

City Council
October 17, 2016

A work session of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Conference Room at City Hall, 401 S. Rogers on Monday, October 17, 2016, at 6:00 p.m.

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

Others Present: Paul Stevens, City Manager
Michael Scott, Assistant City Manager
Steve Chapman, City Attorney
Lori Saunders, City Secretary
Darren Groth, Director of Planning

Mayor Kevin Strength called the meeting to order.

Mr. Darren Groth, Director of Planning, reviewed Infill Development stating infill is defined as new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development. It implies existing land is mostly built-out and what is being built is "filling in" the gaps. Most commonly it refers to building single-family homes in existing neighborhoods.

Mr. Groth stated the 2007 Comprehensive Plan, Chapter 7, Section 10, Establishes Standards for Infill Housing and Section 11 addresses the potential of Incentives for Infill Housing. On December 6, 2010, the City adopted Ordinance Number 2596 to add an overlay district for infill development. He showed a map depicting the general infill area.

Mr. Groth reported on April 4, 2011, the City adopted Ordinance Number 2607 to provide an exception for "infill construction" of new construction within the areas provided in Ordinance 2596 except that multi-family, commercial, or industrial uses in buildings of 8,000 square feet or more shall still be subject to all impact fees. He reviewed Impact Fees as follows:

- Impact fees are payments required by local governments of new development for the purpose of providing new or expanded public capital facilities required to serve that development.
- Initially adopted in 2001 (Ord. 2092).
- Amended in 2003, 2008, 2010, 2013, and 2015.
- WISD exception in 2002 (Ord. 2141)
- Temporary reductions in 2011 (Ord. 2621) and 2012 (Ord. 2672)

Mr. Groth reviewed the 2016 Comprehensive Plan –

- Future Land Use GOAL 3: Ensure that land use recommendations for development and redevelopment respect critical physical features and support innovative development.
- Item 1: Develop methods by which P&Z and City Council can evaluate innovative development proposals based on factors that meet smart growth principles; such factors might include the size of the project proposed, its location, environmental considerations, and proposed land use types.

Current practices include:

- Review proposal against Ord. 2596
- Will the base zoning allow the use?
- Is the subject site a qualifying property?
- What is the character of the neighborhood?
- If no, then PD District may be an option.
- Plat required for duplex or changed lot lines.
- Plat MUST conform to zoning.

City Manager Paul Stevens stated the city's tax attorney sold lots due to back taxes and buildings that needed to be demoed were torn down. He explained the city waived the liens on these properties to allow development.

After further discussion the meeting adjourned at 6:58 p.m.

Respectfully submitted,

Lori Saunders
City Secretary