed the approved 2007 plan for Easthaven Development which included the following:

- 3300 residential lots
- 7 types: 30', 90' – limited # of 90' lots
- Amenity: golf course
- Funding Vehicles: Fresh Water Special District and Public Improvement District
- Water & Wastewater: City to be provider and assume maintenance. Interim WWTP to serve up to 0.5 MGD flow, then shift to regional WWTP funded by City
- Roadway Improvements: Improvements identified as part of Traffic Impact Analysis and Fresh Water Special District to maintain onsite roadways
- Solid Waste & EMS: City to provide solid waste services and be the emergency services provider to the community-15 year term.

He explained the new vision for the proposed development, Haven Ranch, is rustic contemporary and closer to nature. He reviewed a few of staff's concerns with Water Treatment Plant, TIRZ funding, amenity center, and phased annexation. Mr. Samuel reviewed the revised June 2021 submittal for the Planned Development and the revised September/October 2021 submittal proposing reduced lot count, Single-Family-3 and smaller lots, additional amenity center, funding mechanisms, and City responsibility for water and wastewater, roadway improvements, solid waste and EMS services.

Council Member Melissa Olson and Council Member Travis Smith noted they are not supportive of the City assisting with eminent domain for the proposed development.

City Council and the Planning and Zoning Commission expressed concerns with city funding, assuming responsibility for aged streets, extending residential buffer, adding mixed lot sizes, and concern of adequate service for police and fire.

Mr. Samuel explained the development can allocate land for a future fire substation and will have two fifteen-acre future school sites.

After a lengthy discussion, City Council and the Planning and Zoning Commission's primary concern was with the financial feasibility for the City to support a private development. Staff, Council, and the Planning and Zoning Commission were not supportive of assuming substantial debt for a private development.

3. Adjourn

There being no further business, the meeting adjourned at 5:59 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary