

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, May 14, 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  
James Gaertner, City Engineer  
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**

Senior Planner Colby Collins reviewed the following cases:

- RP-19-0055 and RP-19-0056, applicant requested to continue to the next P&Z meeting on June 11, 2019.
- SU-19-0047, applicant is requesting a Specific Use Permit to allow for a 7-11 gas station. The applicant requests a 17% glazing as opposed to the required 30%. Staff recommended approval as presented.
- RP-19-0050, staff recommended approval as presented.
- FP-19-0049, staff recommended approval per staff comments.
- RP-19-0051, applicant is requesting to combine two lots into one for a proposed vet clinic. Staff recommended approval per staff comments.
- PP-19-0053, applicant requested approval for 73 residential units and a 28' wide roadway as opposed to the 30' required. The commission questioned the pedestrian bridge from the development to the adjacent city park and staff noted the applicant removed it from the plat. The commission explained that was a key amenity during the zoning approval process. Staff recommended approval per staff comments.
- SU-19-0052 and SU-19-0046, applicants requested roof top solar panels and staff recommended approval as presented.
- SU-19-0045, applicant is requesting a temporary portable building to be located on site at the Waxahachie ISD Administration Building for office personnel. Staff recommends approving the Specific Use Permit for a period of two years and if the temporary structure is needed longer than the applicant will have to request a renewal for the SUP.

- PD-19-0044, Hope Clinic is requesting to use the structure at 428 E. Jefferson for call center staff members. The building will be used for office use only and the zoning change will allow for office use only or can revert back to residential use.
- SU-19-0048, applicant is requesting to store rock material on the site to sell. Staff recommended denial due to no landscape or building barrier to protect the visibility from IH 35 and Sterrett Road.
- PD-19-0031, staff reviewed the plan update since the last meeting noting the applicant provided the following: 15 ft. landscape buffer adjacent to Mustang Creek Phase I, attached parking, detached garages away from the property, removed the proposed Assisted Living Facility from Tract 6, added five additional units (225 total units) to the proposed Multi-family complex in Tract 1 (the acreage was increased from 6.45 acres to 7.16 acres), total acreage for Tract 3 was decreased from 0.99 acres to 0.70 acres, and total acreage for Tract 4 was decreased from 1.18 acres to .95 acres. Mr. Collins also noted the applicant is requesting a 4:12 roof pitch as opposed to the 6:12 required by the city. He noted staff recommended approval per staff comments.

### **3. Adjourn**

There being no further business, the meeting adjourned at 7:00 p.m.

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary