

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, October 15, 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
Chris Webb, Planner
James Gaertner, Director of Public Works & Engineering
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 reviewed the following cases:

- SU-19-0121, is a request for an SUP for rooftop solar panel system. Staff recommended approval as presented.
- SU-19-0122, is a request for an SUP for rooftop solar panel system. Staff recommended approval as presented.

Senior Planner Colby Collins reviewed the following cases:

- PD-19-0124, applicant requested to continue to the October 29, 2019 Planning & Zoning Meeting.
- PD-19-0119, Creekwood Townhomes at 1609 Cleaver Street. Commission members expressed concern with the additional parking spaces and the setback from the road. Staff recommended approval subject to staff conditions.
- PD-19-0114, Garden Valley Senior Housing requested variances to some city standards in order to accommodate the use of a Senior Living Facility. Commission members expressed concern with allowing a skilled nursing facility on the property. Staff recommended approval subject to staff conditions.

{Mr. Erik Test arrived at 6:35 p.m.}

- PD-19-0115, Waxahachie ISD requested seven development areas for mixed use. The applicant is requesting variances from city code on certain standards. Staff reviewed their concerns. The Commission expressed concern with defining the zoning on the property for future use prematurely. Staff recommended approval subject to staff conditions.

Planning Director Shon Brooks and Assistant City Manager Tommy Ludwig reviewed the following major changes in the Subdivision Ordinance (TA-19-0118) to coincide with the 2019 Legislative Changes:

- Define the term “Filing Date”
- Reservation of Right to Limit Plat Application Times
- Changes to the Municipal Authority of Plat Approvals
- Elimination of Preliminary and Final Plat
- Allowing for broader use of early permit release
- Fire Flow Waiver
- Fee Waivers
- Elimination of Letter of Credit
- Better define sureties
- Lot to lot drainage
- Sidewalk maintenance and Right-of-Way maintenance

{Ms. Betty Square Coleman arrived at 6:51 p.m. }

Ms. Betty Square Coleman and Mayor Pro Tem Mary Lou Shipley recommended having a summary of changes available for the general public.

3. Adjourn

There being no further business, the meeting adjourned at 7:03 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary