

A Work Session of the 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, October 26, 2021 at 5:30 p.m.

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

Others Present: Shon Brooks, Executive Director of Development Services
Colby Collins, Planning Manager
Macey Martinez, Graduate Engineer
Amber Villarreal, City Secretary
Melissa Olson, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order.

2. Discuss Wynne Jackson Industrial Complex

Planning Manager Colby Collins thanked everyone for their attendance and introduced Michael Jackson, Vice President at Wynne Jackson.

Mr. 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 Industrial Park. He reviewed the concept plan and summary of the proposed zoning:

- Change from residential to industrial
- City obtains Right-of-Way for Marshall Road
- 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 and Marshall Road
- Exterior façade facing or visible from street 80% masonry
- 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.

Shon Brooks, Executive Director of Development Services, explained staff is supportive of the proposal due to the need for an industrial base and balanced economy. He noted the applicant has been willing to add landscaping and buffers to the current residential area and the development will open transportation options for those in the area.

Deputy City Manager Albert Lawrence explained the current trend for Waxahachie is more dense residential housing which would impact more traffic.

The Planning & Zoning Commission discussed reviewing more details of the proposed development including uses, building designs, site restrictions, and traffic impact to Patrick Road.

Mr. Jackson explained the developer wants to meet city standards but allow flexibility for the future end users.

Mike Hawkins, 208 Colter Drive, Waxahachie, Texas, expressed concerns about noise, large truck traffic, and asked if trucks can be restricted on Patrick Road.

Mr. Jackson explained the additional access to I35 should alleviate truck traffic and noted he supports the continued restriction of large trucks on Patrick Road.

Other audience members expressed concerns with exiting Patrick Road to Highway 287 Service Road, height restrictions for the industrial buildings, and the residential neighborhood being surrounded by industrial.

3. Adjourn

There being no further business, the meeting adjourned at 6:35 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary