

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, October 23, 2018 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
David Hudgins

Member Absent: Erik Test

Others Present: Shon Brooks, Director of Planning
Kelly Dent, Planner
James Gaertner, City Engineer
Tommy Ludwig, Executive Director of Development Services
Amber Villarreal, Assistant City Secretary
Mary Lou Shipley, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order at 6:15 p.m.

2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting

Planner Kelly Dent explained SU-18-0159 and PD-18-0158 withdrew their cases. She also reviewed the following cases:

- RP-18-0157 required a replat to relocate a drainage and utility easement in the northwestern corner of the lot, due to the fact that a building was constructed over the easement.
- PD-18-0152 was continued at the last meeting to allow staff to review traffic concerns. Executive Director of Development Services Tommy Ludwig reported he and the Public Works Director Jeff Chambers observed the traffic multiple times in that area. He also met with concerned neighbor Mr. Tim Burleson and explained city staff cannot recommend restricting street parking in a residential neighborhood. The city will provide striping on Wyatt Street and move the stop sign back to allow for better maneuverability.
- PD-18-0156 is a request to go from Single Family-1 zoning to modified Single-Family-3. The Commission expressed concern with not following the City's Comprehensive Plan. City staff expressed concern with lot size and house size.

{Ms. Betty Square Coleman arrived at 6:26 p.m.}

- SU-18-0155 requests an SUP for a private club. Ms. Dent explained the term "private club" is used because the location plans to be an event venue that can be rented. Ms. Dent also noted during the site visit only two marked parking spaces were available. She

explained one spot is required for every 100 sq. ft. and staff has not received a scaled dimension floor plan to accurately account for the required number of parking spaces.

3. Adjourn

There being no further business, the meeting adjourned at 6:57 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary