

Planning and Zoning Commission  
April 9, 2019

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, April 9, 2019 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  
Jim Phillips  
Erik Test

Member Absent: David Hudgins

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:

- PD-19-0042, applicant withdrew request.
- PD-19-0035, applicant withdrew request.
- PD-19-0033, applicant withdrew request.
- PP-19-0020 and FP-19-0021, are companion cases in the ETJ. Staff recommended approval subject to staff comments.
- FP-19-0030, staff recommended approval as presented.
- FP-19-0038, staff recommended approval.
- PP-19-0037, staff recommended approval as presented.
- FP-19-0041, staff recommended approval subject to staff comments.
- RP-19-0034, staff recommended approval as presented.
- RP-19-0032, staff recommended approval as presented. The applicant is requesting a waiver of the 15 foot Right-of-Way dedication.
- PP-19-0036, staff recommended approval per staff comments.

{Mr. Jim Phillips left the meeting}

- PD-19-0029, staff recommended approval of zoning change.

{Mr. Phillips returned to the meeting}

- PD-19-0039, applicant requested a no height limit on hotels on this property. Mr. Collins explained staff was not comfortable having no height limit so staff is recommending a maximum limit of 6 stories to stay in alignment with buildings in this area.
- SU-19-0026, staff recommended approval per staff comments. Mr. Collins explained the applicant is requesting a 6 foot chain link fence with barbed wire on the back of the property facing the railroad tracks and the commission can discuss other options. The applicant is also asking for a masonry variance.

{Ms. Betty Square Coleman arrived at 6:52 p.m.}

- PD-19-0031, Mr. Collins reviewed staff concerns with the requested zoning change from the previously approved PD in July 2018.

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:59 p.m.

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary