

Planning and Zoning Commission
February 23, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, February 23, 2021 at 5:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Bonney Ramsey
David Hudgins
Erik Test

Members Absent: Betty Square Coleman
Jim Phillips

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
James Gaertner, Public Works & Engineering Director
Tommy Ludwig, Assistant City Manager
Amber Villarreal, Assistant City Secretary
Mary Lou Shipley, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order.

2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting

Planner Chris Webb presented the following cases:

- SUB-184-2021, staff recommended approval as presented.
- SUB-1-2021, staff recommended approval as presented.
- SUB-4-2021, staff recommended approval of plat as presented and approval of petition of waiver as presented.
- SUB-5-2021, staff recommended approval of plat as presented and denial of petition of waiver eliminating the applicant's responsibility to pay the park land dedication fees.
- ZDC-6-2021, staff recommended denial of request per Sec. 5.01 of the City of Waxahachie Zoning Ordinance, solar panels shall not be installed on rooftop elevations facing the front right-of-way.

Senior Planner Colby Collins presented the following cases:

- ZDC-186-2021, staff recommended approval pending a development agreement outlining development standards.
- ZDC-7-2021, staff recommended approval per staff comments. He reviewed the case history noting city staff has continuously worked diligently with the applicant since 2016 to help prepare a development meeting the city's standards and the intent of the Comprehensive Plan.

Chairman Keeler noted he doesn't recognize much progress since the 2016 submittal to meet city standards and is not willing to negotiate on the city's minimum requirements. Vice Chairman Melissa Ballard concurred the proposed development is below city standards and lack of detail makes it difficult to approve. Mr. David Hudgins expressed his concern with lack of renderings and detailed sizes of planned structures. Mr. Erik Test expressed his concern with lack of details and school site discrepancies with Waxahachie ISD.

3. Adjourn

There being no further business, the meeting adjourned at 6:35 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary