

Planning and Zoning Commission
June 11, 2019

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, June 11, 2019 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Betty Square Coleman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Member Absent: Melissa Ballard, Vice Chairman

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
James Gaertner, City Engineer
Tommy Ludwig, Assistant City Manager
Lori Cartwright, 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

Director of Planning Shon Brooks stated he is planning a bus tour for the Commission and staff to visit surrounding communities to look at developments. He asked the Commission to consider July 12th or July 26th for the tour and let him know which date works for them.

Senior Planner Colby Collins reviewed the following cases:

- PP-19-0058, staff recommended approval as presented.
- PP-19-0064, was approved in February 2017 and applicant had 2 years to take action. Applicant will request an additional 2 year extension. Staff recommended approval.
- RP-19-0059, applicant proposed replat acreage just under five acres into two lots located in the ETJ. Rockett water cannot supply fire flow due to the size of the pipe. Ultimately City Council will need to approve. Other than the fire flow, the Replat meets all sub division requirements.
- RP-19-0051, the Commission saw this case in May and recommended approval. Owner will need to connect to city sewer and water.
- RP-19-0055, applicant proposes to replat one lot into four lots located in the ETJ. A water detention pond will be required to handle the increased surface flow. Staff will recommend approval per staff comments.

- RP-19-0056, creating two lots in the ETJ. Staff recommended approval with engineering requirement of a water detention pond.
- SU-19-0060, request for rooftop solar panel system. Applicant installed the roof panels prior to receiving approval. Staff received two letters of opposition. The request meets the requirements of the Zoning Ordinance and staff recommended approval.
- SU-19-0065, request for rooftop solar panel system. The request meets the requirements of the Zoning Ordinance and staff recommended approval.
- SP-19-0076, Cottages on Cantrell will have options of square footage ranging from 945 square feet to 1,766 square feet. Key features of the development include gym, walking trail, bridge connection to Bullard Heights Neighborhood Park, and a dog park. The property will have garages and carriage houses. Staff will recommend approval per staff comments.
- PD-19-0062, applicant requested a zoning change to allow construction of single family homes. The property is located in the infill overlay district and lot sizes will be in comparison to the area. Shared access easements smaller than 28 feet shall not allow for one-street parking. Additional standards were reviewed and staff recommended approval.
- RP-19-0063, Staff recommended approval upon approval of PD-19-0062.
- SU-19-0048, request for outside storage. Applicant was denied at a Commission meeting and went to City Council for consideration. City Council required a landscape plan from a landscape architect and required it be presented to the Commission. Staff concerns are the applicant did not comply with City Council requirements of an adequate landscape architect plan. Applicant is currently operating and storing materials on the property. Staff recommended denial.
- PD-19-0057, applicant requested a zoning change to allow for restricted commercial use. Applicant is meeting staff requirements and staff recommended approval.
- PD-19-0066, applicant requested a zoning change limited to transitional housing and retail located at 512 N. College Street. Retail usage on the first floor and transitional living quarters for women and children on the second floor. Staff recommended denial.

3. Adjourn

There being no further business, the meeting adjourned at 7:00 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary