

Planning and Zoning Commission
December 10, 2019

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, December 10, 2019 at 6:30 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
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Amber Villarreal, Acting City Secretary
Tommy Ludwig, Assistant City Manager
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 noted staff is in the process of updating the Zoning Ordinance to remove the Specific Use Permit requirements for solar panel cases and it will be presented to the Commission in January.

Planner Chris Webb reviewed the following cases:

- SU-19-0149, applicant withdrew the request.
- PL-19-0141, applicant requested to plat existing property into four lots. The applicant is proposing a 30' ROW dedication while requesting a petition of relief for the additional 10' of dedication as indicated on the City's Thoroughfare Plan. Staff recommended denial due to the non-compliance of the Subdivision Ordinance.
- SU-19-0140, solar panel case in compliance with city standards and staff recommended approval as presented.
- SU-19-0150, solar panel case in compliance with city standards and staff recommended approval as presented.
- SU-19-0151, solar panel case in compliance with city standards and staff recommended approval as presented.

{Betty Square Coleman arrived at 6:40 p.m.}

Senior Planner Colby Collins reviewed the following cases:

- PD-19-0147 and PD-19-0135, applicant requested to continue to the December 17, 2019 Planning & Zoning Commission meeting.

- SU-19-0144, applicant requested adding an additional 480 square feet to the existing garage structure. Staff recommended approval subject to Staff Comments.
- SU-19-0143, applicant requested approval of a proposed daiquiri shop at North Grove Business Park. Staff recommended approval subject to Staff Comments.

Planning Director Shon Brooks explained there is not currently a use for a daiquiri shop in the zoning ordinance. He noted “convenience store” was the closest use for this type of business and a new use will be updated in the zoning ordinance update in January. Staff recommended having City Council review the Specific Use Permit in 12 months.

3. Adjourn

There being no further business, the meeting adjourned at 6:51 p.m.

Respectfully submitted,

Amber Villarreal
Acting City Secretary