

Planning and Zoning Commission
December 11, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, December 11, 2018 at 6:00 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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

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

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

- PD-18-0195 being a public hearing for a Planned Development amendment has been withdrawn at the request of the applicant
- SU-18-0161, SU-18-0168, and SU-18-0188 being public hearings for rooftop solar panel system. All meet the requirements and staff will recommend to approve
- SU-18-0169 being a public hearing for rooftop solar panel system will be requested to deny due to the applicant is proposing panels on the front of the resident facing the right-of-way
- ZC-18-0192 being a zoning change request from Planned Development-16-Light Industrial-1 zoning district to Multi-Family Residential-2. Staff is not opposed to the zoning change but prefers to create a Planned Development limiting the use to allow Multi-Family limited to senior housing
- ZC-18-0179 being a zoning change request from Single Family-3 zoning district to General Retail. Applicant has an illegal existing flea market on the property and the debris is visible from Interstate 35 as well as citizens complaining about the site. If the zoning change is approved but the property not cleaned up, staff will not issue a Certificate of Occupancy until the subject property is clean
- FP-18-0171 being a Final Plat in the ETJ is standard recommendation approval

- FP-18-0185 and PP-18-0182 pertain to Camden Park Phase 2 and Camden Estates. Plats cannot be filed until staff receives letter of infrastructure, all fees paid, and staff comments updated on the plan
- PP-18-0193 being a Preliminary Plat in Saddlebrook Estates is standard recommendation approval
- PP-18-0186 and FP18-0187 being a Preliminary Plat and Final Plat of Crystal Cove Ranch. Applicant seeks 10 foot easement and the City requires a 15 foot easement. Fees will need to be paid prior to filing Final Plat
- PD-18-0119 being a zoning change from Single Family-2 zoning district to Planned Development-Single Family-1 and General Retail, with Concept Plan will be continued to the meeting of January 8, 2019
- PP-18-0142 being a Preliminary Plat and staff will require all utility easements to be shown on plat. A thoroughfare will cut the property in half and staff will recommend reducing the right-of-way from 100 feet to 80 feet. Applicant would like to completely remove it. The City is out approximately 30 years for completing this project and by dedicating the right-of-way, when the time comes, the City can take the road through the property
- SU-18-0194 being a Specific Use Permit for outside storage located on Butcher Road. Concern with staff is the City is trying to minimize traffic along Butcher Road and an 18 wheeler semi tractor-trailer can't turn in due to a proposed gate. Applicant seeks to have outside storage and proposed fencing and landscaping.

3. Adjourn

There being no further business, the meeting adjourned at 6:57 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary