

City Council and Planning & Zoning Commission
March 1, 2018

A Joint Work Session of the Mayor and City Council and Planning & Zoning Commission of the City of Waxahachie, Texas were held in the City Council Conference Room at City Hall, 401 S. Rogers on Thursday, March 1, 2018 at 5:30 p.m.

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

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

Others Present: Michael Scott, City Manager
Lori Cartwright, City Secretary
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 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

City Manager Michael Scott made some opening remarks and thanked all in attendance. He stated the Planning Department has been working to make the zoning book more user-friendly.

Mr. Shon Brooks, Director of Planning, thanked Ms. Kelly Dent, Planner, for her assistance in refreshing the zoning book. He stated it is not a complete rewrite but it is being refreshed and making it a lot easier for staff and developers.

Topics of discussion included: Use Chart and Definitions, Zoning Districts, Parking, and Development Standards.

Mr. Brooks noted there are fifty Planned Developments in the Zoning Ordinance and it is ever changing and Specific Use Permits are ever changing. The Use Chart has been condensed from 37 pages to 14 and staff is working toward moving the paragraph form into table form to make it easier to use.

Mr. Brooks reviewed the Zoning Ordinance refresh to include the following: He discussed “Parking Districts” versus “Parking Use” and presented photos depicting Mixed Use Residential.

Zoning Districts

- Remove Parking
- Remove General Retail Limited
- Add Mixed Use Residential
- Add Mixed Use Non-Residential
- Add Downtown Neighborhood

Section Reorganization

- Remove PD districts out of the ordinance (item included in the zoning map)
- Remove SUP section out of the ordinance (item included in the zoning map)

Development Standards

- Remove standards from individual chapters and condense in independent sections
- Design Standards to be discussed at a later meeting

Mr. Brooks reviewed the following Development Standards:

Accessory Buildings, Landscaping, Fencing and Screening, and Home Occupation

- Removed from individual zoning districts
- Independent Sections Created

Multi Family Development Standards

- Requirements are taken from the zoning districts
- Multiple districts compressed

Off-Street Parking and Loading

- Removed parking chart
- Add parking to the use chart

After discussion, Mr. Brooks stated the next joint work session is scheduled for March 26, 2018. Items of discussion will include: Design Standards, Signage, Landscaping and Hotel. He noted staff will hold an Open House for developers to come in and review the changes noting the final step will be Ordinance adoption.

3. Adjourn

There being no further business, the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary