

Planning and Zoning Commission
January 29, 2019

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, January 29, 2019 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Melissa Ballard, Vice Chairman
 Betty Square Coleman
 Bonney Ramsey
 David Hudgins
 Erik Test

Members Absent: Rick Keeler, Chairman
 Jim Phillips

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

Vice Chairman Melissa Ballard called the meeting to order.

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

Mr. Shon Brooks, Director of Planning, announced the joint meeting of the Planning and Zoning Commission and City Council to discuss proposed Thoroughfare Plan amendments will be held on Monday, February 4, 2019 at 5:30 p.m.

Mr. Colby Collins, Senior Planner, reviewed the following cases:

- PP-18-0219 - Preliminary Plat of Cowboy Acres for 4 lots proposed for residential lots from approximately 9.5 acres in the ETJ. Nash-Forreston Water Supply will supply the development. Minor formatting issues remain outstanding on the Plat.
- FP-18-0220 - Final Plat being a companion case to PP-18-0219.
- SU-18-0221 - Specific Use Permit for Rooftop Solar Panel System. Panels are on the side and not facing the right-of-way. Staff will recommend approval.
- FP-18-0217 - Final Plat proposed for a future multi-family development on approximately 6.5 acres. Staff will recommend approval.
- RP-19-0006 - Replat for Ferris Place Center. The Thoroughfare Plan requires the applicant to dedicate twenty-three (23) feet of right-of-way along the street frontage. An existing building hinders the ability to dedicate the full twenty-three (23) feet. At the City Council meeting of November 19, 2018, Council approved to provide relief of the dedication and required the right-of-way dedication of 18.5 feet. Applicant now

wishes to avoid dedication of any land. The previous approved Replat has not been filed because the applicant has not signed it.

- SU-18-0194 - Specific Use Permit for outside storage. This is a continuance of a Public Hearing from December 11, 2018. The applicant intends to screen the property with fencing (proposed 6 foot wood fence) as well as landscaping. Staff expressed concern with the outside storage being visible from the surrounding thoroughfare due to future proposed development of Butcher Road.

{Ms. Betty Square Coleman arrived at 6:53 p.m.}

3. Adjourn

There being no further business, the meeting adjourned at 6:59 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary