

Planning and Zoning Commission  
February 11, 2020

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, February 11, 2020 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 Bonney Ramsey David Hudgins Erik Test
Members Absent:	Betty Square Coleman Jim Phillips
Others Present:	Shon Brooks, Director of Planning Colby Collins, Senior Planner Chris Webb, Planner Macey Martinez, Graduate 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:

ZDC-000005-2020, requests approval of a 275 unit multi-family development and a commercial building on 21 acres located at the southeast corner of Bessie Coleman at Highway 77. Mr. Collins reviewed the proposed planned development standards noting the applicant is not meeting the minimum front yard, minimum side yard, and parking requirements. He also reviewed concerns with the landscape buffer, attached garages, landscape plan, and roof pitch. Mr. Collins explained the following staff comments needed to be met in order for a recommendation of approval:

1. An approval letter is needed from the Texas Power & Light Company of Dallas electric company, indicating that the applicant can create a landscape buffer within the easement, adjacent to the Country Meadows Phase 1 subdivision. **If the applicant cannot receive approval from the electric company by the February 11, 2020 Planning and Zoning meeting, staff will change its recommendation to denial.**
2. Per the applicant's request, a Developer's Agreement will be required for the property.
3. A 7:12 roof pitch is required for each elevation.
4. Staff will need to review a detailed Landscape Plan. The Landscape Plan shall be designed and stamped by a licensed landscape architect, and compliant with the City of Waxahachie Zoning Ordinance. At the time of this report (2/5/2020), the applicant has not submitted a Landscape Plan for the proposed development.

5. Mature trees shall be included within the landscape buffer adjacent to the Country Meadows Phase 1 subdivision.
6. All engineering comments shall be addressed before any approval is made by staff.
7. It should be noted that this request is for a Planned Development (PD) Concept Plan. The second part of the PD process is the Detailed Site Plan. If the Concept Plan ordinance is adopted, then the applicant's Detailed Site Plan will be administratively reviewed and can be approved in accordance with the Concept Plan.

Mr. Collins noted Oncor denied the approval of utilizing the easement for the landscape buffer and staff recommends denial of the case. The Commission expressed concerns with development not meeting the city standards.

RP-19-0168, the city requires right-of-way dedication for the future expansion of Patrick Road and the applicant is requesting a waiver to that city requirement; therefore, staff recommended denial.

### **3. Adjourn**

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

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary