

City Council
May 21, 2019

A joint work session of the Mayor and City Council of the City of Waxahachie, Texas and Board of Trustees of the Waxahachie Independent School District was held in the CTE Conference Room at Waxahachie High School, 3001 US Hwy 287 Bypass, on Tuesday, May 21, 2019 at 6:00 p.m.

Council Members Present: David Hill, Mayor
Mary Lou Shipley, Mayor Pro Tem
Chuck Beatty, Councilmember
Kevin Strength, Councilmember
Melissa Olson, Councilmember

Board of Trustees of the
Waxahachie ISD Present: Dr. Bonny Cain, Interim Superintendent
Dusty Autrey, President
Clay Schoolfield, Vice-President
Judd McCutchen, Secretary
Kim Kriegel, Member
John Rodgers, Member
Melissa Starnater, Member
Debbie Timmermann, Member

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Tommy Ludwig, Assistant City Manager
Lori Cartwright, City Secretary
Members of the Waxahachie City Staff
Members of the WISD Staff

1. Call to Order

Mayor David Hill called the City Council meeting to order.

President Dusty Autrey called the Board of Trustees of the Waxahachie Independent School District meeting to order.

2. Invocation

Secretary Judd McCutchen gave the invocation.

3. Discuss Zoning and Roadway Alignment around Waxahachie High School

President Autrey stated the Board of Trustees have been working on the roadway alignment around the high school and working with the city on economic development and future zoning of what is left of their 300 acres. He stated WISD hired a Land Planner and he provided a first draft of development.

City Manager Michael Scott stated the City's entire development team is present to field any questions there are and hopefully this is a free flow of dialogue and discussions. He thanked the Board for inviting the city to meet jointly and hosting the meeting. Mr. Scott stated the application that the district submitted opened some dialogue as to what the potential zoning might look like for that acreage.

Mr. Shon Brooks, Director of Planning, stated the application for zoning around the high school was not bad just a little ambitious noting the city's eye is on residential.

Dr. Bonny Cain, Interim Superintendent, stated they asked their planner to maximize the commercial without any restraints on the planner noting it was a start, but understands why it caused to be revisited.

Mr. Brooks reviewed the proposed concept plan noting the commercial on Business Highway 287 corridor is where you are going to get the most traffic. He stated the property near the lake makes the most sense for residential area. He stated there were some concerns with how the lots will be laid out and not having seen how the neighborhood would lay out and knowing the lots were smaller, was really the driving force for residential on the zoning change from the city's perspective. Mr. Brooks reviewed the required lot sizes per the city's zoning ordinance and explained the process of a Planned Development noting it allows the city to negotiate with the applicant on lot sizes, amenities, landscaping, land donations, or some feature that is internal or maybe shared facilities, all of which can be considered when reviewing a Planned Development.

Mr. Scott stated what this application would have done, because it's not a lot of detail, would be considered a concept plan and require the district to come back with more specific information as far as what the detail request would look like.

Discussion was held pertaining to lot sizes and Mr. Scott stated a blend of lot sizes would be best for the district. He referenced the lake noting the city has a vision for a regional park around the lake and to have land dedicated around it, it becomes public open space. Dr. Cain stated the district is not opposed to removing the 10,000 square foot lots and going with 12,500 and 16,000 square foot lots.

Mr. Brooks stated from a plat standpoint, the city has two residential developments that are off of Ovilla Road. He stated with these properties and through the platting process, the city made sure to get some access points. We have the thoroughfare plan coming over to the high school, so there will be an alternative access point. Obviously it is going to take time and quite a bit of money, but overtime it will give you a nice secondary access and get congestion off business 287 to get a back door to the school site. Over time you will see the area develop. Mr. Brooks stated the City's Thoroughfare Plan has an access across IH35 and it will take a lot to get us there. He referenced Emory Lakes being a future development of 3,000 plus acres and approximately 10,000 homes noting this is long-term and will provide access points to the school in the future. Mr. Brooks referenced the east/west road alignment at Conquest Boulevard and the north/south alignment noting the district's land planner has the opportunity to decide how to plan the district's property.

4. Discuss traffic concerns around existing Waxahachie High School and Felty Elementary

Trustee John Rodgers asked the completion date for the construction of the apartments across from Felty Elementary.

Assistant City Manager Tommy Ludwig stated the project should be completed in August.

Mr. Scott stated the City had extensive dialogue with the neighborhood who had traffic concerns about elementary students.

Mr. Jeff Chambers, Public Works Director, stated the City did some traffic improvements such as a speed time mounted to the school zone sign and blinking crosswalk signage. He stated an acceleration lane is being constructed from the service road turning onto Park Place Boulevard. Mr. Chambers stated the City looked at the timing of the apartment and school traffic noting there should not be an overlap of both traffics. He explained apartment traffic working outside of Waxahachie will be leaving prior to morning school traffic not conflicting due to separate schedules.

Trustee Melissa Starnater had a concern around the existing Waxahachie High School with traffic stacking up into the main lanes of Highway 287 to Business 287.

Mr. Chambers reviewed the high school thoroughfare plan and suggested a turn-around. He stated as the District moves forward in developing their site, it will bring in additional traffic. Mr. Chambers stated for better traffic flow, eliminate the intersection at Highway 287 and Business 287 but explained the highways and intersection is operated by TxDOT. He stated stacking vehicles on the property will assist in maneuvering the traffic stacking on the highways.

Mr. Jose Martinez, Director of Building and Community Services, recommended the District hire a consultant to assist with internal stacking.

5. Discuss sidewalks and lighting to and around Dunaway Elementary, Shackelford Elementary, and Felty Elementary

Trustees Kim Kriegel and Melissa Starnater expressed concern with lack of sidewalks and lighting at Dunaway, Shackelford and Felty Elementary Schools.

Mr. Chambers stated around Dunaway Elementary several streets have bar ditches and the challenge is placing sidewalks on private property.

Mr. Scott referenced Shackelford Elementary noting a crosswalk was installed a couple of years ago. He stated south of Butcher Road is County. He stated City Staff will review for a gap in the area.

6. Discuss overview of 2016 Comprehensive Plan

Mr. Scott stated the City currently has a 2016 Comprehensive Plan which is the City's guidelines and goals. He stated the points include a community snapshot, visions and goals, future land use plan, transportation plan, community facilities plan, growth strategies, and implementation plan.

Discussion was held and Dr. Cain stated with the growth of the District an elementary school is slated for North Grove and questioned where the next school will go.

7. Discuss residential subdivision activity and high growth sectors

Mr. Brooks stated the city is growing in every direction noting large growth areas are North Grove, where an elementary school is planned, and Garden Valley. He explained typically when working with developers the city talks to the school district of how many schools will be needed. Mr. Brooks stated there is a northwest interest in the neighborhood by the developers of Settlers Glen for a school. He stated the city has 7,000 platted lots meaning there is a lot of potential throughout the city.

President Autrey stated Camden Estates has put more pressure on Clift Elementary. He noted the Lonesome Dove developers stated to the district they would donate land for a school but realizes that's a ways out. Mr. Autrey stated WISD's formula is a school is built for every 1,000 homes built.

Mr. Brooks stated the Waxahachie Comprehensive Plan reflects that the population of Waxahachie is based on a 2.5% growth rate and over the next 30 years 40,000 people will be added to our population. He stated the past 5 years showed a 3.7% growth rate and the last 2 years we had a 4.1% growth rate. Mr. Brooks stated the city has a formula with the North Central Texas Council of Governments that reflect with a 4.1% growth rate, the population in 2030 will be 58,287.

President Autrey stated the district is experiencing a 4% growth rate.

Mr. Martinez stated the permits issued for single-family have been consistently rising every fiscal year. He reported to date 354 permits have been issued and last year 421 permits were issued. Mr. Brooks stated these don't include Multi-family projects. Mr. Scott stated the city discourages 3 bedroom apartments.

8. Adjourn

President Dusty Autrey thanked everyone for their attendance and dialogue. He suggested meeting twice a year and City Council concurred.

There being no further business, Secretary Judd McCutchen moved the meeting adjourn at 7:33 p.m. Vice President Clay Schoolfield seconded, All Ayes.

There being no further business, Mayor Pro Tem Mary Lou Shipley moved the meeting adjourn at 7:33 p.m. Councilmember Melissa Olson seconded, All Ayes.

Respectfully submitted,

Lori Cartwright
City Secretary