

City Council and Planning & Zoning Commission
February 15, 2022

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, February 15, 2022 at 5:30 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
Melissa Ballard, Vice Chairman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Planning & Zoning
Member Absent: Betty Square Coleman

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Director of Planning
Eleana Tuley, Senior Planner
James Gaertner, Graduate Engineer
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. Discuss City's desired development requirements and standards

The City Council and Planning and Zoning Commission discussed desired development requirements and standards to serve as a guide for staff, developers, and elected/appointed officials. The goal is to provide a minimum list of expectations for developers and identify insufficient standards.

There was a discussion on the allowance of alleys in future developments due to the financial burden to maintain and replace alleys.

Additionally, City Council and the Planning and Zoning Commission discussed impact of Public Improvement Districts, density, masonry, architectural styles, lot size variations, park land dedications, connectivity, dedication of land for schools, and tree preservation.

After a lengthy discussion, the following guidelines were established:

Must Haves (minimum requirements):

- Masonry
- Custom floor plans
- Variation in architectural styles (100 units (3 styles), 300 units (5 styles), 400+ units (6 styles))
- Defined guidelines/definitions for architectural styles
- Increased lot variation within each block
- 60' lots or smaller can have alleys; 70-80' lots are to have j-swing garage
- Open space connectivity (especially to public park land)
- Minimum school site sizes: 15 acres (grade school), 20 acres (junior high), 50 acres (high school)
- Landscape buffers with masonry screening walls for subdivisions specifically along 60' right-of-way or greater
- Preservation of existing trees based on size and species
- Homeowner's Association maintenance of small park lands. City would consider receiving 5-10 acres regional park dedications

Characteristics of quality development:

- Variation in open space/park amenities for all age groups

Deal breaker (no-go)

- Maximum density: 3.5 homes/per net acre (not including floodplain/green space)

Reviewed on a case by case basis:

- Reduce number of small lots where the garage fronts the street and use alley instead; larger lots use a j-swing garage
 - 40-50% of 40-50' lots use an alley
- Consideration of Public Improvement Districts
 - In instances that standards are well above minimums
 - Significant dedication of roadways, amenities, park lands, etc.

3. Discuss changing the start times of Planning and Zoning Commission meetings

It was the consensus to make no changes to the start time of the Planning and Zoning Commission meetings at this time.

4. Adjourn

There being no further business, the meeting adjourned at 6:29 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary