

Planning and Zoning Commission
November 13, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, November 13, 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
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Member Absent: Betty Square Coleman

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

Planning Director Shon Brooks introduced Mr. Colby Collins, Senior Planner. Mr. Brooks reported SU-18-0155 and RP-18-0165 withdrew their cases. He and Mr. Collins reviewed the following cases:

- RP-18-0138 being a replat located in the ETJ moving a lot line over. Ellis County requires easements on all sides of platted lots therefore triggering a replat.
- PD-18-0162 is a request to have a drop-off and pick-up only for dry cleaning with no dry cleaning onsite.
- SU-18-0163 is a SUP request for roof top solar panels. The solar panels will be located on each side of the house and not facing the front of the home.
- RP-18-0166 is creating a block into one lot. Applicant seeks to dedicate 18.5 feet rather than the 23 feet required to reach full Right of Way width due to the existing building extending into the would be dedication area. Utility easements must be located along Ferris Avenue. The applicant does meet the subdivision requirements.
- PD-18-0156 is a request for a zoning change from Single Family-1 zoning district to Planned Development-Single Family-3, with Concept Plan. Applicant is seeking a variance on lot sizes, dedicating water and sewer easement, and future trail. Outstanding details need to be worked out.

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November 13, 2018

Page 2

3. Adjourn

There being no further business, the meeting adjourned at 6:50 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary