

Planning and Zoning Commission
December 17, 2019

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, December 17, 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
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Amber Villarreal, Acting 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:

- SU-19-0133, applicant requested a continuance to the January 14, 2020 Planning & Zoning Commission meeting.
- PD-19-0135, applicant agreed to comply with the original 1985 Planned Development zoning; therefore, only a detailed site plan will need to be approved by the Planning & Zoning Commission and City Council.
- SP-19-0176, applicant meets all requirements of the city's standards and staff recommended approval as presented. He reviewed the concerns of the neighboring property owners.
- ZC-19-0156, applicant is requesting a zoning change from Commercial to Central Area which does not have a parking requirement at the site. Staff recommended approval.
- PD-19-0147, applicant is requesting a Planned Development to construct five single family homes on infill lots. Staff recommended approval as presented.
- SU-19-0155, applicant is requesting approval of a Specific Use Permit to allow the use of outside storage. Mr. Collins reviewed the case history noting the applicant's previous request was denied by the Commission. Code Enforcement has issued eight citations to the applicant due to operating without approval of a Specific Use Permit and Certificate of Occupancy. Staff's opinion is that the outside storage of aggregate product is not the highest and best use of this property and staff recommends denial.
- PD-19-0159, applicant is requesting to revise the existing Planned Development to construct an approximately 20,000 square foot addition to an existing 485,000 square foot

movie theater. The addition includes an Arcade which requires a Specific Use Permit in this zoning district. Staff recommended approval as presented.

Planner Chris Webb reviewed the following cases:

- PL-19-0142, applicant is requesting the plat for Creekwood Townhomes. The plat meets all city requirements and staff recommended approval as presented. Graduate Engineer Macey Martinez noted staff requested a 24 foot access easement and the applicant is proposing an 18 foot easement. She explained there is not a city ordinance in place to enforce the requested 24 foot access easement.
- RP-19-0160, would adjust utility and Right-of-Way easements as well as move a fire lane so a new addition can be added onto the current theater. Staff recommended approval as presented.

3. Adjourn

There being no further business, the meeting adjourned at 6:58 p.m.

Respectfully submitted,

Amber Villarreal
Acting City Secretary