

Planning and Zoning Commission  
November 27, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, November 27, 2018 at 2:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present:	Rick Keeler, Chairman Melissa Ballard, Vice Chairman Bonney Ramsey Jim Phillips David Hudgins Erik Test
Member Absent:	Betty Square Coleman
Others Present:	Shon Brooks, Director of Planning Colby Collins, Senior Planner James Gaertner, City Engineer Tommy Ludwig, Assistant City Manager Lori Cartwright, City Secretary Mary Lou Shipley, Council Representative

**1. Call to Order**

Chairman Rick Keeler called the meeting to order and announced the Commission will conduct the briefing prior to the discussion regarding the lot sizes of recently platted lots.

**3. Conduct a briefing to discuss items for the 4:00 p.m. regular meeting**

Mr. Colby Collins, Senior Planner, reported, at the request of the applicant, SU-18-0168 and SU-18-0169 have been postponed to the Planning and Zoning Commission meeting of December 11, 2018. He reviewed the following cases:

- PD-18-0119 being a zoning change request from Single Family-1 zoning district to Planned Development-Single Family-3 and General Retail, with concept plan. Staff will recommend to deny due to concerns with the applicant's difference in proposed lot sizes not adhering to city standards.
- PD-18-0170 is a zoning change request allowing the applicant to add additional space to their existing square foot building. They are exceeding their lot coverage and therefore it requires a zoning change.
- RP-18-0164 is a Replat to allow potential development for retail. Staff will recommend approval.
- PP-18-0125 is a Preliminary Plat located in the ETJ. Applicant proposes to develop lots. Staff and applicant are working together to meet all staff requirements.

- RP-18-0167 is a Preliminary Plat located at 640 Wilson Road. Applicant proposes to develop 37 lots. Staff and applicant are working together to meet all staff requirements.
- PP-18-0149 is a Preliminary Plat located at Crossroads Business Park off of John Arden Drive for one lot of office use in the future.
- PD-18-0174 is a zoning change to allow for 18 apartment units being 2 story. Applicant will not provide garages or meet the front setback requirements and therefore will request relief of those two items. Applicant will use the Downtown Development Standards to develop the property.
- RP-18-0191 is the accompanying Replat for PD-18-0174 and meets staff requirements.
- PD-18-0175 is zoning three separate lots at three separate addresses. Applicant is asking to construct three lots consisting of mixed use retail and townhomes. Staff is working on a Developer's Agreement for land exchange in order to straighten Kaufman Street. Lot three will not be built on until Kaufman Street is completed.
- PP-18-0178 and RP-18-0190 are accompanying cases to PD-18-0175 and meets staff requirements.

## **2. Discussion regarding the lot sizes of recently platted lots**

Mr. Shon Brooks, Director of Planning, reviewed documentation pertaining to lot sizes of recently platted lots. He reported the City currently has 4,000 preliminary plats and 2,000 final plats totaling 6,000 current platted lots. He reported in 2012 the City revised the Zoning Ordinance and the 16,000 square foot lot size was added. He reviewed statistics noting the City has a strong mix of lots.

Chairman Keeler asked if this will be addressed in the Comprehensive Plan update. Mr. Brooks stated the Comprehensive Plan update is due next year and this will be looked at.

City Manager Michael Scott stated these statics will help as the Comprehensive Plan is reviewed. He stated the 16,000 square foot requirements get the developer to the table then the negotiation process can begin.

Mr. Brooks stated the City still has a rural feel and he sees opportunity going forward to get what we want. He stated there is still some multi-family zoned land as well as other zoned land that is not yet developed.

Chairman Keeler asked if the City is negotiating from a point of strength and not weaknesses. Mr. Scott stated zoning is subjective and there is nothing to compel the Commission or City Council to approve. He stated the City needs to have a good return on our investment when it comes to what we have supplied in terms of water, sewer and city services.

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**4. Adjourn**

There being no further business, the meeting adjourned at 3:49 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary