

City Council and Planning & Zoning Commission
April 30, 2018

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 Monday, April 30, 2018 at 5:30 p.m.

Council Members Present: Kevin Strength, Mayor
Chuck Beatty, Councilmember
David Hill, Councilmember

Council Member Absent: Mark Singleton, Mayor Pro Tem
Mary Lou Shipley, Councilmember

Planning & Zoning
Members Present: Rick Keeler, Chairman
Betty Square Coleman
Bonney Ramsey
Jim Phillips
David Hudgins

P&Z Commission
Members Absent: Melissa Ballard, Vice Chairman
Erik Barnard
David Hudgins

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Lori Cartwright, City Secretary
Chelsey Gordon, Assistant to City Manager
Tommy Ludwig, Exec. Director of Community Services
Shon Brook, Director of Planning
Kelly Dent, Planner

1. Call to Order by Mayor Kevin Strength and Chairman Rick Keeler

Mayor Kevin Strength called the City Council meeting to order.

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

2. Discussion of modifications to Zoning Ordinance

Mr. Shon Brooks, Director of Planning, announced this is the third meeting to recap of what was previously discussed. He presented a draft Zoning Ordinance noting the public has been notified for the May 8, 2018, Planning and Zoning Commission and the May 21, 2018 City Council meeting. Mr. Brooks stated the meeting of the stakeholders on April 9, 2018 went well and staff received positive feedback.

Mr. Brooks stated the purpose of amending the Zoning Ordinance was to simplify and condense the Ordinance considerably. General changes were made by reducing the Planned Development and Specific Use Permit, Ordinances, reduced duplication, removed parking chart, and medical

facilities ordinance was amended. Mr. Brooks reviewed the definitions, use regulations and use chart easing the use of the tables. Development standards were amended pertaining to fencing, walls, and screening requirements, landscape requirements (land buffer), off-street parking and loading, sign regulations (cleanup on signage). Development standards that were added included townhouses or townhome standards, hotel standards, xeriscape landscape options.

Mayor Strength stated he receives calls of high grasses and expressed concern with xeriscape. He suggested to maybe have limited natural grass area guidelines pertaining to planting. Discussion was held pertaining to balancing rules and regulations on xeriscape.

Mr. Brooks reported zoning districts added Mix-Use Residential, Mix-Use Non-Residential, and Downtown Neighborhood. He stated zoning districts removed or amended included Parking and General Retail-Limited.

Mr. Brooks thanked City Council and the Planning and Zoning Commission for their time and participation reviewing the Comprehensive Zoning Ordinance.

3. Adjourn

There being no further business, the meeting adjourned at 6:16 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary