

City Council and Planning & Zoning Commission
August 27, 2018

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 Monday, August 27, 2018 at 3:00 p.m.

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

Planning & Zoning Members Present: Rick Keeler, Chairman
Betty Square Coleman
Bonney Ramsey
Jim Phillips
David Hudgins

Members Absent: Melissa Ballard, Vice Chairman
Erik Barnard

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Lori Cartwright, City Secretary
Tommy Ludwig, Executive Director of Development Services
Shon Brooks, Director of Planning
Kelly Dent, 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 from Larry Reichhart, Walton Global Holdings, Ltd.

3. Discussion of Case ZA2016-66 Emory Lakes Planned Development

City Manager Michael Scott stated the property is approximately 3,000 acres and warrants having some work sessions noting it has been a work in process since 2005. He stated Mr. Reichhart and his team wanted to share their concept and receive feedback from City Council, Planning and Zoning Commission and city staff.

Mr. Larry Reichhart reported Walton Global Holdings, Ltd. is privately owned, based out of Canada and has over 38 years of experience in land management. He introduced the project team for the Emory Lakes Development. Mr. Reichhart thanked city staff for their assistance on this project. He stated the property is slated for three (3) school sites and his team has been working with the Waxahachie Independent School District (WISD) and will work with the district on every preliminary plat as it develops. Mr. Reichhart stated they are working with property

owners on right-of-way easements. He reported the property was originally called Kemp Ranch with approximately 2,500 acres that were zoned Planned Development and explained Walton Global Holdings, Ltd. acquired more land and annexed it. Mr. Reichhart 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 stated approximately 10,200 residential units will be in the development.

Mr. Aaron Duncan, Walton Global Holdings, Ltd., spoke on how the development will fit onto the site noting entrance to the Planned Development will be from IH-35 as well as Highway 287 noting approximately 90 percent of the property is prairie fields. Mr. Duncan presented a summary of the three (3) different Zoning Districts noting the Planned Development Residential District will include approximately 2,027 acres and be predominantly single family residential uses. It will include open spaces and recreational uses and be located throughout the community and along natural features of the property. The Neighborhood Village District will include approximately 435 acres and will provide products such as patio homes, townhomes, or multi-family. The Planned Development Mixed Use District will include approximately 351 acres, will be higher density oriented commercial uses, and a mixture of uses such as residential, recreation and multi-family. It will serve Emory Lakes and surrounding area with uses such as grocery store and large retail stores. Mr. Duncan stated the Emory Lakes Development is a thirty (30) year project and will be built in many phases. He stated within the project is a major thoroughfare plan.

Discussion was held and the city asked Mr. Reichhart for actual usage of acreage and a commitment for a future fire department and police sub-station. They were directed to ask WISD for type of schools needed. City staff requested the number amenity centers that will be throughout the property.

4. Adjourn

There being no further business, Mayor Pro Tem David Hill moved the City Council meeting adjourn at 4:48 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. Ms. Bonney Ramsey seconded, All Ayes.

Respectfully submitted,

Lori Cartwright
City Secretary