

Planning and Zoning Commission  
August 13, 2019

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, August 13, 2019 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman  
Bonney Ramsey  
David Hudgins  
Erik Test

Members Absent: Melissa Ballard, Vice Chairman  
Betty Square Coleman  
Jim Phillips

Others Present: Shon Brooks, Director of Planning  
Colby Collins, Senior Planner  
James Gaertner, City 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**

Senior Planner Colby Collins reviewed the following cases:

- PP-19-0092, applicant proposing Preliminary Plat creating two lots from one lot. Staff received letter noting adequate water facilities were available. Staff recommended approval.
- FP-19-0093, Final Plat of PP-19-0092. Staff recommended approval.
- SU-19-0086, applicant proposes a roof top solar panel system. Staff recommended approval.
- SU-19-0094, applicant proposes a roof top solar panel system. Staff received 2 letters of support, 1 letter of opposition, and 1 incomplete letter. Staff recommended approval.
- SU-19-0087, applicant proposes an electronic message sign and meets all city stipulations. Applicant will replace current sign with electronic sign. Staff recommended approval.
- SU-19-0091, applicant proposes outside storage of roofing materials. Staff originally recommended to deny. Applicant proposed revisions to include landscaping screening along Interstate 35 and around the water tank. Staff recommended approval per changes.
- ZC-19-0089, applicant request zoning change from SF-1 to SF-2 to allow construction of residential homes. Applicant proposes minimum lot size of 12,562 and the city's requirement is 12,500. Minimum living area requirement is 1,600 square feet and applicant proposes 2,600 square feet. Applicant meets the residential development standards.

- PP-19-0090, Preliminary Plat for companion case ZC-19-0089. Staff concerns include:
  1. A drainage study needs to be conducted by a licensed engineer.
  2. The language in the surveyor's signature block does not adhere to the city ordinance language.
  3. Proposed utilities need to be drawn by a licensed engineer on the Civil Plans.

Staff recommended approval per the following comments:

1. Zoning for this property (case ZC-19-0089) must be approved prior to preliminary plat approval.
2. Upon approval of this plat and before the acceptance of Civil Plans, a drainage study will need to be conducted on this site by a licensed engineer.
3. Proposed utilities need to be included on any future civil plan and will need to be drawn by a licensed engineer.
4. Legal access to the site from Garden Valley Parkway must be confirmed.

It was noted the Indian Hills Phase 7 the property was intended to be a detention pond. Discussion was held in reference to changing the request from SF-2 to Planned Development SF-2.

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:47 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary