

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, January 14, 2020 at 6:15 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  
David Hudgins  
Erik Test

Member Absent: Jim Phillips

Others Present: Shon Brooks, Director of Planning  
Colby Collins, Senior Planner  
Chris Webb, Planner  
Macey Martinez, Graduate Engineer  
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**

Staff reviewed the following cases:

- PD-19-0175 – Applicant requested to continue to the Planning and Zoning Commission meeting of January 28, 2020 and City Council of February 3, 2020
- PL-19-0154 – Applicant requested to create a second addition to the Arbor at Willow Grove. Staff recommend approval as presented.
- PL-19-0145 – Applicant requested to establish two (2) platted legal lots for single-family use located in the ETJ. Staff reported there is adequate water and fire flow to the property and recommended approval as presented.
- RP-19-0148 – Applicant requested replatting of property to allow five (5) single-family lots to be established. Staff reported the other half of the property will remain open and recommended approval as presented.
- SU-19-0164 – Applicant requested rooftop solar panel system and it meets staff requirements. Staff recommended approval as presented.
- SU-19-0165 - Applicant requested rooftop solar panel system and it meets staff requirements. Staff recommended approval as presented.
- PD-19-0172 – Applicant is requesting approval for a Planned Development, as the storage structures do not meet the setback requirements for the zoning district. Applicant ordered the buildings at 80 feet and they came in at 93 feet 3 inches, which does not meet the setback requirements. Mr. Shon Brooks, Director of Planning, explained the buildings are installed and staff will need an alternate drainage plan. He recommended approval based on an approved alternate drainage plan.

- PD-19-0174 – Staff reported the Commission approved the initial case at their meeting of November 12, 2019. City Council denied the proposed development at their meeting of November 18, 2019. The Applicant currently proposes the following:
  - a minimum 90% masonry wall be provided for the development
  - 168 detached garages will be provided for the development
  - An 8-foot masonry fence is required adjacent to the single-family River Oaks subdivision. A 6 foot decorative ornamental fence is required along the remainder of the property (front, sides, and rear)
  - Connectivity shall be provided to the adjacent hike/bike trail at Brown Singleton Trail

Applicant requested the roof pitch along the sides be 5:12 pitch instead of the required 7:12 pitch. Staff recommended enforcing the 7:12 pitch on all sides. They stated a Developers Agreement is required. Staff received nine (9) letters of oppositions. They recommended approval per proposal.

*{Ms. Betty Coleman arrived at 6:38 p.m.}*

- SU-19-0133 – Applicant requested to construct a Caliber Collision (Auto Body Repair & Paint Shop) within the North Grove Business Park development. Staff believes the request has the potential to create a considerable change to the character of the surrounding area and recommended denial.
- TA-19-0177 – Mr. Brooks reviewed proposed text amendments for Article IV and V of the City of Waxahachie Zoning Ordinance. He reviewed the following:
  - Roof top solar panels request will not require approval from the Commission and City Council and approved at Staff level.
  - Increasing the masonry coverage to 90%.
  - Metal shipping containers may not function as the structure of a residence.
  - Accessory structures are limited to two (2) per single-family residential structures.
  - Regulations pertaining to boat dock accessory structures.

Mr. Brooks stated Section 9 of Article V, Development Standards, Section 5.08 Sign Regulations will not be part of the proposed changes in the draft. He explained the city attorney drafted regulations conflicting with state guidelines and the city attorney will need to re-evaluate proposed amendments. The Commission held discussion on the size of political signs and staff reported the state law is 9 feet by 4 feet.

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:54 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary