

City Council and Planning & Zoning Commission  
July 23, 2015

A Work Session of the Mayor and City Council and the Planning & Zoning Commission of the City of Waxahachie, Texas, was held in the Council Conference Room at City Hall, 401 S. Rogers on Monday, July 23, 2015, at 5:00 p.m.

Members Present: Kevin Strength, Mayor  
Chuck Beatty, Councilmember  
David Hill, Councilmember  
Mary Lou Shipley, Councilmember

Member Absent: Mark Singleton, Mayor Pro-Tem

Planning & Zoning Commission Members Present: Jim Cooper, Chairman  
Betty Jefferson, Vice Chairman  
Rick Keeler  
Bonney Ramsey  
Jim Phillips  
Rodney Bell

Members Absent: Melissa Ballard

Others Present: Paul Stevens, City Manager  
Michael Scott, Assistant City Manager  
Lori Saunders, City Secretary  
Steve Chapman, City Attorney  
Clyde Melick, Director of Planning  
Derica Peters, Planning & Development Coordinator

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Mayor Kevin Strength called the City Council meeting to order.

Chairman Jim Cooper called the Planning and Zoning Commission meeting to order.

Mr. Clyde Melick, Director of Planning, welcomed Mr. Rodney Bell to the Planning and Zoning Commission.

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Mr. Dan Sefco, Mr. Daniel Harrison, and Ms. Chelsea Irving, Freese & Nichols, 4055 International Plaza, Fort Worth, Texas, continued discussion of the Comprehensive Plan. Discussion was held on the following:

- West side of Interstate 35 – How should this develop?
- IH-35E Rebuild – Corridor planning, aesthetics, standards, and land use mix
- Trail Connectivity – What do we connect?
- Medical Center District – What are the boundaries and what other uses should be here?
- Growth Strategies – Where should we grow? What are the right places to invest?
- Mid-Way Airport – Expansion? Industrial uses?

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- Roadway Capital Improvement Program – Location and funding? What roads need to be built or rebuilt?

The City Council and Commission participated in an exercise of input to the existing Comprehensive Plan. They were asked to rate the following as: A. *Keep*; B. *Update*; or C. *Remove*.

- Consider Context-Sensitive Design solutions for new roadways and roadway improvements
- Use positive aesthetics along roadways to enhance Waxahachie's character
- Proactively pursue improvement to the US 77 corridor
- Carefully consider any requested "up zoning" of property
- Encourage connectivity between developments
- Integrate sustainability concepts into land use decisions
- Encourage mixed use development
- Encourage development of unique neighborhoods for maximum sustainability
- Provide for limited, traditional multi-family development
- Encourage unique retail development with sustainable characteristics

The overall results were to keep the items in the Comprehensive Plan.

After further discussion, Mr. Sefco stated the consultants will spend approximately 3 months drafting the updated plan and submit the plan to Council and the Commission for review in October or November.

Mayor Strength stated he wants the Comprehensive Plan reflecting we are focusing on the older neighborhoods as we look to future growth. He thanked Mr. Sefco and his team, Council and the Planning and Zoning Commission for their participation.

There being no further business, the meeting adjourned at 7:05 p.m.

Respectfully submitted,

Lori Saunders  
City Secretary