

City Council and Planning & Zoning Commission  
February 12, 2019

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 12, 2019 at 5:00 p.m.

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

Council Member Absent: Chuck Beatty, Councilmember

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

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

Others Present: Michael Scott, City Manager  
Albert Lawrence, Assistant City Manager  
Tommy Ludwig, Assistant City Manager  
Amber Villarreal, Assistant City Secretary  
Shon Brooks, Director of Planning  
Colby Collins, Senior 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. Hear presentation regarding proposed planned development district and public improvement district for the Emory Lakes development**

City Manager Michael Scott stated the property is approximately 2,800 acres and the applicant is presenting a revised presentation after comments from council and the commission from the last joint work session in August 2018. The Walton Group would like to receive additional feedback from City Council, Planning and Zoning Commission and city staff.

Mr. Aaron Duncan, Walton Group introduced the project team for the Emory Lakes Development. Mr. Duncan stated they will be requesting a zoning change amending the existing Planned Development to add the recently annexed property. He reported there will be three (3) different Zoning Districts being Residential District, Neighborhood Village District, and Mixed Use

District. He reviewed the lot sizes and lot mix, sufficiency of amenity package, PID justification, and amount of commercial property. He explained the proposal is for enhanced architectural design, 9,875 total residential units, 100 acres zoned for commercial, greater mix of lot types, enhanced landscape buffers and vegetative screening, at least 15% open space, developed neighborhood parks within ½ mile of every resident, at least 4 community amenity centers, and 4 unique zoning districts.

Chairman Keeler inquired about the responsibility of the ongoing maintenance of the amenity centers and the applicant noted the Homeowner's Association will pay the maintenance fees after the PID is completed. He explained the Planning and Zoning Commissions' duty is to the city as a whole and they rely on the Zoning Ordinance and Comprehensive Plan to direct their decisions and those requirements have been relayed to the developer.

Mayor Strength expressed concerns with the PID tax noting the proposed number is half of the city tax. The applicant noted the proposed rate is the max that the market can handle according to their financial advisors. They believe if the customers are getting their value for that tax then they won't have issues selling lots.

The applicant explained the proposed \$125,000,000 PID will be used for water, sanitary sewer, utilities, roadways, and landscape and then will be turned over to the city for ongoing maintenance. Councilmember Melissa Olson asked if the city is responsible for the bond debt if the project defaults and a legal representative of the applicant advised the city to consult with the city attorney and finance director, but typically if the project defaults the city will have to foreclose the property and will not be responsible for the debt.

The applicant noted the team has been working on this project for about 2 ½ years and Chairman Keeler noted little progress has been made to adhere to city comments.

Mr. Jim Phillips confirmed 85% of the total master planned community is smaller than the minimum city requirements and voiced his support for the developer adhering to the city's development standards.

Discussion was held and the city continued to express concern over the density of the area, the high PID tax, and the minimum city development standards not being met.

### **3. Adjourn**

*There being no further business, Councilmember Melissa Olson moved the City Council meeting adjourn at 6:33 p.m. Councilmember Mary Lou Shipley seconded, All Ayes.*

*There being no further business, Mr. Jim Phillips moved the Planning and Zoning Commission meeting adjourn at 4:48 p.m. Mr. Erik Test seconded, All Ayes.*

Respectfully submitted,  
Amber Villarreal, Assistant City Secretary