

Planning and Zoning Commission
February 13, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, February 13, 2018 at 6:00 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
Erik Barnard
David Hudgins

Members Absent: Betty Square Coleman

Others Present: Shon Brooks, Director of Planning
Kelly Dent, Planner
Tommy Ludwig, Executive Director of Development Services
Lori Cartwright, City Secretary
David Hill, 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

Mr. Shon Brooks, Director of Planning, reviewed three upcoming Public Hearings requesting to increase the Maximum Lot Coverage from 35% to 50%. He explained the setbacks will remain the same and anything under roof is considered lot coverage. Mr. Brooks stated the trend is for larger houses noting this is amending past ordinances.

Ms. Kelly Dent, Planner, reviewed Preliminary Plat of Silo House Ranch located in the ETJ. She explained the Preliminary Plat will be recommended for denial because the County will not approve until the applicant's additional land is platted.

Chairman Keeler asked if the applicant met the City's requirements and Ms. Dent stated there are some staff comments the applicant must comply with.

{Mr. Jim Phillips arrived at 6:17 p.m.}

A request for a Zoning Change from Commercial to Freestanding Planned Development with Concept Plan was discussed. The applicant seeks to rezone to allow for the construction of age-restricted garden homes, single family residences, and commercial development.

Ms. Dent reviewed a Replat in Dawn Estates located in the ETJ noting formatting issues regarding the plat remain outstanding. Per Ellis County, if a septic system is currently installed and in the floodplain, it will be permitted to remain in the floodplain until it malfunctions and needs to be replaced, at which point, it will need to be relocated out of the floodplain.

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Ms. Dent reviewed a Replat in Oak Branch Ranch Estates located in the ETJ noting the dedications need to reference both the City and Ellis County. Applicant should partner with Ellis County to ensure the dedications read properly.

Mr. Brooks announced City Council and the Planning and Zoning Commission will have a joint work session on March 1, 2018 from 5:30 p.m. to 7:30 p.m. to revamp the Zoning Ordinance. He stated it will take two work sessions to review the entire Ordinance.

3. Adjourn

There being no further business, the meeting adjourned at 6:47 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary